CITY OF DALLAS
LANDMARK COMMISSION
Monday, June 1, 2015
AGENDA

BRIEFING:	Dallas City Hall 1500 Marilla St., Room 5/E/S	**10:30 A.M.**
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Chambers, 6th floor	1:00 P.M.

David Cossum, Director
Mark Doty, Sr. Planner Historic Preservation
Marsha Prior, Planner

BRIEFING ITEM

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

1. Process for Abating Urban Nuisances In Historic Districts, Andrew Gilbert, Assistant City Attorney

CONSENT ITEMS

1. 3601 MARTIN LUTHER KING BLVD
Fair Park Historic District
CA145-360(MD)
Mark Doty

Request:
Install pergola with rooftop solar panels. Work completed without Certificate of Appropriateness.
Applicant: Texas Discovery Gardens
Application Filed: May 7, 2015
Staff Recommendation:
Install pergola with rooftop solar panels. Work completed without Certificate of Appropriateness. Approve – Approve with the finding that the completed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(ii).
TaskForce Recommendation:
Install pergola with rooftop solar panels. Work completed without Certificate of Appropriateness. Approve.

2. 3921 MARTIN LUTHER KING BLVD
Fair Park Historic District
CA145-361(MD)
Mark Doty

Request:
Install stone monument in existing landscaping bed.
Applicant: State Fair Of Texas
Application Filed: May 7, 2015
Staff Recommendation:
Install stone monument in existing landscaping bed. Approve - Approve with the finding that the completed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(ii).

TaskForce Recommendation:
Install stone monument in existing landscaping bed. Approve with conditions - Proposed location approved unless additional research indicates original location. Mounting heights and locations approved with low profile. Consider steel mounting at underside in lieu of proposed concrete. Contact Nancy McCoy to determine template signage that is utilized for the park.

3. 5528 JUNIUS STREET

Junius Heights Historic District
CA145-371(MP)
Marsha Prior

Request:
1. Remove existing windows on front elevation and install single hung windows.
2. Install wood plank porch and stairs with hand rail. Install wood plank porch, stairs, and hand rail. Paint handrail and column Brand: Sherwin Williams, Body SW 2820 "Downing Earth." Trim SW 2829 "Classic White." Paint porch planks and stairs to match existing window trim, Brand: Valspar 93-8C "Lyndhurst Timber."

Applicant: Medellin Guadalupe
Application Filed: May 7, 2015
Staff Recommendation:
1. Remove existing windows on front elevation and install single hung windows. Approve with conditions - approve plans and specifications dated 05/15/2015 with the condition that the window trim be 5 inches wide with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 5.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install wood plank porch and stairs with hand rail. Install wood plank porch, stairs, and hand rail. Paint handrail and column Brand: Sherwin Williams, Body SW 2820 "Downing Earth." Trim SW 2829 "Classic White." Paint porch planks and stairs to match existing window trim, Brand: Valspar 93-8C "Lyndhurst Timber." Approve – approve plans dated 05/15/2015 with the finding the proposed work is consistent with the criteria for porches in the preservation criteria Section 7.4 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TaskForce Recommendation:
1. Remove existing windows on front elevation and install single hung windows. Approve with conditions – approve windows as shown with the condition that the trim be 5" wide.
2. Install wood plank porch and stairs with hand rail. Install wood plank porch, stairs, and hand rail. Paint handrail and column Brand: Sherwin Williams, Body SW 2820 "Downing Earth." Trim SW 2829 "Classic White." Paint porch planks and stairs to match existing window trim, Brand: Valspar 93-8C "Lyndhurst Timber." Approve.

4. 5619 VICTOR STREET
Junius Heights Historic District
CD145-019(MP)
Marsha Prior

Request:
Demolish ca. 1960s carport using standard: 'noncontributing structure because newer than period of significance.'
Applicant: Leo Douglas Marriot
Application Filed: May 7, 2015
Staff Recommendation:
Demolish ca. 1960s carport using standard: 'noncontributing structure because newer than period of significance.' Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.
TaskForce Recommendation:
Demolish ca. 1960s carport using standard: 'noncontributing structure because newer than period of significance.' Approve.

5. 5619 VICTOR STREET
Junius Heights Historic District
CA145-370(MP)
Marsha Prior

Request:
Install cedar post fence with gate along northwest side and alley and stain. Brand: Behr. Body: t170 "Golden Honey."
Applicant: Leo Douglas Marriot
Application Filed: May 7, 2015
Staff Recommendation:
Install cedar post fence with gate along northwest side and alley and stain. Brand: Behr. Body: t170 "Golden Honey." Approve with conditions - Approve plat survey and specifications dated 05/15/2015 with the condition that finished side faces out toward the alley with the finding the proposed work meets the criteria for fences in the preservation criteria Sections 3.6(a)(2), 3.6(a)(5), 3.6(b), and 3.6(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
TaskForce Recommendation:
Install cedar post fence with gate along northwest side and alley and stain. Brand: Behr. Body: t170 "Golden Honey." Approve.

6. 5733 VICTOR STREET
Junius Heights Historic District
CA145-383(MP)
Marsha Prior

Request:
1. Replace 8ft cedar fence and gate with wood privacy fence and sliding gate, and apply natural stain.
2. Restore wood front porch and paint with accent color. Brand: Sherwin Williams. Trim: SW 2848 "Roycroft Pewter."
3. Remove deck in rear of main structure and replace with

extended deck of cedar board.
4. Replace existing garage door, and add new door on opposite end, both to be Craftsman style cedar-wood roll ups.
5. Remove existing bay windows and replace with wood 1/1 windows.
6. Replace aluminum windows with wood 1/1 windows.
7. Repair historic wood windows, and replace with wood 1/1 windows if nonrepairable.
8. Install two wood 1/1 windows where original windows were removed.
9. Replace rear kitchen door with Craftsman style wood door.
10. Install single lite wood door on rear-side elevation where original door was infilled.
11. Install new brush finish concrete drive alley to rear garage.
12. Paint main structure. Brand: Sherwin Williams. Body: SW 2821 "Downing Stone." Trim: PPG "Decorator White." Accent: SW 2848 "Roycroft Pewter." Accent: SW 2839 "Roycroft Copper Red."

Applicant: Omni Shores Management Llc
Application Filed: May 7, 2015
Staff Recommendation:

1. Replace 8ft cedar fence and gate with wood privacy fence and sliding gate, and apply natural stain. Approve with conditions - Approve survey plat and drawings dated 05/15/2015 with condition that the top be horizontal and that the finished side face the streets and alley with the finding the proposed work meets the criteria for fences in the preservation criteria Sections 3.6(a)(2), 3.6(a)(5), 3.6(b), and 3.6(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Restore wood front porch and paint with accent color. Brand: Sherwin Williams. Trim: SW 2848 "Roycroft Pewter." Approve - Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for porches in the preservation criteria Section 7.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove deck in rear of main structure and replace with extended deck of cedar board. Approve - Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for porches in the preservation criteria Section 7.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace existing garage door, and add new door on opposite end, both to be Craftsman style cedar-wood roll ups. Approve – Approve drawings dated 05/15/2015 with the finding the proposed work meets

the criteria for accessory structures in the preservation criteria Sections 9.1 and 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. Remove existing bay windows and replace with wood 1/1 windows. Approve - Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Replace aluminum windows with wood 1/1 windows. Approve – Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)
7. Repair historic wood windows, and replace with wood 1/1 windows if nonrepairable. Approve with conditions - Approve drawings dated 05/15/2015 with the condition that only those wood windows that are not repairable be replaced with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 5.1 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Install two wood 1/1 windows where original windows were removed. Approve - Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 4.1(c), 5.2, and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Replace rear kitchen door with Craftsman style wood door. Approve - Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 5.2, and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
10. Install single lite wood door on rear-side elevation where original door was infilled. Approve – Approve drawings and specifications dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Section 4.1(c) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
11. Install new brush finish concrete drive alley to rear garage. Approve - Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for site elements in the preservation criteria Section 3.2 and it meets the standards in City Code Section 51A-

4.501(g)(6)(C)(i).

TaskForce Recommendation:

1. Replace 8ft cedar fence and gate with wood privacy fence and sliding gate, and apply natural stain. Approve.
2. Restore wood front porch and paint with accent color. Brand: Sherwin Williams. Trim: SW 2848 "Roycroft Pewter." Approve.
3. Remove deck in rear of main structure and replace with extended deck of cedar board. Approve.
4. Replace existing garage door, and add new door on opposite end, both to be Craftsman style cedar-wood roll ups. Approve.
5. Remove existing bay windows and replace with wood 1/1 windows. Approve.
6. Replace aluminum windows with wood 1/1 windows.
7. Repair historic wood windows, and replace with wood 1/1 windows if nonrepairable. Approve.
8. Install two wood 1/1 windows where original windows were removed. Approve.
9. Replace rear kitchen door with Craftsman style wood door. Approve.
10. Install single lite wood door on rear-side elevation where original door was infilled. Approve.
11. Install new brush finish concrete drive alley to rear garage. Approve.

7. 5511 WORTH ST
Junius Heights Historic District
CA145-355(MP)
Marsha Prior

Request:
Replace roofs and drip edge on main structure, garage, and flat using Tamko shingles in rustic black.
Applicant: Faz Roofing Inc - Aide Cruz
Application Filed: May 7, 2015
Staff Recommendation:
Replace roofs and drip edge on main structure, garage, and flat using Tamko shingles in rustic black. Approve specifications dated 05/15/2015 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Section 6.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
TaskForce Recommendation:
Replace roofs and drip edge on main structure, garage, and flat using Tamko shingles in rustic black. Approve.

8. 5818 WORTH ST
Junius Heights Historic District
CD145-011(JKA)
Jennifer Anderson

Request:
Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).
Applicant: City Attorney's Office
Application Filed: December 5, 2014
Staff Recommendation:

Continuing suspension period

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Staff recommends a continuing suspension period as outlined in 54A-4.501(i)(8)(A)(iii).
Task Force Recommendation:
Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). The Task Force does not review the application again once it enters into a suspension period.)

9. 401 E 6TH ST
Lake Cliff Historic District
CA145-366(MD)
Mark Doty

Request:
Install 15' long by 20' wide concrete driveway in rear cornerside yard.
Applicant: Alice Kinsey
Application Filed: May 7, 2015
Staff Recommendation:
Install 15' long by 20' wide concrete driveway in rear cornerside yard. Approve – Approve site plan dated 5/20/15 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
TaskForce Recommendation:
Install 15' long by 20' wide concrete driveway in rear cornerside yard. No quorum. Comments only. We support.

10. 4901 VICTOR ST
Munger Place Historic District
CA145-356(MP)
Marsha Prior

Request:
Remove ribbon driveway with curbs and pour new ribbon driveway of brush concrete, without curbs, that will align with porte-cochere; thereby widening apron approximately 2 feet.
Applicant: Joseph R Ramirez
Application Filed: May 7, 2015
Staff Recommendation:
Remove ribbon driveway with curbs and pour new ribbon driveway of brush concrete, without curbs, that will align with porte-cochere; thereby widening apron approximately 2 feet. Approve with conditions – approve plans dated 05/15/2015 with the condition that the driveway does not exceed the maximum width of 10 ft with the finding the proposed work is consistent with the criteria for driveways in the preservation criteria Sec. 51P-97.111(c)(2)(I) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
TaskForce Recommendation:
Remove ribbon driveway with curbs and pour new ribbon driveway of brush concrete, without curbs, that will align with porte-cochere; thereby widening apron approximately 2 feet. Approve as submitted.

11. 5105 VICTOR ST
Munger Place Historic District
CA145-354(MP)
Marsha Prior

Request:
1. Plant Red Oak tree in parkway.
2. Plant Crape Myrtle in front yard.

Applicant: Parker Fennell
Application Filed: May 7, 2015
Staff Recommendation:
1. Plant Red Oak tree in parkway. Approve - Approve specifications dated 05/15/2015 with the finding the proposed work meets the criteria for landscaping in the preservation criteria Section 51P-97.111(c)(2)(E)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Plant Crape Myrtle in front yard. Approve - Approve specifications dated 05/15/2015 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-97.111(c)(2)(E)(ii)(aa) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TaskForce Recommendation:
1. Plant Red Oak tree in parkway. Approve as submitted.
2. Plant Crape Myrtle in front yard. Approve as submitted.

12. 4318 JUNIUS ST
Peak's Suburban Addition Neighborhood Historic District
CD145-024(MP)
Marsha Prior

Request:
Demolish wood and metal shed using standard: "noncontributing structure because newer than period of significance."

Applicant: Mordecai Langer
Application Filed: May 7, 2015
Staff Recommendation:
Demolish wood and metal shed using standard: "noncontributing structure because newer than period of significance." Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TaskForce Recommendation:
Demolish wood and metal shed using standard: "noncontributing structure because newer than period of significance." Approve.

13. 4318 JUNIUS ST
Peak's Suburban Addition Neighborhood Historic District
CA145-387(MP)
Marsha Prior

Request:
1. Install 6ft wood fence along side and back of property at lot line and stain Brand: Sherwin Williams. Body: SW 3512 "Cedar Mill."
2. Install 3ft wood fence along side lot lines of front yard.

Applicant: Mordecai Langer

Application Filed: May 7, 2015
Staff Recommendation:

1. Install 6ft wood fence along side and back of property at lot line and stain Brand: Sherwin Williams. Body: SW 3512 "Cedar Mill." Approve with conditions - approve survey and specifications dated 05/15/2015 with condition that fence be 50% open and only located on the northwest front side yard with the finding the work meets the criteria for site elements in the preservation criteria Section 2.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install 3ft wood fence along side lot lines of front yard. Approve with conditions - Approve survey and specifications dated 05/15/2015 with condition that fence be 50% open and only located on the northwest front side yard with the finding the work meets the criteria for site elements in the preservation criteria Section 2.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TaskForce Recommendation:

1. Install 6ft wood fence along side and back of property at lot line and stain Brand: Sherwin Williams. Body: SW 3512 "Cedar Mill." Approve.
2. Install 3ft wood fence along side lot lines of front yard. Approve with condition that northeast 3' fence not be installed.

14. 4843 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA145-390(MP)
Marsha Prior

Request:
Replace existing asphalt driveway with brushed concrete.
Applicant: Scott Potter
Application Filed: May 7, 2015
Staff Recommendation:
Replace existing asphalt driveway with brushed concrete. Approve – Approve proposed work with the finding it meets the criteria for site and site elements in the preservation criteria Section. 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
TaskForce Recommendation:
Replace existing asphalt driveway with brushed concrete. Approve.

15. 4703 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District
CA145-372(MP)
Marsha Prior

Request:
Construct 2-car, 1194 sq ft garage in rear of main structure.
Applicant: Oscar Banos
Application Filed: May 7, 2015
Staff Recommendation:
Construct 2-car, 1194 sq ft garage in rear of main structure. Approve drawings and specifications dated 05/15/2015 with the condition that no bath or kitchen fixtures are installed in the accessory structure with the finding the work is

consistent with preservation criteria Section 6.1-6.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Approve drawings and specifications dated 05/15/2015 with the condition that no bath or kitchen fixtures are installed in the accessory structure with the finding the work is consistent with preservation criteria Section 6.1-6.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Approve drawings and specifications dated 05/15/2015 with the condition that no bath or kitchen fixtures are installed in the accessory structure with the finding the work is consistent with preservation criteria Section 6.1-6.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TaskForce Recommendation:

Construct 2-car, 1194 sq ft garage in rear of main structure. Approve.

16. 5429 KIWANIS RD

Sharrock/Niblo Historic District
CA145-378(MD)
Mark Doty

Request:

1. Construct 16'x16' metal roof shelter over cellar.
2. Add 6" x 8" concrete curb and welded wire fence around perimeter of cellar.
3. Install wood or metal cellar door.
4. Construct perimeter beams, center beam, and rafter structure over cellar.

Applicant: Quimby McCoy Preservation Architectur
Application Filed: May 7, 2015
Staff Recommendation:

1. Construct 16'x16' metal roof shelter over cellar. Approve – Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for temporary enclosures and stabilization in the preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Add 6" x 8" concrete curb and welded wire fence around perimeter of cellar. Approve - Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for temporary enclosures and stabilization in the preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install wood or metal cellar door. Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Construct perimeter beams, center beam, and rafter structure over cellar. Approve – Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for temporary enclosures and

stabilization in the preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TaskForce Recommendation:

1. Construct 16'x16' metal roof shelter over cellar. Approved as submitted. Curtsinger recused.
2. Add 6" x 8" concrete curb and welded wire fence around perimeter of cellar. Approved as submitted. Curtsinger recused.
3. Install wood or metal cellar door. Approved as submitted. Curtsinger recused.
4. Construct perimeter beams, center beam, and rafter structure over cellar. Approved as submitted. Curtsinger recused.

17. 6107 BRYAN PKWY

Swiss Avenue Historic District
CA145-357(MP)
Marsha Prior

Request:

1. Restore roof to a dark gray. Shingle Type: Asphalt. Shingle Color: Timberline Natural Shadow Charcoal.
2. Install outdoor lights.

Applicant: Lina Uraz
Application Filed: May 7, 2015
Staff Recommendation:

1. Restore roof to a dark gray. Shingle Type: Asphalt. Shingle Color: Timberline Natural Shadow Charcoal. Approve – Approve roof shingle specifications dated 05/15/2015 with finding the work is consistent with the standards for roofs in preservation criteria Sec. 51P-63.116(1)(N)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install outdoor lights. Approve - Approve light specifications dated 05/15/2015 with finding the work is consistent with the standards for outdoor lighting in preservation criteria Sec. 51P-63.116(2)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TaskForce Recommendation:

1. Restore roof to a dark gray. Shingle Type: Asphalt. Shingle Color: Timberline Natural Shadow Charcoal. Approve.
2. Install outdoor lights. Approve.

18. 5112 SWISS AVE

Swiss Avenue Historic District
CA145-379(MP)
Marsha Prior

Request:

Construct two-story addition to rear of main structure and paint body and trim to match existing with Brand: Sherwin Williams. Body: Custom Color Light Gray; Trim: Custom Color Dark Gray.

Applicant: Ed Jarrett Company - Halee Belz
Application Filed: May 7, 2015
Staff Recommendation:

Construct two-story addition to rear of main structure and

paint body and trim to match existing with Brand: Sherwin Williams. Body: Custom Color Light Gray; Trim: Custom Color Dark Gray. Approve with conditions - Approve drawings and specifications dated 05/15/2015 with conditions that header at door on rear elevation align with window head height with transom or other detail and that historic windows and material be salvaged for possible re-use with the finding the proposed work meets the standards for additions in preservation criteria Section 51P-63.116(1)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TaskForce Recommendation:

Construct two-story addition to rear of main structure and paint body and trim to match existing with Brand: Sherwin Williams. Body: Custom Color Light Gray; Trim: Custom Color Dark Gray. Approve with conditions - Header at door on rear elevation to align with window head height, with transom or other detail; salvage existing windows and material for re-use as possible.

19. 209 S EDGEFIELD AVE

Winnetka Heights Historic District
CA145-367(MD)
Mark Doty

Request:

1. Install composition shingle roof. 'Weathered Wood'.
2. Paint main structure. Brand - Behr. Body - PPU18-13 'Perfect Taupe'. Trim - PPU18-7 'Falling Snow'.

Applicant: Clayton Walker

Application Filed: May 7, 2015

Staff Recommendation:

1. Install composition shingle roof. 'Weathered Wood'. Approve - Approve shingle specification dated 5/20/15 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint main structure. Brand - Behr. Body - PPU18-13 'Perfect Taupe'. Trim - PPU18-7 'Falling Snow'. Approve - Approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TaskForce Recommendation:

1. Install composition shingle roof. 'Weathered Wood'. Approve with conditions - Provide spec to Staff (photo seems fine).
2. Paint main structure. Brand - Behr. Body - PPU18-13 'Perfect Taupe'. Trim - PPU18-7 'Falling Snow'. Approve Paint color approved.

20. 342 S EDGEFIELD AVE
Winnetka Heights Historic District
CA145-373(MD)
Mark Doty

Request:
Paint main structure. Brand - Sherwin Williams/Valspar. Body - SW 7071 'Grey Screen'. Trim - 7006-24 'Ultra White'. Front door - SW 9177 'Salty Dog'.
Applicant: Laura Benold
Application Filed: May 7, 2015
Staff Recommendation:
Paint main structure. Brand - Sherwin Williams/Valspar. Body - SW 7071 'Grey Screen'. Trim - 7006-24 'Ultra White'. Front door - SW 9177 'Salty Dog'. Approve - Approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
TaskForce Recommendation:
Paint main structure. Brand - Sherwin Williams/Valspar. Body - SW 7071 'Grey Screen'. Trim - 7006-24 'Ultra White'. Front door - SW 9177 'Salty Dog'. Approve.

21. 415 N EDGEFIELD AVE
Winnetka Heights Historic District
CA145-376(MD)
Mark Doty

Request:
Install two front doors. Stain - Sherwin Williams, SW 3505 'Yankee Barn'.
Applicant: Triple J Construction - Richard E Fitzgerald
Application Filed: May 7, 2015
Staff Recommendation:
Install two front doors. Stain - Sherwin Williams, SW 3505 'Yankee Barn'. Approve - Approve door specification dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
TaskForce Recommendation:
Install two front doors. Stain - Sherwin Williams, SW 3505 'Yankee Barn'. Approve.

22. 303 N MONTCLAIR AVE
Winnetka Heights Historic District
CA145-375(MD)
Mark Doty

Request:
1. Install front door.
2. Remove metal siding from main and accessory structure and install 117 wood siding, trim, etc. to match.
3. Paint main and accessory structures. Sherwin Williams - SW 6680 'Friend Yellow'. Trim - SW 7009 'Pearly White'. Accent - SW 6537 'Luke Blue'.

Applicant: Triple J Construction - Richard E Fitzgerald
Application Filed: May 7, 2015
Staff Recommendation:
1. Install front door. Approve – Approve door specification dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the

preservation criteria Section 51P-87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Remove metal siding from main and accessory structure and install 117 wood siding, trim, etc. to match. Approve with conditions - approve proposed work with the condition that at least 60% of the existing wood siding is restored with the finding the proposed work is consistent with the criteria for facade materials in the preservation criteria Section 51P-87.111(a)(10)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Paint main and accessory structures. Sherwin Williams - SW 6680 'Friend Yellow'. Trim - SW 7009 'Pearly White'. Accent - SW 6537 'Luke Blue'. Approve – approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TaskForce Recommendation:

1. Install front door. Approve.
2. Remove metal siding from main and accessory structure and install 117 wood siding, trim, etc. to match. Approve with conditions - Report to Staff after removal of existing siding to confirm style and percentage need(ed).
3. Paint main and accessory structures. Sherwin Williams - SW 6680 'Friend Yellow'. Trim - SW 7009 'Pearly White'. Accent - SW 6537 'Luke Blue'. Approve.

23. 314 N MONTCLAIR AVE

Winnetka Heights Historic District
CA145-362(MD)
Mark Doty

Request:

1. Install front door in existing opening. Painted SW 6994 'Greenblack'.
2. Install two light fixtures on either side of front door.
3. Install mailbox on front facade.

Applicant: Debi Montelbano
Application Filed: May 7, 2015
Staff Recommendation:

1. Install front door in existing opening. Painted SW 6994 'Greenblack'. Approve - Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install two light fixtures on either side of front door. Approve - Approve drawing and specification dated 5/20/15 with the finding the proposed work is consistent with the criteria for front entrances and porches

detailing in the preservation criteria Section 51P-87.111(a)(11)(A), and outdoor lighting in the preservation criteria Section 51P-87.111(b)(4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Install mailbox on front facade. Approve – approve drawing dated 5/20/15 with the finding the proposed work is consistent with the criteria for front entrances and porches detailing in the preservation criteria Section 51P-87.111(a)(11)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TaskForce Recommendation:

1. Install front door in existing opening. Painted SW 6994 'Greenblack'. Approve as submitted.
2. Install two light fixtures on either side of front door. Approve as submitted.
3. Install mailbox on front facade. Approve as submitted.

24. 215 N WINNETKA AVE
Winnetka Heights Historic District
CA145-363(MD)
Mark Doty

Request:
Paint main and accessory structures. Brand - Glidden. Body - BHG620 'Golden Pecan'. Trim - BHG916 'Coffee with Cream'.
Applicant: Woody O'Daniel
Application Filed: May 7, 2015
Staff Recommendation:
Paint main and accessory structures. Brand - Glidden. Body - BHG620 'Golden Pecan'. Trim - BHG916 'Coffee with Cream'. Approve - Approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
TaskForce Recommendation:
Paint main and accessory structures. Brand - Glidden. Body - BHG620 'Golden Pecan'. Trim - BHG916 'Coffee with Cream'. Approve.

25. 411 S WINNETKA AVE
Winnetka Heights Historic District
CA145-365(MD)
Mark Doty

Request:
Remove two, one-over-one windows on rear facade and replace with a pair of French doors and steps. Paint door trim SW 7562 'Roman Column'.
Applicant: Triple J Construction - Richard E Fitzgerald
Application Filed: May 7, 2015
Staff Recommendation:
Remove two, one-over-one windows on rear facade and replace with a pair of French doors and steps. Paint door trim SW 7562 'Roman Column'. Approve - Approve door specification and paint color dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-

87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TaskForce Recommendation:

Remove two, one-over-one windows on rear facade and replace with a pair of French doors and steps. Paint door trim SW 7562 'Roman Column'. Approve as submitted. Add wood stairs to accommodate entry doors.

DISCUSSION ITEMS:

1. 707 SKILLMAN ST

Junius Heights Historic District
CA145-382(MP)
Marsha Prior

Request:

1. Install 6x6 Cedar columns on front of main structure and paint to match existing trim. Work completed without a Certificate of Appropriateness.
2. Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a CA.
3. Remove diseased crepe myrtle and stump in front yard. Work completed without a CA.

Applicant: Adam Till

Application Filed: May 7, 2015

Staff Recommendation:

1. Install 6x6 Cedar columns on front of main structure and paint to match existing trim. Work completed without a Certificate of Appropriateness. Approve - Approve completed work with the finding the work is consistent with the criteria for facades in the preservation criteria Section 4.1(b) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a CA. Deny without prejudice - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because staff believes the mature trees would be inconsistent with preservation criteria Section 3.5(b) that states landscaping must not obscure significant views of protected facades.
3. Remove diseased crepe myrtle and stump in front yard. Work completed without a CA. Approve - Approve with finding that the completed work is consistent with criteria for landscaping in the preservation criteria Section 3.5(c) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TaskForce Recommendation:

1. Install 6x6 Cedar columns on front of main structure and paint to match existing trim. Work completed without a Certificate of Appropriateness. Recommendation: Deny without prejudice - Design better proportions.

2. Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a CA. Deny without prejudice - These are dense evergreen trees that will obscure view of houses.
3. Remove diseased crepe myrtle and stump in front yard. Work completed without a CA.Remove diseased crepe myrtle and stump in front yard. Work completed without a CA. Task Force abstained from voting because the tree can't be brought back.

2. 5929 VICTOR ST
Junius Heights Historic District
CA145-359(MP)
Marsha Prior

Request:
Remove four windows on front elevation and replace with energy efficient vinyl windows of same color, size, style, and shape.
Applicant: Ronald Rowe
Application Filed: May 7, 2015
Staff Recommendation:
Remove four windows on front elevation and replace with energy efficient vinyl windows of same color, size, style, and shape. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because staff believes the vinyl material is inconsistent with preservation criteria Section 5.1 that states historic doors and windows must be preserved.
TaskForce Recommendation:
Remove four windows on front elevation and replace with energy efficient vinyl windows of same color, size, style, and shape. Deny.

3. 2639 ELM ST
Parks Brothers Storage Building
CA145-368(MD)
Mark Doty

Request:
Install three wood, vinyl clad, one-over-one windows on south facade.
Applicant: IV Architecture, Inc - Rees Bowe
Application Filed: May 7, 2015
Staff Recommendation:
Install three wood, vinyl clad, one-over-one windows on south facade. 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 that state replacement doors and windows must express mullion and muntin size, pattern, light configuration, and material to match the historic. Preservation criteria Section 3.10.
TaskForce Recommendation:
Install three wood, vinyl clad, one-over-one windows on south facade. Deny without prejudice because of lack of sufficient information of detail dimensions of existing and proposed windows.

4. 1003 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District
CA145-381(MP)
Marsha Prior

Request:

1. Install porch rails and one half column to front of main structure.
2. Add detail to three existing wood columns.
3. Remove secondary front door and replace void with wood siding to match existing.

Applicant: Frances McGee
Application Filed: May 7, 2015
Staff Recommendation:

1. Install porch rails and one half column to front of main structure. Approve – Approve proposed work with the finding it is consistent with criteria for porches in the preservation criteria Section. 3.19 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Add detail to three existing wood columns. Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis it would have an adverse effect on the architectural features 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.
3. Remove secondary front door and replace void with wood siding to match existing. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because there is lack of proof that second door is not original and it does not meet the requirements of City Code Section 51A-4.501(e)(4)(I) stating that exterior alterations will not destroy historic materials, features, and spatial relationships that characterize a property.

TaskForce Recommendation:

1. Install porch rails and one half column to front of main structure. Approve.
2. Add detail to three existing wood columns. Approve.
3. Remove secondary front door and replace void with wood siding to match existing. Approve.

5. 4612 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA145-388(MP)
Marsha Prior

Request:

1. Foundation repair, to include replacing existing Hardie board and replacing wood siding. Confirm that any new siding is wood, with possible exception of the 6" closest to the grade.
2. Remove existing window on side elevation and replace with smaller window moved from rear elevation.
3. Install French doors on rear elevation to replace relocated smaller window.
4. Install new patio adjacent to existing porch on rear of main structure.

5. Remove 7 trees from rear of main structure that interfere with existing fence and drainage pipe.
6. Install steel and plastic garden shed in rear of property.

Applicant: Rachel Knight

Application Filed: May 7, 2015

Staff Recommendation:

1. Foundation repair, to include replacing existing Hardie board and replacing wood siding. Confirm that any new siding is wood, with possible exception of the 6" closest to the grade. Deny without prejudice - Need additional information on battered skirt and siding material.
2. Remove existing window on side elevation and replace with smaller window moved from rear elevation. Approve – Approve plans and drawings dated 05/15/2015 with the finding the work meets the criteria for facades in the preservation criteria 3.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install French doors on rear elevation to replace relocated smaller window. Approve with conditions – Approve plans and specifications dated 05/15/2015 with condition that door be painted white with the finding the work meets the criteria for facades in the preservation criteria Section 3.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install new patio adjacent to existing porch on rear of main structure. Deny without prejudice - Need additional information on patio specifications.
5. Remove 7 trees from rear of main structure that interfere with existing fence and drainage pipe. Approve - Approve trees identified on survey plat dated 05/15/2015 with the finding the work meets the criteria for site elements in the preservation criteria Section 2.8 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install steel and plastic garden shed in rear of property. Approve - Approve specifications dated 05/15/2015 with the finding the proposed work does not comply with preservation criteria Section 6.2 that states an accessory building must be compatible with main building, but it meets the criteria under City Code Section 51A-4.501(g)(6)(B) because it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TaskForce Recommendation:

1. Foundation repair, to include replacing existing Hardie board and replacing wood siding. Confirm that any new siding is wood, with possible exception of the 6" closest to the grade. Approve with condition that more documentation be provided on battered skirt removal;

show that existing skirt is not original.
2. Remove existing window on side elevation and replace with smaller window moved from rear elevation. Approve.
3. Install French doors on rear elevation to replace relocated smaller window. Approve.
4. Install new patio adjacent to existing porch on rear of main structure. Approve with condition that more detail be provided on new patio (deck).
5. Remove 7 trees from rear of main structure that interfere with existing fence and drainage pipe. Approve.
6. Install steel and plastic garden shed in rear of property. Deny - Denial of shed; should match house in material and details per Section 6.2.

6. 4323 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA145-358(MP)
Marsha Prior

Request:
1. Install two brick and stone planting beds in front yard on either side of walkway. Work completed without a CA.
2. Plant evergreen shrubs, roses, green border grasses, and seasonal plants in two front planting beds on either side of walkway.

Applicant: Hector Ventura
Application Filed: May 7, 2015
Staff Recommendation:

1. Install two brick and stone planting beds in front yard on either side of walkway. Work completed without a CA. Deny - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 2.6 stating that landscaping must be appropriate and compatible, must enhance its surroundings, and reflect the original historic landscaping design when appropriate, and does not meet the requirements of City Code Section 51A-4.501(e)(4)(I) stating that exterior alterations will not destroy historic materials, features, and spatial relationships that characterize a property.

2. Plant evergreen shrubs, roses, green border grasses, and seasonal plants in two front planting beds on either side of walkway. Deny - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 2.6 stating that landscaping must be appropriate and compatible, must enhance its surroundings, and reflect the original historic landscaping design when appropriate, and does not meet the requirements of City Code Section 51A-4.501(e)(4)(I) stating that exterior alterations will not

destroy historic materials, features, and spatial relationships that characterize a property.

TaskForce Recommendation:

1. Install two brick and stone planting beds in front yard on either side of walkway. Work completed without a CA. Approve with conditions - Approve with condition that brick edging be removed from planters.
2. Plant evergreen shrubs, roses, green border grasses, and seasonal plants in two front planting beds on either side of walkway. Approve with conditions - Approve with condition that planting materials should be selected to hide remaining concrete and help blend planting areas with lawn. Planting materials should be green ground cover.

7. 5124 SWISS AVE
Swiss Avenue Historic District
CA145-384(MP)
Marsha Prior

Request:
Install brick border along approved brush concrete driveway. Brick: Oklahoma Antique Solid Paver.
Applicant: Booth Builders - Melissa Ellis
Application Filed: May 7, 2015
Staff Recommendation:
Install brick border along approved brush concrete driveway. Brick: Oklahoma Antique Solid Paver. Deny without prejudice - The proposed work does not meet the criteria in City Code 51A-4.501(g)(6)(C)(i) and does not meet the standards in 53.P-63.116(2)(G)(i)(cc) as staff does not believe the material is compatible in texture, color, and style with the main building.
TaskForce Recommendation:
Install brick border along approved brush concrete driveway. Brick: Oklahoma Antique Solid Paver. Deny without prejudice - Not consistent with existing details of house; not consistent with style and character of the district for multiple materials at driveway.

8. 5714 SWISS AVE
Swiss Avenue Historic District
CD145-023(MP)
Marsha Prior

Request:
Demolish garage in rear of main structure due to imminent threat to public health/safety.
Applicant: Thomas Bonifield
Application Filed: May 7, 2015
Staff Recommendation:
Demolish garage in rear of main structure due to imminent threat to public health/safety. Deny without prejudice - The proposed demolition does not meet the standards in City Code Section 51A-4.501(h)(4)(C) because the owner has not shown that the demolition or removal is required to alleviate the threat to public health and safety; staff does not believe the property is unrepairable and it does not meet the standards in City Code Section 51A-4.501(e)(4)(F) stating that deteriorated historic features will

be repaired rather than replaced unless the severity requires replacement.

TaskForce Recommendation:

Demolish garage in rear of main structure due to imminent threat to public health/safety. Approve with conditions - Approve as submitted with recommendation to salvage existing materials as possible for re-use on new structure.

9. 5714 SWISS AVE

Swiss Avenue Historic District
CA145-385(MP)
Marsha Prior

Request:

Construct 2-story detached garage in rear of main structure.

Applicant: Thomas Bonifield

Application Filed: May 7, 2015

Staff Recommendation:

Construct 2-story detached garage in rear of main structure. Deny without prejudice - The proposed work does not meet the criteria in City Code 51A-4.501(g)(6)(C)(i) on the basis it would have an adverse effect on the architectural features of an existing structure that is believed to be repairable with the finding the work is inconsistent with the Secretary of the Interior?s Standards and Guidelines for Rehabilitation No. 9 that states new construction shall not destroy historic materials that characterize the property.

TaskForce Recommendation:

Construct 2-story detached garage in rear of main structure. Approve as submitted.

10. 5922 SWISS AVE

Swiss Avenue Historic District
CA145-374(MP)
Marsha Prior

Request:

1. Replace screen on east elevation arched opening with 15 lite arched window.
2. Remove door on north elevation and infill with matching brick; inset to be one-inch.
3. Remove archway, window, and door on rear (south) elevation and install two six-over-six double hung windows.

Applicant: Katy Trent

Application Filed: May 7, 2015

Staff Recommendation:

1. Replace screen on east elevation arched opening with 15 lite arched window. Approve - Approve drawings and specifications dated 05/15/2015 with the finding the work is consistent with preservation criteria Sec. 51P-63.116(1)(P)(vi)(cc) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove door on north elevation and infill with matching brick; inset to be one-inch. Approve - Approve drawings and dated 05/15/2015 with the finding the work is consistent with preservation criteria Sec. 51P-63.116(1)(C) and meets the standards in City Code

Section 51A-4.501(g)(6)(C)(i).

3. Remove archway, window, and door on rear (south) elevation and install two six-over-six double hung windows. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with City Code Section 51A-4.501(e)(4)(I) stating that exterior alterations will not destroy historic materials, features, and spatial relationships that characterize a property.

TaskForce Recommendation:

1. Replace screen on east elevation arched opening with 15 lite arched window. Approve as submitted on drawing.
2. Remove door on north elevation and infill with matching brick; inset to be one-inch. Approve as submitted.
3. Remove archway, window, and door on rear (south) elevation and install two six-over-six double hung windows. Approve with conditions – Approve with recommendation to infill existing arch with double hung window with header height to match east side, solid side, and arch panel and brick below with 1" set-back.

11. 6001 SWISS AVE
Swiss Avenue Historic District
CA145-380(MP)
Marsha Prior

Request:

1. Install cedar wood board fence to match portions of existing wood fence and stain with Brand: Ready Seal. Body: 0S-015 "Pecan."
2. Install iron driveway gate and iron fence behind porte cochere to connect with cedar wood fence on side yard.
3. Install iron fence and antique-style iron gate on side yard opposite of driveway.

Applicant: Neil Casey
Application Filed: May 7, 2015
Staff Recommendation:

1. Install cedar wood board fence to match portions of existing wood fence and stain with Brand: Ready Seal. Body: 0S-015 "Pecan." Approve with conditions – Approve landscape plan and specifications dated 05/15/2015 with condition that finished side face out if seen from street or alley with the finding the proposed work is consistent with the standards for fences in preservation criteria Sec. 51P-63.116(2)(B)(iv)(cc)[2] and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install iron driveway gate and iron fence behind porte cochere to connect with cedar wood fence on side yard. Approve with conditions – Approve landscape plan and specifications dated 05/15/2015 with condition that iron gate have a screening factor of less than 50 percent with the finding the proposed work is consistent with the standards for Porte cocheres in preservation criteria

Sec. 51P-63.116(1)(M) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install iron fence and antique-style iron gate on side yard opposite of driveway. Approve with conditions - Approve landscape plan and specifications dated 05/15/2015 with condition that iron fence connects approximately 5 inches out from the corner quoin between the quoin and first window with the finding the proposed work is consistent with the requirement for fences in preservation criteria Sec. 51P-63.116(2)(B)(iv)(cc)[2] and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TaskForce Recommendation:

1. Install cedar wood board fence to match portions of existing wood fence and stain with Brand: Ready Seal. Deny without prejudice - Insufficient information to review. Body: 0S-015 "Pecan."
2. Install iron driveway gate and iron fence behind porte cochere to connect with cedar wood fence on side yard. Deny without prejudice - Insufficient information to review.
3. Install iron fence and antique-style iron gate on side yard opposite of driveway. Deny without prejudice - Insufficient information to review.

12. 1012 BETTERTON CIR

Tenth Street Neighborhood Historic District
CD145-022(MD)
Mark Doty

Request:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Applicant: City Attorney's Office
Application Filed: May 7, 2015
Staff Recommendation:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

TaskForce Recommendation:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Support initial suspension. No quorum. Comments only.

13. 2842 CASEY ST

Wheatley Place Historic District
CD145-020(MD)
Mark Doty

Request:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Applicant: City Attorney's Office
Application Filed: May 7, 2015
Staff Recommendation:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.
TaskForce Recommendation:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Support initial suspension. No quorum. Comments only.

14. 3635 DUNBAR ST

Wheatley Place Historic District
CD145-021(MD)
Mark Doty

Request:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).
Applicant: City Attorney's Office
Application Filed: May 7, 2015
Staff Recommendation:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.
TaskForce Recommendation:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Support initial suspension. No quorum. Comments only.

15. 220 N CLINTON AVE

Winnetka Heights Historic District
CA145-377(MD)
Mark Doty

Request:
1. Install new wood siding on exterior.
2. Install three-over-one wood windows.
3. Construct front porch.
4. Install two pair of ganged, wood one-over-one windows on front facade.
5. Remove one door and three windows on rear addition and infill with wood siding to match.
6. Relocate window on rear facade.
7. Install French doors on rear facade.
8. Remove door and window on rear facade and infill with wood siding to match.

9. Install door on rear addition facade. Infill with wood siding to match.
10. Remove door on addition. Infill with wood siding to match.
11. Paint main structure. Brand - Sherwin Williams. Body - SW 7021 'Simple White'. Trim/handrails - SW 7006 'Extra White'. Front door - SW 6910 'Daisy'.
12. Install composition shingle roof. GAF Timberline 'Charcoal'.

Applicant: Residential Design Services LLC
Application Filed: May 7, 2015
Staff Recommendation:

1. Install new wood siding on exterior. Approve with conditions – Approve drawings dated 5/20/15 with the condition that at least 70% of the existing wood siding is repaired rather than replaced with the finding of fact the proposed work is consistent with the criteria for wood facades in the preservation criteria Section 51P-87.111 (a)(10)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install three-over-one wood windows. Approve - Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A)(B) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Construct front porch. 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 inconsistent with the preservation criteria that state front porch or entry treatment must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(11)(E). Secretary of the Interior Standard #3.
4. Install two pair of ganged, wood one-over-one windows on front facade. 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 inconsistent with the preservation criteria that state windows must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(17)(F)(iii). Secretary of the Interior Standard #3.
5. Remove one door and three windows on rear addition and infill with wood siding to match. Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Relocate window on rear facade. Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

7. Install French doors on rear facade. Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
8. Remove door and window on rear facade and infill with wood siding to match. Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
9. Install door on rear addition facade. Infill with wood siding to match. Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
10. Remove door on addition. Infill with wood siding to match. Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
11. Paint main structure. Brand - Sherwin Williams. Body - SW 7021 'Simple White'. Trim/handrails - SW 7006 'Extra White'. Front door - SW 6910 'Daisy'. Approve - Approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
12. Install composition shingle roof. GAF Timberline 'Charcoal'. Approve - Approve shingle specification dated 5/20/15 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TaskForce Recommendation:

1. Install new wood siding on exterior. Approve with conditions - Recommend not to discard all wood siding and to salvage a percentage. Report back to Staff. Submit style of existing wood siding and new.
2. Install three-over-one wood windows. Approve with conditions - Submit dimension of center mullion of wood window to insure new matches existing.
3. Construct front porch. Deny without prejudice - Deny new front porch design. (No exist evidence exists for allowing).
4. Install two pair of ganged, wood one-over-one windows on front facade. Approve with conditions - Submit dimension of center mullion of wood window to insure new matches existing.
5. Remove one door and three windows on rear addition and infill with wood siding to match. Approve with conditions - Back elevation windows are removed and

added (shown in drawings).
6. Relocate window on rear facade. Approve with conditions - Back elevation windows are removed and added (shown in drawings).
7. Install French doors on rear facade. Approve.
8. Remove door and window on rear facade and infill with wood siding to match. Approve.
9. Install door on rear addition facade. Infill with wood siding to match. Approve.
10. Remove door on addition. Infill with wood siding to match. Approve.
11. Paint main structure. Brand - Sherwin Williams. Body - SW 7021 'Simple White'. Trim/handrails - SW 7006 'Extra White'. Front door - SW 6910 'Daisy'. Approve with conditions - Removed black color to use only three.
12. Install composition shingle roof. GAF Timberline 'Charcoal'. Approve.

16. 131 N WINNETKA AVE
Winnetka Heights Historic District
CA145-364(MD)
Mark Doty

Request:
Install Hardie siding to lower half of front porch. Working started without a Certificate of Appropriateness.
Applicant:
Application Filed: May 7, 2015
Staff Recommendation:
Install Hardie siding to lower half of front porch. Working started 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 inconsistent with the preservation criteria that state front porches may not be enclosed with any material. Preservation criteria 51P-87.111(a)(11)(B).
TaskForce Recommendation:
Install Hardie siding to lower half of front porch. Working started without a Certificate of Appropriateness. Deny without prejudice.

OTHER BUSINESS ITEMS:

1. Minutes from May 4, 2015 Meeting

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, June 17, 2015, 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. Please review the official agenda for location and time.

EXECUTIVE SESSION NOTICE

The Commission may hold a *closed executive session concerning one or more* of *the following topics:*

a. *seeking the advice* of *its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty* of *the commission's attorney to his client under the Texas Disciplinary Rules* of *Professional Conduct* of *the State Bar* of *Texas clearly conflicts with the Texas Open Meetings Act; [Texas Government Code §551.071]*

b. *deliberating the purchase, exchange, lease, or value* of *real property if deliberation in open meeting would have* a *detrimental effect on the position* of *the city in negotiations with* a *third person; [Texas Government Code §551.072]*

c. *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; [Texas Government Code §551.073]*

d. *deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal* of a *public officer or employee, or to the hear* a *compliant or charge against an officer or employee unless the officer or employee who is the subject* of *the deliberation requests* a *public hearing; or [Texas Government Code* §551. *074]*

e. *deliberating the deployment, or specific occasions for implementation,* of *security personnel or devices. [Texas Government Code §551.076]*

f. *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. [Texas Government Code* §551. *086]*

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-360(MD)
LOCATION: 3601 Martin Luther King Jr. Blvd
STRUCTURE: Accessory, Noncontributing
COUNCIL DISTRICT: 7
ZONING: CS

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Fair Park
MAPSCO: 46-Q
CENSUS TRACT: 0203.00

APPLICANT: Texas Discovery Gardens

REPRESENTATIVE: Dick Davis

OWNER: CITY OF DALLAS

REQUEST:
Install pergola with rooftop solar panels. Work completed without Certificate of Appropriateness.

BACKGROUND / HISTORY:
4/7/2015 – Landmark Commission approved the enclosure of a non-historic pergola (CA134-206(AA)).

ANALYSIS:
Neither Staff nor the Task Force has an issue with the completed work, therefore Staff is recommending approval.

STAFF RECOMMENDATION:
Install pergola with rooftop solar panels. Work completed without Certificate of Appropriateness. - Approve - Approve with the finding that the completed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:
Install pergola with rooftop solar panels. Work completed without Certificate of Appropriateness. – Approve - Recommend approval as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 145 . 360 (MD)
Office Use Only

Name of Applicant: Texas Discovery Gardens
Mailing Address : P.O. Box 152537
City, State and Zip Code: Dallas, Texas 75315
Daytime Phone: 214-697-6867 Fax: _____
Relationship of Applicant to Owner: Occupant of Property

PROPERTY ADDRESS: 3601 MLK Blvd, Dallas, Texas 75210
Historic District: Fair Park

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.

With a $50,000 grant from Green Mountain Energy, TDG will power its Natural Learning Center (CA134-206(AA). Because the NLC itself sits in the shade, first choice for mounting solar panels was the roof of the TDG Green House. Solar panel installers advised against this because of the age of the roof and the fear of leaking. Second choice was to mount an array of panels on posts or poles, but because 24 panels are needed, there would have been too many required and the array blend well or look "organic." Third choice was to erect the cedar pergola on which the 24 panels now sit. This will be a much-needed multi-purpose structure sitting adjacent to the west wing our our production greenhouse. We use 1985 and 2004 Fair Park-TDG Master Plans as our guide for future growth. A version of this structure appears in both documents as either classroom or greenhouse.

Signature of Applicant: Nicole Davis Date: 5/5/15

RECEIVED BY
MAY 07 2015
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. **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:

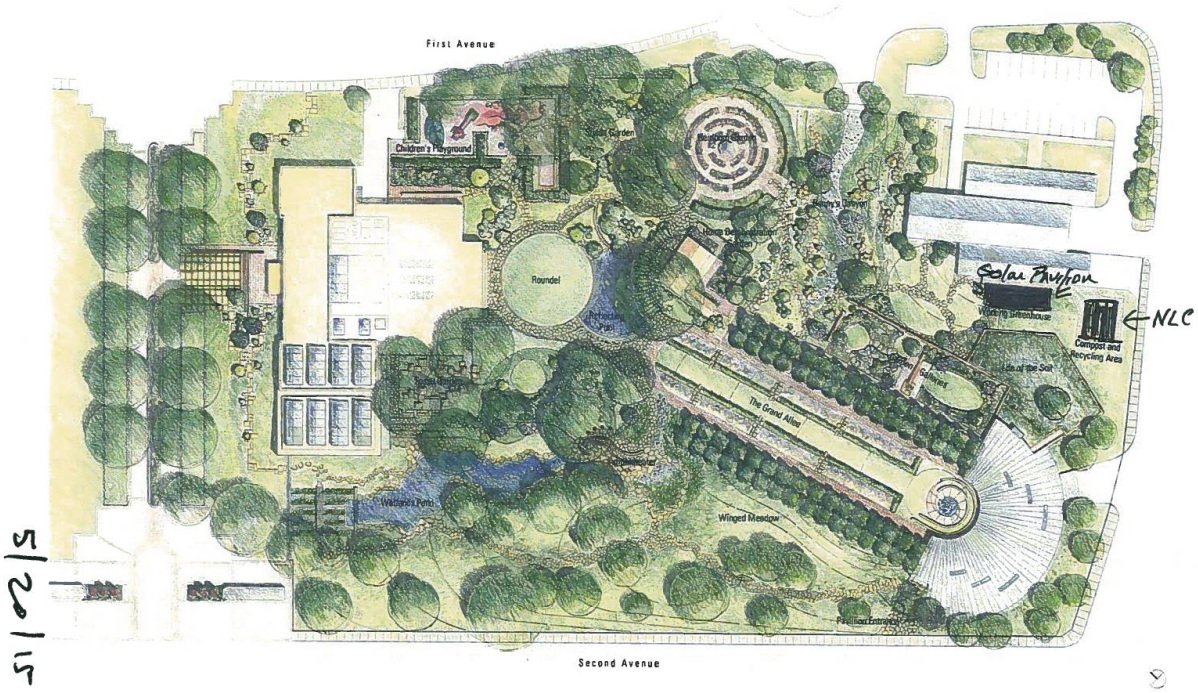
- ☐ **APPROVED.** Please release the building permit.
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

_____ _____
Sustainable Construction and Development **Date**

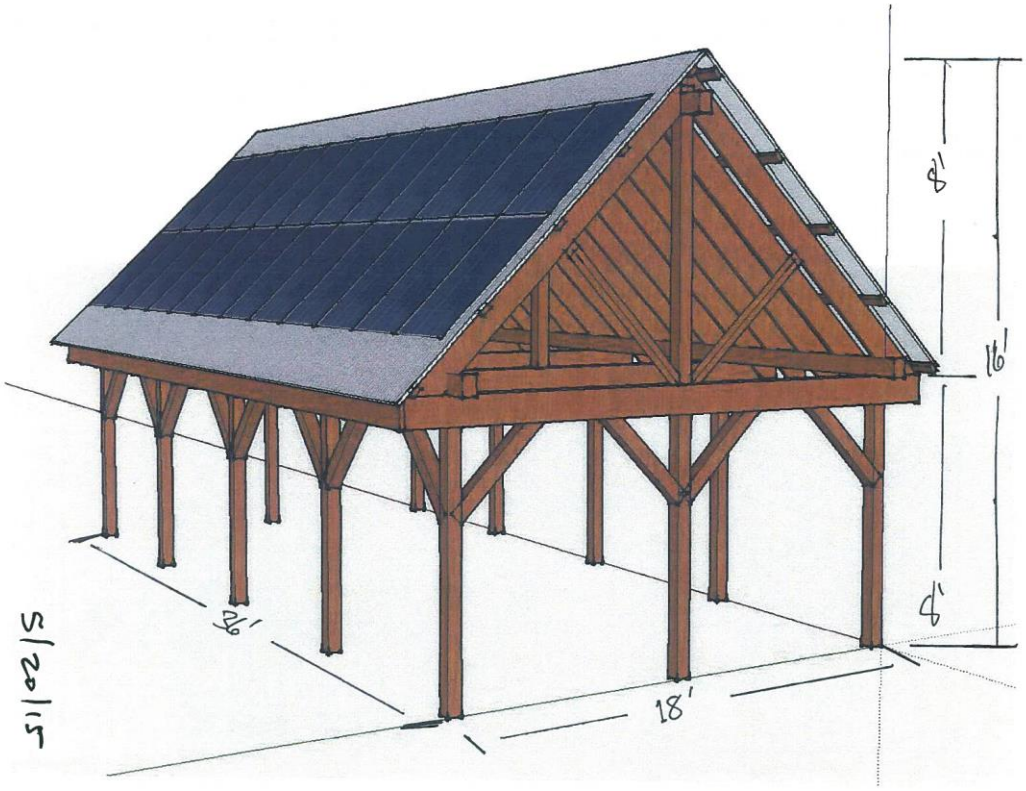
Texas Discovery Gardens Multi-Purpose Solar Pavilion

- 18' x 36' "green" structure funded by a $50,000 grant from Green Mountain Energy
- 6" x 6" cedar posts on 12" concrete piers 4 feet deep, cedar beams and braces, 2x12 cedar rafters
- 24 Solar Panels mounted on Strong Panel Metal Roof
- Powers Natural Learning Center – classroom, exhibit space and greenhouse sheds of mostly reclaimed materials CA134-206(AA)
- Sits adjacent to main Greenhouse west production wing, one of many structures originally conceived and included in 1985 Fair Park Bond Improvements for eight (8) entities including TDG and 2004 Fair Park Comprehensive Development Plan
- Besides serving as perch for solar panels, will serve as outdoor classroom, meeting space, picnic area, venue rental, stage and reception area

5/20/15



Site plan indicating location of solar pavilion.



Images of structure already constructed.



TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 5/13/2015
TIME: 11:00 am
MEETING PLACE: Fair Park, Tower Building Conference Room

Applicant Name: Texas Discovery Gardens (Dick Davis)
Address: 3601 Martin Luther King Blvd.
Date of CA/CD Request: 5/7/2015

RECOMMENDATION:

✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Task force members present

___ Bob Hilbun	✓ David Chase	✓ Clifford Welch
✓ Craig Holcomb	✓ Gary Skotnicki	✓ Virginia McAlester (Alternate #1)
___ E.L. Dunn	✓ Stephen Johns	___ VACANT (Alternate #2)

Ex Officio staff members Present ✓ Mark Doty ____ Dee Bell ____ Louise Elam

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker: CRAIG
2nd: STEVE
Task Force members in favor: ALL
Task Force members opposed: NONE
Basis for opposition:

CHAIR, Task Force — DATE 5/13/15

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-361(MD)
LOCATION: 3921 Martin Luther King Jr. Blvd
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: CS

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Fair Park
MAPSCO: 46-Q
CENSUS TRACT: 0203.00

APPLICANT: State Fair of Texas

REPRESENTATIVE: Ned Durbin

OWNER: CITY OF DALLAS

REQUEST:
Install stone monument in existing landscaping bed.

BACKGROUND / HISTORY: None.

ANALYSIS:
After the Task Force meeting, the Applicant revised the mounting service and the text for the signage. Based on those revisions, and the fact that Staff has no issue with the proposed work, Staff is recommending approval.

STAFF RECOMMENDATION:
Install stone monument in existing landscaping bed. - Approve - Approve with the finding that the completed work meets the standards in the City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:
Install stone monument in existing landscaping bed. – Approve with conditions - Proposed location approved unless additional research indicates original location. Mounting heights and locations approved with low profile. Consider steel mounting at underside in lieu of proposed concrete. Contact Nancy McCoy to determine template signage that is utilized for the park.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 361 (MD)
Office Use Only

Name of Applicant: STATE FAIR OF TEXAS
Mailing Address : P.O. Box 150009
City, State and Zip Code: DALLAS, TX 75315
Daytime Phone: 214.421.8707 Fax: 214.421.8763
Relationship of Applicant to Owner: DIRECTOR OF CONSTRUCTION

PROPERTY ADDRESS: 3921 MLK
Historic District: FAIR PARK

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.

INSTALLATION OF A 1910, STONE MONUMENT.

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: Ted Durbin Date: 4/24/15

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


City of Dallas Landmark Commission • Fair Park Task Force
State Fair of Texas - Stone Monument Placement Proposal
STATE FAIR OF TEXAS



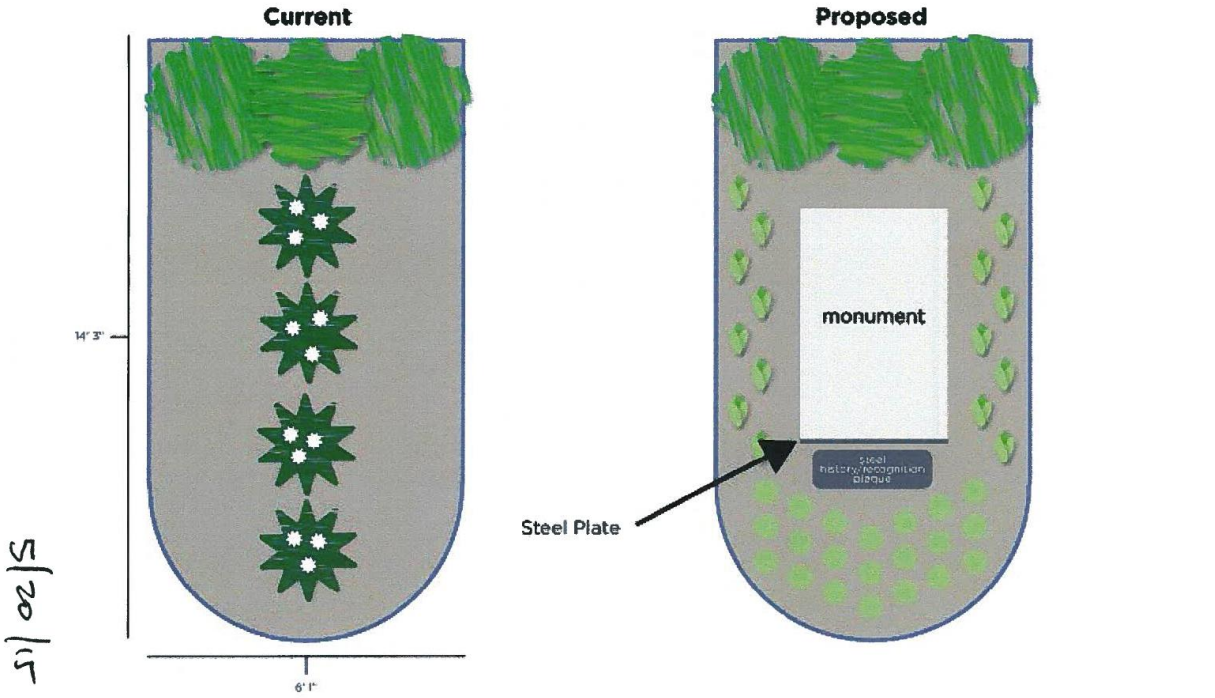
1910 SFT Director's Monument
Proposed Location

STATE FAIR OF TEXAS



1910 SFT Director's Monument
Proposed Location - Current State

STATE FAIR OF TEXAS

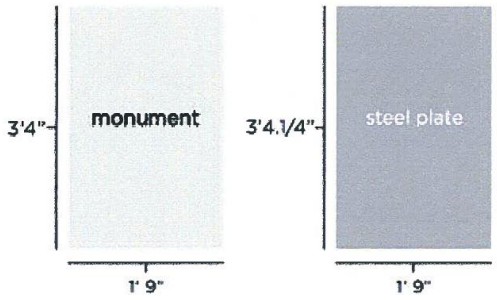


5/20/15

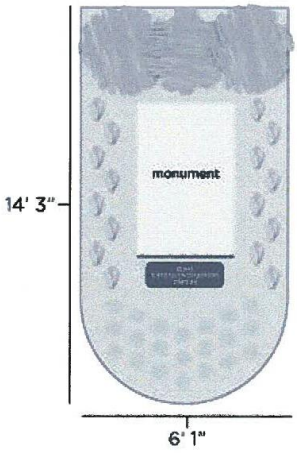
1910 SFT Director's Monument
Proposed Location - Current / Proposed

STATE FAIR OF TEXAS

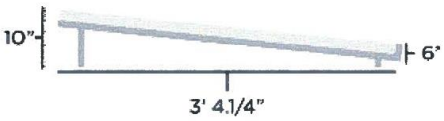
Proposed - Monument & Mounting Surface



Proposed Location - Birds' Eye



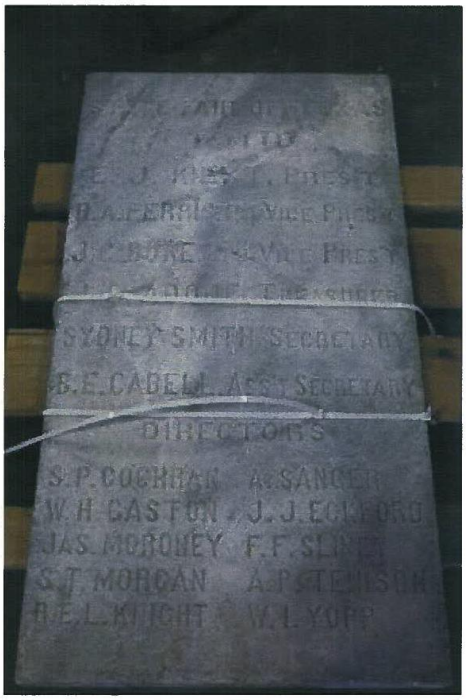
Proposed Mounting Surface - Side View



5/1 8 2/5

1910 SFT Director's Monument
Monument Specifications

STATE FAIR OF TEXAS



5/20/15

Monument Text

STATE FAIR OF TEXAS
1910
E.J. KIEST, Pres't
R.J. FERRIS, 1st Vice Pres't
J.C. DUKE, 2nd Vice Pres't
J.D. ADOUE, Treasurer
SIDNEY SMITH, Secretary
B.E. CABELL, Ass't Secretary

DIRECTORS

S.P. COCHRAN	A. SANGER
W.H. GASTON	J.J. ECKFORD
JAS. MORONEY	F.F. SLINEY
S.T. MORGAN	A.P. TENISON
R.E.L. KNIGHT	W.I. YOPP

1910 SFT Director's Monument
Monument Detail

STATE FAIR OF TEXAS



History/Recognition Plaque - Example

1910 State Fair of Texas
Board of Directors Monument

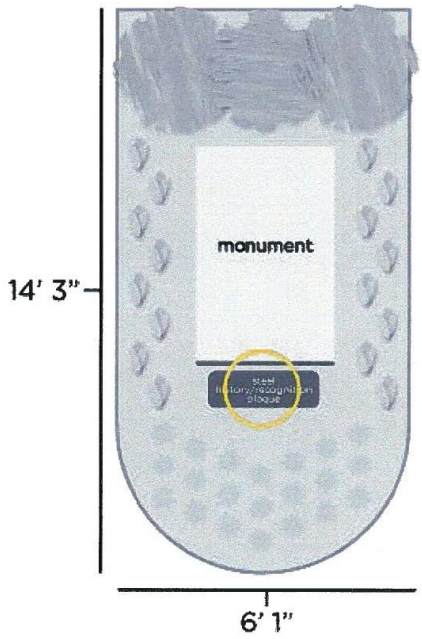
The above monument recognizes the 16 board members of the 1910 State Fair of Texas. It is assumed the monument was created as a display of gratitude to State Fair leaders for their efforts in securing funding and constructing the Fair Park Coliseum, now part of the current Women's Museum Building located in the northwest corner of the park, for the 1910 exposition.

The marble monument was found in a wooded area of southeast Dallas in 2014 and donated to State Fair of Texas President Mitchell Glieber later the same year by the Salesmanship Club of Dallas.

2015

History/Recognition Plaque - Proposed Text (Not Final)

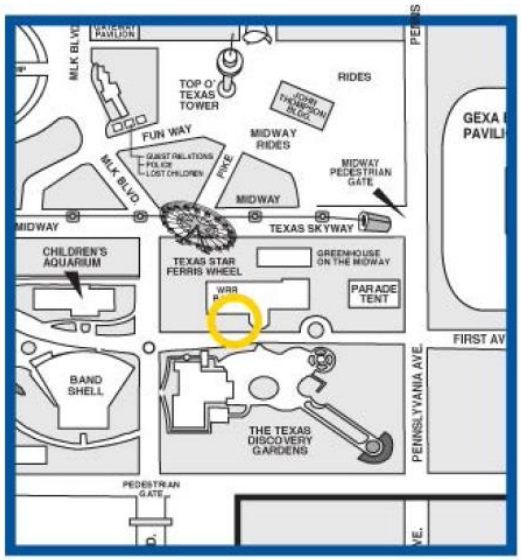
5/20/15



History/Recognition Plaque - Location

1910 SFT Director's Monument
Proposed Recognition Plaque

STATE FAIR OF TEXAS



Location - WRR Studio Lawn



1910 SFT Director's Monument
Established Precedent - WRR TX Historical Landmark

STATE FAIR OF TEXAS

TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 5/13/2015
TIME: 11:00 am
MEETING PLACE: Fair Park, Tower Building Conference Room

Applicant Name: State Fair of Texas (Ned Durbin)
Address: 3921 Martin Luther King Blvd.
Date of CA/CD Request: 5/7/2015

RECOMMENDATION:

___ Approve ___✓___Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

① PROPOSED LOCATION APPROVED UNLESS ADDITIONAL RESEARCH INDICATES ORIGINAL LOCATION

② MOUNTING HEIGHTS & LOCATIONS APPROVED W/ LOW PROFILE

③ CONSIDER STL. MOUNTING AT UNDERSIDE IN LIEU OF PROPOSED CONCRETE

④ CONTACT NANCY McCOY TO DETERMINE TEMPLATE SIGNAGE THAT IS UTILIZED FOR THE PARK

Task force members present

___ Bob Hilbun	✓ David Chase	✓ Clifford Welch
✓ Craig Holcomb	✓ Gary Skotnicki	✓ Virginia McAlester (Alternate #1)
___ E.L. Dunn	✓ Stephen Johns	___ VACANT (Alternate #2)

Ex Officio staff members Present ✓ Mark Doty ___ Dee Bell ___ Louise Elam

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker: GARY
2nd: CLIFF
Task Force members in favor: ALL
Task Force members opposed: NONE
Basis for opposition:

CHAIR, Task Force — DATE 5/13/15

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CA145-371(MP)
LOCATION**:** 5528 Junius
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.02

APPLICANT: Guadalupe Medellin

OWNER: Guadalupe Medellin

REQUEST:
1) Remove existing windows on front elevation and install single hung windows.
2) Install wood plank porch and stairs with hand rail. Install wood plank porch, stairs, and hand rail. Paint handrail and column Brand: Sherwin Williams, Body SW 2820 "Downing Earth." Trim SW 2829 "Classic White." Paint porch planks and stairs to match existing window trim, Brand: Valspar 93-8C "Lyndhurst Timber."

ANALYSIS:
Applicant intends to continue restoring her home to a more historic look, but is having to phase it out due to financial reasons.

STAFF RECOMMENDATION:
1) Remove existing windows on front elevation and install single hung windows -- Approve with conditions -- Approve plans and specifications dated 05/15/2015 with the condition that the window trim be 5' wide with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 5.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install wood plank porch and stairs with hand rail. Install wood plank porch, stairs, and hand rail. Paint handrail and column Brand: Sherwin Williams, Body SW 2820 "Downing Earth." Trim SW 2829 "Classic White." Paint porch planks and stairs to match existing window trim, Brand: Valspar 93-8C "Lyndhurst Timber" -- Approve plans dated 05/15/2015 with the finding the proposed work is consistent with the criteria for porches in the preservation criteria Section 7.4 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Remove existing windows on front elevation and install single hung windows – Approve with conditions -- Approve windows as shown with the condition that the trim is 5" wide.
2) Install wood plank porch and stairs with hand rail. Install wood plank porch, stairs, and hand rail. Paint handrail and column Brand: Sherwin Williams, Body SW 2820 “Downing Earth.” Trim SW 2829 “Classic White.” Paint porch planks and stairs to match existing window trim, Brand: Valspar 93-8C “Lyndhurst Timber” – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 371 (MP)
Office Use Only

Name of Applicant: Guadalupe Medellin
Mailing Address: 5528 Julius St
City, State and Zip Code: Dallas TX 75214
Daytime Phone: 214-718-2300 Fax:
Relationship of Applicant to Owner: Self

PROPERTY ADDRESS: 5528 Julius St
Historic District: Junius Heights

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.

New single hung windows to front of house

New craftsman style door, natural wood finish

New wood plank porch and stairs

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: Medellin Date: 5/6/15

Signature of Owner: Medellin Date: 5/6/15
(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.

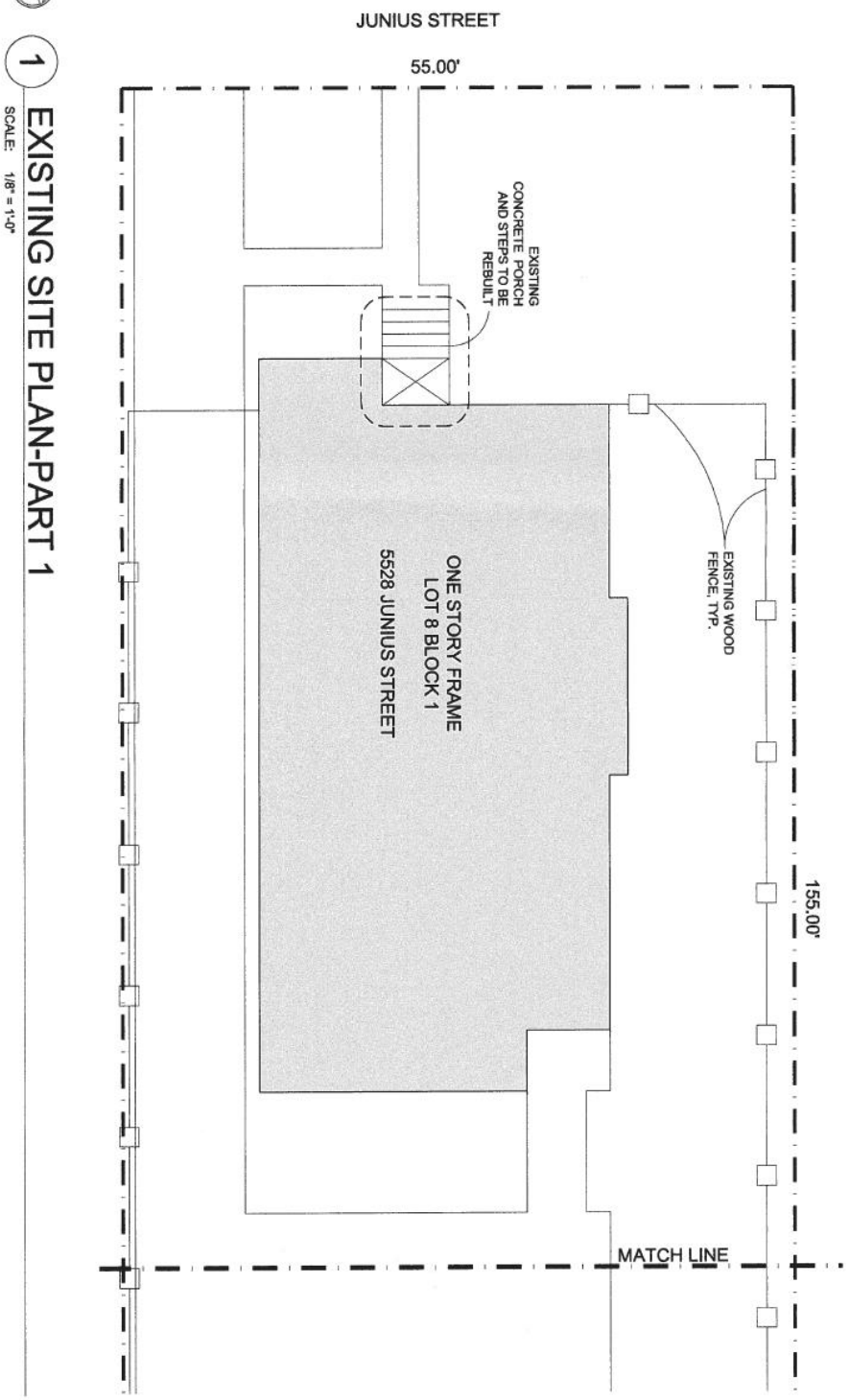
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

- ☐ **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


5528



1 EXISTING SITE PLAN-PART 1

SCALE: 1/8" = 1'-0"

THIS DOCUMENT IS AN INSTRUMENT OF THE COPYRIGHT. THE CLIENT SHALL SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THRASHER WORKS SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING NOT REUSE, TRANSFER, OR SELL, OR PERMIT THE REUSE, TRANSFER, OR SALE OF THRASHER WORKS DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING.

