CITY OF DALLAS
LANDMARK COMMISSION
Monday, October 1, 2018
AGENDA

BRIEFINGS: Dallas City Hall
1500 Marilla St., Room 5/E/S
10:00 A.M.

PUBLIC HEARING: Dallas City Hall
1500 Marilla St., Council Chambers, 6th floor
1:00 P.M.

Kris Sweckard, Director
Mark Doty, Chief Planner Historic Preservation
Jennifer Anderson, Senior Planner
Liz Casso, Senior Planner
Melissa Parent, Planner
Marsha Prior, Planner

BRIEFING ITEMS

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

Briefing – Fundamentals of Boards and Commissions, Part 1: Speakers' Rules– Anna Holmes – City Attorney's Office

CONSENT ITEMS

1. 710 DUMAS ST
Junius Heights Historic District
CE178-015(MD)
Mark Doty

Request:
A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.
Applicant: Steel Toe Stiletto LLC
Application Filed: 9/6/18
Staff Recommendation:
Approval of the Certificate of Eligibility.

2. 703 LIPSCOMB ST

Junius Heights Historic District
CE178-016(MD)
Mark Doty

Request:
A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.
Applicant: Tam Pham, Steel Toe Stiletto, LLC
Application Filed: September 6, 2018
Staff Recommendation:
Approval of the Certificate of Eligibility.

3. 2557 ELM ST

Knights of Pythias
CA178-927(LC)
Liz Casso

Request:
1. Install hardscape, including an in-ground pool, built-in fire pit and built-in planter boxes.
2. Install fencing.
3. Modify door openings and add new openings on east elevation of hotel addition.
4. Convert three window openings to door openings on east elevation of historic structure.
5. Construct kitchen addition on west elevation.
6. Construct outdoor shade structure at patio on west elevation.

Applicant: Perkins & Will - Kristin Winters
Application filed: 09/06/18
Staff Recommendation:
1. Install hardscape, including an in-ground pool, built-in fire pit and built-in planter boxes. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and Section 3.6 for public improvements, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install fencing. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 3.5 for fencing and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Modify door openings and add new openings on east elevation of hotel addition. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 8.6 for new construction and additions and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Convert three window openings to door openings on east elevation of historic structure. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Section 5.3 for fenestration and openings and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct kitchen addition on west elevation. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 8.1, 8.2 and 8.3 for new

construction and additions on elevation D and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Construct outdoor shade structure at patio on west elevation. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 8.6 for new construction and additions and meets the standards in in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install hardscape, including an in-ground pool, built-in fire pit and built-in planter boxes – Approve - Approve as submitted.
2. Install fencing - Approve - Approve as submitted with the recommendation that the brick wall be replaced with matching metal picket fence with landscaping.
3. Modify door openings and add new openings on east elevation of hotel addition - Approve - Approve as submitted.
4. Convert three window openings to door openings on east elevation of historic structure - Approve - Approve as submitted.
5. Construct kitchen addition on west elevation – Approve - Approve as submitted.
6. Construct outdoor shade structure at patio on west elevation - Approve - Approve as submitted.

4. 5646 MILTON ST

Meadows Building
CA178-935(LC)
Liz Casso

Request:

1. Install flat attached signs on east elevation of Greenville Ave Building.
2. Install flat attached sign on south elevation of Milton St. Building.
3. Install monument sign in southeast corner of plaza.

Applicant: Gensler - Marcel Quimby
Application Filed: 09/06/2018
Staff Recommendation:

1. Install flat attached signs on east elevation of Greenville Ave Building. – Approve – Approve drawings dated 9/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install flat attached sign on south elevation of Milton St. Building. – Approve – Approve drawings dated 9/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install monument sign in southeast corner of plaza. – Approve – Approve drawings dated 9/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install flat attached signs on east elevation of Greenville Ave Building - Approve – Approve with conditions provide electrical connection details for flat attached signs.
2. Install flat attached sign on south elevation of Milton St. Building - Approve – Approve with conditions provide electrical connection details for flat attached signs.
3. Install monument sign in southeast corner of plaza - Approve – Approve with conditions provide details on material and finish for monument sign mounting posts.

5. 2618 WARREN AVE

Juanita Craft Home
CA178-929(LC)
Liz Casso

Request:
Remove diseased tree in side yard and replace with pecan tree.
Applicant: Magill, Nathan
Application Filed: 09/06/2018
Staff Recommendation:
Remove diseased tree in side yard and replace with pecan tree. – Approve – Approve photos and tree risk assessment with the finding the proposed work is consistent with preservation criteria Section 3.7, 3.8 and 3.9 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Remove diseased tree in side yard and replace with pecan tree - Approve – Approve as submitted.

6. 710 DUMAS ST

Junius Heights Historic District
CA178-949(MP)
Marsha Prior

Request:
1. Construct two-story addition to rear.
2. Enclose rear porch.
3. Construct accessory structure.
4. Install new concrete drive.
5. Install 8' wood fence and stain. Brand: Ready Seal "Dark Walnut."
6. Remove tree in right side yard.

Applicant: Steel Toe Stiletto - Tam Pham
Application Filed: 09-06-2018
Staff Recommendation:
1. Construct two-story addition to rear – Approve with conditions – Approve drawings and specifications dated 9/19/18 with the condition that siding on addition is wood and matches original wood siding on front gables in style, profile, and dimension, and that a horizontal trim board is added on the rear elevation at the bottom of the two-story addition to demarcate the new addition from original single story with the finding the work is consistent with preservation criteria Sections 8.5, 8.6, and 8.14 and meets the standards

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

2. Enclose rear porch – Approve with conditions – Approve drawings and specifications dated 9/19/18 with the condition that removed wood panels will be infilled with brick that is an exact match to existing brick siding in profile, dimension, color, and texture with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Construct accessory structure – Approve – Approve drawings dated 9/19/18 with the finding the work is consistent with preservation criteria Sections 9.1, 9.2, 9.4, 9.5, 9.6, 9.8, and 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install new concrete drive – Approve with conditions – Approve site plan dated 9/19/18 with the condition that the driveway is brush finish concrete with the finding the work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install 8' wood fence and stain. Brand: Ready Seal "Dark Walnut" – Approve with conditions – Approve with conditions – Approve site plan and specifications dated 9/19/18 with the condition that the top of the fence is horizontal and the finished side faces out if visible from the street with the finding the work is consistent with preservation criteria Sections 3.6(a)(2), 3.6(b)(1), 3.6(c)(1), 3.6(c)(3), and 3.6(c)(4) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Remove tree in right side yard – Approve – Approve proposed work with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct two-story addition to rear –Approve addition of second story as shown. Both chimneys in the front 50% should be preserved.
2. Enclose rear porch – Approve as shown.
3. Construct accessory structure - Approve garage as shown.
4. Install new concrete drive – Approve concrete driveway as proposed.
5. Install 8' wood fence and stain. Brand: Ready Seal "Dark Walnut" Approve fence as shown. Note: gate not part of applicant's proposal.
6. Remove tree in right side yard. - Approve removal of pecan tree in back yard on right side. Vote 4:1. For - Schmidt, Koppang, Raith, Graham. Against - Cohen. Reason for opposition: Tree is part of historic district.

7. 710 DUMAS ST

Junius Heights Historic District
CD178-023(MP)
Marsha Prior

Request:
Demolish accessory structure using the standard "noncontributing structure because newer than period of significance."
Applicant: Steel Toe Stiletto - Tam Pham
Application Filed: 9-6-2018
Staff Recommendation:
Demolish accessory structure using the 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 accessory structure using the standard "noncontributing structure because newer than period of significance" – Approve - Approve to demolish metal shed.

8. 5723 VICTOR ST

Junius Heights Historic District
CA178-947(MP)
Marsha Prior

Request:
1. Replace front door with Craftsman-style wood door.
2. Construct wood deck in rear yard.
3. Construct rear brick patio and flower beds.

Applicant: Jambor, Jay
Application Filed: 9-6-2018
Staff Recommendation:
1. Replace front door with Craftsman-style wood door – Approve – Approve specifications dated 9/19/18 with the finding the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct wood deck in rear yard – Approve – Approve survey plat, drawings, and specifications dated 9/19/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Construct rear brick patio and flower beds – Approve – Approve survey plat dated 9/19/18 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:
1. Replace front door with Craftsman-style wood door - Approve front door as shown.
2. Construct wood deck in rear yard - Approve as shown.
3. Construct rear brick patio and flower beds - Approve as shown.

9. 216 E 6TH ST

Lake Cliff Historic District
CA178-959(JKA)
Jennifer Anderson

Request:
Install wood columns on front porch. Work completed without a Certificate of Appropriateness.
Applicant: Nabors, Stanley
Application Filed: 9-7-2018
Staff Recommendation:
Install wood columns on front porch. Work completed without a Certificate of Appropriateness – Approve – Approve drawings dated 9-17-18 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
Task Force Recommendation:
Install wood columns on front porch. Work completed without a Certificate of Appropriateness – Approve.

10. 4513 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA178-941(MLP)
Melissa Parent

Request:
1. Temporarily install steel break-in prevention barriers over windows. Work completed without Certificate of Appropriateness.
2. Replace twenty-five windows on main structure with new wood windows.
3. Restore enclosed front porch to historic open porch.
4. Remove two rear non-historic additions and replace with new rear addition.
5. Install new wood door on second story front facade.
6. Install new metal door and handrail on side facade.
7. Install new landscaping.

Applicant: OMNIPLAN ARCHITECTS
Application Filed: 9-6-2018
Staff Recommendation:
1. Temporarily install steel break-in prevention barriers over windows. Work completed without Certificate of Appropriateness. – Approve – Approve with the finding that although the work does not comply with Section 3.12 that prohibits exterior mounted burglar bars on the front and side façades, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the completed work is temporary and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
2. Replace twenty-five windows on main structure with new wood windows. windows – Approve – Approve specifications dated 9/17/18 with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Restore enclosed front porch to historic open porch. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with the criteria for porches and balconies in the preservation criteria Section 3.21 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Remove two rear non-historic additions and replace with new rear addition. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 4.2, and 4.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Install new wood door on second story front facade. – Approve – Approve specifications dated 9/17/18 with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install new metal door and handrail on side facade. – Approve – Approve specifications with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Install new landscaping. – Approve – Approve drawings dated 9/17/18 with the finding that the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Temporarily install steel break-in prevention barriers over windows. Work completed without Certificate of Appropriateness - Approve as submitted.

2. Replace twenty-five windows on main structure with new wood windows – Deny without prejudice - Attempt to repair historic windows where practical. Replacement of previously replaced windows approved. Keep windows on west facade, update drawing to match existing condition.
3. Restore enclosed front porch to historic open porch – Approve - Approve as submitted.
4. Remove two rear non-historic additions and replace with new rear addition – Approve – Approve as submitted
5. Install new wood door on second story front façade – Approve as submitted.
6. Install new metal door and handrail on side façade – Approve with conditions Investigate stamped metal - OK because this is institutional only - on addition & not visible.
7. Install new landscaping – Approve - Update drawings

- more organic tree layout.

11. 4615 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-942(MLP)
Melissa Parent

Request:
Construct two-story rear addition on main structure.
Applicant: Lopez, Jose
Application Filed: 9-6-2018
Staff Recommendation:
Construct two-story rear addition on main structure. – Approve with conditions – Approve drawings and specifications dated 9/18/18 with the condition that the new siding profile match the historic wood siding found underneath the existing vinyl siding, with the finding the proposed work is consistent with the preservation criteria for new construction and additions in the preservation criteria Section 4.2, 4.3, 4.4 and 4.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Construct two-story rear addition on main structure – Deny without Prejudice - Provide 3D perspective from street. Reduce height of addition, possible add shed dormers. Add windows, increase solid/void ratio. Add trim between addition & existing.

12. 4817 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-938(MLP)
Melissa Parent

Request:
Construct new single-family home on vacant lot.
Applicant: Augusta Custom Homes - Darlene Travis
Application Filed: 9/6/2018
Staff Recommendation:
Construct new single-family home on vacant lot. residence – Approve with conditions - Approve drawings and specifications dated 9/18/18 with the condition that standard sized brick be used, with the finding that although the proposed work does not comply with Section 4.6(a) that prohibits a front façade width exceeding 42 feet, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
Task Force Recommendation:
Construct new single-family home on vacant lot – Approve with conditions - Width does not fulfill ordinance, but larger lot allows for bigger house. 14" from grade at front facade to finished floor. Brick to grade. Small window types need to be larger at all locations. Wood exterior windows, bottom sash is single lite. Add more windows near front on side facades.

13. 2631 PARK ROW AVE

South Blvd/Park Row Historic District
CA178-952(MP)
Marsha Prior

Request:

1. Change roof shingles from gray to black. Brand: GAF "Charcoal."
2. Install 8' wood fence and stain. Brand: Ready Seal 'Dark Walnut.'

Applicant: Richardson, Marcus
Application Filed: 9-6-2018
Staff Recommendation:

1. Change roof shingles from gray to black. Brand: GAF "Charcoal" – Approve – Approve specifications dated 9/19/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install 8' wood fence and stain. Brand: Ready Seal 'Dark Walnut' – Approve with conditions – Approve survey plat and specifications dated 9/19/18 with the condition that the top of the fence is horizontal with the finding the work is consistent with preservation criteria Section 3(b)(7)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Change roof shingles from gray to black. Brand: GAF "Charcoal" - No recommendations from Task Force due to no Task Force members attending.
2. Install 8' wood fence and stain. Brand: Ready Seal 'Dark Walnut' - No recommendations from Task Force due to no Task Force members attending.

14. 6000 BRYAN PKWY

Swiss Avenue Historic District
CA178-937(MLP)
Melissa Parent

Request:

1. Remove six windows on main structure and infill with siding to match existing.
2. Replace two windows on side facade and modify window opening sizes. Infill with siding to match existing.

Applicant: Martin, Ken
Application Filed: 9/6/2018
Staff Recommendation:

1. Remove six windows on main structure and infill with siding to match existing. – Approve – Approve drawings dated 9/18/18 with the finding the proposed work is consistent with the criteria for Area B in the preservation criteria Section 51P-63.119(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace two windows on side facade and modify window opening sizes. Infill with siding to match existing. – Approve – Approve drawings dated 9/18/18 with the finding the proposed work is consistent with the criteria for Area B in the preservation criteria Section 51P-63.119(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Remove six windows on main structure and infill with siding to match existing – Approve with conditions - Concern that proposed layout not consistent with style and character of house. Suggest alternate configuration be considered to allow for change to be reversible. Consider interior partition and leave windows in place to maintain exterior composition - with shade and/or black painted plywood exterior expression. With any window revisions, all details of existing window trim & spacing is to be maintained.
2. Replace two windows on side facade and modify window opening sizes. Infill with siding to match existing – Approve with conditions - Suggest bathroom windows 10 & 11 on marked elevation to match adjacent windows 12-13-14, double-hung one-over-one to be consistent with style and character of house.

15. 601 ELM ST

West End Historic District
CA178-931(LC)
Liz Casso

Request:
Install signage fastening system on east elevation.
Applicant: Fiedler, Robert
Application Filed: 9/6/2018
Staff Recommendation:
Install signage fastening system on east elevation. – Approve with conditions – Approve drawings dated 9/12/18 with the condition that the fastening system be located below the parapet, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Install signage fastening system on east elevation – Deny without prejudice - Deny without prejudice due to lack of information.

16. 603 MUNGER AVE

West End Historic District
CA178-934(LC)
Liz Casso

Request:
1. Install four new storefront door and window openings on east elevation.
2. Install new storefront door on south elevation.

Applicant: Entos Design - Barry Maners
Application Filed: 9/6/2018
Staff Recommendation:
1. Install four new storefront door and window openings on east elevation. – Approve – Approve drawings dated 9/14/18 with the finding the proposed work is consistent with preservation criteria Section 5.2 for façade materials and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new storefront door on south elevation. – Approve – Approve drawings dated 9/14/18 with the finding the proposed work is consistent with preservation criteria Section 5.2 for façade materials and meets the standards in City Code Section 51A-

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

Task Force Recommendation:

1. Install four new storefront door and window openings on east elevation - No quorum, comments only. - Task Force supports proposed revision.
2. Install new storefront door on south elevation - No quorum, comments only. - Task Force supports proposed revision.

17. 203 N CLINTON AVE

Winnetka Heights Historic District
CD178-022(JKA)
Jennifer Anderson

Request:
Demolish accessory structure using the standard "non-contributing because newer than period of significance."
Applicant: Norton, Teresa
Application Filed: 09-06-2018
Staff Recommendation:
Demolish accessory structure using the standard "non-contributing because newer than period of significance." – Approve – 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 accessory structure using the standard "non-contributing because newer than period of significance." – Approve – No Comments provided

18. 318 S CLINTON AVE

Winnetka Heights Historic District
CA178-965(JKA)
Jennifer Anderson

Request:
Paint main structure. Brand: Behr. Body and front steps: HDC-MD-06 "Nano White;' Trim: PPU18-20 "Broadway;" Accent (porch floor and ceiling): M470-1 "Snowmelt."
Applicant: Williamson, Courtney
Application Filed: 09/07/2018
Staff Recommendation:
Paint main structure. Brand: Behr. Body and front steps: HDC-MD-06 "Nano White;' Trim: PPU18-20 "Broadway;" Accent (porch floor and ceiling): M470-1 "Snowmelt" – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Paint main structure. Brand: Behr. Body and front steps: HDC-MD-06 "Nano White;' Trim: PPU18-20 "Broadway;" Accent (porch floor and ceiling): M470-1 "Snowmelt" – Approve.

19. 304 S MONTCLAIR AVE
Winnetka Heights Historic District
CD178-021(JKA)
Jennifer Anderson

Request:
Demolish accessory structure using the standard "non-contributing because newer than period of significance."
Applicant: Hurst, Jeff
Application Filed: 09/07/2018
Staff Recommendation:
Demolish accessory structure using the standard "non-contributing 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 accessory structure using the standard "non-contributing because newer than period of significance" - Approve

20. 418 S WILLOMET AVE
Winnetka Heights Historic District
CA178-962(JKA)
Jennifer Anderson

Request:
Paint main and accessory structure. Brand: Sherwin Williams. Body: SW9179 "Anchors Away;" Trim: SW7004 "Aesthetic White."
Applicant: Pilkenton, Kyle
Application Filed: 09/07/2018
Staff Recommendation:
Paint main and accessory structure. Brand: Sherwin Williams. Body: SW9179 "Anchors Away;" Trim: SW7004 "Aesthetic White" – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Paint main and accessory structure. Brand: Sherwin Williams. Body: SW9179 "Anchors Away;" Trim: SW7004 "Aesthetic White" – Approve with conditions – Submit photos of neighbors' paint schemes.

21. 102 N WINNETKA AVE
Winnetka Heights Historic District
CA178-957(JKA)
Jennifer Anderson

Request:
Install 6' board-on-board fence and gate.
Applicant: Laws, Jamie
Application Filed: 9/7/2018
Staff Recommendation:
Install 6' board-on-board fence and gate – Approve – Approve site plan and specifications dated 9-17-18 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:
Install 6' board-on-board fence and gate – Approve with conditions - Provide gate design. Relocate at 50% of house per ordinance.

22. 101 S WINNETKA AVE
Winnetka Heights Historic District
CA178-958(JKA)
Jennifer Anderson

Request:
Paint main and accessory structure. Body: Benjamin Moore HC-105 "Rockport Grey."
Applicant: Dolezal, Joy
Application Filed: 9/7/2018
Staff Recommendation:
Paint main and accessory structure. Body: Benjamin Moore HC-105 "Rockport Grey" – Approve – Approve specifications dated 9-17-18 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
Task Force Recommendation:
Paint main and accessory structure. Body: Benjamin Moore HC-105 "Rockport Grey" - Approve

23. 411 S WINNETKA AVE
Winnetka Heights Historic District
CA178-954(JKA)
Jennifer Anderson

Request:
1. Construct addition.
2. Remove tree in front yard.

Applicant: Oliver, Jamie
Application Filed: 9/7/2018
Staff Recommendation:
1. Construct addition – Approve – Approve drawings dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove tree in front yard – Approve – Approve proposed work with the finding that the work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:
1. Construct addition - Approve
2. Remove tree in front yard – Approve with conditions – Submit tree report by Arborist.

DISCUSSION ITEMS:

1. 507 S HARWOOD ST
Harwood Historic District
CA178-926(LC)
Liz Casso

Request:
1. Construct elevator penthouse addition and roof deck.
2. Install landscaping.

Applicant: Todd Interests - Tara Worthy
Application Filed: 9/6/2018
Staff Recommendation:
1. Construct elevator penthouse addition and roof deck. – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-

4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.3(b) for roofs, which states that no vertical extensions are permitted.
2. Install landscaping. – Approve with conditions – Approve drawings dated 9/12/18 with the condition that landscape plan option 1 is approved with the finding the proposed work meets preservation criteria Section 2.4 for landscaping and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct elevator penthouse addition and roof deck – Deny - Deny roof addition. It does not meet criteria of ordinance.
2. Install landscaping – Approve - Approve landscape plan 1 and deny landscape plan 2.

2. 1910 PACIFIC AVE

Harwood Historic District
CA178-928(LC)
Liz Casso

Request:
Install banner sign on east elevation.
Applicant: Boxer Property - Trish Franklin
Application Filed: 9/6/2018
Staff Recommendation:
Install banner sign on east elevation. – Approve with conditions – Approve drawings dated 9/12/18 with the condition that the sign may be installed for no more than 45 days, per Section 51A-7.922 for Special Purpose Signs, with the finding the proposed work is consistent with preservation criteria Section 7 for signs in Tract A, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
Task Force Recommendation:
Install banner sign on east elevation – Deny without prejudice – Signage not compatible with historic district.

3. 426 E 5TH ST

Lake Cliff Historic District
CA178-968(JKA)
Jennifer Anderson

Request:

1. Replace 80% of existing siding with 6 1/2" wood siding. Work partially completed without a Certificate of Appropriateness.
2. Replace 100% of window trim. Work partially completed without a Certificate of Appropriateness.
3. Replace 100% of soffits and fascia. Work partially completed without a Certificate of Appropriateness.
4. Paint main structure. Brand: Sherwin Williams. Body: SW6199 "Rare Gray;" Trim: SW7571 "Casa Blanca."

Applicant: Morningstar, Jason
Application Filed: 09/7/2018
Staff Recommendation:

1. Replace 80% of existing siding with 6 1/2" wood siding. Work partially completed without a Certificate of Appropriateness – Approve with Conditions – Approve with the condition that the remaining historic 6 ½" siding on the side and rear facades is installed on the

front facade with the finding that the work is consistent with preservation criteria Section 4.1(b) and 4.2(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Replace 100% of window trim. Work partially completed without a Certificate of Appropriateness – Approve – Approve drawing dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 4.1(b) and 4.2(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace 100% of soffits and fascia. Work partially completed without a Certificate of Appropriateness – Approve – Approve image dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 4.1(b) and 4.2(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Paint main structure. Brand: Sherwin Williams. Body: SW6199 "Rare Gray;" Trim: SW7571 "Casa Blanca" – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 4.8(c) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace 80% of existing siding with 6 1/2" wood siding. Work partially completed without a Certificate of Appropriateness – Deny without prejudice - Provide documentation of salvaged wood and trim. Show dimensions and damage percentage. Place salvaged wood in front facade.
2. Replace 100% of window trim. Work partially completed without a Certificate of Appropriateness – Deny without prejudice - Provide documentation of salvaged wood and trim. Show dimensions and damage percentage. Place salvaged wood in front facade.
3. Replace 100% of soffits and fascia. Work partially completed without a Certificate of Appropriateness – Deny without prejudice - Provide documentation of salvaged wood and trim. Show dimensions and damage percentage. Place salvaged wood in front facade.
4. Paint main structure. Brand: Sherwin Williams. Body: SW6199 "Rare Gray;" Trim: SW7571 "Casa Blanca" – Approve Sherwin Williams SW6199 “Rare Gray” for body and SW7571 “Casa Blanca” for Trim.

4. 4604 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA178-939(MLP)
Melissa Parent

Request:

1. Install cementitious trim on main structure. Work completed without Certificate of Appropriateness.
2. Install cementitious trim on rear accessory structure. Work completed without Certificate of Appropriateness.

Applicant: Batts Holdings Inc
Application Filed: 9/6/2018
Staff Recommendation:

1. Install cementitious trim on main structure. Work completed without Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.6 that prohibit imitation materials on a main structure.
2. Install cementitious trim on rear accessory structure. Work completed without Certificate of Appropriateness. – Approve with conditions – Approve with the condition that all trim sizes match, with the finding that although the completed work does not comply with Section 6.2 that states accessory buildings must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because this is a non-contributing accessory structure and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

1. Install cementitious trim on main structure. Work completed without Certificate of Appropriateness – Deny - Trim needs to be wood & equal dimensions on house and garage.
2. Install cementitious trim on rear accessory structure. Work completed without Certificate of Appropriateness. – Deny - Trim needs to be wood & equal dimensions on house and garage.

5. 4617 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA178-943(MLP)
Melissa Parent

Request:

Remove one mature tree from front parkway.

Applicant: Salopek, Brittany
Application Filed: 9/6/2018
Staff Recommendation:

Remove one mature tree from front parkway. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the Preservation Criteria Section 2.8 that prohibit the removal of mature trees unless deemed unhealthy or damaged.

Task Force Recommendation:

Remove one mature tree from front parkway – Deny without prejudice - Explore additional pruning. Get opinion from arborist.

6. 2317 SOUTH BLVD

South Boulevard/Park Row Historic District
CA178-951(MP)
Marsha Prior

Request:

1. Rebuild exterior wall on west elevation addition with Hardie board siding.
2. Install vinyl window on west elevation addition.