A1.0

SITE PLAN PART 1

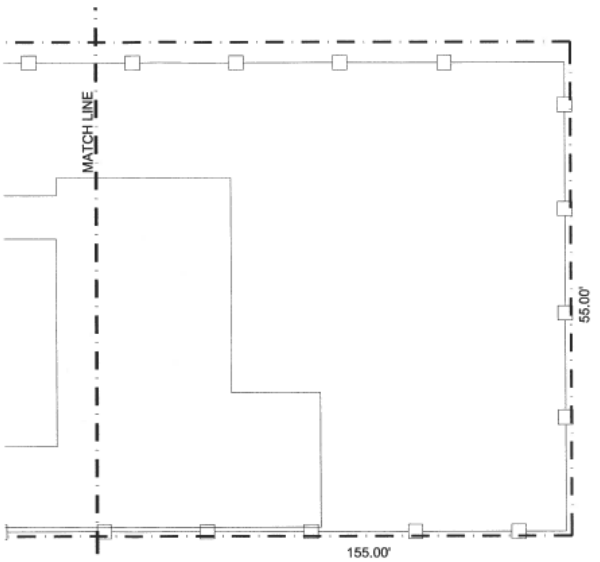
THIS DOCUMENT, ISSUED ON 05.6.15 BY KAREN A. THRASHER, ARCHITECT, STATE OF TEXAS, LICENSE NUMBER 19397, NOT FOR PERMITTING, OR CONSTRUCTION.

Issue date: 05.06.2015

FRONT PORCH RENOVATION

5528 Junius Street
Dallas Texas 75214

THRASHER WORKS
4750 gretna st, dallas texas 75207
WWW.THRASHERWORKS.COM
469.583.4819 | 214.293.3498



1 EXISTING SITE PLAN-PART 2

SCALE: 1/8" = 1'-0"

THRASHER WORKS

FRONT PORCH RENOVATION
5528 Junius Street
Dallas Texas 75214

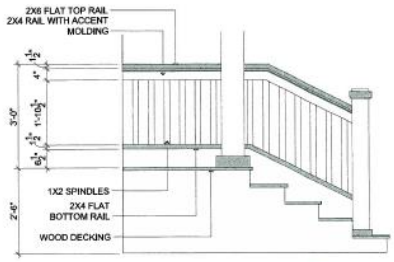
Issue date:
05.06.2015

THIS DOCUMENT, ISSUED ON 05.06.15 BY KAREN M THRASHER, ARCHITECT, STATE OF TEXAS, LICENSE NUMBER 16367, NOT FOR PERMITTING, OR CONSTRUCTION.

SITE PLAN PART 2

A1.1

THIS DOCUMENT IS AN INSTRUMENT OF THE COPYRIGHT. THE LEGAL DETAIL



4 HANDRAIL DETAIL + Column

SCALE: 1/2" = 1'-0"

A0 PLAN & ELEVATION NOTES

A1 NEW 3'-0" X5'-0"DOUBLE HUNG WINDOWS MULLED IN PAIRS WITH 1X4 PAINTED WOOD TRIM, COLOR TO MATCH EXISTING TRIM COLOR ON HOUSE

A2 EXISTING VINYL SIDING TO REMAIN, TYPICAL

A3 EXISTING PAINTED WOOD TRIM TO REMAIN

A4 NEW WOOD COLUMN, PAINTED WHITE WITH ACCENT BASE TO MATCH EXISTING TRIM

A7 NEW FRONT DOOR, NATURAL WOOD FINISH

A6 DEMOLISH EXISTING CONCRETE STOOP AND STAIRS. BUILD BACK WOOD FRAMED STOOP WITH PAINTED WOOD PLANK PORCH AND STAIRS.

NOT INCLUDED

PROPOSED PAINT COLORS:

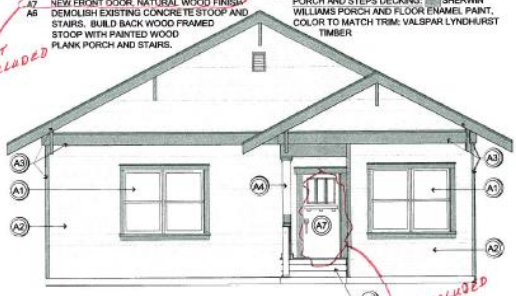
SIDING: EXISTING VINYL TO REMAIN, COLOR IS SIMILAR TO SHERWIN WILLIAMS, #2822 DOWNING SAND

HOUSE & WINDOW TRIM: EXISTING COLOR

VALSPAR 'LINDHURST TIMBER'

COLUMN & HANDRAIL: SHERWIN WILLIAMS #2820 DOWNING EARTH WITH ACCENT OF SHERWIN WILLIAMS #2829 CLASSIC WHITE

PORCH AND STEPS DECKING: SHERWIN WILLIAMS PORCH AND FLOOR ENAMEL PAINT, COLOR TO MATCH TRIM: VALSPAR LYNDHURST TIMBER



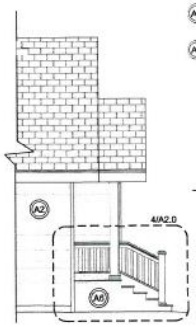
2 FRONT ELEVATION

SCALE: 3/16" = 1'-0"



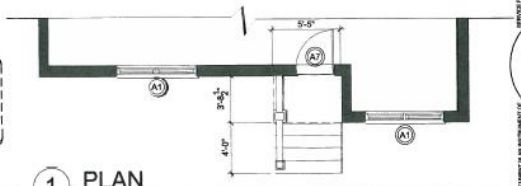
5 EXISTING FRONT

SCALE: N.T.S.



3 SIDE

SCALE: 3/16" = 1'-0"



1 PLAN

SCALE: 3/16" = 1'-0"

05/12/2015

THRASHER WORKS

4760 gaston st, dallas texas 75207
WWW.THRASHERWORKS.COM
469.939.1616 | 214.282.2486

FRONT PORCH RENOVATION
5528 Junius Street
Dallas Texas 75214

Issue date:
05.06.2015

THIS DOCUMENT, ISSUED ON 05.6.15
BY KAREN M THRASHER, ARCHITECT, STATE OF TEXAS, LICENSE NUMBER 16382, NOT FOR PERMITTING OR CONSTRUCTION.

PLAN & ELEVATIONS

A2.0

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE THAT REMAINS THE PROPERTY OF THE ARCHITECT AND IS PROTECTED BY COPYRIGHT. THE USE OF THIS DOCUMENT IS RESTRICTED TO THE ORIGINAL PROJECT AND SITE FOR WHICH IT WAS PREPARED AND PUBLISHED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE, REPRODUCTION, OR DISTRIBUTION IS STRICTLY PROHIBITED AND MAY RESULT IN LEGAL ACTION. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE RESERVED BY THE ARCHITECT.

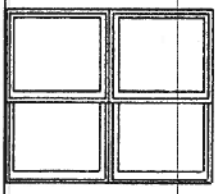
Back to Quote

LOWE'S HOME CENTERS, LLC #2280
6011 LEMMON AVENUE
DALLAS, TX 75209-5823
USA
(214) 259-0021

SPECIAL ORDER
Pedido especial

Date: 05/11/2015

Project #:	441044390	Description:	windows 5/11
Customer Name:	LUPITA MEDELLIN		
Customer Phone:	(214) 718-2300		
Customer Address:	5528 JUNIUS ST DALLAS, TX 75214 USA		

Line Item Frame Size	Product Code Description	Unit Price	Quantity	Total Price
0001 Product Dimensions: Size: 5' 11 1/2-in x 5' 1 1/4-in Actual Frame: 5' 10 3/4-in x 5' 0 1/2-in Actual Exterior Trim: 6' 4 3/8-in x 5' 3 11/16-in Actual Sash Opening: 2' 10-in x 4' 10-in Flanker Frame: 2' 11 3/8-in x 5' 0 1/2-in 	**Manufacturer:** JELD-WEN - Wood Windows & Patio Doors Book Code: TWD3560-2 Exterior Finish: Wood Exterior with AuraLast Wood Product: Double Hung Windows Product Line: Tradition Plus - Premium Series Double Hung Type: Compression Jambliners No Tilt Latches Sash Type: Standard Product Configuration: Twin Unit Exterior Color: Primed Exterior Trim: 1 x 4 with Backband Casing Fits Rough Opening Width: 5' 11 1/2-in Fits Rough Opening Width: 5' 1 1/4-in Actual Unit Width: 5' 10 3/4-in Actual Unit Height: 5' 0 1/2-in Actual Exterior Trim Width: 6' 4 3/8-in Actual Exterior Trim Height: 5' 3 11/16-in Actual Sash Opening Width: 2' 10-in Actual Sash Opening Width: 4' 10-in Interior Finish: Brilliant White Paint Jambliner Color: White Jambliners Jamb Depth: 4 9/16-in Special Feature: Compression Jambliners - No Tilt Latches Glass Type: Low-E 366 with Argon High Altitude Glass: None Preserve - Protective Film Reduces Clean-up Glass Screen Type: No Screen(s) Hardware Type: Cam Lock(s) Hardware Color: White Finger Plow: With Finger Plow(s) Sustainable Forestry Certified (SFI): No Item Number: 275492	$1,150.24	2	$2,300.48

05/15/2015

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 05/14/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Guadalupe Medellin
Address: 5528 Junius
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:

✓ Approve ____ Approve with conditions ____ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

1. Approve windows as shown with the condition the trim be 5" wide. Laura/Sally ✓
2. Approve door as shown Laura / Morgan ✓
3. Approve Wood plank porch w/ hand rail Morgan/Sally ✓

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	✓ VACANT
✓ Mary Mesh	✓ Sally Johnson	✓ Terri Raith (Alternate)
___ Barbara Cohen	✓ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker: See Above
2nd:
Task Force members in favor: All
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE May 13, 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CD145-019(MP)
LOCATION**:** 5619 Victor Street
STRUCTURE: Accessory & Noncontributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.01

APPLICANT: Leo Douglas Marriot

OWNER: Stanley Thomas Young

REQUEST:
Demolish ca. 1960s shed using standard: 'noncontributing structure because newer than period of significance.'

ANALYSIS:
Applicant able to demonstrate through Sanborn maps that the accessory building is not original to the 1913 main structure and was built sometime after 1952. The period of significance for Junius Heights is 1900—1940.

STAFF RECOMMENDATION:
Demolish ca. 1960s carport using standard: 'noncontributing structure because newer than period of significance' – Approve – Demolish structure using standard: 'noncontributing structure because newer than period of significance.'

TASK FORCE RECOMMENDATION:
Demolish ca. 1960s carport using standard: 'noncontributing structure because newer than period of significance' – Approve.

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

CD 145 - 019 (MP)
Office Use Only

1. Name of Applicant: Leo Douglas Marriot III
MAILING Address: 1417 Bennett Ave. City Dallas State TX Zip 75206
Daytime Phone: (469) 951-5940 Fax: _____
Relationship of Applicant to Owner: _____

ADDRESS OF PROPERTY TO BE DEMOLISHED: 5619 Victor St. Zip 75214
Historic District: Junius Historic District

RECEIVED BY
MAY 07 2015
Current Planning

Proposed Work:

2. Indicate which 'demolition standard(s) you are applying:
___ Replace with more appropriate/compatible structure
X No economically viable use
X Imminent threat to public health / safety
___ Demolition noncontributing structure because newer than period of significance
___ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code
Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying:
(please see attached checklist)
Tear down existing carport and remove debris.

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. **(See official calendar for exceptions to deadline and meeting dates).** You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed 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. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. **Signature of Applicant:** L D Marriot **Date:** 5-7-15

5. **Signature of Owner:** _____ **Date:** _____
(IF NOT APPLICANT)

Review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate for Demolition and Removal 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.

_____ _____
Date

Sustainable Development and Construction

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

Certificate for Demolition & Removal **City of Dallas** **Historic Preservation**
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05



Affidavit

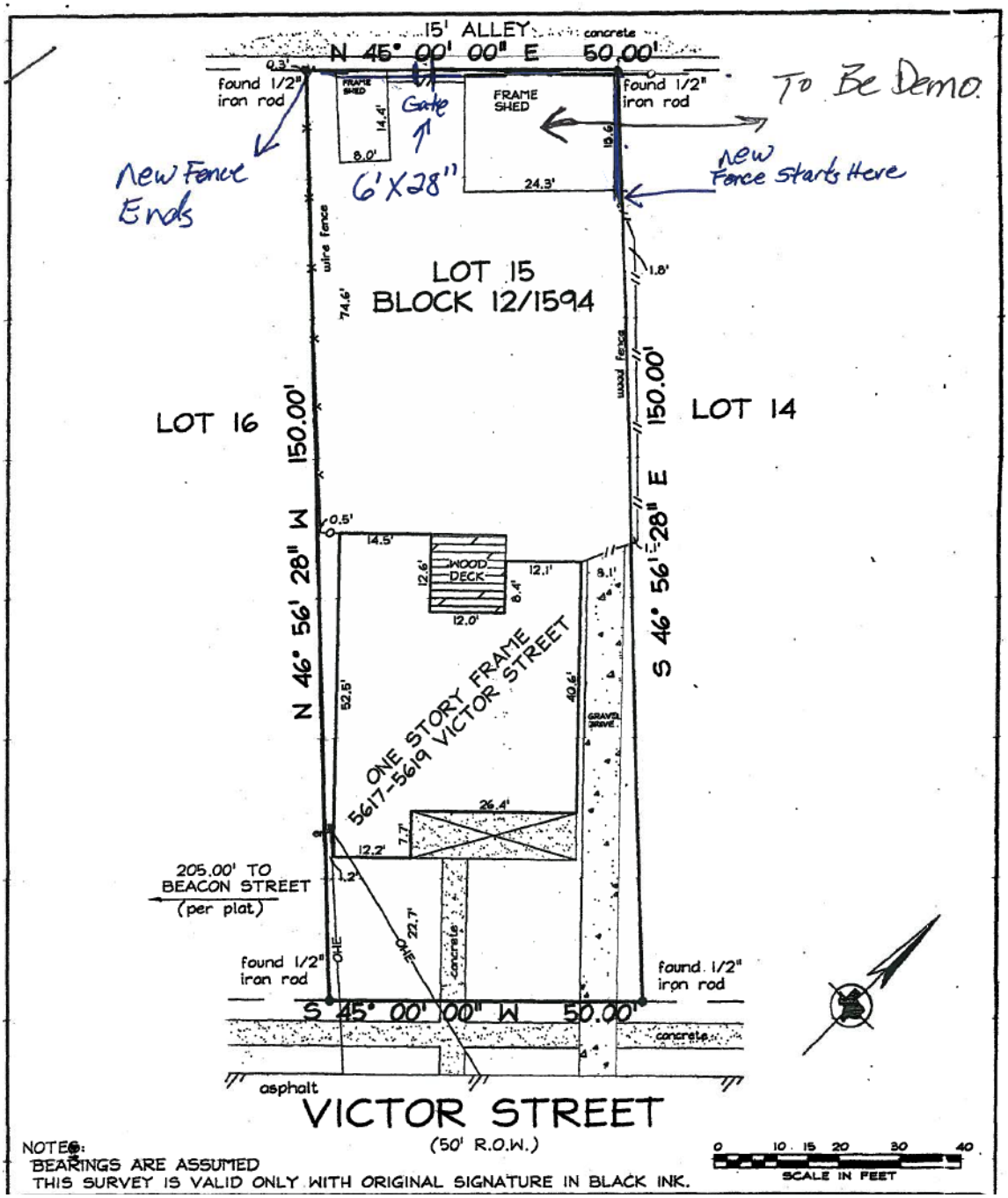
Before me the undersigned on this day personally appeared Anthony Campagna who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the owner, principle, or authorized representative of the subject property.

Affiant's signature

Subscribed and sworn to before me this 1 day of May, 2015

Notary Public

SHARON BOLAND
MY COMMISSION EXPIRES
May 7, 2017



Survey plat showing location of shed to be demolished. (Fence to be constructed is CA145-370(MP)).



Shed proposed for demolition.



Shed proposed for demolition.



Interior of shed proposed for demolition.

May 5,2015

Leo Douglass Marriot, III (Independent Contractor)

5619/17 Victor(Subject Property)

Stan Young(Owner)

Campagna and Associates ,Realtors(Property Management Company)

5619/5617 Victor St., is a home that is nestled in Munger Place/Historical Junius Heights.

This duplex, which was built in 1913 possesses a structure at the Northeast corner of the property line.

Upon research to determine the affective age of the structure, using Sanborn maps-The structure was constructed post, 1965.

There were no carports on the lot in the 1900-1940's.

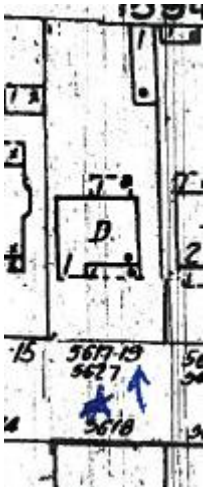
Therefore, the scope of work to be done, is to demolish the existing carport, which is in a state of disrepair. The work to be done by Leo Douglas Marriott(signor); will be to go back with a privacy fence along the back end of the property and to be no more than 6ft in height, using Cedar ,dog-eared pickets; with 4 x 4 cedar posts. Also, a gate will be installed to allow tenants access to the alley-way. The gate will be 28in wide by 6' tall.

Pictures of a similar fence to be constructed, which depicts style and craftsmanship can be seen with the attached paperwork.

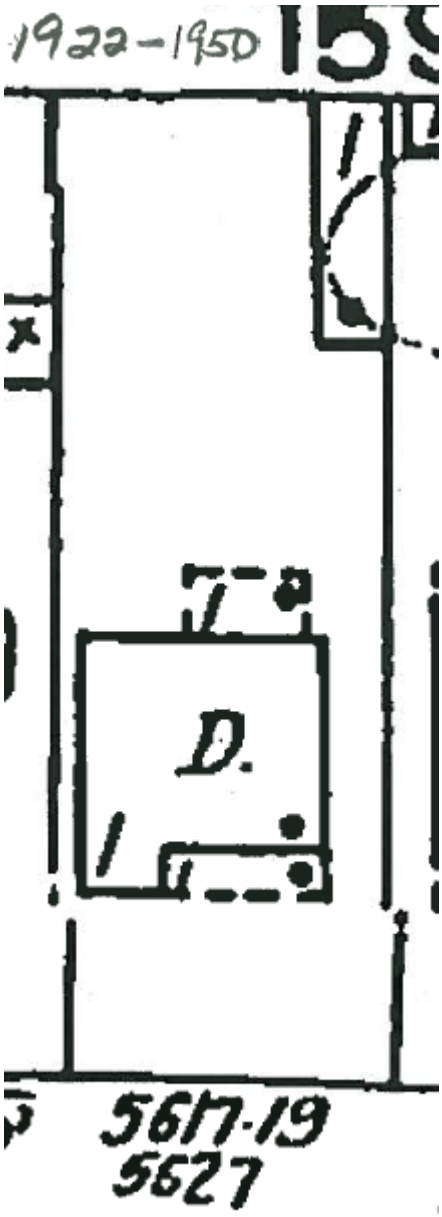
Regards,

Leo- Douglas Marriott

Narrative of Sanborn research findings.



1922 Sanborn showing dwelling and lot for 5619 Victor. Note that structure existing on property at this time has a different footprint than structure proposed for demolition.



Sanborn revised in 1950s showing that original structure still existed. Structure for proposed demolition not yet constructed.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 05/14/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Leo Douglas Marriot
Address: 5619 Victor
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:
✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. Approve Demolition Car port & Fence

Sally / Laura

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	✓ VACANT
___ Mary Mesh	✓ Sally Johnson	✓ Terri Raith (Alternate)
___ Barbara Cohen	✓ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

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

Maker:
2nd: Above
Task Force members in favor: All
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force R. Rene DATE May 18th 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CA145-370(MP)
LOCATION: 5619 Victor Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.01

APPLICANT: Leo Douglas Marriot

OWNER: Stanley Thomas Young

REQUEST:
Install cedar post fence with gate along northwest side and alley and stain. Brand: Behr. Body: t170 "Golden Honey."

ANALYSIS:
Task Force and staff in agreement on proposal to construct new wood fence.

STAFF RECOMMENDATION:
Install cedar post fence with gate along northwest side and alley and stain. Brand: Behr. Body: t170 "Golden Honey" – Approve with conditions – Approve plat survey and specifications dated 05/15/2015 with the condition that finished side faces out toward the alley with the finding the proposed work meets the criteria for fences in the preservation criteria Sections 3.6(a)(2), 3.6(a)(5), 3.6(b), and 3.6(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install cedar post fence with gate along northwest side and alley and stain. Brand: Behr. Body: t170 "Golden Honey" – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 370 [MP]
Office Use Only

Name of Applicant: Leo Douglas Marriot III
Mailing Address : 1417 Bennett Ave. Unit D
City, State and Zip Code: Dallas, TX 75206
Daytime Phone: (469) 951-5940 Fax: _____
Relationship of Applicant to Owner: _____

PROPERTY ADDRESS: 5619 Victor St., Dallas, TX 75214
Historic District: Junius Historic District

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.

Install cedar posts, cedar rails, and cedar pickets with one cedar gate.

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: [signature] Date: 5-7-15

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:

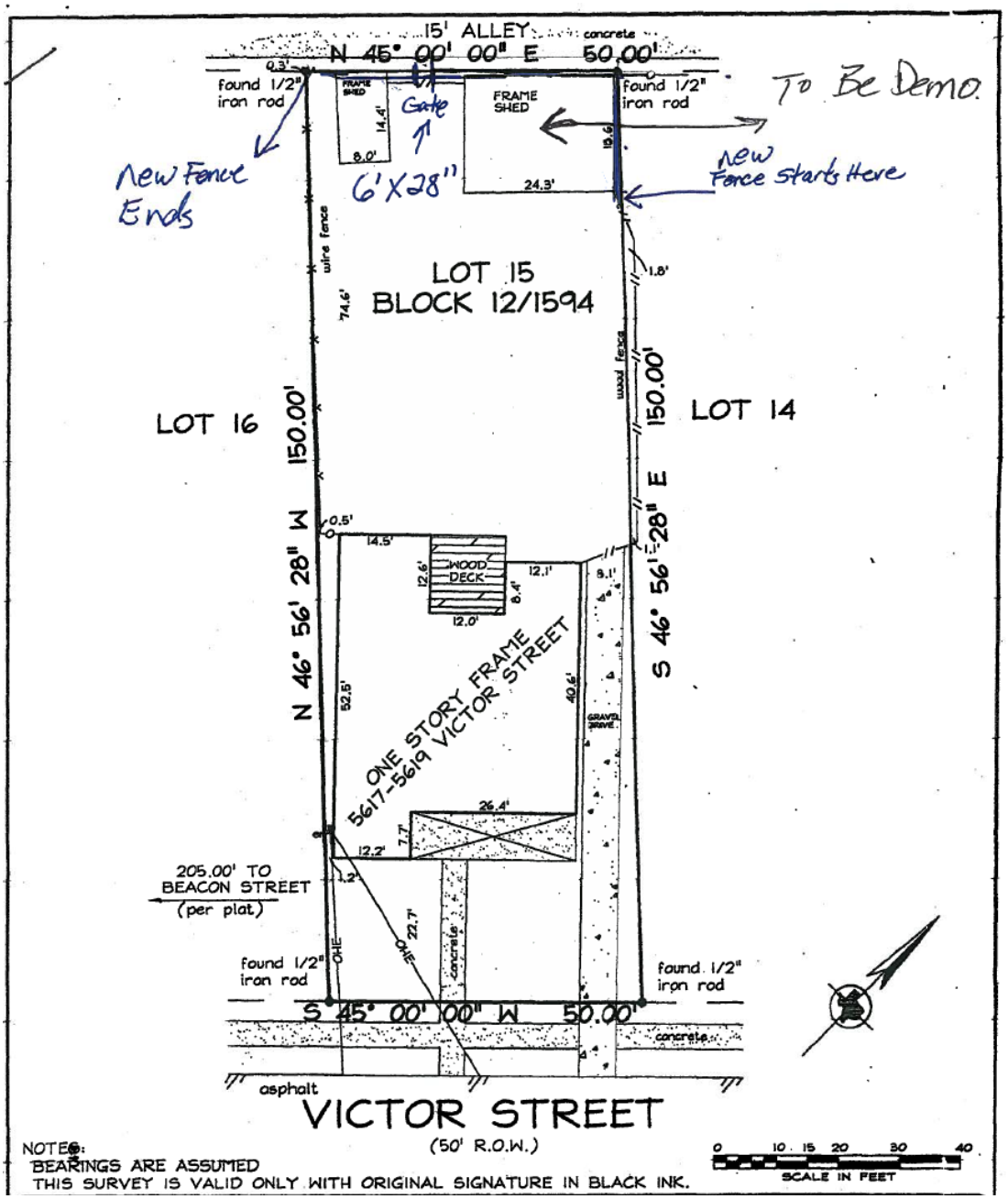
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history 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:

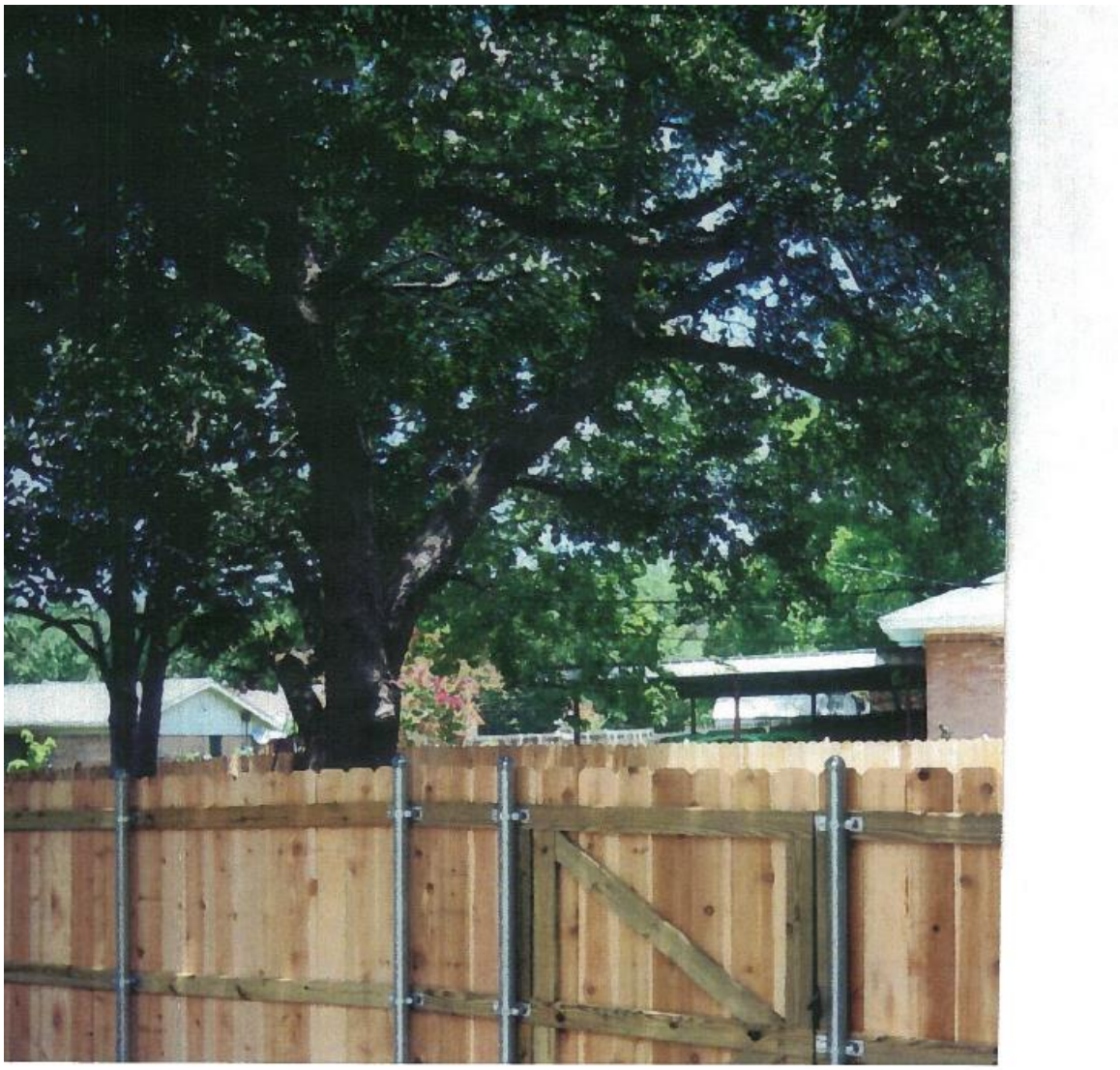
- ☐ **APPROVED.** Please release the building permit.
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

_____ _____
Sustainable Construction and Development **Date**





Survey plat showing location of fence to be constructed. (Shed to be demolished is CD145-019(MP)).



Example of fence that applicant has built for another client. Proposed fence to be the same.



Example of gate that applicant has built for another client. Proposed gate to be the same.

From: Doug Marric
Sent: Wednesday, May 20, 2015 10:52 AM
To: Prior, Marsha
Subject: RE: 5619 Victor INFORMATION NEEDED

I don't know if you got it but were using Behr products, and were going with golden honey t170

Specifications for stain to be used on proposed fence and gate.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 05/14/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Leo Douglas Marriot
Address: 5619 Victor
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:
✓ Approve ____ Approve with conditions ____ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

1. Approve / Laura / Sally

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	✓ VACANT
✓ Mary Mesh	✓ Sally Johnson	✓ Terri Raith (Alternate)
___ Barbara Cohen	✓ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker:
2nd: Above
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE May 14, 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-383(MP)
LOCATION**:** 5733 Victor Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.01

APPLICANT: Omni Shores Management (Donald Broadway)

OWNER: JALYNN TURNER

REQUEST:
1) Replace 8ft cedar fence and gate with wood privacy fence and sliding gate, and apply natural stain.
2) Restore wood front porch and paint with accent color. Brand: Sherwin Williams. Trim: SW 2848 "Roycroft Pewter."
3) Remove deck in rear of main structure and replace with extended deck of cedar board.
4) Replace existing garage door, and add new door on opposite end, both to be Craftsman style cedar-wood roll ups.
5) Remove existing bay windows and replace with wood 1/1 windows.
6) Replace aluminum windows with wood 1/1 windows.
7) Repair historic wood windows, and replace with wood 1/1 windows if not repairable.
8) Install two wood 1/1 windows where original windows were removed.
9) Replace rear kitchen door with Craftsman style wood door.
10) Install single lite wood door on rear-side elevation where original door was infilled.
11) Install new brush finish concrete drive alley to rear garage.

ANALYSIS:
Task Force had no concerns with proposed work due to applicant's plans to restore historic solid-to-void ratios, repair existing historic wood windows, and paint using appropriate colors. The location of this house (at the corner of Victor and Abrams) is a gateway into the Junius Heights Historic District. Task Force and staff are recommending approval for all requests.

STAFF RECOMMENDATION:

1) Replace 8ft cedar fence and gate with wood privacy fence and sliding gate, and apply natural stain – Approve with conditions – Approve survey plat and drawings dated 05/15/2015 with condition that the top be horizontal and that the finished side face the streets and alley with the finding the proposed work meets the criteria for fences in the preservation criteria Sections 3.6(a)(2), 3.6(a)(5), 3.6(b), and 3.6(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Restore wood front porch and paint with accent color. Brand: Sherwin Williams. Trim: SW 2848 "Roycroft Pewter" – Approve – Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for porches in the preservation criteria Section 7.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Remove deck in rear of main structure and replace with extended deck of cedar board – Approve – Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for porches in the preservation criteria Section 7.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Replace existing garage door, and add new door on opposite end, both to be Craftsman style cedar-wood roll ups – Approve – Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for accessory structures in the preservation criteria Sections 9.1 and 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5) Remove existing bay windows and replace with wood 1/1 windows – Approve – Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6) Replace aluminum windows with wood 1/1 windows – Approve – Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7) Repair historic wood windows, and replace with wood 1/1 windows if not repairable –Approve with conditions – Approve drawings dated 05/15/2015 with the condition that no more than 20 percent be replaced without submitting a new CA with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 5.1 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8) Install two wood 1/1 windows where original windows were removed – Approve – Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 4.1(c), 5.2, and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9) Replace rear kitchen door with Craftsman style wood door – Approve – Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Sections 5.2, and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10) Install single lite wood door on rear-side elevation where original door was infilled – Approve – Approve drawings and specifications dated 05/15/2015 with the finding the proposed work meets the criteria for fenestrations and openings in the preservation criteria Section 4.1(c) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
11) Install new brush finish concrete drive alley to rear garage – Approve – Approve drawings dated 05/15/2015 with the finding the proposed work meets the criteria for site elements in the preservation criteria Section 3.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
1) Replace 8ft cedar fence and gate with wood privacy fence and sliding gate, and apply natural stain – Approve.
2) Restore wood front porch and paint with accent color. Brand: Sherwin Williams. Trim: SW 2848 "Roycroft Pewter" – Approve.
3) Remove deck in rear of main structure and replace with extended deck of cedar board – Approve.
4) Replace existing garage door, and add new door on opposite end, both to be Craftsman style cedar-wood roll ups – Approve.
5) Remove existing bay windows and replace with wood 1/1 windows – Approve.
6) Replace aluminum windows with wood 1/1 windows – Approve.
7) Repair historic wood windows, and replace with wood 1/1 windows if not repairable – Approve.
8) Install two wood 1/1 windows where original windows were removed – Approve.
9) Replace rear kitchen door with Craftsman style wood door – Approve.
10) Install single lite wood door on rear-side elevation where original door was infilled – Approve.
11) Install new brush finish concrete drive alley to rear garage – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145-383 (MP)
Office Use Only

Name of Applicant: Omni Shores Management LLC
Mailing Address : 6960 Mervin D Lane Frwy Ste B16
City, State and Zip Code: Dallas, TX. 75237
Daytime Phone: 469-471-1800 Fax: 877-348-8627
Relationship of Applicant to Owner: Mgr.

PROPERTY ADDRESS: 5733 Victor, Dallas TX. 75214
Historic District: Junius Heights

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.

ROUTINE
ROUTINE

Repair Exterior Siding (Less Than 20%) Paint
~~Replace/Repair original windows~~
Replace Back door with wood doors

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: _____ Date: 4-20-15

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**


5153

SURVEY PLAT

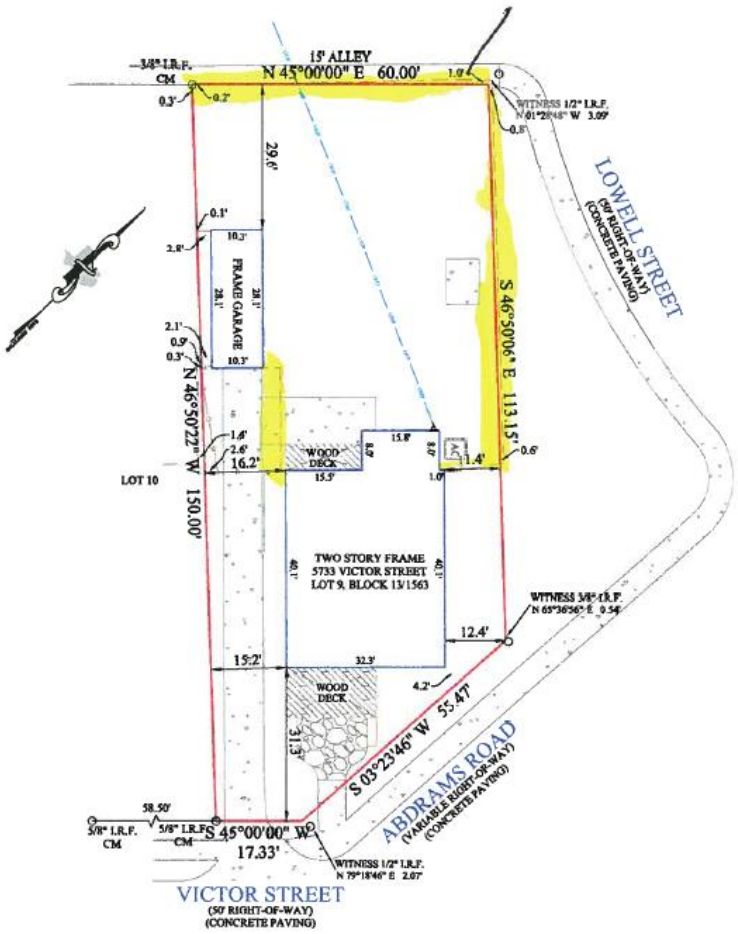
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 5733 VICTOR STREET, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. BEING LOT 9, BLOCK 13/1563, JUNIUS HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 114, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

NOTES:

1. ALL EASEMENTS SHOWN ON THIS SURVEY ARE PER THE ABOVE DESCRIBED PLAT, UNLESS OTHERWISE NOTED.

2. THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. NO RESEARCH OF THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

Replacement Fencing



LEGEND

- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- BRICK, CONCRETE
- GM GAS METER
- WM WATER METER
- CHAINLINK FENCE
- WOOD FENCE
- IRON FENCE

E.M. = ELECTRIC METER
I.R.S. = IRON ROD SET
I.R.F. = IRON ROD FOUND
C.R.F. = IRON ROD FOUND
X.F. = "X" FOUND IN CONCRETE
X.S. = "X" SET IN CONCRETE

BEARINGS ARE BASED ON

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (JONATHAN M. QUILL) HEREBY CERTIFIES THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY OMNI SHORES MANAGEMENT, LLC IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. NO. ?. THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION AND PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY, AND SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS DIRECTION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE RECORDED PLAT; THE SIZE, LOCATION, AND TYPES OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE INDICATED AND THAT THE DISTANCE TO THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN. THERE ARE NO VISIBLE ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. USE OF THIS SURVEY BY ANY OTHER PARTIES AND/OR FOR OTHER PURPOSES SHALL BE AT USERS OWN RISK, AND ANY LOSS RESULTING FROM OTHER USE SHALL NOT BE THE RESPONSIBILITY OF THE UNDERSIGNED. THIS SURVEY IS NOT VALID WITHOUT A SEAL AND SIGNATURE.

ACCEPTED BY: _____ DATE: _____



RENDERING OF PROPOSED RENOVATION

REGISTERED ARCHITECT
NADINE CRUTCHER
16902
STATE OF TEXAS
04.06.15

5733 Victor Street Dallas, TX

Issued For Certificate of Appropriateness Review Only

A-1
Date
04.06.15

THIS PROJECT INVOLVES A CRAFTSMAN STYLE HOUSE WHICH INCLUDES THE FOLLOWING CHARACTERISTICS

- DEEP EAVES WTH EXPOSED SHAPED RAFTER ENDS AND ORNAMENTAL BRACKETS
- GROUPED WINDOWS IN PAIRS OR SETS OF THREE
- DEEP BROAD PORCH WITH EXPRESSIVE COLUMNS
- LOW SLOPED GABLE AND HIP ROOFS
- CONTINUOUS HORIZONTAL TRIM BAND
- ASSYMETRICAL BUT BALANCED PLACEMENT OF WINDOWS

ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, AND STATUTES.

1. NEW MATERIALS SHALL BE APPROPRIATE AND SIMILAR TO HISTORIC MATERIALS IN TEXTURE, COLOR, PATTERN, GRAIN AND MODULE SIZE
2. HISTORIC SOLID TO VOID RATIOS OF PROTECTED FACADES TO BE MAINTAINED
3. HISTORIC MATERIALS SUCH AS WOOD SIDING, TRIM AND DETAILING TO BE MAINTAINED AND RESTORED, WHEREVER POSSBLE. DETERIORATED, ROTTING AND DAMAGED MATERIALS TO BE REPLACED WHERE NECESSARY
4. SIDING TO MATCH EXISTING STYLES (PROFILES 105 AND 117)
5. TRIM CASINGS AND MOLDINGS TO MATCH EXISTING IN SIZE AND DEPTH
6. PAINT TO BE REMOVED IN ACCORDANCE WITH THE SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION.
7. HISTORIC DOORS AND WINDOWS TO BE MAINTAINED, PATCHED, REPAIRED AND RESTORED, WHEREVER POSSIBLE
8. REPLACEMENT AND NEW WINDOWS TO BE SALVAGED WOODEN WINDOWS APPROXIMATING ORIGINALS IN DIMENSION AND DESIGN
9. NON-ORIGINAL DOORS AND WINDOWS TO BE REPLACED WITH APPROPRIATE DOORS AND WINDOWS TO MATCH ORIGINAL, UNLESS NOTED OTHERWISE.
10. ENTIRE EXTERIOR TO BE REPAINTED WITH COLORS APPROPRIATE TO THE CRAFTSMAN PERIOD.

A-1	COVER SHEET
A-2	SITE PLAN
A-3	FIRST FLOOR DEMOLITION PLAN
A-4	FIRST FLOOR REMODEL PLAN - EXTERIOR ONLY
A-6	SECOND FLOOR REMODEL PLAN - EXTERIOR ONLY
A-7	FRONT ELEVATION
A-8	RIGHT SIDE ELEVATION
A-9	REAR ELEVATION
A-10	LEFT SIDE ELEVATION
A-11	ENLARGED ELEVATIONS
A-12	COLOR ELEVATIONS

1 Site Plan
scale: 1" = 20'-0"

GENERAL NOTES SITE...

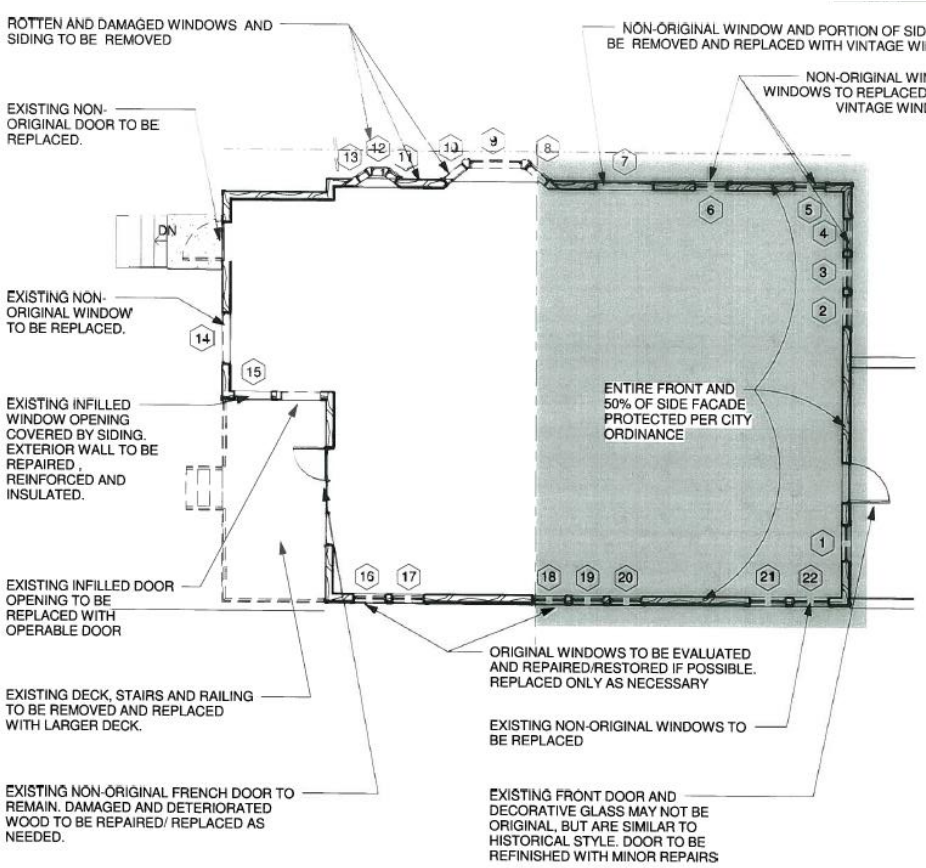
1. EXISTING LANDSCAPING NOT SHOWN. MATURE TREES ARE PROTECTED UNLESS DAMAGED OR UNHEALTHY. EXISTING TREES TO REMAIN, TYP.
2. NEW LANDSCAPING AND PLANT MATERIALS ARE NOT PLANNED AT THIS TIME
3. YARD TO BE MAINTAINED THROUGH CLEARING UNDERBRUSH AND DAMAGED SHRUBS.
4. TREE LIMBS TO BE TRIMMED AS NECESSARY

SEE SITE SURVEY FOR COMPLETE DIMENSIONS OF LOT EXISTING BUILDING

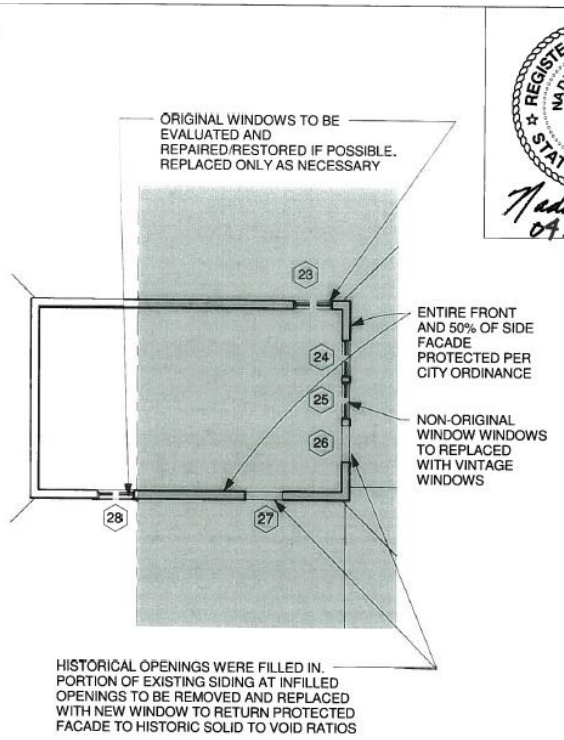
5733 Victor Street Dallas, TX

Issued For Certificate of Appropriateness Review Only

A-2
Date
04.06.15



1 First Floor Demolition Plan
scale: 1/8" = 1'-0"



2 Second Floor Demolition Plan
scale: 1/8" = 1'-0"

REGISTERED ARCHITECT
NADINE CRUTCHER
16902
STATE OF TEXAS
04.06.15

5733 Victor Street Dallas, TX

Issued For Certificate of Appropriateness Review Only

A-3

Date
04.06.15

C6-9

CA145-383(MP)

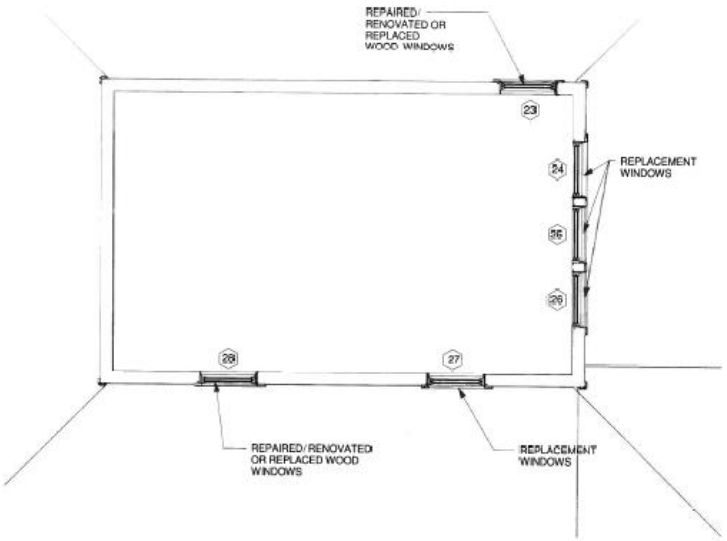
1 First Floor
scale: 1/4" = 1'-0"

5733 Victor Street Dallas, TX

Issued For Certificate of Appropriateness Review Only

NADINE CRUTCHER
#8902
REGISTERED ARCHITECT
STATE OF TEXAS
04.06.15

A-4
Date
04.06.15



1 Second Floor
scale: 1/4" = 1'-0"

REGISTERED ARCHITECT
NADINE CRUTCHER
15902
STATE OF TEXAS
04.06.15

5733 Victor Street Dallas, TX

Issued For Certificate of Appropriateness Review Only

A-6

Date
04.06.15

1 Front (East Elevation)
scale: 1/4" = 1'-0"
EXISTING GARAGE IS NON-ORIGINAL AND EXISTING SIDING IS NON-HISTORICAL. REPAINT EXISTING SIDING TO MATCH HOUSE BODY COLOR
FASCIA TRIM AT GARAGE PAINT TO MATCH HOUSE
GARAGE TO BE REINFORCED AND MAINTAINED. EXISTING DOOR TO BE REPLACED WITH CRAFTSMAN "LOOK" DOOR
BRICK BASE IS CURRENTLY PAINTED. REPAINT WITH ACCENT. COLOR
PAINT COLUMN MOLDING ACCENT COLOR
REPAINT BOX COLUMN WITH ACCENT COLORS
REPAINT VERTICAL SIDING
REPAINT FASCIA AT GABLE
REPAINT WITH TRIM COLORS
REPAINT EXPOSED RAFTER TAILS TO MATCH HOUSE TRIM
EXISTING DOOR AND DECORATIVE GLASS APPEAR ORIGINAL. DOOR IS STAINED AND VARNISHED. DOOR TO BE CLEANED AND MAINTAINED
WOOD FRONT PORCH FLOOR. TO BE RESTORED AND REPAINTED WITH ACCENT COLOR
EXISTING NON-ORIGINAL ALUMINUM WINDOWS TO BE REPLACED WITH VINTAGE WOOD WINDOWS. SASHES AND FRAMES TO BE ACCENT COLOR
EXISTING WOOD FENCE TO BE REPLACED WITH NEW WOOD (CEDAR OR EQUAL) UNPAINTED
WINDOW CASING PAINT TRIM COLOR
EXISTING NON ORIGINAL ALUMINUM WINDOWS TO BE REPLACED WITH VINTAGE WOOD WINDOWS. SASHES AND FRAMES TO BE ACCENT COLOR
EXISTING WOOD SIDING TO BE PREPPED AND REPAINTED. BODY COLOR, TYPICAL
NEW VINTAGE WOOD WINDOW IN PROTECTED FACADE. OPENING IN WALL ON INTERIOR INDICATES HISTORIC OPENING WAS FILLED. THIRD WINDOW RESTORES HISTORIC GROUPING
EXISTING BRICK CHIMNEY BEYOND. ANY LOOSE MORTAR TO BE REPOINTED
1
2
3
4
24
25
26
REGISTERED ARCHITECT
NADINE CRUTCHER
STATE OF TEXAS
15902
04.06.15
5733 Victor Street Dallas, TX
Issued For Certificate of Appropriateness Review Only
A-7
Date
04.06.15

1 Right Corner Side Yard Elevation
scale: 1/4" = 1'-0"
PORCH BEYOND
REPAINT EXPOSED RAFTER TAILS TRIM COLOR, TYPICAL
WINDOW CASING TO BE PATCHED AND REPAIRED OR REPLACED AS NEEDED. PAINT TRIM COLOR
EXISTING WOOD WINDOW IN POOR CONDITION, TO BE EVALUATED AND RESTORED IF POSSIBLE. REPLACED IF NECESSARY WITH VINTAGE WOOD WINDOW
FRONT 50% OF SIDE FACADE PROTECTED
EXISTING BRICK CHIMNEY
EXISTING WOOD SIDING TO BE PREPPED AND REPAINTED. BODY COLOR, TYPICAL
BRICK IS CURRENTLY PARTIALLY PAINTED BELOW ROOF EAVE. REPAINT WITH HOUSE BODY COLOR OR TO MATCH NEW ACCENT PAINT COLOR ON FRONT BRICK COLUMNS
NEW HISTORICALLY APPROPRIATE VINTAGE WOOD ACCENT WINDOW (TO BE SELECTED)
WOOD SIDING PROFILE 117 TYPICAL ABOVE TRIM RAIL
WOOD SIDING PROFILE 105 TYPICAL BELOW TRIM RAIL
EXISTING NON-ORIGINAL VINYL WINDOWS TO BE REPLACED WITH VINTAGE WOOD WINDOWS
ALL EXISTING WOOD TRIM TO BE PREPPED AND REPAINTED. DETERIORATED OR DAMAGED AREAS TO BE REPLACED.
EXTERIOR WALL AND WOOD SIDING INFILL AT REMOVED NON ORIGINAL WINDOW.
NEW HISTORICALLY APPROPRIATE VINTAGE WOOD ACCENT WINDOW (TO BE SELECTED). SIZE PER SIMILAR STRUCTURES SOLID TO VOID RATIO
FRONT 50% OF SIDE FACADE PROTECTED
NEW VINTAGE WOOD WINDOWS WITH NEW CASING. SIZE, GROUPING AND PROPORTION ALL TO MATCH ORIGINAL
NEW EXTERIOR WALL AND SIDING. EXISTING WOOD SIDING FROM INFILLED OPENINGS TO BE USED WHERE MATERIALS ARE IN GOOD CONDITION. MATERIALS TO BE REPLACED WITH NEW WOOD SIDING AS NEEDED
5733 Victor Street Dallas, TX
Issued For Certificate of Appropriateness Review Only
A-8
Date
04.06.15
REGISTERED ARCHITECT
NADINE CARUTHERS
STATE OF TEXAS
04.06.15

1 Rear Elevation

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

REGISTERED ARCHITECT
NADINE CRUTCHER
76902
STATE OF TEXAS

04.06.15

5733 Victor Street Dallas, TX

Issued For Certificate of Appropriateness Review Only

A-9

Date 04.06.15

1 Left Side Yard Elevation

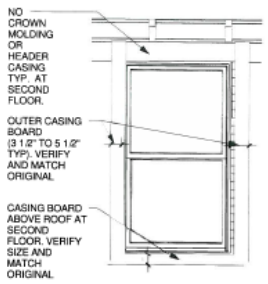
scale: 1/4" = 1'-0"

5733 Victor Street Dallas, TX

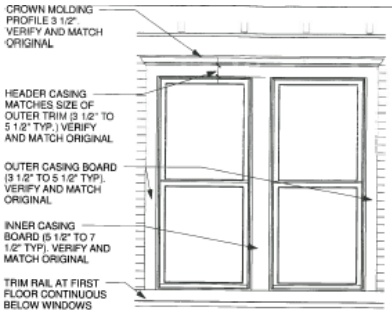
Issued For Certificate of Appropriateness Review Only

A-10

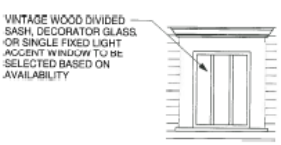
Date 04.06.15



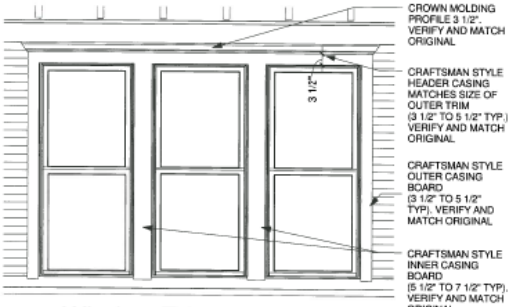
1 Window Trim
scale: 1/2" = 1'-0"



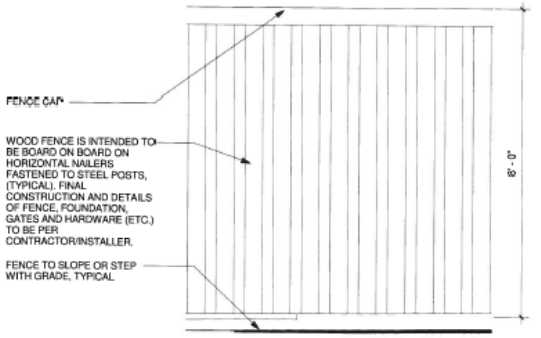
2 Window Trim
scale: 1/2" = 1'-0"



3 Accent Window
scale: 1/2" = 1'-0"



4 Window Trim
scale: 1/2" = 1'-0"



6 Fence Elevation
scale: 1/2" = 1'-0"

REGISTERED ARCHITECT
NADINE CRUTCHER
16902
STATE OF TEXAS
04.06.15

5733 Victor Street Dallas, TX

Issued For Certificate of Appropriateness Review Only

A-11

Date
04.06.15



1 Front Elevation
scale: 1/8" = 1'-0"



2 Right Corner Side Yard Elevation
scale: 1/8" = 1'-0"



3 Left Side Yard Elevation
scale: 1/8" = 1'-0"



4 Rear Elevation
scale: 1/8" = 1'-0"

PT-1 = HOUSE BODY COLOR TO MATCH SW 2821 DOWNING STONE
PT-2 = ACCENT COLOR TO MATCH PPG DECORATOR WHITE
PT-3 = ACCENT COLOR TO MATCH SW 2848 ROYCROFT PEWTER
PT 4 = ACCENT COLOR TO MATCH SW 2839 SW ROYCROFT COPPER RED

REGISTERED ARCHITECT
NADINE CRUTCHER
16902
STATE OF TEXAS
04.06.15

5733 Victor Street Dallas, TX

Issued For Certificate of Appropriateness Review Only

A-12

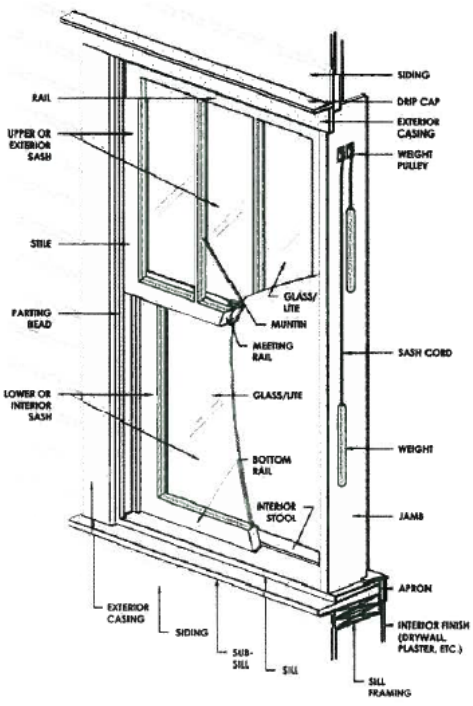
Date
04.06.15

COA— _____	**Date Received:** _____
Applicant Name: _____	**Received by:** _____

Window Survey Form

Have	Basic Requirements
☐	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
☐	2. Photographs of each window opening *numbered* corresponding to the photographs or drawings from #1.
☐	3. Condition Evaluation of each window (see reverse).
☐	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.
☐	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.
☐	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	28
Number of Historic Windows on the Structure	8
Number of Existing Replacement/Non-Historic Windows	17
Number of Windows Completely Missing	3
Total Number of Windows to be Replaced	25

COA— _____ Date Received: _____

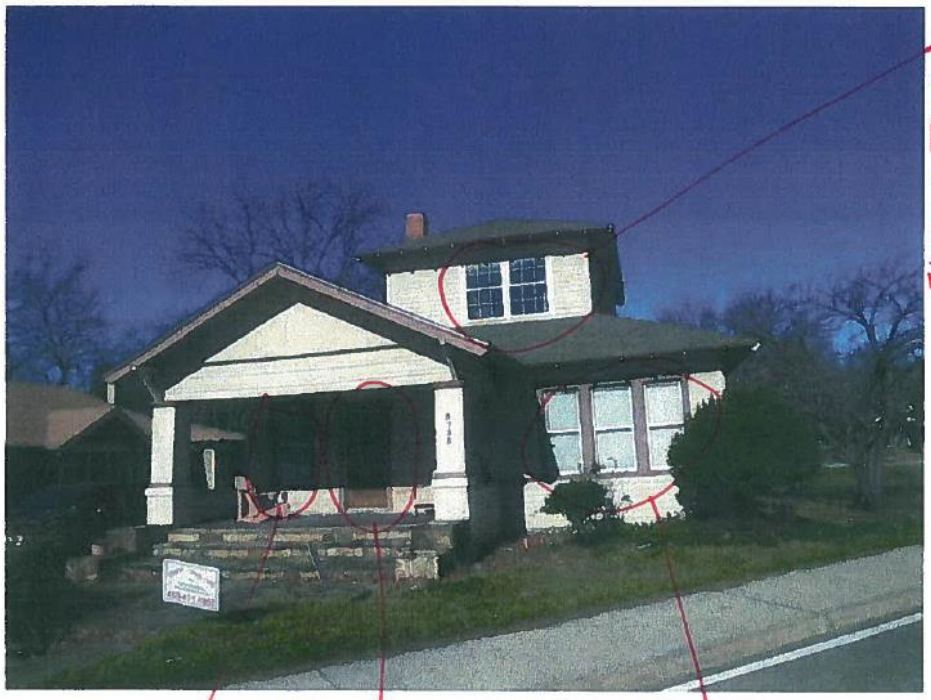
Applicant Name: _____ Received by: _____

Window Survey Form—Window Condition Report

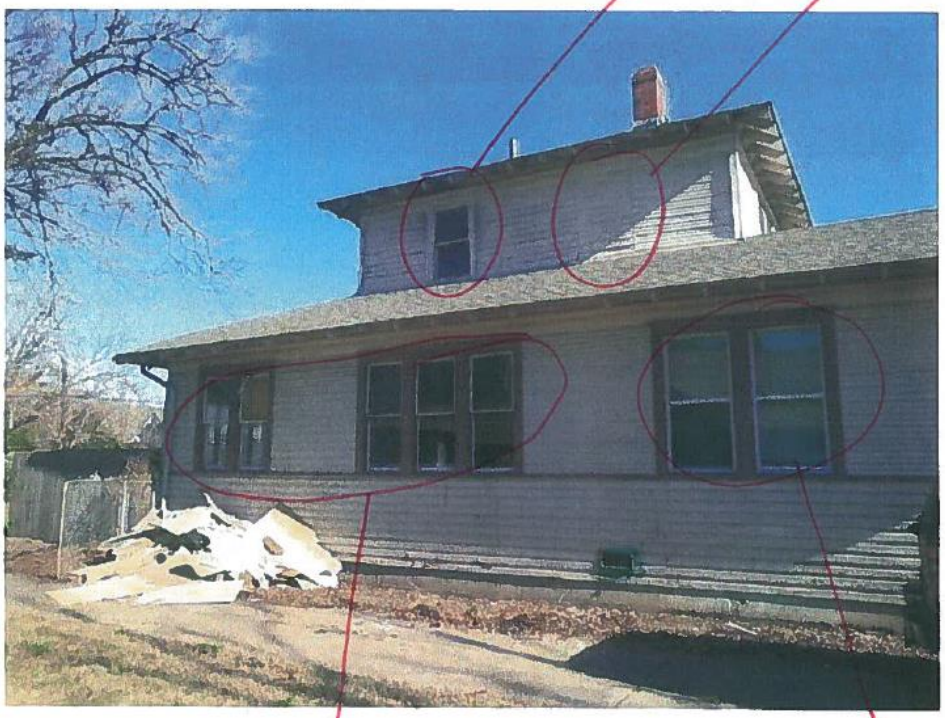
Window #	Window Condition
1	AL,SH good
2	AL,SH good
3	AL,SH good
4	AL,SH good
5	AL,SH good
6	AL,SH good
7	AL,Fixed good
8	AL,Fixed (large bay 1st lite) poor
9	AL,Fixed (large bay 2nd lite) poor
10	AL,Fixed (large bay 3rd lite) poor
11	WD, (small bay 1 lite) poor
12	WD, (small bay 2nd lite) poor
13	WD, (small bay 3rd lite) poor
14	AL,Fixed good
15	Missing window, opening on interior
16	WD, SH poor
17	WD, SH poor
18	WD, SH poor
19	WD, SH poor
20	WD, SH poor

Window #	Window Condition
21	AL,SH good
22	AL,SH good
23	WD, SH poor
24	AL,SH good
25	AL,SH good
26	Missing window, opening on interior
27	Missing window, opening on interior
28	WD, SH poor
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	

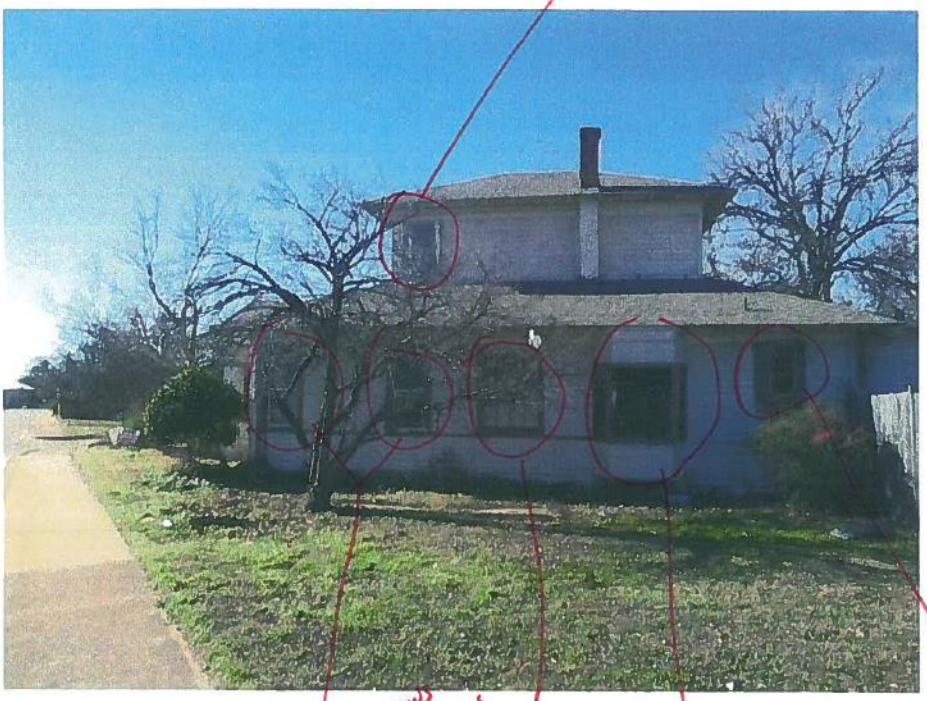
Front Side


AL - TO BE REPLACED W/ 3 MIST. ACCURATE WOOD WINDOWS
AL - TO BE REPLACED W/ MIST. ACCURATE WOOD WINDOWS
DRG. DOOR TO BE RETAINED
AL TO BE REPLACED W/ MIST. ACCURATE WOOD WINDOWS

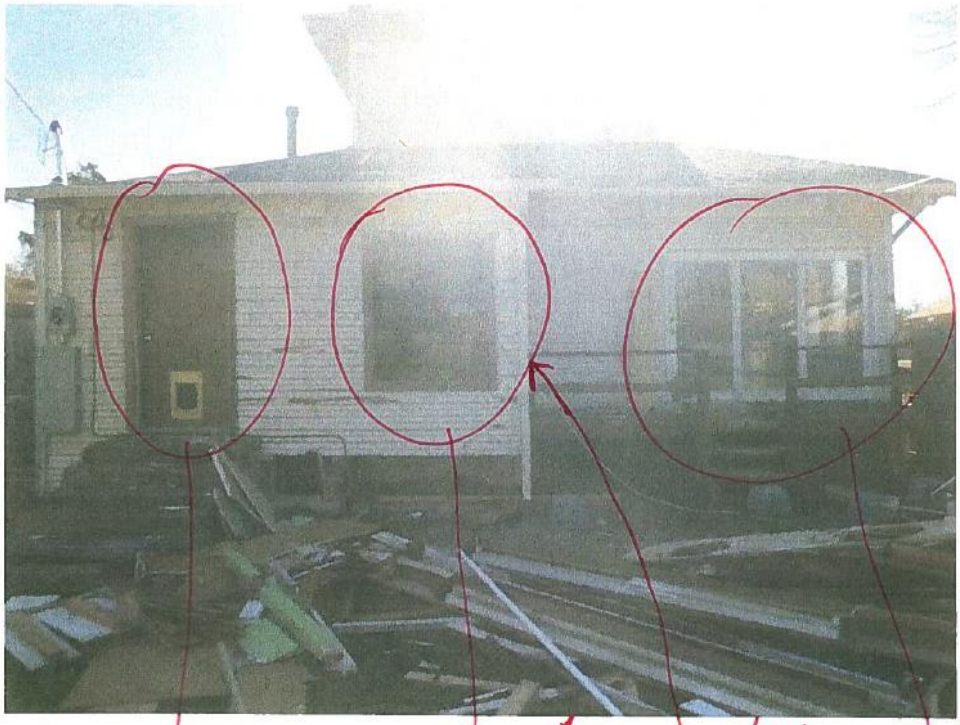
left side

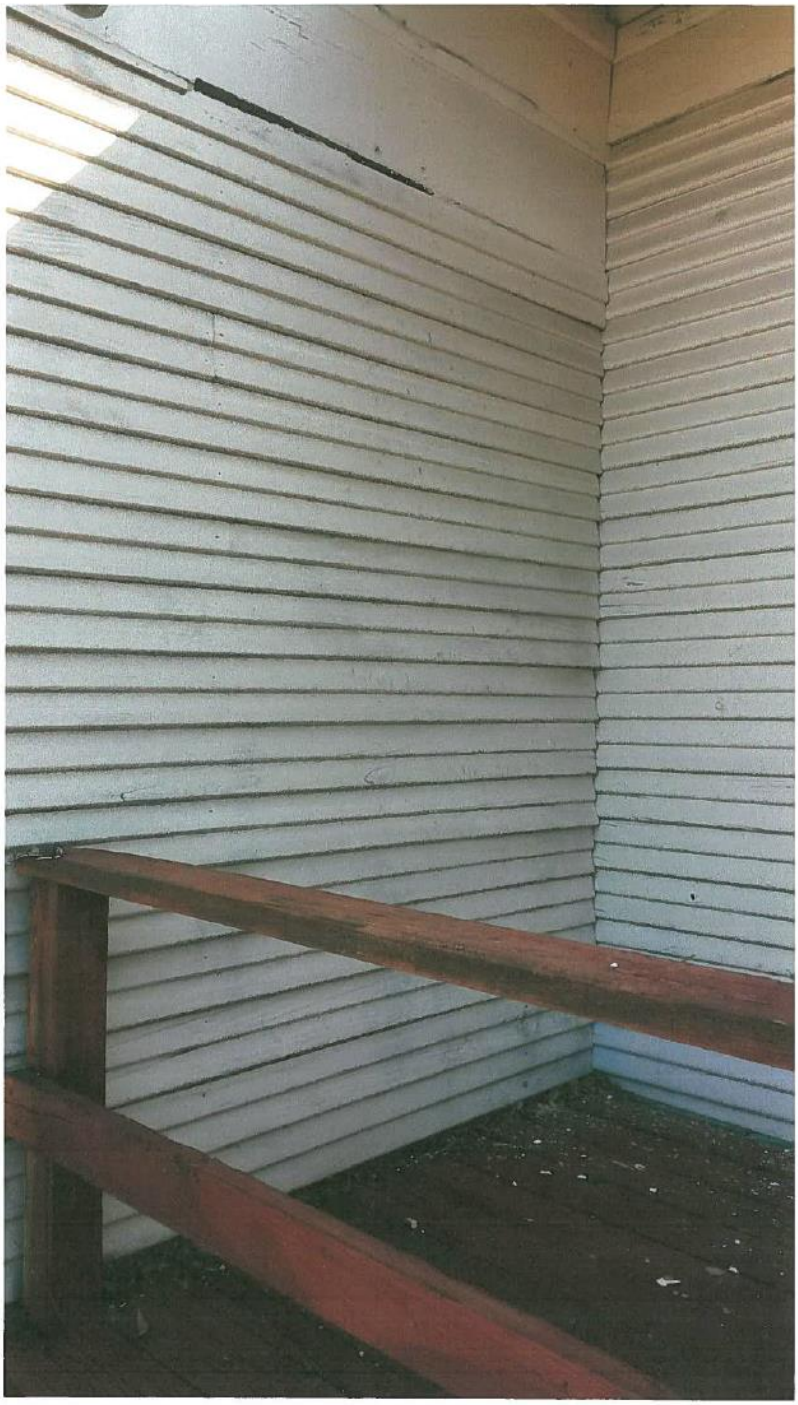

WOOD TO BE REMAINED OR REPLACED
WOOD WINDOW TO BE INSTALLED
WOOD - TO BE REMAINED OR REPLACED
AL - to be replaced w/ WOOD windows

Right Side


WOOD WINDOW TO BE REPAIRED OR REPLACED
VINYL WINDOWS TO BE REPLACED W/ NEW WOOD WINDOWS
REPLACE W/ SMALLER HIST. ACCURATE WOOD WINDOW
BAY TO BE REMOVED & REPLACED W/ 2 WOOD WINDOWS
NEW HISTORICALLY ACCURATE WINDOW & DOOR

Rear side

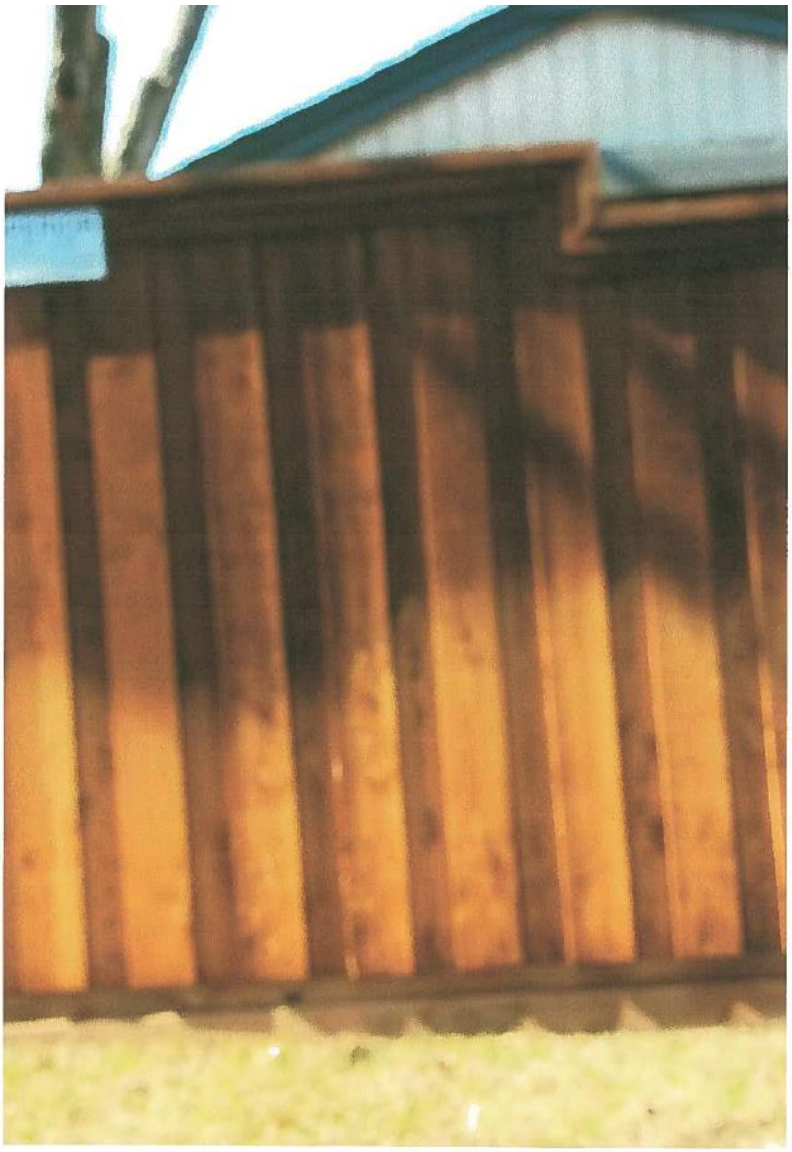

TO BE REPLACED W/ CRAFTSMAN-STYLE DOOR
NEW DOUBLE W/ WOOD INSTALLED
NEW REAR SIDE PATIO DOOR - WOOD, 15-LITE
EXISTING NOT ORIGINAL BUT TO BE REPAIRED



Rear side where applicant believes there to have been an original opening that was infilled. New single lite door to be located here.



Existing fence.



New style of fence to replace existing.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 05/14/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Omni Shores (Donald Broadway)
Address: 5733 Victor
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:
✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. Approve Sally/Laura ✓
2. Approve Laura/Sally ✓
3. Approve ~~Morgan~~/Laura ✓
4. Approve Sally/Laura ✓
5. Approve Sally/Laura ✓
6. Approve Sally/Laura ✓
7. Approve Laura/Sally ✓
8. Approve 2nd Sally/Laura ✓
9, 10. Approve/Sally/Laura ✓
11. Install single light door on rear Morgan/Sally ✓
12. Approve Laura/Sally ✓
13. Approve Laura/Morgan ✓

Task force members present

___ Rene Schmidt (Chair)	✓ Laura Koppang	___ VACANT
___ Mary Mesh	✓ Sally Johnson	✓ Terri Raith (Alternate)
___ Barbara Cohen	✓ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker: Above
2nd.:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE May 14, 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CA145-355(MP)
LOCATION**:** 5511 Worth Street
STRUCTURE: Main, Accessory & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.02

APPLICANT: Faz Roofing (Aide Cruz)

OWNER: PRESTON WARREN NASH

REQUEST:
Replace roofs and drip edge on main structure, garage, and accessory structure, using Tamko shingles in rustic black.

ANALYSIS:
Task Force and staff agree to recommend approval of new roof in darker gray color.

STAFF RECOMMENDATION:
Replace roofs and drip edge on main structure, garage, and flat using Tamko shingles in rustic black – Approve – Approve specifications dated 05/15/2015 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Section 6.2 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Replace roofs and drip edge on main structure, garage, and flat using Tamko shingles in rustic black – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145-355 (MP)
Office Use Only

Name of Applicant: Aide Cruz / FAZ Roofing Inc.
Mailing Address: 2541 ERC Thornton Fwy
City, State and Zip Code: Dallas TX. 75223
Daytime Phone: 214 821-1111 Fax:
Relationship of Applicant to Owner:

PROPERTY ADDRESS: 5511 Worth Ave.
Historic District: Junius Heights

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.

Tear off one layer 11 house, garage, & flat.
Replace roof boots
New felt
close valley
Drip edge
3 tab composition shingle "has now w/gray" Replace w/ rustic black

Signature of Applicant: Aide Cruz Date:

RECEIVED BY
MAY 07 2015

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


5511



Photo showing roofs of main structure and garage.

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Locate a Contractor
Español

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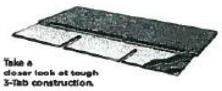


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Reliable and affordable protection

- Economical shingles that provide years of reliable roofing protection, including fire and wind resistance
- Made with TAMKO's own tough fiberglass mat for strength and tear resistance
- Variety of colors to complement any combination of building materials: wood, stone, brick or stucco
- Backed by a 25-year product Limited Warranty and a 10-year Algae Relief-Algae Cleaning Limited Warranty*
- Made with TAMKO® 3-Tab Quality Construction



Take a closer look at tough 3-Tab construction.

LIMITED WARRANTY 25 YEAR

5 YEAR FULL START

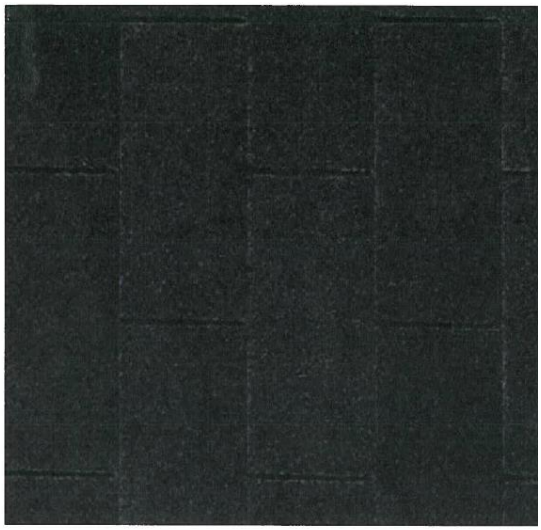
LIMITED TRANSFERABILITY

10-YEAR ALGAE RELIEF-ALGAE CLEANING LIMITED WARRANTY

60 MONTH LIMITED WARRANTY AGAINST DAMAGE FROM WIND UP TO 60 MPH

*Algae Cleaning Limited Warranty that provides for cleaning of discoloration caused by certain algae growth that may occur in areas with high humidity.

Compare All Shingles
Locate a TAMKO Pro Certified Contractor
StyleSelect
Complete Roof Performance
Limited Warranty Calculator



TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 05/14/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Aide Cruz (FAZ Roofing)
Address: 5511 Worth
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:

✓ Approve ____ Approve with conditions ____ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

1. Approve Laura / Barbara

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	___ VACANT
___ Mary Mesh	✓ Sally Johnson	✓ Terri Raith (Alternate)
✓ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker:
2nd: Above

Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE May 14, 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CD145-011(JKA)
LOCATION**:** 5818 Worth Street
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Jennifer Anderson
DATE FILED: March 5, 2015
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 0013.01

APPLICANT: Dallas City Attorney's Office

REPRESENTATIVE: Andrew Gilbert

OWNER: WILLIAM SLOCUM

REQUEST: Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

BACKGROUND / HISTORY:
Nov. 2014 Applicant purchased the property at Sheriff Sale.
Dec. 2014 Applicant received two CA's for full renovation of the structure.
Jan. 2015 City Attorney's Office requested to demolish the structure and Landmark Commission moved to enter into an initial suspension period.

ANALYSIS: The City Attorney's Office has stated that the applicant has submitted all paperwork required to enter into a continuing suspension period (documentation attached). Staff is monitoring the renovation in progress and is recommending entering into a continuing suspension period.

STAFF RECOMMENDATION: Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Staff recommends a continuing suspension period as outlined in 51A-4.501(i)(8)(A)(iii).

TASK FORCE RECOMMENDATION: Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Recommend suspension of demolition order. (This recommendation is from the Dec. 11, 2014 Task Force meeting. The Task Force does not review the application again once it enters into a suspension period.)

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

CD 145 - 011 [JKA]
Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office

   MAILING Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201
   Daytime Phone: 214-671-8273 Fax: 214-670-0622
   Relationship of Applicant to Owner: N/A

ADDRESS OF PROPERTY TO BE DEMOLISHED: 5818 Worth Zip 75214
Historic District: Junius Heights

Proposed Work:

2. Indicate which 'demolition standard(s) you are applying:
   ____ Replace with more appropriate/compatible structure
   ____ No economically viable use
   ____ Imminent threat to public health / safety
   ____ Demolition noncontributing structure because newer than period of significance
   __X__ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;
Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying:
   (please see attached checklist)
   Demolition of a structure pursuant to 51-A-4.501 (i)

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. **(See official calendar for exceptions to deadline and meeting dates).** You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed 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. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. **Signature of Applicant:** _____ **Date:** 12/2/14 **RECEIVED BY**

5. **Signature of Owner:** _____ **Date:** _____ DEC 04 RECD
(IF NOT APPLICANT) Current Planning

Review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate for Demolition and Removal 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.

_____ _____
Date

Sustainable Development and Construction
Certificate for Demolition & Removal **City of Dallas** **Historic Preservation**
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.

Affiant's signature

Subscribed and sworn to before me this 2nd day of December, 2014

DANNA WALLS
Notary Public
STATE OF TEXAS
My Comm. Exp. May 23, 2016

Notary Public




Wednesday, August 20, 2014


Wednesday, August 20, 2014


Wednesday, August 20, 2014


Wednesday, August 20, 2014


Friday, June 13, 2014


Friday, June 13, 2014

No. S50-003384-01

CITY OF DALLAS, Plaintiff,	§ § §	IN THE MUNICIPAL COURT OF
VS.	§ § §	THE CITY OF DALLAS
5818 WORTH STREET. Defendant,	§ §	DALLAS COUNTY, TEXAS

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On July 14, 2014, the Court ORDERED that the structure located at **5818 Worth Street,** Dallas, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the July 19, 2014 edition of the Dallas Morning News.

Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the August 21, 2014, edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's July 14, 2014, orders..

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 3 day of September 2014.

Presiding Judge

MUNICIPAL COURT IN THE CITY OF DALLAS, TEXAS

NOTICE TO SUBSEQUENT GRANTEES, LIENHOLDERS OR TRANSFEREES

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.

CITY OF DALLAS

DATE: November 5, 2014

TO: Landmark Commission

FROM: Andrew Gilbert, Sr. Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Interim Assistant Director
Casey Burgess, Assistant City Attorney
Mark Doty, Senior Planner
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

---

Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

(1) 1012 Betterton (Tenth Street): Owner of Record per DCAD, Artis L. Cooper, 1012 Betterton Cir., Dallas, Texas 75203

(2) 5818 Worth (Tenth Street): Owner of Record per DCAD, William Slocum, 700 Paulus Ave., Dallas, Texas 75214

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.

GUARANTY AGREEMENT BETWEEN
THE CITY OF DALLAS AND WILLIAM SLOCUM

Whereas, the City of Dallas ("City") is a home-rule municipal corporation situated in Dallas County, Texas, incorporated and operating under the laws of the State of Texas.

Whereas, William Slocum is an individual owning property in the City of Dallas, Dallas County, Texas.

Whereas, William Slocum, owns and controls the structure and the property described as Lot 5, in City Block 7/1651, also known as 5818 Worth, Dallas, Texas (the "Property").

Whereas, William Slocum owns title to the property and is authorized to rehabilitate the structure on the Property.

The structure on the Property is a vacant single family residence. The following violations of the Dallas City Code exist on the Property:

a. Failure to keep the doors and windows of a vacant structure securely closed to prevent unauthorized entry in violation of Section 27-11(a)(6);

b. Failure to protect the exterior surfaces of a structure that are subject to decay by application of paint or other coating in violation of Section 27-11(b)(1);

c. Failure to provide and maintain railings for stairs, steps, balconies, porches and elsewhere as specified in the Dallas Building Code in violation of Section 27-11(b)(3);

d. Failure to maintain a structure intended for human occupancy in a weather-tight and water-tight condition in violation of Section 27-11(b)(5);

e. The floors, walls, ceilings and all supporting structural members are not in a sound condition capable of bearing imposed loads in violation of Section 27-11(b)(6);

f. Failure to repair or replace chimney flue and vent attachments that do not function properly in violation of Section 27-11(b)(8);

g. Failure to repair holes, cracks, breaks, and/or loose surface materials that are health or safety hazards in or on floors, walls, and/or ceilings in violation of Section 27-11(b)(9);

h. Failure to provide and maintain in operating condition connections to discharge sewage from a structure or land into a public sewer system in violation of Section 27-11(c)(1);

i. Failure to provide and maintain in operating condition a toilet connected to a water source and to a public sewer in each structure intended for human habitation in violation of Section 27-11(c)(2);

j. Failure to provide and maintain in operating condition connections and pipes to supply potable water at adequate pressure to a structure intended for human occupancy in violation of Section 27-11(c)(3);

k. Failure to provide and maintain in operating condition a device to supply hot water of a minimum temperature of 120°F. within each structure intended for human habitation in violation of Section 27-11(c)(4);

l. Failure to provide and connect a kitchen sink, bathtub or shower, and lavatory to a cold and hot water source in each structure intended for human occupancy in violation of Section 27-11(c)(5);

m. Failure to connect plumbing fixtures and heating equipment that the owner supplies in accordance with the Dallas Plumbing Code and Dallas Mechanical Code in violation of Section 27-11(c)(6);

n. Failure to provide and maintain heating equipment in operating condition so that it is capable of maintaining a minimum inside temperature of 68°F from November 16 through March 15 in each room of a structure intended for human occupancy in violation of Section 27-11(c)(7);

o. Failure to provide and maintain in operating condition, from April 1 through November 1, refrigerated air equipment capable of maintaining a maximum inside temperature that is 20 degrees lower than the outside temperature or 85□F, whichever is warmer, in each room of a structure intended for human occupancy in violation of Section 27-11(c)(8);

p. Failure to provide and maintain in operating condition a supply line for electrical service to each structure intended for human occupancy if electrical service is available within 300 feet in violation of Section 27-11(c)(9);

q. Electrical circuits and outlets are not maintained to safely carry a load imposed by normal use of appliances and fixtures in violation of Section 27-11(c)(11);

r. Failure to install single and multiple-station smoke alarms in a single family residence or duplex in the following locations: (1) in each sleeping room, (2) outside of each separate sleeping area in the vicinity of the bedrooms, (3) on each additional story of the dwelling including basements and cellars but not including crawl spaces and uninhabitable attics in violation of Section R317.1 of the International Residential Code;

s. Accumulations of litter on the premises that are not in an authorized private receptacle for collection in violation of Section 7A-18;

t. Failure to obtain a permit from the building official before erecting, constructing, enlarging, adding to, altering, repairing, moving, improving, removing, installing, converting, demolishing, equipping, using, occupying, or maintaining a structure or building, service equipment, or causing same to be done in violation of Section 52-301.1.1(1).

Whereas, these ordinances relate to:

a. the preservation of public safety, relating to the material or methods used to construct a building or other structure or improvement, including the foundation, structural elements, electrical wiring or apparatus, plumbing fixtures, entrances, or exits;

b. the preservation of public health or to the fire safety of a building or other structure or improvement;

c. dangerously damaged or deteriorated structures or improvements;

d. conditions caused by accumulation of refuse, vegetation, or other matter that creates breeding and living places for insects and rodents; or

e. zoning that provides for the use of land or classifies a parcel of land according to the city's classification scheme.

Whereas, the City of Dallas filed suit seeking the repair or demolition of the structures on the Property in the case filed under cause number S50-003384-01 in Municipal Court, City of Dallas, Dallas County, Texas.

Whereas, on or about July 14, 2014, the court in the above-referenced cause ordered that the City of Dallas was authorized to remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property, enter the Property, inspect, photograph, and measure the Property for purposes of documentation, demolish the structure and any accessory structure(s) on the property, remove all components and personalty, and place a lien on the property where allowed by law for its incurred expenses (the "Order").

Whereas, the City of Dallas filed an application for Certificate of Demolition pursuant to Dallas City Code 51A-4.501(i) for demolition of a residential structure with no more than 3,000 square feet of floor space pursuant to court order.

Whereas, William Slocum has been identified as a party interested in rehabilitating the Property pursuant to Dallas City Code 51A-4.501(i)(8).

It is therefore agreed that William Slocum shall fully repair the property so that it is in compliance with the Dallas City Code on or before **November 17, 2015**.

1. In particular, William Slocum shall make the following repairs on the Property in accordance with applicable law:

   a. Eliminate a hole, excavation, sharp protrusion, and any other object or condition that exists on the land and is reasonably capable of causing injury to a person on or before **January 13, 2015**;

   b. Protect the exterior surfaces of the structure on the Property from decay by application of paint and replace rotted wood with painted wood on or before **October 13, 2015**;

c. Make the structure water-tight and weather-tight on or before **May 12, 2015,** and maintain the Property in a water-tight and weather-tight condition;

d. Repair holes, cracks and loose surface materials that are health or safety hazards in or on floors, walls, and ceilings on or before **May 12, 2015,** and continue to maintain walls, floors and ceilings;

e. Repair and maintain the fence so that it is not out of vertical alignment more than one foot from the vertical, measured at the top of the fence, for a fence over four feet high, or more than six inches from the vertical, measured from the top of the fence, for a fence not more than four feet high on or before **July 14, 2015**;

f. Repair or replace broken or bent metal fence posts and torn, cut, bent or ripped metal fencing materials on or before **July 14, 2015**, and continue to repair or replace the metal fence posts and metal fencing as needed;

g. Repair and maintain exposed electrical wiring in an approved condition in accordance with the electrical code on or before **August 18, 2015**;

h. Install and maintain single and multiple-station smoke alarms on the ceiling and wall outside of each sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit on or before **November 17, 2015**;

i. Remove all accumulations of litter on the premises that are not in authorized private receptacles for collection on or before **January 13, 2015**, and continue to remove litter as it accumulates;

j. Mow weeds and grass so that they are at a height less than 12 inches on or before **January 13, 2015,** and continue to maintain the weeds and grass cut so that they are at a height less than 12 inches;

k. Remove all accumulations of lumber, boxes, barrels, bricks or stones that may be used as a harborage by rats, which are not elevated at least 18 inches in height, on or before **January 13, 2015**;

l. Remove all items on the Property not customarily stored outside or resistant to the outside environment on or before **January13, 2015**, and continue to remove improper outside storage as it accumulates; and

m. Obtain a permit from the building official for repair of the structure on or before **January 13, 2015**.

2. The City will agree not to pursue its application for certificate of demolition and/or will not file a civil suit pursuant to Chapter 54 of the Local Government Code against William Slocum regarding a condition of the Property (specifically mentioned in this agreement) unless William Slocum fails to comply with this agreement. William Slocum further agrees that if he fails to comply with any provision of this agreement, the City of Dallas may pursue demolition with the Landmark Commission, file suit and obtain, in addition to the other remedies provided by law, an order commanding William Slocum to comply with all provisions of this agreement, including the repair and remedy of all items listed in this agreement and/or any other remedy available to the City.

3. William Slocum will make the interior and exterior of the Property available for inspection by the City of Dallas at **1:00 p.m. on January 14, February 18, March 18, April 15, May 13, June 17, July 15, August 19, September 16, October 14, and November 18, 2015** to determine compliance with this agreement, unless otherwise agreed to in writing by the parties hereto.

4. The City, through its agents, is authorized to enter the Property and inspect the exterior of the Property at anytime, with or without notice to William Slocum.

5. William Slocum warrants that he possesses and has allocated sufficient resources to complete or cause to be completed, within the deadlines, all items listed in Paragraph 1 of this agreement.

6. William Slocum warrants and acknowledges that nothing said or contained within this agreement is meant to be legal advice; that he understands that Assistant City Attorneys Andrew M. Gilbert, Justin H. Roy and/or Casey Burgess are not his attorneys,

and that he has had the opportunity to consult and hire an attorney prior to signing such document.

7. William Slocum warrants and acknowledges that he has authority to sign the agreement.

8. William Slocum warrants and acknowledges he will inform any subsequent owners or purchasers of the Property of the terms of the agreement.

9. The City and William Slocum further agree to and acknowledge the premises of this agreement as mentioned above. There are no other agreements or conditions between the parties, besides the agreements mentioned in this document.

10. William Slocum agrees to perform or cause to perform all work required by this agreement in a good and workmanlike manner utilizing quality materials and properly trained personnel and with all building permits required by law.

11. William Slocum further agrees that he will maintain the Property in compliance with all applicable codes and statutes.

Signed this the 12TH day of December, 2014.

William Slocum
By:
Its:

Justin H. Roy
Dallas City Attorney's Office
1500 Marilla, 7CN
Dallas, Texas 75201

SUSAN R. HILL
MY COMMISSION EXPIRES
June 10, 2016

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By _____
Assistant City Attorney

WILLIAM C. SLOCUM III
700 Paulus Street
Dallas Texas 75214

Andrew Gilbert
City Attorney
City of Dallas

11.5.14

RE: 5818 Worth St.

Please find attached Information discussed today, CA submission material and under stated Financial data. Should your require any further information, please do not hesitate to contact me, 972-762-0590 or billy2slocum@gmail.com

We will submit our foundation permit the morning of 11.6.14 as agreed.

Thank you for your time and assistance in this matter.

Sincerely

Billy Slocum

attachments

5818 Worth ST.

Table of Contents

Scope of Work

Certificate of Appropriateness

5818 Photos Existing Structure

Architectural Plans

Financial Data

5818 Worth St.

Scope of Restoration

1. Level Foundation
2. Install new electrical per code
3. Install new plumbing per code
   a. add 1 bath
   b. add bathroom to new garage
4. Install new gas lines per code
5. Re-store existing windows
6. Re-store existing exterior facade details (pictures attached)
7. Install new roof (samples attached)
8. Paint (samples and scheme attached)
9. Construct new garage
10. install new driveway

Certificate of Appropriateness October 3, 2014

Routine		**PLANNER:**	Jennifer Anderson
FILE NUMBER:	CA145-018(JKA)	**DATE FILED:**	October 3, 2014
LOCATION:	5818 WORTH ST	**DISTRICT:**	Junius Heights Historic District
COUNCIL DISTRICT:	14	**MAPSCO:**	36-Y
ZONING:	PD-397	**CENSUS TRACT:**	0013.01

APPLICANT: WILLIAM SLOCUM

REPRESENTATIVE:

OWNER: WILLIAM SLOCUM

The staff decision is: Approved with Conditions

Information regarding requests:

1) Repair foundation on main structure.
Approve with Conditions

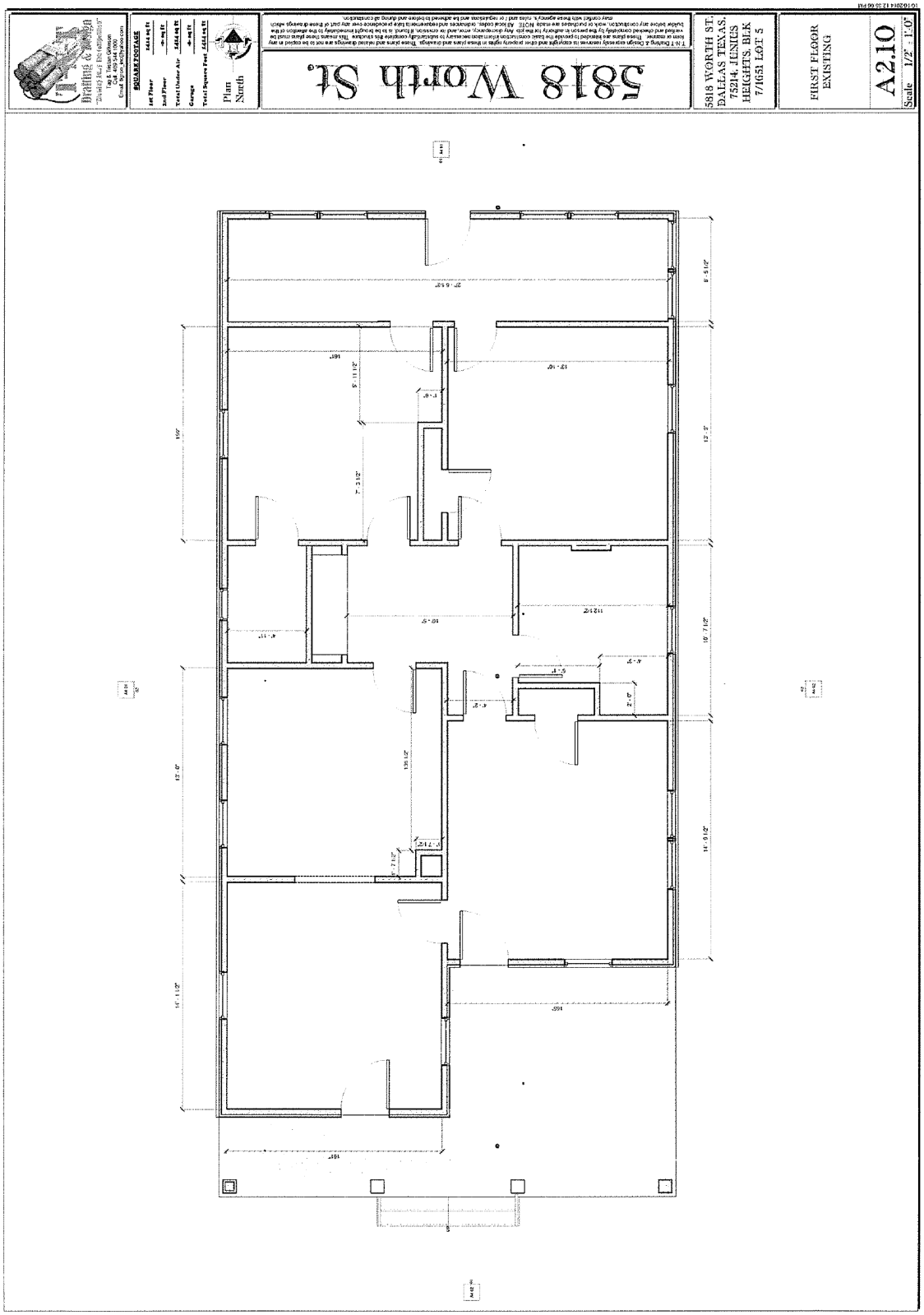
Conditions: Approve proposed work with the conditions that the existing skirting around the perimeter of the main structure is not removed or damaged and the overall vertical elevation of the main structure is not visibly changed. The skirting around the perimeter of the main structure will be repaired to its existing condition if it is removed or damaged during the course of the foundation repairs. Replacement of the skirting is NOT APPROVED via this CA. Approve with Conditions with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Senior Planner

October 3, 2014
Date

Please take any signed drawings to Building Inspection for permits.

5818 Worth St.
5818 WORTH ST.
DALLAS TEXAS.
75214. JUNIES
HEIGHTS. BLK
7/1651 LOT 5
EXISTING
COVER SHEET
A0.00
Plan
North
Sheet List
Sheet Name
Sheet Number
EXISTING COVER SHEET A0.00
EXISTING SITE PLAN A1.01
FIRST FLOOR EXISTING A2.10
DEMO PLAN OF EXISTING A2.20
EXISTING ROOF PLAN A2.70
EXISTING ELEVATIONS A4.01
EXISTING ELEVATIONS A4.02
NEW CONSTRUCTION COVER SHEET B0.00
SITE PLAN NEW CONSTRUCTION B1.01
WALL / FOUNDATION B1.60
FOUNDATION / REBAR B1.61
FIRST FLOOR NEW CONSTRUCTION B2.10
ROOF PLAN NEW CONSTRUCTION B2.70
EXTERIOR SHEATHING CONNECTIONS B2.80
DOOR SECTIONS - INTERIOR / EXTERIOR B3.10
WINDOW SECTIONS - EXTERIOR B3.20
WINDOW FLASHING / FRAMING DETAILS B3.21
ELEVATIONS NEW CONSTRUCTION B4.01
ELEVATIONS NEW CONSTRUCTION B4.02
GARAGE ELEVATIONS B4.03


5818 Worth St.
5818 WORTH ST.
DALLAS TEXAS,
75214, JENKS
HEIGHTS, BLK
7/1651 LOT 5
FIRST FLOOR
EXISTING
A2.10
Scale 1/2" = 1'-0"
Plan
North

5818 Worth St.
5818 WORTH ST.
DALLAS TEXAS,
75214, JUNIUS
HEIGHTS, BLK
7/1651 LOT 5
DEMO PLAN OF
EXISTING
A2.20
Scale 3/8" 1'-0"
01 FIRST FLOOR - DEMO
SCALE: 3/8" = 1'-0"
02 FIRST FLOOR - DEMO
REMOVED
SCALE: 3/8" = 1'-0"

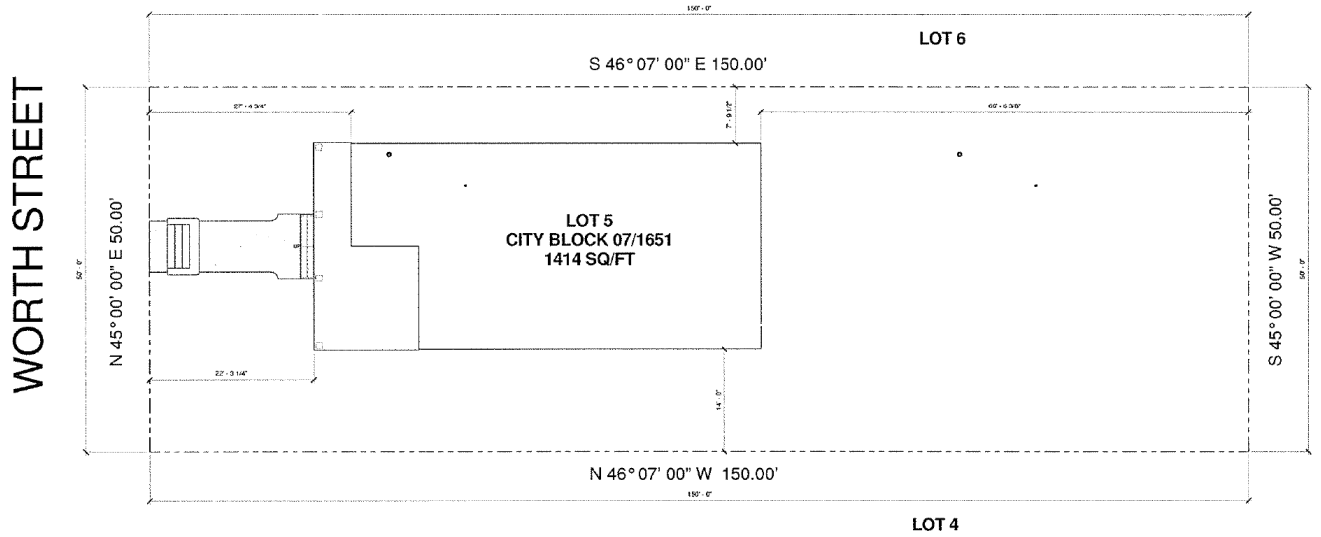
CD145-011(JKA)

C8-24

THE INFORMATION WAS OBTAINED BY :

SURVEY PERFORMED BY C.B.G. SURVEYING, INC.
12025 SHILOH ROAD
SUITE 230
DALLAS, TX 75228
PH : 214.349.9485
FAX: 214.349.2216

DATED : 12.31.12
JOB # : 1410740



Drafting & Design
"Making Ideas Be Comprehended"
Tag & Tristan Gibeson
Cell: 469 544 1990
Email: tgrow_inc@yahoo.com

SQUARE FOOTAGE	
1st Floor	1414 sq ft
2nd Floor	- sq ft
Total Under Air	1414 sq ft
Garage	- sq ft
Total Square Feet	1414 sq ft

Plan North

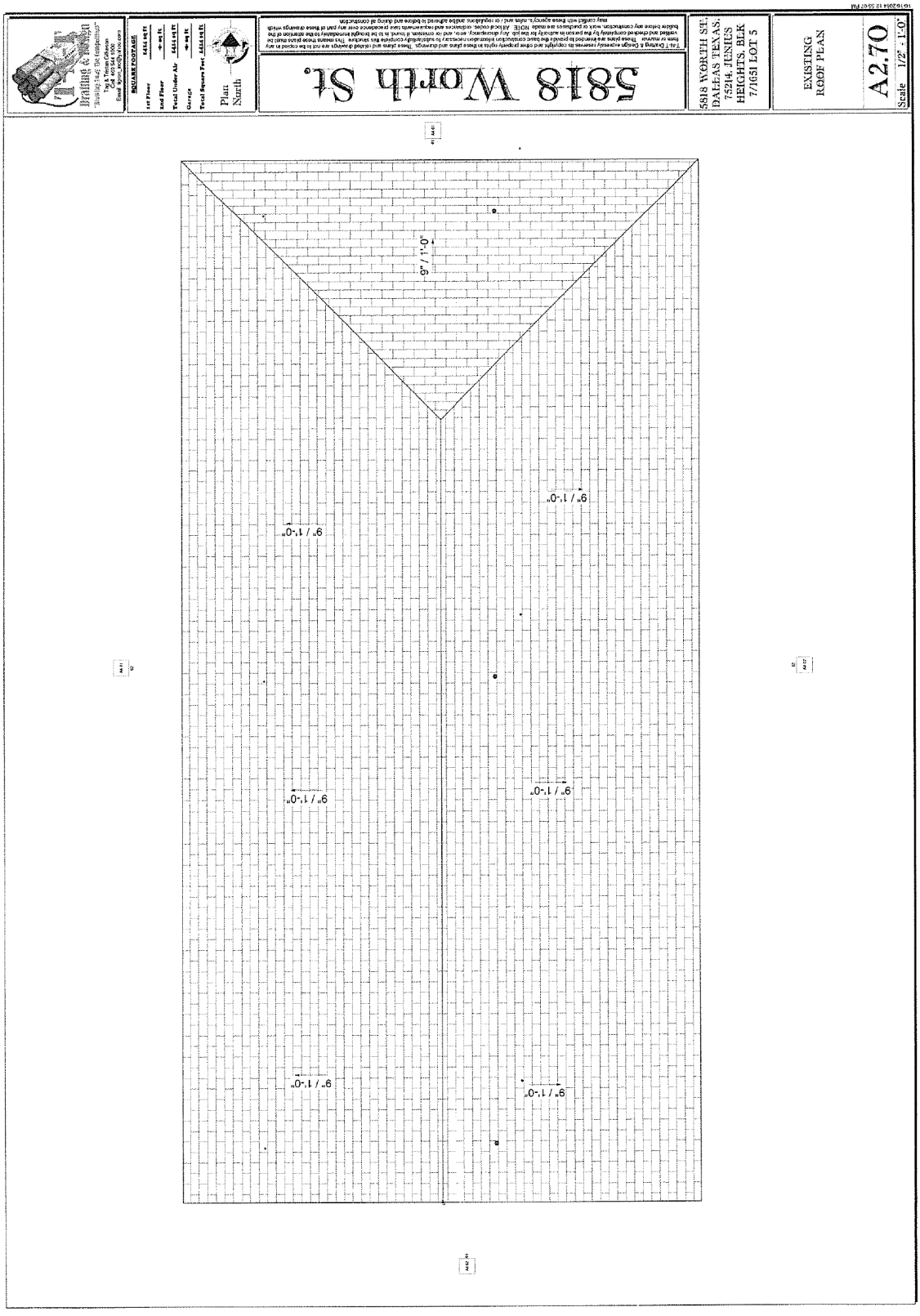
5818 Worth St.

5818 WORTH ST.
DALLAS TEXAS.
75214. JENIUS
HEIGHTS. BLK
7/1651 LOT 5

EXISTING SITE PLAN

A1.01

Scale 3/16" - 1'-0"


5818 Worth St.
5818 WORTH ST.
DALLAS TEXAS.
75214. JESHES
HEIGHTS. BLK
7/1651 LOT 5
EXISTING
ROOF PLAN
A2.70
Scale 1/2" - 1'-0"
Plan North
9" / 1'-0"
9" / 1'-0"
9" / 1'-0"
9" / 1'-0"
9" / 1'-0"
9" / 1'-0"
9" / 1'-0"

5818 Worth St.
5818 WORTH ST.
DALLAS TEXAS.
75214; HINES
HEIGHTS, BLK
7/1651 LOT 5
EXISTING
ELEVATIONS
A4.01
Scale 3/8" = 1'-0"
SQUARE FOOTAGE
Plan
North
20' - 7 1/2"
02 SOUTH VIEW - EXISTING
SCALE 3/8" = 1'-0"
01 WEST VIEW - EXISTING
SCALE 3/8" = 1'-0"
CEILING EXISTING
9' -0"
FIRST FLOOR
EXISTING
0' -0"
GROUND LEVEL
-1' -0"

5818 Worth St.
5818 WORTH ST
DALLAS TEXAS,
75214, JENIES
HEIGHTS, BLK
7/1651 LOT 5
EXISTING
ELEVATIONS
A4.02
Scale 3/8" = 1'-0"
SQUARE FOOTAGE
1st Floor
2nd Floor
Total Under Air
Garage
Total Square Feet
Plan
North
20' - 7 1/2"
CEILING - EXISTING
FIRST FLOOR - EXISTING
GROUND LEVEL
02 NORTH VIEW - EXISTING
SCALE 3/8" = 1'-0"
20' - 7 1/2"
CEILING - EXISTING
FIRST FLOOR - EXISTING
GROUND LEVEL
01 EAST VIEW - EXISTING
SCALE 3/8" = 1'-0"

Building & Design
Tag E Tilton Gibson
Cell 469 344 1000
Email tag@tagbuilding.com
SQUARE FOOTAGE
1st Floor 1414 sq ft
2nd Floor sq ft
Total Under Air 1414 sq ft
Garage 484 sq ft
Total Square Feet 1898 sq ft
Plan North
5818 Worth St.
5818 WORTH ST.
DALLAS TEXAS.
75214. JUNIUS
HEIGHTS. BLK
7/1651 LOT 5
NEW
CONSTRUCTION
COVER SHEET
B0.00
Scale
Sheet List
Sheet Name
Sheet Number
EXISTING COVER SHEET A0.00
EXISTING SITE PLAN A1.01
FIRST FLOOR EXISTING A2.10
DEMO PLAN OF EXISTING A2.20
EXISTING ROOF PLAN A2.70
EXISTING ELEVATIONS A4.01
EXISTING ELEVATIONS A4.02
NEW CONSTRUCTION COVER SHEET B0.00
SITE PLAN NEW CONSTRUCTION B1.01
WALL / FOUNDATION B1.60
FOUNDATION / REBAR B1.61
FIRST FLOOR NEW CONSTRUCTION B2.10
ROOF PLAN NEW CONSTRUCTION B2.70
EXTERIOR SHEATHING CONNECTIONS B2.80
DOOR SECTIONS - INTERIOR / EXTERIOR B3.10
WINDOW SECTIONS - EXTERIOR B3.20
WINDOW FLASHING / FRAMING DETAILS B3.21
ELEVATIONS NEW CONSTRUCTION B4.01
ELEVATIONS NEW CONSTRUCTION B4.02
GARAGE ELEVATIONS B4.03

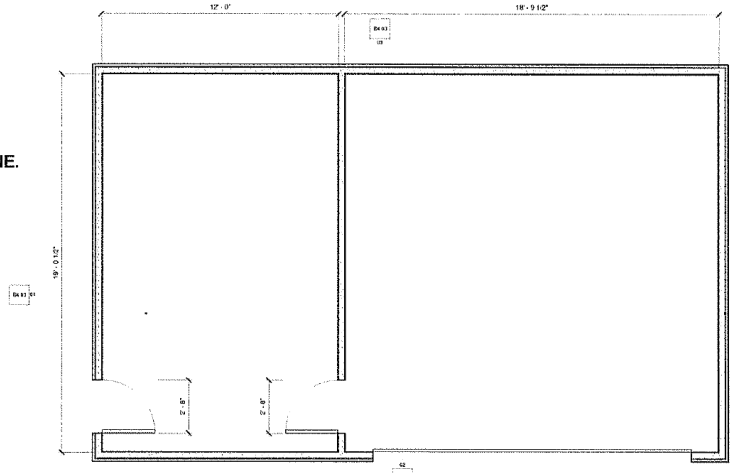
5818 Worth St.
5818 WORTH ST.
DALLAS, TEXAS.
75214. JENIES
HEIGHTS. BLK
7/1651 LOT 5
SITE PLAN
NEW
CONSTRUCTION
B1.01
Scale 3/16" - 1'-0"
SQUARE FOOTAGE
1st Floor 1414 sq ft
2nd Floor -0- sq ft
Total Under Air 1414 sq ft
Garage 480 sq ft
Total Square Feet 1838.66 sq ft
Plan North
WORTH STREET
N 45° 00' 00" E 50.00'
S 45° 00' 00" W 50.00'
S 46° 07' 00" E 150.00'
N 46° 07' 00" W 150.00'
LOT 6
LOT 4
LOT 5
CITY BLOCK 07/1651
1414 SQ/FT
NEW GARAGE SLAB
640 SQ/FT
THE INFORMATION WAS OBTAINED BY :
SURVEY PERFORMED BY C.B.G. SURVEYING, INC.
12025 SHILOH ROAD
SUITE 230
DALLAS, TX 75228
PH : 214.349.9485
FAX: 214.349.2216
DATED : 12.31.12
JOB # : 1410740

5818 Worth St.
Plan North
5818 WORTH ST.
DALLAS TEXAS.
75214; JUNIES
HEIGHTS, BLK
7/1651 LOT 5
WALL / FOUNDATION
B1.60
Scale 1 1/2" = 1'-0"
2 FOOTING ISOMETRIC
SCALE 1 1/2" = 1'-0"
FOUNDATION AND JOIST DETAIL
01
SCALE 1 1/2" = 1'-0"
Seal air barrier at all top plates
Insulation must be installed tight against air barrier, exterior sheathing, with no gaps, no compression
Installation of insulation /air barrier coordinated with installation of shower, bathtub and/or stair framing
Spray foam required at box beams to seal perimeter of floor framing
Seal air barrier at all top plates
Careful sealing of air barrier around window and door openings
Loss of insulation integrity, R-value around openings
Seal air barrier at all bottom plates
Sill sealer required at sill plates
Builder has to coordinate:
- Quality control of insulation and air barrier
- Layout of studs during design to reduce number of studs and thermal bridging
- Installation of air barrier and insulation at prefab fireplaces

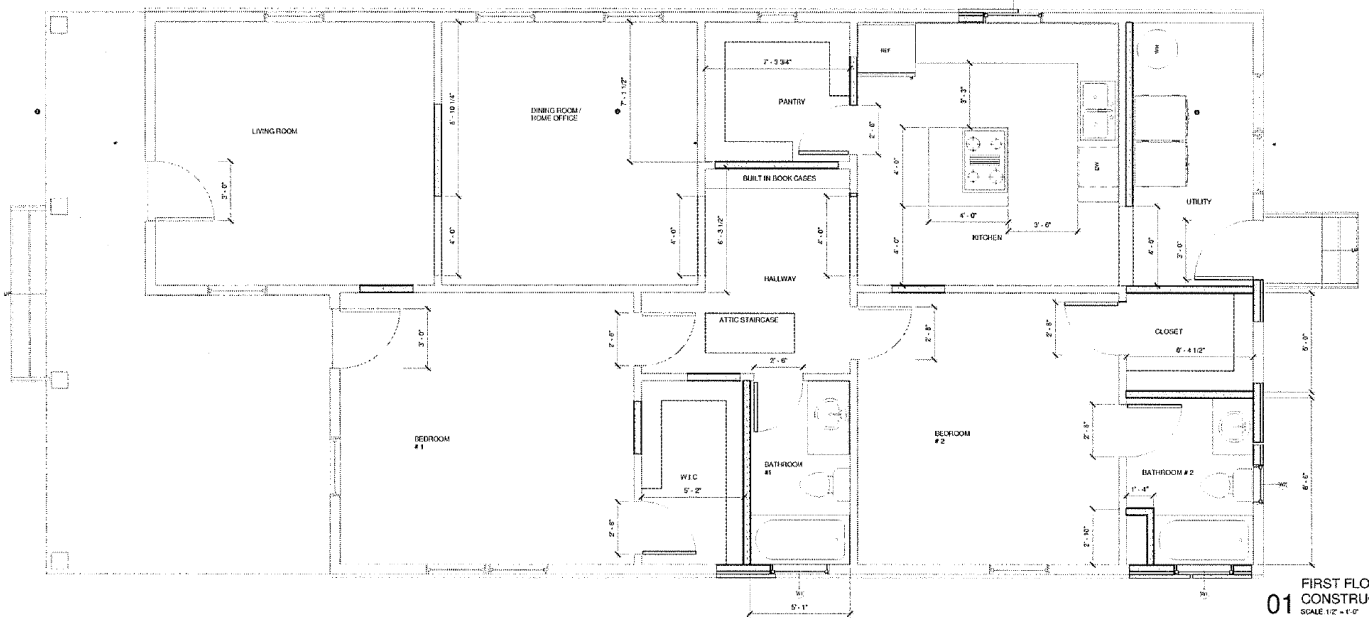
5818 Worth St.
5818 WORTH ST.
DALLAS, TEXAS.
75214. JUNIUS
HEIGHTS. BLK
7/1651 LOT 5
FOUNDATION /
REBAR
B1.61
Scale As indicated
Plan
North
02 FOUDATION NEW
CONSTRUCTION
01 GARAGE SLAB
03 REBAR DETAIL

NOTE: SEE SITE PLAN FOR GARAGE LOCATION AND DISTANCE FROM PROPERTY LINE.

ALSO, NOTE ELEVATIONS ON PAGE B4.03



02 FIRST FLOOR - NEW CONSTRUCTION - GARAGE
SCALE 1/2" = 1'-0"



01 FIRST FLOOR - NEW CONSTRUCTION
SCALE 1/2" = 1'-0"

Drafting & Design
"Setting Apart The Competition"
Tag & Tristan Gilbreath
Cell: 469.544.1000
Email: tgron_inc@yahoo.com

SQUARE FOOTAGE	
1st Floor	2414 sq ft
2nd Floor	-0- sq ft
Total Under Air	2414 sq ft
Garage	400 sq ft
Total Square Feet	2332 sq ft

Plan North

5818 Worth St.

T.A.T. Drafting & Design expressly reserves its copyright and other property rights in these plans and elevations. These plans and elevations are not to be copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the express written permission and consent of T.A.T. Drafting & Design. In the event of unauthorized reuse of these plans and elevations by any party in violation of the aforementioned rights, T.A.T. Drafting & Design shall be entitled to liquidated damages in the amount of $5,000.00 per violation. Any construction based on these plans and elevations shall not commence until all permits have been issued and verified and checked completely by the person or authority for the job. Any discrepancy, error, and or omission, found, is to be brought immediately to the attention of the undersigned before any construction is started. Failure to do so shall constitute acceptance of the plans and elevations as prepared by T.A.T. Drafting & Design and the undersigned shall assume no responsibility for any part of these drawings which may commence with these agency, rules and or regulations and be adhered to before and during all construction.

5818 WORTH ST.
DALLAS TEXAS.
75214. JUNIUS
HEIGHTS. BLK
7/1651 LOT 5

FIRST FLOOR
NEW
CONSTRUCTION

B2.10

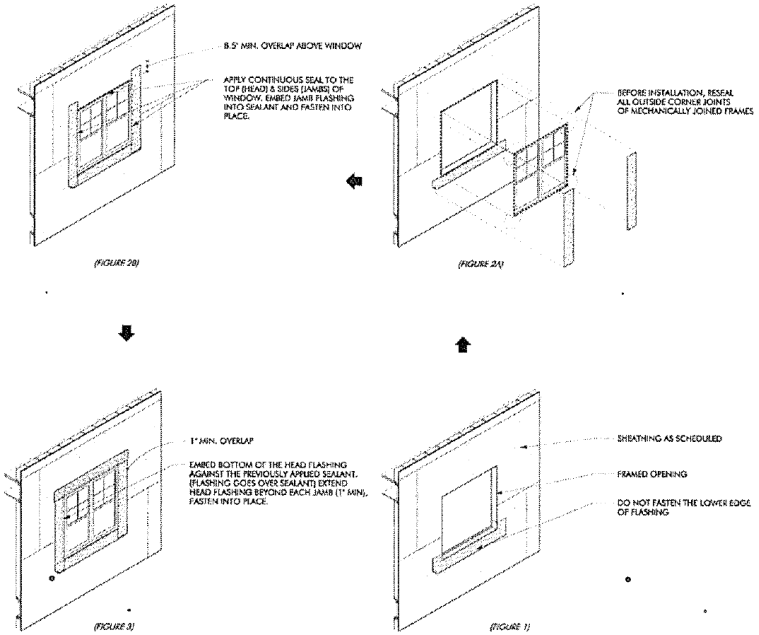
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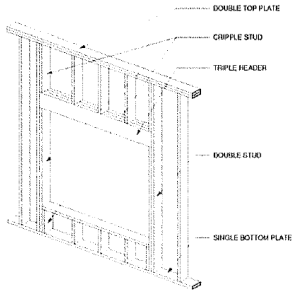
5818 Worth St.
5818 WORTH ST.
DALLAS TEXAS,
75214. JENIES
HEIGHTS. BLK
7/1051 LOT 5
ROOF PLAN
NEW
CONSTRUCTION
B2.70
Scale 3/8" = 1'-0"
01 NEW CONSTRUCTION ROOF
02 - GARAGE
9" / 1'-0"

5818 Worth St.
Plan North
5818 WORTH ST.
DALLAS TEXAS.
75214. JESUS
HEIGHTS. BLK
7/1651 LOT 5
EXTERIOR
SHEATHING
CONNECTIONS
B2.80
Scale 3" = 1'-0"
PLAN DETAIL - SIDING AT INSIDE CORNER
03 SCALE: 3" = 1'-0"
PLAN DETAIL - MASONRY EXPANSION JOINT AT INSIDE CORNER
02 SCALE: 3" = 1'-0"
PLAN DETAIL - MASONRY AND SIDING JOINT AT INSIDE CORNER
01 SCALE: 3" = 1'-0"
PLAN DETAIL - MASONRY TO SIDING JOINT AT OUTSIDE CORNER
07 SCALE: 3" = 1'-0"
PLAN DETAIL - SIDING AT OUTSIDE CORNER
05 SCALE: 3" = 1'-0"
PLAN DETAIL - MASONRY JOINT AT OUTSIDE CORNER
04 SCALE: 3" = 1'-0"

5818 Worth St.
5818 WORTH ST.
DALLAS TEXAS.
75214. JENKINS
HEIGHTS. BLK
7/1051 LOT 5
DOOR SECTIONS : INTERIOR / EXTERIOR
B3.10
Scale As indicated
DOOR SCHEDULE
EXTERIOR DOOR SILL - BRICK
EXTERIOR DOOR SILL - GROUND FLOOR SLAB
EXTERIOR DOOR JAMB - BRICK
EXTERIOR DOOR JAMB - SIDING
EXTERIOR DOOR HEAD - BRICK
EXTERIOR DOOR HEAD - SIDING
INTERIOR DOOR JAMB
INTERIOR DOOR HEAD

5818 Worth St.
Plan North
SQUARE FOOTAGE
1st Floor 3,414 sq. ft.
2nd Floor 0 sq. ft.
Total Under Air 3,414 sq. ft.
Garage 439 sq. ft.
Total Square Feet 33,853 sq. ft.
5818 WORTH ST.
DALLAS, TEXAS.
75214. JUNIUS
HEIGHTS. BLK
7/1651 LOT 5
WINDOW
SECTIONS -
EXTERIOR
B3.20
Scale As Indicated
WINDOW SCHEDULE
SCALE: 1/2" = 1'-0"
03 WINDOW - BRICK HEAD
SCALE: 3" = 1'-0"
02 WINDOW - BRICK JAMB
SCALE: 3" = 1'-0"
01 WINDOW - BRICK SILL
SCALE: 3" = 1'-0"
06 WINDOW - WOOD SIDING HEAD
SCALE: 3" = 1'-0"
05 WINDOW - WOOD SIDING JAMB
SCALE: 3" = 1'-0"
04 WINDOW - WOOD SIDING SILL
SCALE: 3" = 1'-0"





NOTE: FRAMED AS SHOWN WITH 2x6 LUMBER. ADJUST AS REQUIRED ALL STUDS ARE 16" O.C. UNLESS OTHERWISE NOTED

02 WINDOW FRAMING DETAIL
SCALE 1/2" = 1'-0"

AAMA 2400-02 STEPS FOR PROPER WINDOW FLASHING

1. A STRIP OF APPROVED FLASHING MATERIAL SHALL BE AT LEAST NINE INCHES WIDE. FLASHING SHALL BE APPLIED IN A WEATHERBOARD FASHION AROUND THE FULL PERIMETER OF THE OPENING.
2. APPLY FIRST STRIP HORIZONTALLY IMMEDIATELY BELOW THE SILL, CUT IT SUFFICIENTLY LONG TO EXTEND PAST EACH SIDE OF THE WINDOW (4" MIN.), SO THAT IT PROJECTS BEYOND THE VERTICAL FLASHING TO BE APPLIED LATER. (SEE FIGURE 1).
3. ATTACH THE TOP EDGE TO THE FRAMING, BUT DO NOT FASTEN THE LOWER EDGE, SO THAT THE WEATHER RESISTANT BUILDING PAPER APPLIED LATER MAY BE SLIPPED UP AND UNDERNEATH THE FLASHING IN WEATHERBOARD FASHION. (SEE FIGURE 1).
4. FOR MECHANICALLY JOINED FRAMES, APPLY EXTERIOR GRADE SEALANT CORNERS THE FULL LENGTH OF THE SEAM WHERE MOUNTING FLANGES MEET AND TO THE OUTSIDE OF THE FRAME CORNER JOINTS. (SEE FIGURE 2A).
5. APPLY A CONTINUOUS SEAL TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGE IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS IN THE MOUNTING FLANGE. (SEE FIGURE 2A).
6. THE WINDOW SHALL THEN BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES.
7. APPLY EXTERIOR GRADE SEALANT TO THE EXPOSED MOUNTING FLANGE AT THE TOP (HEAD) AND SIDES (JAMBS) OF THE INSTALLED WINDOW. APPLY SEALANT IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS ON THE MOUNTING FLANGE AND OVER THE HEADS OF THE FASTENERS. COUNTINUE JAMB SEALANT VERTICALLY APPROX. 8.5 INCHES ABOVE THE TOP OF THE WINDOW. THE SEALANT APPLIED HORIZONTALLY ACROSS THE HEAD SHOULD NOT EXTEND BEYOND THE JAMB SEALANT. (SEE FIGURE 2B).
8. STARTING AT EACH JAMB, EMBED JAMB FLASHING INTO THE SEALANT AND FASTEN INTO PLACE. DO NOT FASTEN THE BOTTOM 9" OF THE JAMB FLASHING SO THE WEATHER RESISTIVE BARRIER APPLIED LATER MAY BE SLIPPED UNDERNEATH. JAMB FLASHING IN A WEATHERBOARD FASHION. EXTEND THE FLASHING APPROX. 1/2" LESS THAN THE BOTTOM SILL FLASHING AND BEYOND THE TOP OF THE WINDOW APPROX. 8.5".
9. FINALLY, EMBED FLASHING INTO THE EXTERIOR GRADE SEALANT PREVIOUSLY APPLIED ON THE MOUNTING FLANGE AT THE WINDOW HEAD. CUT THIS FLASHING LONG SO THAT IT WILL EXTEND A MINIMUM OF 1" BEYOND EACH OF THE JAMB FLASHINGS. FASTEN FLASHING INTO PLACE
10. THE OWNER/GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE WEATHER RESISTIVE BARRIER (i.e. BUILDING PAPER, INSULATING BOARD, OR OTHER MATERIALS BY OTHER TRADES) IS EFFECTIVELY INTERGRATED AROUND THE WINDOW FRAME IN A WEATHERBOARD FASHION.
11. AFTER INSTALLATION IS COMPLETE, CHECK THE WINDOW FOR PROPER OPERATION AND LOCKING.

01 WINDOW FLASHING STEPS (AAMA 2400-02)
SCALE: N.T.S.

T&T Drafting & Design
"Drafting Ideas For Completion"
Tag & Tristan Gilkerson
Cell: 469.544.1000
Email: tgilon_inc@yahoo.com

SQUARE FOOTAGE	
1st Floor	1,414 sq ft
2nd Floor	-0- sq ft
Total Under Air	1414 sq ft
Garage	400 sq ft
Total Square Feet	2133 sq ft

Plan North

5818 Worth St.

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5818 WORTH ST.
DALLAS TEXAS.
75214, JUNIUS
HEIGHTS, BLK
7/1651 LOT 5

WINDOW FLASHING / FRAMING DETAILS

B3.21

Scale 1/2" - 1'-0"

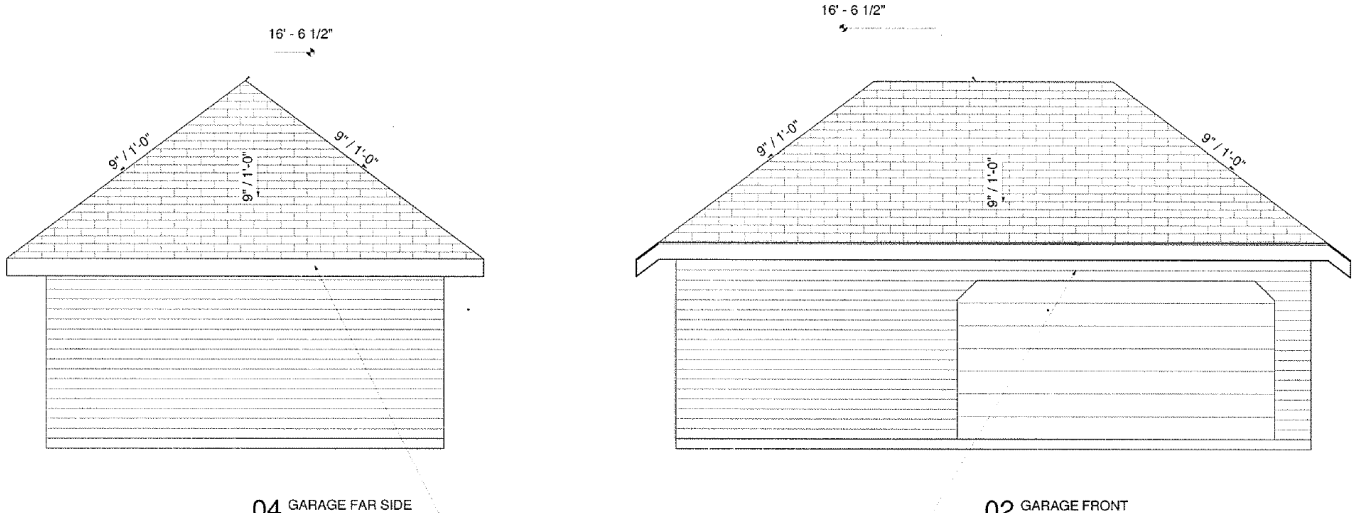
10/6/2014 8:55:14 PM

5818 Worth St.
Plan North
SQUARE FOOTAGE
1st Floor 1414 sq ft
2nd Floor — sq ft
Total Under Air 1414 sq ft
Garage 440 sq ft
Total Square Feet 1522 sq ft
5818 WORTH ST.
DALLAS TEXAS.
75214, JENKS
HEIGHTS. BLK
7/1651 LOT 5
ELEVATIONS
NEW
CONSTRUCTION
B4.01
Scale 3/8" - 1'-0"
20' - 7 1/2"
SOUTH VIEW - NEW
02 CONSTRUCTION
SCALE: 3/8" - 1'-0"
20' - 7 1/2"
WEST VIEW - NEW
01 CONSTRUCTION
SCALE: 3/8" - 1'-0"
CEILING- EXISTING
9'- 0"
FIRST FLOOR-
EXISTING
0'- 0"
GROUND LEVEL
-1'- 0"

5818 Worth St.
Plan North
SQUARE FOOTAGE
1st Floor
2nd Floor
Total Under Air
Garage
Total Square Feet
5818 WORTH ST.
DALLAS TEXAS.
75214. JUNIUS
HEIGHTS. BLK
7/1031 LOT 5
ELEVATIONS
NEW
CONSTRUCTION
B4.02
Scale 3/8" - 1'-0"
20' - 7 1/2"
CEILING, EXISTING
FIRST FLOOR - EXISTING
GROUND LEVEL
NORTH VIEW - NEW CONSTRUCTION
02
EAST VIEW - NEW CONSTRUCTION
01

CD145-011(JKA)

C8-40



Tag & Tristan Gibeson
Cell 409.544.1000
Email: tagton_inc@yahoo.com

SQUARE FOOTAGE

1st Floor	2414 sq ft
2nd Floor	-0- sq ft
Total Under Air	2414 sq ft
Garage	490 sq ft
Total Square Foot	3133 sq ft

Plan North

5818 Worth St.

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5818 WORTH ST.
DALLAS TEXAS.
75214, JUNIUS
HEIGHTS, BLK
7/1651 LOT 5

GARAGE ELEVATIONS

B4.03

Scale 1/2" = 1'-0"

CD145-011(JKA)

C8-41

charles SCHWAB BANK

WILLIAM SLOCUM

AV 01 123899 32093H349 B**5DGT
WILLIAM SLOCUM
700 N. PAULUS ST
DALLAS TX 75214

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123899 1/2

Account Number
[redacted]

Statement Period
August 30, 2014 to
September 30, 2014

Customer Service Information

Call Toll Free: **(877) 824-5625**

Send Written Inquiries to:
Charles Schwab Bank
P.O. Box 52083
Phoenix, AZ 85072-2083

Send Deposits to:
Charles Schwab Bank
P.O. Box 52114
Phoenix, AZ 85072-9714

Schwab Bank News

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Let us help you pay your bills automatically by logging in today at **schwab.com/billpay** or downloading the Schwab Mobile™ app[1]. For assistance, call us at 1-800-780-7735.

Please see important disclosures on page 2.
(1013-6634)

Print

10/24/14

Accounts
>Positions : [redacted]

Group By: Security Type

Symbol	Name Full | Short	Quantity	Price	Price Change $ | %	Market Value	Day Change [2] $ | %	Rating [3]	Reinvest? [4]	% of Account [5]
Equities									
AAPL	APPLE INC	200.481	$105.22	+$0.39 +0.37%	$21,094.61	+$78.19 +0.37%	C	Yes	2.64%
FB	FACEBOOK INC CLASS A	400	$80.67	+$0.63 +0.79%	$32,268.00	+$252.00 +0.79%	D	No	4.04%
GRFS	GRIFOLS SA NEW ADR F...	400	$34.32	+$0.78 +2.33%	$13,728.00	+$312.00 +2.33%	--	No	1.72%
KMP	KINDER MORGAN ENERGY LP...	253.5606	$95.36	+$0.38 +0.4%	$24,179.54	+$96.35 +0.4%	--	Yes	3.03%
MOBL	MOBILEIRON INC	500	$9.08	-$0.12 -1.3%	$4,540.00	-$60.00 -1.3%	D	Yes	0.57%
NNN	NATIONAL RETAIL PPTYS REIT	300	$37.34	-$0.12 -0.32%	$11,202.00	-$36.00 -0.32%	D	Yes	1.4%
NVS	NOVARTIS A G SPON ADR F...	100	$90.15	+$0.91 +1.02%	$9,015.00	+$91.00 +1.02%	--	No	1.13%
PFE	PFIZER INCORPORATED	1,922.9337	$29.11	+$0.51 +1.78%	$55,976.60	+$980.70 +1.78%	A	Yes	7.01%
LUV	SOUTHWEST AIRLINES CO	200	$33.87	+$0.62 +1.86%	$6,774.00	+$124.00 +1.86%	A	Yes	0.85%
ZOES	ZOES KITCHEN INC	300	$35.44	+$1.33 +3.9%	$10,632.00	+$399.00 +3.9%	D	No	1.33%
ZTS	ZOETIS INC	144.5754	$36.58	+$0.47 +1.3%	$5,288.57	+$67.95 +1.3%	C	Yes	0.66%
Equities Total					**$194,698.32**	**+$2,305.19 +1.2%**			**24.37%**
ETFs & Closed End Funds									
FNX	FIRST TR EXCH TRADED FD...	364	$50.30	+$0.15 +0.3%	$18,309.20	+$54.60 +0.3%	--	Yes	2.29%
QQEW	FIRST TR NASDAQ 100 FUND...	582	$39.96	+$0.39 +0.99%	$23,256.72	+$226.98 +0.99%	--	Yes	2.91%
DIV	GLOBAL X ETF...	1,076.5022	$29.37	+$0.155 +0.53%	$31,616.87	+$166.86 +0.53%	--	Yes	3.96%
IAU	ISHARES GOLD TRUST	583	$11.92	-$0.02 -0.17%	$6,949.36	-$11.66 -0.17%	--	Yes	0.87%
PID	POWERSHS EXCH TRAD FD TR...	670	$18.13	+$0.11 +0.61%	$12,147.10	+$73.70 +0.61%	--	Yes	1.52%
XLE	SECTOR SPDR ENGY SELECT...	100.5299	$85.60	-$0.30 -0.35%	$8,605.36	-$30.16 -0.35%	--	Yes	1.08%
XLV	SECTOR SPDR HEALTH FUND...	100.7318	$65.21	+$0.90 +1.4%	$6,568.72	+$90.66 +1.4%	--	Yes	0.82%
SDY	SPDR S&P DIVIDEND ETF	318	$76.52	+$0.53 +0.7%	$24,333.36	+$168.54 +0.7%	--	Yes	3.05%
				+$0.36		+$30.96			

GMM	SPDR S&P EMERGING MARKET	86	$65.67	+0.55%	$5,647.62	+0.55%	--	Yes	0.71%
ETFs & Closed End Funds Total					**$137,434.31**	+$770.48 +0.56%			**17.2%**

Mutual Funds

Click stars for further rating information.

HDPMX	HODGES FUND	153.163	$38.80	+$0.21 +0.54%	$5,942.72	+$32.16 +0.54%	★★★★	Yes | Yes	0.74%
JVMIX	JHANCOCK3 DISCIPLINED...	510.6	$19.12	+$0.15 +0.84%	$9,762.67	+$81.70 +0.84%	★★★★★	Yes | Yes	1.22%
LGLFX	LORD ABBETT GWTH LEADERS F	928.364	$22.61	+$0.20 +0.89%	$20,990.31	+$185.67 +0.89%	★★★★	Yes | Yes	2.63%
OAKMX	OAKMARK FUND	261.789	$67.52	+$0.33 +0.49%	$17,675.99	+$86.39 +0.49%	★★★★★	Yes | Yes	2.21%

Past performance is no guarantee of future results. The Overall Morningstar Rating is derived from the weighted average of the risk-adjusted performance figures associated with a fund's 3-year, 5-year and 10-year (if applicable) Morningstar-rated metrics. Click on stars for further rating and standardized performance information.

Mutual Funds Total					**$54,371.69**	+$385.92 +0.71%			**6.81%**

Fixed Income

04010LAN3	ARES CAP CORP 4.875%18 DUE 11/30/18	30,000	$105.991	N/A	$31,797.30	N/A	BBB / NR	--	3.98%
052414MY2	AUSTIN TX ELEC U 3.25%40 UTIL ELEC DUE 11/15/40 OID	20,000	$90.729	N/A	$18,145.80	N/A	AA- / A1	--	2.27%
2201123F1	CORPUS CHRISTI T 3.75%33 DB LTX DUE 03/01/33 OID AMT	25,000	$101.178	N/A	$25,294.50	N/A	AA- / Aa2	--	3.17%
235036YF1	DALLAS FT WORTH TX 4%32 TRAN AIR DUE 11/01/32 OID AMT	25,000	$101.131	N/A	$25,282.75	N/A	A+ / A2	--	3.16%
235036H52	DALLAS FT WORTH TX 4%45 TRAN AIR DUE 11/01/45 OID	20,000	$101.44	N/A	$20,288.00	N/A	A+ / A2	--	2.54%
235036E55	DALLAS FT WORTH TX 4%45 TRAN AIR DUE 11/01/45 OID AMT	20,000	$95.986	N/A	$19,197.20	N/A	A+ / A2	--	2.4%
235036E71	DALLAS FT WORTH TX 5%45 TRAN AIR DUE 11/01/45 AMT	20,000	$106.647	N/A	$21,329.40	N/A	A+ / A2	--	2.67%
247916AC3	DENBURY RES 6.375%21 DUE 08/15/21	25,000	$104.50	N/A	$26,125.00	N/A	BB / B1	--	3.27%
451102BA4	ICAHN ENTERPRISE 3.5%17 DUE 03/15/17	30,000	$100.50	N/A	$30,150.00	N/A	BBB- / Ba3	--	3.77%
451102AX5	ICAHN ENTERPRISE LP 6%20 DUE 08/01/20	25,000	$105.00	N/A	$26,250.00	N/A	BBB- / Ba3	--	3.29%
529772AE5	LEXMARK INTL 6.65%18 DUE 06/01/18	25,000	$112.5691	N/A	$28,142.28	N/A	BBB- / Baa3	--	3.52%
54811BNG2	LOWER CO RIV AUTH T 4%39 UTIL ELEC DUE 05/15/39	20,000	$102.027	N/A	$20,405.40	N/A	A / A2	--	2.55%
66285WKX3	N TX TWY AUTH 3.75%28 TRAN TOLL DUE 01/01/28 OID	15,000	$104.052	N/A	$15,607.80	N/A	A- / A2	--	1.95%
651639AL0	NEWMONT MINING 5.125%19 DUE 10/01/19	10,000	$110.16	N/A	$11,016.00	N/A	BBB / Baa2	--	1.38%
71645WAT8	PETROBRAS INTL 3.875%16F DUE 01/27/16 PETROBRAS INTL FIN	25,000	$102.2058	N/A	$25,551.45	N/A	BBB- / Baa2	--	3.2%
71645WAL5	PETROBRAS INTL 6.125%16F DUE 10/06/16 PETROBRAS INTL FIN	25,000	$107.3169	N/A	$26,829.23	N/A	BBB- / Baa2	--	3.36%
902261HJ8	TYLER TX HLTH F 5.375%37 HLTH HOSP DUE 11/01/37 OID	30,000	$104.922	N/A	$31,476.60	N/A	N/R / Baa2	--	3.94%
Fixed Income Total					**$402,888.71**	**N/A**			**50.43%**

Cash & Money Market

Cash & Money Market [6]					$9,449.79	+$0.00 0%	--	--	1.18%

Cash & Money Market Total	**$9,449.79**	+$0.00 0%	**1.18%**
Account Total	**$798,842.82**	+$3,461.58 +0.44%	

Prices and Market Values are real-time and based on NASDAQ Last Sale or a consolidated market quote unless otherwise indicated.

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For Mutual funds, the NAV is a daily calculation occurring after market close. This process may take 2-to-4 hours before a final NAV is made available to the public.