Applicant: Lonestar Elite Roofing - Hakim Abubakar
Application filed: 9/6/2018
Staff Recommendation:

1. Rebuild exterior wall on west elevation addition with Hardie board siding – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3(b)(6)(A) which states that façade material of additions shall be of the same predominant material used in the remainder of the building.
2. Install vinyl window on west elevation addition – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that vinyl windows would have an adverse effect on the architectural features of the structure.

Task Force Recommendation:

1. Rebuild exterior wall on west elevation addition with Hardie board siding - No recommendations from Task Force due to no Task Force members attending.
2. Install vinyl window on west elevation addition - No recommendations from Task Force due to no Task Force members attending.

7. 1024 E 10TH ST

Tenth Street Neighborhood Historic District
CA178-950(MP)
Marsha Prior

Request:

Construct two-story house.
Applicant: DiFrisco, Saro
Application Filed: 9/62018
Staff Recommendation:

Construct two-story house – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the design is inconsistent with preservation criteria Section 3.2 which states that new construction must be of appropriate massing, shape, and detailing typical of the historic structures

Task Force Recommendation:

Construct two-story house – Approve - Approve, but ok with using a slab on grade structural system over pier and beam. Reference a Geo Tech report.

8. 805 ELM ST
West End Historic District
CA178-930(LC)
Liz Casso

Request:
1. Install building tenant super graphic sign on east elevation.
2. Install off-premise commercial super graphic sign on east elevation.

Applicant: Fiedler, Robert
Application Filed:9/6/2018
Staff Recommendation:
1. Install building tenant supergraphic sign on east elevation. – Deny without prejudice – The proposed sign does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.6 for signs, inconsistent with Section 51A-7.1007.2(c)(B) for supergraphic signs in the Antioch Church Subdistrict, which states that supergraphic signs are intended to be creative and artful and not strictly a representation of an advertised product and is intended to encourage the use of illustrative images or other non-repetitive design elements, encourage visually interesting, vibrant, and colorful designs, and discourage use of solid colors.
2. Install off-premise commercial supergraphic sign on east elevation. – Approve – Approve drawings dated 4/20/18 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1007.2 for supergraphic signs in the Antioch Church Subdistrict and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:
1. Install building tenant supergraphic sign on east elevation. – Deny without prejudice – Deny without prejudice.
2. Install off-premise commercial supergraphic sign on east elevation. – Deny without prejudice – Deny without prejudice.

9. 412 S CLINTON AVE
Winnetka Heights Historic District
CA178-956(JKA)
Jennifer Anderson

Request:
1. Paint main structure. Brand: Sherwin Williams. Body: SW7075 "Web Gray;" Trim: SW7006 "Extra White."
2. Install GAF Timeberline composition shingles in color "Charcoal" on the main structure.

Applicant: 09-07-2018
Application Filed: Fuller, Gershom
Staff Recommendations:
1. Paint main structure. Brand: Sherwin Williams. Body: SW7075 "Web Gray;" Trim: SW7006 "Extra White." – Approve - Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install GAF Timeberline composition shingles in color

"Charcoal" on the main structure. – Approve - Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

1. Paint main structure. Brand: Sherwin Williams. Body: SW7075 "Web Gray;" Trim: SW7006 "Extra White." – Approve with conditions - Provide neighbor's colors to make sure it isn't alike.
2. Install GAF Timeberline composition shingles in color "Charcoal" on the main structure. – Deny without prejudice - Resubmit a sympathetic color such as Weathered Wood.

10. 304 S MONTCLAIR AVE

Winnetka Heights Historic District
CA178-858(JKA)
Jennifer Anderson

Request:

1. Construct accessory structure.
2. Install 8' cedar fence in side and rear yard.

Applicant: Hurst, Jeff
Application Filed: 09/07/2018

Staff Recommendations:

1. Construct accessory structure – Approve – Approve drawings dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install 8' cedar fence in side and rear yard – Approve – Approve site plan dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(2)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

1. Construct accessory structure – Deny without prejudice - Redesign roof. Provide more dimensions and roof overhang at gable ends, corner board details, water table details. Show more photos and documentation / dimensions of existing casement on house. Need garage door cut sheet.
2. Install 8' cedar fence in side and rear yard – Approve with conditions - Specify wood species and dimensions.

11. 105 S WILLOMET AVE
Winnetka Heights Historic District
CA178-969(JKA)
Jennifer Anderson

Request:
1. Install wood windows on main structure.
2. Install wood doors on main structure.
3. Replace ganged windows on front second floor balcony with French doors.
4. Replace door with wood window on front second floor balcony.
5. Paint main structure. Brand: Sherwin Williams. Body: SW7064 "Passive Gray;" Trim: SW7006 "Extra White."
6. Construct accessory structure.
7. Remove tree in rear yard.

Applicant: Kelley, Heather
Application Filed: 9/7/2018
Staff Recommendation:
1. Install wood windows on main structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the proposed Simulated Divided Light windows are not consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) stating that windows in the front and side facades of the main building must be typical of style and period of the building; because the specifications provided do not match the light configuration proposed or indicate where they will be located on the structure; and because the applicant did not meet the burden of proof required to justify the replacement of existing windows since detailed photographs of existing conditions were not submitted.
2. Install wood doors on main structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work since the doors drawn on the plans are not accurate and the specifications provided do not indicate where the doors will be placed on the structure.
3. Replace ganged windows on front second floor balcony with French doors – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(17)(A) stating that the number of door openings in the front facade of the main building must not be increased and because the work will have an adverse effect on the structure since the window openings appear to be original to the home.
4. Replace door with wood window on front second floor balcony – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(17)(A)

stating that the number of door openings in the front facade of the main building must be equal to or greater than the total number of original door openings in that facade and because the work will have an adverse effect on the structure since the door opening appears to be original to the home.

5. Paint main structure. Brand: Sherwin Williams. Body: SW7064 "Passive Gray;" Trim: SW7006 "Extra White" – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Construct accessory structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work since the siding proposal is not clear on the drawings and door specifications were not submitted.
7. Remove tree in rear yard – Approve – The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install wood windows on main structure – Deny without prejudice - Provide more photos of existing windows, they seem reusable. Bottom sash and rails won't look historic. Need window details such as dimensions. Existing wood windows seem like they can be reused.
2. Install wood doors on main structure – None - Not commented on by Task Force.
3. Replace ganged windows on front second floor balcony with French doors – Deny without prejudice - Existing wood windows seem like they can be reused.
4. Replace door with wood window on front second floor balcony – None – Not commented on by Task Force.
5. Paint main structure. Brand: Sherwin Williams. Body: SW7064 "Passive Gray;" Trim: SW7006 "Extra White" - Approve with conditions - Provide paint chips.
6. Construct accessory structure – Approve with conditions - Provide dimensions for exposed rafter tails and materials, roof overhang, garage door specifications.
7. Remove tree in rear yard – Approve - No comments provided.

12. 400 N WILLOMET AVE

Winnetka Heights Historic District
CA178-963(JKA)
Jennifer Anderson

Request:

1. Install garage doors on accessory structure.
2. Paint main and accessory structure. Brand: Sherwin Williams. Body: SW6684 "Brittlebush;" Trim: SW7004 "Snowbound;" Accent 1: SW6185 "Escape Gray;"

Accent 2: SW6790 "Adriatic Sea."

Applicant: Bussey, Gregory

Application Filed:9/7/2018

Staff Recommendation:

1. Install garage door on accessory structure – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint main and accessory structure. Brand: Sherwin Williams. Body: SW6684 "Brittlebush;" Trim: SW7004 "Snowbound;" Accent 1: SW6185 "Escape Gray;" Accent 2: SW6790 "Adriatic Sea" – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(8)(C) stating that all structures must have a dominant color and no more than two trim colors, and that the colors of a structure must be complimentary of each other and the overall character of the district.

Task Force Recommendation:

1. Install garage door on accessory structure - Approve
2. Paint main and accessory structure. Brand: Sherwin Williams. Body: SW6684 "Brittlebush;" Trim: SW7004 "Snowbound;" Accent 1: SW6185 "Escape Gray;" Accent 2: SW6790 "Adriatic Sea" – Deny without prejudice – Yellow and blue seems too deep / bright to be sympathetic to historic palette. Recommend selection from an approved historic palette chart i.e. Sherwin Williams.

13. 118 N WINDOMERE AVE

Winnetka Heights Historic District
CA178-955(JKA)
Jennifer Anderson

Request:

Paint main and accessory structure. Body: Behr PPU18-01 "Cracked Pepper;" Trim: Sherwin Williams SW7008 "Alabaster."

Applicant: Huddleston, Karis

Application Filed: 9/7/2018

Staff Recommendation:

Paint main and accessory structure. Body: Behr PPU18-01 "Cracked Pepper;" Trim: Sherwin Williams SW7008 "Alabaster" – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Paint main and accessory structure. Body: Behr PPU18-01 "Cracked Pepper;" Trim: Sherwin Williams SW7008 "Alabaster" – Deny without Prejudice – Approve of trim and accent color but Deny without Prejudice the dark

grey as a base color. Alternative - relocate dark grey as a small trim and sash color and resubmit.

14. 301 S WINDOMERE AVE

Winnetka Heights Historic District
CA178-967(JKA)
Jennifer Anderson

Request:
Install 8' wood fence in side and rear yard.
Applicant: Attah, Victor
Applications Filed: 9/7/2018
Staff Recommendations:
Install 8' wood fence in side and rear yard – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure and the historic overlay district since the fence design is not typical of the period of significance or with other fence designs in the historic overlay district.
Task Force Recommendations:
Install 8' wood fence in side and rear yard – Deny without prejudice - Resubmit metal gate insert with no scrolls; match dog view insert style. Applied arch inset at head not appropriate.

15. 214 N WINNETKA AVE

Winnetka Heights
CA178-964(JKA)
Jennifer Anderson

Request:
1. Remove three windows on south side.
2. Install wood steps on front porch.
3. Install wood railing on front porch.
4. Relocate door on rear facade.
5. Paint main structure. Brand: Sherwin Williams. Body: SW7615 "Sea Serpent;" Trim: SW9165 "Gossamer Veil;" Accent: SW7621 "Silver Mist."

Applicant: Isaac Martinez
Application Filed: 9/7/2018
Staff Recommendations:
1. Remove three windows on south side – Approve – Approve drawings dated 9-17-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install wood steps on front porch – Approve – Approve drawings dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(11)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install wood railing on front porch – Approve – Approve drawings dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Relocate door on rear façade – Approve – Approve drawings dated 9-17-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5. Paint main structure. Brand: Sherwin Williams. Body: SW7615 "Sea Serpent;" Trim: SW9165 "Gossamer Veil;" Accent: SW7621 "Silver Mist" – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

1. Remove three windows on south side – Approve – Windows are non-historic metal.
2. Install wood steps on front porch – Approve – No comments provided.
3. Install wood railing on front porch – Deny without Prejudice – Deny without prejudice wood rail height. Bottom of top rail is above water table.
4. Relocate door on rear façade – Approve – Provide species and seal.
5. Paint main structure. Brand: Sherwin Williams. Body: SW7615 "Sea Serpent;" Trim: SW9165 "Gossamer Veil;" Accent: SW7621 "Silver Mist" – Approve with Conditions – Show neighbors colors.

16. 316 S WINNETKA AVE

Winnetka Heights Historic District
CA178-961(JKA)
Jennifer Anderson

Request:

1. Install wood shingles in front gable and transom opening and stain. Work completed without a Certificate of Appropriateness.
2. Replace two doors on the front façade. Work Completed without a Certificate of Appropriateness.
3. Install landscaping and retaining wall in front yard. Work partially completed without a Certificate of Appropriateness.
4. Install stone walkway. Work completed without a Certificate of Appropriateness.

Applicant: Hewett, Lee
Application Filed: 9/7/2018

Staff Recommendations:

1. Install wood shingles in front gable and transom opening and stain. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(3) stating that decorative elements and the manner in which they are applied or joined together must be typical of the style and period of the main building and compatible with the other buildings of the blockface and because the trim piece underneath the gable was removed and because wood shingles are not typically applied in transom openings.
2. Replace two doors on the front façade. Work Completed without a Certificate of Appropriateness –

Deny without Prejudice – The completed work is not consistent with City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) stating that doors and lights in the front façade of the main building must be typical of the style and period of the building.

3. Install landscaping and retaining wall in front yard. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – The work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(b)(8) stating that retaining walls must be constructed of unpainted natural stone, brick, stucco, or smooth-finished concrete that is compatible in texture, color, style, with the main building and because the completed retaining wall is constructed of wood which is not an approved material.
4. Install stone walkway. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the stone material used is not consistent with preservation criteria Section 51P-87.111(b)(9)(A)(iii) stating that all private sidewalks must be constructed of concrete, gravel, or brick that matches or is compatible in texture, color, and style of the main building.

Task Force Recommendations:

1. Install wood shingles in front gable and transom opening and stain. Work completed without a Certificate of Appropriateness – None – Not reviewed by Task Force.
2. Replace two doors on the front façade. Work Completed without a Certificate of Appropriateness – None – Not reviewed by Task Force.
3. Install landscaping and retaining wall in front yard. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – No comments.
4. Install stone walkway. Work completed without a Certificate of Appropriateness – None – Not reviewed by Task Force.

17. 228 S CLIFF ST

Tenth Street Neighborhood Historic District
CD178-018(MP)
Marsha Prior

Initial Suspension

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: Fain, Myra
Application Filed: 8/2/2018
Staff Recommendations:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Recommend entering into the extended suspension period.

Task Force Recommendations:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). - We recommend that the house be demolished because it isn't a contributing structure and it is no structurally sound and poses an imminent danger to neighboring structures. This recommendation is from the September 11th Task Force meeting. Task Force does not review the applications again once they've entered into the initial suspension period).

18. 1105 E 9TH ST

Tenth Street Neighborhood Historic District
CD178-015(MP)
Marsha Prior

Extended Suspension

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 of Dallas Attorney's Office - Allen Griffin
Application Filed: 6/6/2018
Staff Recommendations:

Demolish 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 court has issued a final order requiring the demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Task Force Recommendations: Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve - Approve demolition. (This recommendation is from the July 10th Task Force meeting. Task Force does not review the applications again once they've entered the initial suspension period).

19. 1107 E 11th ST

Tenth Street Neighborhood Historic District
CD178-014(MP)
Marsha Prior

Extended Suspension

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 of Dallas Attorney's Office - Allen Griffin
Application Filed: 6/6/2018
Staff Recommendations:

Demolish 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 court issued a final order requiring the demolition of the structure and the suspension of the certificate of

demolition is not a feasible option to alleviate the nuisance in a timely manner.
Task Force Recommendations: Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Deny - Motion to not demolish house. (This recommendation is from the July 10th Task Force meeting. Task Force does not review the applications again once they've entered the initial suspension period).

20. 3708 S MALCOLM X BLVD
Wheatley Place Historic District
CD178-013(MP)
Marsha Prior

Extended Suspension

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 of Dallas Attorney's Office - Allen Griffin
Application Filed: 6/6/2018
Staff Recommendations:
Demolish 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 court issued a final order requiring demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.
Task Force Recommendations: Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Deny - Motion to not demolish house – Deny - Motion to not demolish house. (This recommendation is from the July 10th Task Force meeting. Task Force does not review the applications again once they've entered the initial suspension period).

OTHER BUSINESS ITEMS:

1. Approval of Minutes from September 4, 2018.
2. Appointments of James Adams and Morgan Harrison to the West End/Individual/Central Business District Task Force, Ann Piper to the Fair Park Task Force, and Aimee Sanborn to the Peak's Suburban Task Force.
3. Approval of the 2019 Landmark Commission Meeting Calendar

ADJOURNMENT

DESIGNATION COMMITTEE:

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

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

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

CITY OF DALLAS

LANDMARK COMMISSION **10/1/2018**

FILE NUMBER: CE178-015(MD)
LOCATION: 710 Dumas Street
COUNCIL DISTRICT: 14
SIZE OF REQUEST: 1,822

PLANNER: Mark Doty
DATE FILED: 9/16/2018
DISTRICT: Junius Heights
MAPSCO: 46-B

APPLICANT: Steel Toe Stiletto LLC

OWNER: STEEL TOE STILETTO LLC

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

SUMMARY: This single-family house was built in 1921 and is a contributing structure in the historic district.

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

Improvements Value (2018):	$161,240
Land Value:	$58,020
Required Expenditures:	$40,310
Estimated Expenditures:	$42,000
Estimated Total Exemption:	$17,111

Notes on the estimated exemptions:

** The estimated value after rehabilitation does not account for any increase in value due to appreciation.*
*** Tax estimates are based on the new city tax rate of 0.7825%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".*

A default completion date will be 10/1/2021. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility.

C



Historic Preservation Tax Incentive Program

Step 1 Application to the Landmark Commission

Address: 710 DUMAS

Applicant: TAM PHAM

Contact info: tpham@steeltoestilettoLLC.com



Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 710 DUMAS ST

Legal description: Lot 14 Block V/1495

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

Building name (if applicable): _____

Historic district or pending historic district: JUNIUS HEIGHTS

Year the historic structure was built: 1921

Is this a contributing structure? YES

Owner Information

Please list all of the property owner(s): STEEL TOESTILETTO LLC / TAM PHAM

Mailing address: 1914 Skillman St # 110183

City, state and zip code: Dallas, TX 75206

Phone number: 214-533-1706 Fax number: _____

Email: tpham@steeltoestilettollc.com

Applicant Information (if different then the property owner)

Applicant name: TAM PHAM

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Rehabilitation Information

Estimated Rehabilitation Investment: _____

Current Use: RESIDENTIAL Proposed Use: RESIDENTIAL

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? NO

If not, when will the application for a CA be considered? ~~Sept~~ → Oct 2018

Projected Construction Time and Estimated Date of Completion: Feb 2019

Application Requirements

☑ Completed Step 1 Application	All requested information must be provided and, where necessary, forms should be signed and notarized
☑ Estimated costs of rehabilitation	List of applicable expenses. Eligible expenses are listed in the General Information packet.
☑ Statement of Understanding	Signed and notarized by the property owner; use the form included in this packet.
☑ DCAD Account Information	Go to www.dallascad.org then search for appraisals, search by address, search for the address of the property in question, and attached a copy of the account information to this application.
☑ Photographs of existing conditions	Pictures taken of the structure prior to rehabilitation. Be sure to document the areas that will be rehabilitated.

Additional Requirements

Check all statements that apply and please provide the information shown to the right for those items.

☑ Does the rehabilitation include any exterior work?	Provide a copy of the front page of the Certificate of Appropriateness for the rehabilitation.
☐ Has the rehabilitation work already been completed?	In addition to this Step 1 Application, please submit the Step 2 - Application for Verification of Expenditures, as well as all of the required documentation.
☐ Has the property has received any previous tax relief?	Provide the documentation explaining the duration and amount of all previous tax relief.
☐ Is the property is in a TIF district?	Documentation of any additional tax incentives the property is set to receive, such as tax credits from the county, National Trust, grants, Texas Historic Commission or other entities. If you are unsure if the property is in a TIF district, locate your property on the DCAD website's map and turn on the Tax Increment Zone layer.
☐ Is this an Urban Historic District exemption?	Provide a breakdown of the square footage for residential, retail, commercial, and other nonresidential uses, number of jobs created, and

Lien Holder Information (if applicable)

Primary mortgage company:_____

Contact person: _____

Correspondence address: _____

Secondary mortgage company:_____

Contact person: _____

Correspondence address: _____

Other lienholder:_____

Contact person: _____

Correspondence address: _____

Financial Information

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

The date this application is submitted to the city: 9/6/18

Improvement Value: $161,240

Land Value: $58,020

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

Is this in a TIF district?_____

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

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage:_____

Retail Square Footage: _____

Office Square Footage: _____

Residential Square Footage: _____

Number of Jobs Created: _____

Type of Exemption that is being applied for:

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

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

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Endangered Historic Districts • 10th Street • Wheatley Place	☐	Based on Rehab	25%	100%	10 years	Yes

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

Cost Estimates

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

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

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

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

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

		Amount
1.	Architectural Plans	$6,000
2.	Foundation Repair	$18,000
3.	Demo	$3,000
4.	Framing	$15,000
5.	[illegible]	[illegible]
6.		
7.		
8.		
9.		
10.		
	Total estimated expenditures of applicable costs:	$42,000

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

Statement of Understanding

THE STATE OF Texas §
§
COUNTY OF Dallas §

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

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

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

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

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

Owner's Name: TAM PHAM

Owner's Signature: _____

This instrument was acknowledged before me on September 06, 2018

by (print name of owner) Steel Toe Stiletto LLC / Tam Pham .

Notary stamp

_____
Notary Signature

JAME MESHELL OLEA
Notary Public, State of Texas
My Commission Expires
June 12, 2019

Residential Account #00000156808000000

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

Property Location (Current 2019)

Address: 710 DUMAS ST
Neighborhood: 1DSJ17
Mapsco: 46-B (DALLAS)

DCAD Property Map

2018 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online

Print Homestead Exemption Form

Owner (Current 2019)

HESTER VIRGINIA FAY
710 DUMAS ST
DALLAS, TEXAS 752144915

Multi-Owner (Current 2019)

Owner Name	Ownership %
HESTER VIRGINIA FAY	100%

Legal Desc (Current 2019)

1: MUNGER PLACE
2: BLK V/1495 LT 14 50X150
3: DUMAS ST 105FR JUNIUS
4: CO-DALLAS
5: 1495 00V 01400 1DA1495 00V
Deed Transfer Date: 11/11/1900

Value

2018 Certified Values	
Improvement:	$161,240
Land:	+ $58,020
Market Value:	=$219,260
Revaluation Year:	2016
Previous Revaluation Year:	2013

Main Improvement (Current 2019)

Building Class	09	**Construction Type**	FRAME	**# Baths (Full/Half)**	2/ 0
Year Built	1921	**Foundation**	PIER AND BEAM	**# Kitchens**	1
Effective Year Built	1921	**Roof Type**	GABLE	**# Bedrooms**	0
Actual Age	98 years	**Roof Material**	COMP SHINGLES	**# Wet Bars**	0
Desirability	AVERAGE	**Fence Type**	UNASSIGNED	**# Fireplaces**	1
Living Area	1,822 sqft	**Ext. Wall Material**	BRICK VENEER, FRAME	**Sprinkler (Y/N)**	N
Total Area	1,822 sqft	**Basement**	NONE	**Deck (Y/N)**	N
% Complete	100%	**Heating**	GAS HEATERS	**Spa (Y/N)**	N
# Stories	ONE STORY	**Air Condition**	WINDOW	**Pool (Y/N)**	N
Depreciation	50%			**Sauna (Y/N)**	N

Additional Improvements (Current 2019)

No Additional Improvements.

Land (2018 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY DISTRICT 7,500 S	50	135	7,253.0000 SQUARE FEET	STANDARD	$8.00	0%	$58,024	N

*** All Exemption information reflects 2018 Certified Values. ***

Exemptions (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	$43,852	$46,926	$43,852	$43,852	$43,852	$0
OTHER EXEMPTION	$90,000	$45,000	$69,000	$69,000	$69,000	$0
Taxable Value	$85,408	$127,334	$106,408	$106,408	$106,408	$0

Exemption Details

Estimated Taxes (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per $100	$0.7804	$1.282085	$0.2531	$0.124238	$0.2794	N/A
Taxable Value	$85,408	$127,334	$106,408	$106,408	$106,408	$0
Estimated Taxes	$666.52	$1,632.53	$269.32	$132.20	$297.30	N/A
Tax Ceiling	N/A	$0.00	$88.92	N/A	N/A	N/A
					Total Estimated Taxes:	**$2,997.88**

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

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

History

History

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STEEL TOE STILETTO LLC

RESTORATION • DESIGN • DEVELOPMENT

710 Dumas

Photos

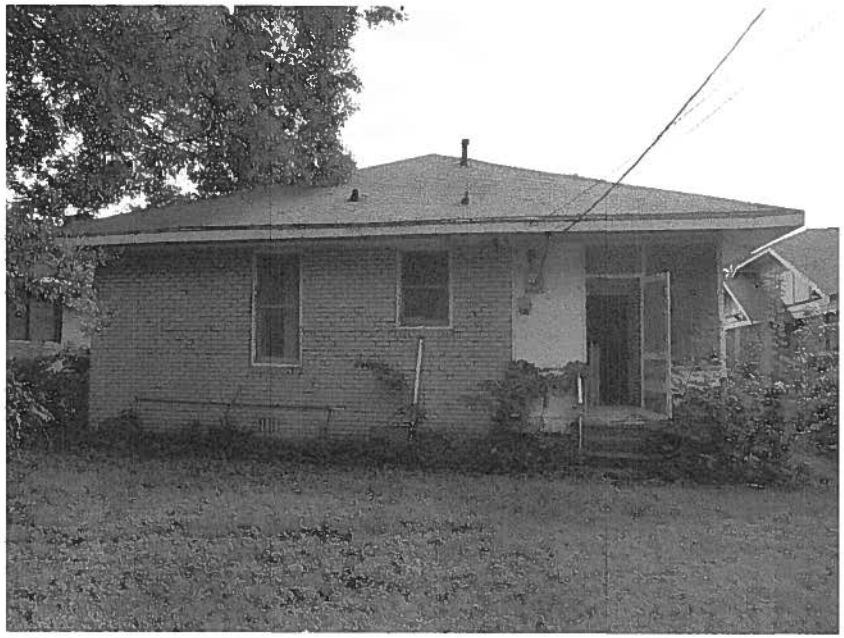
Current Elevations



Front



Rear





Rear Side Porch



Side Rear



CITY OF DALLAS

LANDMARK COMMISSION **10/1/2018**

FILE NUMBER: CE178-016(MD)
LOCATION: 703 Lipscomb Avenue
COUNCIL DISTRICT: 14
SIZE OF REQUEST: 2,693

PLANNER: Mark Doty
DATE FILED: 9/16/2018
DISTRICT: Junius Heights
MAPSCO: 36-Y

APPLICANT: Steel Toe Stiletto LLC

OWNER: HOLMES ANNA LAMBERTI & PATRICK

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

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

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

Improvements Value (2017):	$264,200
Land Value:	$82,390
Required Expenditures:	$66,050
Estimated Expenditures:	$97,000
Estimated Total Exemption:	$27,048

Notes on the estimated exemptions:

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

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

A default completion date will be 10/1/2021. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility.