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2. The Position Day Change value is calculated as: Price Change x the shares/bonds/units/contracts held in the account currently. It assumes no change in quantity from the prior day and will be available until one hour prior to the next market open.
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4. Mutual funds display Dividend Reinvestment instructions followed by Capital Gain Reinvestment instructions.
5. The % of Account Assets for each position is calculated using all the long positions with values and all cash or cash investment amounts.
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Independent Bank
3090 Craig Drive
PO Box 3035
McKinney, TX 75070
972-562-3426
Main Office

876

WILLIAM C SLOCUM III
700 N PAULUS ST
DALLAS TX 75214

Date 10/08/14 Page 1
Account Number [redacted]
Enclosures 1

---- CHECKING ACCOUNTS ----

PERSONAL CHECKING
Account Number [redacted]

Previous Stmt Balance	18,455.69
1 Deposits/Credits	1,873.80
2 Checks/Debits	525.80
Service Charge	.00
Interest Paid	.00
Current Stmt Balance	19,803.69

Number of Enclosures	1
Statement Dates	9/09/14 thru 10/08/14
Days in the statement period	30
Average Ledger	19,223.34
Average Collected	19,223.34

Deposits and Other Credits

Date	Description	Amount
9/24	XXSOC SEC SSA TREAS 310 [redacted] 14/09/24	1,873.80

Other Debits

Date	Description	Amount
10/06	MedInsPymt UnitedHCMedicare [redacted] 14/10/06	25.80-

--- CHECKS IN NUMBER ORDER ---

Date	Check No	Amount
9/29	4443	500.00

*Indicates Skip in Check Number

Daily Balance Summary

Date	Balance	Date	Balance
9/09	18,455.69	9/29	19,829.49
9/24	20,329.49	10/06	19,803.69

Independent Bank
3090 Craig Drive
PO Box 3035
McKinney, TX 75070
972-562-3426
Main Office

126

WILLIAM C SLOCUM III
700 N PAULUS ST
DALLAS TX 75214

Date 9/30/14 Page 1
Account Number [redacted]
Enclosures 9

---- CHECKING ACCOUNTS ----

INDEX FUND		Number of Enclosures	9
Account Number	[redacted]	Statement Dates 9/02/14 thru	9/30/14
Previous Stmt Balance	161,392.50	Days in the statement period	29
1 Deposits/Credits	3,175.88	Average Ledger	161,578.43
11 Checks/Debits	3,940.40	Average Collected	161,578.43
Service Charge	.00	Interest Earned	51.35
Interest Paid	53.12	Annual Percentage Yield Earned	0.40%
Current Stmt Balance	160,681.10	2014 Interest Paid	330.35

Deposits and Other Credits

Date	Description	Amount
9/02	REGULAR DEPOSIT	3,175.88
9/30	Interest Deposit	53.12

Other Debits

Date	Description	Amount
9/05	BILLING [redacted] NATIONAL LLOYDS 14/09/05	1,694.00-
9/10	CHECKPAYMT WELLSFARGO CARD REGULUSDAL 14/09/10 CHECK #- 2036 TRACE #- 091000015556414	147.35-
9/17	Atmos Ener Atmos Energy [redacted] /09/17 CHECK #- 2041 TRACE #- 042000011295376	45.59-

--- CHECKS IN NUMBER ORDER ---

Date	Check No	Amount	Date	Check No	Amount
9/12	2003	29.77	9/10	2036	-See above-
9/08	2033*	32.46	9/16	2037	141.83
9/09	2035*	1,000.00	9/15	2038	187.19

*Indicates Skip in Check Number

Independent Bank
3090 Craig Drive
PO Box 3035
McKinney, TX 75070
972-562-3426
Main Office

760

ECHO LAND & CATTLE INC
700 N PAULUS ST
DALLAS TX 75214

Date 9/30/14 Page 1
Account Number [redacted]
Enclosures 3

---- CHECKING ACCOUNTS ----

FREE SMALL BUSINESS		Number of Enclosures	3
Account Number	[redacted]	Statement Dates 9/02/14 thru	9/30/14
Previous Stmt Balance	2,486.34	Days in the statement period	29
1 Deposits/Credits	702.85	Average Ledger	2,306.81
3 Checks/Debits	326.00	Average Collected	2,306.81
Service Charge	.00		
Interest Paid	.00		
Current Stmt Balance	2,863.19		

Deposits and Other Credits

Date	Description	Amount
9/29	REGULAR DEPOSIT	702.85

Other Debits

Date	Description	Amount
9/17	USATAXPYMT IRS [redacted] 4/09/17 ID #[redacted] ECHO LAND & CATTLE	160.00-

--- CHECKS IN NUMBER ORDER ---

Date	Check No	Amount	Date	Check No	Amount
9/09	5009	46.00	9/03	5091*	120.00

*Indicates Skip in Check Number

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
9/02	2,486.34	9/09	2,320.34	9/29	2,863.19
9/03	2,366.34	9/17	2,160.34		

Northern Trust

The Northern Trust Company
50 South LaSalle Street C-5S
Chicago, Illinois 60603

Statement of Account

Please refer statement inquiries to:
888-289-6542
outside US & Canada 312-444-4454

#BWNHPPG
#A985997159302OJ1#
MDG2005 0005812 1 AT 0406 09231S

WILLIAM C SLOCUM III
POD
700 N PAULUS ST
DALLAS TX 75214-4451

Statement Period
09/04/14 through 10/03/14

Premium MMDA

Account Number: [redacted]

Beginning Balance on September 4, 2014	121,112.94
Deposits and Credits	0.00
Interest Credited	4.48
Checks and Other Items Paid	0.00
Ending Balance on October 3, 2014	121,117.42
Average Collected Balance	121,112.00
Interest Credited Year to Date	61.54

Interest Credited

Date	Description	Amount
10-03	Interest	4.48

Premium MMDA Daily Ledger Balances

Date	Balance	Date	Balance	Date	Balance
09-04	121,112.94	10-03	121,117.42		

Interest Rate Summary

Effective Date	Rate	Effective Date	Rate	Effective Date	Rate
09-03-14	0.045%				

Member FDIC

Equal Housing Lender

CLIENT STATEMENT | For the Period September 1-30, 2014

Morgan Stanley

Account Summary

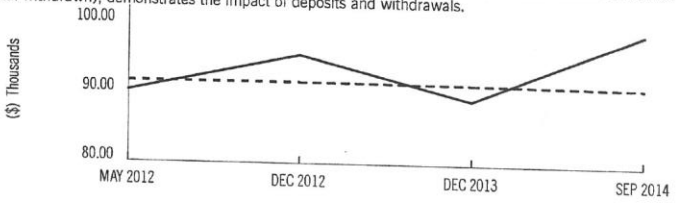
Active Assets Account [redacted] **WILLIAM C SLOCUM III**

CHANGE IN VALUE OF YOUR ACCOUNTS (includes accrued interest)

	This Period (9/1/14-9/30/14)	This Year (1/1/14-9/30/14)
TOTAL BEGINNING VALUE	**$97,299.43**	**$88,414.39**
Credits	—	—
Debits	—	(150.00)
Security Transfers	—	—
Net Credits/Debits/Transfers	—	**$(150.00)**
Change in Value	**(87.18)**	**8,947.86**
TOTAL ENDING VALUE	**$97,212.25**	**$97,212.25**

CHANGE IN VALUE OVER TIME

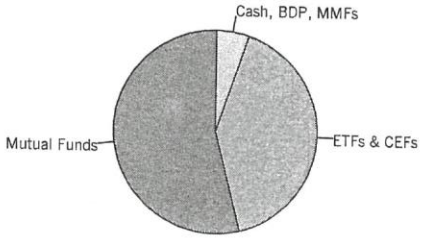
The display of market value (total account value) and net invested capital (total amount invested minus total withdrawn), demonstrates the impact of deposits and withdrawals.



Total Market Value Net Invested Capital Since 05/31/12

This graph does not reflect corrections to Net Invested Capital or Market Value made subsequent to the dates depicted. It may exclude transactions in Annuities or positions where we are not the custodian, which could delay the reporting of Market Value or affect the Net Invested Capital.

ALLOCATION OF HOLDINGS



	Market Value	Percentage %
Cash, BDP, MMFs*	$5,023.62	5.2
ETFs & CEFs	39,657.41	40.8
Mutual Funds	52,531.22	54.0
TOTAL VALUE	**$97,212.25**	**100.0%**

This allocation represents holdings on a trade date basis, and projected settled Cash/ BDP and MMF balances. These classifications are not intended to serve as a suitability analysis. Deposits are eligible for FDIC insurance but are not covered by SIPC. Cash and securities (including MMFs) are eligible for SIPC coverage. See Expanded Disclosures. ** FDIC rules apply and Bank*

Security Mark at Right

Lincoln Financial Group®

Lincoln ChoicePlus℠

The Lincoln National Life Insurance Company
PO Box 2348
Fort Wayne, IN 46801-2348
888-868-2583

Annuity Quarterly Statement
3rd Quarter 2014

Your Account Information

Contract Owner: EDWARD JONES
Annuitant: WILLIAM C SLOCUM
[redacted]

[redacted]
Product: Assurance (A Class)
Plan Type: Custodial IRA
Contract Effective Date: 3/21/2011

Your Annuity Contact Information

Representative: CHRISTOPHER M GOINS
Broker-dealer: EDWARD D JONES
If you have any questions regarding this statement, please contact us at the phone number above or visit our website at www.LincolnFinancial.com.

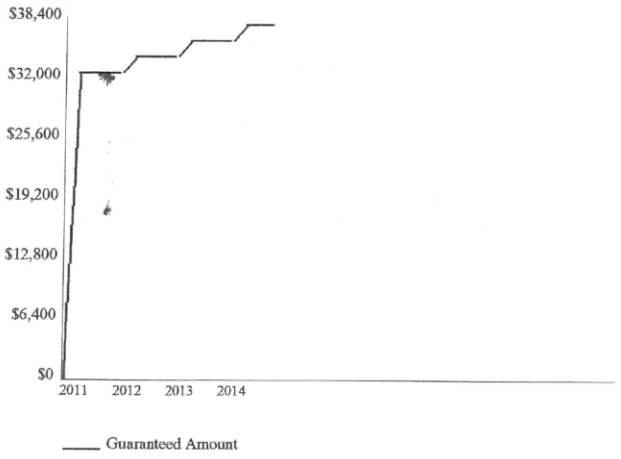
Your Quarterly Account Value

Value 6/30/14	Net Activity	Gain / Loss	Value 9/30/14
$38,875.65	-$84.99	-$403.33	$38,387.33

Refer to your contract for surrender charge information.

Surrender Value: $38,358.92

Your *Lincoln Lifetime Income*℠ Advantage (Single) Benefit



On 3/21/2011 you elected ***Lincoln Lifetime Income***℠ Advantage (Single).

As of the statement date, your ***Lincoln Lifetime Income***℠ Advantage (Single) values are as follows:

Guaranteed Amount:	$37,773.22
Maximum Annual Withdrawal:	$1,888.66
Remaining Maximum Annual Withdrawal:	$1,888.66

The amount that your Maximum Annual Withdrawal is based on is $37,773.22

(Maximum Annual Withdrawal is not applicable until age 59 1/2)
For detailed information regarding your living benefit rider, please refer to your contract or prospectus.

As of the statement date, your anticipated living benefit rider values would be as follows:

	Guaranteed Amount
on 3/21/2017	$43,727.22
on 3/21/2019	$48,209.26
on 3/21/2024	$53,150.71

If you began ***i4LIFE®*** Advantage on the statement date your annual initial income would be $2,357.86 with a Guaranteed Income Benefit (GIB) of $1,768.40 (Assumes a single life payout with a 17 year Access Period).

- The illustrated dates are 3, 5, and 10 years from the most recent rider anniversary.
- Values represented on the graph began at rider election and show up to 10 years of history.
- Performance data quoted represents past performance. The investment return and principal value may fluctuate so that an investor's units, when redeemed, may be worth more or less than their original cost. Past performance does not guarantee future results.
- Withdrawals will reduce the guaranteed amounts and benefits.

Lincoln Financial Group is the marketing name for Lincoln National Corporation and its affiliates.
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92-2093621 WILLIAM C SLOCUM [redacted]
0000000 S01BI9 986170 GOINS, CHRISTOPHER M
164565 2/4

Certified Center of Excellence

fmsbonds, Inc.
Municipal Bond Specialists

The FMSbonds Building
4775 Technology Way, Boca Raton, FL 33431

Account Number	Tax ID Number
[redacted]	ON FILE

For the Period	Page 1 of 3
09/01/14 Through 09/30/14	027136

Last Statement Date
07/31/14

Your Account Executive
LUIS GONZALEZ
RR # 567

WILLIAM SLOCUM
700 N PAULUS AVE
DALLAS TX 75214

10409

Monthly Statement Summary

Income Summary	This Month	Year To Date
TAX FREE INCOME	$0.00	$1,150.00cr

Account Summary	Opening Balance	Closing Balance
MONEY BALANCES		
CASH ACCOUNT	$0.00	$0.00

Accrued Interest Paid	This Month	Year To Date
NONE	$0.00	$0.00

DAILY ACCOUNT ACTIVITY

DATE	TRANS	DESCRIPTION	QUANTITY	PRICE	DEBIT	CREDIT
		NONE				

ACCOUNT POSITIONS

QUANTITY		SECURITY DESCRIPTION	RATINGS MOODYS/S&P	MONTHEND UNIT PRICE	MARKET VALUE	CUSIP
20,000		NORTH TEX TWY AUTH REV FIRST TIER REF REV BDS OID PAR CALL 01/01/2018 2ND BERKSHIRE HATHAWAY ASSUR DUE 01/01/2048 5.750% JJ 01	AA1 /AA+	112.905	$22,581.00	66285WCR5
20,000		TOTAL PAR VALUE				
		TOTAL VALUE OF PRICED SECURITIES			$22,581.00	

● Denotes a material event has occurred. Log into your FMSbonds account and click on the ● on your positions screen to view the details.

For a historical list of material events on any municipal bond, visit emma.msrb.org.

Prospectuses and official statements are available online at www.fmsbonds.com, as well as www.emma.msrb.org, or by request.

Accounts insured up to $25,000,000.

UPDATE ON IMPROVEMENTS TO 5818 WORTH
AS OF MAY 2015

Prior, Marsha

From:	william slocum
Sent:	Tuesday, May 19, 2015 1:21 PM
To:	Prior, Marsha
Subject:	Re: 5818 Worth UPDATE
Follow Up Flag:	Follow up
Flag Status:	Flagged

Marsha

completed work to date 5818 Worth as of 5.19.15

level foundation
Restore existing windows
Restore existing front porch deck
Restore front porch columns
Repair and re build 2 existing front doors
New roof
New HVAC
New Electrical wiring
New Plumbing
Sheet rock - tape bed texture
Paint interior
Paint Exterior (incomplete)
New Cabinetry 2 bath rooms and kitchen
New brushed concrete drive way

Work in progress for May
Tile 2 bathrooms
counter tops kitchen
prepare for electrical and plumbing top out

other work complete
new garage foundation
frame garage (siding is yet to be installed)

We have not been able to finish the exterior skirting due to the non stop rain so most of our efforts have been directed to the interior

I hope this is helpful in your up coming meeting

Thanks
Billy Slocum

5818 Worth, May 2015



TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 12/11/2014
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Andrew Gilbert (COA)
Address: 5818 WORTH
Date of CA/CD Request: 12/04/14

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Motion made to recommend suspension of demolish order, Laura Koppang / Sally Johnson.

Task force members present

___ Rene Schmidt (Chair)	___ Laura Koppang	___ VACANT
___ Mary Mesh	___ Sally Johnson	___ Terri Raith (Alternate)
___ Barbara Cohen	___ Morgan Harrison	___ Kiki Granstrom (Alternate)

Ex Officio staff members present ___ Jennifer Anderson

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

Maker: Koppang
2nd: Johnson
Task Force members in favor: All
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force _____ DATE Dec. 11, 2014

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-366(MD)
LOCATION**:** 401 E. 6th Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 468

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Lake Cliff
MAPSCO: 54-D
CENSUS TRACT: 0020.00

APPLICANT: Alice Kinsey

REPRESENTATIVE: None.

OWNER: WEYS CHILDRENS TRUST

REQUEST:
Install 15' long by 20' wide concrete driveway in rear cornerside yard.

BACKGROUND / HISTORY:
9/2/2014 – Landmark Commission approved several exterior changes and renovations (CA134-515(MD)).
4/6/2015 – Landmark Commission approved a new sidewalk. (CA145-224(MD)).
5/4/2015 – Landmark Commission denied without prejudice extending roof over side entry porch (CA145-303(MD)).

ANALYSIS: The proposed work meets the requirements in the Lake Cliff preservation criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION:
Install 15' long by 20' wide concrete driveway in rear cornerside yard. – Approve – Approve site plan dated 5/20/15 with the finding the proposed work meets the criteria for building site and landscaping in the Preservation criteria Section 3.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install 15' long by 20' wide concrete driveway in rear cornerside yard. We support. No quorum. Comments only.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 366 (MD)
Office Use Only

Name of Applicant: JAMES A WARD – ALICE KINSEY
Mailing Address : 507 N GREENSTONE LN
City, State and Zip Code: DUNCANVILLE TEXAS 75116
Daytime Phone: 214-724-7264 Fax:
Relationship of Applicant to Owner: OWNER

PROPERTY ADDRESS: 401 EAST SIXTH STREET DALLAS
Historic District: LAKE CLIFF

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.

CONSTRUCT A CONCRETE DRIVEWAY FOR FUTURE GARAGE. DRIVEWAY WILL ATTACH TO NEW DRIVEWAY APPROACH AND SIDE WALK BUILT UNDER THE "DALLAS SIDEWALK RECONSTRUCTION PROGRAM. DRIVE WAY WILL BE 15' IN LENGTH.

PLEASE EMAIL DISPOSITION TO MY WIFE'S EMAIL. AKINSEY@SBCGLOBAL.NET

Signature of Applicant: James A Ward Date: 4-27-15

Signature of Owner: James A Ward Date: 4-27-15
(IF NOT APPLICANT)

RECEIVED BY
MAY 07 2015
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. **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.

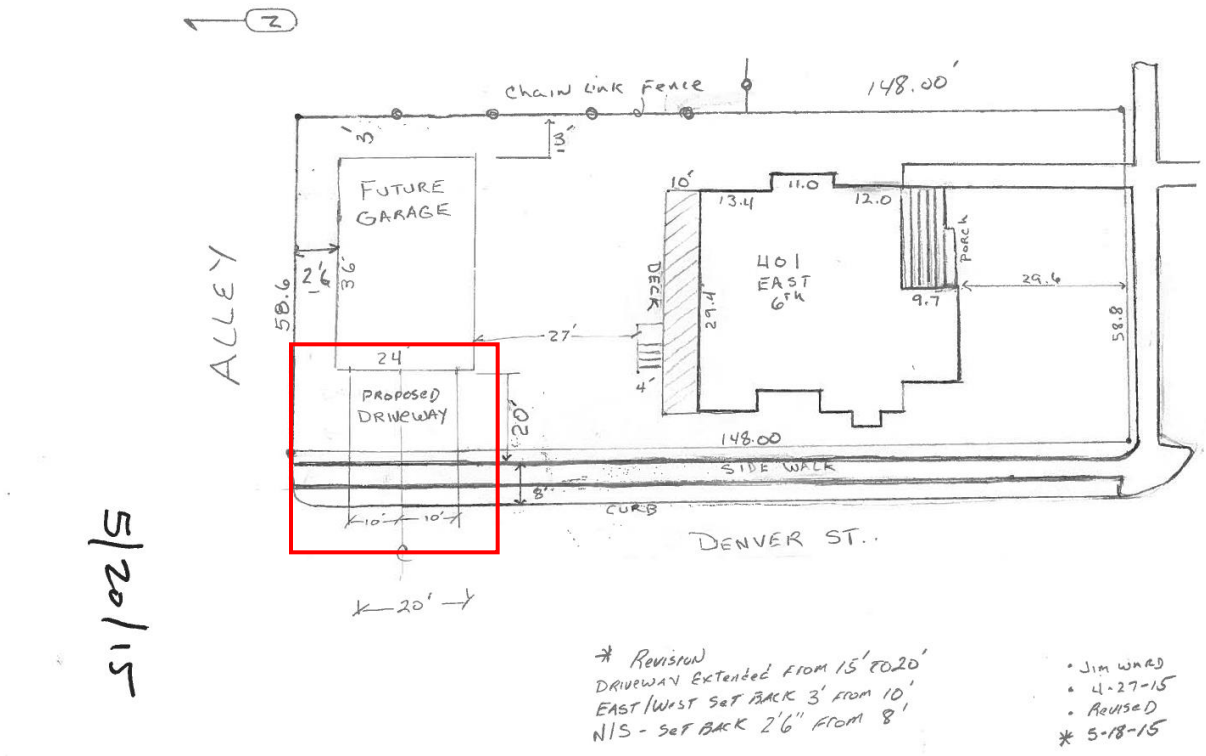
Sustainable Construction and Development **Date**



South and partial west cornerside elevations.



Cornerside elevation. Location of proposed driveway indicated in red.



Site plan. Location of proposed driveway indicated in red.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 5/13/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: James Ward
PROPERTY ADDRESS: 401 E. 6th Street (Lake Cliff)
DATE of CA / CD REQUEST: 5/7/2015

RECOMMENDATION:

✓ Approval _____ Approval with conditions ___ Denial _____ Denial without prejudice

Recommendation / comments/ basis:

WE SUPPORT AS ~~APP~~

Task force members present

___ Jeffrey Fahrenholz (Chair)	X Garth Russo	___
___ Les Hall	X Jeff Cummings (Vice-Chair)	X Barbara Roy (Alternate)
___ Alfred Pena	___ Bob Rodriguez	___ Connie Marks (Alternate)

Ex Officio staff members present ___X Mark Doty ____

Simply Majority Quorum: ✓ yes ___ no

Maker: GARTH
2nd: BARBARA
Task Force members in favor: ALL
Task Force members opposed: NONE
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CA145-356(MP)
LOCATION: 4901 Victor
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 97

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Munger Place
MAPSCO: 46-B, 46-F
CENSUS TRACT: 0013.02

APPLICANT: Travis Ripley

OWNER: Joseph Ramirez

REQUEST:
Remove ribbon driveway with curbs and pour new ribbon driveway of brush concrete, without curbs, that will align with porte-cochere; thereby widening apron approximately 2 feet.

ANALYSIS:
The proposed work would bring the footprint of the driveway, which has shifted over time, back to its original location, therefore, staff is recommending approval.

STAFF RECOMMENDATION:
Remove ribbon driveway with curbs and pour new ribbon driveway of brush concrete, without curbs, that will align with porte-cochere; thereby widening apron approximately 2 feet – Approve with conditions – Approve plans dated 05/15/2015 with the condition that the driveway does not exceed the maximum width of 10 ft with the finding the proposed work is consistent with the criteria for driveways in the preservation criteria Sec. 51P-97.111(c)(2)(I) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Remove ribbon driveway with curbs and pour new ribbon driveway of brush concrete, without curbs, that will align with porte-cochere; thereby widening apron approximately 2 feet – Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 145 - 356 [MP]
Office Use Only

Name of Applicant: Travis E. Ripley traviseripley@ripleyrenovations.com
Mailing Address : 4901 Victor St
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 512.413.9998 Fax:
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: 4901 Victor St, Dallas, TX 75214
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.

Remove and replace existing ribbon driveway. Existing drive is in extreme disrepair and has sunken more than a foot into the terrain (see attached photographs). If approved, existing drive will be demolished, driveway will be brought back up to grade (levels taken from both sides of the driveway), and re-poured. Finish will be broomed concrete as before, with no curb. Only change to current location on site will be to align slightly to the left of existing driveway, allowing a straight approach to the porte-cochere, requiring widening/moving the apron about 2 feet to the left.

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: Date: 4/14/2015

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.

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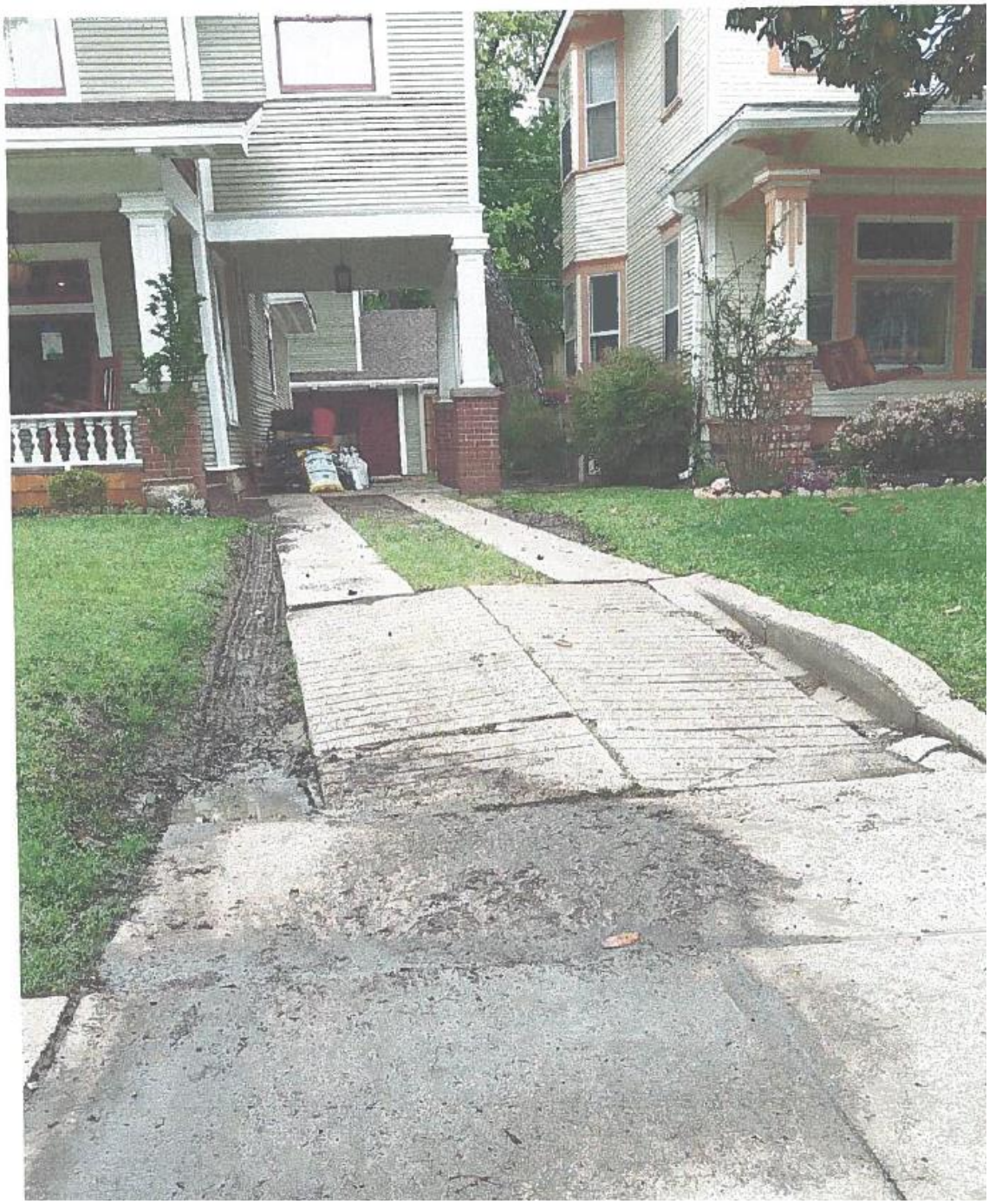
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- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

Sustainable Construction and Development **Date**


4901





Additional photo of 4901 Victor, showing current footprint and deterioration of driveway.

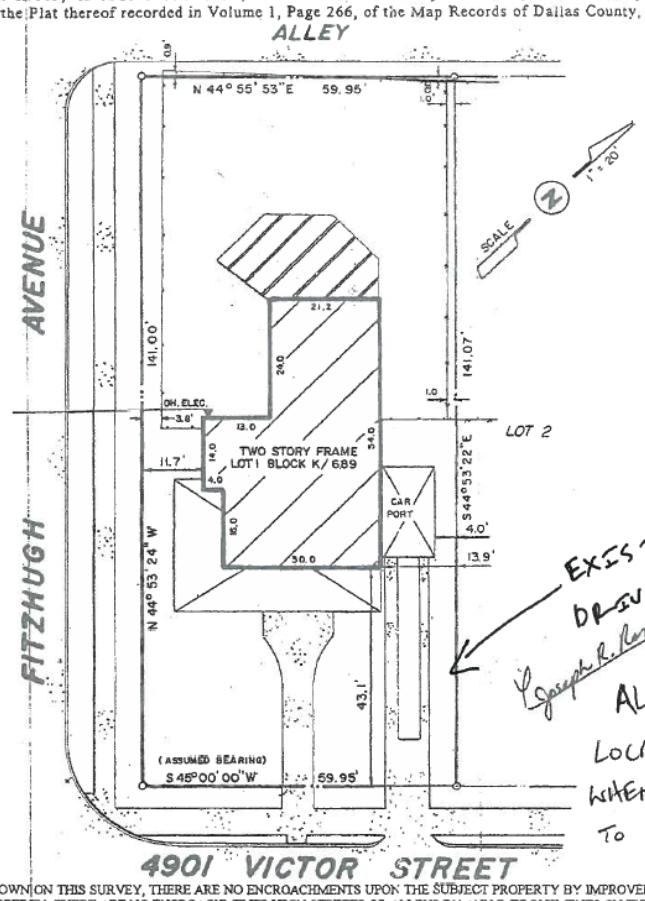
SITE SURVEY FROM BEFORE WE PURCHASED THE PROPERY (2012)
THIS IS PRIOR TO IMPROVEMENTS MADE IN ATTACHED DRAWING

GF# PC09121926/RAMIREZ

SITE SURVEY PLAT

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of the property located at 4901 VICTOR STREET in the City of Dallas, Texas, and being described as follows:
Lot 1, Block K/689, of MUNGER PLACE, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 1, Page 266, of the Map Records of Dallas County, Texas.



EXISTING RIBBON DRIVE IN DISREPAIR
Joseph R. Ramirez
ALSO, WAS NOT LOCATED PROPERLY WHEN LAID - SHIFTS TO THE RIGHT 2'.

EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, THERE ARE NO ENCROACHMENTS UPON STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY AND THERE ARE NO CONFLICTS OR PROTRUSIONS. ALL PLATTED BUILDING SETBACK LINES AND EASEMENTS ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN THEREON. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA". THIS IS ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF DALLAS, TEXAS, MAP NO. 480171 0135 D, DATED JULY 2, 1991 (ZONE "C").

LEGEND

Property Line		FC	Fence Corner
Concrete			Edge of Asp'alt
Brick Wall			Chain Link Fence
Iron Rod Found			Wood Fence
Iron Rod Set			
Wrought Iron Fence			
Covered Area			
Electric Meter			
Gas Meter			

Survey Performed: 1/17/2012

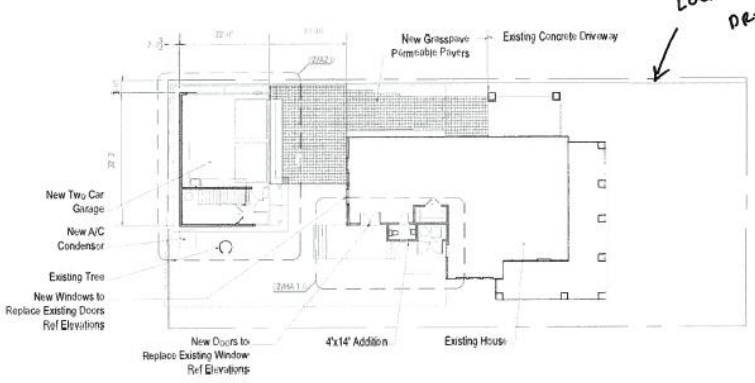
Kyle V. Corey, R.P.L.S. #4969

STATE OF TEXAS REGISTERED KYLE V. COREY 4969 PROFESSIONAL LAND SURVEYOR

COREYCO ENGINEERING CORPORATION
13719 GAMMA ROAD
DALLAS, TEXAS 75244
OFFICE:972/788-5253 FAX:972/788-1494
Job No. 00-7899

CURRENT SITE (WITH IMPROVEMENTS)

LOCATION OF PROPOSED DRIVEWAY RESTORATION



gruppo

RIPLEY RESIDENCE
GARAGE ADDITION

03.11.2013

A1.1

SITEPLAN



FIRE HYDRANT LOCATION PLAN

4901 Victor Street

Area Calculations: (Lot Coverage-Lot size = 8453 sf)

Main Structure: 1472 sf
Porch: 720 sf

Total Existing Lot Coverage = 2192 sf
(2192/8453=25.93%)

New Garage Footprint= 710 sf
New House Addition= 50 sf

Total New Lot Coverage = 2952 sf
(2952/8453=34.92%)

Zoning: R7.5 PD 97

Requirement for Accessory Structure:

Rear Setback: 2'-6" (18" eave encroachment)
Side Setback: 3'-0" (18" eave encroachment)
Max Height: 24' to median height of roof
Max Area: 1200 sf
Max Lot Coverage: 35%

DRAWING LIST

A 0.0 COVER
A 1.0 EXISTING SURVEY
A 1.1 PROPOSED SITEPLAN
A 2.0 PLANS
A 2.1 PLANS
A 3.0 ELEVATIONS
A 3.1 ELEVATIONS
A 3.2 ELEVATIONS
A 4.0 SECTIONAINT. ELEVS
A 4.1 SECTIONAINT. ELEVS
A 4.2 SECTIONAINT. ELEVS
A 5.0 FRAMING PLAN
A 5.1 FRAMING PLAN
E 1.0 ELECTRICAL PLAN
P 1.0 PLUMBING PLAN
MA 1.0 ADDITION PLAN/ELEV
MA 2.0 ADDITION ELEC/PLMB
MA 3.0 ADDITION FRAMING

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 05/12/15
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Travis Ripley
Address: **4901 Victor** (Munger Place Historic District)
Date of CA/CD Request: 05/07/15

RECOMMENDATION:

X Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTED

Task force members present

X Joanna Hampton (Chair)	X John Mark Guest	X Elizabeth Mast
___ Wesley Powell (Vice-Chair)	X John Gormley	X Greg Johnston
___ Cheryl Scott	___ Vacant (Professional)	___ Beth Bradley (Munger Alt.)
___ Vacant (Swiss Alternate)		

Ex Officio staff members Present : Marsha Prior X

Simply Majority Quorum: X yes ___ no (four makes a quorum)

Maker: GREG JOHNSON
2nd: J. MARK GUEST
Task Force members in favor: X.
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 12 MAY 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CA145-354(MP)
LOCATION**:** 5105 Victor
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD-97

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Munger Place
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Parker and Janice Fennell

OWNER: Parker Fennell

REQUEST:
1) Plant Red Oak tree in parkway.
2) Plant Crape Myrtle in front yard.

ANALYSIS:
Both species of trees are on the list of approved plantings for Munger Place Historic District.

STAFF RECOMMENDATION:
1) Plant Red Oak tree in parkway – Approve – Approve specifications dated 05/15/2015 with the finding the proposed work meets the criteria for landscaping in the preservation criteria Section 51P-97.111(c)(2)(E)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Plant Crape Myrtle in front yard – Approve – Approve specifications dated 05/15/2015 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-97.111(c)(2)(E)(ii)(aa) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
1) Plant Red Oak tree in parkway – Approve.
2) Plant Crape Myrtle in front yard – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 -354 [MP]
Office Use Only

Name of Applicant: Parker + Janice Fennell
Mailing Address: 5105 Victor Street
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: (512) 415-7849 Fax: ____
Relationship of Applicant to Owner: self

PROPERTY ADDRESS: 5105 Victor Street, Dallas, TX 75214
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.

1) Professionally plant a 95g container-sized ~~Cedar Elm~~ RED OAK tree (approx. 4"-4.5" trunk width, 15'-17' tall, 6'-8' canopy width) in parkway (see pg. 2, [A], for approx. location). Tree permitted per Munger Place guidelines (see pg. 3, [A]).

2) Professionally plant a 30g container-sized Crape Myrtle (approx. 5' tall, 2.5'-3' canopy width) in front yard (see pg. 2, [B] for approx. location). Also permitted per Munger Place guidelines (see pg. 3, [B]).

Signature of Applicant: Parker B. Fennell Date: 4/[illegible]

Signature of Owner: ____ Date: ____
(IF NOT APPLICANT)

RECEIVED BY
MAY 07 2015
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 will 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**



Front of house at 5105 Victor and proposed location for Red Oak (A) and Crape Myrtle (B).

[A] **Red Oak:**

Shumard Red Oak

$ PRICE LIST | ORDER ONLINE | PRINTABLE VERSION

Scientific Name: Quercus shumardii

Red Oak are native to Texas and grow east of Ft. Worth to Texas' border with Louisiana and Arkansas. Red Oak have several common names which include: Shumard Red Oak, Shumard Oak, Swamp Red Oak and Spotted Oak. Red Oak are large stately and majestic trees with wide spreading canopies that become more rounded as they mature and when younger they have a narrow and open habit. They are fast growing and high quality trees that are easy to maintain and require moderate amounts of fertilizer and moisture when established. The leaves are 4 to 8 inchs long, display 5 to 7 deep lobes and have bristles on the tips of each lobe. The leaves are glossy dark green with a lighter green underside and in the fall the leaves turn a brilliant red to red-orange color. When younger they have a smooth light gray bark which turns dark gray to black with ridges and furrows as they mature.



Growth Rate	Evergreen or Deciduous	Height Mature	Width Mature
2.5' Per Year	Deciduous	60'	40'

45 Gallon



45 Gallon



65 Gallon



65 Gallon



95 Gallon



95 Gallon



Mature



Leaf



Acorn



[B] Crape Myrtle:

Crape Myrtle 'Dynamite'

Scientific Name: Lagerstroemia indica 'Dynamite'



The Crape Myrtle was introduced to the US over 150 years ago from China, Japan and Southeast Asia. In 1998 Dr. Carl Whitcomb developed the **Dynamite Crape Myrtle**, which is a prolific producer of long lasting clusters of deep red flowers. Each cluster within the Dynamite Crape Myrtle has hundreds of red flowers and each cluster can range from 8" to 16" long. The Dynamite Crape Myrtle has a very broad and upright growing habit with small alternate leaves that are rounded at the base and are 1" to 2" long. The Dynamite Crape Myrtle has leaves that are bright red in the spring, bright green in the summer and in the fall they turn a vibrant orange-red. Each summer the Dynamite Crape Myrtle exfoliates its gray-brown colored bark in thin strips to expose a smooth and light brown colored bark. The Dynamite Crape Myrtle is adaptable to a wide range of soil types, very drought tolerant and has a good resistance to powdery mildew.

Growth Rate	Evergreen or Deciduous	Height Mature	Width Mature
1.5' Per Year	Deciduous	15'	12'

PRICE LIST CONTACT US ORDER ONLINE

Additional Crape Myrtle 'Dynamite' Pictures:

Dynamite
30 Gallon



TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 05/12/15
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Parker & Janice Fennell
Address: **5105 Victor** (Munger Place Historic District)
Date of CA/CD Request: 05/07/15

RECOMMENDATION:

X Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTED

Task force members present

X Joanna Hampton (Chair)	X John Mark Guest	X Elizabeth Mast
___ Wesley Powell (Vice-Chair)	X John Gormley	X Greg Johnston
___ Cheryl Scott	___ Vacant (Professional)	___ Beth Bradley (Munger Alt.)
___ Vacant (Swiss Alternate)		

Ex Officio staff members Present : Marsha Prior X

Simply Majority Quorum: X yes ___ no (four makes a quorum)
Maker: JOHN GORMLEY
2nd: ELIZ. MAST
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/14/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CD145-024(MP)
LOCATION**:** 4318 Junius
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD-98

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Mordecai Langer

OWNER: Blanco Pablo Romero

REQUEST:
Demolish wood and metal shed using standard: "noncontributing structure because newer than period of significance."

ANALYSIS:
Applicant conducted research using Sanborn maps to demonstrate that the shed proposed for demolition did not exist in 1922 or 1933, and thus, not original to the 1910 construction of the main structure. Based on materials, wear, and design, the shed is most likely outside of the period of significance (1900-1940).

STAFF RECOMMENDATION:
Demolish wood and metal shed using standard: "noncontributing structure because newer than period of significance" – Approve – The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION:
Demolish wood and metal shed using standard: "noncontributing structure because newer than period of significance" – Approve.

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

CD 145 - 024 [MP]
Office Use Only

1. Name of Applicant: Mordecai Lawyer.

MAILING Address: 11615 Forest central Dr 205 City Dallas State TX Zip 75243
Daytime Phone: 214 242 8660 Fax: _____
Relationship of Applicant to Owner: owner.

ADDRESS OF PROPERTY TO BE DEMOLISHED: 4318 Junius st, Dallas Zip 75246
Historic District: Peaks Suburban

RECEIVED BY
MAY 07 2015
Current Planning

Proposed Work:

2. Indicate which 'demolition standard(s) you are applying:
   ____ Replace with more appropriate/compatible structure
   ____ No economically viable use
   ____ Imminent threat to public health / safety
   __X__ Demolition noncontributing structure because newer than period of significance
   ____ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code.
Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying:
(please see attached checklist)
Demolition of ~~a~~ Broken Shed constructed from wood & metel

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. **(See official calendar for exceptions to deadline and meeting dates).** You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed 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. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. **Signature of Applicant:** _____ **Date:** 05/07/2015

5. **Signature of Owner:** _____ **Date:** _____
(IF NOT APPLICANT)

Review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate for Demolition and Removal 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.

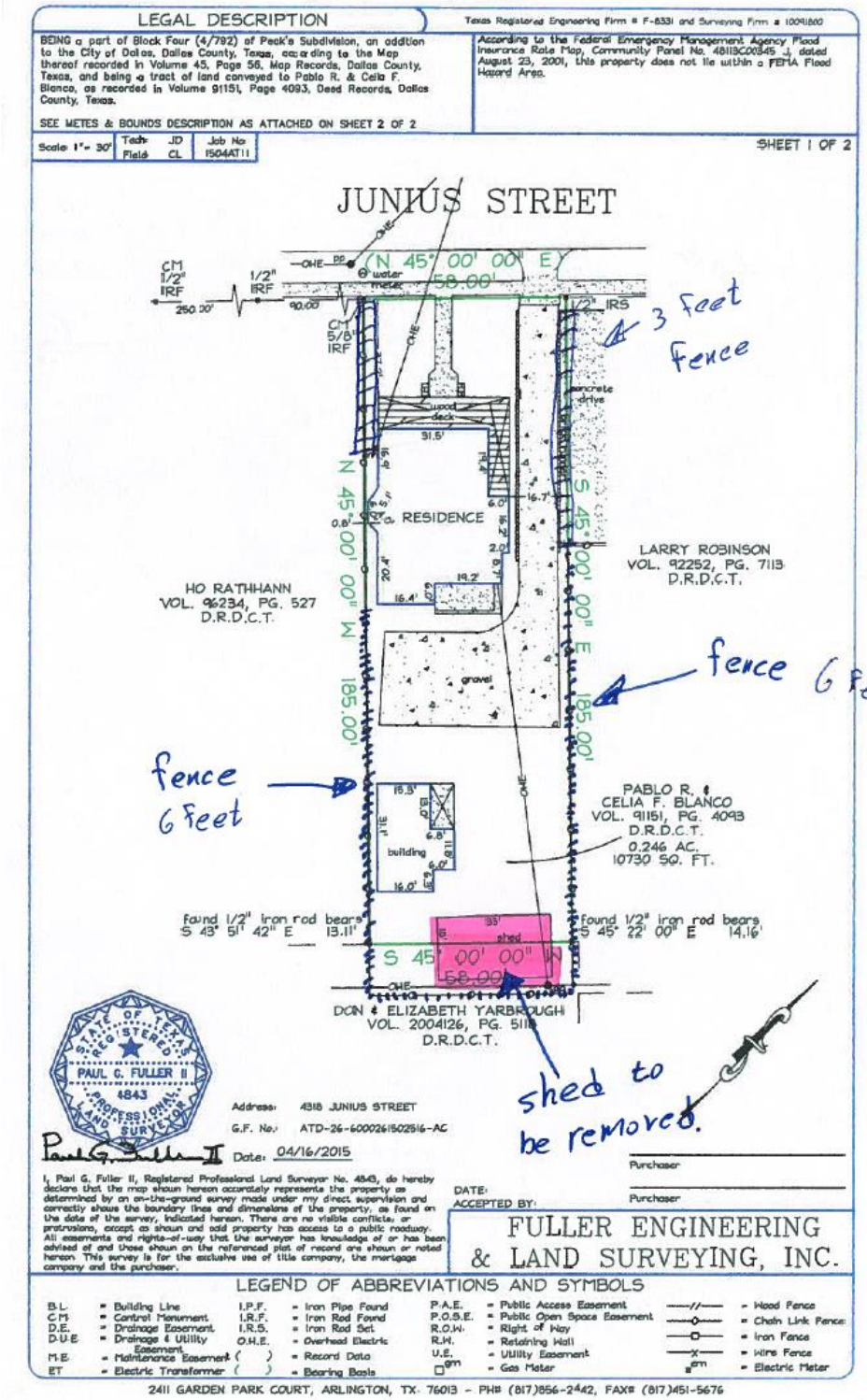
_____ _____
Date

Sustainable Development and Construction

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

Certificate for Demolition & Removal **City of Dallas** **Historic Preservation**
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

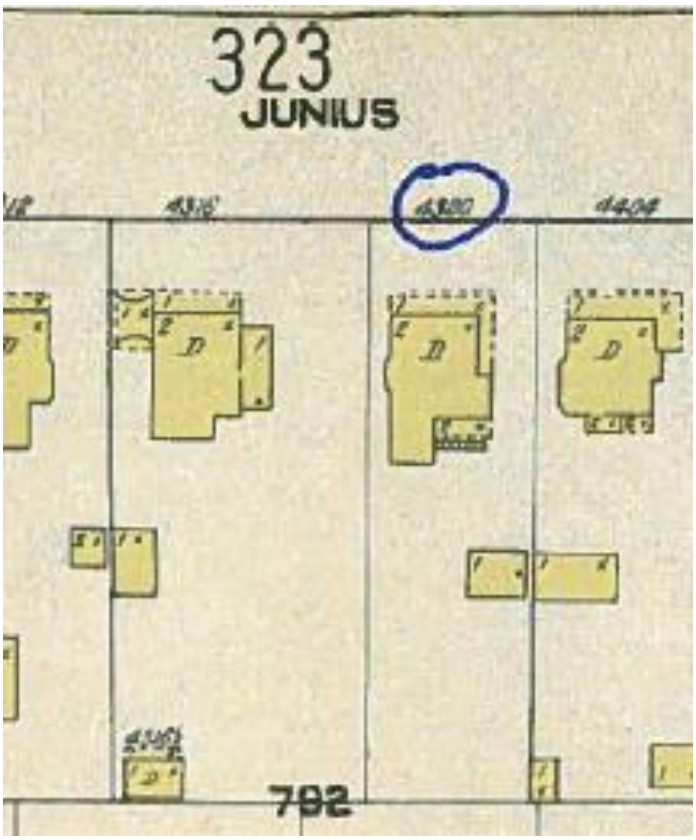




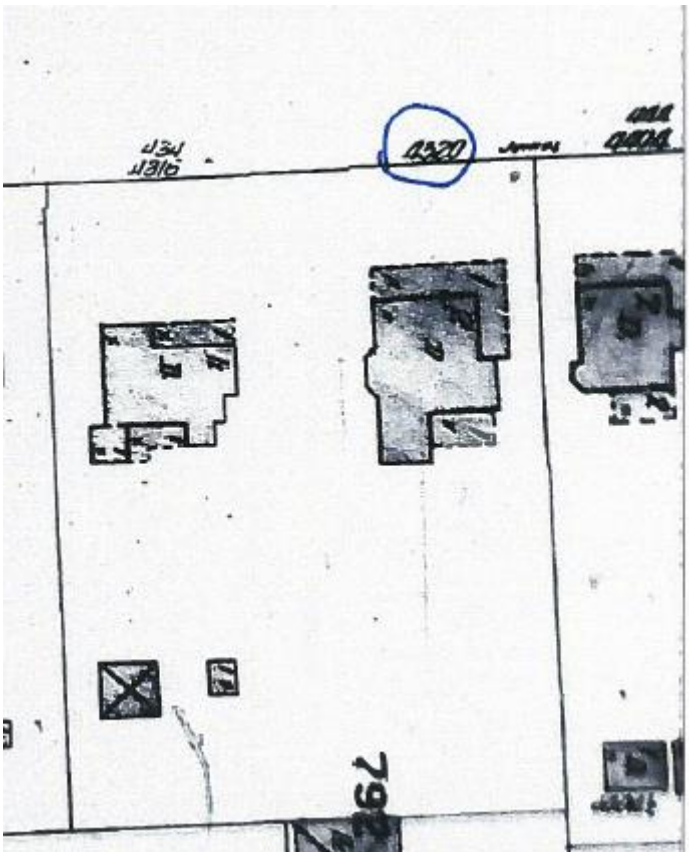
Survey plat showing location of shed to be demolished. (Construction of fence is CA 145-387(MP)).



Exterior and interior of shed.



1920s Sanborn of 4316 & 4320 Junius with no structure in the area where shed proposed for demolition currently exists.



1933 Sanborn of 4316 & 4320 Junius with no structure in the area where shed proposed for demolition currently exists.

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

DATE: 05/13/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Mordecai Langer
Address: **4318 Junius**
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:

X Approve ____ Approve with conditions ___ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

Demolition of shed. Building in non-contributing because of age

Task force members present

X Norman Alston (Chair)	X Jim Anderson	___ VACANT (Peak's Alternate)
X Michael Karnowski	X Kathy Finch	___ VACANT (Edison/LaVista Alt.)
___ Renee Manes	___ Jennifer Hidden	

Ex Officio staff members present X Marsha Prior

Simply Majority Quorum: X yes ___ no (four makes a quorum)

Maker: KARNOWSKI
2nd: ANDERSON
Task Force members in favor: Unanimous approval
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CA145-387(MP)
LOCATION**:** 4318 Junius
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD-98

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Mordecai Langer

OWNER: Blanco Pablo Romero

REQUEST:
1) Install 6ft wood fence along side and back of property at lot line and stain Brand: Sherwin Williams. Body: SW 3512 "Cedar Mill."
2) Install 3ft wood fence along side lot lines of front yard.

ANALYSIS:

Task Force was not in favor of installing a 3' wood fence on the northeast side (driveway side) because the interior side yard fence would be located past the front porch of the adjacent house. Task Force was in favor of allowing a 3' wood fence on the opposite side because a chain link fence currently exists in that location and the wood fence would be more historically appropriate. Staff agreed with Task Force recommendations on the 3' fence proposals.

STAFF RECOMMENDATION:
1) Install 6ft wood fence along side and back of property at lot line and stain Brand: Sherwin Williams. Body: SW 3512 "Cedar Mill" – Approve with conditions – Approve survey and specifications dated 05/15/2015 with condition that fence be located in rear 50% of the side yard and that finished side face the alley with the finding the work meets the criteria for site elements in the preservation criteria Section 2.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install 3ft wood fence along side lot lines of front yard – Approve with conditions – Approve survey and specifications dated 05/15/2015 with condition that fence be 50% open and only located on the northwest front side yard with the finding the work meets the criteria for site elements in the preservation criteria Section 2.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install 6ft wood fence along side and back of property at lot line and stain Brand: Sherwin Williams. Body: SW 3512 "Cedar Mill" – Approve.

2) Install 3ft wood fence along side lot lines of front yard – Approve with condition that northeast 3’ fence not be installed.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 387 [MP]
Office Use Only

Name of Applicant: Mordecai Langer.
Mailing Address: 11615 forest central Dr. # 209
City, State and Zip Code: Dallas, TX. 75243
Daytime Phone: 214-242-8860 Fax:
Relationship of Applicant to Owner: owner.

PROPERTY ADDRESS: 4318 Junius st, Dallas 75246
Historic District: Peak's Suburban

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.

(1) Adding Wood fence in the back of property to increse previcy. fence will be along lot line, 6 feet high (1-6) & 3 feet high (1-4) according to attached survey.

~~(2) removing shed in back of property~~ RECEIVED BY (1-3)

Signature of Applicant: _____ Date: 05/07/2015

Signature of Owner: _____ Date: MAY 07 2015
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Current Planning

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OTHER:

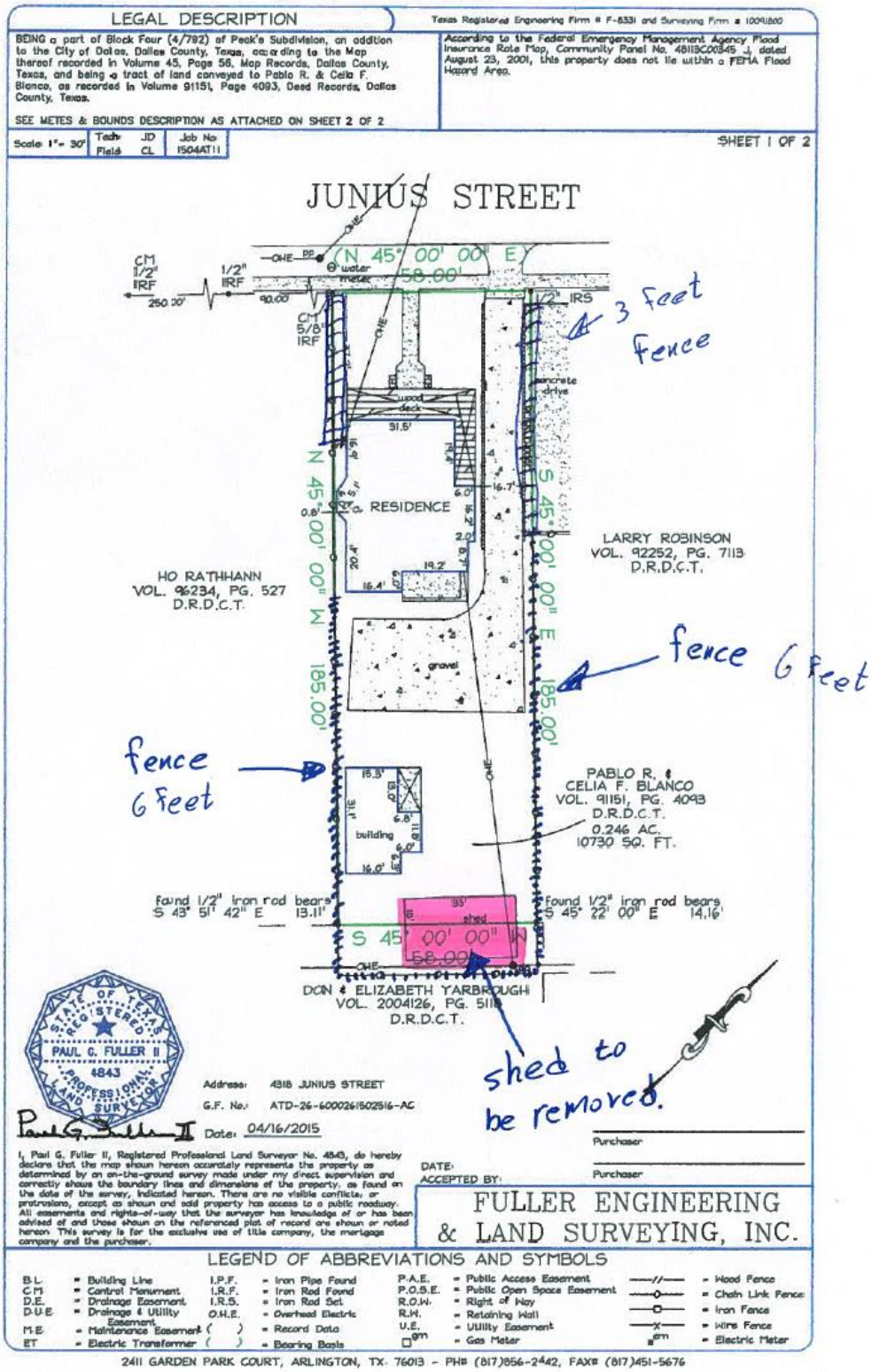
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions)**. Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.

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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**





Survey plat showing location of fence to be constructed. (Demolition of shed is CD 145-024(MP)).



Photos of current chain link fence.



Photos of current chain link fence.



Proposed 6’ and 3’ fences.

From: Mordecai Langer
Sent: Wednesday, May 13, 2015 3:09 PM
To: Prior, Marsha
Subject: RE: 4318 Junius

I made a mistake on the Runners - 1" * 4" * 12 Feet.

From: Prior, Marsha
Sent: Wednesday, May 13, 2015 3:05 PM
To: Mordecai Langer
Subject: RE: 4318 Junius

I think this will work. Thank you.

Marsha Prior
Planner

City of Dallas
Sustainable Development and Construction Department
Historic Preservation
(214) 670-4131
marsha.prior@dallascityhall.com
Main Number: (214) 670-4209
1500 Marilla St., Room 5BN
Please schedule appointments in advance

From: Mordecai Langer
Sent: Wednesday, May 13, 2015 2:55 PM
To: Prior, Marsha
Subject: RE: 4318 Junius

Will this be good for Fence specifications?

Wood – back of property - 5/8" * 5.5" * 6 feet
Front of Property- 5/8" * 5.5" * 3 feet
Metal poles – Back – 2 3/8" * 8 feet
Front – 1 5/8" * 5 feet
Runners - 4" * 1" * 8 Feet.
Finish colors – SW 3512 (Cider Mill)

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

DATE: 05/13/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Mordecai Langer
Address: **4318 Junius**
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:

___ Approve _X_ Approve with conditions ___ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

- NORTHEAST 3' FENCE NOT TO BE INSTALLED

Task force members present

X Norman Alston (Chair)	X Jim Anderson	___ VACANT (Peak's Alternate)
X Michael Karnowski	X Kathy Finch	___ VACANT (Edison/LaVista Alt.)
___ Renee Manes	___ Jennifer Hidden	

Ex Officio staff members present X Marsha Prior

Simply Majority Quorum: X yes ___ no (four makes a quorum)

Maker: ANDERSON
2nd: KARNOWSKI
Task Force members in favor: Unanimous approval
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

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CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CA145-390(MP)
LOCATION**:** 4843 Junius
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD-98

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Peak's Suburban
MAPSCO: 46-B
CENSUS TRACT: 0015.02

APPLICANT: Scott Potter

OWNER: Scott Potter & Christina Jordan

REQUEST:
Replace existing asphalt driveway with brushed concrete.

ANALYSIS:
Task Force and staff recommend approval. Proposed work uses a material that is more historically appropriate

STAFF RECOMMENDATION:
Replace existing asphalt driveway with brushed concrete – Approve – Approve proposed work with the finding it meets the criteria for site and site elements in the preservation criteria Section. 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Replace existing asphalt driveway with brushed concrete – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 390 (MP)
Office Use Only

Name of Applicant: SCOTT POTTER
Mailing Address : 4843 JUNIUS ST
City, State and Zip Code: DALLAS TX 75246
Daytime Phone: 214-616-6530 Fax:
Relationship of Applicant to Owner: OWNER

PROPERTY ADDRESS: 4843 JUNIUS ST DALLAS TX 75246
Historic District: PEAKS SUBURBAN ADDITION

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.

Replace existing asphalt driveway with brushed concrete driveway

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: _____ Date: 4/30/15

Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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OTHER:

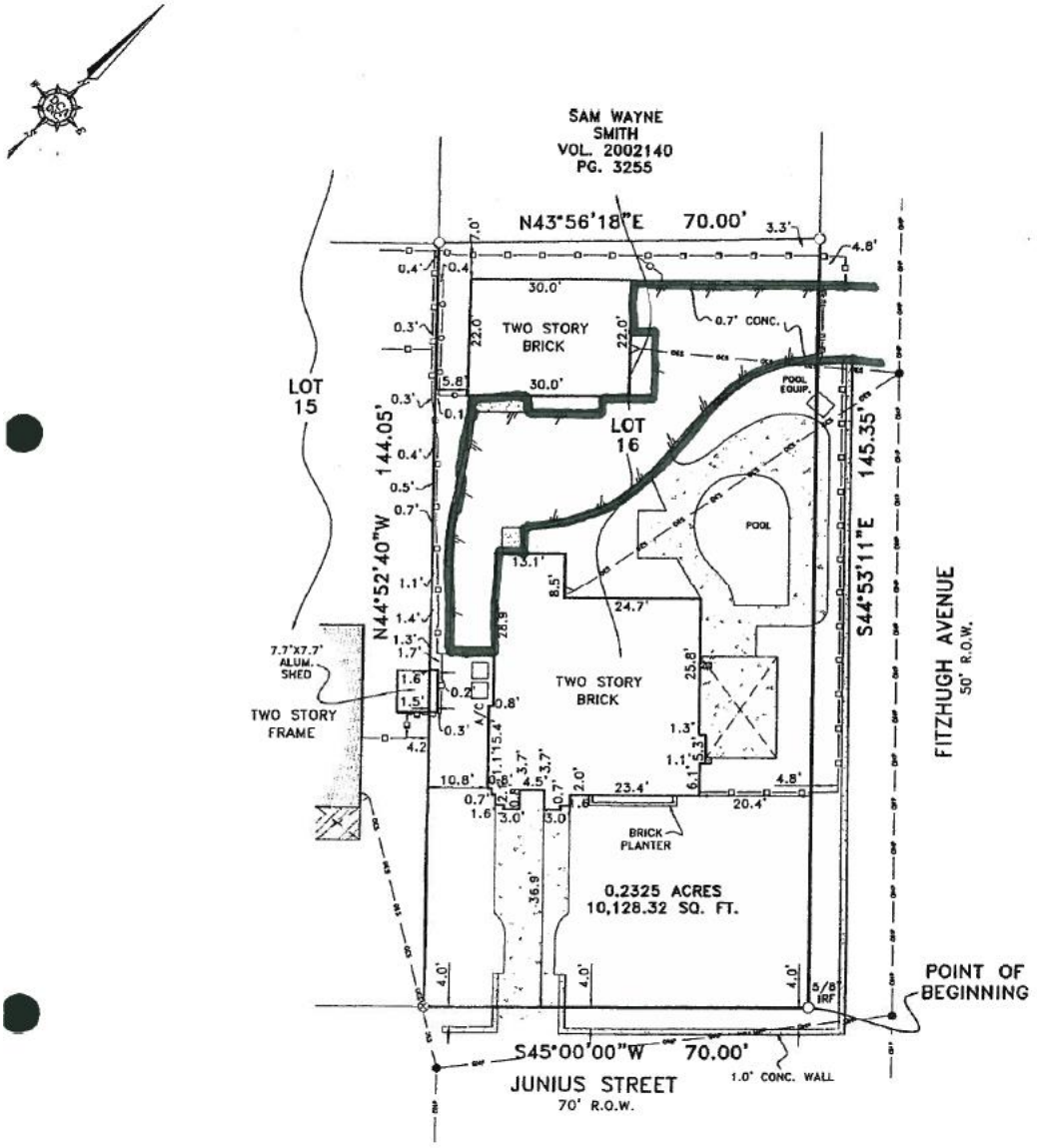
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- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

_____ _____
Sustainable Construction and Development **Date**




SAM WAYNE
SMITH
VOL. 2002140
PG. 3255
N43°56'18"E 70.00'
TWO STORY
BRICK
LOT
15
LOT
16
144.05'
N44°52'40"W
145.35'
S44°53'11"E
POOL
POOL EQUIP.
0.7' CONC.
7.7'X7.7'
ALUM.
SHED
TWO STORY
FRAME
TWO STORY
BRICK
A/C
BRICK
PLANTER
0.2325 ACRES
10,128.32 SQ. FT.
FITZHUGH AVENUE
50' R.O.W.
POINT OF
BEGINNING
5/8"
IRF
S45°00'00"W 70.00'
JUNIUS STREET
70' R.O.W.
1.0' CONC. WALL



Asphalt driveway to be replaced.

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

DATE: 05/13/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Scott Potter
Address: **4843 Junius**
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:

X Approve ____ Approve with conditions ___ Deny ____ Deny without prejudice

Recommendation / comments / basis:

Task force members present

X Norman Alston (Chair)	X Jim Anderson	___ VACANT (Peak's Alternate)
X Michael Karnowski	X Kathy Finch	___ VACANT (Edison/LaVista Alt.)
___ Renee Manes	___ Jennifer Hidden	

Ex Officio staff members present X Marsha Prior

Simply Majority Quorum: X yes ___ no (four makes a quorum)

Maker: ANDERSON
2nd: KARNOWSKI
Task Force members in favor: UNANIMOUS APPROVAL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CA145-372(MP)
LOCATION**:** 4703 Swiss Ave
STRUCTURE: Accessory & Contributing Suburban
COUNCIL DISTRICT: 2
ZONING: R-7.5(A)

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Peak's

MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Oscar Banos

OWNER: Oscar Banos

REQUEST:
Construct 2-car, 1,194 sq ft garage in rear of main structure.

ANALYSIS:
A CD for demolition of the existing garage was approved at the April 6, 2015, LMC meeting, but the CA for constructing a new garage was denied by LMC because of discrepancies in measurements. Applicant has addressed LMC comments and submitted new drawings for 2-car garage with storage space on the second floor.

STAFF RECOMMENDATION:
Construct 2-car, 1,194 sq ft garage in rear of main structure – Approve with conditions – Approve drawings and specifications dated 05/15/2015 with the condition that no bath or kitchen fixtures are installed in the accessory structure with the finding the work is consistent with preservation criteria Section 6.1-6.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Construct 2-car, 1,194 sq ft garage in rear of main structure – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 372 (MP)
Office Use Only

Name of Applicant: Oscar E Banos
Mailing Address : 4703 Swiss Avenue
City, State and Zip Code: Dallas,TX 75204
Daytime Phone: 214.697.8824 Fax: 214.826.1428
Relationship of Applicant to Owner: Same

PROPERTY ADDRESS: 4703 Swiss Ave, Dallas, TX 75204
Historic District: Peak Surburban

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.

Replace non-historic 3 car garage with new 2 car, 1194 sq ft garage with storage space above on the second floor.

Proposed new building will have 725sq ft on first floor and 469 sq ft on the second.

Signature of Applicant: Oscar E Date: 5/4/15

RECEIVED BY
MAY 07 2015
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. **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**





Current garage approved for demolition in previous CD.

SURVEY PLAT

This is to certify that under my supervision, a careful survey was made on the ground of property located at

No. 4701 and 4703 Swiss Avenue, in the city of Dallas, Texas, described as follows:

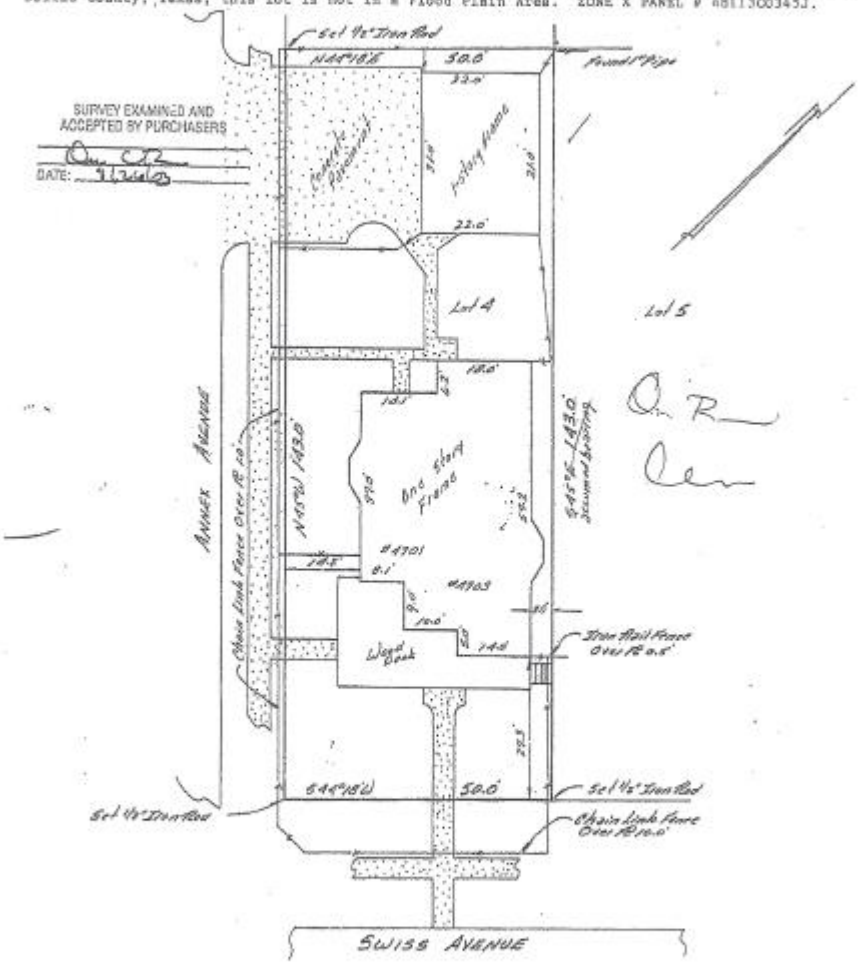
Lot, No. 4, Block No. 1, City Block No. 737

of BLANKENSHIP AND BLAKE ADDITION TO EAST DALLAS, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 91 of page 17 of the Deed Records of Dallas County, Texas.

Note: According to the August 23, 2001 100 year Flood Insurance Rate Map of Dallas County, Texas, this lot is not in a Flood Plain Area. ZONE X PANEL # 48113C0345J.

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS

DATE: 9/26/03



This survey was performed in connection with the transaction described in GF No. 619762KB of Chicago Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being the same as indicated by record, except where noted, location and type of buildings and improvements are as shown, and that the distance from the nearest intersecting street or road is as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

Scale: 1" = 20'	W.O. No. 20066
Date 8-7-03	Inv. No. 20066

By: Kenneth A. Fox
KENNETH A. FOX
Registered Professional Land Surveyor, Dallas, Texas
LAND POINT SURVEYORS, INC.
10727 PLANO ROAD, SUITE 100 - DALLAS, TX 75238

STATE OF TEXAS
REGISTERED
KENNETH A. FOX
4946
PROFESSIONAL
LAND SURVEYOR

1 PROPOSED GARAGE SITE PLAN

PROPOSED GARAGE AREA TOTALS	
FLOOR	SQUARE FOOTAGE
1ST FLOOR	725 SQ FT
2ND FLOOR	469 SQ FT
TOTAL	1194 SQ FT

INDEX

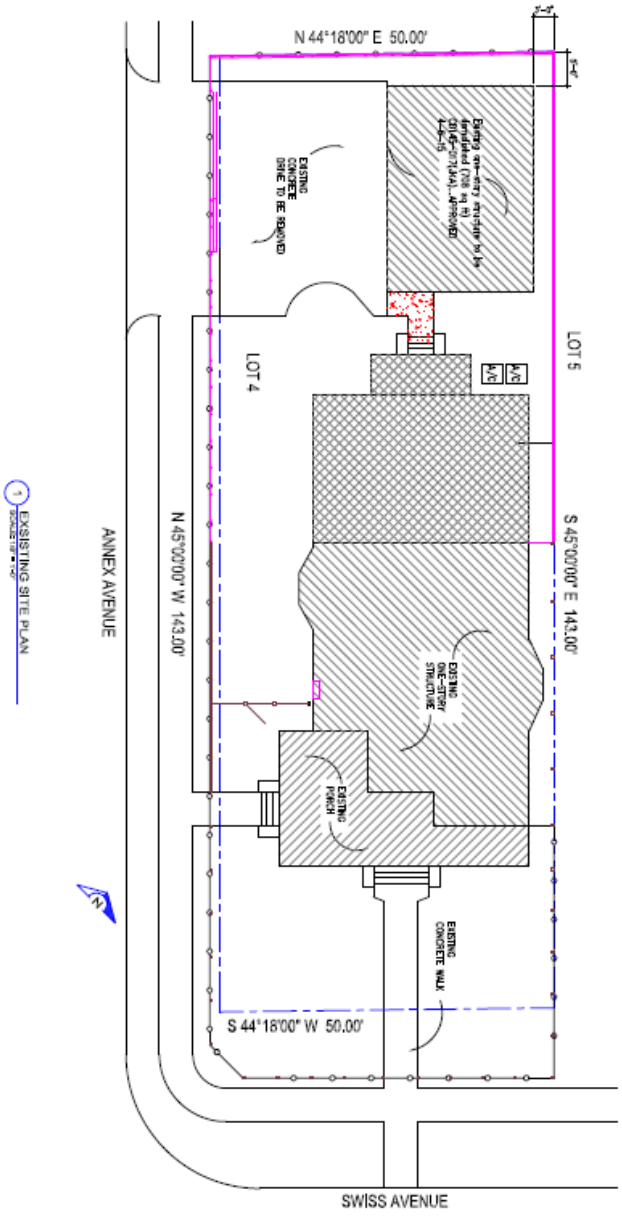
SHEET NO.	DESCRIPTION
A-1	COVER SHT., SITE PLAN, GENERAL NOTES
A-2	EXISTING SITE PLAN
A-3	GARAGE ELEVATION RELATIVE TO MAIN STRUCTURE, FLOOR PLANS
A-4	ELEVATIONS,ROOF PLAN,DOOR & WINDOW SCHEDULE
A-5	FOUNDATION PLAN
A-6	EXTERIOR ELEVATION - FRONT

GENERAL NOTES

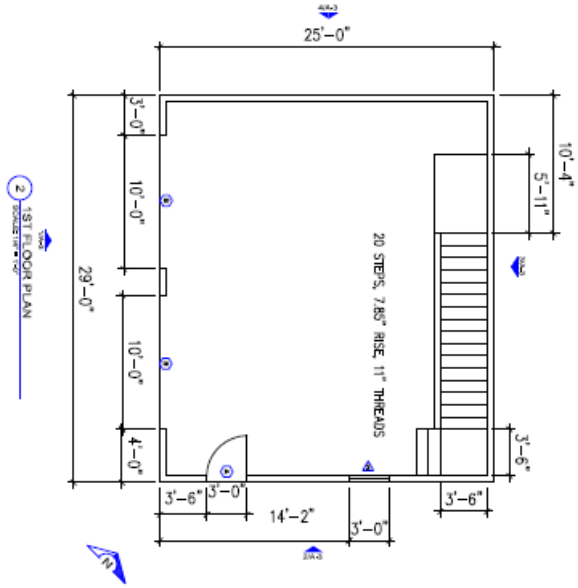
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SET OF PLANS REQUIRED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION. ALL WORK SHALL BE IN COMPLIANCE WITH CITY OF DALLAS CODES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO RESIDENTIAL, COMMERCIAL / RESIDENTIAL & ENERGY.
2. RESIDENCE, ALL RECONSTRUCTIONS SHALL REPORT TO A MECHANICAL ENGINEER OF RECORD FOR COMBUSTION RESISTANCE OF 1HR. FROM INSIDE OF THESE LIABILITY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRASH AND DEBRIS REMOVAL.
4. ALL CONSTRUCTION TO MEET THAT OF EXISTING HOUSE AND/OR IF ITS ARCHITECTURAL DESIGN AND/OR QUALITY IS DEEMED BY THE OWNER'S REPRESENTATIVE AND/OR BUILDER TO BE INFERIOR TO EXISTING CONSTRUCTION.
5. PLANS HAVE NOT BEEN ENGINEERED BY LICENSED STRUCTURAL ENGINEER.
6. PAINT SCHEME SHALL MATCH TEXT OF THE EXISTING STRUCTURE

GARAGE Addition
FOR
OSCAR & RITA BANOS
4765 SWISS AVENUE
DALLAS, TEXAS 75204
1,194 SQUARE FEET GARAGE ADDITION

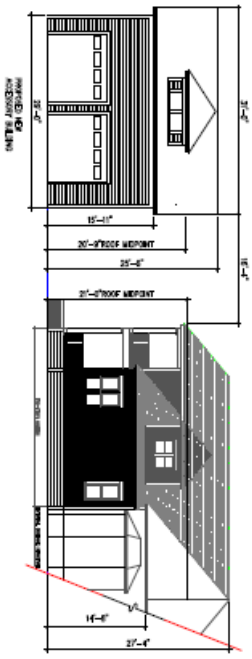
A-1


N 44°18'00" E 50.00'
EXISTING CONCRETE DRIVE TO BE REMOVED
LOT 4
LOT 5
ANNEX AVENUE
N 45°00'00" W 143.00'
S 45°00'00" E 143.00'
EXISTING ONE-STORY STRUCTURE
EXISTING PORCH
EXISTING CONCRETE WALK
S 44°18'00" W 50.00'
SWISS AVENUE
1 EXSISTING SITE PLAN


A-2
OSCAR & RITA
BANOS

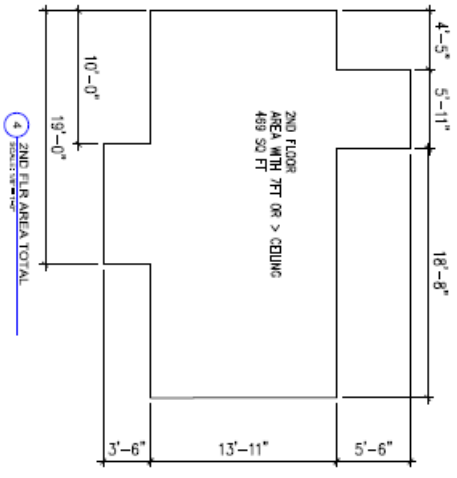


2 1ST FLOOR PLAN

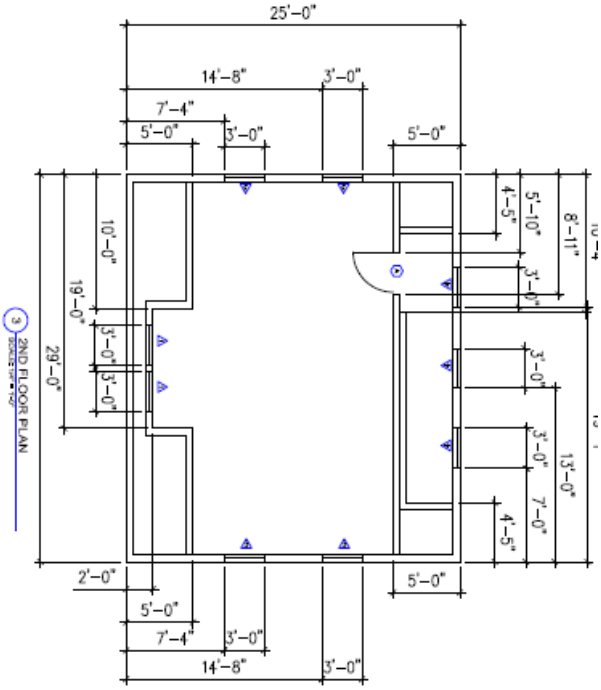


1 ELEVATION FROM ANNEX AVE

PROPOSED GARAGE AREA TOTALS	
FLOOR	SQUARE FOOTAGE
1ST FLOOR	725 SQ FT
2ND FLOOR	469 SQ FT
TOTAL	1194 SQ FT



4 2ND FLR AREA TOTAL



3 2ND FLOOR PLAN



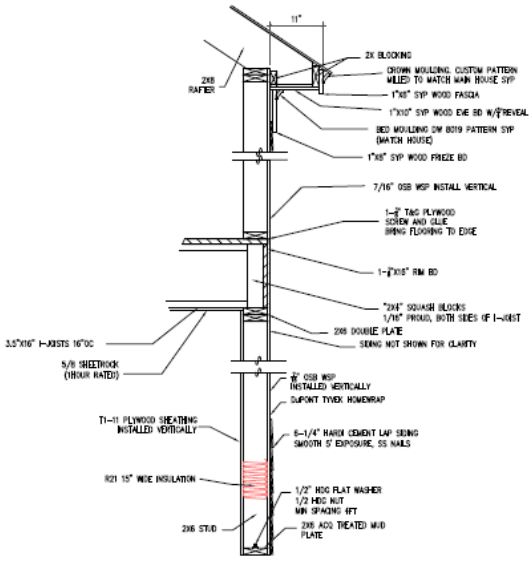
ITEM NO.	QTY.	SIZE	FRAME	DESCRIPTION
1	2	32"X24"	VINYL	HOPPER, TOP TILT IN COLOR WHITE 32X24
2	1	36-3/8"X36-3/8"	ALUM	SINGLE HUNG DBL INSULATED CLR WHITE, PLY GEM 310
3	4	89-3/8"X36-3/8"	ALUM	FIXED TEMPERED INSULATED CLR WHITE, PLY GEM 310 "FIXED"
4	3	36-3/8"X36-3/8"	ALUM	SINGLE HUNG DBL INSULATED CLEAR TEMPERED LOW-E CLR WHITE, PLY GEM 310

ITEM NO.	QTY.	DESCRIPTION
A	2	36X80 3 PANEL HALF LITE SMOOTH STAINED STEEL
B	2	16 FOOT GARAGE DOOR STEEL R-FRONT SHORT PLAN W/WINDOW WHT

GARAGE ADDition
FOR
OSCAR & RITA BANOS
4705 BOOKS AVENUE
DALLAS, TEXAS 75204
1,194 SQUARE FEET GARAGE ADDITION

A-4

25'-0"
2x15'-9"
6x10'-9"
2x 5'-3"
6x 6"
6x 6"
16 x 5'-9"
29'-0"
6x 6"
6x3'-9"
6x 6"
NOTE: Design concept only. foundation to meet or exceed minimum standards per city of Dallas
#4 REBAR ON 12 INCH CENTERS ON REBAR CHAIRS TIED TO CHAIR AND AT EACH INTERSECTION 4000 PSI CONCRETE 6IN MIN THICKNESS FINISH SMOOTH
12"WIDE X 24"DP R/C GRADE BEAM
#4 L-ANCHORS WITH PLATE WASHERS, HOT-DIPPED GALVANIZED, MIN 7 IN DEEP SPACED CENTERED ON SILL @ 4' MAX SPACING BETWEEN ANCHORS. EACH WALL SECTION MUST HAVE AN ANCHOR NOT FURTHER THAN 8 INCHES FROM END BUT NO CLOSER THAN 4" FROM END.
FOUNDATION PLAN
5'-0 Depth Typical
QTY 5 #5 REBAR 3 BARS SPACED EVENLY ON BOTTOM COURSE AND 2 ON TOP. 3" MIN DISTANCE FROM SOIL SIDES OR TOP SURFACE #3 STIRRUPS @ 16"SPACING. MIN 4000 PSI CONCRETE
1'-0"
10" DIAMETER PIER W/ #5 RE-BAR TO CHANGE OF SOIL
1'-6"
6"
FOUNDATION SECTION A DETAIL
1'-6"
6"
QTY 5 #5 REBAR 3 BARS SPACED EVENLY ON BOTTOM COURSE AND 2 ON TOP. 3" MIN DISTANCE FROM SOIL SIDES OR TOP SURFACE #3 STIRRUPS @ 16"SPACING. MIN 4000 PSI CONCRETE
1'-0"
6"
FOUNDATION SECTION B DETAIL
GARAGE ADDITION FOR
OSCAR & RITA BANOS
4799 BANKS AVENUE
DALLAS, TEXAS 75236
1,194 SQUARE FEET GARAGE ADDITION
A-5



1 TYPICAL WALL SECTION



PROPOSED WALK-IN DOOR

Masonite

My Selections
www.masonite.com

Sta-Tru HD
PREFINISHED STEEL ENTRY DOORS



MSRP 540.00
SHD-106-010-2

Sta-Tru HD 2 Panel Door Half Lite with Clear Glass

Masonite Sta-Tru HD Steel Doors feature the strength of steel with classic door configurations. High-definition panel profiles create unique stile and rail designs and solid stile and rail styles. The Sta-Tru HD Steel door has a smooth, pre-finished white surface.

All Masonite clear glass is tempered. Clear glass units are dual sealed for increased energy efficiency.

- Factory-applied Finish provides years of maintenance-free protection.
- Masonite Steel is specially sealed to resist rusting.
- High Definition panel detailing for outstanding appearance
- Available in wood or steel edges
- 20 Year Limited Warranty*

* See the Features of a Sta-Tru HD Steel Door

Where to Buy

Lansing Building Products - Dallas 875 Regal Row Dallas, TX 75247 2146316700	5.35 mi
Davis-Hayes Lumber Company 1941 South Beckley Dallas, TX 75224 2149468123 Website	6.73 mi
Arrowhead Stairs & Trim Installation 2115 W. Valley View Farmers Branch, TX 75234 9724640406	10.12 mi
Architectural Carpentry Materials 6025 Owens Street Dallas, TX 75235 2143501341 Website	3.86 mi

Configuration and Design

Location:	Entry
Product Line:	Sta-Tru Steel
Glass:	Clear Glass
Style:	2 Panel Half Lite
Material & Texture:	Sta-Tru HD Prefinished Steel
Configuration & Size	
Configuration:	Single Door
Transom Shape:	
Rough Opening:	38.25" x 82"
Entire Unit:	37.5" x 81.5"
Door:	36" x 80"
Sidelite:	None
Transom:	N/A x N/A

Performance

Glass Upgrades	
Low-E Upgrade:	Door - No, Sidelite - No, Transom - No
Low-E Argon Filled:	Door - No, Sidelite - No, Transom - No
Laminated Impact:	Door - No, Sidelite - No, Transom - No
Energy Star Rated:	No
Fire Rating:	None

PROPOSED VEHICLE DOOR
(QTY 2)

RESIDENTIAL
COMMERCIAL

Clopay
America's Favorite Doors

Menu

CANYON RIDGE
COACHMAN
GRAND HARBOR
GALLERY
CLASSIC ← THIS SERIES
CYPRESS
AVANTE
RESERVE
CLASSIC WOOD

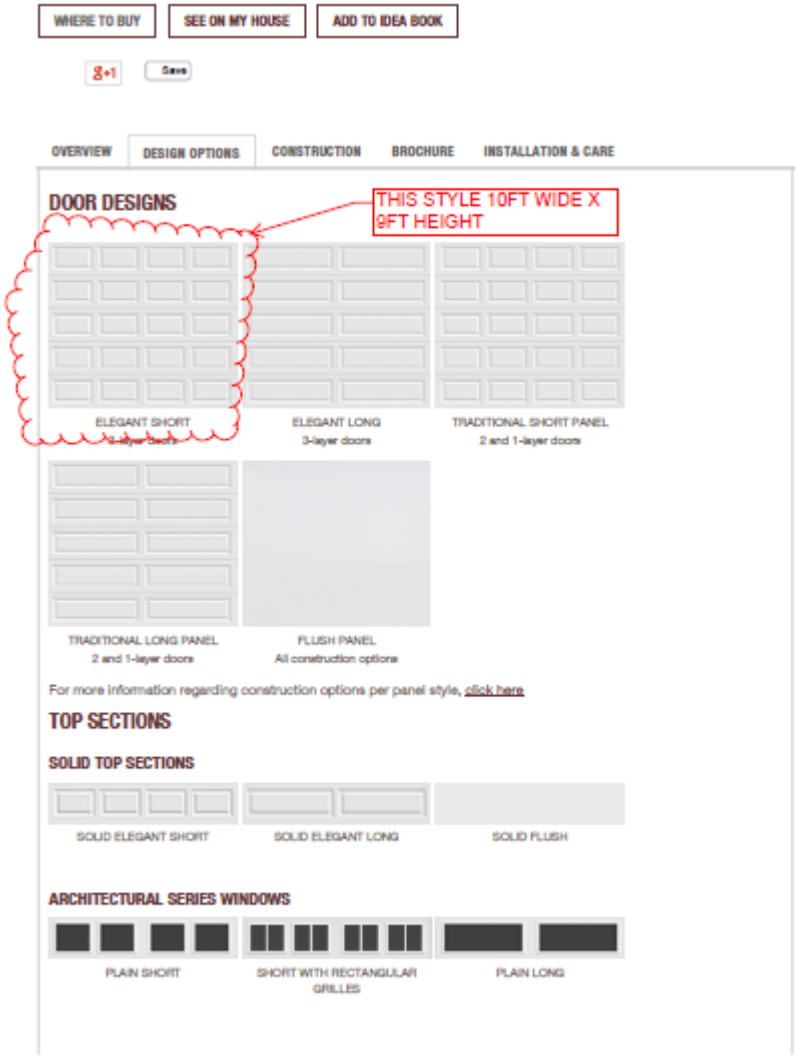
Premium Steel Insulated Garage Doors

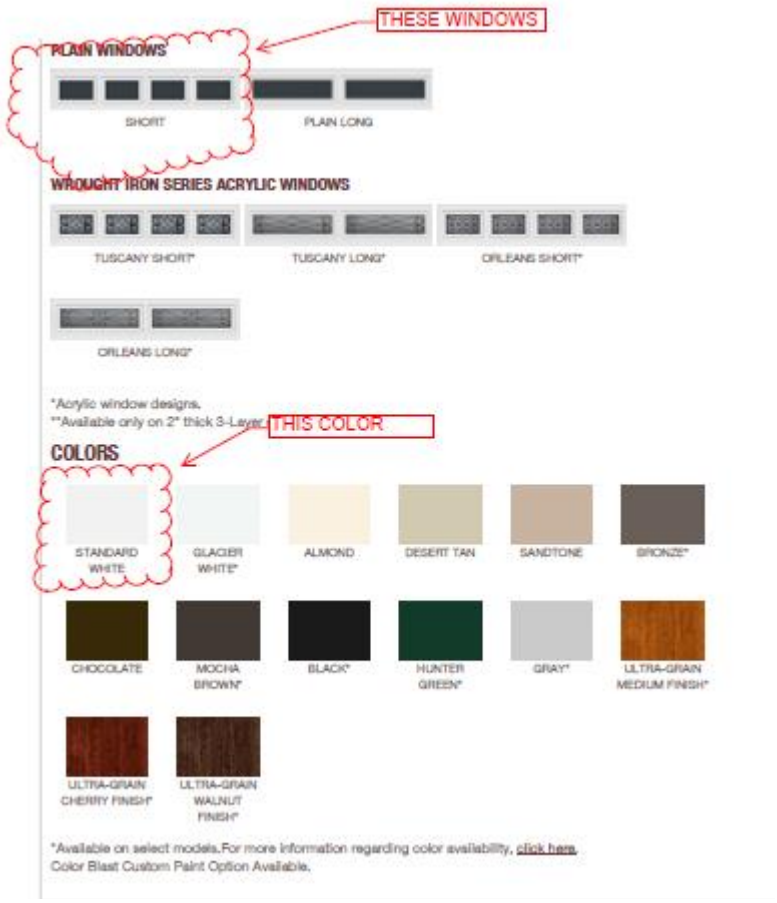


CLASSIC™ COLLECTION

classic short, long and flush panel steel garage doors with or without insulation

Available in a wide range of looks and colors, Clopay's Classic™ Collection steel doors complement every home so there's no sacrificing style for strength, durability and comfort


WHERE TO BUY
SEE ON MY HOUSE
ADD TO IDEA BOOK
OVERVIEW
DESIGN OPTIONS
CONSTRUCTION
BROCHURE
INSTALLATION & CARE
DOOR DESIGNS
THIS STYLE 10FT WIDE X 9FT HEIGHT
ELEGANT SHORT
ELEGANT LONG
3-layer doors
TRADITIONAL SHORT PANEL
2 and 1-layer doors
TRADITIONAL LONG PANEL
2 and 1-layer doors
FLUSH PANEL
All construction options
For more information regarding construction options per panel style, click here
TOP SECTIONS
SOLID TOP SECTIONS
SOLID ELEGANT SHORT
SOLID ELEGANT LONG
SOLID FLUSH
ARCHITECTURAL SERIES WINDOWS
PLAIN SHORT
SHORT WITH RECTANGULAR GRILLES
PLAIN LONG


THESE WINDOWS
PLAIN WINDOWS
SHORT
PLAIN LONG
WROUGHT IRON SERIES ACRYLIC WINDOWS
TUSCANY SHORT*
TUSCANY LONG*
ORLEANS SHORT*
ORLEANS LONG*
*Acrylic window designs.
**Available only on 2" thick 3-Layer
THIS COLOR
COLORS
STANDARD WHITE
GLACIER WHITE*
ALMOND
DESERT TAN
SANDTONE
BRONZE*
CHOCOLATE
MOCHA BROWN*
BLACK*
HUNTER GREEN*
GRAY*
ULTRA-GRAIN MEDIUM FINISH*
ULTRA-GRAIN CHERRY FINISH*
ULTRA-GRAIN WALNUT FINISH*
*Available on select models.For more information regarding color availability, click here.
Color Blast Custom Paint Option Available.

Tool & Truck Rental | Installation Services and Repair | Gift Cards | Help

Your Store: Lemmon Ave #589
Use Current Location or find store

Ply Gem | Model # 310F | Internet # 203647764 | Store SKU # 643879

Single Hung Aluminum Window

Write the First Review

$82.00 / each



PROPOSED WINDOW FOR BOTH DOORMERS AND DOWNSTAIRS

ACCESSORIES (3)

YOUR CURRENT PRODUCT			
			
$82.00 /each	$6.48 /each	$14.76 /each	$49.95 /each
Ply Gem Single Hung Aluminum Window	GREAT STUFF 16 oz. Window and Door... (281)	GREAT STUFF PRO 20 oz. Window and Door... (7)	GREAT STUFF PRO 14 Foam Dispensing Gun (24)
Item Selected	Select This Item	Select This Item	Select This Item

1 Item(s) Selected ADD ITEMS TO CART

PRODUCT OVERVIEW Model # 310F | Internet # 203647764 | Store SKU # 643879 | Store SO SKU # 752649

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.

- Side load removable bottom sash
- Energy-efficient warm edge insulating glass
- Integral nailing fin for simple installation
- Eco-friendly

SPECIFICATIONS

DIMENSIONS

Assembled Depth (in.)	2.4375 in	Product Depth (in.)	2.4375
Assembled Height (in.)	59.25 in	Product Height (in.)	59.25
Assembled Width (in.)	35.25 in	Product Width (in.)	35.25
Grid Width (in.)	None	Rough Opening Height	60
Jamb Depth (in.)	1.0625	Rough Opening Width	36

DETAILS

Exterior Color/Finish Family	White	Number of Locks	2
Features	Hardware Included,Low-E Glass,Screen Included	Privacy glass	No
Frame Material	Aluminum	Product Weight (lb.)	42 lb
Glazing Type	Double-Pane	Solar Heat Gain Coefficient	.22
Grid Pattern	None	Storm window	No
Hardware Color/Finish Family	White	Tilt-in cleaning	No
Insect screen included	Yes	Tinted glass	No
Integral J-channel	No	U-Factor	.30
Interior Color/Finish Family	White	Window Type	Single Hung
Lock Type	Cam Action	Window Use Type	New Construction
Locking	Yes		

WARRANTY / CERTIFICATIONS

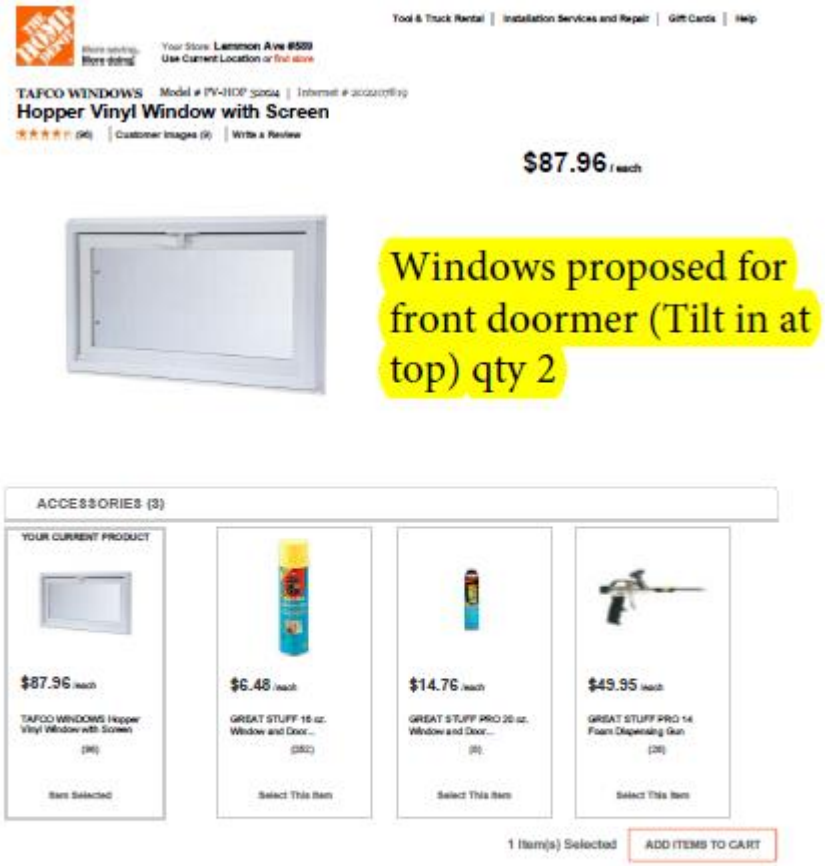
Energy Star Qualified	Not Qualified	Manufacturer Warranty	20 yr glass

How can we improve our product information? Provide feedback.

SHIPPING AND DELIVERY OPTIONS

Store Exclusive. This item is available for purchase in select stores only.

2ND FLR WINDOWS
(EMERGENCY EGRESS)
36X60" QTY 4


Tool & Truck Rental | Installation Services and Repair | Gift Cards | Help
Your Store: Lemmon Ave #589
Use Current Location or find store
TAFCO WINDOWS Model # PV-HOP 520534 | Internet #
Hopper Vinyl Window with Screen
Customer Images (4) | Write a Review
$87.96 /each
Windows proposed for front doormer (Tilt in at top) qty 2
ACCESSORIES (3)
YOUR CURRENT PRODUCT
$87.96 /each
TAFCO WINDOWS Hopper Vinyl Window with Screen
Item Selected
$6.48 /each
GREAT STUFF 16 oz. Window and Door...
Select This Item
$14.76 /each
GREAT STUFF PRO 20 oz. Window and Door...
Select This Item
$49.95 /each
GREAT STUFF PRO 14 Foam Dispensing Gun
Select This Item
1 Item(s) Selected
ADD ITEMS TO CART
PRODUCT OVERVIEW Model # PV-HOP 520534 | Internet #
Tafco's Hopper Window is manufactured with a heavy duty extruded welded vinyl sash and main frame. The window tilts inward for easy cleaning and operation. Insulated glass and durable wool pile seals keep cold air out and warm air in. Included is an easily removable full screen to keep insects out. The Tafco Hopper Window is the perfect choice for your new construction or remodeling needs.
• Heavy duty vinyl frame and metal hinges
• Four point welded assembly; welded sash and main frame
• Internal weeping system
• Cast metal lock (not plastic)
• 100% full screen coverage
• Install with 1/2 extruded vinyl flange (which can be removed for replacement applications)


10THS
100THS
No. C305R
cross-section of moulding proposed for fascia board. (same as main building)

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

DATE: 05/13/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Oscar Banos
Address: **4703 Swiss**
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:

X Approve ____ Approve with conditions ___ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

Task force members present

Y Norman Alston (Chair)	X Jim Anderson	___ VACANT (Peak's Alternate)
Y Michael Karnowski	X Kathy Finch	___ VACANT (Edison/LaVista Alt.)
___ Renee Manes	___ Jennifer Hidden	

Ex Officio staff members present Y Marsha Prior

Simply Majority Quorum: X yes ___ no (four makes a quorum)

Maker: KARNOWSKI
2nd: ANDERSON
Task Force members in favor: Unanimous approval
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-378(MD)
LOCATION**:** 5429 Kiwanis Road
STRUCTURE: Accessory & Contributing
COUNCIL DISTRICT: 3
ZONING: PD No. 701

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Sharrock Niblo
MAPSCO: 61B-L
CENSUS TRACT: 0165.21

APPLICANT: Quimby/McCoy Preservation

REPRESENTATIVE: Marcel Quimby

OWNER: CITY OF DALLAS

REQUEST:
1) Construct 16'x16' metal roof shelter over cellar.
2) Add 6" x 8" concrete curb and welded wire fence around perimeter of cellar.
3) Install wood or metal cellar door.
4) Construct perimeter beams, center beam, and rafter structure over cellar.

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)).

ANALYSIS:
The fencing (Request #2) is going to be considered a 'temporary' solution and will serve as a safety measure as outlined in the email from Trent Williams on CX-12. Neither Staff nor Task Force had an issue with the proposed work, therefore Staff is recommending approval.

STAFF RECOMMENDATION:
1) Construct 16'x16' metal roof shelter over cellar. – Approve - Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for temporary enclosures and stabilization in the preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Add 6" x 8" concrete curb and welded wire fence around perimeter of cellar. – Approve - Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for temporary enclosures and stabilization in the

preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3) Install wood or metal cellar door. – Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4) Construct perimeter beams, center beam, and rafter structure over cellar. – Approve - Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for temporary enclosures and stabilization in the preservation criteria Section 10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

1) Construct 16'x16' metal roof shelter over cellar. – Approve - Approved as submitted. Curtsinger recused.
2) Add 6" x 8" concrete curb and welded wire fence around perimeter of cellar. – Approve - Approved as submitted. Curtsinger recused.
3) Install wood or metal cellar door. – Approve - Approved as submitted. Curtsinger recused.
4) Construct perimeter beams, center beam, and rafter structure over cellar. – Approve - Approved as submitted. Curtsinger recused.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA145-378(MD)
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: 5929 Kiwanis ~~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

PROPOSED WORK

The proposed stabilization work at the historic Log Cabin, Barn and Root Cellar was previously submitted and approved. This Certificate of Appropriateness modifies the design of the metal building structure at the historic root cellar.

RECEIVED BY
MAY 07 2015
Current Planning

Background

As included in the contract documents, the contractor has disassembled the remaining, original (1847) timber root cellar structure and cleaned the debris from the cellar. This roof structure - which was previously not been accessible and its construction and condition were unknown - had collapsed, and the logs were deteriorated. These logs have since been tagged, numbered and are stored at the site.

Proposed work:

1. In lieu of the 16' x 16' metal building structure with low, sloping polycarbonate roof, provide a taller,16' x 16' metal roofed shelter that will protect the cellar from the elements and provide visibility into the cellar. Shelter to be similar in form, materials, details and color to the shelters at the log cabin and barn.
2. Add a 6" to 8" wide concrete curb with welded wire fence system around cellar to prevent access by the public. This is located at column lines and will stabilize dirt at perimeter of mound.
3. Add sloped, wood or metal door and enclosure at steps to prevent access by the public. This will be a 'cellar type' door, similar to typical doors found at historic cellars.
4. Provide replacement perimeter beams, center beam and a several rafters to illustrate the original roof construction. Remaining roof structure plane will remain open, allowing visibility into cellar; dirt will not be placed back on this partial roof structure.

Attachments: Narrative description of the root cellar.
Current photographs of the Root Cellar.
Revised sheets: A1.3 Alternate #2, Root Cellar Plan (revised)
A5.1 Alternate #2, Root Cellar Sections and Details (revised).
Designmaster Fencing System information; welded wire galvanized fencing with powder coating finish. Color to be selected.

Signature of Applicant: _____ Date: May 7, 2015
Signature of Owner: _____ Date: May 7, 2015

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**

Sharrock Root Cellar - Description - DRAFT

James E. Gage, in his book *Root Cellars in America - Their History, Design and Construction, 1609-1920,* refers to this type of cellar as a 'Below Ground Level Root Cellar', and described as a structure built completely below the surface of the ground, and adapted for farms on level ground. He describes roofs of such cellars as 'generally of poles or rough planks nailed to rafters. The roof was covered with earth and then sod. Access was either by a man-made hole in the roof or, more commonly, by a stairway erected into the bulkhead.' (pages 43-48)

The Sharrock root cellar was constructed near the house as is typical for most historic cellars. However, the Sharrock cellar does not align with the house (parallel to or placed at 90° to the house) but is placed at an approximately forty-five degree angle to the house - which is unusual.

The Sharrock root cellar is similar to Gage's description - it was hand-dug through limestone - which did not originally require wall supports as a cellar dug into the soil would have. The cellar has a clear height of about 6' below the underside of the roof structure. Steps were cut by hand into the limestone for access to the cellar. A wood door, in the horizontal plane above the stairs, would have protected the steps and cellar from the elements and provided security. We assume that due to the softness of the limestone and regular use, the original steps were worn down over time. Brick steps were later constructed on top of these and remain largely intact.



Removal of the debris in progress, March 17, 2015. Center beam and rafters visible.

The roof construction consisted of undressed cedar perimeter logs that sat at the top of the limestone and held back the adjacent grade. The northwest and southeast perimeter beams extended several feet past the rectangular plan of the cellar and into the grade, and provided structural rigidity for the roof structure. A center beam ran north-south, and rested on these perimeter beams. The top surface of this beam was slightly notched to accept (and provide mid-span support) to undressed level, roof rafters

that spanned the width of the cellar, and were supported mid-span by the center beam. These rafters, approximately 6" - 8" in diameter, were laid side-by-side and appear to have been level. Smaller pieces of wood would have been added on top, with other layers of twigs, or hay and the borrowed dirt would have been placed on top with turf. Vertical posts were located on the inside face of the stone perimeter walls; these are thought to have been later additions to provide additional support for the perimeter beams as the adjacent top soil would have moved with time and water infiltration. These logs comprising the roof structure had collapsed and the logs and dirt had fallen into the cellar when the property had been purchased by the City. Pieces of wood and limestone of varying sizes (from chips to small rocks) were found within the debris that had been originally been above the roof structure. The cellar was excavated and the logs exposed, tagged with brass tags, photographed and removed to a secure location at the site; approximately 18" of dirt was removed from the cellar floor in addition to the debris from the collapsed roof structure. This debris was removed under the observation of Archaeologist Missy Green, with Cox|McClain Environmental Consultants, and dozens of glass bottles were found, many of which were intact.

Cultural materials in the cellar date to the twentieth century. Most of the materials recovered were found near and at the floor of the cellar. Although there was some recent trash (broken glass, plastic, paper, metal, wire, coat hangers, small car or machinery parts, batteries, etc.) in the roof-fall in or near the entranceway, most of the materials found were canning and pickle/condiment jars. These jars were on shelves that lined the north and south walls of the cellar. When the roof collapsed, the shelves were broken or pushed over causing the jars to fall to the floor. The majority of the jars were found intact as the soil from the roof cushioned the fall. Canning jar names included KERR SELF SEALING, BERNANDIN/MASON, PERFECT MASON, and PRESTO/SUPREME/MASON and included both quart and pint specimens in round and square shapes, Other bottles or jars identified included small milk bottles, green hobbleskirt Coca-Cola bottles (from the Dallas Bottling Company), one 7-UP bottle (from the Denton Bottling Company, two pesticide bottles, three perfume or cologne bottles, and two 4-ounce OVALE NURSER (baby bottles). All of the jars and bottles recovered were clear, except the Coca-Cola and 7 UP bottles. These jars were removed from the cellar and remain at the site.

Ms. Green recently spoke to Frank Bracken (an adjacent property owner) who remembers the cellar being used by the last tenant family until the early 70s. Mr. Bracken mentioned that the posts along the wall may have been to help support the roof, and shelves were attached to them as well at the north and south walls. He said that at that time there was a wooden slat floor which always seemed to be wet. He didn't recall if the original flooring was dirt or stone. Mr. Bracken noted that by the 1960s, a single electrical wire extended to the cellar and a single light bulb provided light within the cellar. He also noted that the cellar always cool, regardless of the seasons.

While log roof structures at cellars were thought to have been common in the 1850s in North Texas, neither the archeologists nor architects that we have spoken with at Texas Historical Commission were aware of any other historic cellars which still retain their original log roof structures. *Root Cellars in America - Their History, Design and Construction, 1609-1920* mentions that such flat, structural log roofs were typically covered with one to two feet of earth which were in turn covered with sod (grass or turf), which shed water and prevented erosion (page 56). This also notes that such wood roofs typically lasted between 10 and 20 years before needing to be replaced (page 56). In Texas, wood roofs at older cellars would typically deteriorated over time and if cellars remained in use, the original wood structure

roof would have been replaced by corrugated metal or concrete roof structure which are commonly seen today.

With these findings from the disassembly of the root cellar and the observation the roof's log structural members, the structure of the cellar's walls and roof are clearly understood. Even in its deteriorated condition, this 1846 log roof structure tells the story of how an early settler in North Texas constructed an in-ground root cellar with log structured roof using only materials found at the site - limestone, wood and dirt. Remarkably, this cellar has survived for almost 170 years.

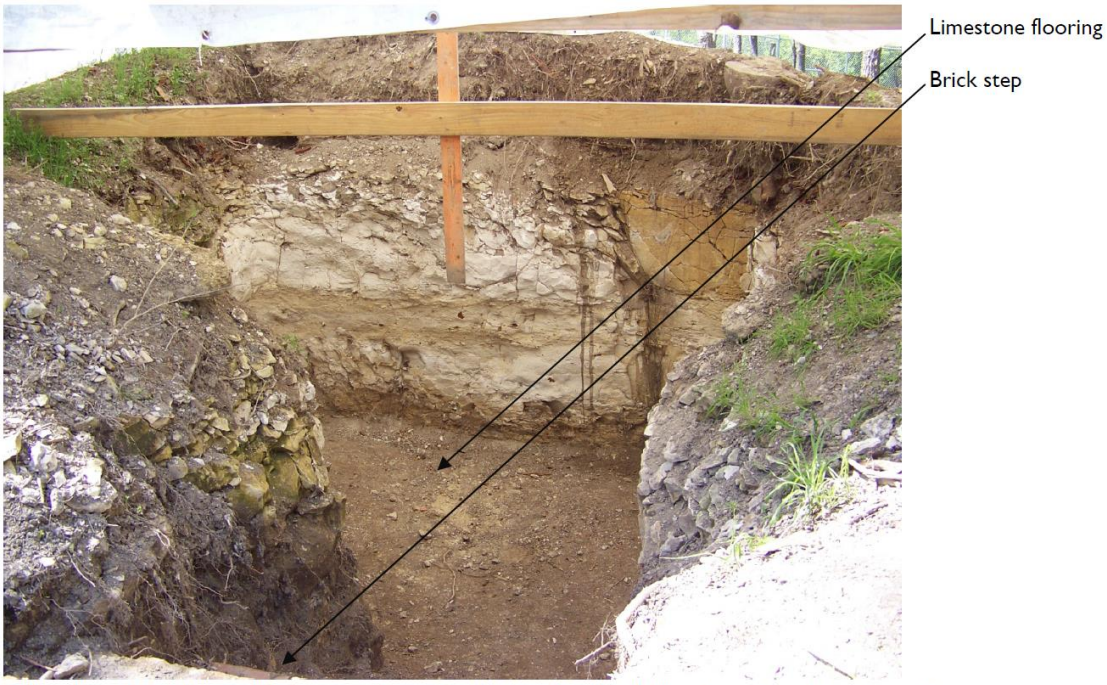
Photos



Fallen log roof structure. Steps and rafters are visible. March 17, 2015.

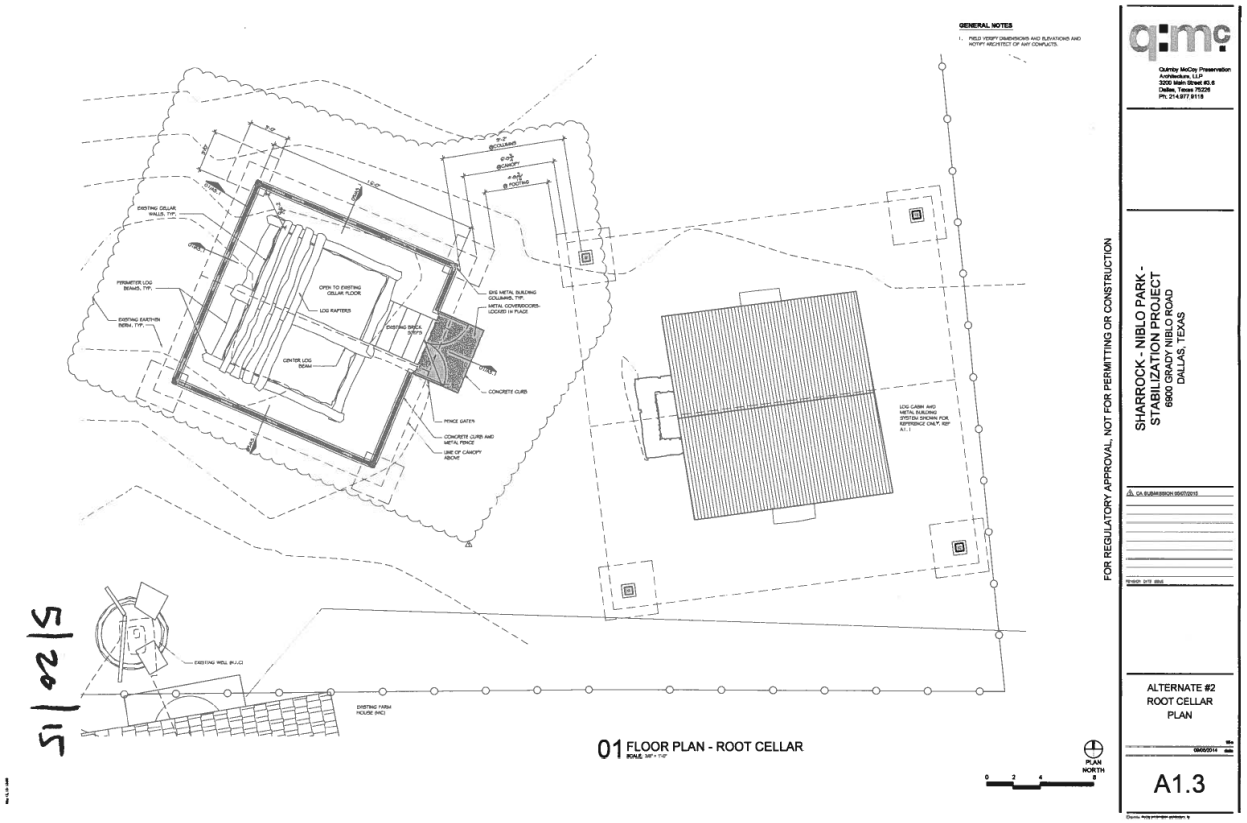


View of north cellar wall, showing perimeter beam and multiple log rafters during disassembly. March 17, 2015



Cellar cleared of debris and dirt removed to original stone floor level. View from top of step to west. Framing for temporary roof support visible at top of photo. March 27, 2015

QMc/Marcel Quimby
May 13, 2015



FOR REGULATORY APPROVAL, NOT FOR PERMITTING OR CONSTRUCTION

qmc
Quimby McCoy Preservation Architecture, LLP
3200 Main Street #3.6
Dallas, Texas 75226
Ph. 214.877.9118

SHARROCK - NIBLO PARK - STABILIZATION PROJECT
6900 GRADY NIBLO ROAD
DALLAS, TEXAS

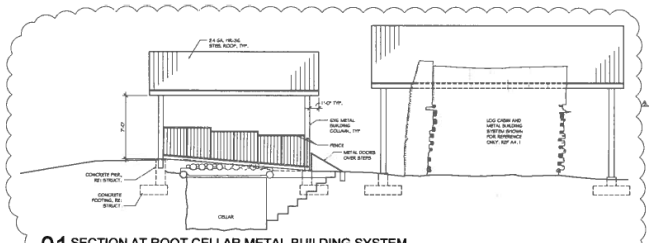
CA SUBMISSION 05/07/2015

ALTERNATE #2
ROOT CELLAR
PLAN

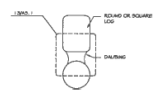
09/05/2014

A1.3

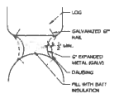
5/20/15



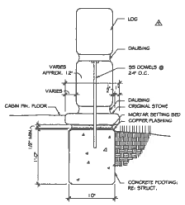
01 SECTION AT ROOT CELLAR METAL BUILDING SYSTEM
SCALE: 1/4"=1'-0"



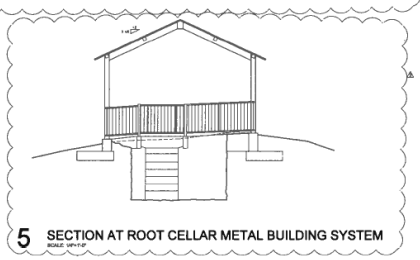
02 CHINKING AT WALLS
SCALE: 3"=1'-0"



3 DAUBING DETAIL
SCALE: 3"=1'-0"



4 FOOTING DETAIL
SCALE: 1 1/2"=1'-0"



5 SECTION AT ROOT CELLAR METAL BUILDING SYSTEM
SCALE: 1/8"=1'-0"

FOR REGULATORY APPROVAL, NOT FOR PERMITTING OR CONSTRUCTION

qmc
Quimby McCoy Preservation Architecture, LLP
3200 Main Street #3.6
Dallas, Texas 75226
Ph. 214.877.9118

SHARROCK - NIBLO PARK - STABILIZATION PROJECT
6900 GRADY NIBLO ROAD
DALLAS, TEXAS

A05 ADD2 - 03/13/2015
CA SUBMISSION - 05/07/2015

ALTERNATE #2
ROOT CELLAR
SECTION
AND DETAILS

09/05/2014

A5.1

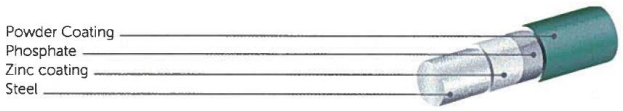
5/20/15

4
>CLASSIC FENCE PANEL



Designmaster Classic Fence wire panels are galvanized using the best technology to make them strong and corrosion resistant.

The zinc and powder coatings provide the highest protection against corrosion and weather conditions.



Wires are uniformly and carefully welded at every union. The V-braces on each panel add extra strength to it.



>Panels pass through a phosphate and a powder coating process to assure their corrosion resistance.

>SPECS

Designmaster Fence Panel Specs					
Height (ft)	2'	4'	5'	6'	8'
Length (ft)	8'				
Opening (width x height) (in)	2" x 6"				
Braces per panel	2	2	3	4	5
Gauge	6				
Wire breaking load	80,000 - 100,000 PSI				
Weld-shear strength	1,051 lbs				
Galvanized	0.50 oz/square foot				
Polyester coating thickness	100 microns (4 mils approx)				
Colors available					

>ADVANTAGES

- Salt spray and UV tested
- Non-climbable
- Aesthetic
- "V" braces for extra strength

5/20/15

Proposed fence specification.

Doty, Mark

From: Williams, Trent
Sent: Thursday, May 14, 2015 10:51 AM
To: Doty, Mark
Subject: RE: CBD/Individual/West End TF

Temporary is the exact definition. We've cheapened it down to the bare bones. Marcel fears that an open pit left for continued study and eventual reconstruction would be a liability to us, and her. The fencing is very light visually, but effective.
Now that we have uncovered so much of the original cellar construction, we find that we have some more opportunity to present this structure and its importance to the pioneer culture....therefore the continuing return to get approvals.

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

DATE: 5/13/2015
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Quimby/McCoy (Marcel Quimby)
Address: 5429 Kiwanis Road (Sharrock/Niblo)
Date of CR Request: 5/7/2015

RECOMMENDATION:
✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approved as submitted

Task force members present

✓ Gary C. Coffman (Chair)	✓ Joseph Piwetz	___
✓ Jay Firsching (Vice-Chair)	✓ Charles Neel	✓ Cathy Dawson (Alternate)
___ Carolina Pace	✓ Justin Curtsinger	___ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Mark Doty ____

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker: Jay Firsching
2nd: Charles Neel
Task Force members in favor: 5
Task Force members opposed: 0
Basis for opposition:

Justin Curtsinger abstained employees @ Quimby/McCoy

CHAIR, Task Force Gary C Coffman DATE 5/13/15

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CA145-357(MP)
LOCATION**:** 6107 Bryan Pkwy
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 63

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Swiss Avenue
MAPSCO: 36-X
CENSUS TRACT: 0011.01

APPLICANT: Thomas Uraz

OWNER: Thomas Uraz

REQUEST:
1) Replace roof using dark gray shingles. Shingle Type: Asphalt. Shingle Color: Timberline Natural Shadow Charcoal.
2) Install outdoor lights.

ANALYSIS:
Task Force and staff had no concerns with proposed roof color and lighting as both are appropriate for the architectural style and overall integrity of the Swiss Avenue Historic District.

STAFF RECOMMENDATION:
1) Replace roof with dark gray shingles. Shingle Type: Asphalt. Shingle Color: Timberline Natural Shadow Charcoal – Approve – Approve roof shingle specifications dated 05/15/2015 with finding the work is consistent with the standards for roofs in preservation criteria Sec. 51P-63.116(1)(N)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install outdoor lights – Approve – Approve light specifications dated 05/15/2015 with finding the work is consistent with the standards for outdoor lighting in preservation criteria Sec. 51P-63.116(2)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
1) Replace roof with dark gray shingles. Shingle Type: Asphalt. Shingle Color: Timberline Natural Shadow Charcoal – Approve.
2) Install outdoor lights – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 145 - 357 (MP)
Office Use Only

Name of Applicant: Thomas Uraz
Mailing Address : 8237 Inverness
City, State and Zip Code: The Colony, TX 75056
Daytime Phone: 2147948496 Fax: _____
Relationship of Applicant to Owner: Self

PROPERTY ADDRESS: 6107 Bryan Pkwy, Dallas, TX 75206
Historic District: Swiss Ave, Area B

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.

1. Restore roof - Dark Gray
2. INSTALL OUTDOOR LIGHTS

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: Thomas Uraz Date: 4/20/15

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**


Siding
Stucco
MLS
CERTIFIED

6107 Bryan Pkwy, Dallas 75206 – Supporting material

4. Restore roof - Dark Gray

Material specification:

- Timberline Natural Shadow Charcoal
- Shingle type: Asphalt
- Color Family: Gray
- Fire Rating: Listed Class A Fire-UL 790
- Roofing Product Type: Standard Shingle



6107 Bryan Pkwy, Dallas 75206 – Supporting material

1. Install lights

a. Port Oxford 1-Light Outdoor Oil Rubbed Chestnut Hanging Mount Craftsman Style Lantern

Material specification:

DIMENSIONS

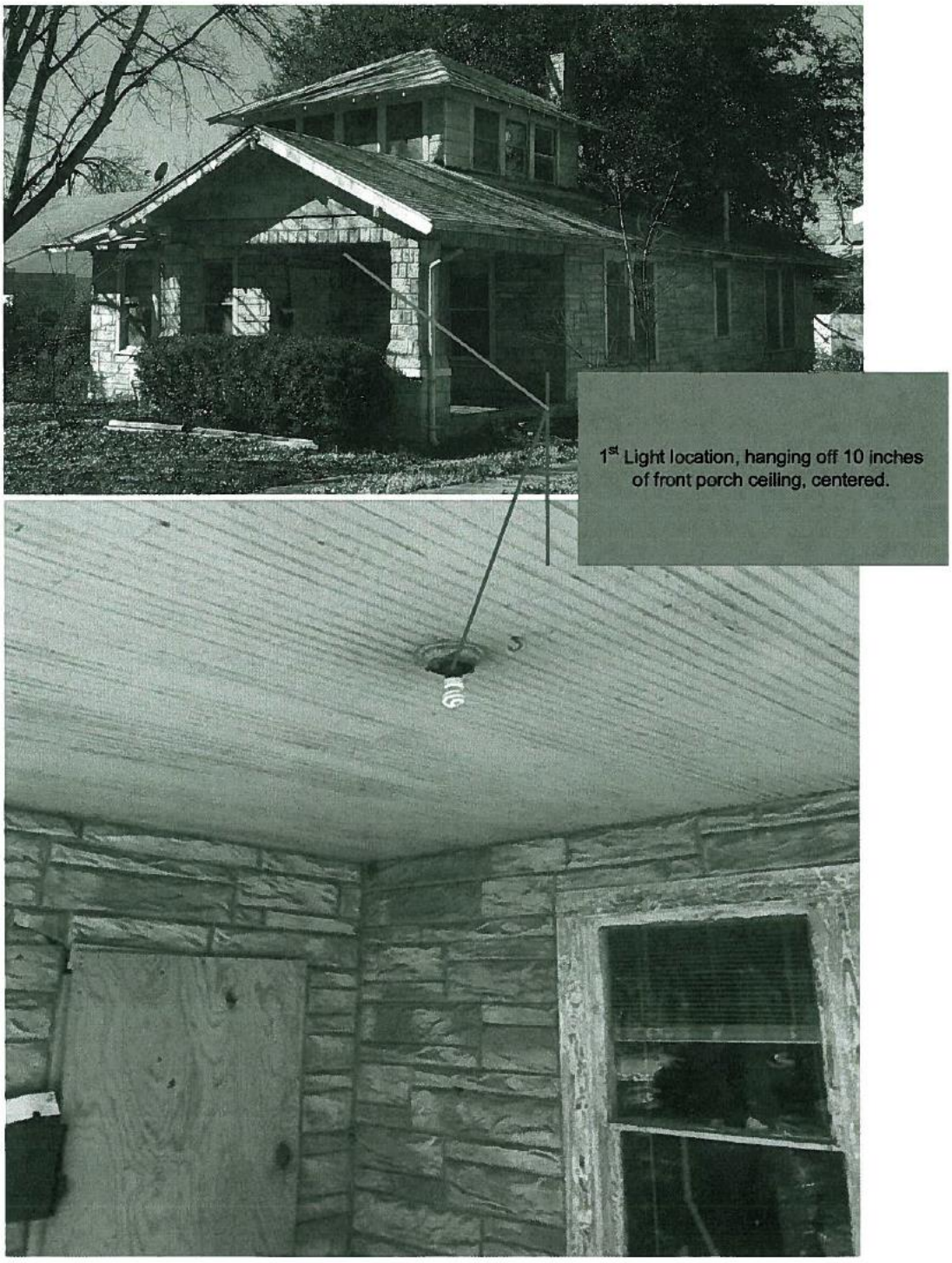
Assembled Depth (in.)	7.25 in	Product Height (in.)	10.875 in
Assembled Height (In.)	10.875 in	Product Length (in.)	7.25 in
Assembled Width (in.)	7.25 in	Product Width (in.)	7.25 in
Maximum Hanging Length (in.)	82.875		

DETAILS

Adjustable Height	Yes	Number of Bulbs Required	1
Bulb Type	Incandescent	Outdoor Lighting Features	Weather Resistant
Bulb(s) Included	No	Power Type	Hardwired
Dusk to Dawn	No	Product Weight (lb.)	4.3 lb
Exterior Lighting Accessory Type	Hanging/Ceiling Mount Light	Returnable	90-Day
Exterior Lighting Product Type	Outdoor Pendants	Size	Small
Fixture Color/Finish	Oil Rubbed Chestnut	Style	Transitional
Glass/Lens Type	Frosted	Wattage (watts)	100 W
Light Source	Incandescent	Weather Resistant	Yes



Light Location: Front Porch



1st Light location, hanging off 10 inches of front porch ceiling, centered.

b. Port Oxford 1-Light Outdoor Oil Rubbed Chestnut Wall Mount Craftsman Style Lantern
Material specification:

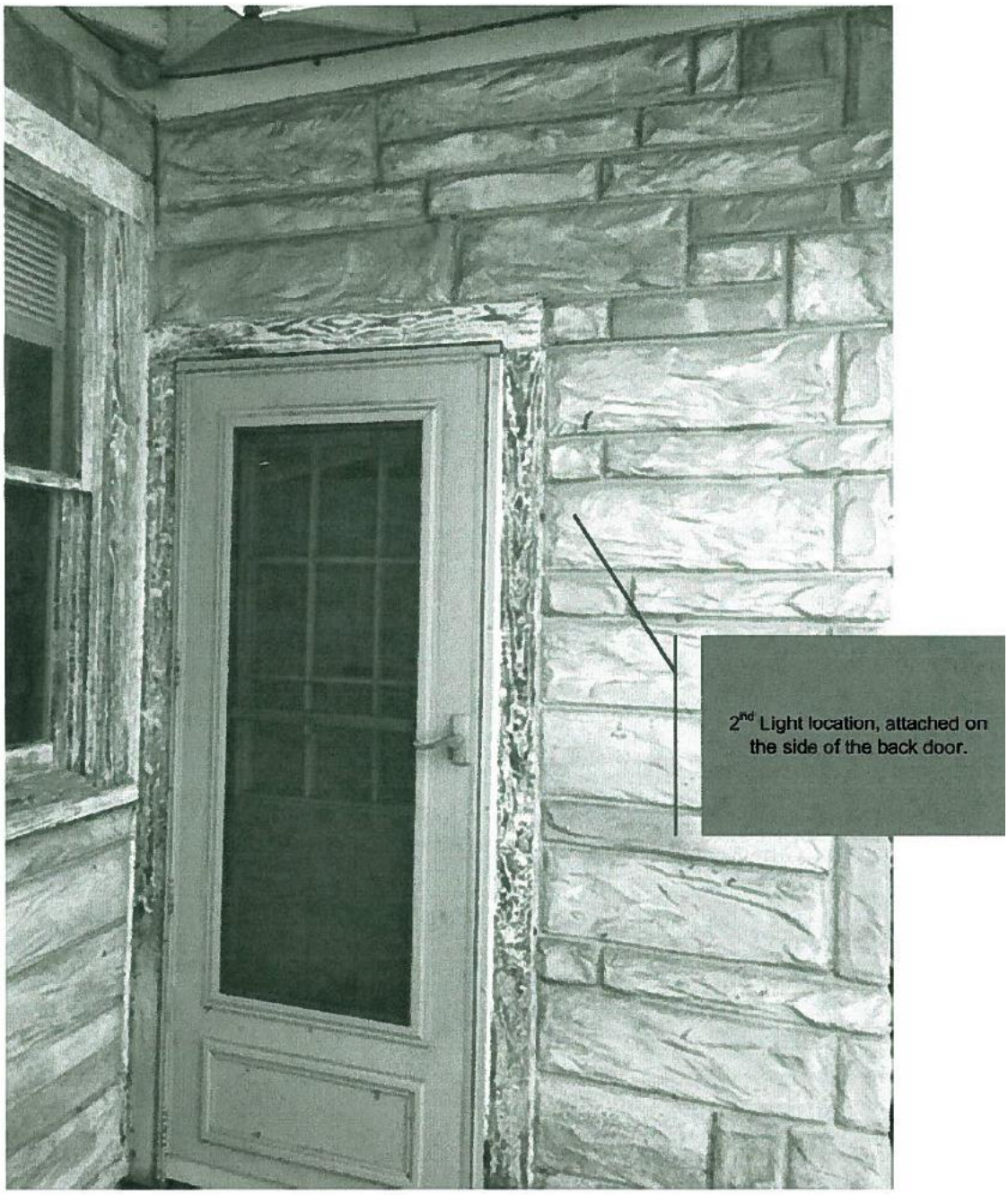
DIMENSIONS

Assembled Depth (in.)	11.375 in	Product Height (in.)	13.125 in
Assembled Height (in.)	13.125 in	Product Length (in.)	11.375 in
Assembled Width (in.)	9 in	Product Width (in.)	9 in

DETAILS

Bulb Type	Incandescent	Number of Bulbs Required	1
Bulb(s) Included	No	Outdoor Lighting Features	Weather Resistant
Dusk to Dawn	No	Power Type	Hardwired
Exterior Lighting Accessory Type	Lanterns	Product Weight (lb.)	7.1 lb
Exterior Lighting Product Type	Outdoor Lanterns	Returnable	90-Day
Fixture Color/Finish	Oil Rubbed Chestnut	Size	Small
Glass/Lens Type	Frosted	Style	Transitional
Light Source	Incandescent	Wattage (watts)	100 W
Motion Sensor	No	Weather Resistant	Yes




2nd Light location, attached on the side of the back door.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 05/12/15
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Thomas & Lina Uraz
Address: **6107 Bryan** (Swiss Avenue Historic District)
Date of CA/CD Request: 05/07/15

RECOMMENDATION:

X Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approve #1

Approve #2

Task force members present

___ Joanna Hampton (Chair)	X John Mark Guest	X Elizabeth Mast
___ Wesley Powell (Vice-Chair)	X John Gormley	X Greg Johnston
___ Cheryl Scott	___ Vacant (Professional)	___ Beth Bradley (Munger Alt.)
___ Vacant (Swiss Alternate)		

Ex Officio staff members Present : Marsha Prior ___

Simply Majority Quorum: X yes ___ no (four makes a quorum)

Maker:
2nd:
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 5-12-15

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-379(MP)
LOCATION**:** 5112 Swiss Ave
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 63

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Swiss Avenue
MAPSCO: 46-B
CENSUS TRACT: 0014.00

APPLICANT: Halee Belz

OWNER: Jody Bowers

REQUEST:
Construct two-story addition to rear of main structure and paint body and trim to match existing with Brand: Sherwin Williams. Body: Custom Color Light Gray; Trim: Custom Color Dark Gray.

ANALYSIS:
Although a two-story addition is going onto this house, it is located on the side and rear elevations and will not be visible from the street. Both Task Force and staff recommended approval with conditions.

STAFF RECOMMENDATION:
Construct two-story addition to rear of main structure and paint body and trim to match existing with Brand: Sherwin Williams. Body: Custom Color Light Gray; Trim: Custom Color Dark Gray – Approve with conditions – Approve drawings and specifications dated 05/15/2015 with conditions that header at door on rear elevation align with window head height with transom or other detail and that historic windows and material be salvaged for possible re-use with the finding the proposed work meets the standards for additions in preservation criteria Section 51P-63.116(1)(B) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Construct two-story addition to rear of main structure and paint body and trim to match existing with Brand: Sherwin Williams. Body: Custom Color Light Gray; Trim: Custom Color Dark Gray – Approve with conditions as follows: Header at door on rear elevation to align with window head height, with transom or other detail; salvage existing windows and material for re-use as possible.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 -379 (MP)
Office Use Only

Name of Applicant: Halee Belz - The Ed. Jarrett Company
Mailing Address : 5646 Milton Suite 604
City, State and Zip Code: Dallas, TX 75206
Daytime Phone: 214-691-0622 Fax: 214-739-5437
Relationship of Applicant to Owner: General Contractor

PROPERTY ADDRESS: 5112 Swiss Ave.
Historic District: Swiss Avenue Historic District

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

PROPOSED WORK: haleebelz@theedjarrettcompany.com

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

Addition to the first and second floor of main house. Exterior finishes to match existing. See attached photos, plans, and paint color information.

Signature of Applicant: Halee Belz Date: 05/01/2015

Signature of Owner: Jody Bowers Date: 05/01/2015
(IF NOT APPLICANT)

RECEIVED BY
MAY 07 2015
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. **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:

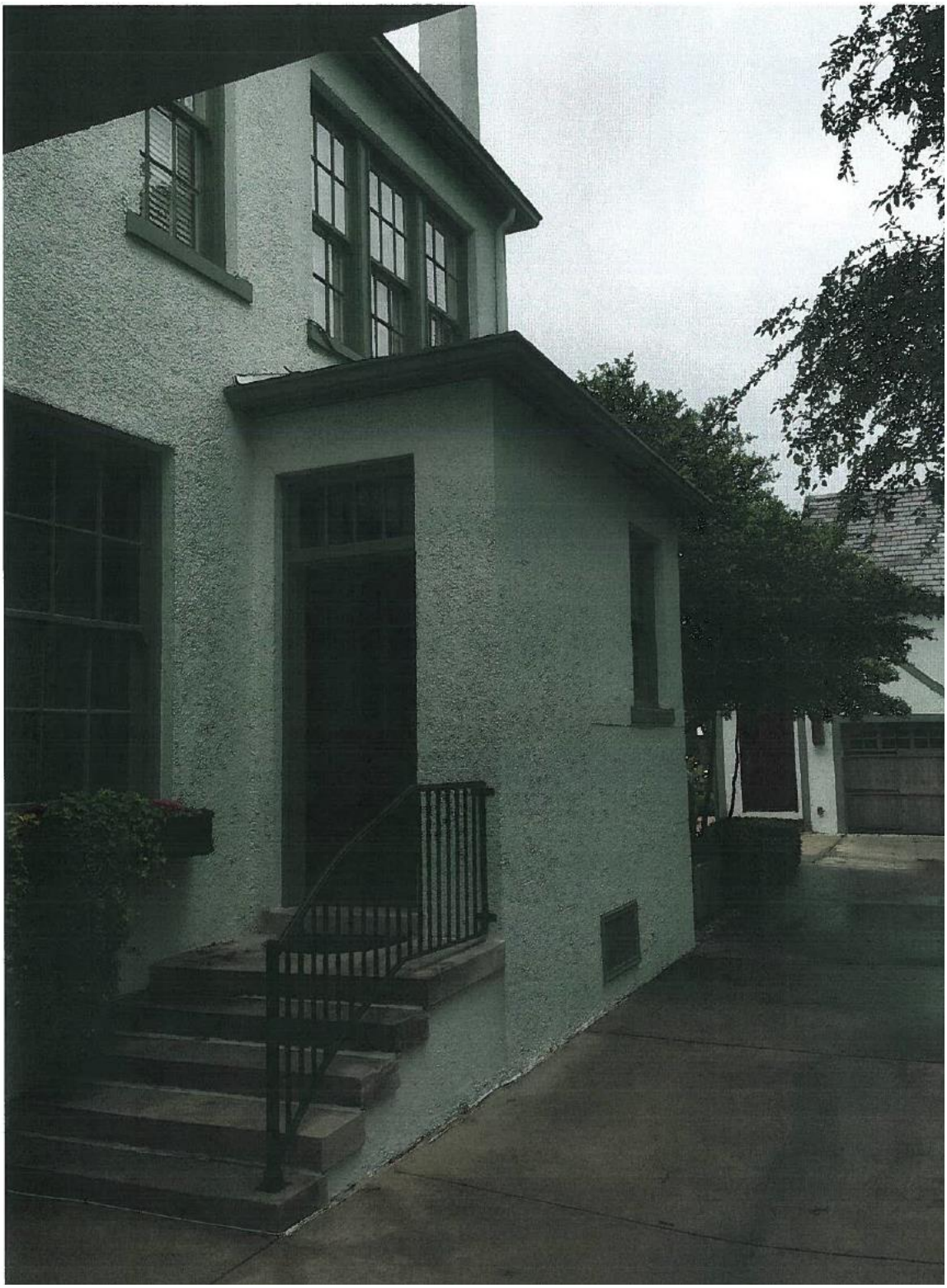
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history 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**





Back of side elevation where two-story addition will be located.

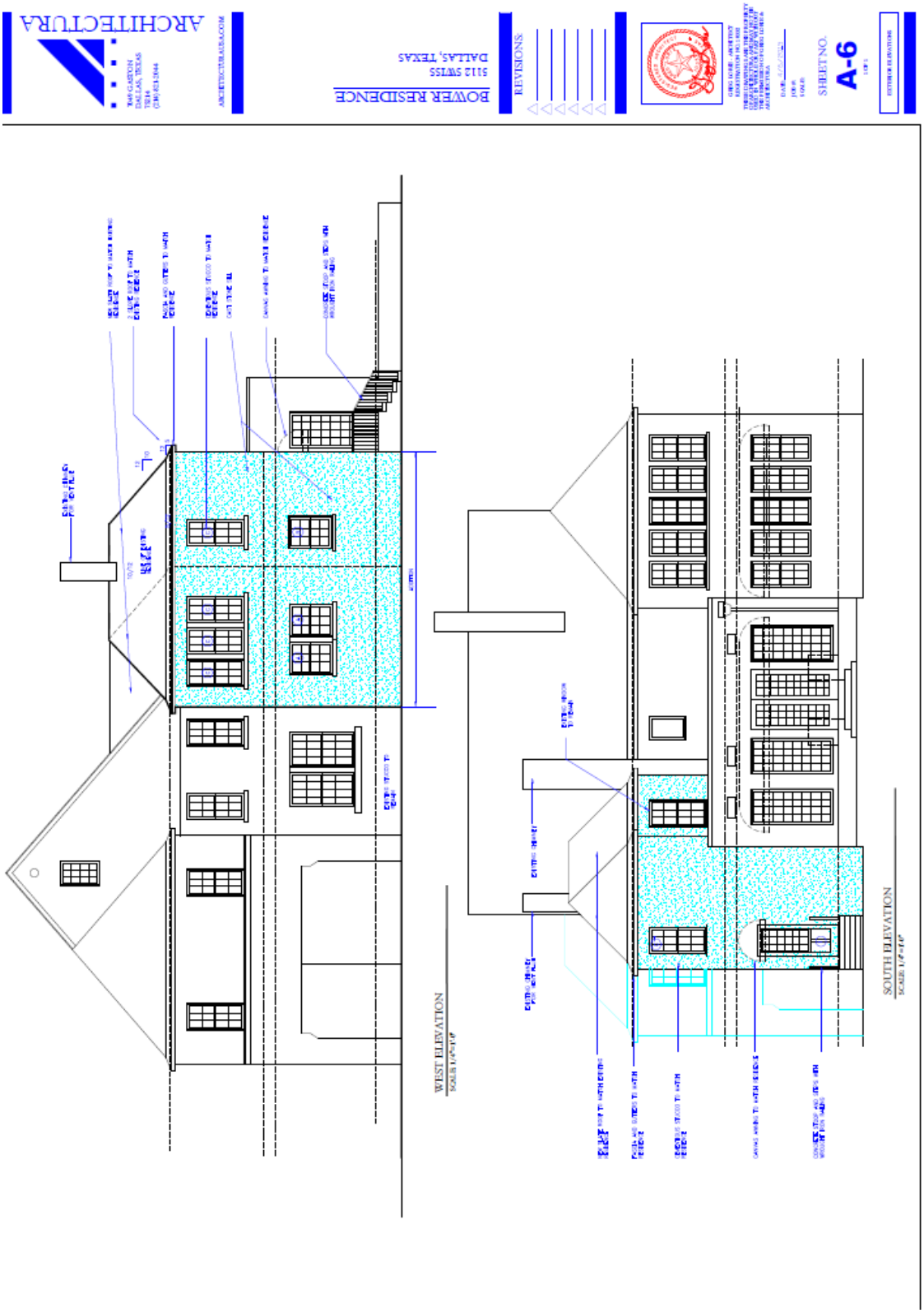


Back of side elevation where two-story addition will be located.



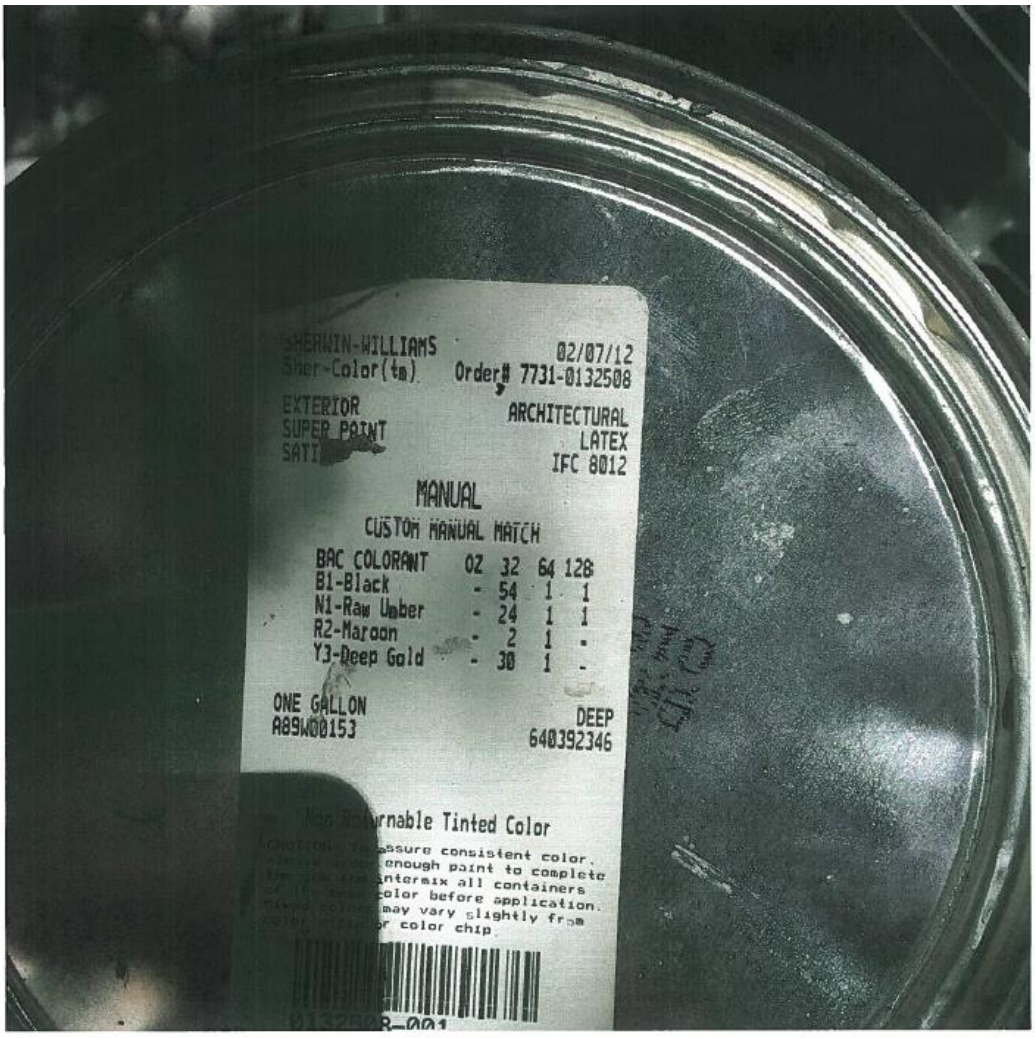
Back elevation; addition going in on left side.

Existing side and rear elevations.



Proposed side and rear elevations with two-story addition.

SS



Custom paint to match existing stucco.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 05/12/15
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Halee Belz (The Ed Jarrett Company)
Address: **5112 Swiss** (Swiss Avenue Historic District)
Date of CA/CD Request: 05/07/15

RECOMMENDATION:

___ Approve ___X___ Approve with conditions___ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

APPROVE ~~AS SUBMITTED~~ WITH CONDITIONS AS FOLLOWS

HEADER @ DOOR ON REAR ELEVATION TO ALIGN WITH WINDOW HEAD HEIGHT, WITH TRANSOM OR OTHER DETAIL.

SALVAGE EXISTING WINDOWS & MATERIAL FOR RE USE AS POSSIBLE.

Task force members present

X Joanna Hampton (Chair)	X John Mark Guest	X Elizabeth Mast
___ Wesley Powell (Vice-Chair)	X John Gormley	X Greg Johnston
___ Cheryl Scott	___ Vacant (Professional)	___ Beth Bradley (Munger Alt.)
___ Vacant (Swiss Alternate)		

Ex Officio staff members Present : Marsha Prior X

Simply Majority Quorum: X yes ___ no (four makes a quorum)

Maker: GREG JOHNSTON
2nd: JOHN GORMLEY
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 12 MAY 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-367(MD)
LOCATION**:** 209 S. Edgefield Avenue
STRUCTURE: Main, Accessory & Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Clayton Walker

REPRESENTATIVE: None.

OWNER: DOCKWELL TRACIE

REQUEST:
1) Install composition shingle roof. 'Weathered Wood'.
2) Paint main structure. Brand - Behr. Body - PPU18-13 'Perfect Taupe'. Trim - PPU18-7 'Falling Snow'.

BACKGROUND / HISTORY: None.

ANALYSIS:
After the Task Force meeting, the Applicant provided additional information to Staff regarding the shingle color. With that additional information, and the fact the proposed roof specification and paint colors meet the criteria in the Winnetka Heights preservation criteria, Staff is recommending approval.