C



Historic Preservation
Tax Incentive Program

Step 1
Application to the Landmark Commission

Address: 703 LIPSCOMB

Applicant: TAM PHAM

Contact info: tpham@steeltoestrettoLLC.com



Application Requirements

☑ Completed Step 1 Application ..... All requested information must be provided and, where necessary, forms should be signed and notarized

☑ Estimated costs of rehabilitation ..... List of applicable expenses. Eligible expenses are listed in the General Information packet.

☑ Statement of Understanding ..... Signed and notarized by the property owner; use the form included in this packet.

☑ DCAD Account Information ..... Go to www.dallascad.org then search for appraisals, search by address, search for the address of the property in question, and attached a copy of the account information to this application.

☑ Photographs of existing conditions ..... Pictures taken of the structure prior to rehabilitation. Be sure to document the areas that will be rehabilitated.

Additional Requirements

Check all statements that apply and please provide the information shown to the right for those items.

☐ Does the rehabilitation include any exterior work? ..... Provide a copy of the front page of the Certificate of Appropriateness for the rehabilitation.

☐ Has the rehabilitation work already been completed? ..... In addition to this Step 1 Application, please submit the Step 2 - Application for Verification of Expenditures, as well as all of the required documentation.

☐ Has the property has received any previous tax relief? ..... Provide the documentation explaining the duration and amount of all previous tax relief.

☐ Is the property is in a TIF district? ..... Documentation of any additional tax incentives the property is set to receive, such as tax credits from the county, National Trust, grants, Texas Historic Commission or other entities. If you are unsure if the property is in a TIF district, locate your property on the DCAD website's map and turn on the Tax Increment Zone layer.

☐ Is this an Urban Historic District exemption? ..... Provide a breakdown of the square footage for residential, retail, commercial, and other nonresidential uses, number of jobs created, and

residential units created in the proposed project.

Additional Requirements (cont).

☐ Is this a Citywide - Endangered Property exemption?	Please ask staff for the Endangered Structure Addendum
☐ Has the property had past code violations?	Contact the Code Compliance Department at 214-670-5708 if the property has had past code violations. An email from their department stating that the violations have been resolved will suffice.
☐ Is the owner not listed as the owner in DCAD records?.....	Provide a copy of the property deed.
☐ Is the property a divided lot or split between several lots?....	Provide a copy of the property deed.
☐ Is the property unplatted (no lot or block number)?	Provide a copy of the property deed.
☐ Is it is owned by a partnership, LLC, or other entity?.....	Provide a copy of the property deed or documentation that the signatory has the authority to sign on behalf of the entity.

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 703 LIPSCOMB

Legal description: Lot 1 Block 9/1884

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

Building name (if applicable): _____

Historic district or pending historic district: JUNIUS HEIGHTS

Year the historic structure was built: 1924

Is this a contributing structure? YES

Owner Information

Please list all of the property owner(s): PATRICK & ANNA HOLMES

Mailing address: 703 LIPSCOMB

City, state and zip code: DALLAS, TX 75214

Phone number: 940-395-7209 Fax number: _____

Email: HOLMES.PATRICK@GMAIL.COM

Applicant Information (if different then the property owner)

Applicant name: TAM PHAM / STEEL TOE STILETTO LLC

Mailing address: 1914 Skillman St #110183

City, state and zip code: DALLAS, TX 75206

Phone number: 214-5331706 Fax number: _____

Email: tpham@steeltoestiletto llc.com

Rehabilitation Information

Estimated Rehabilitation Investment: [redacted] $97,000

Current Use: RESIDENTIAL Proposed Use: RESIDENTIAL

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

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

Projected Construction Time and Estimated Date of Completion: 12/2022

Lien Holder Information (if applicable)

Primary mortgage company: FIRST UNITED BANK & TRUST CO.

Contact person: _____

Correspondence address: PO BOX 678689, DALLAS, TX 75267-8689

Secondary mortgage company: _____

Contact person: _____

Correspondence address: _____

Other lienholder: _____

Contact person: _____

Correspondence address: _____

Financial Information

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

The date this application is submitted to the city: 9/6/18

Improvement Value: $384,420

Land Value: $115,350

Has the property received any previous tax relief? If so, please explain: NO.

Is this in a TIF district? NO.

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

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: _____

Retail Square Footage: _____

Office Square Footage: _____

Residential Square Footage: _____

Number of Jobs Created: _____

Type of Exemption that is being applied for:

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

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

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Endangered Historic Districts • 10th Street • Wheatley Place	☐	Based on Rehab	25%	100%	10 years	Yes

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

Cost Estimates

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

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

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

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

Briefly list the scope of work (attach a separate sheet of paper if necessary):	Amount
1. FOUNDATION REPAIR	$5,000.00
2. DEMO & FRAME ADDITIONAL BATH & BEDROOM	$50,000.00
3. REPLACE WITH NEW HVAC SYSTEM	$12,000.00
4. REPLACE TANK H/O HEATER W/ NEW TANKLESS	$5,000.00
5. NEW SECURITY SYSTEM	600.00
6. PEST/TERMITE TREATMENT	800.00
7. INTERIOR PAINT	$6,000.00
8. EXTERIOR PAINT	$5,000.00
9. KITCHEN REMODEL	$12,000.00
10. DEMO CLEAN UP/MAKE READY	600.00
Total estimated expenditures of applicable costs:	$97,000.00

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

Statement of Understanding

THE STATE OF Texas §
§
COUNTY OF Dallas §

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

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

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

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

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

Owner's Name: Patrick Holmes

Owner's Signature: [signature]

This instrument was acknowledged before me on September 5, 2018

by (print name of owner) Patrick C.R. Holmes.

[signature] Linda Kay Kerrick

Notary Stamp Here ..... Notary Signature

LINDA KAY KERRICK
Notary Public, State of Texas
Comm. Expires 03-20-2020
Notary ID 6479900

Statement of Understanding

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

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

Owner's Name: Anna Lamberti Holmes

Owner's Signature: Anna Lamberti Holmes

This instrument was acknowledged before me on September 5, 2018

by (print name of owner) ANNA Lamberti Holmes .

Pamela Voyles

Notary Stamp Here ..... Notary Signature

PAMELA LOUISE VOYLES
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-12-2018

Residential Account #00000183289000000

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

Property Location (Current 2019)

Address: 703 LIPSCOMB AVE
Neighborhood: 1DSJ16
Mapsco: 36-Y (DALLAS)

DCAD Property Map

2018 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online

Print Homestead Exemption Form

Owner (Current 2019)

HOLMES ANNA LAMBERTI & PATRICK
703 LIPSCOMB AVE
DALLAS, TEXAS 752144441

Multi-Owner (Current 2019)

Owner Name	Ownership %
HOLMES ANNA LAMBERTI & PATRICK	100%

Legal Desc (Current 2019)

1: MUNGER PLACE BLK 9/1884
2: BLK 9/1884 LT 1
3: LIPSCOMB & JUNIUS
4: INT201800219109 DD08092018 CO-DC
5: 1884 009 00100 1DA1884 009
Deed Transfer Date: 8/15/2018

Value

2018 Certified Values	
Improvement:	$384,420
Land:	+ $115,350
Market Value:	=$499,770
Capped Value: $381,249	
Revaluation Year:	2018
Previous Revaluation Year:	2017

Main Improvement (Current 2019)

Building Class	09	**Construction Type**	FRAME	**# Baths (Full/Half)**	2/ 1
Year Built	1924	**Foundation**	PIER AND BEAM	**# Kitchens**	1
Effective Year Built	1924	**Roof Type**	GAMBREL	**# Bedrooms**	4
Actual Age	95 years	**Roof Material**	COMP SHINGLES	**# Wet Bars**	0
Desirability	VERY GOOD	**Fence Type**	WOOD	**# Fireplaces**	1
Living Area	2,693 sqft	**Ext. Wall Material**	BRICK VENEER	**Sprinkler (Y/N)**	Y
Total Area	2,693 sqft	**Basement**	NONE	**Deck (Y/N)**	N
% Complete	100%	**Heating**	CENTRAL FULL	**Spa (Y/N)**	N
# Stories	TWO STORIES	**Air Condition**	CENTRAL FULL	**Pool (Y/N)**	Y
Depreciation	40%			**Sauna (Y/N)**	N

Additional Improvements (Current 2019)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED GARAGE		UNASSIGNED	FRAME	420
2	POOL		UNASSIGNED	CC-CONCRETE (POOL)	1

Land (2018 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY DISTRICT 7,500 S	62	143	8,239.0000 SQUARE FEET	STANDARD	$14.00	0%	$115,346	N

*** All Exemption information reflects 2018 Certified Values. ***

Exemptions (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	$76,249	$63,124	$76,249	$76,249	$76,249	$0
OTHER EXEMPTION	$90,000	$45,000	$69,000	$69,000	$69,000	$0
Taxable Value	$215,000	$273,125	$236,000	$236,000	$236,000	$0

Exemption Details

Estimated Taxes (2018 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per $100	$0.7804	$1.282085	$0.2531	$0.124238	$0.2794	N/A
Taxable Value	$215,000	$273,125	$236,000	$236,000	$236,000	$0
Estimated Taxes	$1,677.86	$3,501.69	$597.32	$293.20	$659.38	N/A
Tax Ceiling					N/A	N/A
					Total Estimated Taxes:	**$6,729.46**

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

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

History

History

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CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-927(LC)
LOCATION: 2557 Elm Street (2551 Elm Street)
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD-269

PLANNER: Liz Casso
DATE FILED: September 6, 2018
DISTRICT: Knights of Pythias (H-46)
MAPSCO: 45-M
CENSUS TRACT: 0204.00

APPLICANT: Perkin and Will

REPRESENTATIVE: Kristin Winters

OWNER: EPIC DALLAS HOTEL, LP

REQUEST:

1) Install hardscape, including an in-ground pool, built-in fire pit and built-in planter boxes.
2) Install fencing.
3) Modify door openings and add new openings on east elevation of hotel addition.
4) Convert three window openings to door openings on east elevation of historic structure.
5) Construct kitchen addition on west elevation.
6) Construct outdoor shade structure at patio on west elevation.

BACKGROUND / HISTORY:

The legal address for this site is 2557 Elm Street. However it is also known as 2551 Elm Street, which is the address it is listed as in both the City of Dallas Landmark and National Register nomination forms.

1/5/2016 – Landmark Commission approved the demolition 2549 Elm Street, the two story building abutting 2551 Elm, using the standard that it posed an imminent threat to public health and safety (CD156-006(MD)).

6/23/2017 – Staff approved the removal of paint, cleaning of exterior surfaces and in-kind repointing of exterior masonry (CA167-646(LC)).

8/16/2017 – Staff approved the removal of non-historic metal windows and the temporary boarding up of window openings with plywood (CA167-796(LC)).

3/5/2018 – Landmark Commission approved the removal of non-historic additions, modifications to existing window openings, installation of new entry doors and transoms,

construction of a kitchen addition on west elevation, and construction of a seven-story hotel addition (CA178-276(LC)).

ANALYSIS:

The Knights of Pythias Building and site is being redeveloped into a hotel. The Landmark Commission reviewed and approved an application for restoration of the historic structure and construction of a hotel addition at their March 2018 meeting. The applicant has returned for approval of some modifications to previously approved items, as well as some new items. This project is also a state and federal historic tax credit project. All of the requested items, as well as all the plans and drawing submitted in this application have been reviewed and approved by the Texas Historical Commission and the National Park Service.

Request #1 – Hardscape

An amenities courtyard and pool area will be constructed at the east elevation of the site. The courtyard will include built-in fire pits and planter boxes. The paving is predominately cast concrete pavers laid in a running bond pattern. The walkway from the building entry to the sidewalk along Good Latimer includes concrete paving with alternating colors. A small patio will be constructed at the west elevation that will also use pavers laid in a running bond to match the courtyard on the east side. Various types of concrete paving and pavers will be used for the sidewalk and walkways around the structure. A cast in place concrete benches will be incorporated into the hardscape in certain locations. Bike racks may be installed into the concrete in specific locations as well.

Request #2 – Fencing

The applicant is proposing to construct an 8ft tall fence at the east elevation of the site which will enclose the amenities courtyard and pool area. Per the preservation criteria, the fence is 30% open and consists of both solid masonry wall and metal pickets. The portion of the fence fronting Elm Street includes the metal pickets. The southeast corner of the fence at the intersection is masonry. This will serve as a backdrop to a small stage within the courtyard. The fence fronting Good Latimer consists of both metal picket and masonry.

The Task Force was supportive of the fence and recommended approval. However they also recommended the applicant consider using only metal picket fencing to make the site feel more open, and use landscaping to help screen. They did not include this as a condition in their recommendation.

Request #3 – Modifications of Openings on East Elevation of Hotel Addition

The Commission approved a one-story glass connector addition that will be between the historic structure and hotel addition. This addition was approved to have paired doors on the east elevation. The applicant is changing this to one door. On the hotel piece, beyond the glass connecter addition, two new single door openings have been added, one previously approved door opening has been shifted to the left. The number of louvers openings has been reduced, and one set of paired doors will not be louvered doors.

Request #4 – Modification of Openings on East Elevation of Historic Structure
On the east elevation of the historic structure the applicant is requesting to change three window openings to door openings. The purpose is to provide additional access to the courtyard and pool area. The doors include a transom above and match the exterior doors already approved for this structure.

Request #5– Kitchen Addition on West Elevation
A one-story kitchen addition has been approved for the west elevation. Due to functional depends the additional needed to be enlarged. The design and details will remain the same, only the length of the addition has changed.

Request #6 – Outdoor Shade Structure on West Patio
The applicant is proposing to construct a shade structure on the west patio. This structure would be incorporated into the low concrete wall surrounding the patio, on the left side of the patio only. The structure consists of steel posts, steel beams with a corrugated solid poly panel on top with a frosted finish.

All requested items meet the preservation criteria. Staff does not believe they would have an adverse effect on the overall character of the site. Both Staff and the Task Force have recommended approval of all requested items.

STAFF RECOMMENDATION:

1) Install hardscape, including an in-ground pool, built-in fire pit and built-in planter boxes. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and Section 3.6 for public improvements, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install fencing. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 3.5 for fencing and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Modify door openings and add new openings on east elevation of hotel addition. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 8.6 for new construction and additions and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Convert three window openings to door openings on east elevation of historic structure. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Section 5.3 for fenestration and openings and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5) Construct kitchen addition on west elevation. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 8.1, 8.2 and 8.3 for new construction and additions on elevation D and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6) Construct outdoor shade structure at patio on west elevation. – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with preservation criteria Section 8.6 for new construction and additions and meets the standards in in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install hardscape, including an in-ground pool, built-in fire pit and built-in planter boxes. – Approve – Approve as submitted.
2) Install fencing. – Approve – Approve as submitted with the recommendation that the brick wall be replaced with matching metal picket fence with landscaping.
3) Modify door openings and add new openings on east elevation of hotel addition. – Approve – Approve as submitted.
4) Convert three window openings to door openings on east elevation of historic structure. – Approve – Approve as submitted.
5) Construct kitchen addition on west elevation. – Approve – Approve as submitted.
6) Construct outdoor shade structure at patio on west elevation. – Approve – Approve as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178-927(LC)
Office Use Only

Name of Applicant: Kristin Winters
Mailing Address : 2218 Bryan Street #200
City, State and Zip Code: Dallas, TX 75201
Daytime Phone: 214-283-8819 Alternate Phone:
Relationship of Applicant to Owner : architect

PROPERTY ADDRESS: 2551 Elm Street
Historic District: Knights of Pythias

OFFICE USE ONLY
Main Structure:
✓ Contributing
___ Non-contributing

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

EXHIBIT A: [redacted] hardscape design associated with Knights of Pythias building. Design includes [redacted] pool, brick and metal fencing.

EXHIBIT B, C, D, E, F: Architectural changes from previously approved design package - changes include adjustments in locations of doors on east facade of new addition, added doors on east elevations of existing building, increased size of kitchen addition on west side of existing building. All changes to existing building have been reviewed and approved by THS/NPS.

~~Exhibit G: Diagram and materials of proposed fencing~~

~~Exhibit H: Current photos of building~~

~~Lighting Cut Sheets also attached~~

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: _____ Date: 8/31/18

Signature of Owner: _____ Date: 8/28/18
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:

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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**


N Good Latimer Expy
Gaston Ave
Indiana St
Uplift Luna Preparatory - Secondary
July Alley
Elm St
Chili's 360
Deep Sushi
Anvil Pub
7-Eleven
Braindead Brewing
Hawthorn St
The Prophet Bar
Urban Paws
The Door Clubs
Deep Ellum Neon Sign
Main St
Commerce St
The Free Man Cajun Cafe & Lounge
U.S. Route 75

Site Aerial



Existing South (Front) & East Elevations



Existing West & South (Front) Elevations



Existing East Elevation


Existing East & North (Rear) Elevation



Additional Views of Proposed Outdoor Amenities Patio and Pool Area



Additional Views of Proposed Outdoor Amenities Patio and Pool Area



Additional Views of Proposed Outdoor Amenities Patio and Pool Area



Streetscape – Facing Northwest from Elm Street



Streetscape – Facing Northeast from Elm Street



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


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



Streetscape – Facing Southwest from Good Latimer Expressway



Streetscape – Facing Northwest from Good Latimer Expressway



Streetscape – Facing Northeast from Good Latimer Expressway (across street to the east)

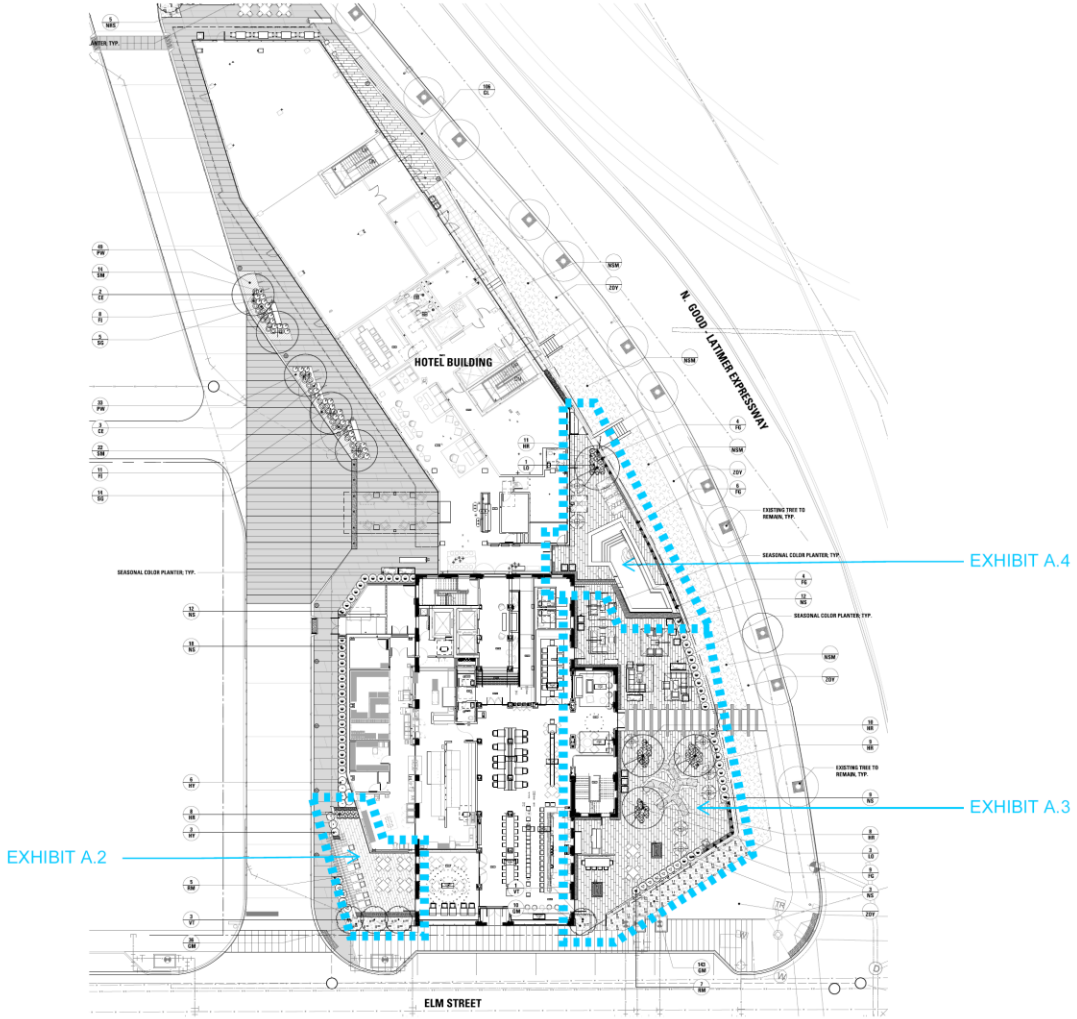


Streetscape – Facing Southeast from Good Latimer Expressway (across street to the east)

Proposed Site Plan

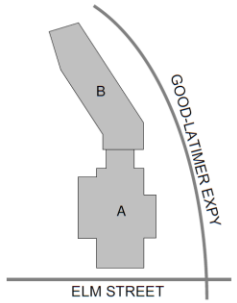
CA178-927(LC)

C3-15



PITTMAN HOTEL - EXHIBIT A.1

OVERALL LANDSCAPE PLAN

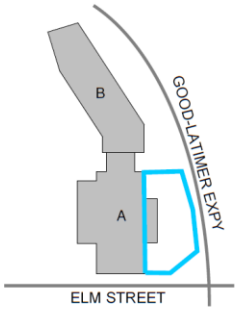


KEY PLAN

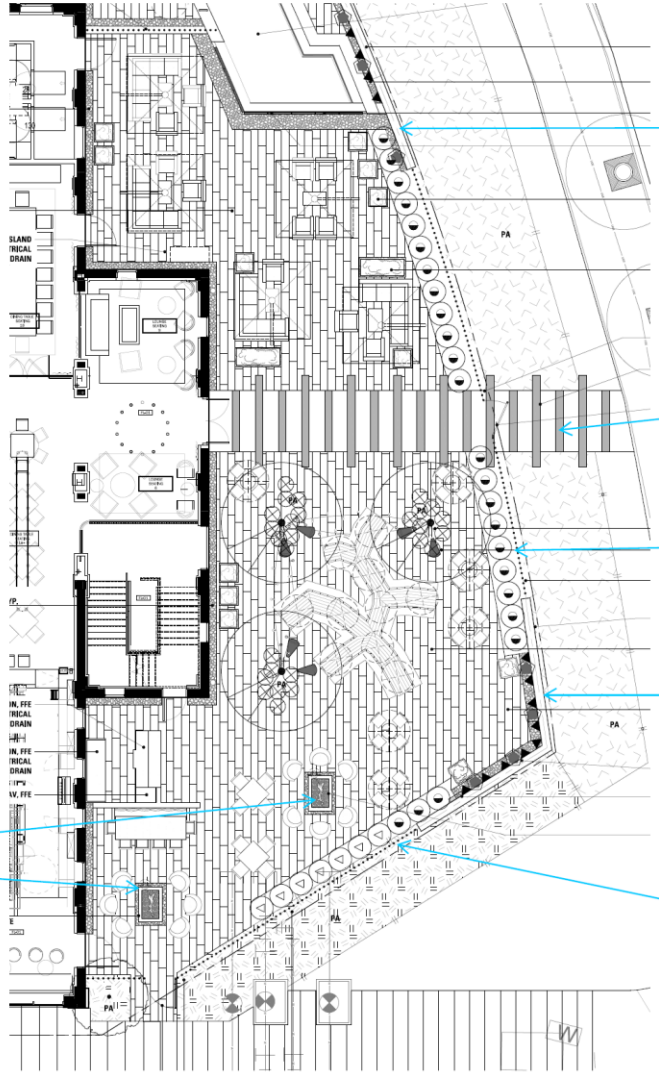
Proposed Site Plan Close-up - East Elevation Courtyard Area

CA178-927(LC)