STAFF RECOMMENDATION:
1) Install composition shingle roof. 'Weathered Wood'. – Approve - Approve shingle specification dated 5/20/15 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Paint main structure. Brand - Behr. Body - PPU18-13 'Perfect Taupe'. Trim - PPU18-7 'Falling Snow'. – Approve - Approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
1) Install composition shingle roof. 'Weathered Wood'. – Approve with conditions - Provide spec to Staff (photo seems fine).

2) Paint main structure. Brand - Behr. Body - PPU18-13 'Perfect Taupe'. Trim - PPU18-7 'Falling Snow'. – Approve - Paint color approved.

C

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 367 [MD]
Office Use Only

Name of Applicant: Clayton Walker and Alexander Andorf
Mailing Address : 3107 Townsend Dr (until 5/23) 209 S. Edgefield Ave (after 5/23)
City, State and Zip Code: Dallas, TX 75229 (Townsend) 75208 (Edgefield)
Daytime Phone: (210)542-1003 Fax:
Relationship of Applicant to Owner: Self

PROPERTY ADDRESS: 209 S. Edgefield Ave.
Historic District: Winnetka Heights

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.

1) Replace existing roof with composite shingles - see attached bid. Grey/"weathered wood" shingles - see attached photo of 206 S. Edgefield (across the street) for example color
2) Replace rotted/damaged fascia, soffitt, and wood siding as needed to match existing material, size, and style
3) Wrap damaged brick column bases on front of house with wood siding and trim - see attached detail photo of 206 S. Edgefield column base
4) Prep and paint entire exterior - Behr Perfect Taupe (PPU18-13, attached), trim Behr Falling Snow (PPU18-7, attached)

Signature of Applicant: _____ Date: 5/7/2015 RECEIVED BY

Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

MAY 07 2015
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. **You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.**

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OTHER:

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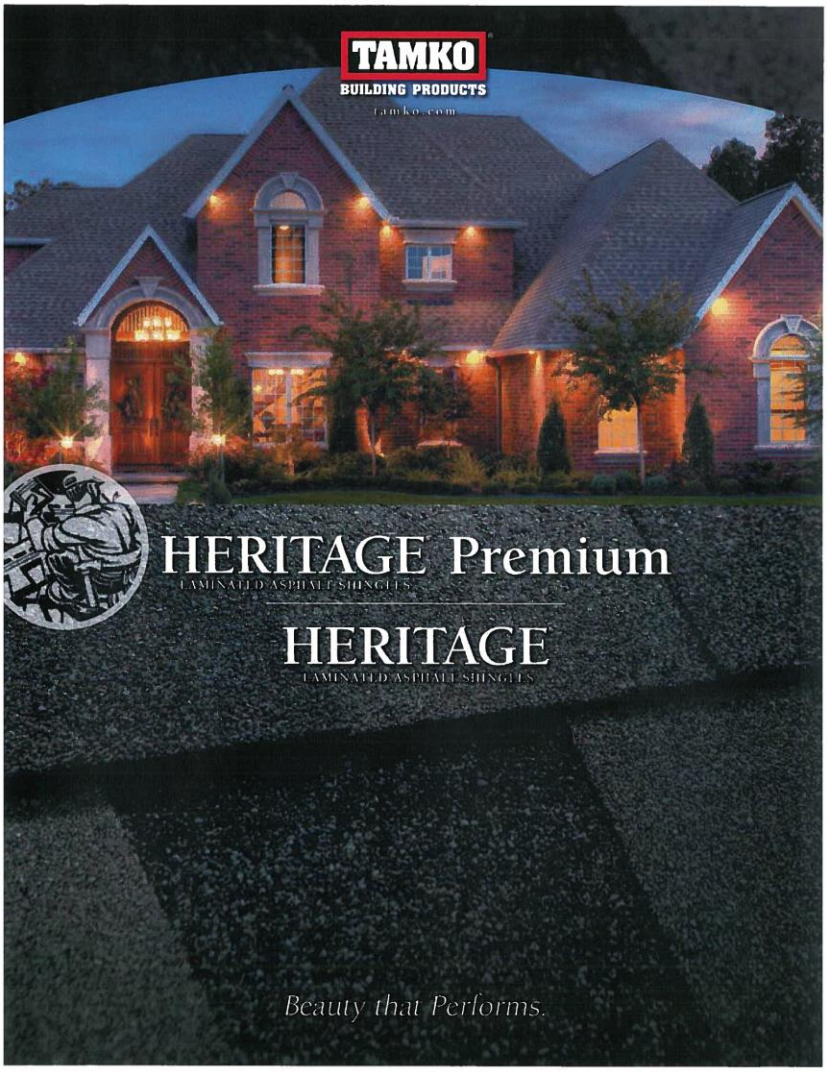
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- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

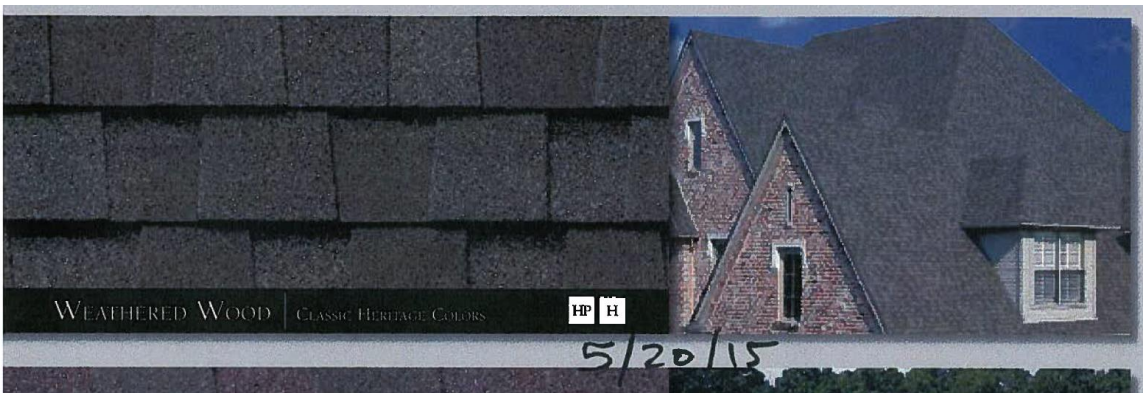
_____ _____
Sustainable Construction and Development **Date**



East elevation.

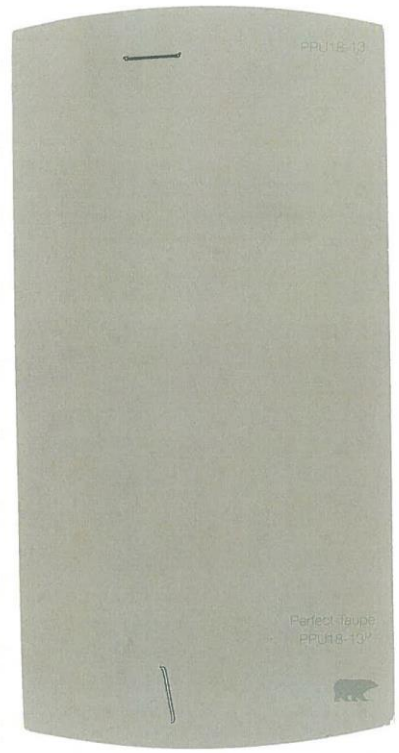


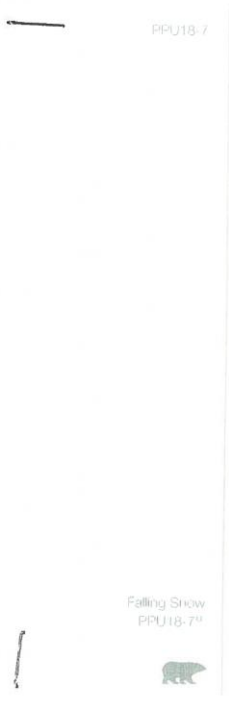
Proposed shingle specifications.





Proposed paint specifications.





5/20/15

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 5/13/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Clayton Walker
PROPERTY ADDRESS: 209 S. Edgefield (Winnetka Heights)
DATE of CA / CD REQUEST: 5/7/2015

RECOMMENDATION:

___ Approval __X__ Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

1. PROVIDE SPEC TO STAFF (PHOTO SEEMS FINE
2. ROUTINE MAINTENANCE ?
3. OWNER AT MEETING REMOVED WOOD SIDING OPTION TO REPAIR BRICK BASE ROUTINE MAINTENANCE
4. PAINT COLOR APPROVED

Task force members present

___ Jeffrey Fahrenholz (Chair)	_X_ Garth Russo	
_X_ Les Hall	_X_ Jeff Cummings (Vice-Chair)	_X_ Barbara Roy (Alternate)
___ Alfred Pena	_X_ Bob Rodriguez	___ Connie Marks (Alternate)

Ex Officio staff members present _X_ Mark Doty ___

Simply Majority Quorum: _✓_ yes ___ no

Maker: BOB
2nd: LES
Task Force members in favor: ALL
Task Force members opposed: NON
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-373(MD)
LOCATION**:** 342 S. Edgefield Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Laura Benold

REPRESENTATIVE: None.

OWNER: ROSALES MANUEL EST OF

REQUEST:
Paint main and accessory structures. Brand - Sherwin Williams/Valspar. Body - SW 7071 'Grey Screen'. Trim - 7006-24 'Ultra White'. Front door - SW 9177 'Salty Dog'.

BACKGROUND / HISTORY:
4/7/2014 – Landmark Commission approved new doors in the rear, a deck on the rear, and new paint colors (CA134-196(MD)).
7/7/2014 – Landmark Commission approved new siding, wood fence, and landscaping (CA134-391(MD)).

ANALYSIS: The proposed paint colors, different that those previously approved, meet the criteria in the Winnetka Heights preservation criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION:
Paint main and accessory structures. Brand - Sherwin Williams/Valspar. Body - SW 7071 'Grey Screen'. Trim - 7006-24 'Ultra White'. Front door - SW 9177 'Salty Dog'. – Approve - Approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Paint main and accessory structures. Brand - Sherwin Williams/Valspar. Body - SW 7071 'Grey Screen'. Trim - 7006-24 'Ultra White'. Front door - SW 9177 'Salty Dog'. – Approve.

gn Envelope ID: 3B08576E-9307-432F-B6EC-A5EF9DACD750

C

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 145 - 373 [MD]
Office Use Only

Name of Applicant: Laura Benold + Mollie Murphree
Mailing Address : 4810 Cole Ave #1405
City, State and Zip Code: Dallas, TX 75205
Daytime Phone: 512-565-0833 Fax:
Relationship of Applicant to Owner: purchasing home

PROPERTY ADDRESS: 342 S Edgefield
Historic District: Winnecktа Heights

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.

paint exterior walls: sherwin williams SW7071 'grey screen'
paint exterior trim: valspar 7006-24 'ultra white'
paint front door: sherwin williams SW9177 'salty dog'

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MAY 07 2015
Current Planning

Signature of Applicant: Laura Benold Date: May 6, 2015

Signature of Owner: DocuSigned by: Jeremy Boss 8DB8A8F91(05940... (IF NOT APPLICANT) Date: May 6, 2015

laurabenold@me.com

APPLICATION DEADLINE:

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OTHER:

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Please review the enclosed Review and Action Form
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- ☐ **APPROVED.** Please release the building permit.
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
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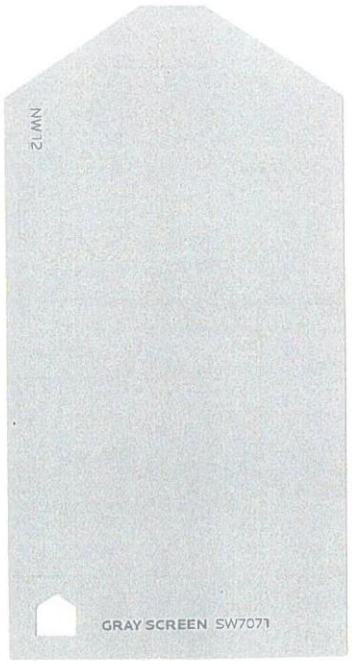
Sustainable Construction and Development **Date**



West façade.



West and partial south facades.

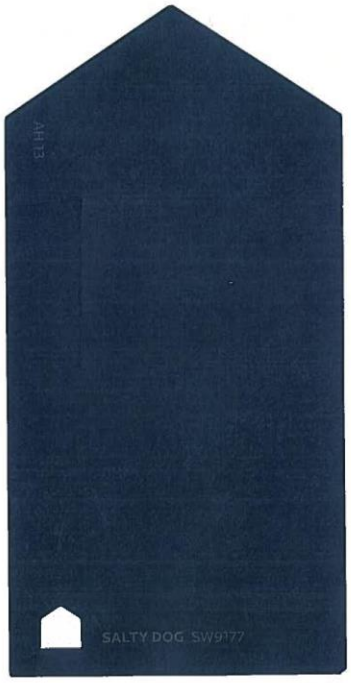


7006-24

BODY

7006-24
Ultra White

TRIM



ACCENT- FRONT DOOR 5/20/15

Proposed paint specification.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 5/13/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Laura Benold
PROPERTY ADDRESS: 342 S. Edgefield (Winnetka Heights)
DATE of CA / CD REQUEST: 5/7/2015

RECOMMENDATION:

X Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

Task force members present

___ Jeffrey Fahrenholz (Chair)	X Garth Russo	___
X Les Hall	X Jeff Cummings (Vice-Chair)	X Barbara Roy (Alternate)
___ Alfred Pena	X Bob Rodriguez	___ Connie Marks (Alternate)

Ex Officio staff members present X Mark Doty ___

Simply Majority Quorum: ✓ yes ___ no

Maker: GARR
2nd: LES
Task Force members in favor: ALL
Task Force members opposed: NONE
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-376(MD)
LOCATION**:** 415 N. Edgefield Avenue
STRUCTURE: Main, Accessory & Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: Triple J Construction

REPRESENTATIVE: Richard Fitzgerald

OWNER: KASSANDRA L SCHIVER

REQUEST:
Install two front doors. Stain - Sherwin Williams, SW 3505 'Yankee Barn'.

BACKGROUND / HISTORY: None.

ANALYSIS:
The proposed work meets the criteria in the Winnetka Heights preservation criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION:
Install two front doors. Stain - Sherwin Williams, SW 3505 'Yankee Barn'. – Approve – Approve door specification dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install two front doors. Stain - Sherwin Williams, SW 3505 'Yankee Barn'. – Approve.

C

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 376 (MD)
Office Use Only

Name of Applicant: TRIPLE J. CONSTRUCTION
Mailing Address: 334 S. EDGEFIELD
City, State and Zip Code: DALLAS TX 75208
Daytime Phone: 214-733-3308 Fax: —
Relationship of Applicant to Owner: B.C.

PROPERTY ADDRESS: 415 N. EDGEFIELD
Historic District: W.H.

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.

REPLACE BOTH FIBERGLASS FRONT DOORS WITH [redacted] WOOD DOORS, SAMPLE ATTACHED. STAIN TO BE COLOR OF DOOR. STAIN COLOR TO BE, 3505

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: _____ Date: 5-6-15

Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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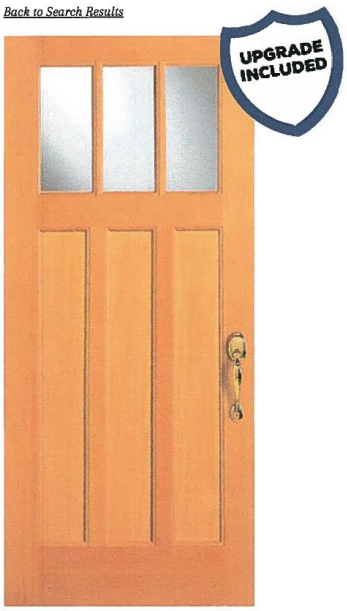
_____ _____
Sustainable Construction and Development **Date**



East elevation.



Existing door configurations.



Back to Search Results

View Detailed Drawing

CRAFTSMAN THREE PANEL - THREE LITE (TDL)

6863

SERIES: Craftsman Collection

415 N. EDGEFIELD
BOTH FRONT DOORS

5/20/15

Proposed door specification.



Proposed stain specification.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 5/13/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Triple J Construction
PROPERTY ADDRESS: 415 N. Edgefield (Winnetka Heights)
DATE of CA / CD REQUEST: 5/7/2015

RECOMMENDATION:

__X__ Approval _____ Approval with conditions____ Denial _____ Denial without prejudice

Recommendation / comments/ basis:

Task force members present

____ Jeffrey Fahrenholz (Chair)	__X__ Garth Russo	____
__X__ Les Hall	__X__ Jeff Cummings (Vice-Chair)	__X__ Barbara Roy (Alternate)
____ Alfred Pena	__X__ Bob Rodriguez	____ Connie Marks (Alternate)

Ex Officio staff members present __X__ Mark Doty ____

Simply Majority Quorum: __X__ yes ____ no

Maker: GARTH
2nd: BOB
Task Force members in favor: ALL
Task Force members opposed: NONE
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/12/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-375(MD)
LOCATION**:** 303 N. Montclair Avenue
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Triple J Construction

REPRESENTATIVE: Richard Fitzgerald

OWNER: JEREME C GILBERT

REQUEST:

1) Install front door.
2) Remove metal siding from main and accessory structure and install 117 wood siding, trim, etc. to match.
3) Paint main and accessory structures. Sherwin Williams - SW 6680 'Friend Yellow'. Trim - SW 7009 'Pearly White'. Accent - SW 6537 'Luke Blue'.

BACKGROUND / HISTORY: The structure is considered compatible to the Winnetka Heights National Register District.

12/1/2014 - Landmark Commission approved various exterior improvements including new windows and paint colors. (CA145-065(MD)).

ANALYSIS: All the proposed work, including the new paint colors, meets the requirements of the Winnetka Heights preservation criteria, therefore Staff is recommending approval of all requests.

STAFF RECOMMENDATION:

1) Install front door. – Approve - Approve door specification dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Remove metal siding from main and accessory structure and install 117 wood siding, trim, etc. to match. – Approve with conditions- Approve proposed work with the condition that at least 60% of the existing wood siding is restored with the finding the proposed work is consistent with the criteria for facade materials

in the preservation criteria Section 51P-87.111(a)(10)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3) Paint main and accessory structures. Sherwin Williams - SW 6680 'Friend Yellow'. Trim - SW 7009 'Pearly White'. Accent - SW 6537 'Luke Blue'. – Approve - Approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

1) Install front door. – Approve.
2) Remove metal siding from main and accessory structure and install 117 wood siding, trim, etc. to match. – Approve with conditions - Report to Staff after removal of existing siding to confirm style and percentage need(ed).
3) Paint main and accessory structures. Sherwin Williams - SW 6680 'Friend Yellow'. Trim - SW 7009 'Pearly White'. Accent - SW 6537 'Luke Blue'. – Approve.

CP

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 375 [MD]
Office Use Only

Name of Applicant: TRIPLE J. CONSTRUCTION
Mailing Address : 334 S. ROCKFIELD
City, State and Zip Code: DALLAS TX 75208
Daytime Phone: 214 733-3308 Fax: —
Relationship of Applicant to Owner: G.C.

PROPERTY ADDRESS: 303 N. MONTCLAIR
Historic District: W.H.

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.

REPLACE FRONT DOOR WITH SAMPLE PROVIDED. PAINT EXTERIOR OF HOUSE + GARAGE BODY-SW6080 FRENCH YELLOW TRIM SW7004 PEARLY WHITE ACCENT SW6537 LIKE BLU
REMOVE METAL SIDING FROM HOUSE & GARAGE. REPLACE AS NEEDED WITH
NEW 117 SIDING, IX CORNERS, TRIM, CASING TO MATCH EXISTING. INSTALL
7' WOOD FENCE AT REAR + SOUTH SIDE & BOTH RETURNS TO HOUSE

Signature of Applicant: [signature] Date: 5-5-15

RECEIVED BY
MAY 07 2015
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. **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



East elevation



Back to Search Results



5/28/15

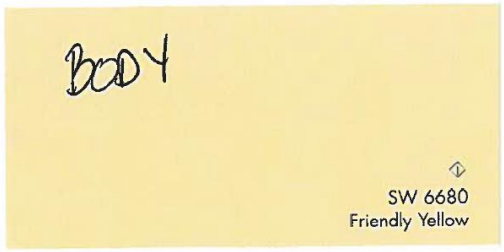
View Detailed Drawing

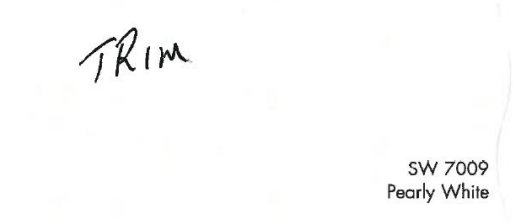
CRAFTSMAN THREE PANEL - THREE LITE (TDL)

6863

SERIES: Craftsman Collection

Proposed door specification







5/20/15

Proposed paint specifications

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 5/13/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Triple J Construction
PROPERTY ADDRESS: 303 N. Montclair (Winnetka Heights)
DATE of CA / CD REQUEST: 5/7/2015

RECOMMENDATION:

___ Approval __X__ Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

* REPORT TO STAFF AFTER REMOVAL OF EXISTING SIDE TO CONFIRM STYLE & PERCENTAGE NEED *

Task force members present

____ Jeffrey Fahrenholz (Chair)	__X__ Garth Russo	____
__X__ Les Hall	__A__ Jeff Cummings (Vice-Chair)	__X__ Barbara Roy (Alternate)
____ Alfred Pena	__P__ Bob Rodriguez	____ Connie Marks (Alternate)

Ex Officio staff members present ___ Mark Doty ____

Simply Majority Quorum: __✓__ yes ___ no

Maker: GARTH
2nd: LES
Task Force members in favor: ✓
Task Force members opposed: NONE
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-362(MD)
LOCATION**:** 314 N. Montclair Avenue
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: ACKERMAN & MCLEOD

REPRESENTATIVE: Alan Ackerman

OWNER: LONNIE JOHNSON

REQUEST:

1) Install front door in existing opening. Painted SW 6994 'Greenblack'.
2) Install two light fixtures on either side of front door. Construct accessory structure in rear yard.
3) Install mailbox on front facade.

BACKGROUND / HISTORY:

The structure is considered 'compatible', which means 'non-contributing' per the Winnetka Heights National Register district.

4/7/2014 – Landmark Commission denied without prejudice a Certificate for Demolition to demolish the main structure. (CD134-008(MD)).

10/6/2014 – Landmark Commission approved several items including window repair/replacement, paint colors, and an accessory structure in the rear yard (CA134-562(MD)).

ANALYSIS: All the proposed work, including the new paint colors, meets the requirements of the Winnetka Heights preservation criteria, therefore Staff is recommending approval of all requests.

STAFF RECOMMENDATION:

1) Install front door in existing opening. Painted SW 6994 'Greenblack'. – Approve - Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(F)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Install two light fixtures on either side of front door. Construct accessory structure in rear yard. – Approve - Approve drawing and specification dated 5/20/15 with

the finding the proposed work is consistent with the criteria for front entrances and porches detailing in the preservation criteria Section 51P-87.111(a)(11)(A), and outdoor lighting in the preservation criteria Section 51P-87.111(b)(4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3) Install mailbox on front facade. – Approve - Approve drawing dated 5/20/15 with the finding the proposed work is consistent with the criteria for front entrances and porches detailing in the preservation criteria Section 51P-87.111(a)(11)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

1) Install front door in existing opening. Painted SW 6994 'Greenblack'. Approve – Approve as submitted.
2) Install two light fixtures on either side of front door. Construct accessory structure in rear yard. Approve – Approve as submitted.
3) Install mailbox on front facade. Approve – Approve as submitted.

CP

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 362 [MD]

Name of Applicant: Debi Montelbano
Mailing Address : 5105 Timbercreek Road
City, State and Zip Code: Flower Mound Tx 75028
Daytime Phone: 972-342-5517 Fax:
Relationship of Applicant to Owner: Same

: 314 N. Montclair
: Willmeade Heights

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 materials as requested in the submittal criteria checklist.

Amendment to CA-134-562(MD)
- Front Porch Lights
- Mail Box
- Front Door

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: Debi Montelbano Date: 5-4-15

Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Application material must be **completed and submitted by the** 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.**

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 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



West elevations.





GARY GARMON
3916 Peter Pan Drive
Dallas, TX 75229

ARCHITECT

PROPOSED FRONT ELEVATION CHANGES 314 NORTH MONTCLAIR

1/4" = 1' - 0" 5 MAY 2015

5/20/15

West and partial south elevations.

800-336-9136 My Account/Bill Pay Gift Registry Gift Cards Store Locator Chat

Furniture Mart

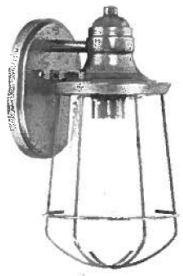
Your location is: The Colony, TX Update Location

Free Delivery Offers
on thousands of items daily

Current Ads
for daily deals and sales

FURNITURE | APPLIANCES | ELECTRONICS | FITNESS | FLOORING | MATTRESSES | HOME DECOR | BABY & KIDS | OUTDOOR

You Are Here: Home > Home Decor > Lighting and Ceiling Fans > Outdoor Lighting > Wall Lighting > Marine 1 Light Outdoor Wall Light



Quoizel Marine 1 Light Outdoor Wall Light

SKU: 40169476 UPC: 611728203569

No Reviews Be the first to write one

~~Suggested Retail: $210.00~~

Your Price: $109.99

Current Offers:

Finish

1-800-336-9136 | Contact Us

Overview **Specifications** **(0) Reviews** **Q & A** **Dimensions & Delivery**

SKU #: 40169476

Inspired by vintage Americana, the Marine collection features a nautical flair. The western bronze finish complements the overall design of this series and the filament bulb accents the clear seedy glass for a classic look.

- 6" D x 6" W x 11.50" H

Return Policy | Low Price Guarantee

5/20/15

Request #1 – Window survey.

inland color

SUBURBAN TRADITIONAL



Ⓑ Ⓣ Ⓐ

Color selection

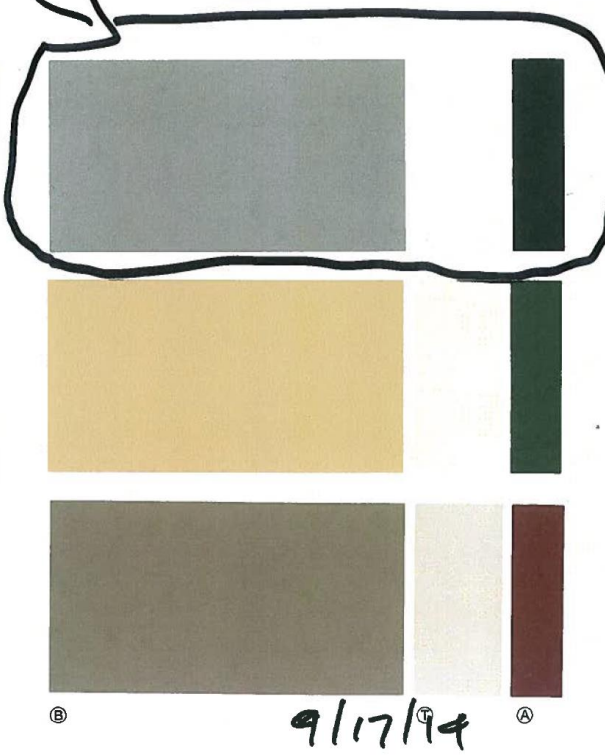


BODY	TRIM	ACCENT
Cardboard SW 6124	**Believable Buff** SW 6120	**Urbane Bronze** SW 7048
Wool Skein SW 6148	**Hardware** SW 6172	**Fired Brick** SW 6335
Universal Khaki SW 6150	**Moderate White** SW 6140	**Naval** SW 6244



BODY	TRIM	ACCENT
Summit Gray SW 7669	**Extra White** SW 7006	**Greenblack** SW 6994
Restrained Gold SW 6129	**Polar Bear** SW 7564	**Forestwood** SW 7730
Virtual Taupe SW 7039	**Accessible Beige** SW 7036	**Rustic Red** SW 7593

Due to variations in the printing process, actual colors may vary from those shown in this brochure.



Ⓑ Ⓣ Ⓐ

9/17/14

Request #2 – Previously approved paint colors. Front door will be painted SW 6994 ‘Greenblack’.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 5/13/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Debi Montelbano
PROPERTY ADDRESS: 314 N. Montclair (Winnetka Heights)
DATE of CA / CD REQUEST: 5/7/2015

RECOMMENDATION:

X Approval _____Approval with conditions____ Denial _____Denial without prejudice

Recommendation / comments/ basis:

AS SUBMITTED

Task force members present

____ Jeffrey Fahrenholz (Chair)	X Garth Russo	____
____ Les Hall	X Jeff Cummings (Vice-Chair)	A Barbara Roy (Alternate)
____ Alfred Pena	X Bob Rodriguez	____ Connie Marks (Alternate)

Ex Officio staff members present X Mark Doty ____

Simply Majority Quorum: X yes ___ no
Maker: BARBARA
2nd: GARTH
Task Force members in favor: ALL
Task Force members opposed: NON
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-363(MD)
LOCATION**:** 215 N. Winnetka Avenue
STRUCTURE: Main, Accessory & Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: Woody O'Daniel

REPRESENTATIVE: None.

OWNER: WOODY R O'DANIEL

REQUEST:
Paint main and accessory structures. Brand - Glidden. Body - BHG620 'Golden Pecan'. Trim - BHG916 'Coffee with Cream'.

BACKGROUND / HISTORY: None.

ANALYSIS:
The proposed paint colors meet the criteria in the Winnetka Heights preservation criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION:
Paint main and accessory structures. Brand - Glidden. Body - BHG620 'Golden Pecan'. Trim - BHG916 'Coffee with Cream'. – Approve – Approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:
Paint main and accessory structures. Brand - Glidden. Body - BHG620 'Golden Pecan'. Trim - BHG916 'Coffee with Cream'. – Approve.

CP

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 363 (MD)
Office Use Only

Name of Applicant: Woody O'Daniel
Mailing Address : 215 N Winnetka
City, State and Zip Code: Dallas TX 75208
Daytime Phone: 214 505 6630 Fax: 214 350 2716
Relationship of Applicant to Owner: owner

PROPERTY ADDRESS: 215 N. Winnetka
Historic District: Winnetka Heights

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.

Paint Wood Exterior
Siding - Golden Pecan
Trim Cream

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: Woody O'Daniel Date: 5/5/15

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:

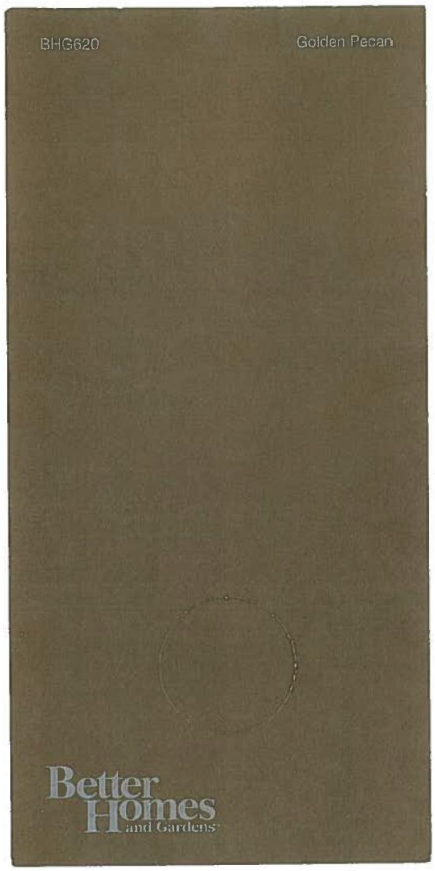
- ☐ **APPROVED.** Please release the building permit.
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

_____ _____
Sustainable Construction and Development **Date**

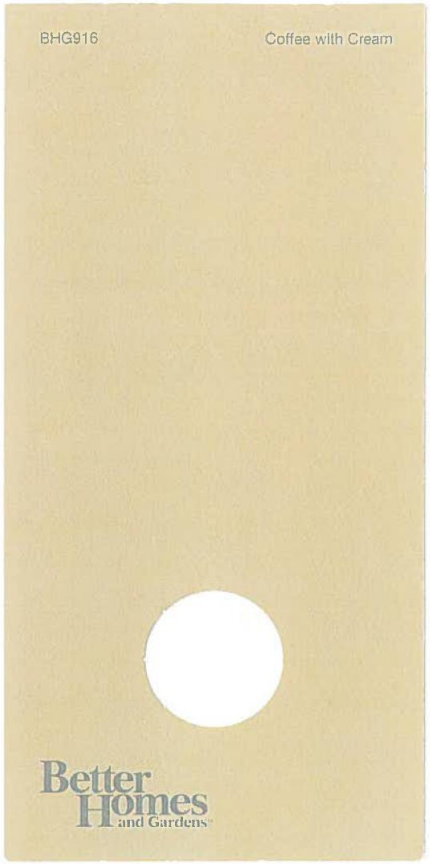
Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408



East elevation.



SIDING



TRIM

Proposed paint specifications.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 5/13/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Woody O'Daniel
PROPERTY ADDRESS: 215 N. Winnetka (Winnetka Heights)
DATE of CA / CD REQUEST: 5/7/2015

RECOMMENDATION:

✓ Approval _____Approval with conditions____ Denial _____Denial without prejudice

Recommendation / comments/ basis:

Task force members present

___ Jeffrey Fahrenholz (Chair)	X Garth Russo	___
X Les Hall	X Jeff Cummings (Vice-Chair)	X Barbara Roy (Alternate)
___ Alfred Pena	X Bob Rodriguez	___ Connie Marks (Alternate)

Ex Officio staff members present X Mark Doty ____

Simply Majority Quorum: X yes ___ no

Maker: GARTH
2nd: BOB
Task Force members in favor: ALL
Task Force members opposed: NONE
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **MAY 5, 2014**

FILE NUMBER: CA145-365(MD)
LOCATION**:** 411 S. Winnetka Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD-87, Tract A

PLANNER: Mark Doty
DATE FILED: April 3, 2014
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Triple J Construction

REPRESENTATIVE: Richard Fitzgerald

OWNER: SWINDALL ANTHONY & LINDA SWINDALL

REQUEST:
Remove two, one-over-one windows on rear facade and replace with a pair of French doors and steps. Paint door trim SW 7562 'Roman Column'.

BACKGROUND / HISTORY:
5/4/2014 – Landmark Commission approved landscaping and new porch lighting (CA134-259(MD)).

ANALYSIS: The proposed work meets the criteria in the Winnetka Heights preservation criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION:
Remove two, one-over-one windows on rear facade and replace with a pair of French doors and steps. Paint door trim SW 7562 'Roman Column'. – Approve - Approve door specification and paint color dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Remove two, one-over-one windows on rear facade and replace with a pair of French doors and steps. Paint door trim SW 7562 'Roman Column'. – Approve - Approve as submitted. Add wood stairs to accommodate entry doors.

C

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145-365 (MD)
Office Use Only

Name of Applicant: TRIPLE J. CONSTRUCTION
Mailing Address : 3345 EDGEFIELD
City, State and Zip Code: DALLAS TX 75208
Daytime Phone: 214-333-3308 Fax:
Relationship of Applicant to Owner: GC

PROPERTY ADDRESS: 411 S. WINNETKA
Historic District: W.H.

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.

REMOVE TWO LOWER WINDOWS ON SOUTH SIDE REAR OF HOUSE TO BE REPLACED WITH A PAIR OF WOOD 1 LITE FRENCH DOORS, ALL TRIM DETAILS TO MATCH EXTERIOR. DOOR TO BE PAINTED TO MATCH TRIM, COLOR IS SW. 7562 ROMAN COLUMN.

RECEIVED BY

Signature of Applicant: Date: 4-20-15 MAY 07 2015

Signature of Owner: (IF NOT APPLICANT) Date: 4-21-15

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. **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.

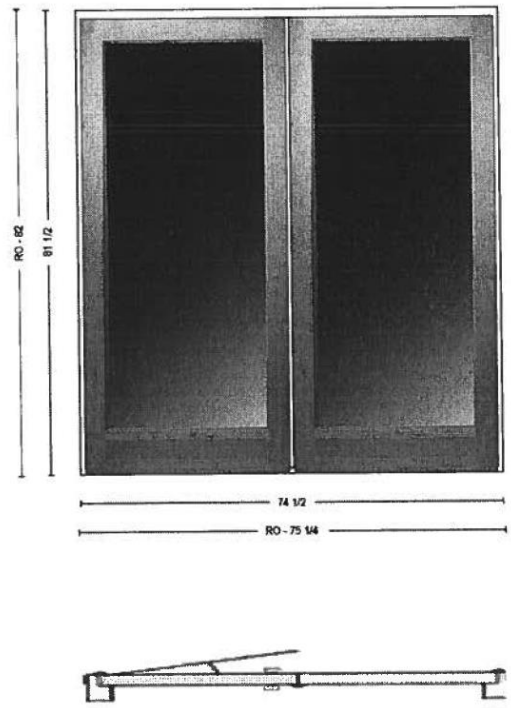
Sustainable Construction and Development **Date**



Front (east) elevation.



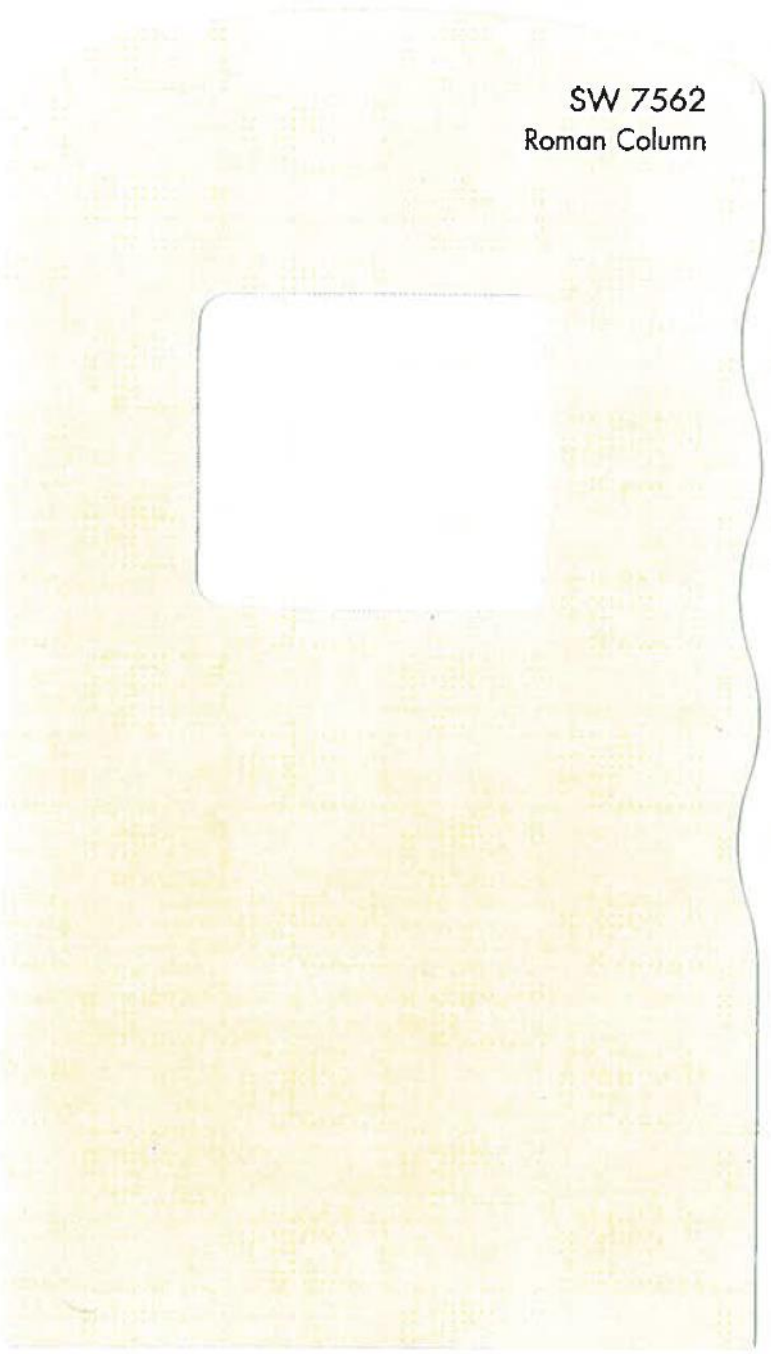
Existing window location on side façade.




Composite Adjustable

5/20/15

Proposed door specification.



5/20/15

Proposed paint specification.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 5/13/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Triple J Construction
PROPERTY ADDRESS: 411 S. Winnetka (Winnetka Heights)
DATE of CA / CD REQUEST: 5/7/2015

RECOMMENDATION:

X Approval ___ Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

APPOVE AS SUBMITTED

* ADD WD STAIRS TO ~~FRONT~~ ACCOMMODATE ENTRY DOORS

Task force members present

___ Jeffrey Fahrenholz (Chair)	X Garth Russo	___
X Les Hall	X Jeff Cummings (Vice-Chair)	X Barbara Roy (Alternate)
___ Alfred Pena	X Bob Rodriguez	___ Connie Marks (Alternate)

Ex Officio staff members present X Mark Doty ___

Simply Majority Quorum: X yes ___ no

Maker: BOB
2nd: GARTH
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/15/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CA145-382(MP)
LOCATION**:** 707 Skillman Ave
STRUCTURE: Main & Noncontributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 0014.00

APPLICANT: Adam Till

OWNER: Pauline Starnes

REQUEST:
1) Install 6x6 Cedar columns on front of main structure and paint to match existing trim. Work completed without a Certificate of Appropriateness.
2) Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a Certificate of Appropriateness.
3) Remove diseased crepe myrtle and stump in front yard. Work completed without a Certificate of Appropriateness.

ANALYSIS:
A previous applicant had found porch columns in the house and installed them on porch, though staff believed them not to be original, thus they were removed. Current applicant installed new columns that are more historically accurate, but without a CA. This same type of column is found in *A Field Guide to American Houses* (1993:161) on an Adam style Colonial house. Landscaping has also been installed and removed without a CA. The 3 magnolias can reach up to 60 ft upon maturity and spread to 35 ft.

STAFF RECOMMENDATION:
1) Install 6x6 Cedar columns on front of main structure and paint to match existing trim. Work completed without a Certificate of Appropriateness – Approve – Approve completed work with the finding the work is consistent with the criteria for facades in the preservation criteria Section 4.1(b) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a Certificate of Appropriateness – Deny without prejudice – The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because staff believes the mature trees would be inconsistent with preservation criteria Section 3.5(b) that states landscaping must not obscure significant views of protected facades.

3) Remove diseased crepe myrtle and stump in front yard. Work completed without a Certificate of Appropriateness – Approve – Approve with the finding that the completed work is consistent with criteria for landscaping in the preservation criteria Section 3.5(c) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

1) Install 6x6 Cedar columns on front of main structure and paint to match existing trim. Work completed without a Certificate of Appropriateness – Deny without prejudice – Recommend better proportions.

2) Plant 3 Claudia Wannemaker Magnolias in parkway. Work completed without a Certificate of Appropriateness – Deny without prejudice – These are dense evergreen trees that will obscure view of houses.

3) Remove diseased crepe myrtle and stump in front yard. Work completed without a Certificate of Appropriateness – None.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 382 (MP)
Office Use Only

Name of Applicant: Adam Till
Mailing Address : 707 Skillman St
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 646 294 2119 Fax:
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: 707 Skillman St
Historic District: Junius Heights

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.

4 - 6X6 Cedar Columns painted with matching trim of the house

3- Claudia wannemaker magnolias 45Gallon in front of house by parkway

Remove Stump and diseased Crepe myrtle out Front

Signature of Applicant: _____ Date: 5/4/15

Signature of Owner: _____ Date: 5/4/15
(IF NOT APPLICANT)

RECEIVED BY
MAY 07 2015
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. **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.
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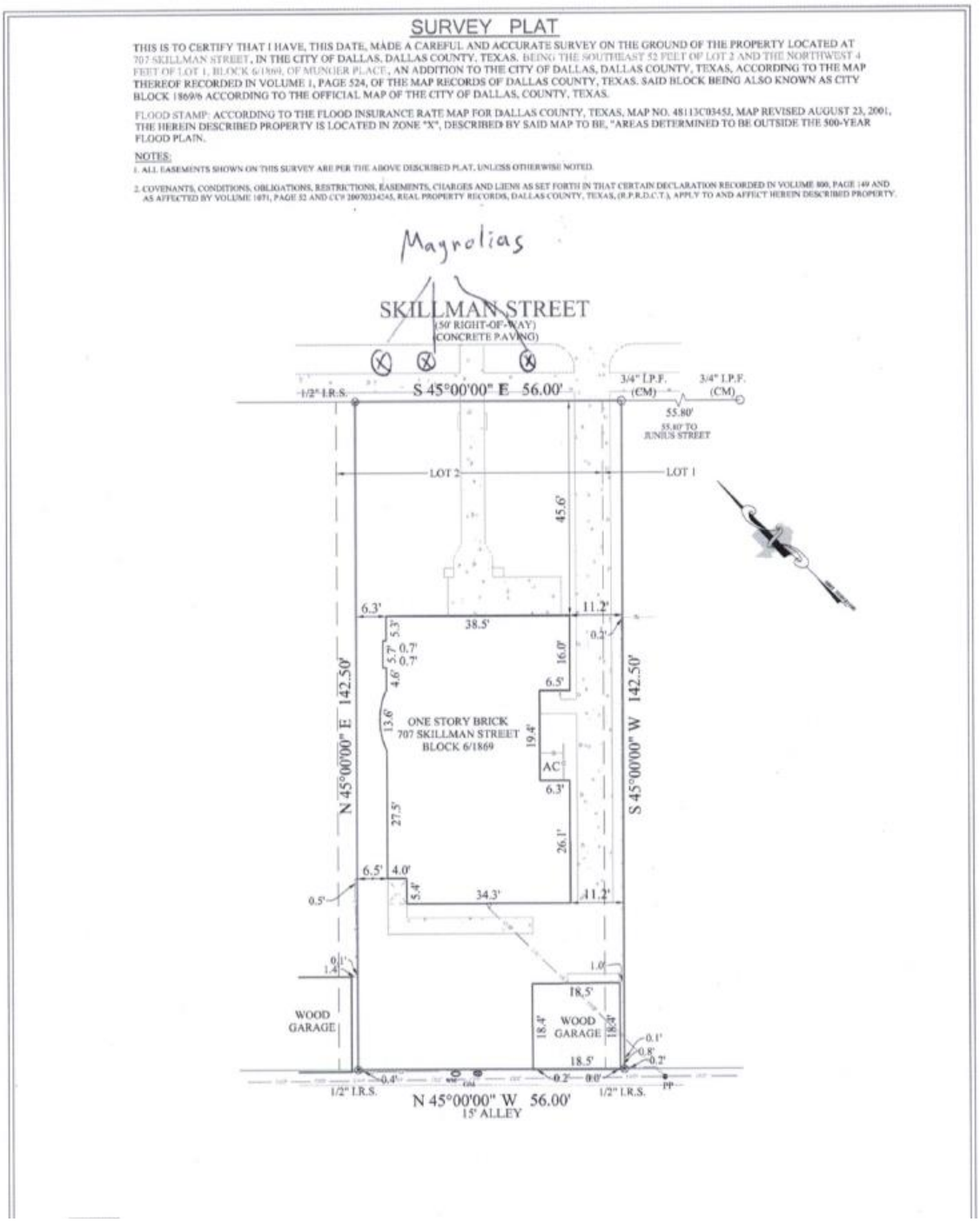
_____ _____
Sustainable Construction and Development **Date**







Similar type of porch with columns on an Adam style of Colonial house from *A Field Guide to American Houses* (McAlester 1993:161)



Plat survey showing location of three magnolias planted on parkway.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 05/14/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Adam Till
Address: 707 Skillman
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. Deny w/o prejudice. Recommendation: Design better proprietors Sally / Laura (✓)
2. Deny w/o prejudice Laura / Sally
Suggestion: Dense Evergreen trees that will obscure view of houses. (✓)
3. ~~Approve~~ ~~Deny~~ Motion to Abstain because the ~~plan~~ trees can't be brought back Sally Morgan (✓)

Task force members present

___ Rene Schmidt (Chair)	✓ Laura Koppang	___ VACANT
___ Mary Mesh	✓ Sally Johnson	✓ Terri Raith (Alternate)
✓ Barbara Cohen	✓ Morgan Harrison	___ 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 [signature] DATE May 14, 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-359(MP)
LOCATION**:** 5929 Victor Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 0013.01

APPLICANT: Ronald Rowe

OWNER: Billie Lindsey

REQUEST:
Remove four windows on front elevation and replace with energy efficient vinyl windows of same color, size, style, and shape.

ANALYSIS:
Neither Task Force nor staff are recommending approval of removing historic wood windows for vinyl.

STAFF RECOMMENDATION:
Remove four windows on front elevation and replace with energy efficient vinyl windows of same color, size, style, and shape – Deny without prejudice – The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because staff believes the vinyl material is inconsistent with preservation criteria Section 5.1 that states historic doors and windows must be preserved.

TASK FORCE RECOMMENDATION:
Remove four windows on front elevation and replace with energy efficient vinyl windows of same color, size, style, and shape – Deny.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 359 (MP)
Office Use Only

Name of Applicant: RONALD ROWE
Mailing Address : 5929 VICTOR STREET
City, State and Zip Code: DALLAS, TX 75214
Daytime Phone: 310. 923. 1113 Fax: _____
Relationship of Applicant to Owner: OWNER

PROPERTY ADDRESS: 5929 VICTOR ST. DALLAS, TX 75214
Historic District: JUNIUS HEIGHTS

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.

CHANGE WINDOWS IN FRONT OF HOUSE TO ENERGY EFFICIENT WINDOWS. THE WINDOWS WILL BE THE SAME COLOR, SIZE, SHAPE AND STYLE AS CURRENTLY ON THE HOUSE.

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: _____ Date: 04/23/15

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.

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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



Prior, Marsha

From: DRowe
Sent: Wednesday, May 20, 2015 11:25 AM
To: Prior, Marsha
Subject: Re: 5929 Victor ITEMS NEEDED AND DATES

Hi Marsha.

My windows 1-4 all are in Fair condition. However since I purchased the house the windows never sealed or move up and down properly. In the summers I end up cooling the outside and in the winters I am heating all of the air that comes through the windows. I will eventually have to make a request to change my front door also. As of now I do not have the budget for that. I know that house has a natural shift during the seasons but the new energy efficient windows would create a proper seal during each of our four seasons. The look of the windows will not change the appearance of the house. Several houses on my street have energy efficient windows so that is where I got the idea. Windows 2 and 4 are the only windows that function properly. I think it will vastly improve the condition of the house without detracting from its unique style.

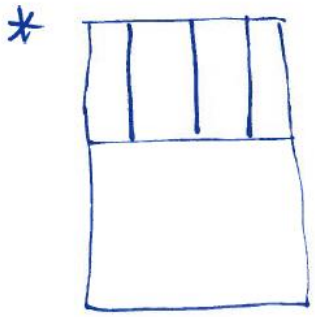
Please let know if you need any additional information.

Thanks

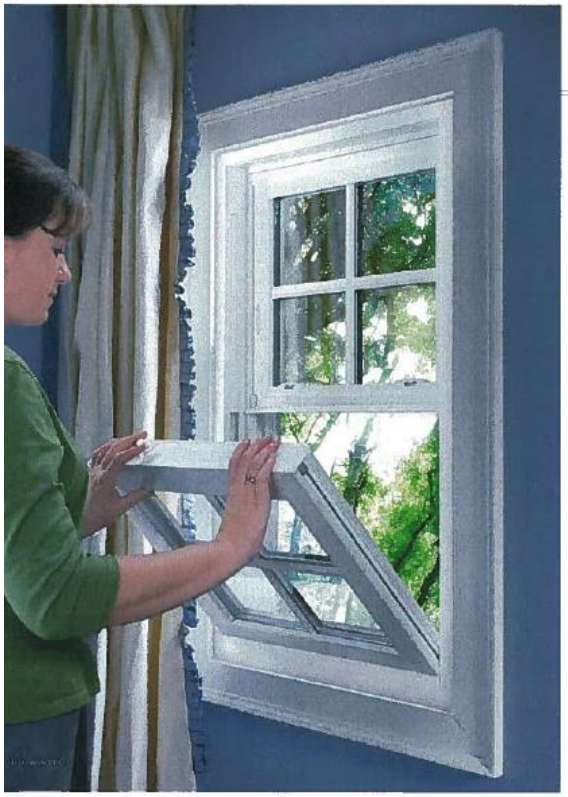
Damon

Email stating condition of windows on front elevation for proposed replacement with vinyl energy efficient windows.





Custom-made to match existing pattern & style. To be double hung to match existing. Material changes to vinyl.



DOUBLE-HUNG WINDOWS





Integrated Tilt Feature



These windows are best suited to traditional architectural styles. Double-hung windows feature an upper and lower sash that slide vertically past each other in a single frame. Both sashes tilt in for convenient cleaning.



*Actual colors may vary from the samples displayed.



Photo of windows next door to applicant, showing that neighbors have vinyl energy efficient windows [note this example is on a side elevation].

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 05/14/2015
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Ronald Rowe
Address: 5929 Victor
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:

___ Approve ___ Approve with conditions ✓ Deny ___ Deny without prejudice

Recommendation / comments/ basis:

I Deny w/o [redacted] Laura/Sally (✓)

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	✓ VACANT
___ Mary Mesh	✓ Sally Johnson	✓ Terri Raith (Alternate)
✓ Barbara Cohen	✓ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker:
2nd: Above

Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force R. R. DATE May 14, 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-368(MD)
LOCATION**:** 2638 Elm Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 269

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Park Bros Warehouse
MAPSCO: 45-M
CENSUS TRACT: 0204.00

APPLICANT: IV Architecture, Inc.

REPRESENTATIVE: Rees Bowen

OWNER: ELM STREET LOFTS LTD

REQUEST:
Install three wood, vinyl clad, one-over-one windows on south facade.

BACKGROUND / HISTORY: None.

ANALYSIS: Neither Task Force nor Staff support the proposal, and since the preservation criteria states replacement windows should match the historic, Staff is recommending denial without prejudice.

STAFF RECOMMENDATION:
Install three wood, vinyl clad, one-over-one windows on south facade. – 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 that state replacement doors and windows must express mullion and muntin size, pattern, light configuration, and material to match the historic. Preservation criteria Section 3.10.

TASK FORCE RECOMMENDATION:
Install three wood, vinyl clad, one-over-one windows on south facade. – Deny without prejudice - Deny without prejudice because of lack of sufficient information of detail dimensions of existing and proposed windows.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 145-368 (MD)
Office Use Only

Name of Applicant: IV Architecture, Inc., Rees Bowen representing Westdale Properties
Mailing Address : 10405 Lake Gardens Drive
City, State and Zip Code: Dallas, Texas 75218
Daytime Phone: 214-564-3896 Fax:
Relationship of Applicant to Owner: Representative / Consultant

PROPERTY ADDRESS: 2639 Elm Street - Park Bros. Warehouse
Historic District: N/A - Deep Ellum. (PD 269) - Ordinance #20903

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.

Replacement of deteriorating wood windows with vinyl clad (wood core) windows which replicate existing window head, jamb, and sill profiles. New windows would be installed within existing masonry openings. No change in existing masonry is proposed. Vinyl clad wood core windows are being proposed for installation in effort to extend vitality and longevity in appearance and reduce maintenance in the future. Our sincere commitment to maintaining and raising the 'aesthetic' in the neighborhood remains. We hope that our proposed exterior maintenance/rehabilitation is acceptable.

RECEIVED BY

Signature of Applicant: _____ Date: 4/29/2015

Signature of Owner: _____ Date: 4/29/2015 MAY 07 2015
(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. **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:

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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**

land-use | planning
architecture
interiors
branding | graphics

4 ARCHITECTURE, INC.

www.fourarc.com | 214-564-3896

CITY OF DALLAS LANDMARK COMMISSION
CERTIFICATE OF APPROPRIATENESS (CA) SUBMISSION

04/29/2015

City of Dallas, Historic Preservation
Attention: Mark Doty, Senior Planner
1500 Marilla Street
Room 5BN
Dallas, Texas 75201
Phone: (214) 670-4209
Fax: (214) 670-4210
mark.doty@dallascityhall.com

Re: 2639 Elm Street (Park Bros. Warehouse) Proposed Exterior Window Replacement
3rd Floor, South Façade (Elm Street)
Introduction and Scope of Work Description

Mark:

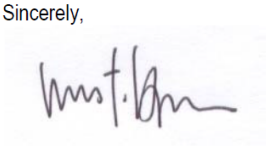
Please accept this letter and attached documents for review, comments, and potential recommendation for approval by the City of Dallas Landmark Commission Task Force and include us on the upcoming agenda.

The following narrative and attached documents outline the scope of work proposed for the Park Bros. Building at 2639 Elm Street:

> Replacement of deteriorating wood windows with vinyl clad (wood core) windows which replicate existing window head, jamb, and sill profiles. New windows would be installed within existing masonry openings. No change in existing masonry is proposed. Vinyl clad wood core windows are being proposed for installation in effort to extend vitality and longevity in appearance and reduce maintenance in the future. Our sincere commitment to maintaining and raising the 'aesthetic' in the neighborhood remains. We hope that our proposed exterior maintenance/rehabilitation is acceptable.

Thank you for your time in review for the Park Bros. Building at 2639 Elm Street in Deep Ellum. We look forward to meeting with you and the task force in the near future. Please let me know if any additional information is required. Feel free to call me direct at 214-564-3896.

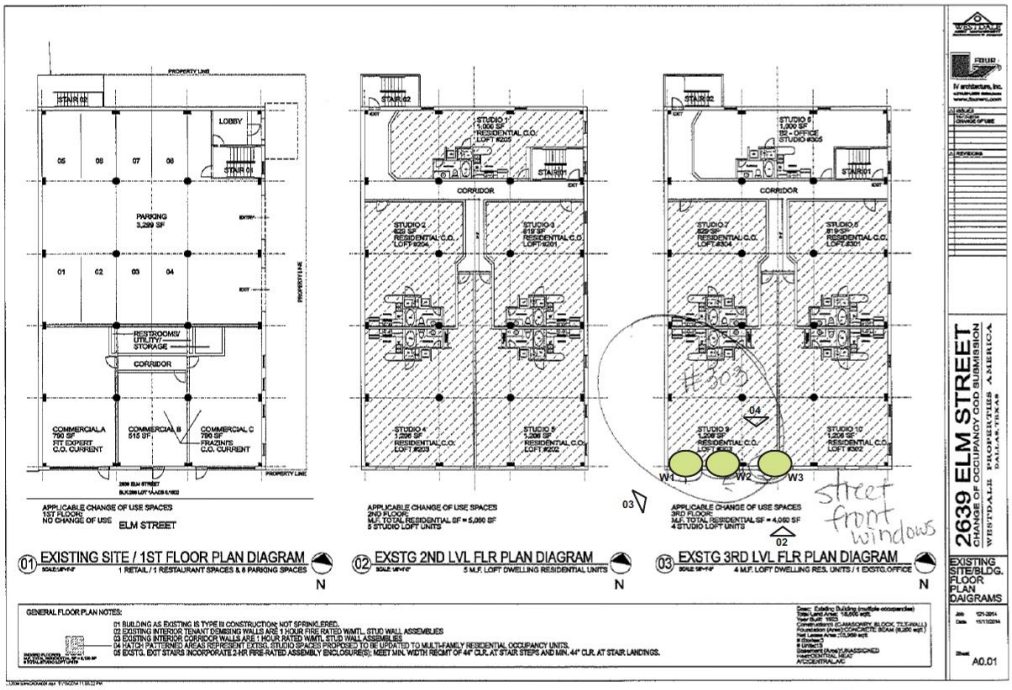
Sincerely,



Rees Bowen, Principal
IV Architecture, Inc.
Submitted on behalf of Westdale Properties

Cc: Evan Griffiths, Westdale Properties
Michael Sotak, Westdale Properties
Chip McSpadden, Synergy Construction
Pat Adams, Synergy Construction
File

IV





01 PLAN DRAWING WITH KEY REFERENCES TO SECTION DETAILS AND DETAILS

2ND FLOOR PLAN *2639 Elm Street - Park Bros. Warehouse | Dallas, Texas*



02 VIEW OF ELM STREET ELEVATION

EXTERIOR PHOTOGRAPH(S) *2639 Elm Street - Park Bros. Warehouse | Dallas, Texas*

IV.



03 **VIEW OF ELM STREET FACADE**

EXTERIOR PHOTOGRAPH(S) *2639 Elm Street - Park Bros. Warehouse | Dallas, Texas*

IV.



04 **VIEW OF WINDOW AT INTERIOR**

INTERIOR PHOTOGRAPH

2639 Elm Street - Park Bros. Warehouse | Dallas, Texas

V.

JELD-WEN

QUOTE BY: Brook
QUOTE #: JBC200567
SOLD TO: T-2 Multi Family Construction
Robert
Dallas, TX
SHIP TO:
PROJECT NAME: 2639 Elm Street, Dallas
PO#:
REFERENCE:
Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	41 1/8x64 1/8 replacement				
Rough Opening: 41 5/8 X 64 5/8		Frame Size: 41 1/8 x 64 1/8 Premium Vinyl Double Hung Window Block Frame, Sloped Sill, White Ext/White Int , Vent Height = 32 5/16 , Low-E 366 Clear Argon 0 - 3500 feet , Full Select Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 2 Locks, *Meets 5.7 sqft Egress (All Floors)*, US National-AAMA PG20, DP+20/-20, U-Factor: 0.29, SHGC: 0.20, VT: 0.46, CR: 54.00, ER: 14.00, CPD: JEL-A-774-02765-00003 REV 2014.4.1.1178/RDV 6.252 (12/10/14) 1A	$425.67	3	$1,277.01



Viewed from Exterior. Scale: 1/4" = 1'

Total:	$1,277.01
city tax(8.25%)	$105.35
NET TOTAL:	$1,382.36
Total Units:	3

It is the responsibility of the Builder/Purchaser to ensure that all windows and doors in the quote above are in accordance with, but not limited to, the following:

1. All current Zoning requirements.
2. All current Fire Regulations.
3. All current Building Standard Regulations, including, but not limited to, the Local Building code.

Presented by: _____ Date: _____

Purchaser: _____ Date: _____

**** NOTE: SEE ATTACHED JEN-WELD WINDOW DATA SHEETS***

QQ-2.19.0.1519 cust-022785 | Page 1 of 1(Prices are subject to change.) | JBC200567 - 2/17/2015 - 2:58 PM
Quote Date: 1/20/2015 | Drawings are for visual reference only and may not be to exact scale. All orders are subject to review by JELD-WEN | Last Modified: 2/17/2015

05 VINYL CLAD WOOD WINDOW(S) DRAWING AND DETAILS

SHOP DRAWING(S) ***2639 Elm Street - Park Bros. Warehouse | Dallas, Texas***

FRAME OPTIONS

Frame Options

Integral Nailing Fin | Block Frame | Retrofit Brickmould Accessory | Integral Flat Casing



Retrofit Brickmould Accessory

JELD-WEN's Brickmould Accessory is ideal for replacement applications. Easy to install and easily matched to existing windows, the Brickmould Accessory acts as window trim, hiding the rough opening and raw edges around the window.

SEE ATTACHED JEN-WELD WINDOW DATA SHEETS

06 SPECIFICATIONS AND INSTALLATION INSTRUCTIONS

SHOP DRAWING(S) ***2639 Elm Street - Park Bros. Warehouse | Dallas, Texas***







07 **VINYL CLAD WOOD WINDOW SAMPLE**

PHOTOGRAPH(S) ***2639 Elm Street - Park Bros. Warehouse | Dallas, Texas***

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

DATE: 5/13/2015
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: IV Architecture, Inc. (Rees Bowen)
Address: 2639 Elm Street (Park Bros Warehouse)
Date of CR Request: 5/7/2015

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny ___✓___Deny without prejudice

Recommendation / comments/ basis:

Deny without prejudice because of lack of sufficient detail information of dimensions of existing & proposed windows.

Task force members present

✓ Gary C. Coffman (Chair)	✓ Joseph Piwetz	
✓ Jay Firsching (Vice-Chair)	✓ Charles Neel	✓ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	✓ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Mark Doty ____

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker: Jay Firsching
2nd: Carolina Pace
Task Force members in favor: 6
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CA145-381(MP)
LOCATION**:** 1003 Moreland Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: R-7.5(A)CENSUS TRACT: 0015.04

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Peak's Suburban
MAPSCO: 46-E, 46-A

APPLICANT: Frances McGee

OWNER: James and Frances McGee

REQUEST:
1) Install porch rails and one, half column to front of main structure.
2) Add detail to three existing wood columns.
3) Remove secondary front door and replace void with wood siding to match existing.

ANALYSIS:
Applicant submitted an early Sanborn map to show that house was not originally a duplex, but it was not unusual for single family homes from that time period (1925) to have had two doors on the front entrance. Although Task Force was in favor, it is difficult to say definitively that there was only one door on the house originally. Applicant also proposed installing porch rails. A neighbor's testimony and an older photo in SDC's files, provide documentation that the house once had porch rails. Applicant also proposed to add detailing to porch columns like many homes in the neighborhood; staff is not supportive due to lack of evidence that such detailing was original to 1003 Moreland and would be conjecture. Task Force was in favor of adding the detailing to the columns.

STAFF RECOMMENDATION:
1) Install porch rails and one, half column to front of main structure – Approve – Approve proposed work with the finding it is consistent with criteria for porches in the preservation criteria Section. 3.19 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Add detail to three existing wood columns – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis it would have an adverse effect on the architectural features 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.
3) Remove secondary front door and replace void with wood siding to match existing – Deny without prejudice – The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because there is lack of proof that second door is not original and it does not meet the requirements of City Code Section 51A-4.501(e)(4)(I) stating that exterior alterations will not destroy historic materials, features, and spatial relationships that characterize a property.

TASK FORCE RECOMMENDATION:
1) Install porch rails and one, half column to front of main structure – Approve.
2) Add detail to three existing wood columns – Approve.
3) Remove secondary front door and replace void with wood siding to match existing – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 381 (MP)
Office Use Only

Name of Applicant: Frances McGee
Mailing Address : 1003 Moreland Ave
City, State and Zip Code: Dallas, TX 75204
Daytime Phone: 214-514-7229 Fax:
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: 1003 Moreland Ave
Historic District: Peak's Suburban Historic District

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.

Paint the house; add rails to the porch; add detail to three porch columns; remove left front door and replace with wood trim. Please view attached document for details

Signature of Applicant: Frances McGee Date: RECEIVED BY

Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

MAY 07 2015

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. **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**

Current Picture of 1003 Moreland Ave



Photo of 1003 Moreland as it currently exists.

Proposed Renovations to 1003 Moreland Ave – porch rails and half column, column detail, and one front door

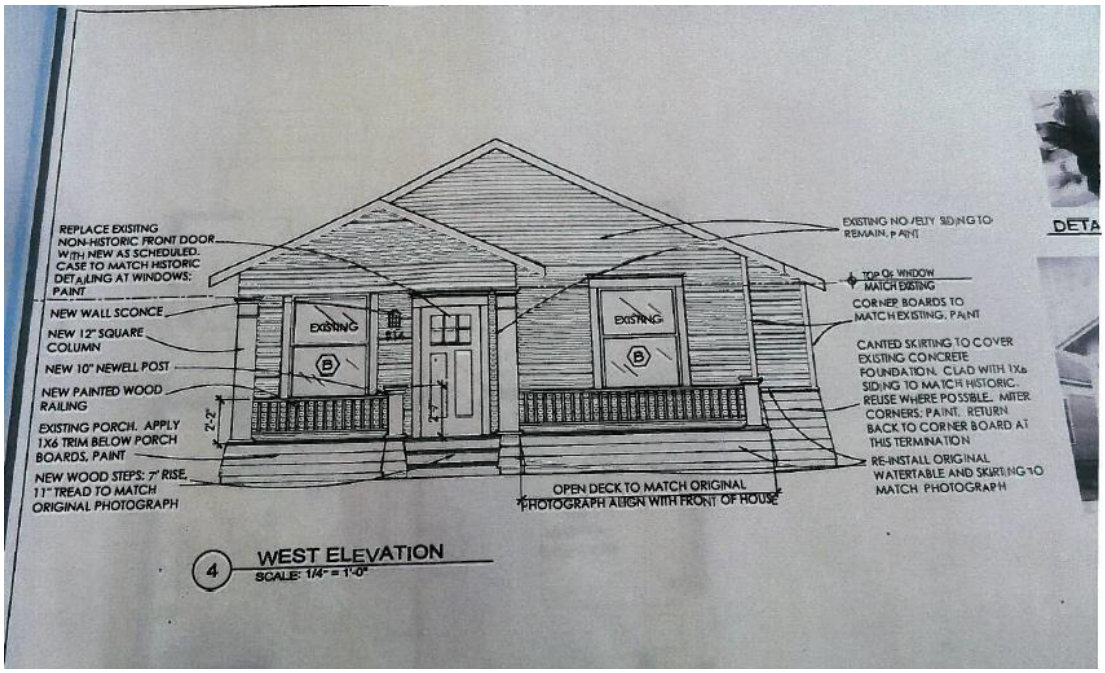


Porch Rails

We would like to restore the wood rails on the porch. When our house was renovated in 2006 by Tracy and Miguel Venegas, the porch rails and a half column were removed and not put back. Please find the letter from our previous neighbor, Scott Belew (1007 Moreland Ave) stating that our porch originally had wood rails and a half column. We would restore the rails across the front of the porch and the sides. We would add a half column on the right side of the porch to connect the rail to. The porch rails would be 2' -2" tall, since the floor of the porch is less than 18" from the ground. The height of the half column would be 2' – 7" tall and 8.5" square column.

The house at 914 Moreland was recently renovated by Patty Simon and Kyle Collins. Please see the pictures of the plan for this house. We will duplicate the measurements below, except the new half column will be a 8.5" square half column, not 10".

Note: this figure was photoshopped by applicant to demonstrate how house would look with porch rails, column detailing, and the secondary door removed.



Plans from neighbor; porch railing to use same measurements with exception of proposed half column for 1003 Moreland.

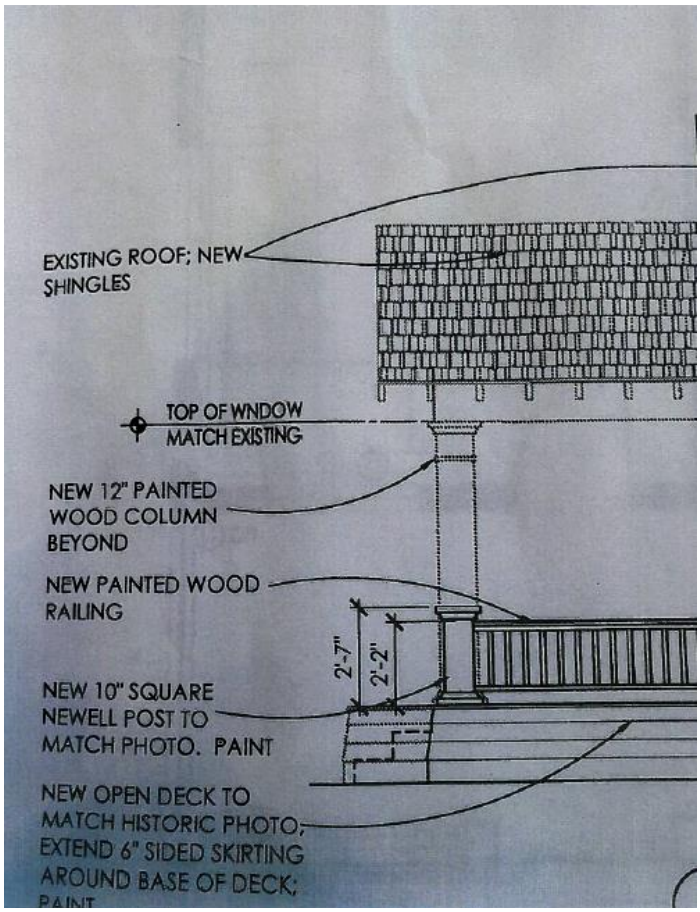
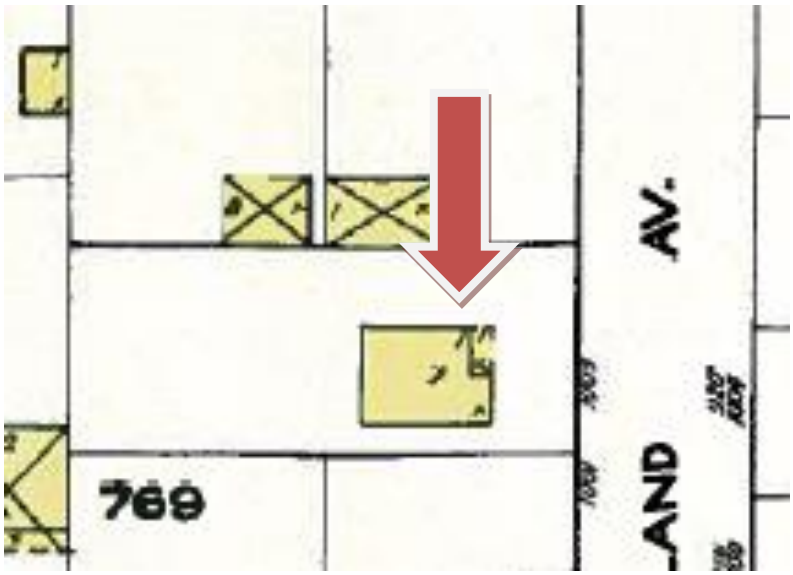




Photo in SDC files from previous CA to remove porch rails in 2005.



1920’s Sanborn, but does not provide definitive proof that dwelling had only one door.

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

DATE: 05/13/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Frances McGee
Address: **1003 Moreland**
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:

X Approve ____ Approve with conditions ___ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

Task force members present

X Norman Alston (Chair)	X Jim Anderson	___ VACANT (Peak's Alternate)
X Michael Karnowski	X Kathy Finch	___ VACANT (Edison/LaVista Alt.)
___ Renee Manes	___ Jennifer Hidden	

Ex Officio staff members present X Marsha Prior

Simply Majority Quorum: X yes ___ no (four makes a quorum)

Maker: ANDERSON
2nd: FINCH
Task Force members in favor: UNANIMOUS APPROVAL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **June 1, 2015**

FILE NUMBER: CA145-388(MP)
LOCATION**:** 4612 Sycamore Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: R 7.5(A)

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Peak's Suburban
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Rachel Knight

OWNER: Rachel Knight

REQUEST:
1) Foundation repair--install piers, change interior wood, flatten perimeter skirt, replace with existing Hardie board, and replace with wood siding.
2) Remove existing window on side elevation and replace with smaller window moved from rear elevation.
3) Install French doors on rear elevation to replace relocated smaller window.
4) Install new patio adjacent to existing porch on rear of main structure.
5) Remove 7 trees from rear of main structure that interfere with existing fence and drainage pipe.
6) Install steel and plastic garden shed in rear of property.

ANALYSIS:
Applicant intends to continue restoring her home to a more historic look, but is having to phase it out due to financial reasons.

STAFF RECOMMENDATION:
1) Foundation repair--install piers, change interior wood, flatten perimeter skirt, replace with existing Hardie board, and replace with wood siding – Deny without prejudice – Need additional information on battered skirt and siding material.
2) Remove existing window on side elevation and replace with smaller window moved from rear elevation – Approve – Approve plans and drawings dated 05/15/2015 with the finding the work meets the criteria for facades in the preservation criteria 3.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Install French doors on rear elevation to replace relocated smaller window – Approve with conditions – Approve plans and specifications dated 05/15/2015 with condition that door be painted white with the finding the work meets the criteria for facades in the preservation criteria Section 3.3 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4) Install new patio adjacent to existing porch on rear of main structure – Deny without prejudice – Need additional information on patio specifications.
5) Remove 7 trees from rear of main structure that interfere with existing fence and drainage pipe – Approve – Approve trees identified on survey plat dated 05/15/2015 with the finding the work meets the criteria for site elements in the preservation criteria Section 2.8 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6) Install steel and plastic garden shed in rear of property – Approve – Approve specifications dated 05/15/2015 with the finding the proposed work does not comply with preservation criteria Section 6.2 that states an accessory building must be compatible with main building, but it meets the criteria under City Code Section 51A-4.501(g)(6)(B) because it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION:
1) Foundation repair--install piers, change interior wood, flatten perimeter skirt, replace with existing Hardie board, and replace with wood siding – Approve with condition that more documentation be provided on battered skirt removal; show that existing skirt is not original.
2) Remove existing window on side elevation and replace with smaller window moved from rear elevation – Approve.
3) Install French doors on rear elevation to replace relocated smaller window – Approve.
4) Install new patio adjacent to existing porch on rear of main structure – Approve with condition that more detail be provided on new patio (deck).
5) Remove 7 trees from rear of main structure that interfere with existing fence and drainage pipe – Approve.
6) Install steel and plastic garden shed in rear of property – Denial of shed; should match house in material and details per Section 6.2.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 388 (MP)
Office Use Only

Name of Applicant: Ms Rachel L Knight
Mailing Address : 4612 Sycamore St
City, State and Zip Code: Dallas TX 75204
Daytime Phone: 713 969 8844 Fax: _____
Relationship of Applicant to Owner: _____

PROPERTY ADDRESS: 4612 Sycamore
Historic District: Peak Suburban

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.

1. Foundation of whole house
2. Relocate Rear elevation small window and move to side
3. Replace Rotten wall and Sm window and with French Doors
4. Remove Rotten, and property line trees
5. Build Shed in back yard for Storage.
6. Remove and replace wood siding

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Current Planning
MAY 07 2015

Signature of Applicant: _____ Date: _____

Signature of Owner: Rachel L Knight (IF NOT APPLICANT) Date: May 7th

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH BY 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.**

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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.

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- ☐ **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

4612 Sycamore St, Dallas, TX

REMODELING AND ADDTIONS

- ADD PATIO DOORS TO REAR ELEVATION (SEE PLANS)
- REMOVE AND RELOCATE EXISTING WINDOW (SEE PLANS)
- ADD PATIO TO EXISTING PORCH (SEE PLANS)

PAINTING

- PAINT AREAS OF NEW CONSTRUCTION ONLY AS REQUIRED (MATCH EXISTING)

LANDSCAPING

- REMOVE EXISTING TREES DUE TO INTERFERENCE TO EXISTING FENCE LINE AND SEWER DRAINAGE PIPE (SEE SITE PLAN)

NEW CONSTRUCTION

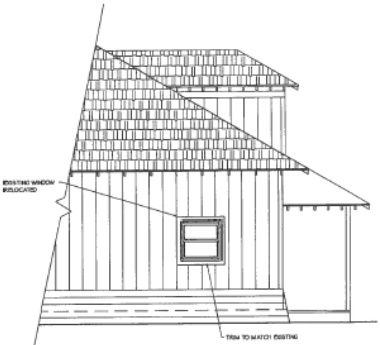
- ADD NEW SHED 14'-6"x7'-6" (SEE SITE PLAN FOR LOCATION AND ATTACHED EXHIBIT FOR SPECIFICAITONS)


4612



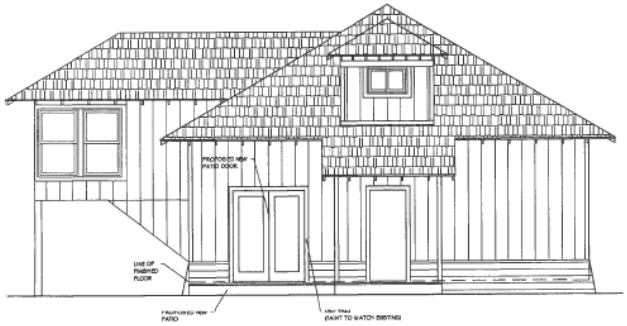
EXISTING REAR ELEVATION

SCALE: 1/8"=1'-0"



PARTIAL SIDE ELEVATION

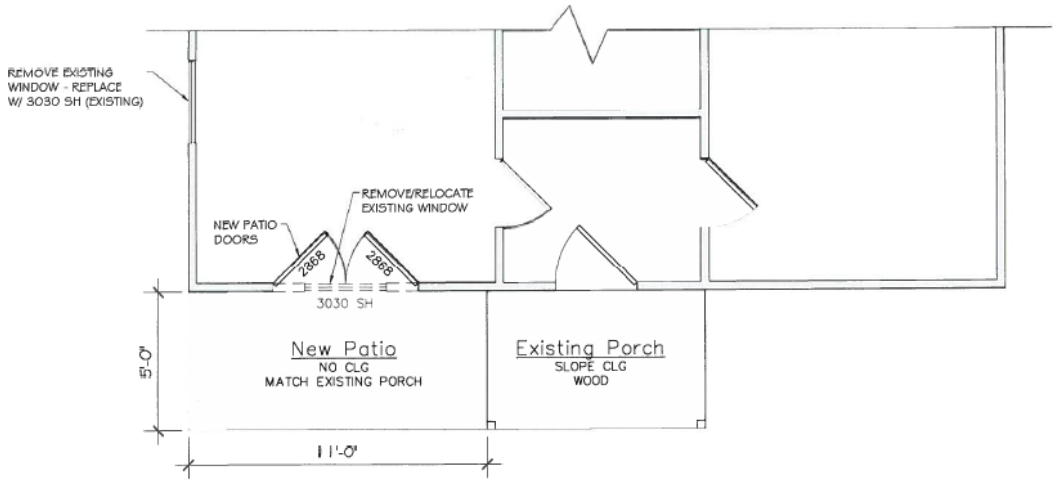
SCALE: 1/8"=1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/8"=1'-0"

4612 Sycamore St, Dallas, TX



PARTIAL FLOOR PLAN

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

4612 Sycamore St, Dallas, TX

More saving. More doing. Your Store: **Lemmon Ave #589** Use Current Location or find store

Masonite Model # 45951 Internet # 202887281

Primed Prehung Left-Hand Inswing 15 Lite Steel Patio Door with No Brickmold in Vinyl Frame

Write the First Review Questions & Answers (1)



$882.51 / each

PRODUCT SOLD ONLINE ONLY



PRODUCT OVERVIEW

Bring the beauty of the outdoors in
Frame. Provding natural light and
home in the summer and locks in
beauty of nature in, but the weathe
door is the perfect complement to
California residents: see Propositi

- High-quality steel provides stren
- Steel reinforced door features e
- High performance compression
- Low-E tempered glass helps ke
- Smooth, primed white surface re
- Rot-resistant bottom rail made c
- Patio door slabs are double bor
- Screen kits available for all insw
- Patio door comes fully assemble
- From outside, opens towards th

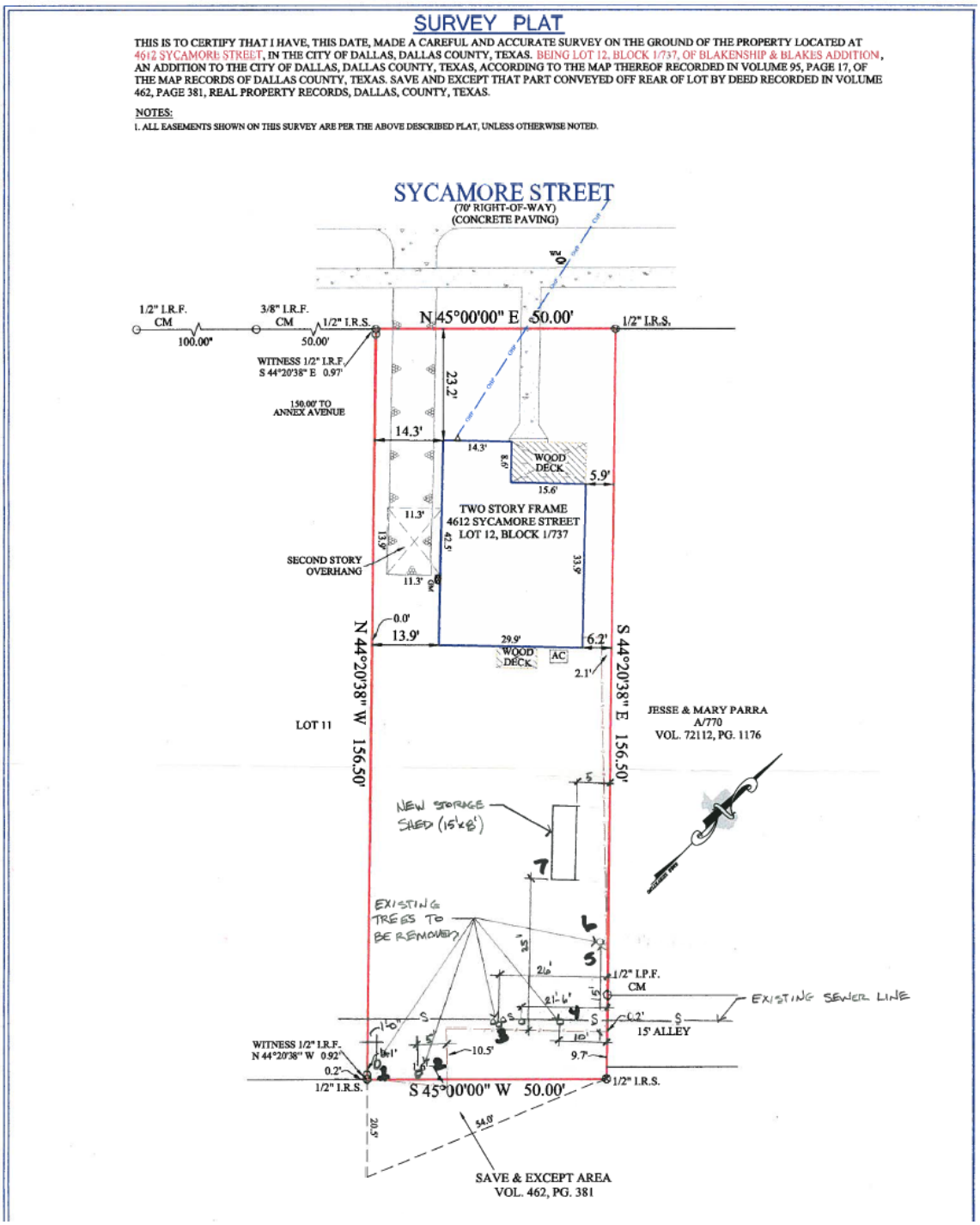
SPECIFICATIONS

DIMENSIONS

Assembled Depth (in.)	4.5625 in	Door Size (WxH) in.	72 x 80
Assembled Height (in.)	79.5 in	Door Thickness (in.)	1.75 in

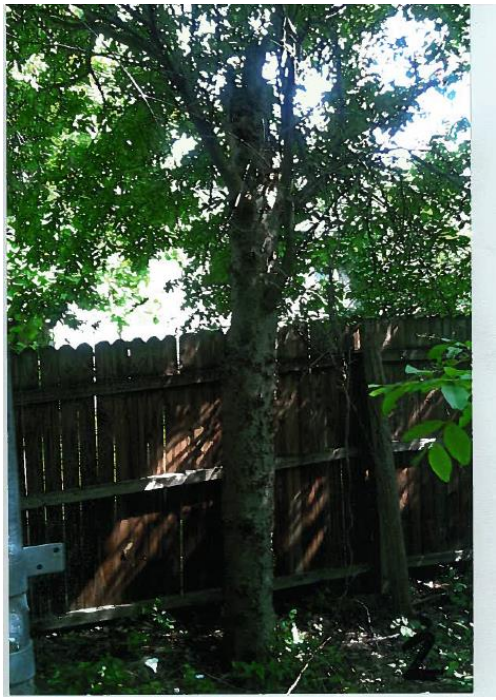


Proposed relocation of small window (from rear to side) and proposed removal of larger window on side.

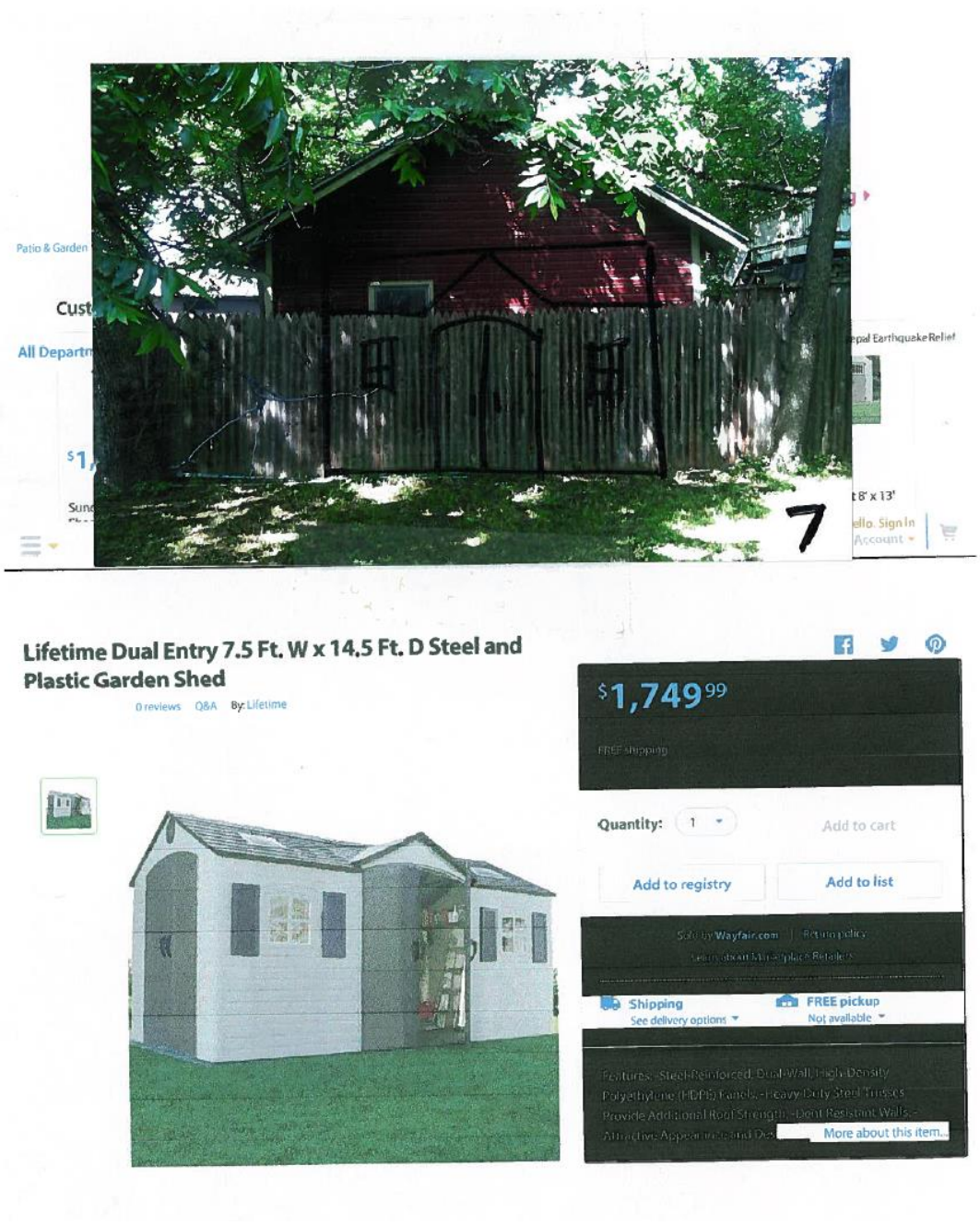


Plat survey shows trees to be removed in rear of yard (numbers 1 thru 7).





Examples of trees to be removed.



Specifications for shed and its location in back near fence.

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

DATE: 05/13/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Rachel Knight
Address: **4612 Sycamore**
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:

___ Approve _X_ Approve with conditions ___ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

- More documentation on battered skirt removal. Show that existing skirt is not original
- Denial of shed. Should match house in material, & detailing, per Section 6.2
- Provide more detail on new patio (deck)
- Confirm that any new siding is wood, with possible exception of the 6" closest to the grade.

Task force members present

X Norman Alston (Chair)	X Jim Anderson	___ VACANT (Peak's Alternate)
X Michael Karnowski	X Kathy Finch	___ VACANT (Edison/LaVista Alt.)
___ Renee Manes	___ Jennifer Hidden	

Ex Officio staff members present ___ Marsha Prior

Simply Majority Quorum: X yes ___ no (four makes a quorum)

Maker: Anderson
2nd: Karnowski
Task Force members in favor: Unanimous approval
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-358(MP)
LOCATION**:** 4323 Worth Street
STRUCTURE: Main & Noncontributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Hector Ventura

OWNER: Christina Ventura

REQUEST:
1) Install two brick and stone planting beds in front yard on either side of walkway. Work completed without a CA.
2) Plant evergreen shrubs, roses, green border grasses, and seasonal plants in two front planting beds on either side of walkway. Work completed without a CA.

BACKGROUND/HISTORY:
A previous CA was denied by LMC January 5, 2015. The work was completed without a CA. With current CA, applicant has tried to prove through photos that many homes in the neighborhood have retaining walls and have altered their rolled lawns.

ANALYSIS:
Although Task Force denied the previous CA, members tried to develop solutions with current CA to avoid the applicant having to remove the entire concrete retaining wall. Staff however recommends denial as it is inconsistent with the preservation criteria in the ordinance.

STAFF RECOMMENDATION:
1) Install two brick and stone planting beds in front yard on either side of walkway. Work completed without a CA – Deny – The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 2.6 stating that landscaping must be appropriate and compatible, must enhance its surroundings, and reflect the original historic landscaping design when appropriate, and does not meet the requirements of City Code Section 51A-4.501(e)(4)(I) stating that exterior

alterations will not destroy historic materials, features, and spatial relationships that characterize a property.
2) Plant evergreen shrubs, roses, green border grasses, and seasonal plants in two front planting beds on either side of walkway – Deny – The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 2.6 stating that landscaping must be appropriate and compatible, must enhance its surroundings, and reflect the original historic landscaping design when appropriate, and does not meet the requirements of City Code Section 51A-4.501(e)(4)(I) stating that exterior alterations will not destroy historic materials, features, and spatial relationships that characterize a property.

TASK FORCE RECOMMENDATION:
1) Install two brick and stone planting beds in front yard on either side of walkway. Work completed without a CA – Approve with condition that brick edging be removed from planters.
2) Plant evergreen shrubs, roses, green border grasses, and seasonal plants in two front planting beds on either side of walkway – Approve with condition that planting materials should be selected to hide remaining concrete and help blend planting areas with lawn. Planting materials should be green ground cover.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 145-358 (MP)
Office Use Only

Name of Applicant: HECTOR VENTURA
Mailing Address : 4323 WORTH ST
City, State and Zip Code: DALLAS, TX 75246
Daytime Phone: 214-532-2961 Fax:
Relationship of Applicant to Owner: OWNER

PROPERTY ADDRESS: 4323 WORTH ST
Historic District: PEAK'S SUBURBAN ADDITION

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.

Install plantings and planting beds across front of lot. Plants to include evergreen shrubs, roses, and green border grasses and seasonal color.

Beds are lined with stone and brick and follow the grade of the yard.

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: HECTOR VENTURA Date:

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



Applicant's Planting Beds and Brick





Worth Street Retaining Walls in Peak's Suburban Addition (Examples)









Junius Street Retaining Walls – Stone and Concrete – one street away



Concrete Low Retaining Walls on Junius



Junius Street Stone and Plantings out Front – Peak's Suburban Addition





Junius Retaining Wall with Plantings Example in Peak's Suburban Addition



Junius Street Retaining Wall



Swiss Retaining Walls in Peak's Suburban Addition – (Examples)





Example of Brick Walkway and Steps – Junius Street



Swiss Avenue - Multiple Planting Beds with Borders, and Walkway all in Brick



Swiss Avenue Brick Steps



Swiss Avenue Brick Walkway







Worth Street Brick Steps and Walkway + plantings – 2 houses away from Applicant.



April 29, 2015

Enclosed you will find our C.A. application for planting beds with a brick and stone border in my front yard as well as photographs of the landscape project and location of the plantings. Our plan is to incorporate evergreen shrubs as well as some rose bushes and monkey grasses to fill in the flower beds and hide most of the brick / stone border.

There are a number of reasons why we feel our application for this landscaping project should be approved. Listed below are a few.

1 – Our home was not original to the Peak's Suburban Historic District and was moved onto this lot from another neighborhood. The home is considered a Non-contributing structure, and therefore non-conforming. The homes on our block that are original are Victorian or Prairie-style homes from the late 1890s to 1910. My home was built in the 1940s or 50s and was moved into the neighborhood in the 1980s. It is not architecturally significant and qualifies as non-contributing.

2 -The Peak's Suburban Addition Ordinance has only two references to landscaping in the entire ordinance and there are mostly "recommendations" not "requirements" as the ordinance is written. There is one requirement and that is not to remove mature trees and there is a reference stating that the "landscaping must be compatible, must enhance its surroundings, and reflect the original historic landscaping design when appropriate." These plantings and materials are compatible, they do enhance the property. Furthermore, since this home was moved into the neighborhood and was not original, we do not know what the original landscape looked like. (See reference 2.6 attached)

3 – Throughout Peak's Suburban Addition Historic District, all of the yards have altered landscapes, and many have altered walkways and steps with a variety of brick, stone, and plantings. (See photos included of homes on Swiss, Junius, and Worth with brick steps, walkways, retaining walls, and plantings. There are multiple examples provided.) Rolled lawns at the sidewalk are NOT the standard in Peak's Suburban Addition. There are numerous examples of retaining walls of brick, stone, and concrete throughout the district. Also, approximately half of the lawns are flat, some are rolled, and the rest have plantings and / or retaining walls installed with similar materials to mine. There is no consistent front yard standard and again, no specific guidelines outlined in the ordinance. 2.6 is the only landscape guideline. There is no reference to rolled lawns in the ordinance either. Our district has great diversity of landscaping throughout.

4 – There are references in the ordinance to the allowed use of brick and stone for walkways and sidewalks, and numerous examples of brick and stone used throughout the district, therefore the brick and stone border that we have around our plantings and steps is compatible with the suggested materials for walkways and sidewalks and what is seen throughout the district. Brick sidewalks and walkways are allowed in Peak's Suburban Addition Historic District's ordinance - See 2.3 and 5.1.

Also enclosed are photos from the neighborhood of other homes with similar plantings out front and / or retaining walls, as well as homes with flat yards. The rolled yard is only on a few blocks in the district

and it is not throughout the district by any stretch of the imagination. We also have included several walkways and steps that are not concrete. Furthermore, **it is allowed in the ordinance to use brick and stone on walkways.** It is not required to maintain steps or walkways as concrete. (See references 2.3 and 5.1 attached). Numerous examples of brick steps and walkways are provided in the photos.

We request that the decision made by Landmark Commission approve our front yard landscaping enhancements.

We are very willing to work with the commission to incorporate different plantings in the beds, as recommended. We are very proud of the beautiful planting beds and feel that they enhance the surrounding property. We hope you will approve our application and are open to suggestions for different plantings that you feel might make the beds more compatible.

Sincerely,

Hector Ventura

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

DATE: 05/13/2015
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Hector Ventura
Address: **4323 Worth**
Date of CA/CD Request: 05/07/2015

RECOMMENDATION:

___ Approve __X__ Approve with conditions ___ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

-BRICK EDGING BE REMOVED FROM PLANTERS.
-Planting materials should be selected hide remaining concrete and help blend planting areas with lawn - Planting materials should be green ground covers

Task force members present

X Norman Alston (Chair)	X Jim Anderson	___ VACANT (Peak's Alternate)
X Michael Karnowski	X Kathy Finch	___ VACANT (Edison/LaVista Alt.)
___ Renee Manes	___ Jennifer Hidden	

Ex Officio staff members present __X__ Marsha Prior

Simply Majority Quorum: __X__ yes ___ no (four makes a quorum)

Maker: ~~[illegible]~~ KARNOWSKI
2nd: FINCH
Task Force members in favor: Unanimous approval
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-384(MP)
LOCATION**:** 5124 Swiss Ave
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 63

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Swiss Avenue
MAPSCO: 46-B
CENSUS TRACT: 0014.00

APPLICANT: Booth Builders (Melissa Ellis)

OWNER: John Meyer

REQUEST:
Install brick border along approved brush concrete driveway. Brick: Oklahoma Antique Solid Paver.

BACKGROUND/HISTORY:
A previous CA for installing a new driveway in the front of the main structure was approved, but applicant failed to request approval for a red brick border.

ANALYSIS:
Task Force and staff recommend deny without prejudice because the red brick pavers do not match or complement details on the main structure.

STAFF RECOMMENDATION:
Install brick border along approved brush concrete driveway. Brick: Oklahoma Antique Solid Paver – Deny without prejudice – The proposed work does not meet the criteria in City Code 51A-4.501(g)(6)(C)(i) and does not meet the standards in 51.P-63.116(2)(G)(i)(cc) as staff does not believe the material is compatible in texture, color, and style with the main building.

TASK FORCE RECOMMENDATION:
Install brick border along approved brush concrete driveway. Brick: Oklahoma Antique Solid Paver – Deny without prejudice – Not consistent with existing details of house; not consistent with style and character of the district for multiple materials at driveway.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 145-384 (MP)
Office Use Only

Name of Applicant: Booth Builders, Inc.
Mailing Address: 5619 Dyer St., Ste 100,
City, State and Zip Code: Dallas, Texas 75206
Daytime Phone: (972) 735-8313 Fax: (214) 346-3499
Relationship of Applicant to Owner: General Contractor

PROPERTY ADDRESS: 5124 Swiss Avenue, Dallas 75214
Historic District: Swiss Avenue Historic District

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.

Brick border for already approved new front brushed concrete driveway. Brick to be Oklahoma Antique solid paver.

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: Melissa Ellis Date: 5/07/2015

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.

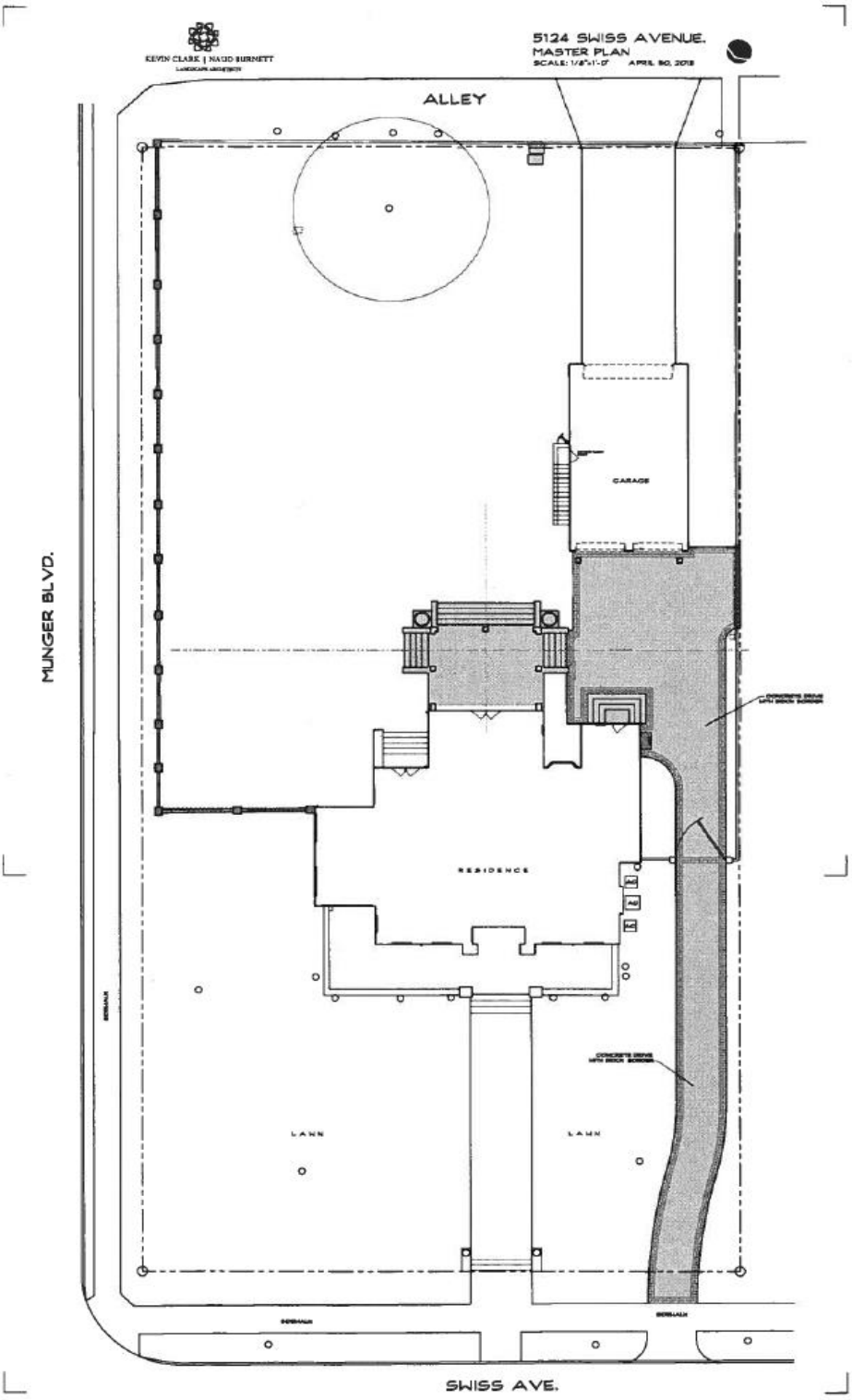
OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding 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**

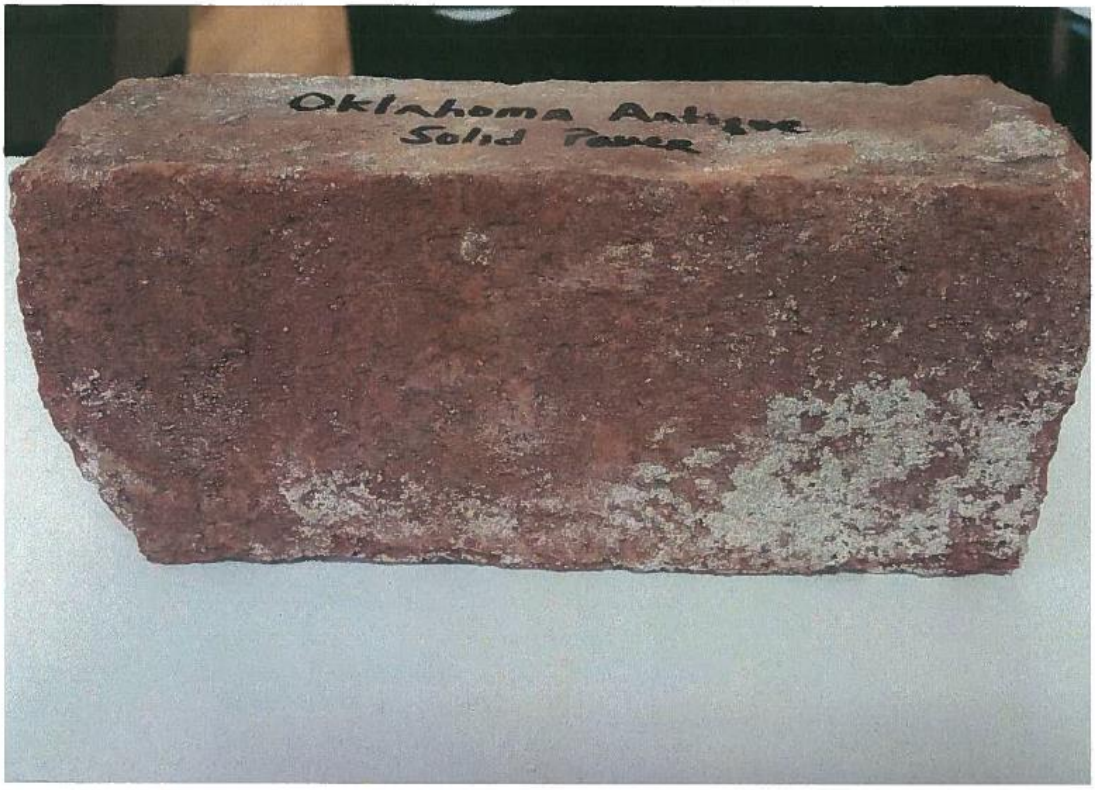

5124



Design plan for new, brush concrete driveway in front of main structure leading to rear main structure (previously approved in CA).



New brush concrete driveway to be installed on left hand side.



Proposed brick paver to border the new brush concrete driveway that is already approved.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 05/12/15
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Booth Builders (Melissa Ellis)
Address: **5124 Swiss** (Swiss Avenue Historic District)
Date of CA/CD Request: 05/07/15

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny __X__Deny without prejudice

Recommendation / comments/ basis:

- NOT CONSISTENT WITH EXISTING DETAILS ~~OF~~ HOUSE
- NOT CONSISTENT WITH STYLE & CHARACTER OF THE DISTRICT FOR MULTIPLE MATERIALS AT DRIVEWAY

Task force members present

X Joanna Hampton (Chair)	X John Mark Guest	X Elizabeth Mast
___ Wesley Powell (Vice-Chair)	X John Gormley	X Greg Johnston
___ Cheryl Scott	___ Vacant (Professional)	___ Beth Bradley (Munger Alt.)
___ Vacant (Swiss Alternate)		

Ex Officio staff members Present : Marsha Prior X ___

Simply Majority Quorum: X yes ___ no (four makes a quorum)

Maker: JOANNA
2nd: MARK GUEST
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 12 MAY 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CD145-023(MP)
LOCATION: 5714 Swiss Ave
STRUCTURE: Accessory & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 63

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Swiss Avenue
MAPSCO: 36-Y
CENSUS TRACT: 0014.00

APPLICANT: Thomas and Virginia Bonifield

OWNER: Thomas and Virginia Bonifield

REQUEST:
Demolish garage in rear of main structure due to imminent threat to public health/safety.

ANALYSIS:
The structural engineer report conducted for this property recommends demolition on the basis that "the structure has deteriorated beyond a reasonable point of repair and has become a hazard to public safety. The foundations are falling or have failed in areas and the structure and foundations should be removed . . ." Upon review of the photos submitted, the majority of staff disagreed, believing that the foundation could be repaired and the structure saved.

STAFF RECOMMENDATION:
Demolish garage in rear of main structure due to imminent threat to public health/safety – Deny without prejudice – The proposed demolition does not meet the standards in City Code Section 51A-4.501(h)(4)(C) because the owner has not shown that the demolition or removal is required to alleviate the threat to public health and safety; staff does not believe the property is unrepairable and it does not meet the standards in City Code Section 51A-4.501(e)(4)(F) stating that deteriorated historic features will be repaired rather than replaced unless the severity requires replacement.

TASK FORCE RECOMMENDATION:
Demolish garage in rear of main structure due to imminent threat to public health/safety – Approve as submitted with recommendation to salvage existing materials as possible for re-use on new structure.

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

CD 145 - 023 (MP)
Office Use Only

1. Name of Applicant: Tom & Virginia Bonifield
   MAILING Address: 5714 Swiss Ave City Dallas State TX Zip 75214
   Daytime Phone: 214-823-2076/214-882-3810 Fax: _____
   Relationship of Applicant to Owner: same

ADDRESS OF PROPERTY TO BE DEMOLISHED: 5714 Swiss Ave Garage Apt. Zip 75214
Historic District: Swiss Avenue Historic District

RECEIVED BY
MAY 07 2015
Current Planning

Proposed Work:

2. Indicate which 'demolition standard(s) you are applying:
   ____ Replace with more appropriate/compatible structure
   ____ No economically viable use
   ✓ Imminent threat to public health / safety
   ____ Demolition noncontributing structure because newer than period of significance
   ____ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;
   Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying:
   (please see attached checklist)
   The condition of the existing building, the need to demolish it, and the proposal to restore the garage building are described in the attached report.

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. **(See official calendar for exceptions to deadline and meeting dates).** You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed 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. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. **Signature of Applicant:** Tom Bonifield **Date:** May 5, 2015
5. **Signature of Owner:** Virginia Bonifield **Date:** May 5, 2015
   (IF NOT APPLICANT)

Review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate for Demolition and Removal 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.

_____ _____
Date

Sustainable Development and Construction

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

Certificate for Demolition & Removal **City of Dallas** **Historic Preservation**
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05





Garage proposed for demolition.

Before me the undersigned on this day personally appeared Tom Bonifield who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the owner, principle, or authorized representative of the subject property.

Tom Bonifield

Affiant's signature

Subscribed and sworn to before me this 7th day of May, 2015

Janet L. Breedlove

JANET L. BREEDLOVE
Notary Public, State of Texas
My Commission Expires
January 25, 2019

Notary Public

Garage and garage apartment restoration proposal

Tom and Virginia Bonifield
5714 Swiss Avenue
Dallas Texas 75214

The garage and garage apartment at our home at 5714 Swiss Avenue is not safe to use because of severe foundation problems and water damage on the first floor due to the foundation problems. And standing water in the interior first floor are breeding grounds for mosquitos.

Foundation:

The foundation of the garage is a thin concrete slab built when the building was originally built in 1917. The slab is cracked all around the footing of the foundation. And the footing has sunk in the earth over many years. For example, the broken section of the slab in the South corner (right rear) is 5 inches below the rest of the nearby slab. Water fills this depressed area after any rain. The wood framing is rotted all around the edge of the building due to this water problem.

In 2000, we had retaining walls built around the building about 8 feet away from the SouthEast and NorthEast walls. This action reduced the flooding of the first floor during heavy rains. But still some water penetrates and stands in the broken sections of the foundation along the walls.

About 40 years ago, a previous owner closed in the garage on the first floor and built a flimsy floor on the slab with 2"x4" joists and a ½" plywood floor. In the areas where the foundation had cracked, bricks were stacked up to support the 2x4 joists. This make-shift floor began to break and cave in about 5 years ago. We had to remove the storage shelves we had on the first floor and all the contents because the shelves leaned and some shelves fell over. I ripped up some of the flooring to see the foundation below. Figures 1 through 4 show the condition of the slab foundation and of the rotted framing lumber of the building.



Figure 1. Interior first floor of garage, South corner (right-rear corner). The rotted, make-shift plywood flooring where it was pulled up for inspection and the wall shoe molding which contacted the flooring are visible. The slab is 9" below the bottom of the wall shoe molding in this corner. The make shift flooring caved in because of the rotted wood joists and plywood flooring.



Figure 2. Interior first floor of garage, South corner (right-rear corner). The cracks in the slab foundation in this corner are visible. The dark color is from frequent water penetration.



Figure 3. Interior first floor of garage, South-East wall (back wall). The rotted, make-shift plywood flooring where it was pulled up for inspection and the wall shoe molding which contacted the flooring are visible. The slab is 9" below the bottom of the wall shoe molding in this location. The make shift flooring caved in because of the rotted wood joists and plywood flooring.



Figure 4. Interior first floor of garage, South-East wall (back wall). Rotted framing lumber – both the 2x4 plate and a 2x4 stud – are visible.

First floor apartment:

The first floor was made into an apartment about 40 years ago by a previous owner. The first floor apartment includes a full bath. The fixtures in the bathroom – toilet, bathtub/shower and sink – have shifted on the unstable flooring and are not functioning. Bugs and animals come back up into the apartment from the sewer connections.

Exterior walls:

The building is wood frame construction with red brick veneer. The bricks match the bricks of the main house. The brick façades have cracks due to the unstable foundation. Figures 5 through 7 show the condition of the exterior.

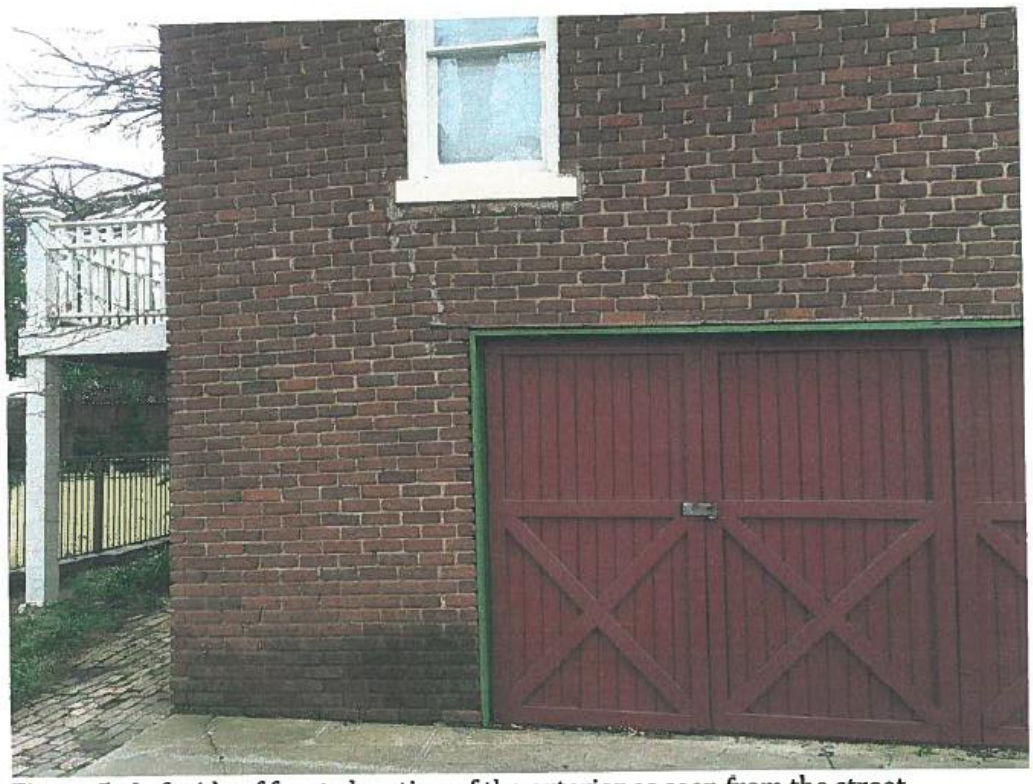


Figure 5. Left side of front elevation of the exterior as seen from the street.

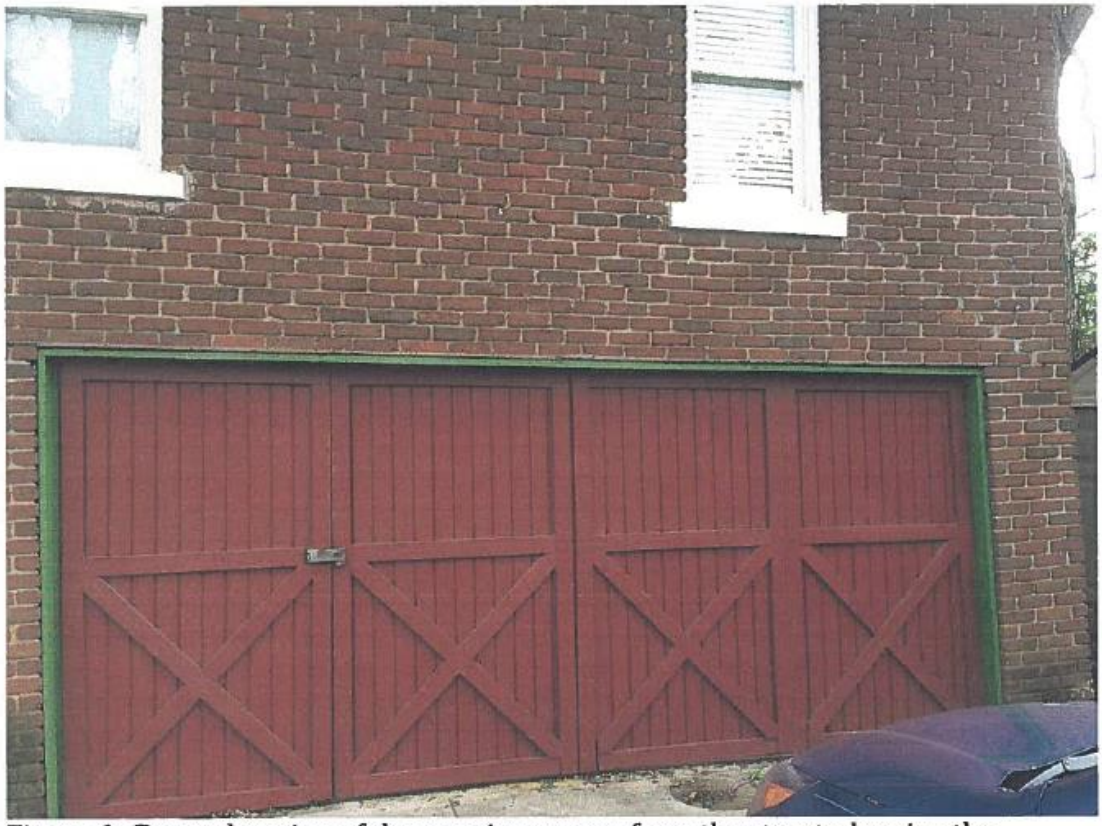


Figure 6. Front elevation of the exterior as seen from the street, showing the original garage door frame.

Restoration proposal:

- Remove the bricks from the garage and garage apartment building, and save as many bricks as possible for reuse.
- Demolish the current building.
- Prepare the grade of the location site to improve drainage.
- Build a new foundation.
- Frame a new 2 story building, with the same front elevation located in the same place as the original building, except moving it slightly into the lot to meet current building code.
- Finish the new building with the original brick with a few new bricks mixed in to complete the job. The new brick will be a very close match.
- The garage door on the front elevation will be the same type and size as it was originally and as it is framed now. However, the new garage door will be a functioning garage door instead of a closed in wood wall as it is now (after the modification made about 40 years ago by a previous owner.)
- The new building will extend further into the lot to give more space, within the area limitations in the SAHD ordinance.
- The upstairs apartment will have a bathroom as it does today.

Tom Bonifield Tom Bonifield, May 5, 2015

URBAN STRUCTURE

May 7, 2015

Mr. Rob Little
Bella Vista Company
6318 Gaston Ave., #202
Dallas, TX 75214

Re: 5714 Swiss Avenue Secondary Garage Structure Review
Dallas, Texas

Mr. Little:

Urban Structure was at the above referenced property on May 6, 2015 to observe and review the existing conditions of the secondary garage structure at the above reference residential property.

The following conditions were noted during our observation:

1. The foundations and slab on grade has subsided significantly along the southwest side and back corner of the structure to the point that structural bearing elements are not currently supported.
2. Subfloor framing and sill plates at base of walls is completely rotted and non-existent throughout with the most significant area at the back of the structure.
3. The subsided foundations have caused differential settlement of the structure causing framing and finish damage and the structure is leaning substantially to the northeast toward the residential lawn and pool. The deterioration and differential settlement are well on the way to partial collapse of this structure.

It is our opinion that the structure has deteriorated beyond a reasonable point of repair and has become a hazard to public safety. The foundations are failing or have failed in areas and the structure and foundations should be removed in order to properly replace the garage with a sound structure and foundation.

If you have any further questions, please contact us.

Sincerely,

Richard L. Reed, P.E.
Principal

STATE OF TEXAS
RICHARD L. REED
87876
LICENSED
PROFESSIONAL ENGINEER

URBAN STRUCTURE LLC
Firm Registration #F-13165

t: 214.635.4040 1701 N. Market Street Suite 211, LB 11 Dallas, Tx 75202 www.urbanstruct.com

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 05/12/15
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Tom Bonifield/Rob Little
Address: **5714 Swiss** (Swiss Avenue Historic District)
Date of CA/CD Request: 05/07/15

RECOMMENDATION:

X Approve X Approve with conditions ___ Deny ___ Deny without prejudice

Recommendation / comments/ basis:

ITEM 6: DEMOLITION – ACCEPT AS SUBMITTED WITH RECOMMENDATION TO SALVAGE EXISTING MATERIALS AS POSSIBLE FOR REUSE IN NEW STRUCTURE

ITEM 5: NEW CONSTRUCTION: APPROVE AS SUBMITTED

Task force members present

X Joanna Hampton (Chair)	X John Mark Guest	X Elizabeth Mast
___ Wesley Powell (Vice-Chair)	X John Gormley	X Greg Johnston
___ Cheryl Scott	___ Vacant (Professional)	___ Beth Bradley (Munger Alt.)
___ Vacant (Swiss Alternate)		

Ex Officio staff members Present : Marsha Prior X

Simply Majority Quorum: X yes ___ no (four makes a quorum)

Maker: JOANNA L HAMPTON
2nd: ELIZ. MAST
Task Force members in favor: ALL.
Task Force members opposed:
Basis for opposition:

ITEM 5: MAKER: JOHN G
2ND: MARK GUEST
IN FAVOR: ALL

CHAIR, Task Force [signature] DATE 12 MAY 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-385(MP)
LOCATION**:** 5714 Swiss Ave
STRUCTURE: Accessory & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 63

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Swiss Avenue
MAPSCO: 36-Y
CENSUS TRACT: 0014.00

APPLICANT: Thomas and Virginia Bonifield

OWNER: Thomas and Virginia Bonifield

REQUEST:
Construct 2-story detached garage in rear of main structure.

ANALYSIS:
Associated with this request is a CD for the demolition of a 2-story detached garage on the basis of the finding in an engineering report that "the structure has deteriorated beyond a reasonable point of repair and has become a hazard to public safety. Upon review of the photos submitted, the majority of staff disagreed, believing that the foundation could be repaired and the structure saved. Therefore, the construction of a garage to replace the garage proposed for demolition is being denied without prejudice by staff.

STAFF RECOMMENDATION:
Construct 2-story detached garage in rear of main structure – Deny without prejudice – The proposed work does not meet the criteria in City Code 51A-4.501(g)(6)(C)(i) on the basis it would have an adverse effect on the architectural features of an existing structure that is believed to be repairable with the finding the work is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 9 that states new construction shall not destroy historic materials that characterize the property.

TASK FORCE RECOMMENDATION:
Construct 2-story detached garage in rear of main structure – Approve as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 385 (MP)
Office Use Only

Name of Applicant: Tom & Virginia Bonifield
Mailing Address : 5714 Swiss Ave.
City, State and Zip Code: Dallas, Texas 75214
Daytime Phone: _____ Fax: _____
Relationship of Applicant to Owner: Same

PROPERTY ADDRESS: 5714 Swiss Ave
Historic District: Swiss Avenue

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.

Construct a new 2-story detached garage
(Existing 2-story garage being demolished)

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: Tom Bonifield Date: 5-6-2015

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





Existing garage proposed for demolition and replaced with garage that is larger, but same style.

01 SITE PLAN
1.00 Scale: 1/8" = 1'-0"

AREA CALCULATIONS

Site Area = 100.30'x248.80' = 24,955 sq.ft.
Existing Residence, 1st Floor = 1,638 sq.ft.
Proposed Garage, 1st Floor = 864 sq.ft.
Garage, 2nd Floor = 792 sq.ft.
Total Area of Proposed Garage = 1,656 sq.ft.

ZONING
SWISS AVENUE HISTORICAL DISTRICT
front setback - 65'-0"
rear setback - 90'-0"
side setback - 10'-0"

allowable lot coverage - 25% x 24,955 = 6,238 sq.ft.
coverage proposed - residence 1,638 + garage 864
= 2,502 / 24,955 = 10%

SHEET INDEX

1.00 cover, project areas calculations, general notes & site plan
2.01 floor plan - new garage first & second floor
2.02 electrical plans - first & second floor
3.01 exterior elevations

1.00 SITE PLAN

:cboing design drawings for a new renovation to be built for::

Mr. & Mrs. Bonifield
5714 Swiss Avenue
Dallas, Texas

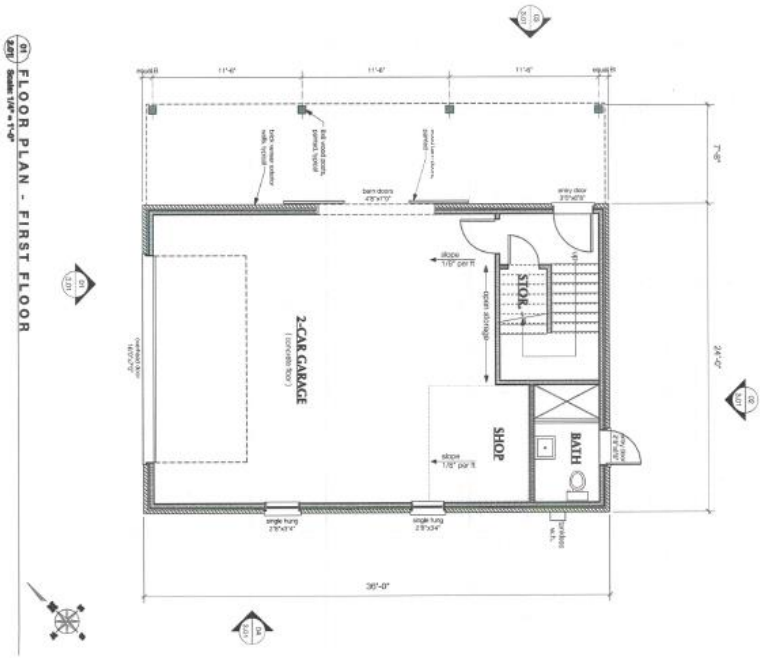
BellaVista COMPANY
Design • Build • Remodel

SIGNATURE BLOCK
Bella Vista Company Construction Services, L.P.
By: Bella Vista Construction, LLC, its General Partner

By: Darin Broadlove or Lance Tyler,
its Managing Member

DRAWING ISSUE:
06. May 2015 |
design review





WALL LEGEND

2.01

NEW FIRST FLOOR PLAN

Mr. & Mrs. Bonifield
5714 Swiss Avenue
Dallas, Texas

BellaVista COMPANY
Design • Build • Remodel

SIGNATURE BLOCK
Bella Vista Company Construction Services, L.P.
By: Bella Vista Construction, LLC, its General Partner
By: Darin Breedlove or Lance Tyler, its Managing Member

DRAWING ISSUE:
06 May 2015
Design review

ROOFING: GAF Composition Shingle, Royal Sovereign, Color to Autumn Brown
EXTERIOR LIGHTING: Wall sconces & ceiling mounted, Glass & Bronze, reference spec sheet
BRICK: Color & Size shall match as close as possible to existing brick on Main House, reference spec sheet
WINDOWS: Dual Pane, Single Hung Wood Windows, painted White, reference spec sheet
EXTERIOR MAIN DOORS: Solid Core Wood Entry Doors, painted Red, reference spec sheet
OVERHEAD GARAGE DOOR: Cedar Clad wood insulated door, painted Red, reference spec sheet
METAL AWNING ROOF: Standing Seam Metal Roofing, A-Panel with Red Finish, reference spec sheet
METAL AWNING ROOF BRACKET: Decorative Wrought Iron Scroll with Black Finish, reference spec sheet
WINDOW SILLS: Pre-cast Concrete, natural finish
PAINTING:
Windows, Balcony & Exterior Trim shall be "Extra White" #SW7006 by Sherwin-Williams
Exterior Main Doors, Barn Doors & Overhead Door shall be "Redwood Red" #SW6032 by Sherwin-Williams
03 MATERIAL & PAINTING SPECIFICATIONS
3.01 Scale: 1/4" = 1'-0"
reference elevation at right for stylized notes
04 EXTERIOR ELEVATION - WEST (RIGHT)
3.01 Scale: 1/4" = 1'-0"
reference elevation at right for stylized notes
05 EXTERIOR ELEVATION - SOUTH (REAR)
3.01 Scale: 1/4" = 1'-0"
06 EXTERIOR ELEVATION - EAST (LEFT)
3.01 Scale: 1/4" = 1'-0"
07 EXTERIOR ELEVATION - NORTH (FRONT)
3.01 Scale: 1/4" = 1'-0"
08 AWNING DETAIL
3.01 Scale: 1/4" = 1'-0"
09 GUARDRAIL DETAIL
3.01 Scale: 1/4" = 1'-0"
3.01
EXTERIOR ELEVATIONS
Mr. & Mrs. Bonifield
5714 Swiss Avenue
BellaVista
COMPANY
SIGNATURE BLOCK
Bella Vista Company Construction Services, L.P.
By: Bella Vista Construction, LLC, its General Partner
DRAWING ISSUE

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 05/12/15
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Tom Bonifield/Rob Little
Address: **5714 Swiss** (Swiss Avenue Historic District)
Date of CA/CD Request: 05/07/15

RECOMMENDATION:

X Approve X Approve with conditions ___ Deny ___ Deny without prejudice

Recommendation / comments/ basis:

ITEM 6: DEMOLITION - ACCEPT AS SUBMITTED WITH RECOMMENDATION TO SALVAGE EXISTING MATERIALS AS POSSIBLE FOR REUSE IN NEW STRUCTURE

ITEM 5: NEW CONSTRUCTION: APPROVE AS SUBMITTED

Task force members present

X Joanna Hampton (Chair)	X John Mark Guest	X Elizabeth Mast
___ Wesley Powell (Vice-Chair)	X John Gormley	X Greg Johnston
___ Cheryl Scott	___ Vacant (Professional)	___ Beth Bradley (Munger Alt.)
___ Vacant (Swiss Alternate)		

Ex Officio staff members Present : Marsha Prior X

Simply Majority Quorum: X yes ___ no (four makes a quorum)

Maker: JOANNA L HAMPTON
2nd: ELIZ. MAST
Task Force members in favor: ALL.
Task Force members opposed:
Basis for opposition:

ITEM 5: MAKER: JOHN G
2ND: MARK GUEST
IN FAVOR: ALL

CHAIR, Task Force [signature] DATE 12 MAY 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-374(MP)
LOCATION: 5922 Swiss Ave
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 63

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Swiss Avenue
MAPSCO: 36-Y
CENSUS TRACT: 0014.00

APPLICANT: Katy and Steve Trent

OWNER: Katy and Steve Trent

REQUEST:

1) Replace screen on east elevation arched opening with 15 lite arched window.
2) Remove door on north elevation and infill with matching brick; inset to be one-inch.
3) Remove archway, window, and door on rear (south) elevation and install two six-over-six double hung windows.

BACKGROUND/HISTORY
A previous CA to enclose the screened in porch and infill with brick was denied by LMC April 6, 2015.

ANALYSIS:
Applicants have submitted new CA for screened in porch with a proposal that would maintain two of the arch features. It is proposed, however, that rear arch (on south elevation) be removed and replaced with two double hung windows. Task Force offered a recommendation to retain the arch, yet allow for two double hung windows. Without revised drawings, however, staff is concerned that there is not sufficient room for two double hung windows.

STAFF RECOMMENDATION:
1) Replace screen on east elevation arched opening with 15 lite arched window – Approve – Approve drawings and specifications dated 05/15/2015 with the finding the work is consistent with preservation criteria Sec. 51P-63.116(1)(P)(vi)(cc) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Remove door on north elevation and infill with matching brick; inset to be one-inch – Approve – Approve drawings and dated 05/15/2015 with the finding the work is consistent with preservation criteria Sec. 51P-63.116(1)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Remove archway, window, and door on rear (south) elevation and install two six-over-six double hung windows – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with City Code Section 51A-4.501(e)(4)(I) stating that exterior alterations will not destroy historic materials, features, and spatial relationships that characterize a property.

TASK FORCE RECOMMENDATION:
1) Replace screen on east elevation arched opening with 15 lite arched window – Approve.
2) Remove door on north elevation and infill with matching brick; inset to be one-inch – Approve.
3) Remove archway, window, and door on rear (south) elevation and install two six-over-six double hung windows – Approve with recommendation to infill existing arch with double hung window with header height to match east side, solid side, and arch panel and brick below with 1" set-back.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 374 (MP)
Office Use Only

Name of Applicant: Katy & Steve Trent
Mailing Address: 5922 Swiss Ave
City, State and Zip Code: Dallas TX 75214
Daytime Phone: 214-796-8091 Fax: 214-828-0373
Relationship of Applicant to Owner: _____

PROPERTY ADDRESS: 5922 Swiss Ave
Historic District: Swiss Ave

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.

Enclosed screened-in porch on back of house.
- use one large glass window on side arch (driveway side) East elevation
- fill in smaller arch with brick inset one inch. North elevation
- install double hung windows on south elevation (back of house)
We have lots of original brick from the house that can be used to match.

Signature of Applicant: KK Trent Date: 4/30/15

RECEIVED BY
Current Planning
MAY 07 2015

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:

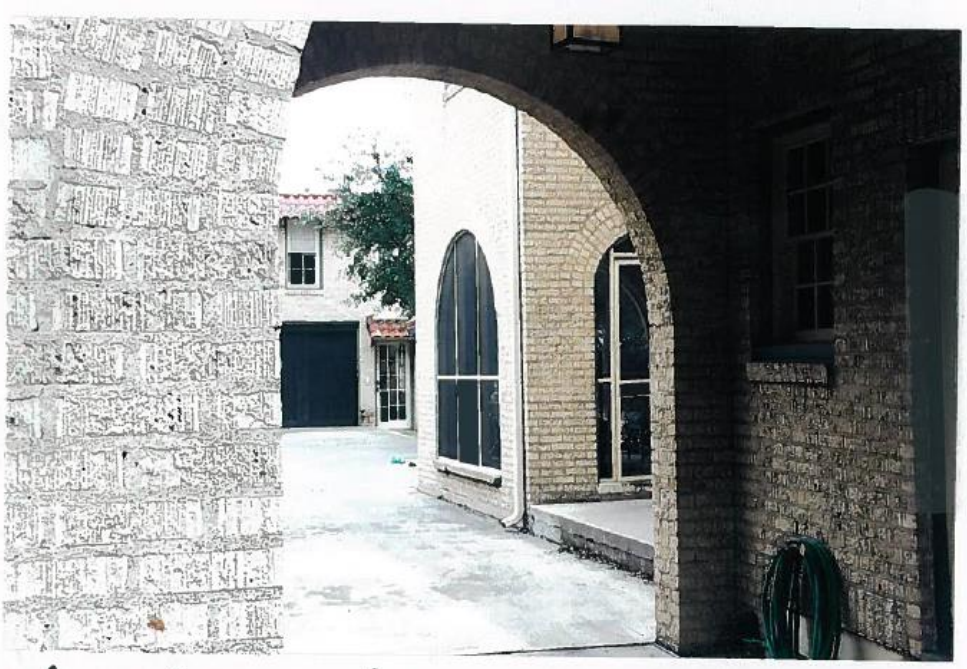
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Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

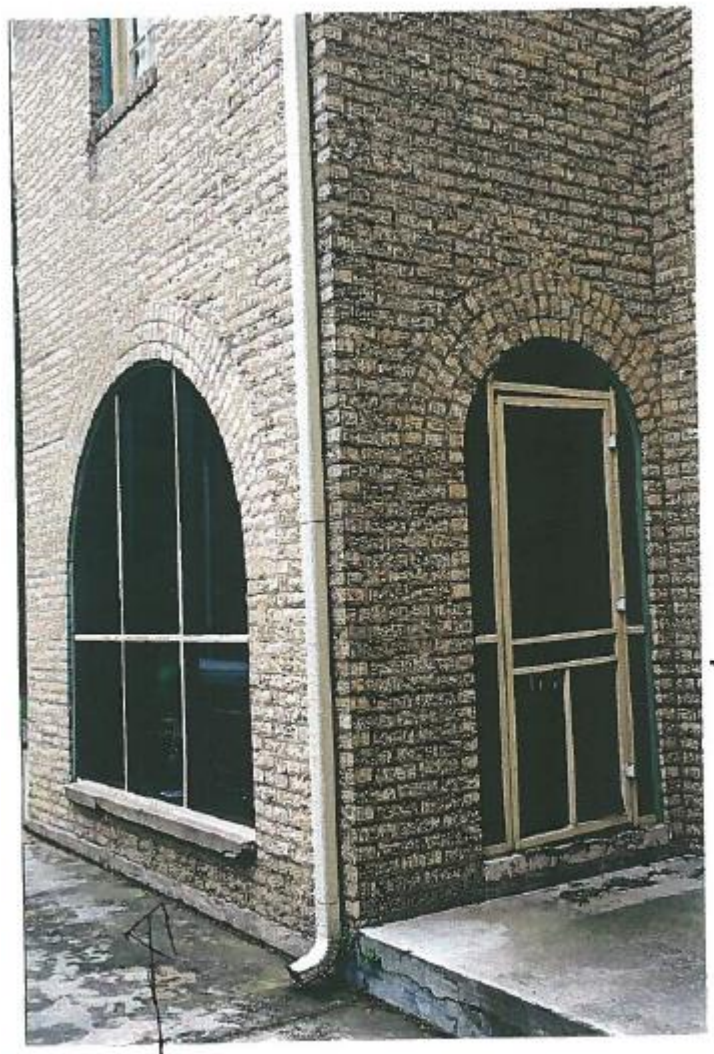
- ☐ **APPROVED.** Please release the building permit.
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please do not release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

_____ _____
Sustainable Construction and Development **Date**





View of screened in porch through porte-cochere

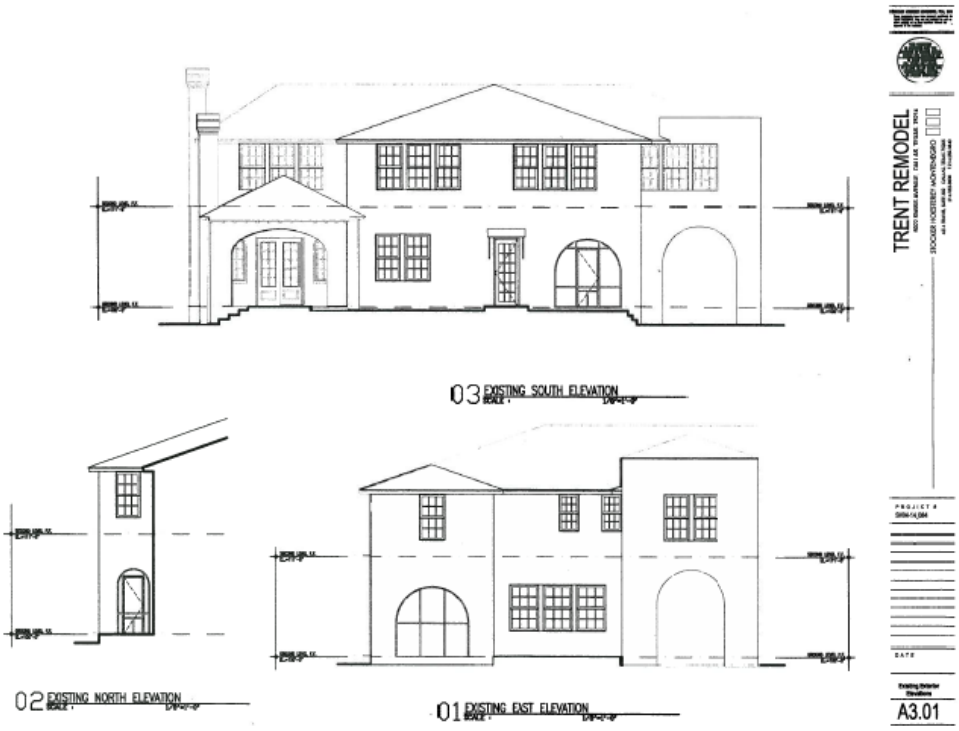


North elevation will be infilled with existing matching brick and inset to retain the arch. East elevation will be replaced with a 15-lite arched window.

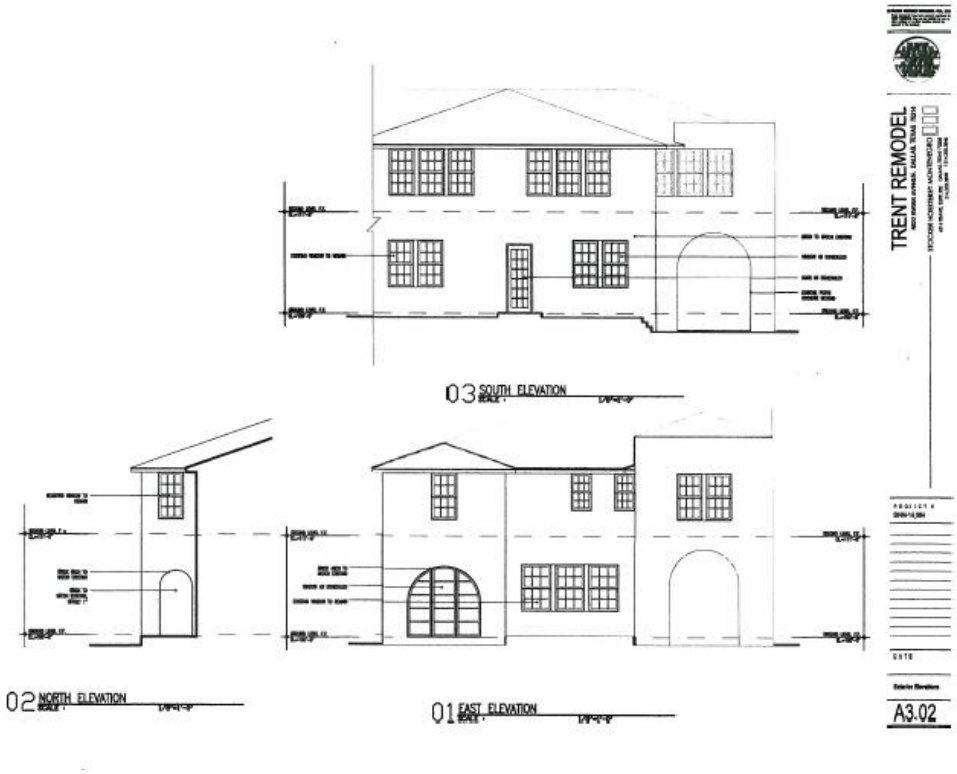


South (Rear) Elevation

South elevation where applicant has proposed infilling and installing two double hung windows.



Existing elevation drawings.



Proposed elevation drawings.

OMS Ver. 0002.00.00 (Current)
Product availability and pricing subject to change.

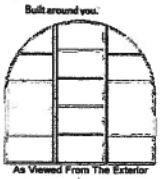
TRENT REMODEL
WINDOW
Quote Number: **K2HCWLB**
Architectural Profile Number:

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 1	Mark Unit:	Net Price: Ext. Net Price:	USD	6,861.62 6,861.62

MARVIN Windows and Doors
Built around you.