C3-16



KEY PLAN



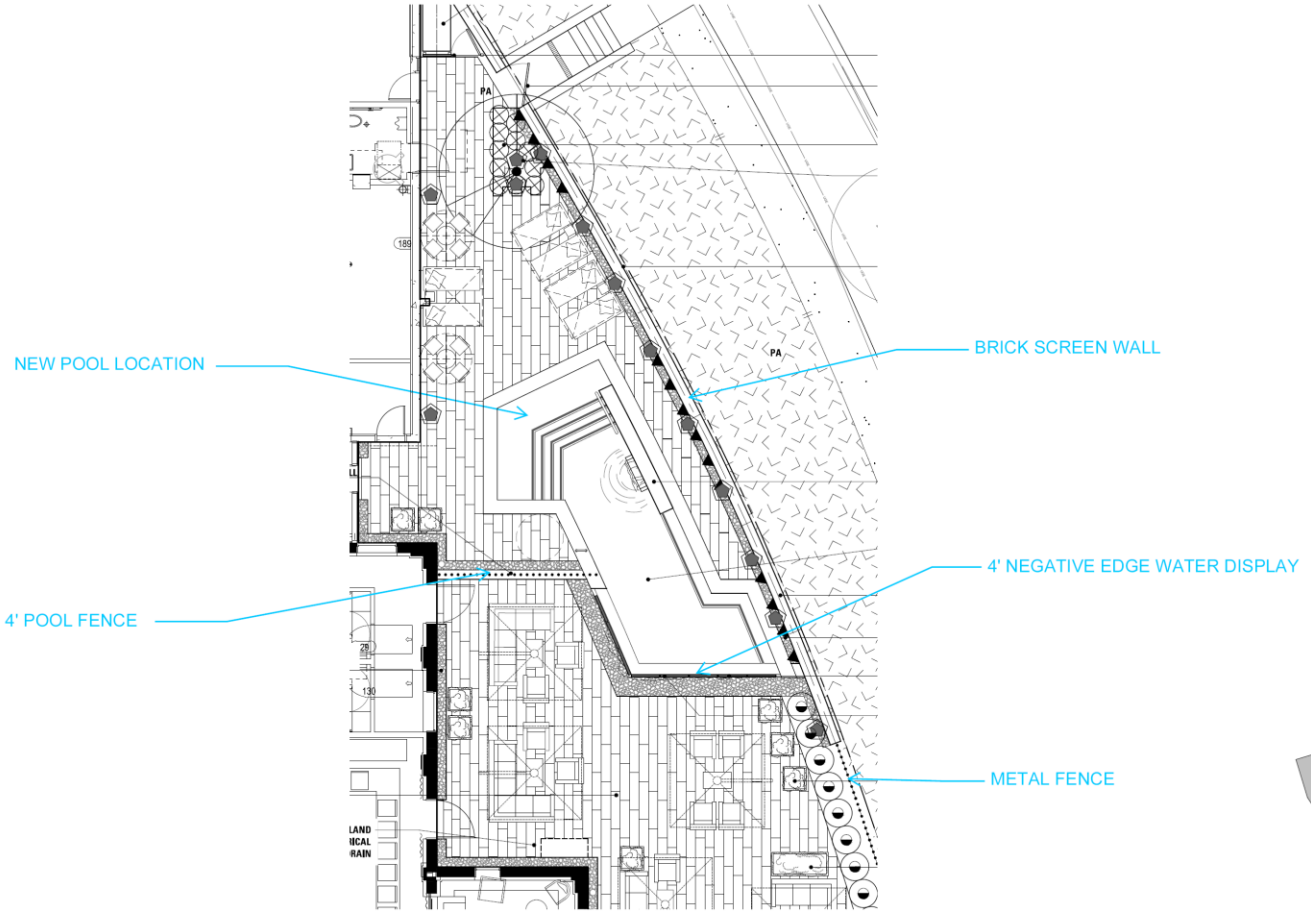
PITTMAN HOTEL - EXHIBIT A.3

PLAN ADJUSTMENTS OF LANDSCAPE LAYOUT AT EAST COURTYARD

Proposed Site Plan Close-up - East Elevation Pool Area

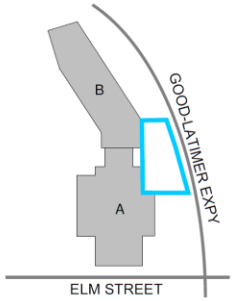
CA178-927(LC)

C3-17

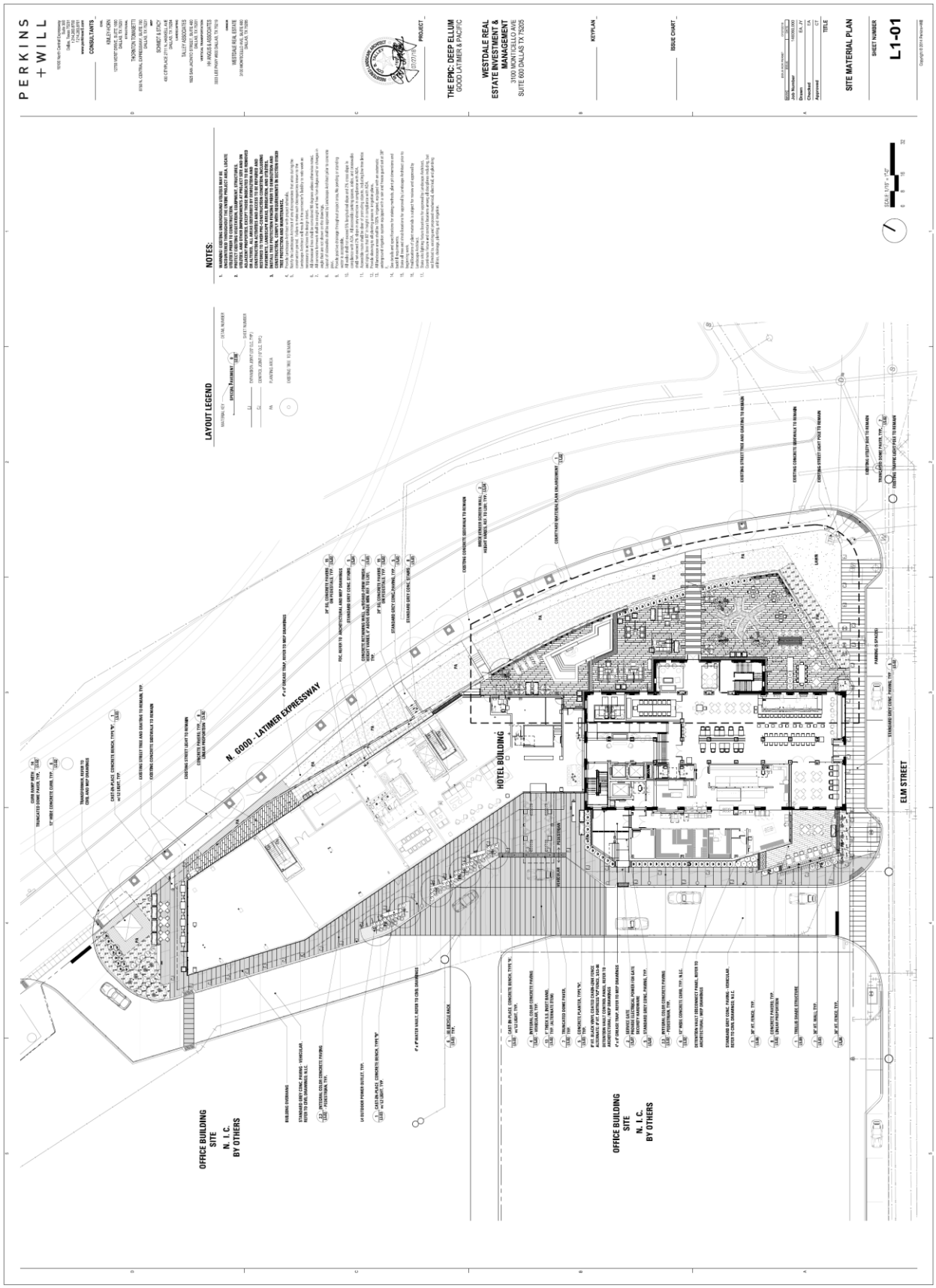


PITTMAN HOTEL - EXHIBIT A.4

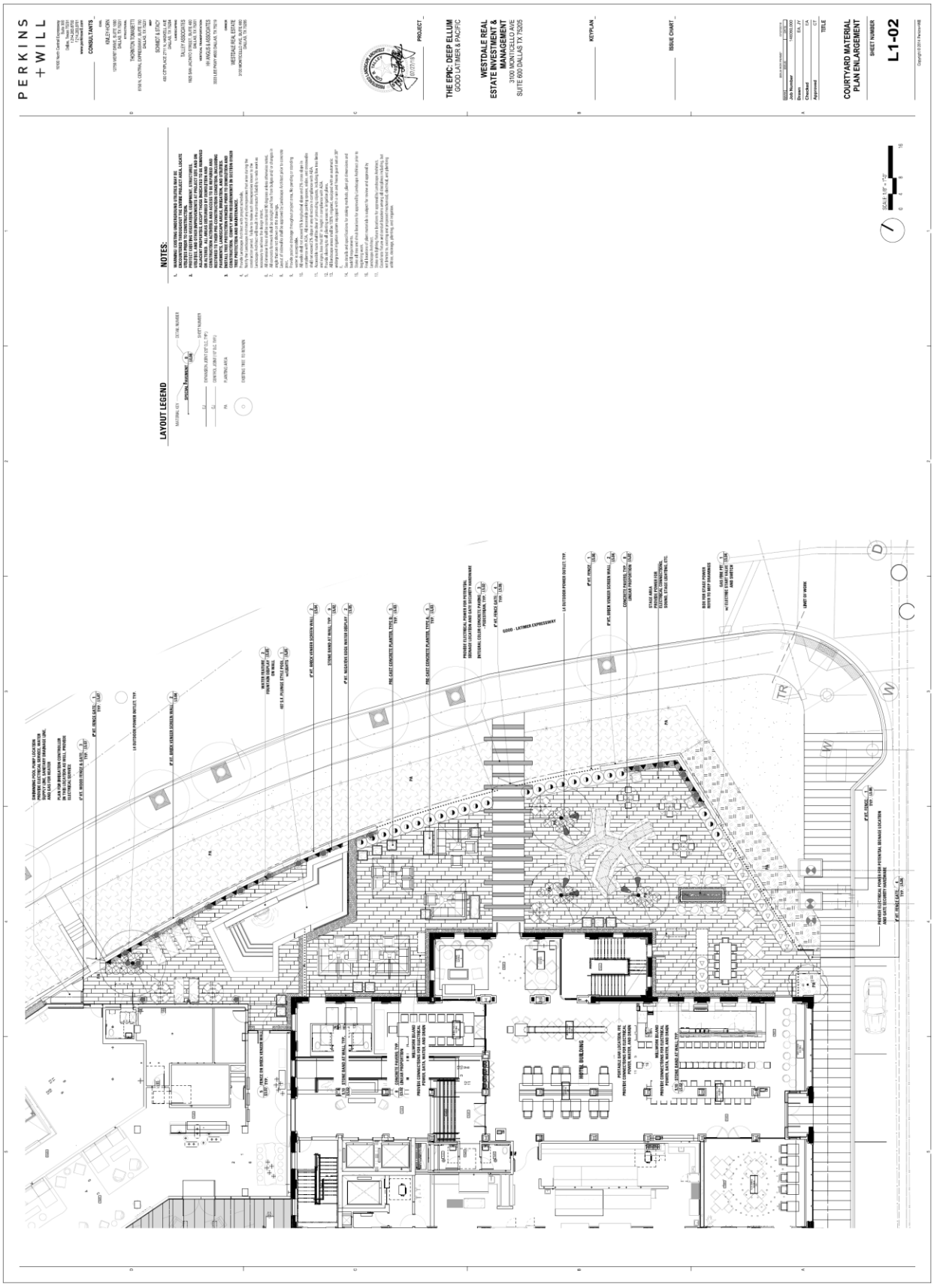
PLAN ADJUSTMENTS OF POOL COURTYARD



KEY PLAN

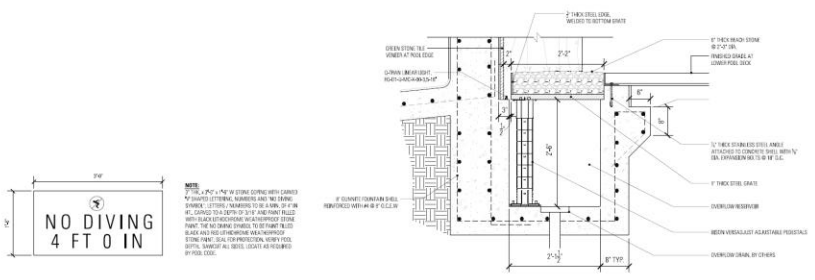


Request #1 – Proposed Hardscape



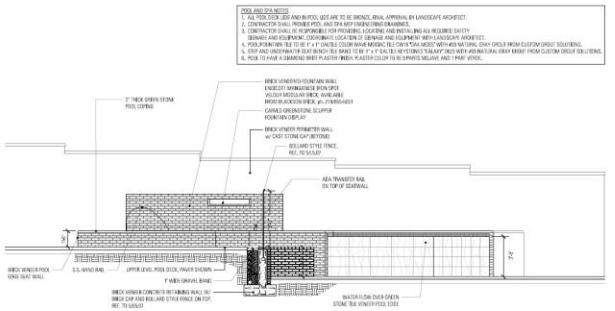
Request #1 – Proposed Hardscape for East Courtyard and Pool Area

Request #1 – Pool Area Section Drawing

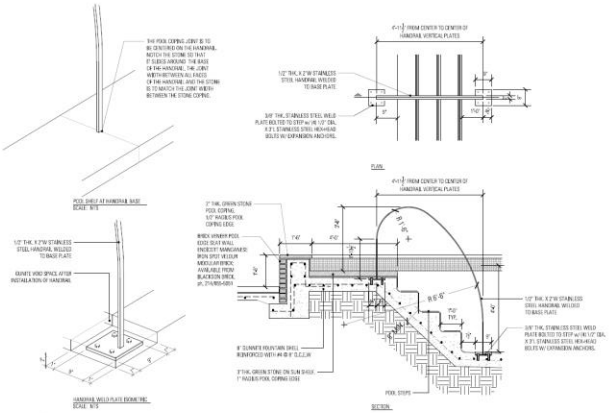


8 CARVED STONE COPING MARKER
SCALE: 1" = 1'-0"

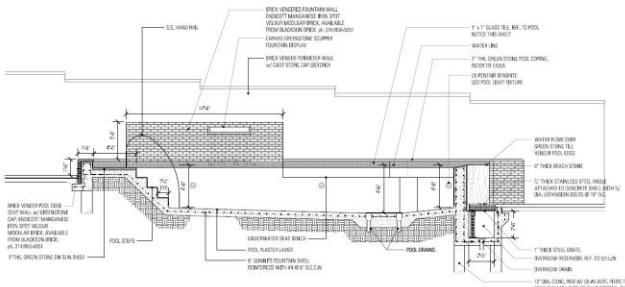
7 POOL OVERFLOW RESERVOIR
SCALE: 1" = 1'-0"



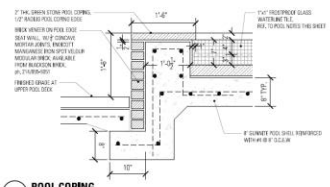
3 POOL RETAINING WALL SECTION B
SCALE: 1/4" = 1'-0"



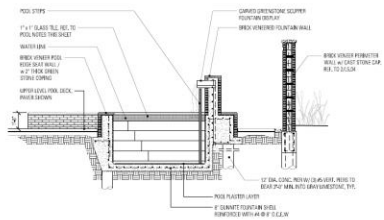
6 POOL HANDRAIL
SCALE: 1/2" = 1'-0"



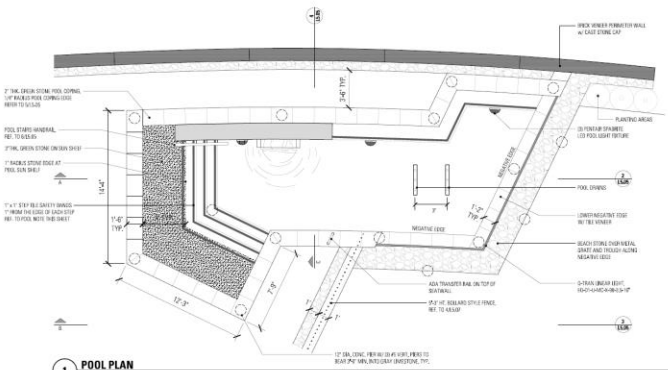
2 POOL / FOUNTAIN LONGITUDINAL SECTION A
SCALE: 1/4" = 1'-0"



5 POOL COPING
SCALE: 1" = 1'-0"



4 POOL / FOUNTAIN CROSS SECTION C
SCALE: 1/4" = 1'-0"



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

PERKINS
+WILL

12000 North Central Expressway
Suite 300
Dallas, Texas 75243
t 214.265.0700
f 214.265.0701
www.perkinswill.com

CONSULTANTS

CIVIL
KIMLEY-HORN
12700 HILLCREST ROAD, SUITE 1006
DALLAS, TX 75230

STRUCTURAL
THORNTON TOMASETTI
8750 N. CENTRAL EXPRESSWAY, SUITE 700
DALLAS, TX 75231

MEP
SCHMIDT & STACY
400 CITYPLACE 2711 N. HASKELL AVE
DALLAS, TX 75204

LANDSCAPING
TALLEY ASSOCIATES
1905 SAN JACINTO STREET, SUITE 400
DALLAS, TX 75201

VERTICAL TRANSPORTATION
HH ANGUS & ASSOCIATES
3333 LEE PKWY #600 DALLAS, TX 75219

OWNER
WESTDALE REAL ESTATE
3100 MONTICELLO AVE, SUITE 600
DALLAS, TX 75205

07/23/2018

STANTEC CONSULTING SERVICES, INC.
TBPE NO. F-9324

PROJECT

THE EPIC: DEEP ELLUM
GOOD LATIMER & PACIFIC

WESTDALE REAL ESTATE INVESTMENT & MANAGEMENT
3100 MONTICELLO AVE
SUITE 600 DALLAS TX 75205

KEYPLAN

ISSUE CHART

Job Number	149080.000
Drawn	EA, JY
Checked	EA
Approved	CT

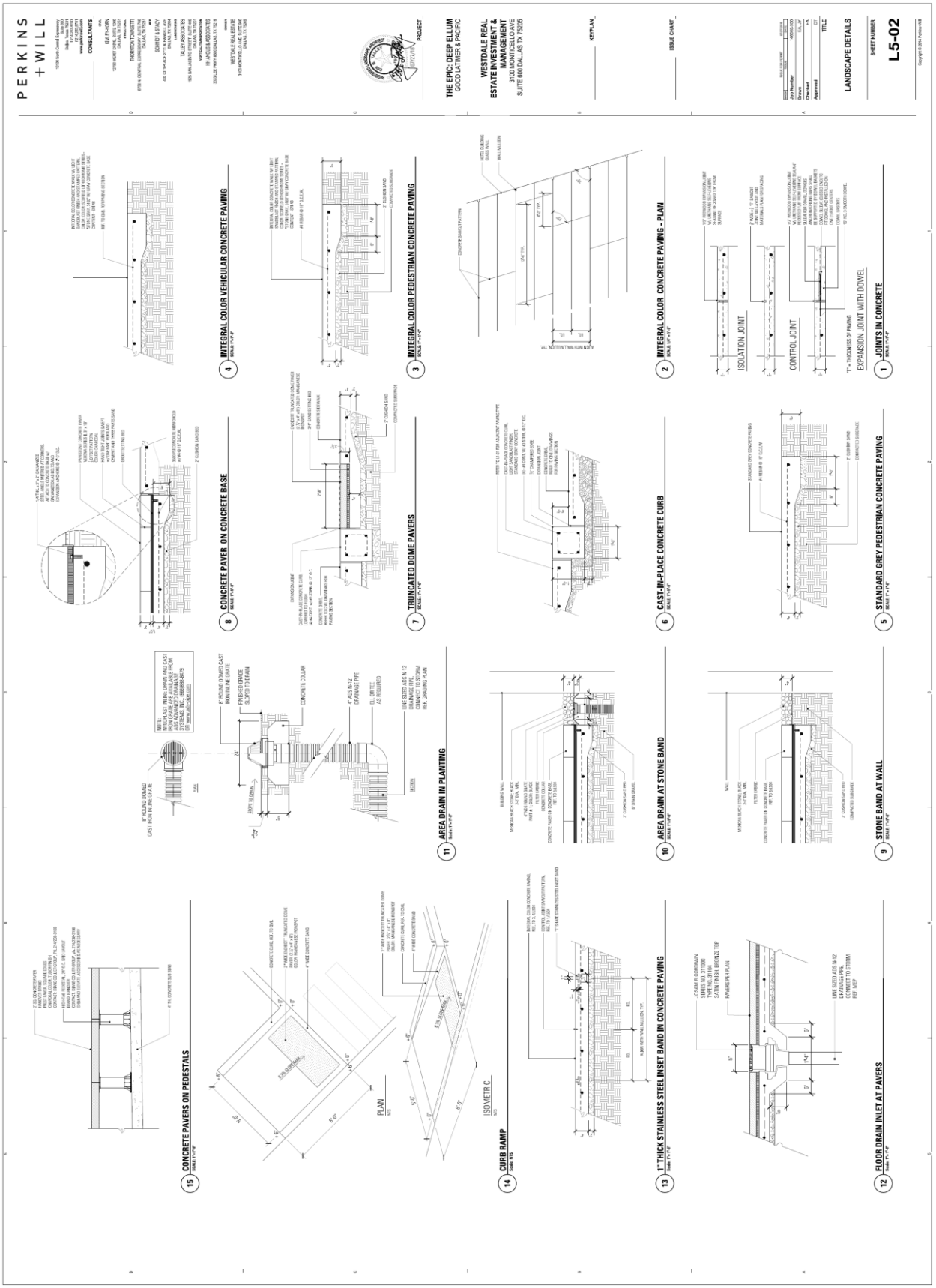
TITLE

LANDSCAPE DETAILS

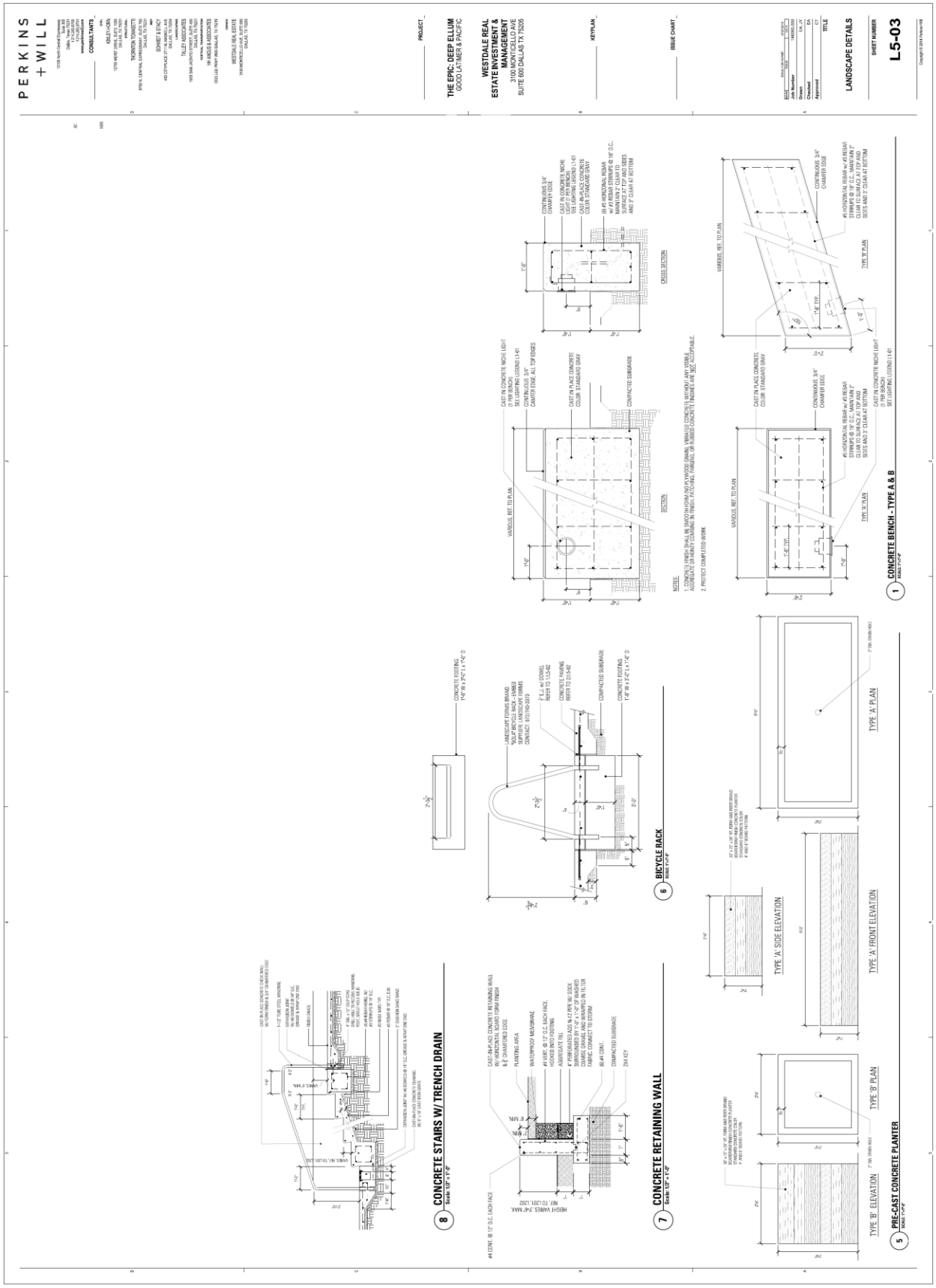
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L5-05

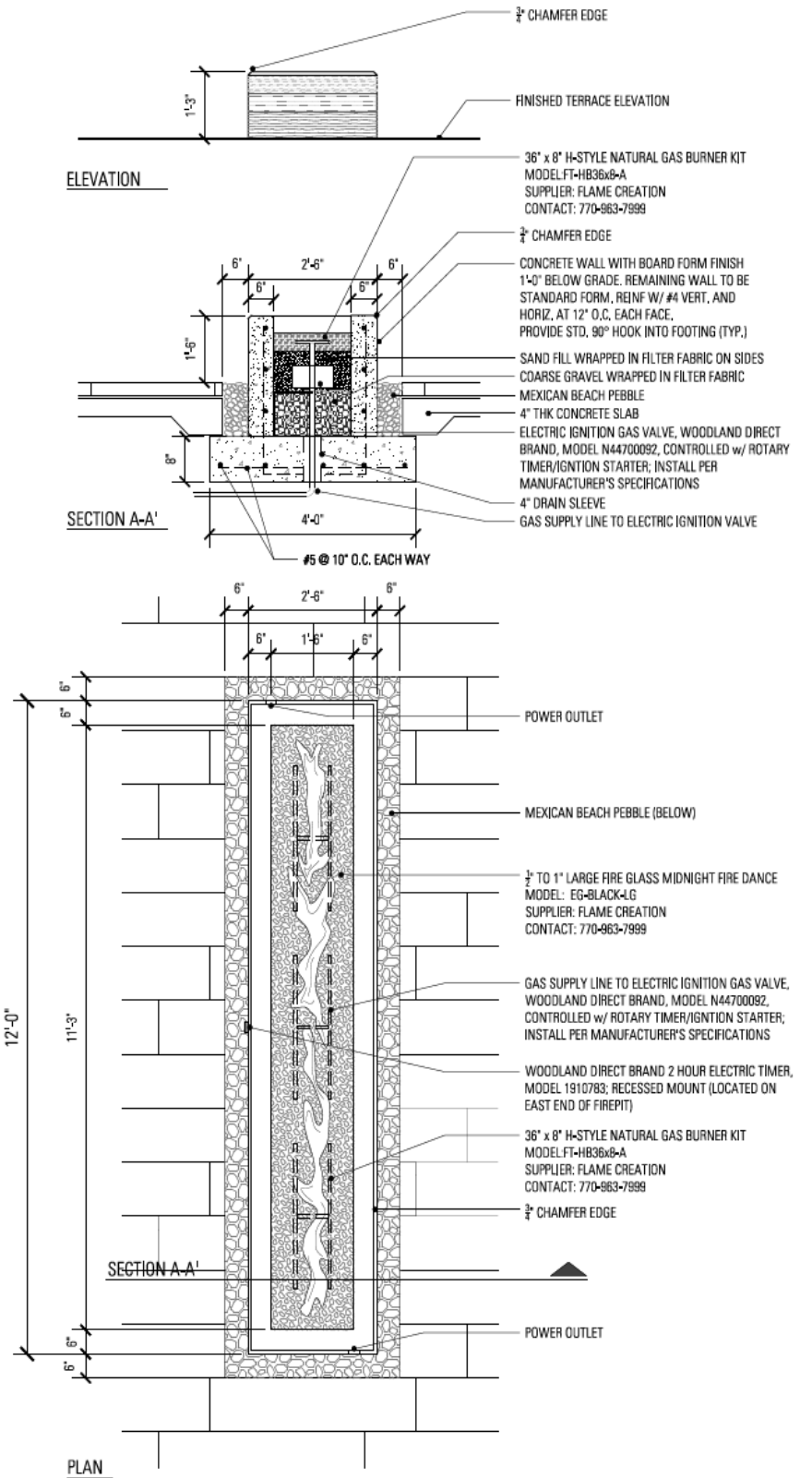
Copyright © 2014 Perkins+Will



Request #1 – Paving Details



Request #1 – Paving Details



1 CONCRETE FIRE PIT
SCALE: 1/2"=1'-0"

Request #1 – Fire Pit Details



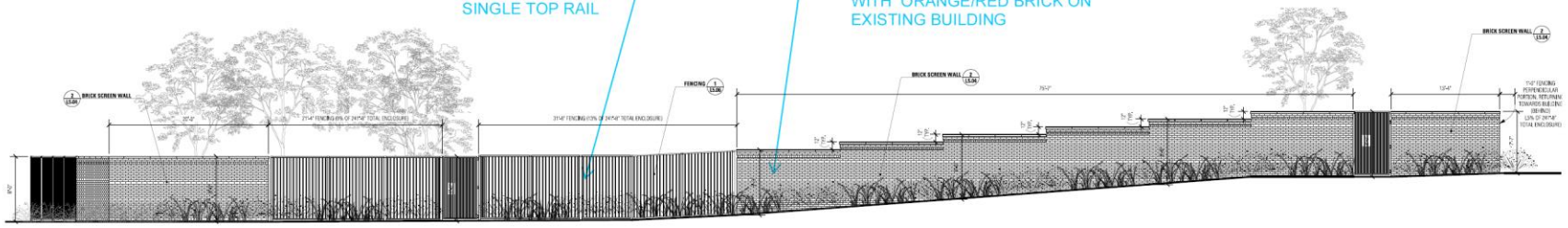


-FENCING TO MAINTAIN 30% OPENNESS PER LANDMARK ORDINANCE THROUGH THE USE OF OPEN PICKET FENCING IN COMBINATION WITH MORE SOLID BRICK FENCING.

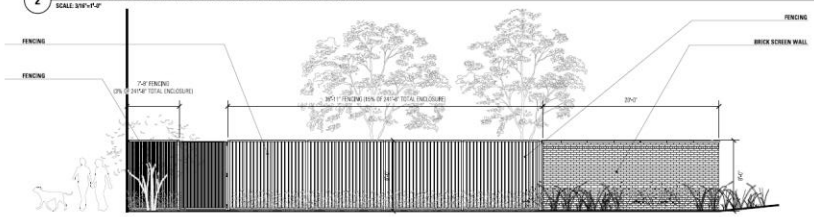
-FENCE HEIGHT TO NOT EXCEED 8' TALL

BLACK METAL FENCING
PRODUCT: FORTRESS FENCING V2 WITH SINGLE TOP RAIL

BRICK FENCING
PRODUCT: ENDICOTT MANGANESE IRONSPOT VELOUR TO CONTRAST WITH ORANGE/RED BRICK ON EXISTING BUILDING



2 **PERIMETER WALL ELEVATION - GOOD-LATIMER (EAST SIDE)**

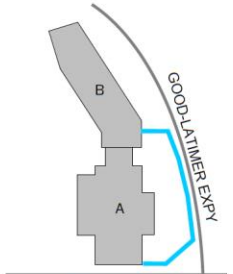


3 **PERIMETER WALL ELEVATION - GOOD-LATIMER & ELM ST. CORNER (SOUTH SIDE)**

NOTE:

241'-8" TOTAL EAST COURTYARD ENCLOSURE

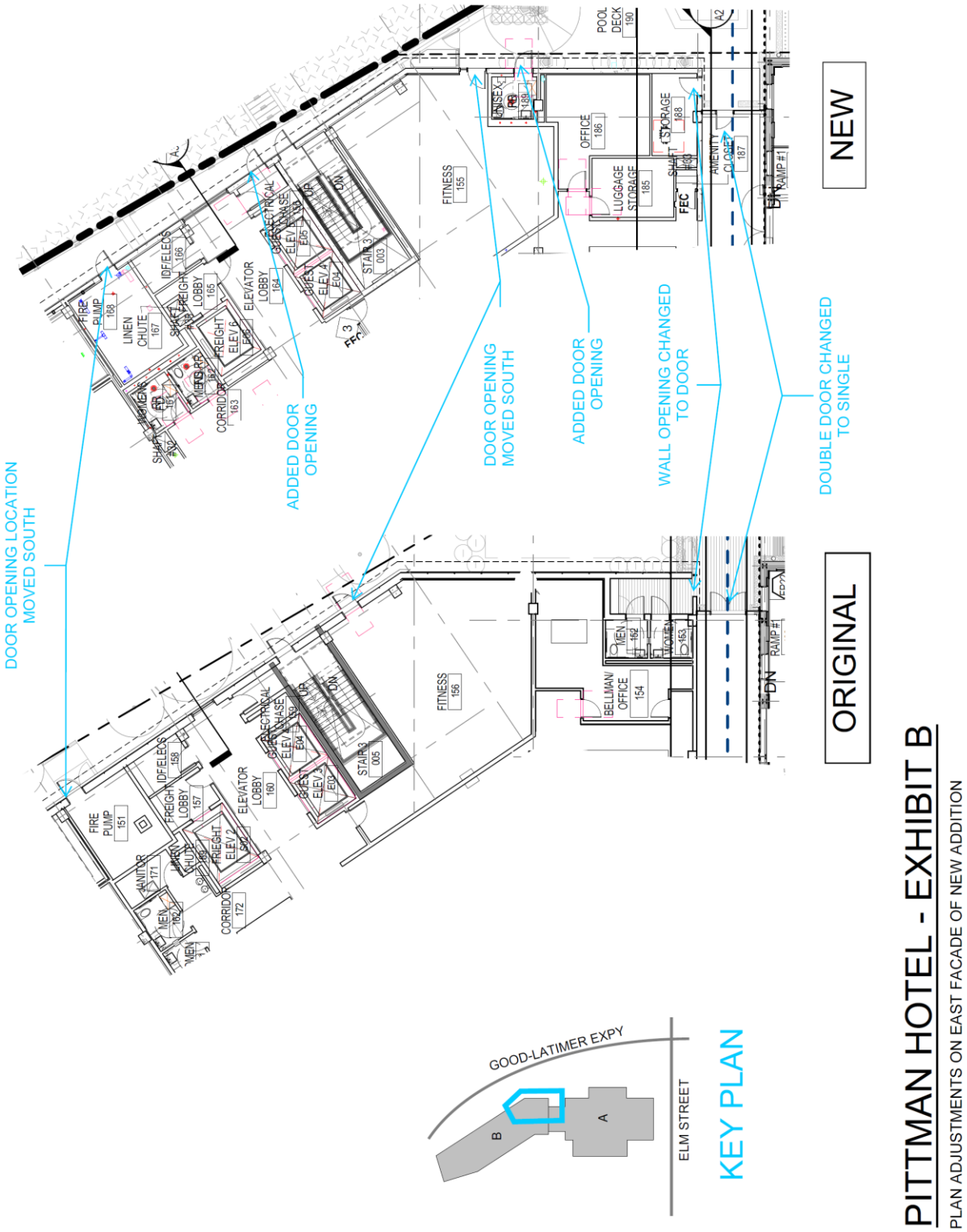
143'-1" BRICK SCREENWALL (59.5%)
98'-7" FENCING (40.5%)



KEY PLAN

PITTMAN HOTEL - EXHIBIT G

FENCING MATERIALS



Request #3 – Proposed Modifications to Openings on East Elevation of Hotel Addition

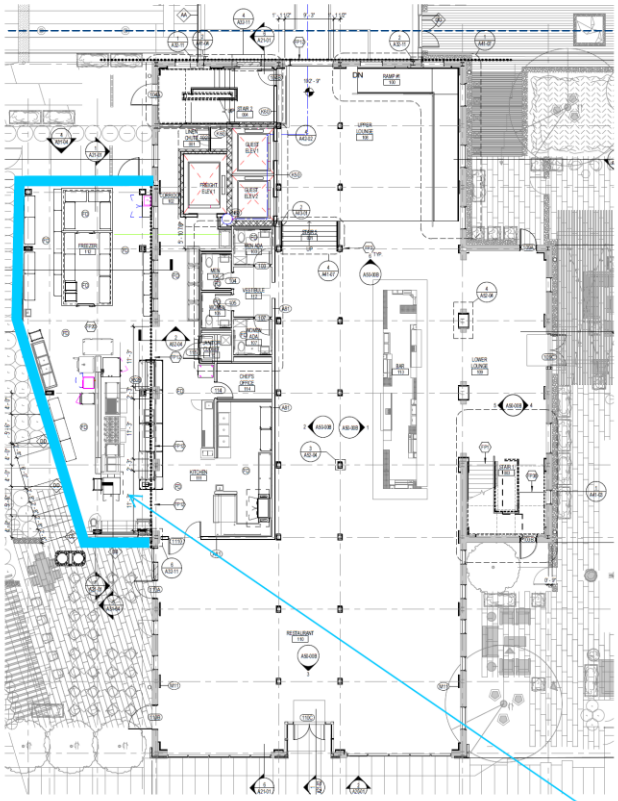
Request #3 – Proposed Modifications to Openings on East Elevation of Hotel Addition

Request #4 –Proposed East Elevation of Historic Structure – Window to Door Conversions

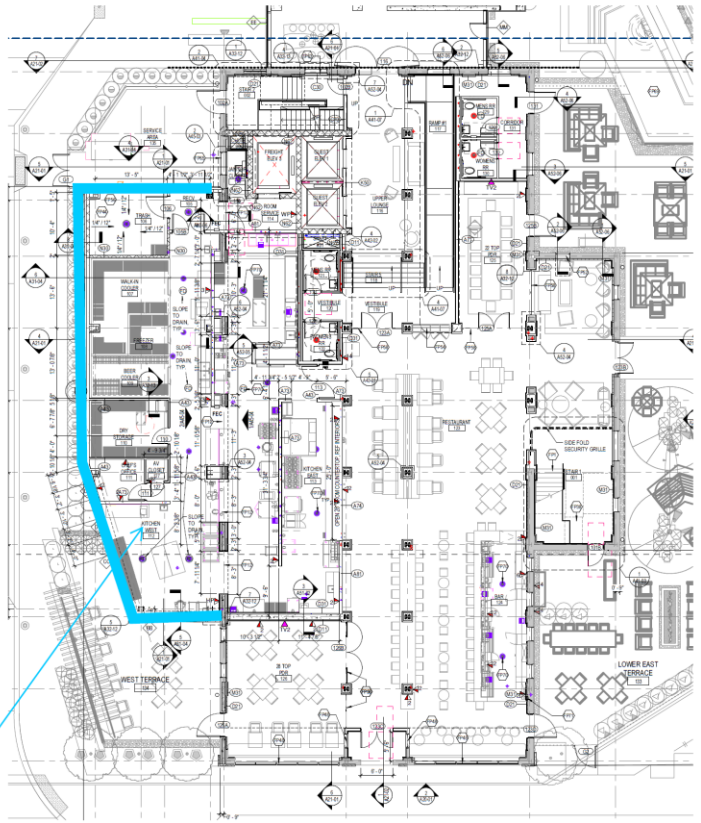
Request #5 – Site Plan Close-up – West Elevation Kitchen Addition

CA178-927(LC)

C3-29



ORIGINAL

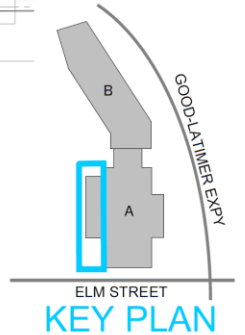


NEW

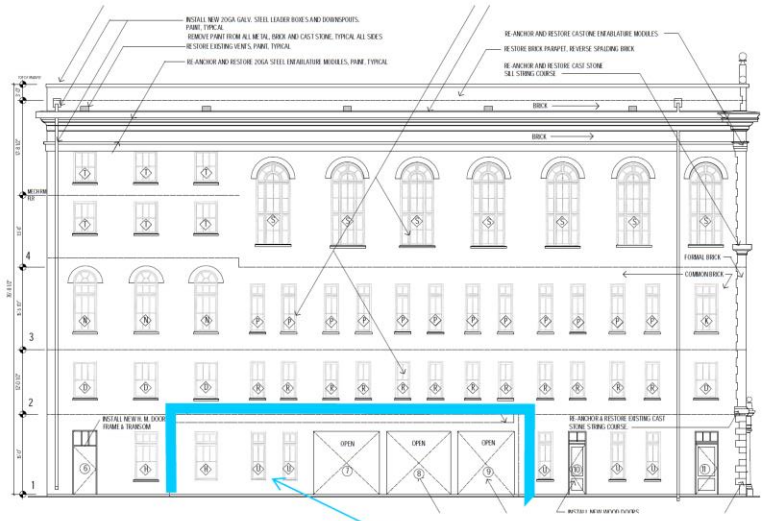
SIZE OF KITCHEN INCREASED DUE TO FUNCTIONAL DEMANDS. THC/NPS HAS REVIEWED AND APPROVED NEW DESIGN

PITTMAN HOTEL - EXHIBIT E

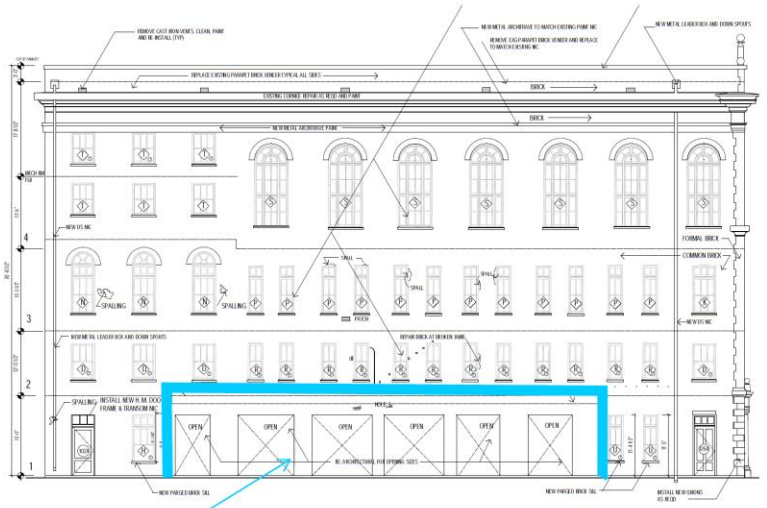
PLAN ADJUSTMENTS ON WEST FACADE OF EXISTING BUILDING



KEY PLAN



ORIGINAL

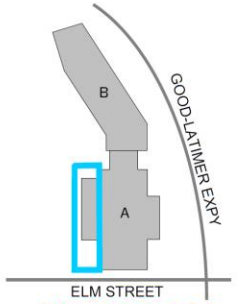


NEW

SIZE OF KITCHEN INCREASED DUE TO FUNCTIONAL DEMANDS. THC/NPS HAS REVIEWED AND APPROVED NEW DESIGN

PITTMAN HOTEL - EXHIBIT F

ELEVATION ADJUSTMENTS ON WEST FACADE OF EXISTING BUILDING

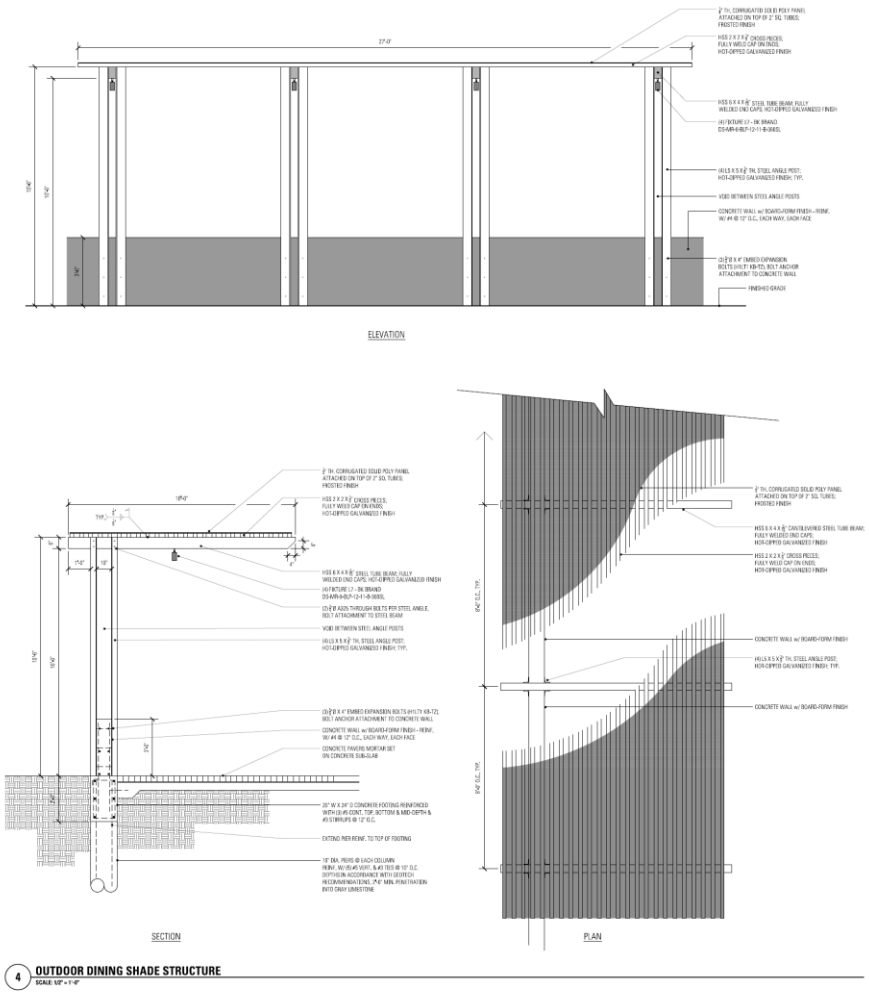


KEY PLAN

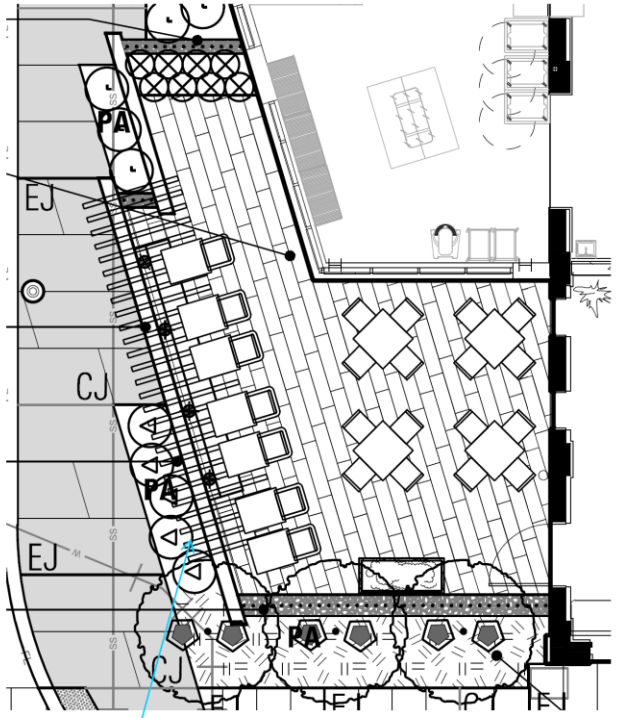
Request #6 –Proposed Outdoor Shade Structure for West Elevation Patio

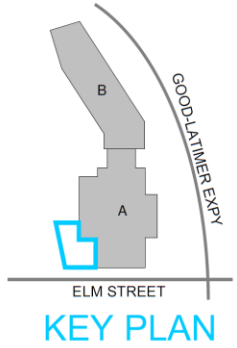
CA178-927(LC)

C3-31



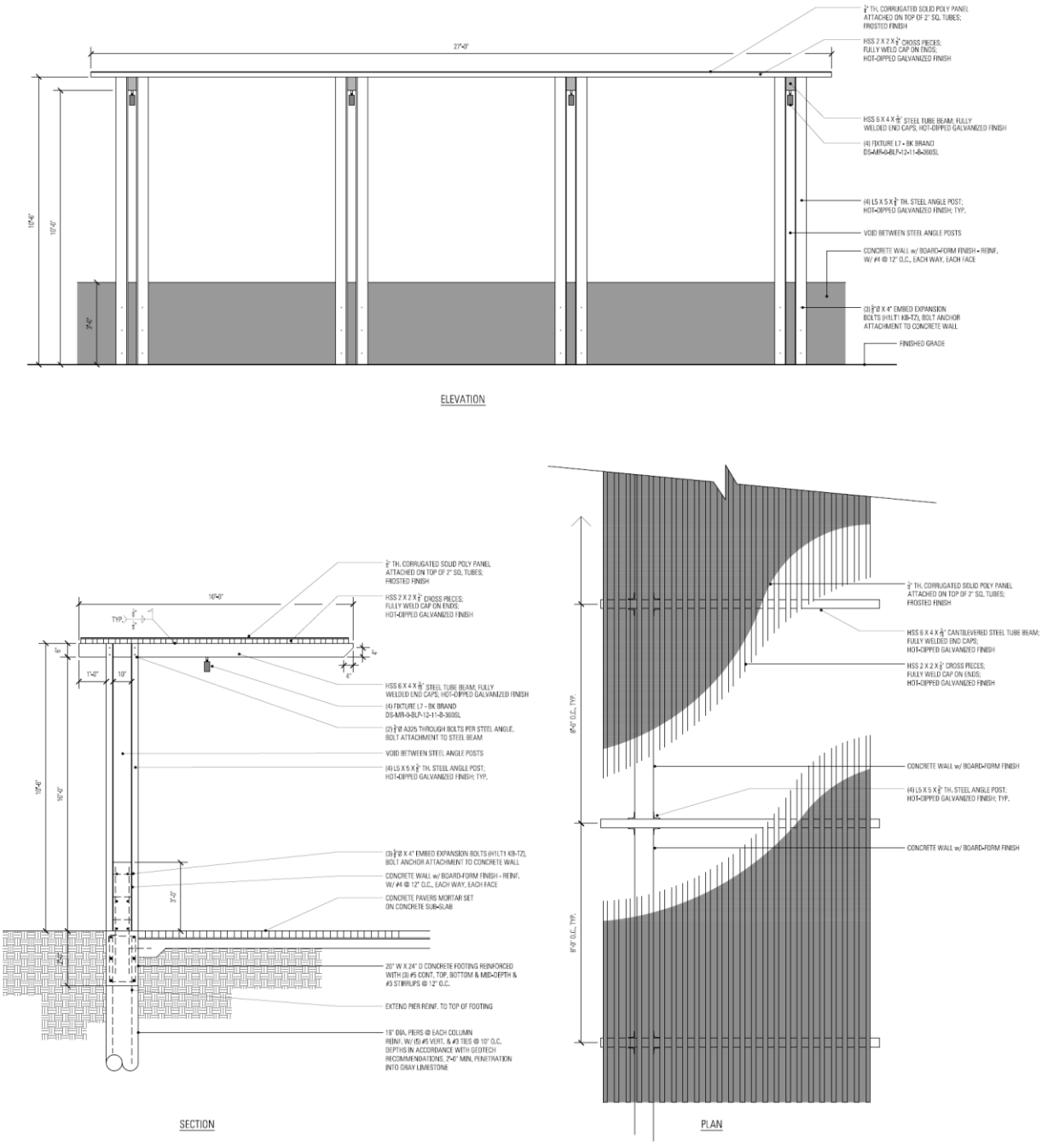
4 OUTDOOR DINING SHADE STRUCTURE
SCALE: 1/2" = 1'-0"





PITTMAN HOTEL - EXHIBIT A.2

PLAN ADJUSTMENTS OF LANDSCAPE LAYOUT AT WEST COURTYARD



4 OUTDOOR DINING SHADE STRUCTURE
SCALE: 1/2" = 1'-0"

Request #6 –Proposed Outdoor Shade Structure Detail Drawings Close-up

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
Knights of Pythias (H-46), Ordinance No. 30832, Exhibit B

3.0 Building Site and Landscaping

3.3 The following are permitted in the no-build zone shown on Exhibit C: landscaping, fire pits, swimming pool, portable cabana changing room, deck areas, paving, seating, tables, fencing, retaining and screen walls, temporary tents, trellises, cable lights, light poles, utilities, and similar improvements.