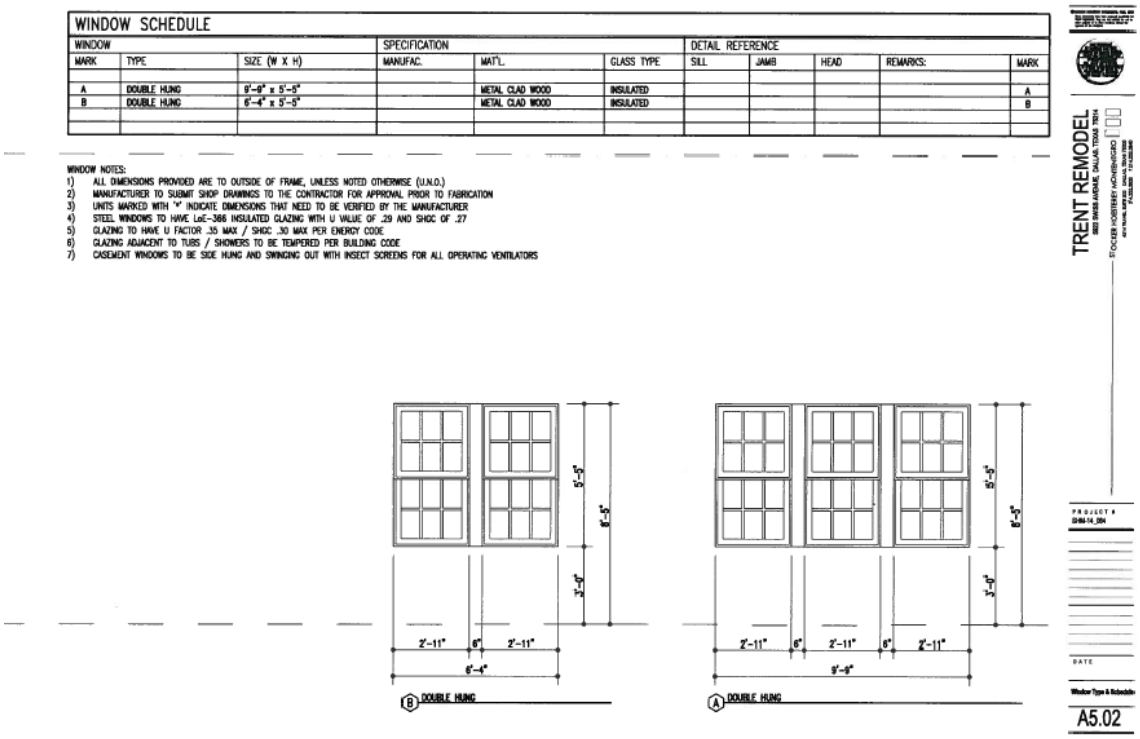
As Viewed From The Exterior

Entered As: FS

Clad Color Clad Exterior
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
Bare Pine Interior
3W1H - RT2 Assembly
Assembly Frame Size
101" X 98"
Assembly Rough Opening
102" X 98 1/2"
RO Springline from bottom: 47 1/2"
Hindrance: Assembly exceeds size limitation. To confirm availability, alternative solutions, or pricing submit an assistance request or speak with a Marvin representative.
Uneven Header

Unit: A1	
Clad Round Top Direct Glaze - RT23	
Basic Frame 33 43/64" X 95 7/64"	
Basic Frame Radius: 50 1/2"	
Basic Frame Springline from bottom: 47 1/2"	
Rough Opening 34 43/64" X 95 13/16"	
Frame Size 33 43/64" X 95 7/64"	
FS Radius: 50 1/2"	
FS Springline from bottom: 47 1/2"	1,567.36
IG - 1 Lite	
Tempered LoE 366 w/Argon	437.34
Stainless Perimeter and Spacer Bar	
1 1/8" SDL - With Spacer Bar - Stainless	
Rectangular - Special Cut 1W5H	
5 Rect Lites	
Clad Color Clad Ext - Bare Pine Int	271.76
Unit: A2	
Clad Round Top Direct Glaze - RT6	
Basic Frame 33 43/64" X 98"	
Unit Is Not Certified	
Basic Frame Springline from bottom: 95 7/64"	
Rough Opening 34 43/64" X 98 1/2"	
Frame Size 33 43/64" X 98"	
FS Springline from bottom: 95 7/64"	1,583.16
IG - 1 Lite	
Tempered LoE 366 w/Argon	449.35
Stainless Perimeter and Spacer Bar	
1 1/8" SDL - With Spacer Bar - Stainless	
Rectangular - Special Cut 1W5H	
5 Rect Lites	
Clad Color Clad Ext - Bare Pine Int	276.18
Unit: A3	
Clad Round Top Direct Glaze - RT24	
Basic Frame 33 43/64" X 95 7/64"	
Basic Frame Radius: 50 1/2"	
Basic Frame Springline from bottom: 47 1/2"	
Rough Opening 34 43/64" X 95 13/16"	
Frame Size 33 43/64" X 95 7/64"	
FS Radius: 50 1/2"	
FS Springline from bottom: 47 1/2"	1,567.36
IG - 1 Lite	
Tempered LoE 366 w/Argon	437.34

Specifications for arched window for east elevation.



WINDOW SCHEDULE

WINDOW			SPECIFICATION			DETAIL REFERENCE				
MARK	TYPE	SIZE (W X H)	MANUFAC.	MAT'L.	GLASS TYPE	SILL	JAMB	HEAD	REMARKS:	MARK
A	DOUBLE HUNG	9'-0" x 5'-5"		METAL CLAD WOOD	INSULATED					A
B	DOUBLE HUNG	6'-4" x 5'-5"		METAL CLAD WOOD	INSULATED					B

WINDOW NOTES:
1) ALL DIMENSIONS PROVIDED ARE TO OUTSIDE OF FRAME, UNLESS NOTED OTHERWISE (U.N.O.)
2) MANUFACTURER TO SUBMIT SHOP DRAWINGS TO THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION
3) UNITS MARKED WITH '*' INDICATE DIMENSIONS THAT NEED TO BE VERIFIED BY THE MANUFACTURER
4) STEEL WINDOWS TO HAVE LoE-366 INSULATED GLAZING WITH U VALUE OF .29 AND SHGC OF .27
5) GLAZING TO HAVE U FACTOR .35 MAX / SHGC .30 MAX PER ENERGY CODE
6) GLAZING ADJACENT TO TUBS / SHOWERS TO BE TEMPERED PER BUILDING CODE
7) CASEMENT WINDOWS TO BE SIDE HUNG AND SWINGING OUT WITH INSECT SCREENS FOR ALL OPERATING VENTILATORS

TRENT REMODEL

A5.02

Specifications for double hung windows proposed for south elevation.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 05/12/15
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Katy Trent
Address: **5922 Swiss** (Swiss Avenue Historic District)
Date of CA/CD Request: 05/07/15

RECOMMENDATION:
___ Approve ___X___ Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

EAST ELEVATION - GLAZED WINDOW & DIVIDED LIGHT WINDOW AS SUBMITTED ON DRAWING.

NORTH ELEVATION - APPROVE AS SUBMITTED, REMOVE DOOR & REPLACE WITH BRICK TO MATCH EXIST. WITH 1" SETBACK

SOUTH ELEVATION - RECOMMEND INFILL EXIST AREA WITH DOUBLE HUNG WINDOW W/ HEADER HEIGHT TO MATCH EAST SIDE, SOLID (solid) SIDE & ARCH PANEL & BRICK BELOW WITH 1" SET BACK.

Task force members present

X Joanna Hampton (Chair)	X John Mark Guest	X Elizabeth Mast
X Wesley Powell (Vice-Chair)	X John Gormley	X Greg Johnston
___ Cheryl Scott	___ Vacant (Professional)	___ Beth Bradley (Munger Alt.)
___ Vacant (Swiss Alternate)		

Ex Officio staff members Present : Marsha Prior X

Simply Majority Quorum: X yes ___ no (four makes a quorum)
Maker: JOHN GORMLEY
2nd: MARK GUEST
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 12 May 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-380(MP)
LOCATION**:** 6001 Swiss Ave
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 63

PLANNER: Marsha Prior
DATE FILED: May 7, 2015
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 0014.00

APPLICANT: Neil Casey

OWNER: JAMES E CROWELL

REQUEST:
1) Install cedar wood board fence to match portions of existing wood fence and stain with Brand: Ready Seal. Body: 0S-015 "Pecan."
2) Install iron driveway gate and iron fence behind Porte cochere to connect with cedar wood fence on side yard.
3) Install iron fence and antique-style iron gate on side yard opposite of driveway.

ANALYSIS:
Applicant had not submitted sufficient data in time for Task Force to evaluate the proposals. The applicant has proposed that the iron fence and antique-style gate on the side yard opposite of the driveway be installed within the front 50% of the side yard. Staff is recommending approval because it will not conceal any architectural features.

STAFF RECOMMENDATION:
1) Install cedar wood board fence to match portions of existing wood fence and stain with Brand: Ready Seal. Body: 0S-015 "Pecan" – Approve with conditions – Approve landscape plan and specifications dated 05/15/2015 with condition that finished side face out if seen from street or alley with the finding the proposed work is consistent with the standards for fences in preservation criteria Sec. 51P-63.116(2)(B)(iv)(cc)[2] and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install iron driveway gate and iron fence behind Porte cochere to connect with cedar wood fence on side yard – Approve with conditions – Approve plan and specifications dated 05/15/2015 with condition that iron gate have a screening factor of less than 50 percent with the finding the proposed work is consistent with the standards for Porte cocheres in preservation criteria Sec. 51P-63.116(1)(M) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Install iron fence and antique-style iron gate on side yard opposite of driveway – Approve with conditions – Approve plan and specifications dated 05/15/2015 with condition that iron fence connects approximately 5 inches out from the corner quoin

between the quoin and first window with the finding the proposed work is consistent with the requirement for fences in preservation criteria Sec. 51P-63.116(2)(B)(iv)(cc)[2] and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
1) Install cedar wood board fence to match portions of existing wood fence and stain with Brand: Ready Seal. Body: 0S-015 "Pecan" – Deny without prejudice; insufficient information to review.
2) Install iron driveway gate and iron fence behind Porte cochere to connect with cedar wood fence on side yard – Deny without prejudice; insufficient information to review.
3) Install iron fence and antique-style iron gate on side yard opposite of driveway – Deny without prejudice; insufficient information to review.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 380 [MP]
Office Use Only

Name of Applicant: NEIL CASEY
Mailing Address: 6218 BRYAN PKWY
City, State and Zip Code: DALLAS, TX 75214
Daytime Phone: 214-802-3363 Fax:
Relationship of Applicant to Owner: SAME

PROPERTY ADDRESS: 6001 SWISS AVE
Historic District: SWISS AVE

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.

- Board on board wood fence to match, 8' fence on opposite side and back of property. Gates with metal pole 6'.
- Back wrought iron driveway gate and connecting iron fence to match other fence.
- Back iron fence with Antique Bronze to connect to wood fence on opposite side of home from driveway.
- Variations to follow with design details & elements

Signature of Applicant: [signature] Date: 5/6/15

Signature of Owner: [signature] Date: 5/6/15
(IF NOT APPLICANT)

seeking placement and written approval.

RECEIVED BY
MAY 07 2015
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 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.**

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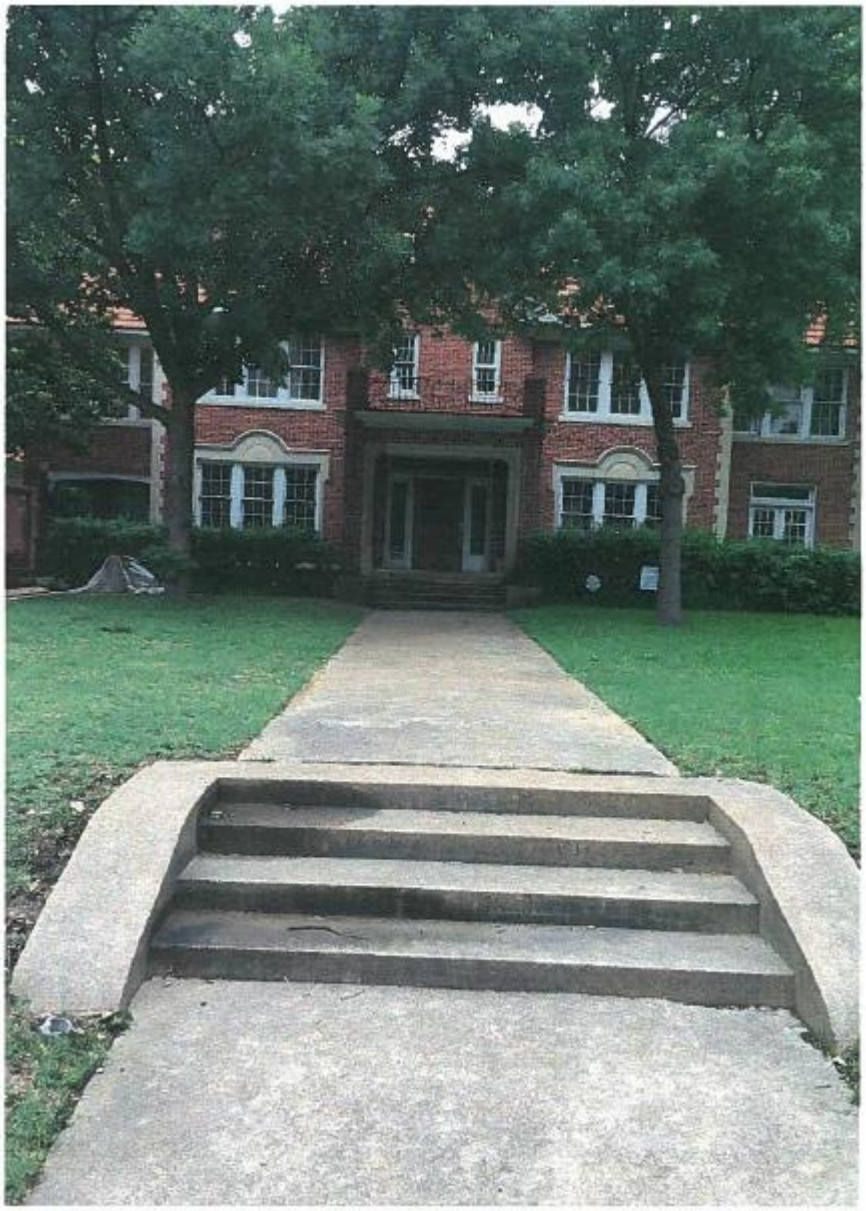
OTHER:

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.

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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**

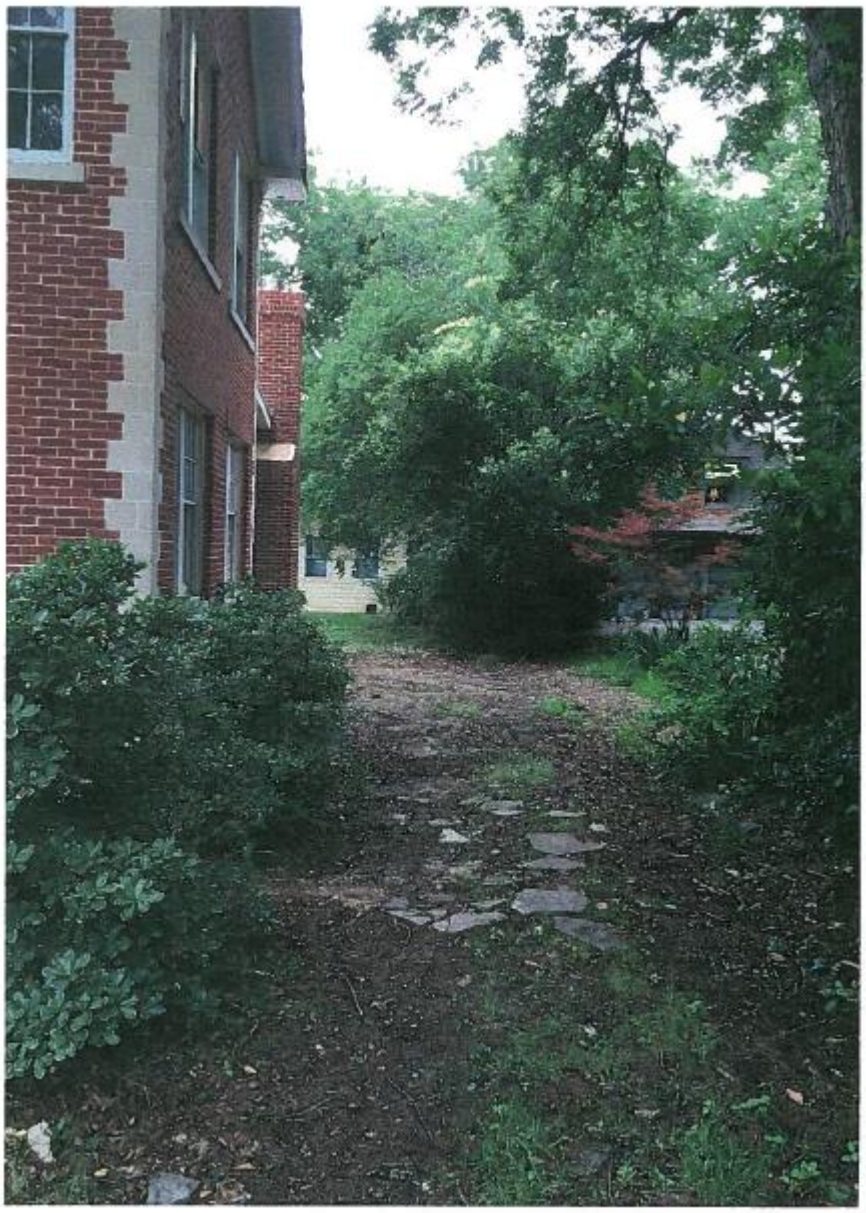




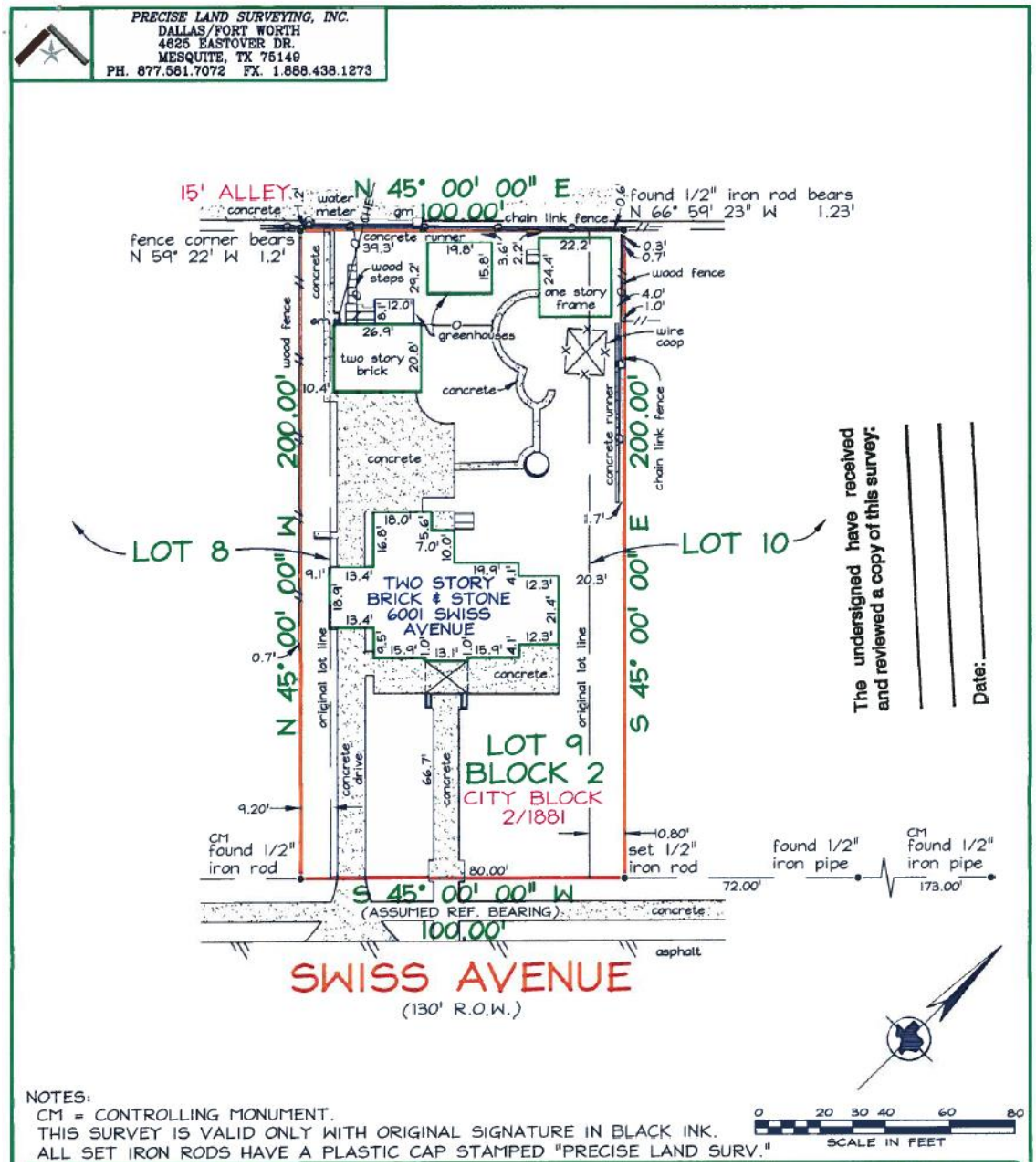
Neighbor’s fence; applicant proposes same cedar wood fence and staining to match.



View of Porte cochere; iron fence and iron driveway gate will be located on the back side of the Porte cochere.



Corner side opposite of driveway where applicant is proposing iron fence and antique-style iron gate within the front 50% of side yard.


PRECISE LAND SURVEYING, INC.
DALLAS/FORT WORTH
4625 EASTOVER DR.
MESQUITE, TX 75149
PH. 877.581.7072 FX. 1.888.438.1273
15' ALLEY
N 45° 00' 00" E
100.00'
found 1/2" iron rod bears
N 66° 59' 23" W 1.23'
fence corner bears
N 59° 22' W 1.2'
chain link fence
concrete runner
wood steps
one story frame
greenhouses
wire coop
wood fence
two story brick
concrete
LOT 8
LOT 10
TWO STORY BRICK & STONE
6001 SWISS AVENUE
LOT 9
BLOCK 2
CITY BLOCK
2/1881
original lot line
concrete drive
N 45° 00' 00" W
S 45° 00' 00" E
200.00'
CM
found 1/2"
iron rod
set 1/2"
iron rod
found 1/2"
iron pipe
CM
found 1/2"
iron pipe
S 45° 00' 00" W
(ASSUMED REF. BEARING)
100.00'
asphalt
SWISS AVENUE
(130' R.O.W.)
The undersigned have received and reviewed a copy of this survey.
Date:
NOTES:
CM = CONTROLLING MONUMENT.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."
0 20 30 40 60 80
SCALE IN FEET

Plan for fence and gates (plants, drive, and water feature already existing and not a part of the CA).

Southwest Fence & Deck

Specification for 8 ft. [redacted] fence

- *Posts set 3 ft. deep in 10 inch hole with "Maximizer" concrete 6 ft. on centers*
- *Either 4x4 cedar posts or 2-3/8 inch metal posts .095 thick, galvanized inside & out*
- *#1 grade or better Western Red Cedar pickets either 4 or 6 inch wide.*
- *#1 grade Western Red Cedar 1x4 trim is standard.*
- *All fittings for metal posts are galvanized and heavy duty or commercial grade.*
- *All nails for pickets are hot dip galvanized ring shank.*
- *We use 2x4 Western Red Cedar appearance grade rails (4 per section for 8ft or 3 per section for 6ft) rough.*
- *Retaining wall will be constructed of 2x6 #2 ground contact treated pine staggered spacing.*
- *Retaining wall will have intermediate posts between the fence posts.*
- *Gates will have 3 or 4 hinges & one latch and handle & will be self closing & latching.*

Specifications for cedar wood fence.

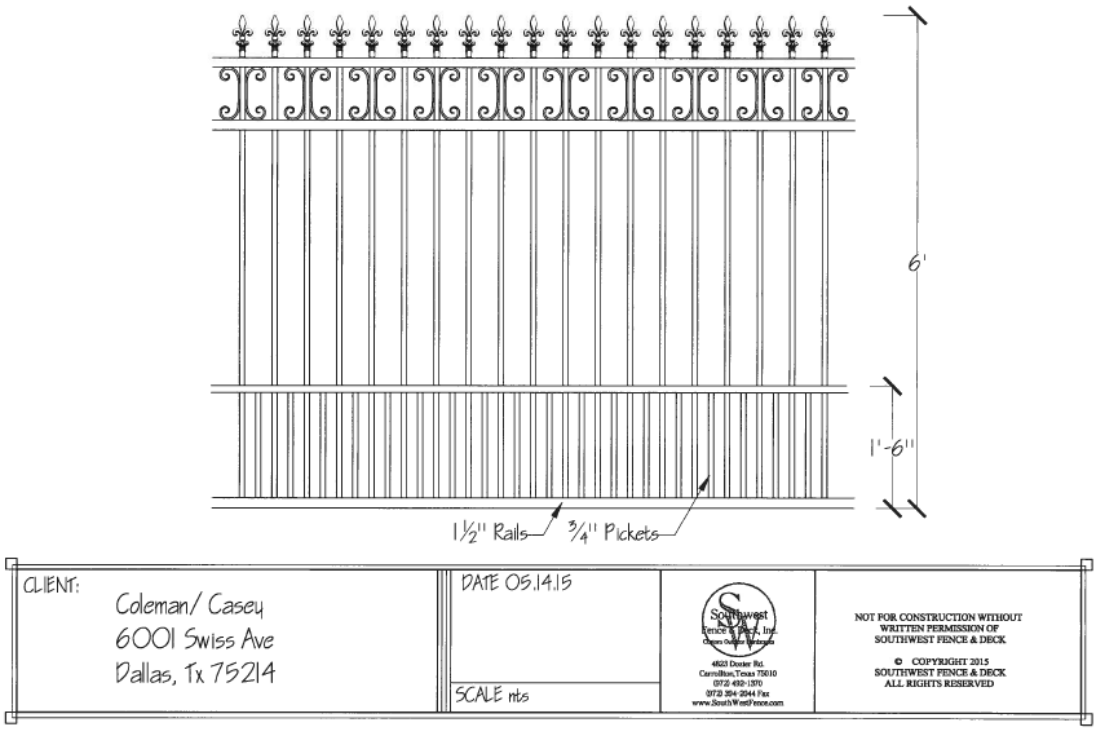
WROUGHT IRON FENCE SPECIFICATIONS

6 ft. tall with 42” wide walk gate
Square tube posts: 2” x 2” x .080 wall thickness set 24” deep in 160 lbs. of Maximizer concrete with a 5500 psi yield.
1-1/2” punched channel horizontal rails.
Square tube pickets: ¾” x ¾” x .063 wall thickness approx.. 4” on center with bottom 18” 2” on center.
Cast iron Fleur-De-Lis finials on top of pickets.
Cast iron decorative piece between top and second rail to complement railing on Widow’s Walk above front door.

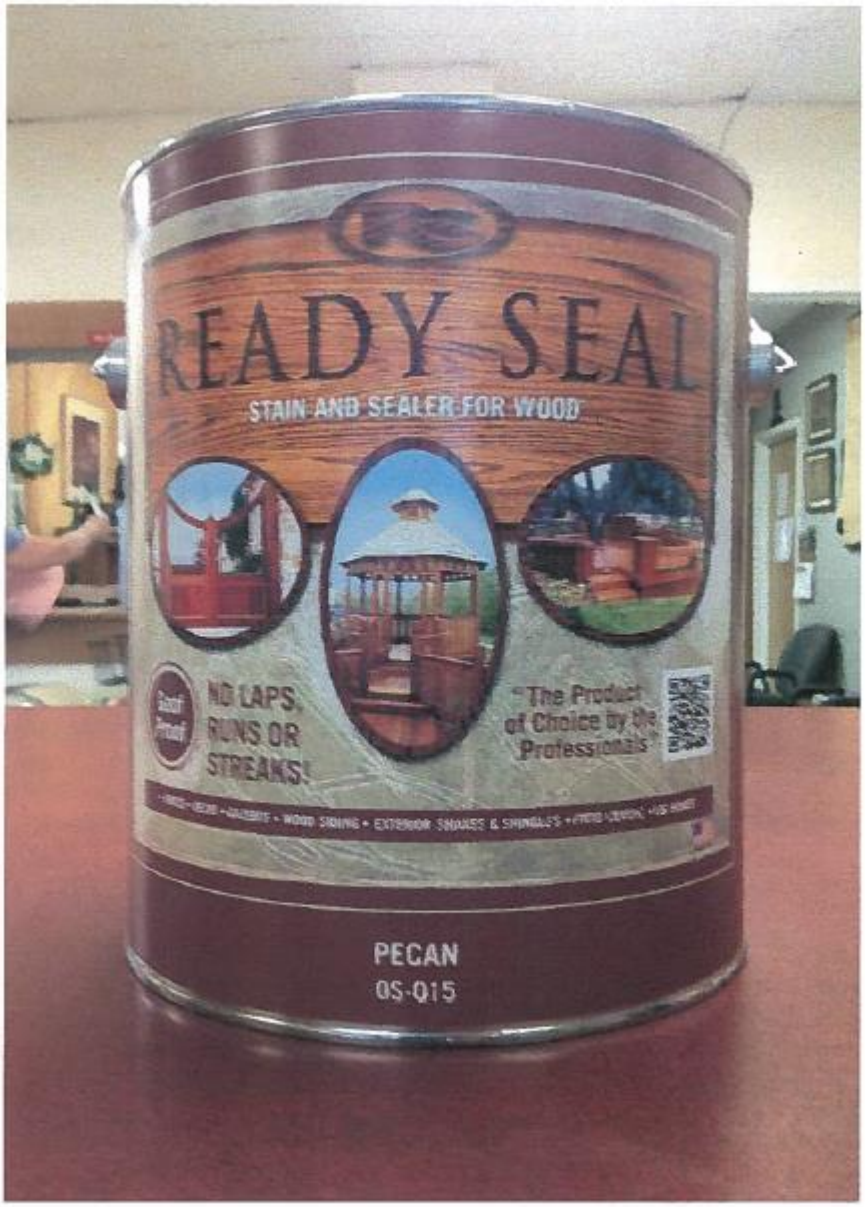
WROUGHT IRON ELECTRIC SWING GATE SPECS.

Square tube frame: 2” x 2” x .125” wall thickness to follow configuration of vehicle Porte-chere approx. 11’-0” wide x 9’-0” tall with Liftmaster RSW24 swing gate operator with photo safety eyes. Design to be similar to fence.
Square tube posts: 4” x 4” x ‘187” wall thickness set minimum depth of 36” with Maximizer concrete.

Specifications for iron fence.



Antique-style iron gate for side of yard opposite of driveway.



Stain for cedar wood fence.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 05/12/15
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Neil Casey
Address: **6001 Swiss** (Swiss Avenue Historic District)
Date of CA/CD Request: 05/07/15

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny ___X_Deny without prejudice

Recommendation / comments/ basis:

INSUFFICIENT INFORMATION TO REVIEW

Task force members present

X Joanna Hampton (Chair)	X John Mark Guest	X Elizabeth Mast
___ Wesley Powell (Vice-Chair)	X John Gormley	X Greg Johnston
___ Cheryl Scott	___ Vacant (Professional)	___ Beth Bradley (Munger Alt.)
___ Vacant (Swiss Alternate)		

Ex Officio staff members Present : Marsha Prior X

Simply Majority Quorum: X yes ___ no (four makes a quorum)

Maker: ELIZ. MAST
2nd: JOHN GORMLEY
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 12 MAY 2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CD145-022(MD)
LOCATION**:** 1012 Betterton Circle
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 4
ZONING: PD No. 388

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Tenth Street
MAPSCO: 55-A
CENSUS TRACT: 0041.00

APPLICANT: Dallas City Attorney's Office

REPRESENTATIVE: Andrew Gilbert

OWNER: ARTIS L COOPER

REQUEST:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

BACKGROUND / HISTORY:
The structure is listed as contributing per the Tenth Street National Register District.

ANALYSIS:
Staff does not agree with the Task Force suggestion to enter into the initial suspension period to find an interested party due to the fact the City Attorney's office met all the requirements for the demolition.

STAFF RECOMMENDATION:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Support initial suspension. No quorum. Comments only.

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

CD 145 - 022 [MD]
Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office

   MAILING Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201
   Daytime Phone: 214-671-8273 Fax: 214-670-0622
   Relationship of Applicant to Owner: N/A

ADDRESS OF PROPERTY TO BE DEMOLISHED: 1012 Betterton Zip 75203
Historic District: Tenth Street

RECEIVED BY
MAY 07 2015
Current Planning

Proposed Work:

2. Indicate which 'demolition standard(s) you are applying:
   ____ Replace with more appropriate/compatible structure
   ____ No economically viable use
   ____ Imminent threat to public health / safety
   ____ Demolition noncontributing structure because newer than period of significance
   __X__ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;
Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying:
   (please see attached checklist)
   Demolition of a structure pursuant to 51-A-4.501 (i)

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. **(See official calendar for exceptions to deadline and meeting dates).** You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed 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. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. **Signature of Applicant:** _____ **Date:** 5/7/15

5. **Signature of Owner:** _____ **Date:** _____
(IF NOT APPLICANT)

Review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate for Demolition and Removal 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.

_____ _____
Date

Sustainable Development and Construction

Certificate for Demolition & Removal **City of Dallas** **Historic Preservation**
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predisignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained by the city, a complete application for a certificate for demolition must be submitted to the landmark commission. Within 10 days after submission of an application, the director shall notify the city's representative or the property owner in writing of any documentation required but not submitted. The application must be accompanied by the following documentation before it will be considered complete:

- ☐ An affidavit in which the city representative or the property owner affirms that all information submitted in the application is correct.
- ☐ Records depicting the current condition of the structure, including drawings, pictures, or written descriptions, and including Historic American Buildings survey or Historic American Engineering Records documentation if required by law or agreement.
- ☐ A signed order from a court or other tribunal requiring the demolition of the structure in a proceeding brought pursuant to Texas Local Government Code Chapter 54 or 214, as amended.
- ☐ A copy of a written notice of intent to apply for a certificate for demolition that was submitted to the director and the landmark commission at least 30 days before the application.
- ☐ Any other evidence the city representative or property owner wishes to submit in support of the application.

Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.

Affiant's signature

Subscribed and sworn to before me this 7th day of May, 2014 15

DANNA WALLS
Notary Public
STATE OF TEXAS
My Comm. Exp. May 23, 2016

Notary Public



North facades.



North and partial east facades.

10/27/2014 10:06:12 AM

201400274562
ORDER 1/2

No. S50-003311-01

CITY OF DALLAS, Plaintiff,	§ § §	IN THE MUNICIPAL COURT OF
VS.	§ § §	THE CITY OF DALLAS
1012 BETTERTON CIRCLE. Defendant,	§ §	DALLAS COUNTY, TEXAS

ORDER TO EXERCISE REMEDIES AND TO AUTHORIZE
CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On June 9, 2014, the Court entered into an Agreed Order with owner, **Artis L. Cooper**, allowing the structure(s) on the property to be repaired by the owner(s), mortgagee(s), lienholder(s) or other persons having an interest in the property within 90 days.

Following the lapse of 90 days from the June 9 2014, Court Order, the above referenced property was reinspected and the structure was found to be vacant and in its same condition. Further, the structure(s) remain dilapidated, substandard, unfit for human habitation, a hazard to the public safety and welfare, and constitutes an urban nuisance.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's June 9, 2014 order.

It is therefore ORDERED that the City of Dallas, is authorized to: (1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; (2) enter the Property to inspect, photograph, and measure for purposes of documentation; (3) demolish the Structure and any accessory structure(s) on the Property; (4) remove all components and personalty; (5) and place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 14th day of October 2014.

Presiding Judge

NOTICE TO SUBSEQUENT GRANTEES, LIENHOLDERS OR TRANSFEREES

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.

CITY OF DALLAS

DATE: November 5, 2014

TO: Landmark Commission

FROM: Andrew Gilbert, Sr. Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Interim Assistant Director
Casey Burgess, Assistant City Attorney
Mark Doty, Senior Planner
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

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Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

(1) 1012 Betterton (Tenth Street): Owner of Record per DCAD, Artis L. Cooper, 1012 Betterton Cir., Dallas, Texas 75203

(2) 5818 Worth (Tenth Street): Owner of Record per DCAD, William Slocum, 700 Paulus Ave., Dallas, Texas 75214

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / 10TH STREET

DATE: **5/19/15**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Andrew Gilbert (City Attorney's Office)
Address: 1012 Betterton (Tenth Street)
Date of CA/CD Request: 5/7/2015

RECOMMENDATION:

____ Approve _____Approve with conditions __Deny _____Deny without prejudice

Recommendation / comments/ basis:

support initial suspension

Task force members present

____ Nancy McCoy
____ Chris Butler
____
__X__ Alonzo Harris
____ Alicia Quintans (Alternate)
____

Ex Officio staff members Present __X__ Mark Doty ____

Simply Majority Quorum: ___ yes __X__ no (two makes a quorum)

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

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

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CD145-020(MD)
LOCATION**:** 2842 Casey Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: PD No. 595, R-5(A) Subdistrict

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Wheatley Place
MAPSCO: 46-U
CENSUS TRACT: 0037.00

APPLICANT: Dallas City Attorney's Office

REPRESENTATIVE: Andrew Gilbert

OWNER: MARSHALL ORA

REQUEST:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

BACKGROUND / HISTORY:
The structure is listed as contributing per the Wheatley Place National Register District.

ANALYSIS:
Staff does not agree with the Task Force suggestion to enter into the initial suspension period to find an interested party due to the fact the City Attorney's office met all the requirements for the demolition.

STAFF RECOMMENDATION:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Support initial suspension. No quorum. Comments only.

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

CD 145 - 020 [MD]
Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office

   MAILING Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201
   Daytime Phone: 214-671-8273 Fax: 214-670-0622
   Relationship of Applicant to Owner: N/A

ADDRESS OF PROPERTY TO BE DEMOLISHED: 2842 Casey Zip 75215
Historic District: Wheatley Place

RECEIVED BY
MAY 07 2015
Current Planning

Proposed Work:

2. Indicate which 'demolition standard(s) you are applying:
   ____ Replace with more appropriate/compatible structure
   ____ No economically viable use
   ____ Imminent threat to public health / safety
   ____ Demolition noncontributing structure because newer than period of significance
   __X__ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;
Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying:
   (please see attached checklist)
   Demolition of a structure pursuant to 51-A-4.501 (i)

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month,** 1500 Marilla 5BN, Dallas, Texas, 75201. **(See official calendar for exceptions to deadline and meeting dates).** You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed 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. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. **Signature of Applicant:** _____ **Date:** 5/7/15

5. **Signature of Owner:** _____ **Date:** _____
(IF NOT APPLICANT)

Review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate for Demolition and Removal 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.

_____ _____
Date

Sustainable Development and Construction

Certificate for Demolition & Removal **City of Dallas** **Historic Preservation**
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predisignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained by the city, a complete application for a certificate for demolition must be submitted to the landmark commission. Within 10 days after submission of an application, the director shall notify the city's representative or the property owner in writing of any documentation required but not submitted. The application must be accompanied by the following documentation before it will be considered complete:

- ☐ An affidavit in which the city representative or the property owner affirms that all information submitted in the application is correct.
- ☐ Records depicting the current condition of the structure, including drawings, pictures, or written descriptions, and including Historic American Buildings survey or Historic American Engineering Records documentation if required by law or agreement.
- ☐ A signed order from a court or other tribunal requiring the demolition of the structure in a proceeding brought pursuant to Texas Local Government Code Chapter 54 or 214, as amended.
- ☐ A copy of a written notice of intent to apply for a certificate for demolition that was submitted to the director and the landmark commission at least 30 days before the application.
- ☐ Any other evidence the city representative or property owner wishes to submit in support of the application.

GENERAL NOTES:

Note 1:	Minimum scale of 1/8" = 1'0" on all plans and elevations, unless otherwise approved by a Preservation Planner. Section details of new cornices, columns, railings or any other distinctive details are required at ½" = 1'.
Note 2:	When required to show the relationship to adjacent structures and structure is on a corner, "adjacent" means across the street.
Note 3:	When material descriptions are required, materials to be used must be designated on the elevation drawings.

Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.

Affiant's signature

Subscribed and sworn to before me this 7th day of May, 2015

DANNA WALLS
Notary Public
STATE OF TEXAS
My Comm. Exp. May 23, 2016

Notary Public


11/20/2014 14:30


11/20/2014 14:31


11/20/2014 14:30

No. S50-003439-01

CITY OF DALLAS, Plaintiff,	§	IN THE MUNICIPAL COURT OF
VS.	§	THE CITY OF DALLAS
2842 CASEY STREET, Defendant,	§	DALLAS COUNTY, TEXAS

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On October 13, 2014, the Court ORDERED that the structure located at **2842 Casey Street,** Dallas, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the December 9, 2014 edition of the Dallas Morning News.

Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the November 19, 2014, edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's October 13, 2014, orders.

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 16 day of December 2014.

Presiding Judge

NOTICE TO SUBSEQUENT GRANTEES, LIENHOLDERS OR TRANSFEREES

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property

CITY OF DALLAS

DATE: February 3, 2015

TO: Landmark Commission

FROM: Andrew Gilbert, Sr. Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Interim Assistant Director
Casey Burgess, Assistant City Attorney
Mark Doty, Senior Planner
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

---

Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

(1) 2842 Casey (Wheatley Place): Owner of Record per DCAD, Ora Marshall, 2842 Casey St., Dallas, Texas 75215-3901

(2) 3635 Dunbar (Wheatley Place): Owner of Record per DCAD, Juan Rodriguez, 10437 Ferguson, Dallas, Texas 75228

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / 10TH STREET

DATE: **5/19/15**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Andrew Gilbert (City Attorney's Office)
Address: 2842 Casey (Wheatley Place)
Date of CA/CD Request: 5/7/2015

RECOMMENDATION:

____ Approve _____Approve with conditions __Deny ____Deny without prejudice

Recommendation / comments/ basis:

Support initial suspension

Task force members present

____ Nancy McCoy
____ Chris Butler
____
__X__ Alonzo Harris
____ Alicia Quintans (Alternate)
____

Ex Officio staff members Present __X__ Mark Doty ____

Simply Majority Quorum: ___ yes __X__ no (two makes a quorum)

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

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

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CD145-021(MD)
LOCATION**:** 3635 Dunbar Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: PD No. 595, R-5(A) Subdistrict

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Wheatley Place
MAPSCO: 46-U
CENSUS TRACT: 0037.00

APPLICANT: Dallas City Attorney's Office

REPRESENTATIVE: Andrew Gilbert

OWNER: HARRIS MAXINE S ET AL

REQUEST:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

BACKGROUND / HISTORY:
The structure is listed as contributing per the Wheatley Place National Register District.

ANALYSIS:
Staff does not agree with the Task Force suggestion to enter into the initial suspension period to find an interested party due to the fact the City Attorney's office met all the requirements for the demolition.

STAFF RECOMMENDATION:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Support initial suspension. No quorum. Comments only.

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

CD 145 - 021 (MD)
Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office

   MAILING Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201
   Daytime Phone: 214-671-8273 Fax: 214-670-0622
   Relationship of Applicant to Owner: N/A

ADDRESS OF PROPERTY TO BE DEMOLISHED: 3635 Dunbar Zip 75215
Historic District: Wheatley Place

RECEIVED BY
MAY 07 2015
Current Planning

Proposed Work:

2. Indicate which 'demolition standard(s) you are applying:
   ____ Replace with more appropriate/compatible structure
   ____ No economically viable use
   ____ Imminent threat to public health / safety
   ____ Demolition noncontributing structure because newer than period of significance
   __X__ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;
Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying:
   (please see attached checklist)
   Demolition of a structure pursuant to 51-A-4.501 (i)

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. **(See official calendar for exceptions to deadline and meeting dates).** You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed 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. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. **Signature of Applicant:** _____ **Date:** 5/7/15

5. **Signature of Owner:** _____ **Date:** _____
(IF NOT APPLICANT)

Review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate for Demolition and Removal 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.

_____ _____
Date

Sustainable Development and Construction

Certificate for Demolition & Removal **City of Dallas** **Historic Preservation**
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predisignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained by the city, a complete application for a certificate for demolition must be submitted to the landmark commission. Within 10 days after submission of an application, the director shall notify the city's representative or the property owner in writing of any documentation required but not submitted. The application must be accompanied by the following documentation before it will be considered complete:

- ☐ An affidavit in which the city representative or the property owner affirms that all information submitted in the application is correct.
- ☐ Records depicting the current condition of the structure, including drawings, pictures, or written descriptions, and including Historic American Buildings survey or Historic American Engineering Records documentation if required by law or agreement.
- ☐ A signed order from a court or other tribunal requiring the demolition of the structure in a proceeding brought pursuant to Texas Local Government Code Chapter 54 or 214, as amended.
- ☐ A copy of a written notice of intent to apply for a certificate for demolition that was submitted to the director and the landmark commission at least 30 days before the application.
- ☐ Any other evidence the city representative or property owner wishes to submit in support of the application.

GENERAL NOTES:

Note 1:	Minimum scale of 1/8" = 1'0" on all plans and elevations, unless otherwise approved by a Preservation Planner. Section details of new cornices, columns, railings or any other distinctive details are required at ½" = 1'.
Note 2:	When required to show the relationship to adjacent structures and structure is on a corner, "adjacent" means across the street.
Note 3:	When material descriptions are required, materials to be used must be designated on the elevation drawings.

Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.

Affiant's signature

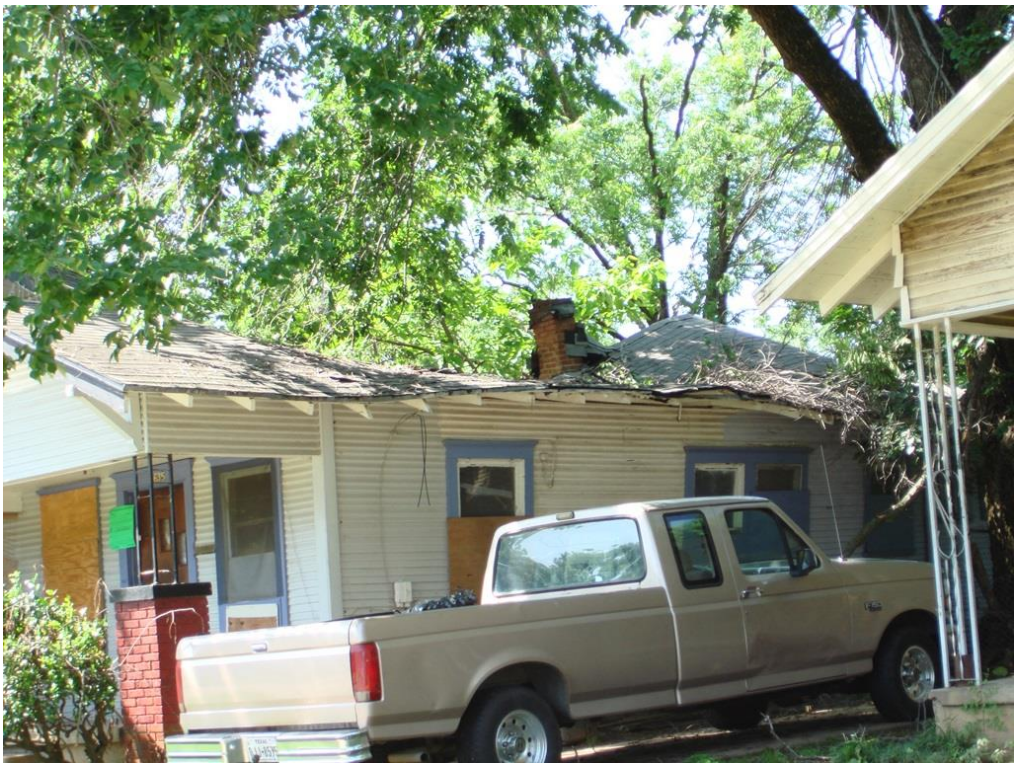
Subscribed and sworn to before me this 7th day of May, 2014 ~~14~~ 15

DANNA WALLS
Notary Public
STATE OF TEXAS
My Comm. Exp. May 23, 2016

Notary Public



East elevation.



East and partial south elevations.

No. S50-003474-01

CITY OF DALLAS, Plaintiff,	§	IN THE MUNICIPAL COURT OF
VS.	§	THE CITY OF DALLAS
3635 DUNBAR STREET, Defendant,	§	DALLAS COUNTY, TEXAS

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On November 10, 2014, the Court ORDERED that the structure located at **3635 Dunbar Street,** Dallas, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the November 19, 2014 edition of the Dallas Morning News.

Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the December 17, 2014, edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's November 10, 2014, orders.

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 12th day of January 2015.

Presiding Judge

NOTICE TO SUBSEQUENT GRANTEES, LIENHOLDERS OR TRANSFEREES

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.

CITY OF DALLAS

DATE: February 3, 2015

TO: Landmark Commission

FROM: Andrew Gilbert, Sr. Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Interim Assistant Director
Casey Burgess, Assistant City Attorney
Mark Doty, Senior Planner
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

---

Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

(1) 2842 Casey (Wheatley Place): Owner of Record per DCAD, Ora Marshall, 2842 Casey St., Dallas, Texas 75215-3901

(2) 3635 Dunbar (Wheatley Place): Owner of Record per DCAD, Juan Rodriguez, 10437 Ferguson, Dallas, Texas 75228

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / 10TH STREET

DATE: **5/19/15**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Andrew Gilbert (City Attorney's Office)
Address: 3635 Dunbar (Wheatley Place)
Date of CA/CD Request: 5/7/2015

RECOMMENDATION:

____ Approve _____Approve with conditions __Deny _____Deny without prejudice

Recommendation / comments/ basis:

Support initial suspension

Task force members present

____ Nancy McCoy
____ Chris Butler
____
__X__ Alonzo Harris
____ Alicia Quintans (Alternate)
____

Ex Officio staff members Present __X__ Mark Doty ____

Simply Majority Quorum: ___ yes __X__ no (two makes a quorum)

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

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

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-377(MD)
LOCATION**:** 220 N. Clinton Avenue
STRUCTURE: Main, Accessory & Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: RESIDENTIAL DESIGN SERVICES LLC

REPRESENTATIVE: Robert Pross

OWNER: NAVARRO MARIA M

REQUEST:

1) Install new wood siding on exterior.
2) Install three-over-one wood windows.
3) Construct front porch.
4) Install two pair of ganged, wood one-over-one windows on front facade.
5) Remove one door and three windows on rear addition and infill with wood siding to match.
6) Relocate window on rear facade.
7) Install French doors on rear facade.
8) Remove door and window on rear facade and infill with wood siding to match.
9) Install door on rear addition facade. Infill with wood siding to match.
10) Remove door on addition. Infill with wood siding to match.
11) Paint main structure. Brand - Sherwin Williams. Body - SW 7021 'Simple White'. Trim/handrails - SW 7006 'Extra White'. Front door - SW 6910 'Daisy'.
12) Install composition shingle roof. GAF Timberline 'Charcoal'.

BACKGROUND / HISTORY: None.

ANALYSIS:
For the most part, Staff and Task Force were in agreement with the proposal except for Request #3 to construct a new front porch. While Sanborn maps (D15-9) provided by the Applicant indicate a full length porch on the structure, the proposed style of the new porch (which is based off the neighboring Turner House) is not appropriate and is a conjectural feature. Staff also had the same issue with the addition of the new ganged windows on the front façade (Request #4). Therefore, Staff is recommending denial without prejudice for those two requests.

STAFF RECOMMENDATION:

1) Install new wood siding on exterior. – Approve with conditions - Approve drawings dated 5/20/15 with the condition that at least 70% of the existing wood siding is repaired rather than replaced with the finding of fact the proposed work is consistent with the criteria for wood facades in the preservation criteria Section 51P-87.111 (a)(10)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Install three-over-one wood windows. – Approve - Approve drawings dated 5/20/15 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A)(B) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3) Construct front porch. – 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 inconsistent with the preservation criteria that state front porch or entry treatment must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(11)(E). Secretary of the Interior Standard #3.
4) Install two pair of ganged, wood one-over-one windows on front facade. – 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 inconsistent with the preservation criteria that state windows must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(17)(F)(iii). Secretary of the Interior Standard #3.
5) Remove one door and three windows on rear addition and infill with wood siding to match. – Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6) Relocate window on rear facade. – Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7) Install French doors on rear facade. – Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
8) Remove door and window on rear facade and infill with wood siding to match. – Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
9) Install door on rear addition facade. Infill with wood siding to match. – Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
10) Remove door on addition. Infill with wood siding to match. – Approve - Approve drawings dated 5/20/15 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
11) Paint main structure. Brand - Sherwin Williams. Body - SW 7021 'Simple White'. Trim/handrails - SW 7006 'Extra White'. Front door - SW 6910 'Daisy'. – Approve - Approve paint specifications dated 5/20/15 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
12) Install composition shingle roof. GAF Timberline 'Charcoal'. – Approve - Approve shingle specification dated 5/20/15 with the finding the proposed work is

consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

1) Install new wood siding on exterior. – Approve with conditions - Recommend not to discard all wood siding and to salvage a percentage. Report back to Staff. Submit style of existing wood siding and new.
2) Install three-over-one wood windows. – Approve with conditions - Submit dimension of center mullion of wood window to insure new matches existing.
3) Construct front porch. – Deny without prejudice - Deny new front porch design. (No exist evidence exists for allowing).
4) Install two pair of ganged, wood one-over-one windows on front facade. – Approve with conditions - Submit dimension of center mullion of wood window to insure new matches existing.
5) Remove one door and three windows on rear addition and infill with wood siding to match. – Approve with conditions - Back elevation windows are removed and added (shown in drawings).
6) Relocate window on rear facade. – Approve with conditions - Back elevation windows are removed and added (shown in drawings).
7) Install French doors on rear facade. – Approve.
8) Remove door and window on rear facade and infill with wood siding to match. – Approve.
9) Install door on rear addition facade. Infill with wood siding to match. – Approve.
10) Remove door on addition. Infill with wood siding to match. – Approve.
11) Paint main structure. Brand - Sherwin Williams. Body - SW 7021 'Simple White'. Trim/handrails - SW 7006 'Extra White'. Front door - SW 6910 'Daisy'. – Approve with conditions - Removed black color to use only three.
12) Install composition shingle roof. GAF Timberline 'Charcoal'. – Approve.

CP

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 145 - 377 [MD]
Office Use Only

Name of Applicant: Robert Pross
Mailing Address : 4050 Williamsburg Rd.
City, State and Zip Code: Dallas, Texas 75220
Daytime Phone: 817-253-2634 Fax: 972-759-1405
Relationship of Applicant to Owner: Designer

PROPERTY ADDRESS: 220 N. Clinton Ave. Dallas, TX 75208
Historic District: Winnetka Heights

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.

The proposed work includes fully refurbishing the exterior with new wood siding, wood windows, and a new composition roof. A new front covered porch is proposed with the design and materials intended to match the Historic District guidelines. A new wood deck at the rear side of the house is also proposed. Work also includes the demolition of an existing single story garage with the addition of a 2-strory garage with materials matching the primary residence. The 2nd floor garage use is intended to be a game room.

Signature of Applicant: _____ Date: 05/6/15

Signature of Owner: _____ Date: 4/28/15
(IF NOT APPLICANT)

RECEIVED BY
MAY 07 2015
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. **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**

220 NORTH CLINTON AVENUE



EXISTING RESIDENCE WEST VIEW



EXISTING RESIDENCE PARTIAL SOUTH VIEW

East elevation.

220 NORTH CLINTON AVENUE



EXISTING RESIDENCE PARTIAL SOUTH VIEW



EXISTING RESIDENCE EAST VIEW

220 NORTH CLINTON AVENUE



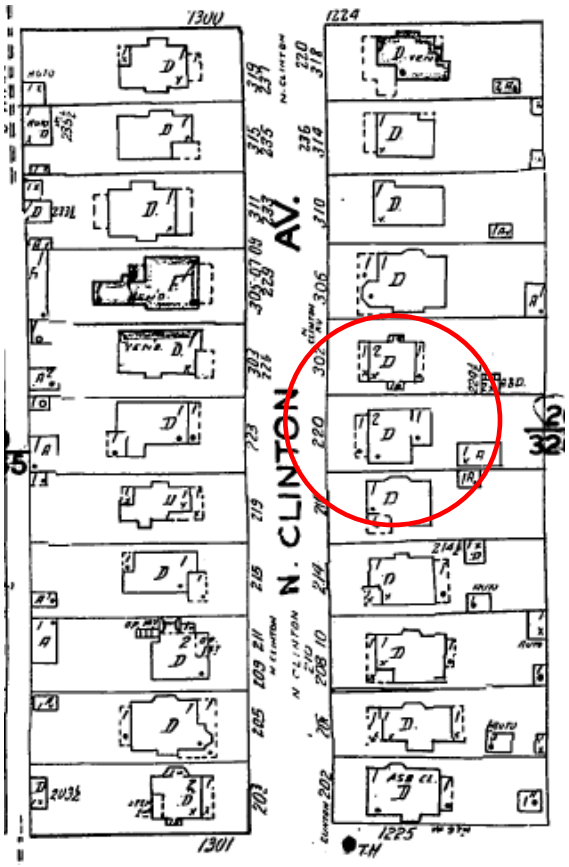
EXISTING RESIDENCE NORTH VIEW



ADJACENT HOUSE TO THE SOUTH



ADJACENT HOUSE TO THE NORTH



1927 Sanborn Map – Red circle indicates 220 N. Clinton.



SHARE THIS:

SINGLE & DOUBLE HUNG WINDOW



(http://www.hurd.com/sites/default/files/product-images/wood_dh_int.png)

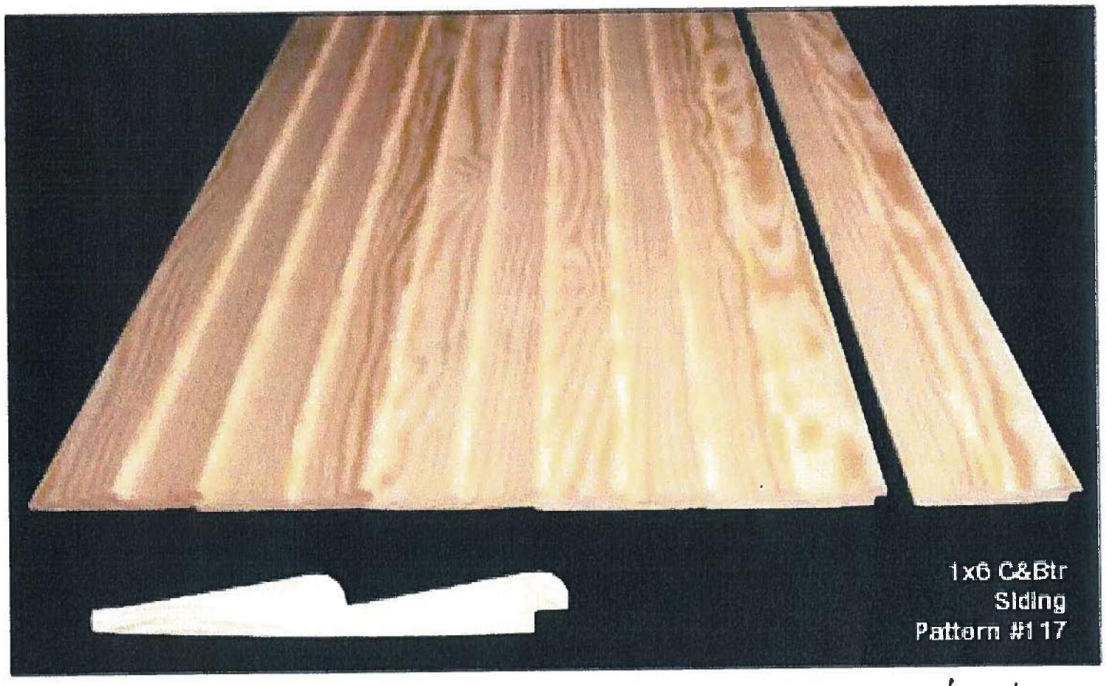
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(http://www.hurd.com/sites/default/files/product-images/Phil-Kean-Designs-34.jpg)

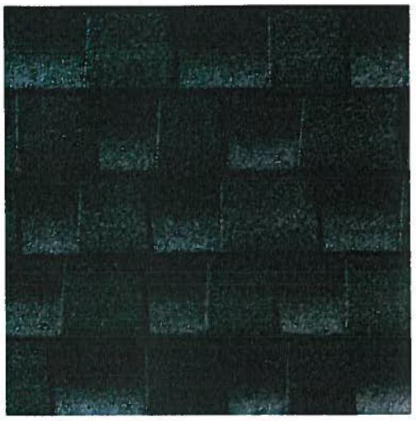
5/20/15

Proposed window specification.



Proposed wood siding specification.

HOME / GAF TIMBERLINE ULTRA HD SHINGLES - CHARCOAL





SHARE THIS PRODUCT:

GAF Timberline Ultra HD Shingles - Charcoal

For just pennies-a-day more, you can enjoy some of the best, thickest, most ultra-dimensional Timberline® shingles

Timberline Ultra HD® Shingles will cost you just pennies-a-day more than standard architectural shingles. In return, you can enjoy the thickest, most ultra-dimensional wood-shake look for your roof.

Thanks to layers that are up to 53% thicker than standard architectural shingles combined with High Definition® blends, Timberline Ultra HD® Shingles offer a natural beauty and incredible thickness that you'll notice and appreciate.

- Fiberglass asphalt shingle
- Lifetime ltd. transferable warranty
- Smart Choice® protection for the first 10 years
- 130 mph ltd. wind coverage
- StainGuard® algae discoloration ltd. warranty
- Approximately 64 Pieces/Sq.
- Approximately 4 Bundles/Sq.
- Approximately 256 Nails/Sq.
- 5 5/8" exposure

Add to Quote

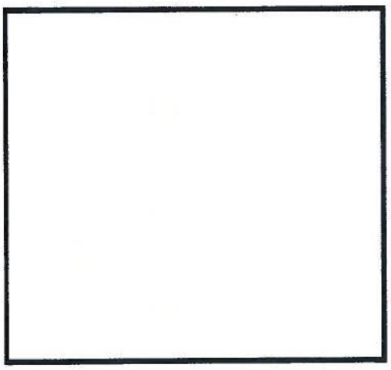
5/20/15

Proposed roof shingle specification.

220 NORTH CLINTON AVENUE

SW 6910 - DAISY
(FRONT DOOR)

SW 7021 SIMPLE WHITE
(SIDING)



SW 7006 EXTRA WHITE
(GUARDRAILS / DOOR AND WINDOW TRIM)

5/20/15

Proposed paint specification.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 5/13/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Robert Pross
PROPERTY ADDRESS: 220 N. Clinton (Winnetka Heights)
DATE of CA / CD REQUEST: 5/7/2015

RECOMMENDATION:

___ Approval ___✓___Approval with conditions 1,2,3,4 + 6 ___ Denial ___✓___Denial without prejudice 5

Recommendation / comments/ basis:

WOOD SIDING (1) → RECOMMEND NOT TO DISCARD ALL WOOD SIDING & TO SALVAGE A PERCENTAGE REPORT BACK TO STAFF

PAINT → PAINT REMOVED BLACK COLOR TO USE ONLY THREE

WOOD SIDING (3) → SUBMIT STYLE OF EXIST. WOOD SIDING AND NEW

WOOD WINDOW (4) → SUBMIT DIMENSION OF CENTER MULLION OF WOOD WINDOW TO INSURE NEW MATCHES EXIST.

PORCH (5) → DENY NEW FRONT PORCH DESIGN (NO EXIST EVIDENCE EXIST FOR ALLOWING

REMOVING/ADDING WINDOWS (6) → BACK ELEVATIONS WINDOWS ARE REMOVED & ADDED (SHOWN IN DRAWING

Task force members present

___ Jeffrey Fahrenholz (Chair)	___X___ Garth Russo	___
___ Les Hall	___X___ Jeff Cummings (Vice-Chair)	___X___ Barbara Roy (Alternate)
___ Alfred Pena	___X___ Bob Rodriguez	___ Connie Marks (Alternate)

Ex Officio staff members present ___X___ Mark Doty ___

Simply Majority Quorum: ___✓___ yes ___ no

Maker: BARBARA
2nd: BOB
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 5/13/2015

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.

CITY OF DALLAS

LANDMARK COMMISSION **JUNE 1, 2015**

FILE NUMBER: CA145-364(MD)
LOCATION**:** 131 N. Winnetka Avenue
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty
DATE FILED: May 4, 2015
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Danny Horton

REPRESENTATIVE: None.

OWNER: WILBURN CHRISTOPHER T TR

REQUEST:
Install Hardie siding to lower half of front porch. Working started without a Certificate of Appropriateness.

BACKGROUND / HISTORY:
The Google images on DX–4 show that the porch has been screened previously. The Applicant indicated that the additional material is needed for pet safety.

ANALYSIS:
The completed work does not meet the requirements in the Winnetka Heights preservation criteria that state front porches should not be enclosed, therefore Staff is recommending denial without prejudice.

STAFF RECOMMENDATION:
Install Hardie siding to lower half of front porch. Working started 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 inconsistent with the preservation criteria that state front porches may not be enclosed with any material. Preservation criteria 51P-87.111(a)(11)(B).

TASK FORCE RECOMMENDATION:
Install Hardie siding to lower half of front porch. Working started without a Certificate of Appropriateness. – Deny without prejudice.

CP

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 145 - 364 (MD)
Office Use Only

Name of Applicant: [redacted] (Danny Horton)
Mailing Address : 131 Winnetka Ave
City, State and Zip Code: Dallas TX 75208
Daytime Phone: 972-399-6782 Fax: _____
Relationship of Applicant to Owner: _____

PROPERTY ADDRESS: 131 Winnetka Ave Dallas Tx 75208
Historic District: Winnetka Height

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.

Add hardie backer siding to lower half front porch & one left side of porch, Trim out, caulk & paint to match existing [redacted] colors

RECEIVED BY
MAY 07 2015
Current Planning

Signature of Applicant: [redacted] Date: 3-3-14

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:

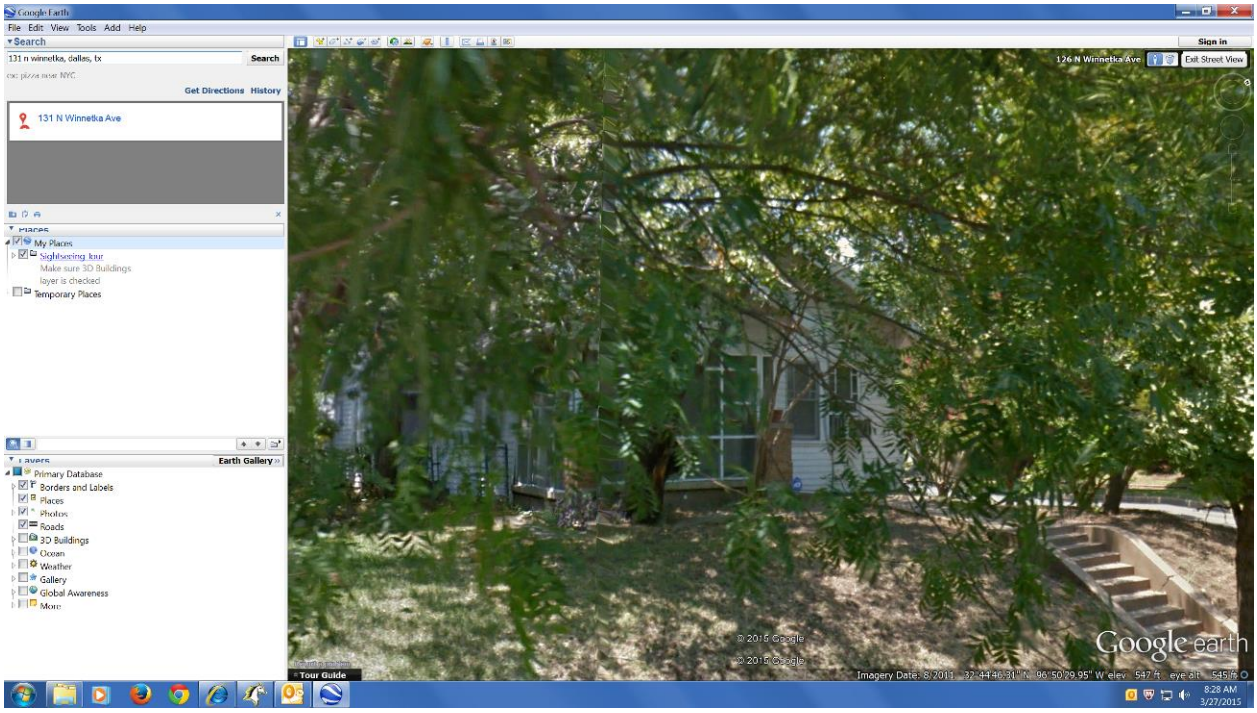
- ☐ **APPROVED.** Please release the building permit.
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

_____ _____
Sustainable Construction and Development **Date**

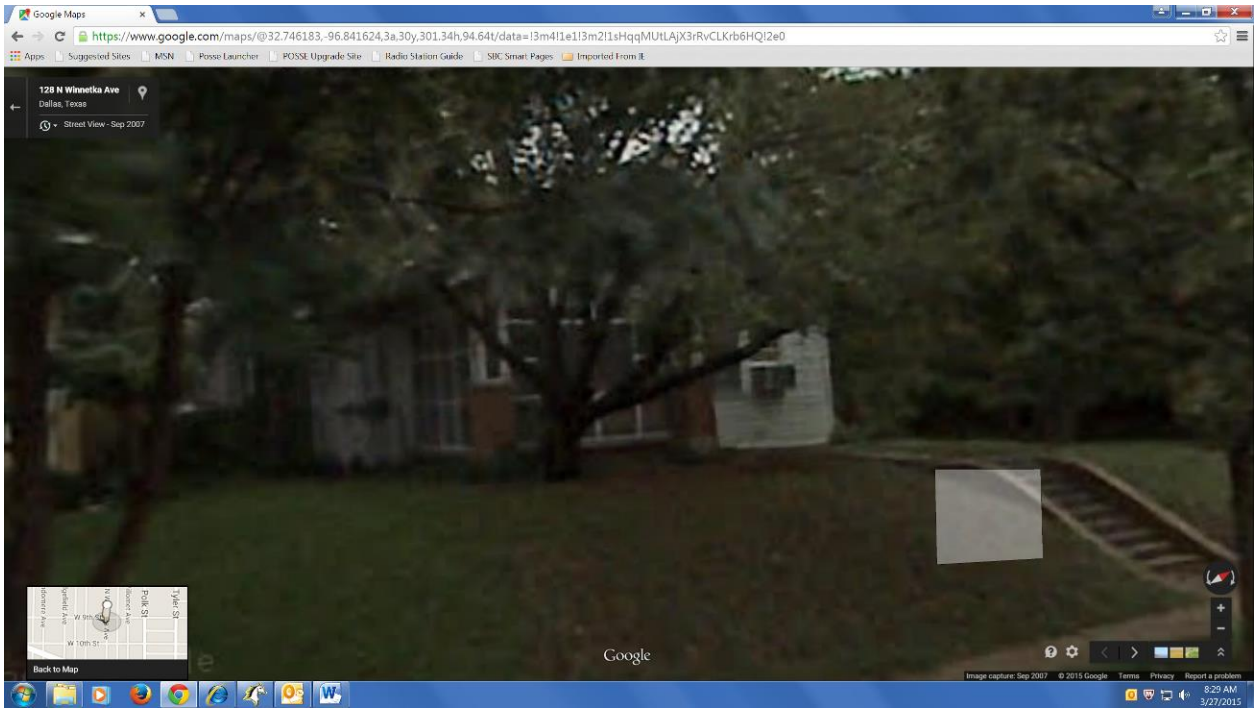


East elevation.





Google images showing previous condition of screened-in porch.



TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 5/13/2015
TIME: 5:30pm
MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce, Methodist Conference Room

APPLICANT NAME: Danny Horton
PROPERTY ADDRESS: 131 N. Winnetka (Winnetka Heights)
DATE of CA / CD REQUEST: 5/7/2015

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial __X__Denial without prejudice

Recommendation / comments/ basis:

Task force members present

___ Jeffrey Fahrenholz (Chair)	__X__ Garth Russo	___
___ Les Hall	__X__ Jeff Cummings (Vice-Chair)	__X__ Barbara Roy (Alternate)
___ Alfred Pena	__X__ Bob Rodriguez	___ Connie Marks (Alternate)

Ex Officio staff members present __X__Mark Doty ____

Simply Majority Quorum: __X__ yes ___ no

Maker: BARBARA
2nd: GARTH
Task Force members in favor: ALL
Task Force members opposed: NONE
Basis for opposition:

CHAIR, Task Force [signature] DATE - 5/13/2015

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.