3.5 Fences

(a) Fencing may be constructed in the no-build zone to meet pool safety requirements.

(b) Fences may not exceed eight feet in height and must be at least 30 percent transparent.

5.0 Fenestration and Openings

5.3 New openings or alterations to existing openings are only permitted on elevations B, C, & D if they are a result of abutting new construction, including construction of patio or outdoor dining space, or in order to comply with health or safety code provisions.

8.0 New Construction and Additions

8.1 Horizontal additions to the existing main building are limited to areas adjacent to elevations C & D.

8.2 Additions within the historic overlay to the existing main building on elevation D must be reviewed and approved for compatibility in the certificate of appropriateness process prior to issuance of a building permit, and must be in harmony with the basic configuration created by the facade rhythm of fenestrations on the existing building.

8.3 New construction physically attached to the area shown as elevation D may use masonry or a metal panel exterior wall system that is compatible with the existing building as a building material. Additions on elevation D are limited to one story.

8.6 Any new construction on the site must be complimentary to the significant architectural features of the main building, including masonry and windows that complement the historic windows and cornice lines of the existing main building.

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 9/12/2018
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Perkins & Will/ Kristin Winters
Address: **2551 Elm St (H-46; Knights of Pythias)**
Date of CA/CD/CR Request: 9/6/2018

RECOMMENDATION:

✓ Approve ____ Approve w/ conditions ____ Deny ____ Deny w/o prejudice
____ Comments only

Recommendation / comments/ basis:

APPROVE AS SUBMITTED

RECOMMEND BRICK WALL be replaced with matching metal picket fence with landscaping

Task force members present

✓ Gary C. Coffman (Chair)	✓ Justin Curtsinger	____ VACANT (Ind. Resident)
✓ Jay Firsching (Vice-Chair)	✓ Charles Neel	____ VACANT (Ind. Resident)
✓ Carolina Pace	____ Anne Stimmel (Alternate)	____ VACANT (Alternate)

Ex Officio staff members Present ✓Liz Casso

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

Maker: Charles Neel
2nd: Justin Curtsinger
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

Jay Firsching Recused

CHAIR, Task Force Gary C Coffman DATE 9/12/2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-935(LC)
LOCATION**:** 5646 Milton Street
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: MU-3

PLANNER: Liz Casso
DATE FILED: September 6, 2018
DISTRICT: Meadows Building (initiated)
MAPSCO: 36-F
CENSUS TRACT: 0079.13

APPLICANT: Gensler

REPRESENTATIVE: Marcel Quimby

OWNER: GLENSTAR PROPERTIES US MEADOWS LLC

REQUEST:
1) Install flat attached signs on east elevation of Greenville Ave Building.
2) Install flat attached sign on south elevation of Milton St. Building.
3) Install monument sign in southeast corner of plaza.

BACKGROUND / HISTORY:
6/6/2017 – Landmark Commission reviewed a Courtesy Review for improvements to the Greenville Avenue Building and site regrading (CR167-011(LC)).

10/2/2017 – Landmark Commission approved regrading the site, installation of new hardscape, landscape and exterior lighting, and construction of bridges over the areaway on west elevation of Greenville Ave building (CA167-834(LC)).

2/5/2018 – Landmark Commission approved the installation of two clerestories, new roof graphics, and two storefront doors on the Greenville Ave Building, and the installation of roof graphics on the Milton St Building (CA178-229(LC)).

6/4/2018 – Landmark Commission approved modifications of the Greenville Ave Building that included construction of a vestibule addition at the north elevation, window to door modifications, enlargement of existing openings, new storefront door openings on south elevation, and installation of exterior stairs (CA178-590(LC)).

ANALYSIS:
The design firm, Gensler, is the new tenant for the Greenville Ave building. They are requesting to install tenant signage.

Request #1 – Flat Attached Signage on East Elevation of Greenville Ave Building

The applicant is requesting to install a flat attached tenant sign above the breezeway entry that connects the Greenville Ave building to the Milton St building, on the east elevation. The sign consists of individual brushed aluminum letters, pin mounted to the structure through mortar joints. The returns/sides of the letters will be painted Gensler Red (pantone 485C). The signs rear face will be a clear plexiglass with internal LED illumination, providing a halo effect. Beneath this sign will be a smaller brushed aluminum address sign, pin mounted into the concrete beam. The address sign will not be illuminated.

Request #2 – Flat Attached Signage on South Elevation of Milton St Building

A flat attached tenant sign is also proposed for the south elevation of the Milton St building, which faces the plaza. This sign will be identical to the flat attached sign proposed for the east elevation.

After the Task Force meeting, and per their recommendation, the applicant provided updated drawings and additional details on the electrical connections for both flat attached signs. Low voltage LED wiring will extend from each letter, through the grout joints of the masonry to the inside face of the balconies they are attached to. From there the wiring will run horizontally through conduit along the grout joint to an electrical outlet. The conduit will be painted to match the masonry.

Request #3 – Monument Sign in Plaza

The applicant is also requesting to install a monument sign in one of the raised planters in the plaza near the new vehicular drive. The sign consists of individual brushed aluminum letters painted Gensler Red. Each letter will be supported by its own metal post, installed in the planter with concrete foundations. Vegetation in the planter should grow to cover the supports. This sign will include three small uplights directed at the monument sign.

After the Task Force meeting, and per their recommendation, the applicant provided updated drawings and additional information on the material and finish for the signage posts. The posts will be aluminum with a dark grey painted finish.

Both Staff and the Task Force do not believe the proposed signage would have an adverse effect on the historic character of the site and have recommended approval.

STAFF RECOMMENDATION:

1) Install flat attached signs on east elevation of Greenville Ave Building. – Approve – Approve drawings dated 9/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install flat attached sign on south elevation of Milton St. Building. – Approve – Approve drawings dated 9/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Install monument sign in southeast corner of plaza. – Approve – Approve drawings dated 9/18/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install flat attached signs on east elevation of Greenville Ave Building. – Approve with conditions – Provide electrical connection details for flat attached signs.
2) Install flat attached sign on south elevation of Milton St. Building. – Approve with conditions – Provide electrical connection details for flat attached signs.
3) Install monument sign in southeast corner of plaza. – Approve with conditions – Provide details on material and finish for monument sign mounting posts.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-935 (LC)
Office Use Only

Name of Applicant: Marcel Quimby, FAIA
Mailing Address : 5005 Greenville Ave
City, State and Zip Code: Dallas, Texas 75206
Daytime Phone: 214 273 1500 Alternate Phone: 214 755 1503
Relationship of Applicant to Owner : Tenant

PROPERTY ADDRESS: 5646 Milton Street and 5005 Greenville Ave.
Historic District: Meadows Building

OFFICE USE ONLY
Main Structure:
✓ Contributing
___ Non-contributing

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Exterior signage as part of tenant improvement package including 3 signs:
1. 'Gensler' sign at Greenville Ave (east) facade, between Annex and Meadows buildings
2. 'Gensler' sign at south facade of Meadows building, mounted on face of new 2nd floor balcony
3. Monument sign in plaza area at southwest corner of Annex building.

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: Marcel Quimby Date: Sept. 6, 2018
Signature of Owner: (IF NOT APPLICANT) Date: Sept. 6, 2018

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

Sustainable Construction and Development **Date**

Proposed Signage locations

1. ***Identification 'Gensler' sign 1 on existing balcony above the open Breezeway between the Meadows Building and Annex, second floor balcony, facing Greenville Avenue (east façade).***
   This sign will be individual metal letters, pin mounted in the mortar joints in this historic masonry balcony wall. The front of the letters will be brushed aluminum, with returns (sides) of aluminum, painted 'Gensler Red'; the sign's rear face will be clear plexiglass. Each letter will be lit from within the sign by LED lights, providing halo illuminated lighting that shines onto the brick balcony wall. Letters will be 2'-0" high, 5" deep, located at the face of the balcony per attached sketches 1 - 6. Power will be provided from an existing outlet in the interior face of the balcony wall, with surface mounted conduit at this interior face (visible from the tenant space).

   Low voltage LED wiring will extend from each letter, thru the grout joints of the existing masonry balcony wall to the inside face of the existing balcony masonry wall. This horizontal wiring at the face of the balcony wall will run horizontally inside a ¼" protective dia. conduit (or metal tube); this conduit will be surface mounted in front of a horizontal grout joint and painted to match the color of adjacent brick. Conduit and low-voltage wiring will continue along the 'inside' face of the masonry balcony wall to an existing, recessed electrical outlet. No wiring or conduit will be visible from the public (Greenville Ave) face of the balcony.

2. ***Identification 'Gensler' sign 2 on reconstructed balcony at the south façade of the Meadows Building, facing the Plaza to the south.***
   This sign will match Identification sign 1 (facing Greenville Avenue) with individual metal letters, pin mounted in the mortar joints in the new balcony masonry wall and located at the eastern edge of this façade, near tenant's space. The front of the letters will be brushed aluminum, with returns (sides) of aluminum, painted 'Gensler Red'; the sign's rear face will be clear plexiglass. Each letter will be lit from within the sign by LED lights, providing halo illuminated lighting that shines onto the brick balcony wall. Letters will be 2'-0" high, 5" deep, located at the face of the balcony per attached sketches 1, 5, 7 - 9.

   Low voltage LED wiring will extend from each letter, within a ¼" dia. protective conduit (or metal tube) w/in the new grout joints, to the inside face of the new balcony masonry wall. This horizontal wiring at the face of the balcony wall will continue to run horizontally inside a ¼" protective dia. conduit (or metal tube); this conduit will be surface mounted in front of a horizontal grout joint and painted to match the color of adjacent brick. Conduit and low-voltage wiring will continue along the 'inside' face of this new masonry balcony wall to new recessed electrical outlet. No wiring or conduit will be visible from the public (Plaza) face of the balcony.

   Note: this sign will be installed following completion of construction of this balcony, in early to mid-2019.

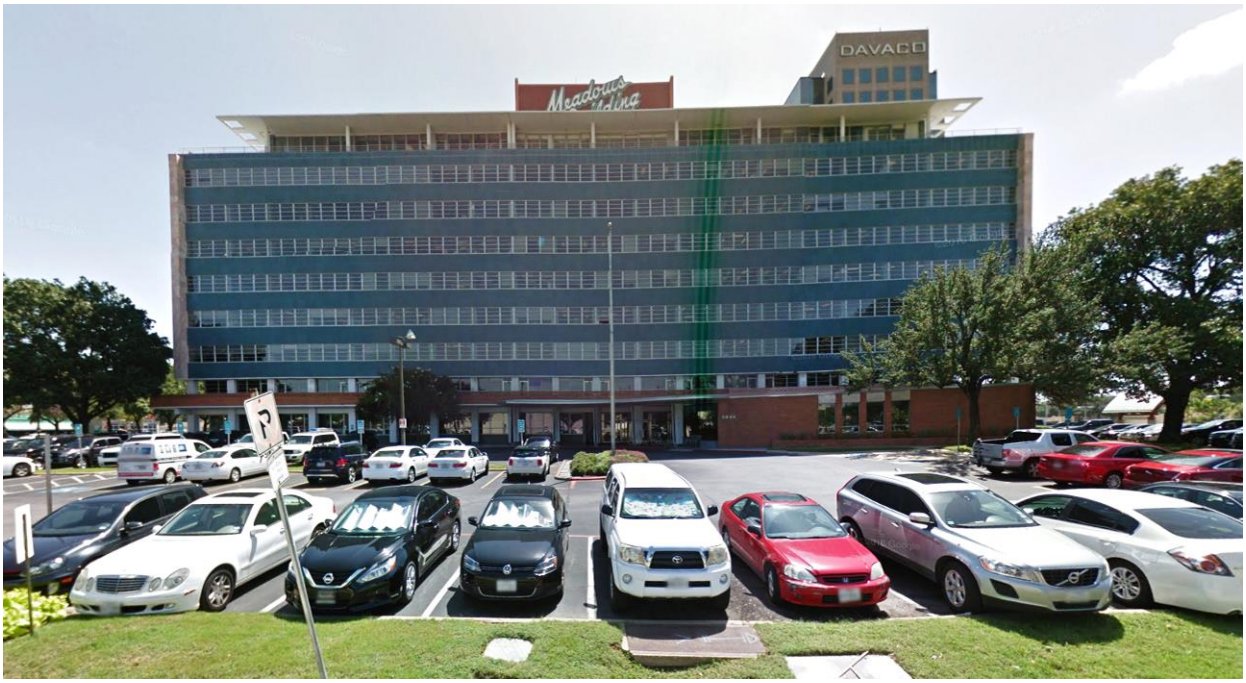
Continued on next page

3. ***Monument 'Gensler' sign 3 located in raised planter at Plaza, to the southwest of the Annex Building, and visible from the pedestrian / vehicular drop-off drive serving the Meadows Building complex.***
   This sign is individual metal letters, located in a raised planter near the new vehicular drive from Greenville Ave, south of the Annex. Sign will be supported by metal posts set in a below-grade concrete foundation and concealed by vegetation. The sign's metal letters are 2'-6" in height, 6" deep, painted to match 'Gensler Red' and lit by three small uplights in the planter per attached sketches 1, 10 – 12.
   Note: this sign will be installed following completion of construction of this Plaza, in mid-2019.

*Genlser Red is Pantone color 485C, See page 5 for color sample.


E Lovers Ln
Willard Dr
CVS
United States Postal Service
Greenville Ave
Office Depot
Lovers Lane Station
N Central Expy
Milton Ave
Milton St
The Meadows Buildin
Starbucks
Daniel Ave
Grub Burger Bar
Village Baking
Start Real Food Fast
R Taco
E University Blvd

Site Aerial



Existing North (Front) Elevation of Meadow's Building (main structure in complex)



Existing South & East (Front) Elevations of Greenville Avenue Building



Existing South Elevation of Greenville Avenue Building



Existing West Elevation of Greenville Avenue Building



Streetscape – Facing Southeast from Milton Street



Streetscape – Facing Southwest from Milton Street



Streetscape – Facing Northwest from Milton Street (across street to the north)



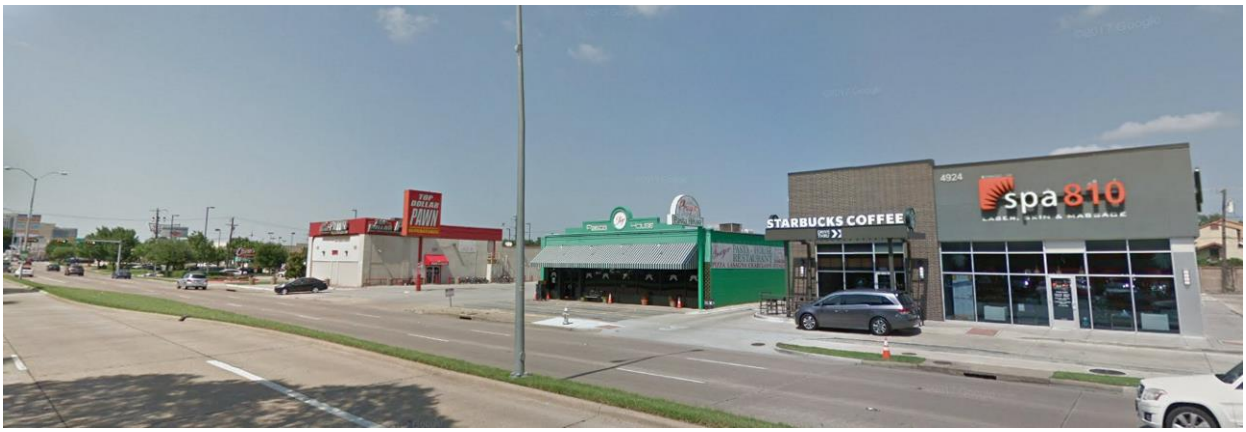
Streetscape – Facing Northeast from Milton Street (across street to the north)



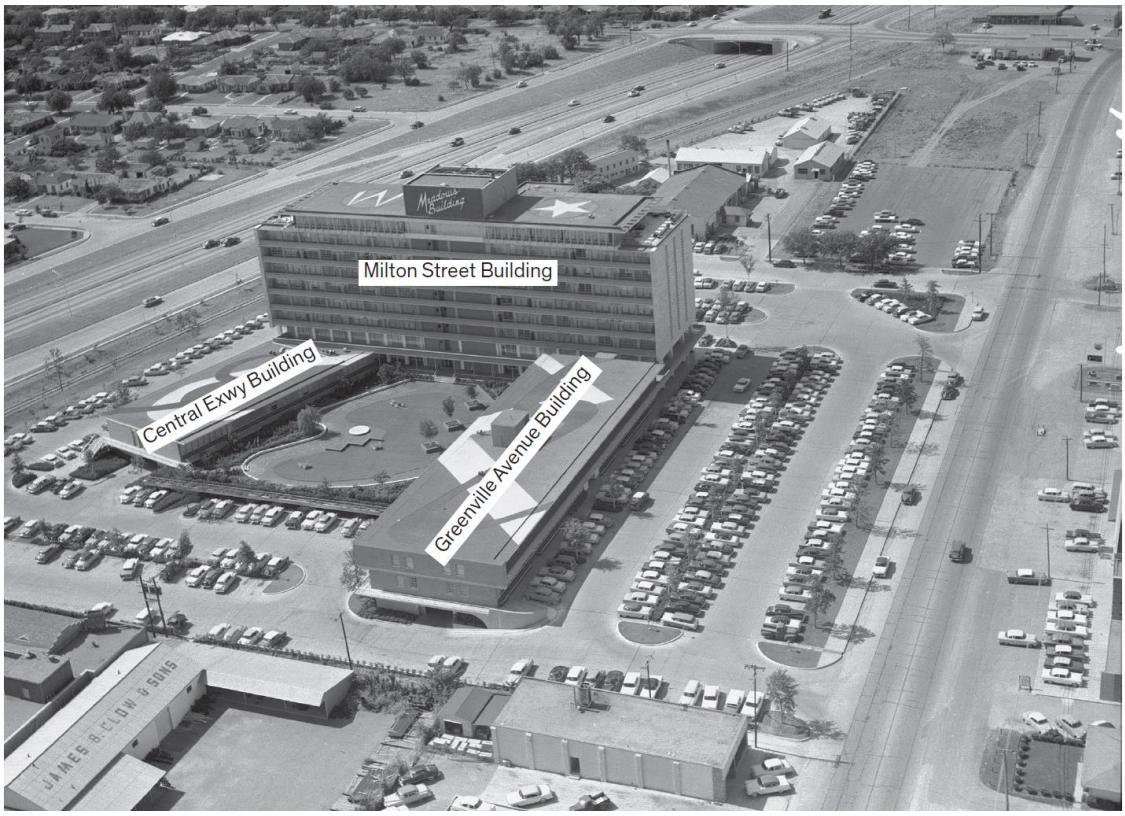
Streetscape – Facing Southwest from Greenville Avenue



Streetscape – Facing Northwest from Greenville Avenue

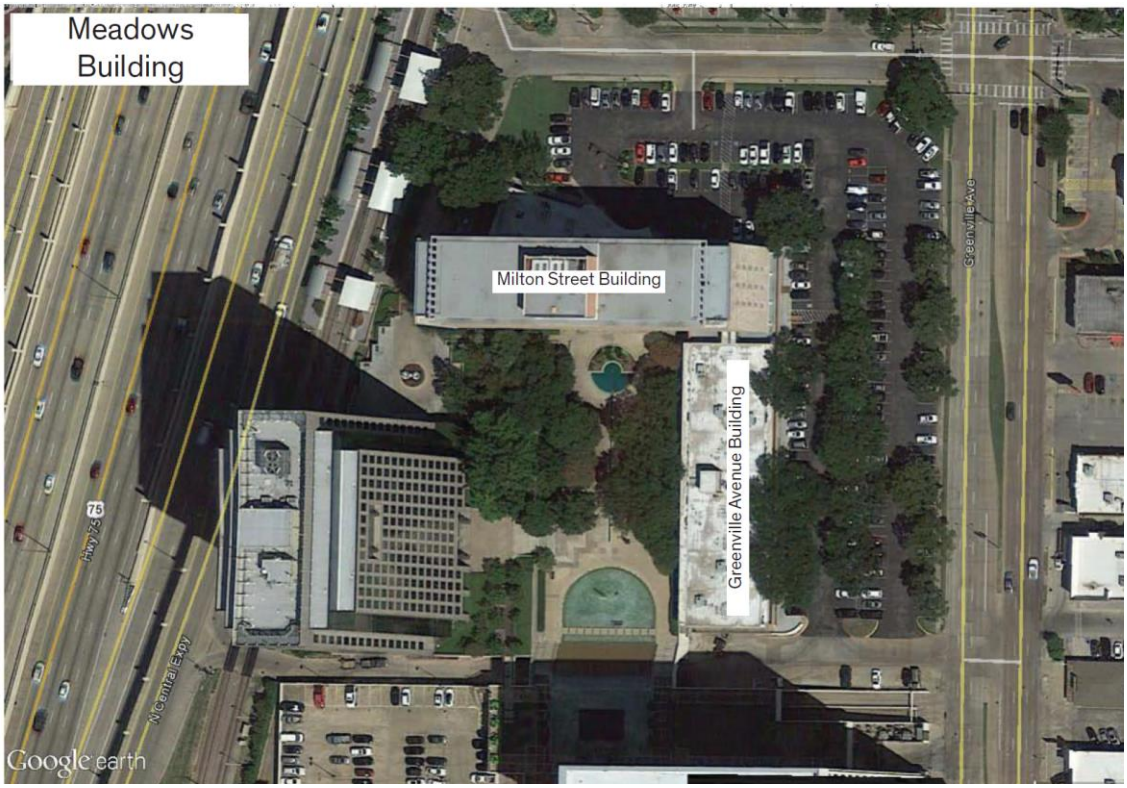


Streetscape – Facing Northeast from Greenville Avenue (across street)



Historic Aerial Image of Site

Note: Central Expressway Building was demolished in the 1980s.

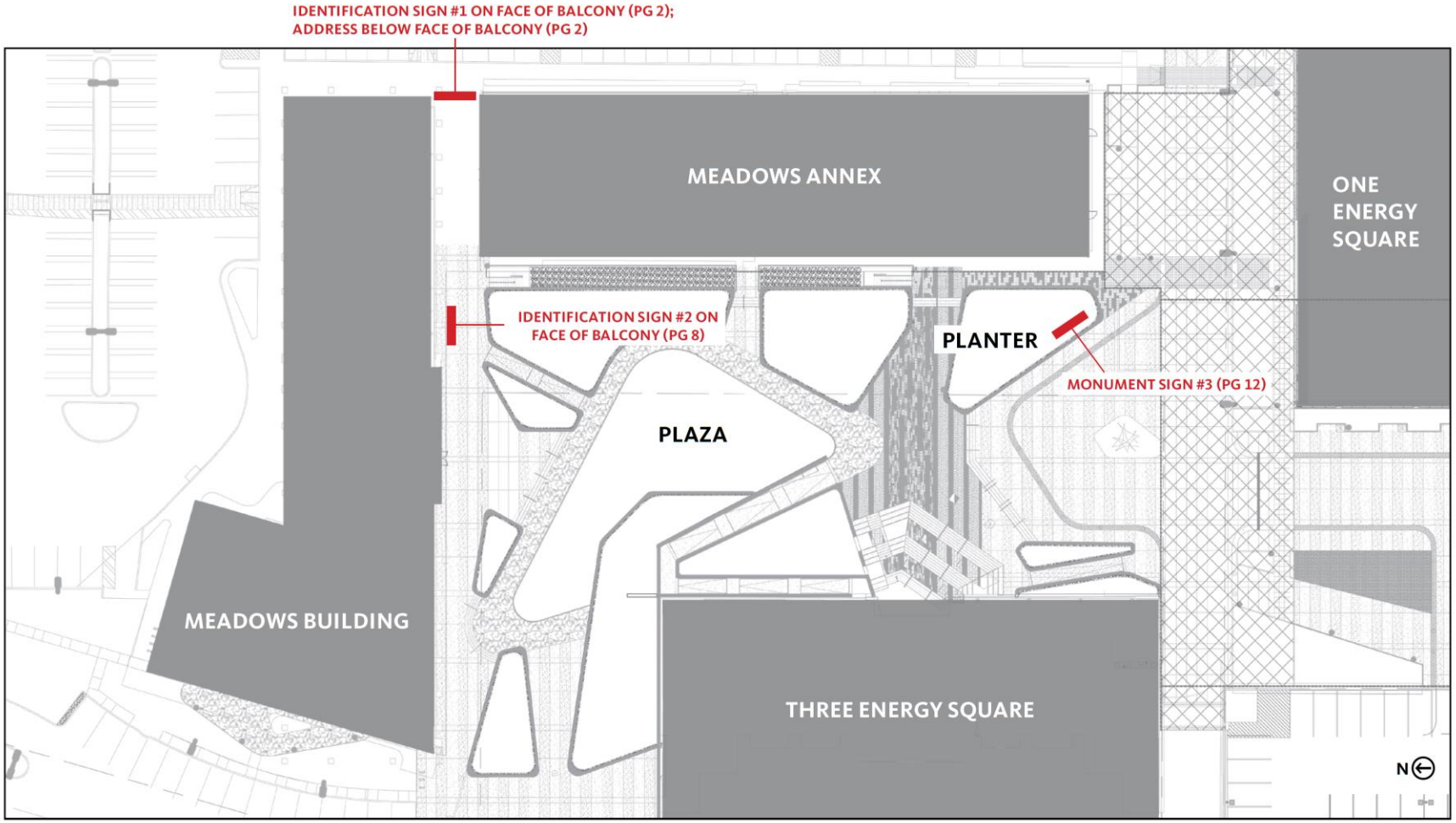


Existing Aerial Image

CA178-935(LC)

Site Plan

EXTERIOR SIGNAGE

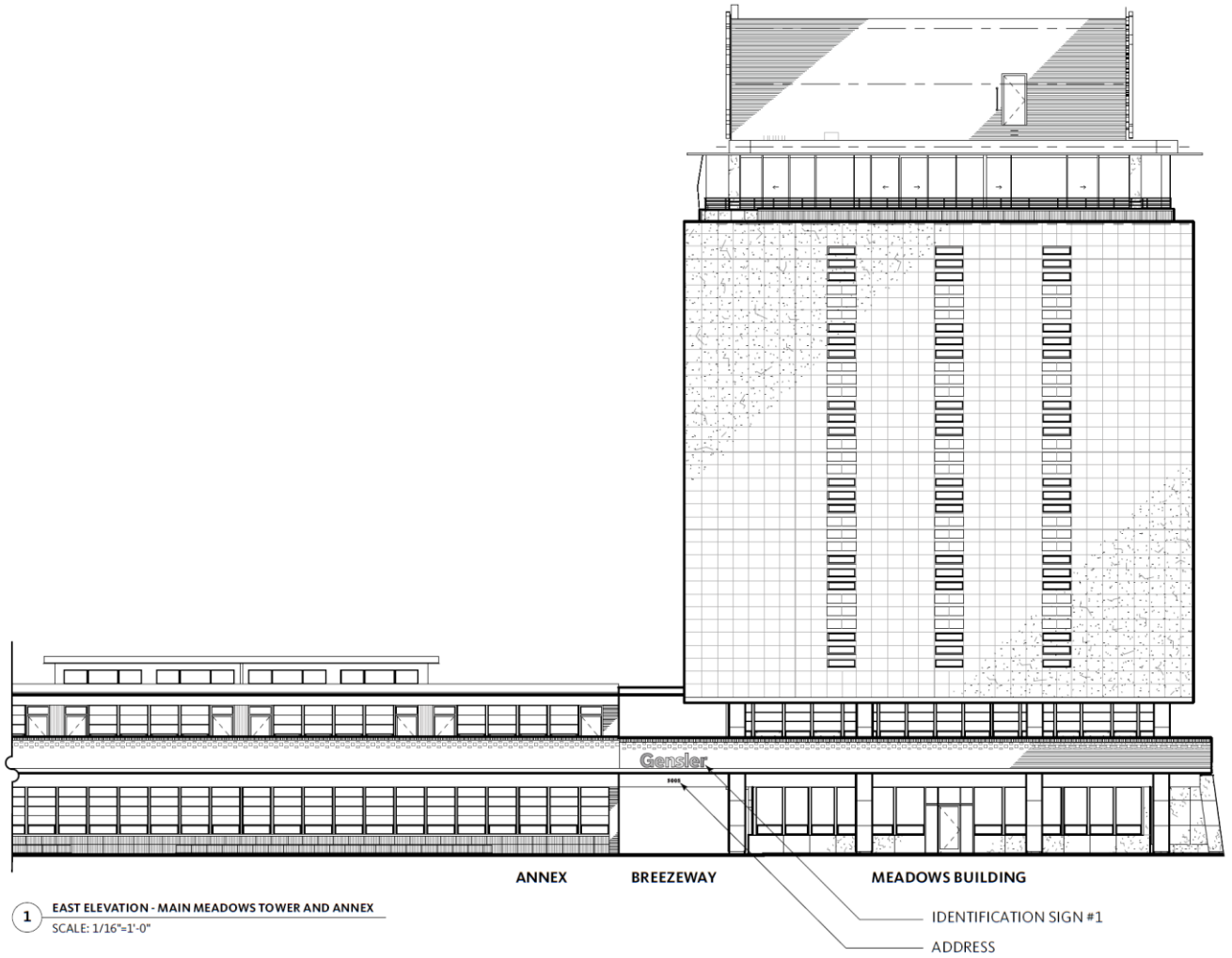


CA178-935(LC)

C4-16

Request #1 - Proposed East Elevation

IDENTIFICATION SIGN #1 & ADDRESS - EAST ELEVATION



1 EAST ELEVATION - MAIN MEADOWS TOWER AND ANNEX
SCALE: 1/16"=1'-0"

CA178-935(LC)

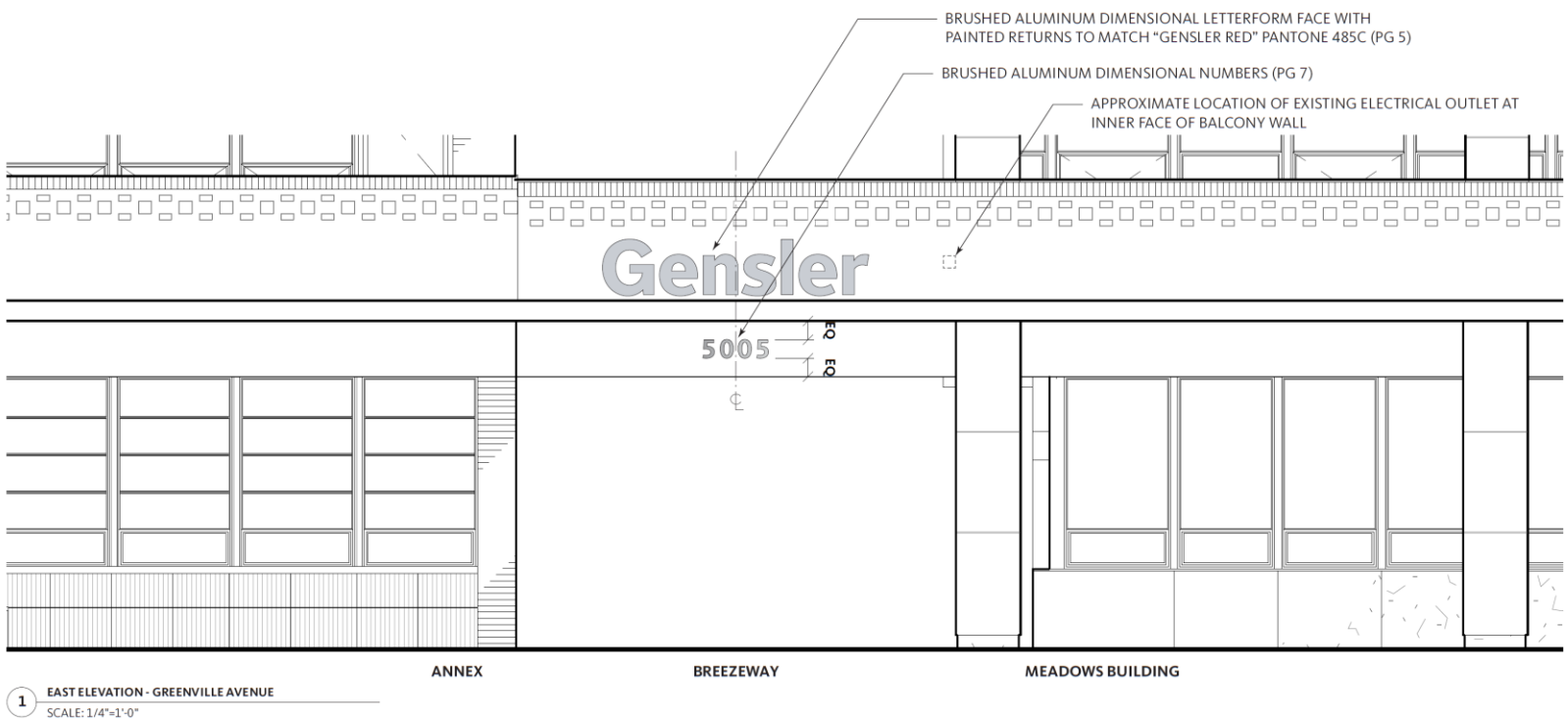
Request #1 – Proposed Flat Attached Signs on East Elevation

C4-17

IDENTIFICATION SIGN #1 & ADDRESS - EAST ELEVATION | RENDERING



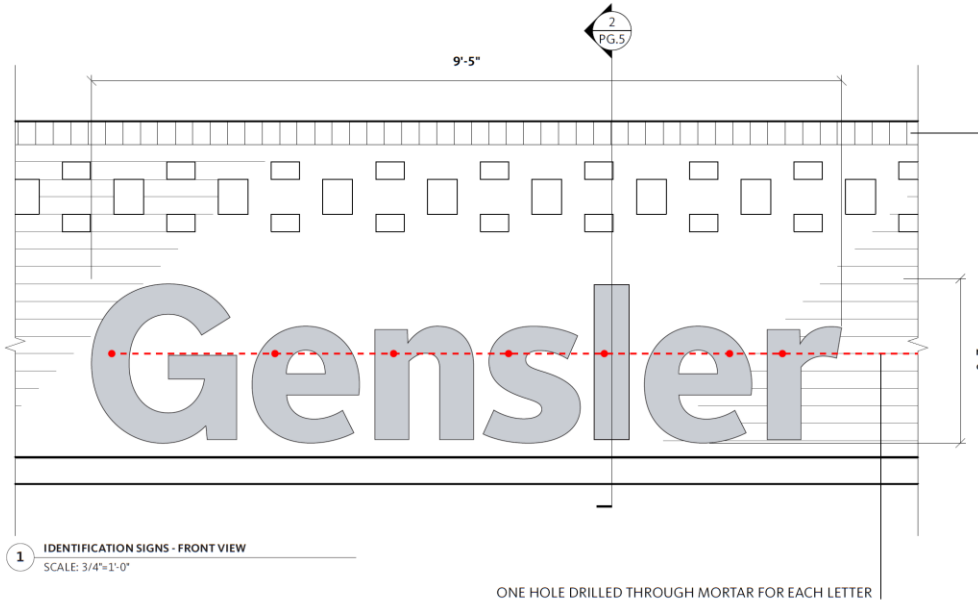
IDENTIFICATION SIGN #1 & ADDRESS - EAST ELEVATION



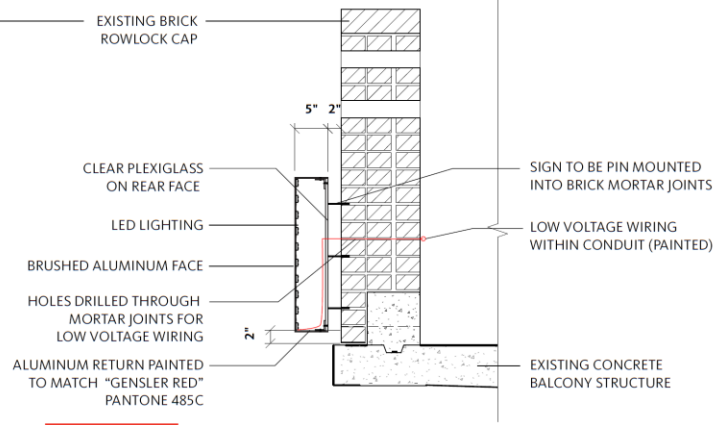
1 EAST ELEVATION - GREENVILLE AVENUE
SCALE: 1/4"=1'-0"

IDENTIFICATION SIGN - DETAIL FOR SIGN 1

NOTE: LOW VOLTAGE LED WIRING WILL EXTEND FROM EACH LETTER, THROUGH THE GROUT JOINTS OF THE EXISTING MASONRY BALCONY WALL TO THE INSIDE FACE OF THE EXISTING BALCONY MASONRY WALL. THIS HORIZONTAL WIRING AT THE FACE OF THE BALCONY WALL WILL RUN HORIZONTALLY INSIDE A 1/4" DIAMETER PROTECTIVE CONDUIT (OR METAL TUBE); THIS CONDUIT WILL BE SURFACE MOUNTED IN FRONT OF A HORIZONTAL GROUT JOINT AND BE PAINTED TO MATCH THE COLOR OF ADJACENT BRICK. CONDUIT AND LOW-VOLTAGE WIRING WILL CONTINUE ALONG THE 'INSIDE' FACE OF THE MASONRY BALCONY WALL TO AN EXISTING, RECESSED ELECTRICAL OUTLET. NO WIRING OR CONDUIT WILL BE VISIBLE FROM THE PUBLIC (GREEENVILLE AVE) FACE OF THE BALCONY.



1 IDENTIFICATION SIGNS - FRONT VIEW
SCALE: 3/4"=1'-0"



2 SECTION AT BALCONY
SCALE: 3/4"=1'-0"

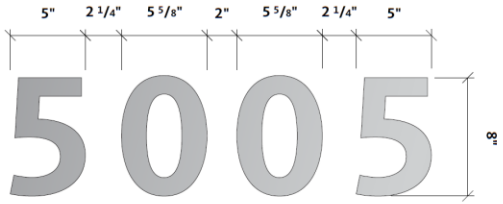
"GENSLER RED"
PANTONE 485C

CA178-935(LC)

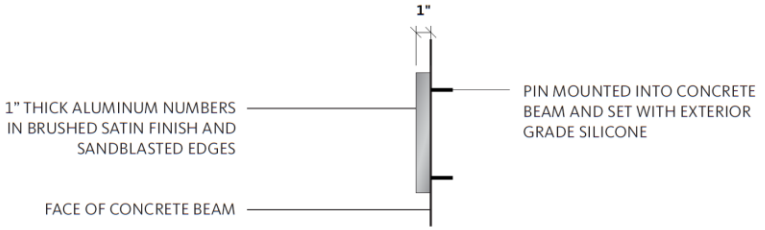
C4-20

Request #1 – Proposed Flat Attached Address Sign Detail and Section Drawing

ADDRESS - DETAIL



1 **ADDRESS - FRONT VIEW**
SCALE: 1 1/2"=1'-0"



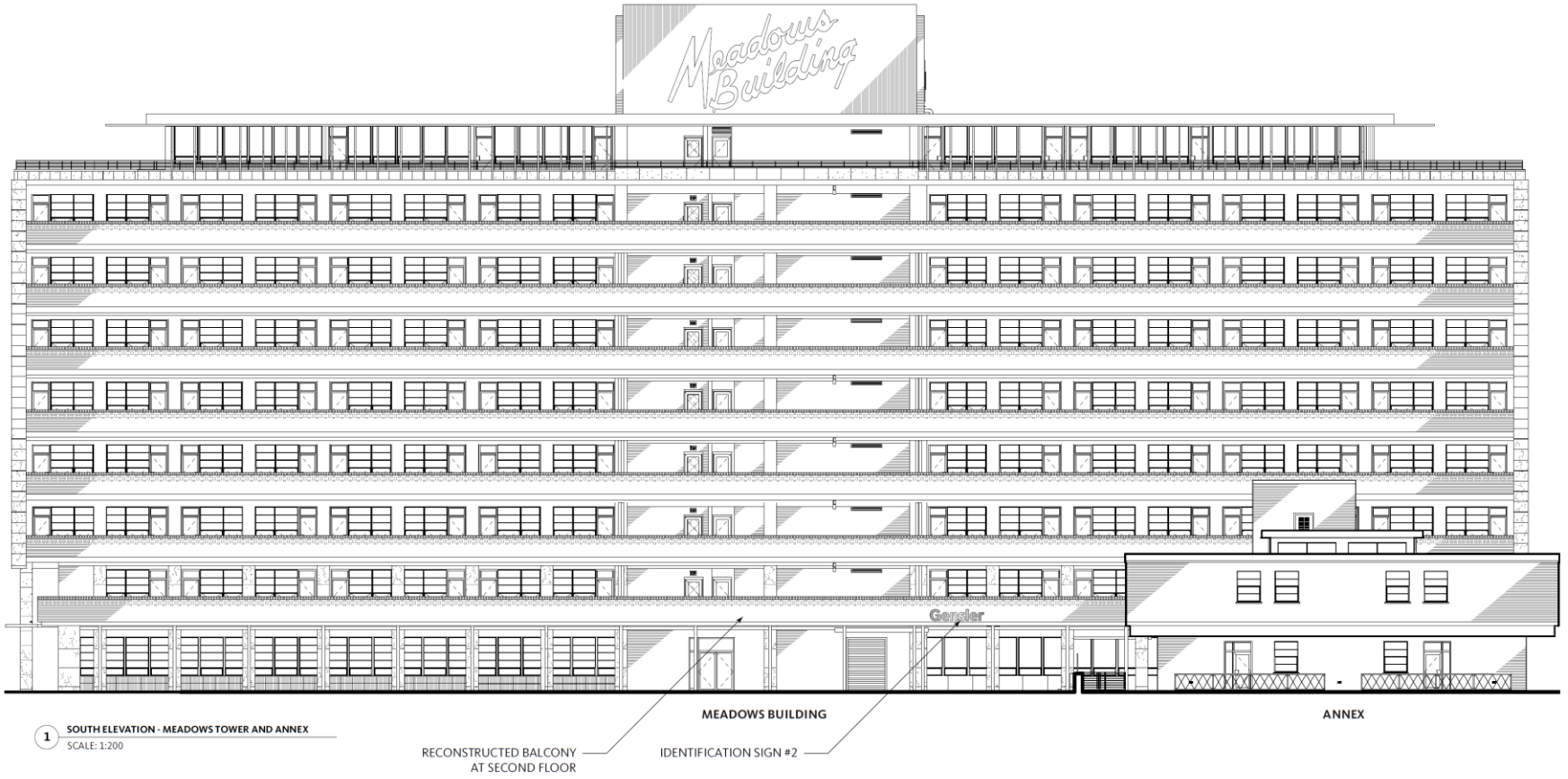
2 **ADDRESS - SIDE VIEW**
SCALE: 1 1/2"=1'-0"

Request #2 - Proposed South Elevation

CA178-935(LC)

C4-21

IDENTIFICATION SIGN #2 - SOUTH ELEVATION



1 SOUTH ELEVATION - MEADOWS TOWER AND ANNEX
SCALE: 1:200

CA178-935(LC)

Request #2 – Proposed Flat Attached Sign on East Elevation

C4-22

IDENTIFICATION SIGN #2 - SOUTH ELEVATION | RENDERING

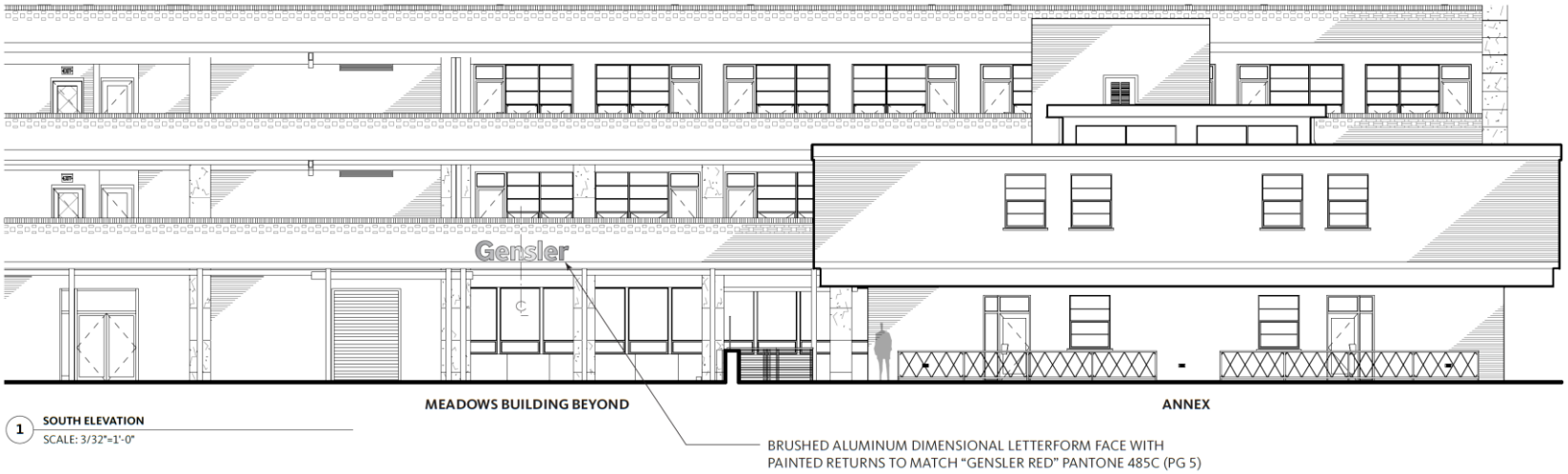


CA178-935(LC)

Request #2 – Proposed Flat Attached Sign on East Elevation

C4-23

IDENTIFICATION SIGN #2 - SOUTH ELEVATION



1 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

CA178-935(LC)

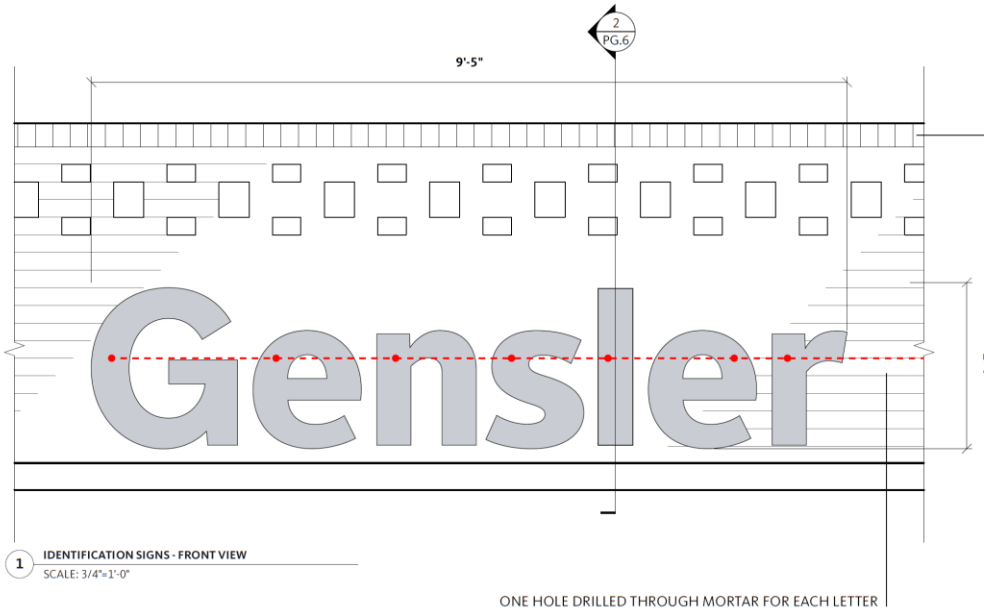
Request #2 – Proposed Flat Attached Sign Detail and Section Drawing

C4-24

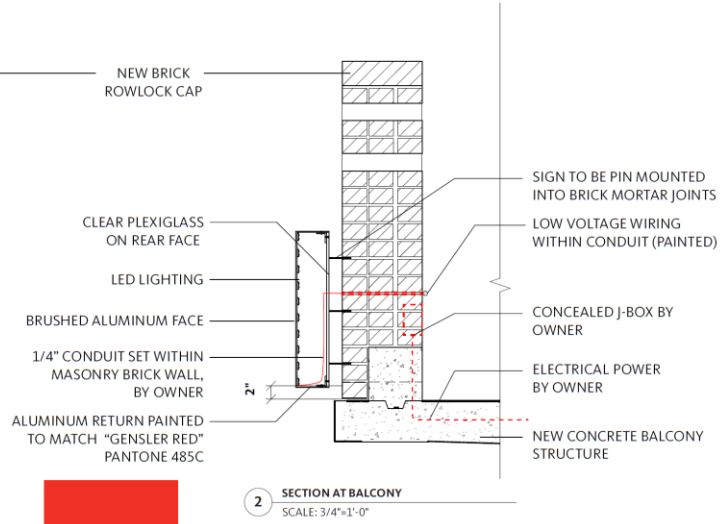
IDENTIFICATION SIGN - DETAIL FOR SIGN 2

NOTE: LOW VOLTAGE LED WIRING WILL EXTEND FROM EACH LETTER, WITING A 1/4" DIAMETER PROTECTIVE CONDUIT (OR METAL TUBE. THIS HORIZONTAL WIRING AT THE FACE OF THE BALCONY WALL WILL CONTINUE TO RUN HORIZONTALLY INSIDE A 1/4" PROTECTIVE DIAMETER CONDUIT (OR METAL TUBE); THIS CONDUIT WILL BE SURFACE MOUNTED IN FRONT OF A HORIZONTAL GROUT JOINT AND BE PAINTED TO MATCH THE COLOR OF ADJACENT BRICK. CONDUIT AND LOW-VOLTAGE WIRING WILL CONTINUE ALONG THE 'INSIDE' FACE OF THE MASONRY BALCONY WALL TO A NEW RECESSED, ELECTRICAL OUTLET. NO WIRING OR CONDUIT WILL BE VISIBLE FROM THE PUBLIC (PLAZA) FACE OF THE BALCONY.

THIS SIGN WILL BE INSTALLED FOLLOWING COMPLETION OF CONSTRUCTION OF THIS BALCONY, IN EARLY TO MID-2019.



1 IDENTIFICATION SIGNS - FRONT VIEW
SCALE: 3/4"=1'-0"



2 SECTION AT BALCONY
SCALE: 3/4"=1'-0"

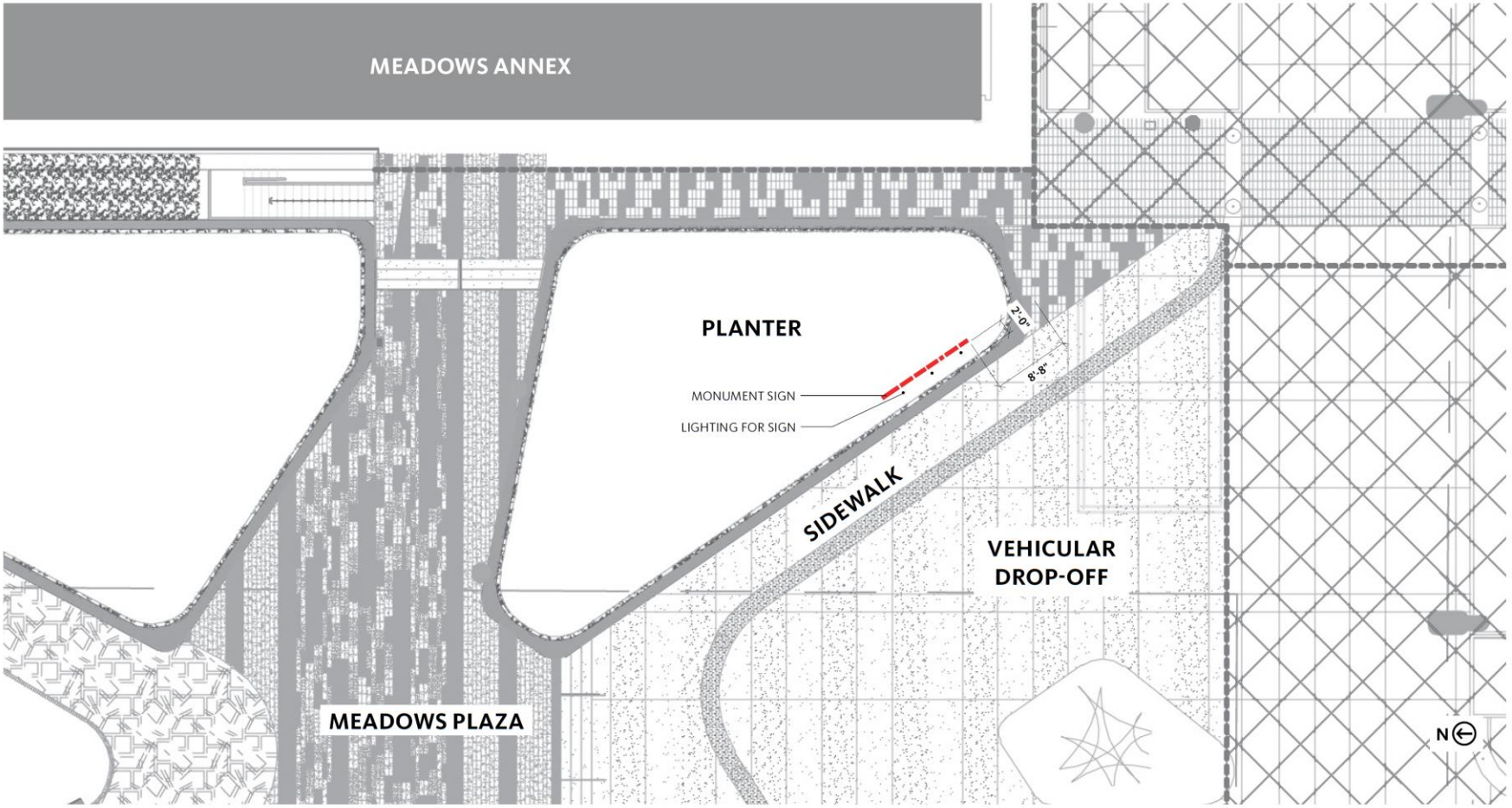
"GENSLER RED"
PANTONE 485C

CA178-935(LC)

Request #3 – Site Plan Close-up

C4-25

MONUMENT SIGNAGE #3 - PLAN

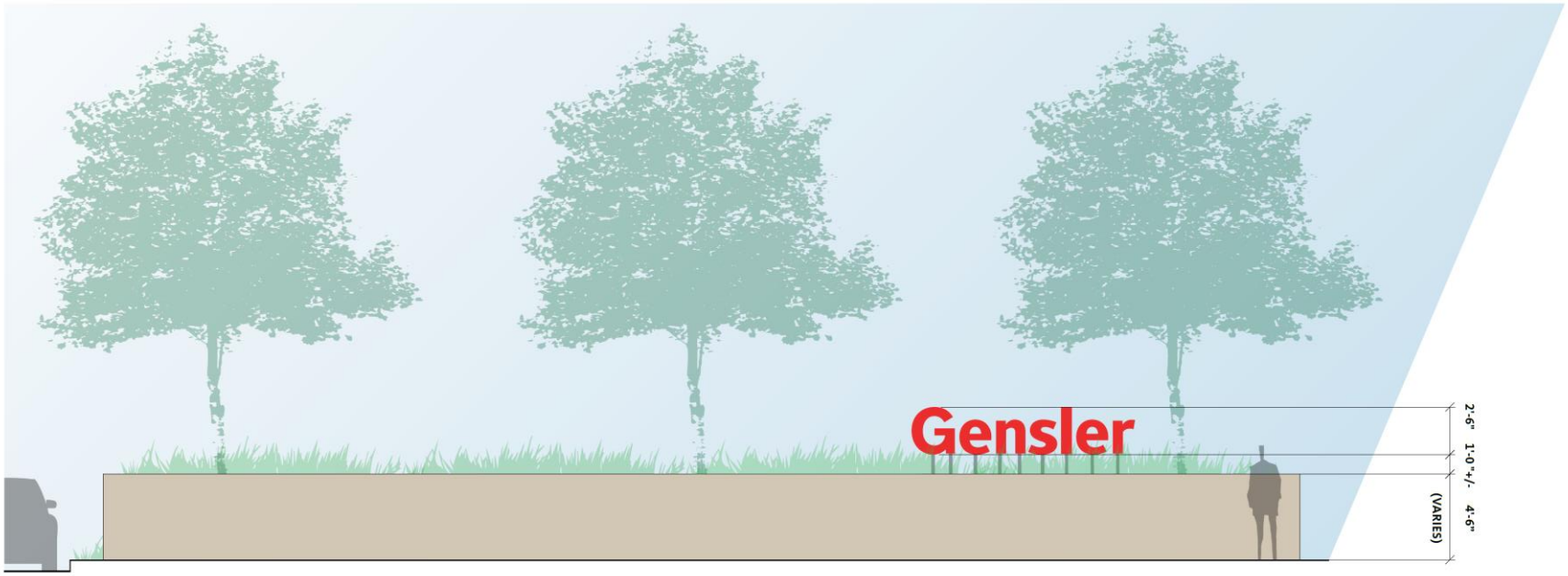


CA178-935(LC)

Request #3 – Proposed Monument Sign

C4-26

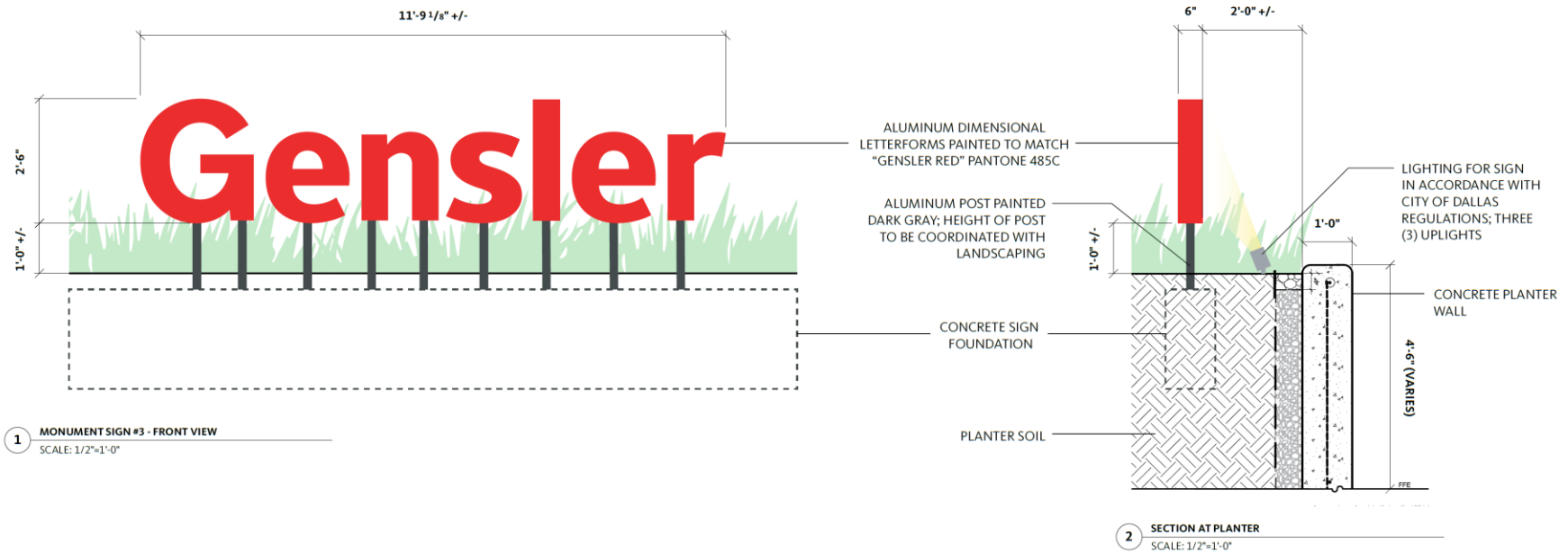
MONUMENT SIGNAGE #3



1 ELEVATION - MONUMENT SIGNAGE
SCALE: 3/16"=1'-0"

Request #2 – Proposed Monument Sign Detail and Section Drawing
CA178-935(LC)
C4-27

MONUMENT SIGNAGE #3 DETAIL



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 9/12/2018
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Gensler/ Marcel Quimby
Address: **5646 Milton St (Initiated; Meadows Complex)**
Date of CA/CD/CR Request: 9/6/2018

RECOMMENDATION:

_____ Approve ___✓___ Approve w/ conditions _____ Deny _____ Deny w/o prejudice
_____ Comments only

Recommendation / comments/ basis:

Approved w/ conditions
① Provide electrical connection details for flat attached signage.
② Provide details on material and finish for monument sign supports/mounting posts.

Task force members present

✓ Gary C. Coffman (Chair)	✓ Justin Curtsinger	____ VACANT (Ind. Resident)
✓ Jay Firsching (Vice-Chair)	✓ Charles Neel	____ VACANT (Ind. Resident)
✓ Carolina Pace	____ Anne Stimmel (Alternate)	____ VACANT (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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

Maker: Charles Neal
2nd: Carolina Pace
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

Jay Firsching recused
Employeed by
Arch of project

CHAIR, Task Force Gary C Coffman DATE 9/12/2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-929(LC)
LOCATION: 2618 Warren Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: PD-595

PLANNER: Liz Casso
DATE FILED: September 6, 2018
DISTRICT: Juanita Craft Home (H-97)
MAPSCO: 46-T
CENSUS TRACT: 0037.00

APPLICANT: Nathan Magill

REPRESENTATIVE: None

OWNER: CITY OF DALLAS

REQUEST:
Remove diseased tree in side yard and replace with pecan tree.

BACKGROUND / HISTORY:
12/1/1999 – Landmark Commission approved a roof shingle replacement (no case number).

ANALYSIS:
The existing pecan tree, located in the side yard on the west side of the structure, is diseased. Per the submitted tree risk form completed by the City arborist, the tree is decaying due to a fungus. Less than 5% of the tree's crown is living, and the roots have been damaged by lawn mowers and decay. The assessment indicates that the branches are in imminent danger of failing. The trunk is at probable risk of failing. The applicant is concerned about damage to the historic Juanita Craft home should the tree and/or its branches fall. The applicant is requesting to remove it and replace it with a new pecan tree. Both Staff and Task Force are supportive of both the trees removal and its replacement.

STAFF RECOMMENDATION:
Remove diseased tree in side yard and replace with pecan tree. – Approve – Approve photos and tree risk assessment with the finding the proposed work is consistent with preservation criteria Section 3.7, 3.8 and 3.9 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Remove diseased tree in side yard and replace with pecan tree. – Approve – Approve as submitted

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 929 (LC)
Office Use Only

Name of Applicant: NATHAN MAGILL
Mailing Address : 1925 Elm St
City, State and Zip Code: Dallas TX 75201
Daytime Phone: 214-670-0405 Alternate Phone:
Relationship of Applicant to Owner : Employee (City of Dallas)

PROPERTY ADDRESS: 2618 Warren Ave
Historic District:

OFFICE USE ONLY
Main Structure:
✓ Contributing
___ Non-contributing

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Tree removal & replace with PECAN in same area per Ordinance No. 24253 2.14 & 3.7 / 3.8
HOWEVER, if PKR dept does not deem the same area practical for replacement, we will defer to Sec 3.9

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: [signature] Date: 9/4/2018

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

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

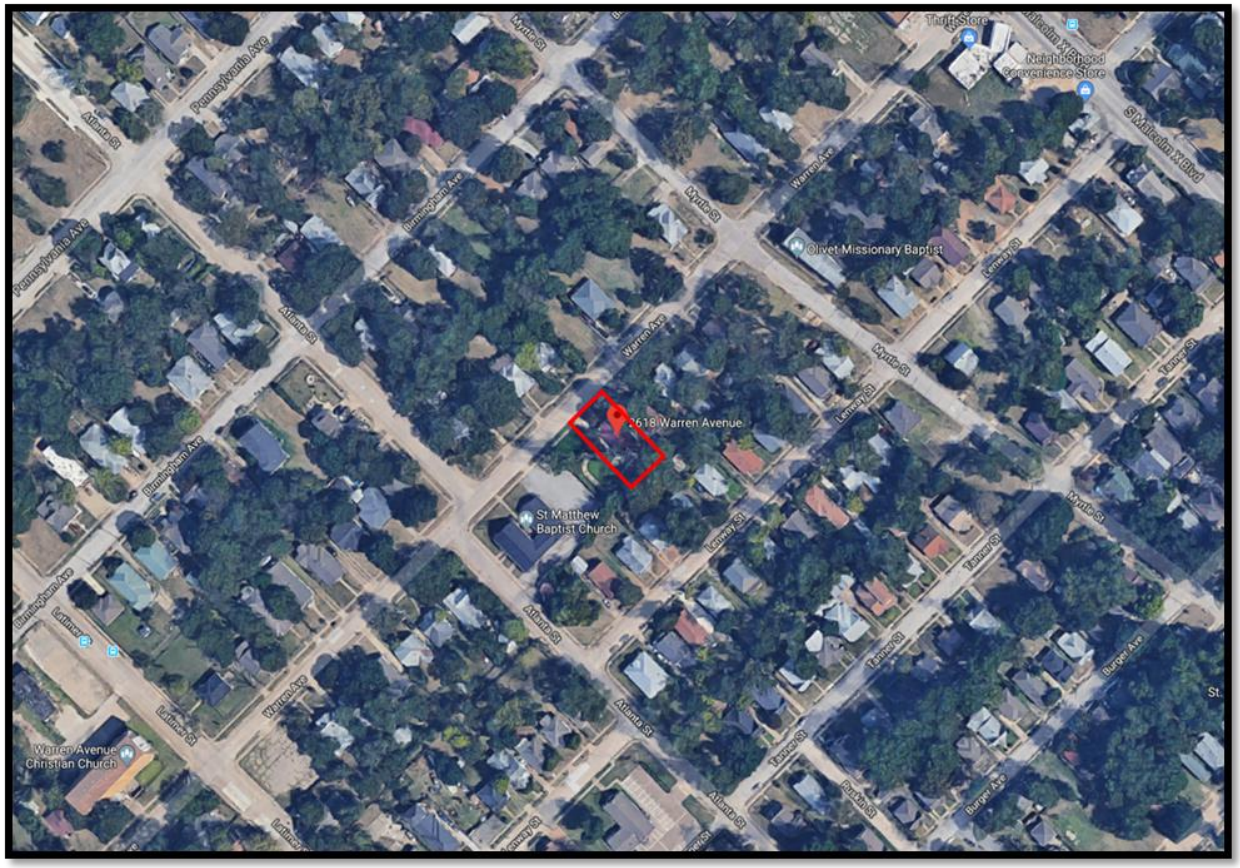
OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**


2618 Warren Avenue
St Matthew Baptist Church
Olivet Missionary Baptist
Warren Avenue Christian Church
Myrtle St
Warren Ave
Atlanta St
Lemmon St
Tanner St
Burgoyne Ave
Pennsylvania Ave
Birmingham Ave

Site Aerial



Existing North (Front) Elevation



Existing North (Front) & East Elevations



Existing North (Front) & West Elevations



Streetscape – Facing Southeast from Warren Ave



Streetscape – Facing Southwest from Warren Ave



Streetscape – Facing Northwest from Warren Ave (across street)



Streetscape – Facing Northeast from Warren Ave (across street)



Existing Pecan Tree Proposed for Removal – Applicant is requesting to replace it with a new pecan tree.



Existing Pecan Tree Proposed for Removal





Additional Views of the Tree

Risk Categorization

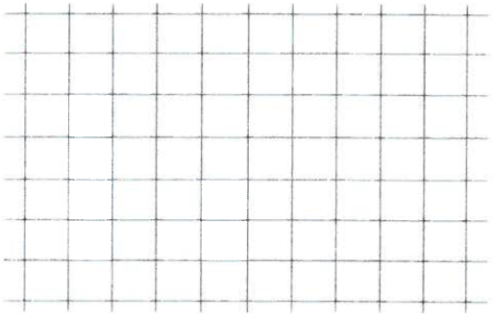
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood: Failure: Improbable	Failure: Possible	Failure: Probable	Failure: Imminent	Impact: Very low	Impact: Low	Impact: Medium	Impact: High	Failure & Impact (from Matrix 1): Unlikely	Somewhat	Likely	Very likely	Consequences: Negligible	Minor	Significant	Severe	Risk rating of part (from Matrix 2)
1	branch	dead/decay	13	30+	1	NONE				X				X				X					Extreme
			10	85+	1	NONE				X				X				X					1
			10	30	1	NONE				X				X				X					
2	trunk	Fungal decay	27	<20	1	NONE			X					X			X						High
			27	<20	1	NONE			X					X			X						1
			27	<20	1	NONE			X					X			X						
3	root collar	lawnmower damage	41	<20	1	NONE		X						X		X							Moderate
			41	<20	1	NONE		X						X		X							
			41	<20	1	NONE		X						X		X							
4																							

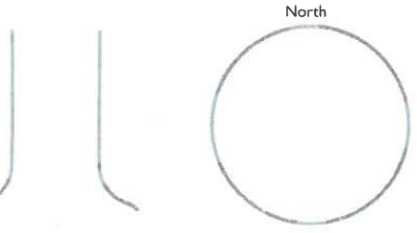
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low





Notes, explanations, descriptions due to the rapid decline of this tree, with less than 5% living crown, decay and fungal fruiting bodies found damage could be extensive when it fails

Mitigation options removal — **Residual risk** 0

Residual risk _____

Residual risk _____

Residual risk _____

Overall tree risk rating Low ☐ Moderate ☐ High ☒ Extreme ☐ **Work priority** 1 ☒ 2 ☐ 3 ☐ 4 ☐

Overall residual risk Low ☒ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** _____

Data ☒ Final ☐ Preliminary **Advanced assessment needed** ☒ No ☐ Yes-Type/Reason _____

Inspection limitations ☒ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe _____

This datasheet was produced by the International Society of Arboriculture (ISA) and is intended for use by Tree Risk Assessment Qualified (TRAQ) arborists – 2013

ISA Tree Risk Assessment Form

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
Juanita Craft House (H-97), Ordinance No. 24253, Exhibit A

3. Building Site and Landscaping

3.7 Landscaping in the front and side yards must be appropriate to the period of significance, and reflect the historic landscape design of the period of significance. Landscaping should not obscure significant views of protected facades.

3.8 It is encouraged that landscaping and landscaping elements in the back yard reflect or re-create landscaping of the period of significance. Landscaping and landscaping elements must be reviewed through the certificate of appropriateness review procedure.

3.9 Existing trees are protected, except that unhealthy or damaged trees may be removed.

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

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 9/12/2018
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Nathan Magill
Address: **2618 Warren Ave (H-97; Juanita Craft House)**
Date of CA/CD/CR Request: 9/6/2018

RECOMMENDATION:

✓ Approve ____ Approve w/ conditions ____ Deny ____ Deny w/o prejudice
____ Comments only

Recommendation / comments/ basis:

Approve as submitted

Task force members present

✓ Gary C. Coffman (Chair)	✓ Justin Curtsinger	____ VACANT (Ind. Resident)
✓ Jay Firsching (Vice-Chair)	✓ Charles Neel	____ VACANT (Ind. Resident)
✓ Carolina Pace	____ Anne Stimmel (Alternate)	____ VACANT (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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

Maker: JF
2nd: C Neal
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

Justin Curtsinger recused
Employeed by Arch Firm

CHAIR, Task Force Gary C Coffman DATE 9/12/2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-949(MP)
LOCATION: 710 Dumas St
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: September 6, 2018
DISTRICT: Junius Heights
MAPSCO: 46-B
CENSUS TRACT: 14.00

APPLICANT: Steel Toe Stiletto

REPRESENTATIVE: Tam Pham

OWNER: STEEL TOE STILETTO LLC

REQUEST:

1) Construct two-story addition to rear.
2) Enclose rear porch.
3) Construct accessory structure.
4) Install new concrete drive.
5) Install 8' wood fence and stain. Brand: Ready Seal "Dark Walnut."
6) Remove tree in rear yard.

BACKGROUND / HISTORY: None.

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

ANALYSIS:

Request #1 – Staff is recommending approval because the proposed addition is appropriately scaled, with proper massing, material, form, shape, and solid-to-void ratios. The addition is also an appropriate height and will blend in with surrounding two-story structures (a two-story multi-family residence across the street; and toward the end of the street - a two-story apartment and a two-story house). The siding for the addition will match the original siding on front and side gables once the current vinyl siding on gables is removed. Staff is recommending approval with the condition that a trim board is applied to demarcate the addition from the original structure per the Secretary of the Interior's standards. Task Force was also supportive of the addition, but included a comment that the two chimneys on the front 50% of the original structure are to remain. Staff is not addressing this because removal of the two front chimneys is not a part of this CA.

Request # 2 – Both Staff and Task Force are supportive of enclosing the rear porch because it is not a part of the protected portion of the original structure. Staff is including a condition that brick, matching the original on house, is applied to spaces that currently contain wood paneling. The proposed wood windows are historically accurate. Although the proposed rear door is metal, Staff does not believe it will have an adverse effect on the architectural features of the house, nor the historic overlay district, because it is an appropriate style, and furthermore, will not be visible from the street.

Request #3 – Staff is recommending approval for the proposed accessory structure because it meets the preservation criteria for size, location, setbacks, design, and materials. Task Force also recommended approval.

Request #4 – Staff and Task Force are supportive of the proposed concrete driveway. The current driveway is concrete, but broken and in poor shape. The 8' width would expand to 22' as it approaches the proposed accessory structure, but this would occur in the rear yard where it would not be highly visible. Staff is recommending approval with the condition that the material is brush finish concrete, in keeping with a historically accurate material.

Request #5 – Staff is recommending approval of the 8' wood fence and stain. It would replace a chain link fence, thus, the wood is more appropriate and it is located within the rear yard. Task Force also recommended approval.

Request #6 – Although Staff regrets recommending the removal of a healthy tree, it is not located in a protected area and per the site plan, there is not sufficient space for a vehicle to maneuver around it when parking in and out of the proposed accessory structure. Task Force had similar regrets with one person opposing the recommendation for approval.

STAFF RECOMMENDATION:

1) Construct two-story addition to rear – Approve with conditions – Approve drawings and specifications dated 9/19/18 with the condition that siding on addition is wood and matches original wood siding on front gables in style, profile, and dimension, and that a horizontal trim board is added on the rear elevation at the bottom of the two-story addition to demarcate the new addition from original single story with the finding the work is consistent with preservation criteria Sections 8.5, 8.6, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Enclose rear porch – Approve with conditions – Approve drawings and specifications dated 9/19/18 with the condition that removed wood panels will be infilled with brick that is an exact match to existing brick siding in profile, dimension, color, and texture with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Construct accessory structure – Approve – Approve drawings dated 9/19/18 with the finding the work is consistent with preservation criteria Sections 9.1, 9.2, 9.4, 9.5, 9.6, 9.8, and 9.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4) Install new concrete drive – Approve with conditions – Approve site plan dated 9/19/18 with the condition that the driveway is brush finish concrete with the finding the work is consistent with preservation criteria Section 3.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5) Install 8' wood fence and stain. Brand: Ready Seal "Dark Walnut" – Approve with conditions – Approve site plan and specifications dated 9/19/18 with the condition that the top of the fence is horizontal and the finished side faces out if visible from the street with the finding the work is consistent with preservation criteria Sections 3.6(a)(2), 3.6(b)(1), 3.6(c)(1), 3.6(c)(3), and 3.6(c)(4) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6) Remove tree in rear yard – Approve – Approve proposed work with the finding the work meets the standard in City Code Section 51A04.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Construct two-story addition to rear – Approve – Approve addition of second story as shown. Both chimneys in the front 50% should be preserved.
2) Enclose rear porch – Approve – Approve as shown.
3) Construct accessory structure – Approve – Approve garage as shown.
4) Install new concrete drive – Approve – Approve concrete driveway as shown.
5) Install 8' wood fence and stain. Brand: Ready Seal "Dark Walnut" – Approve – Approve fence as shown. Note: gate not part of applicant's proposal.
6) Remove tree in rear yard – Approve – Approve removal of pecan tree in back yard on right side. Vote 4:1. For – Schmidt, Koppang, Raith, Graham. Against – Cohen. Reason for opposition: Tree is part of historic district.



Aerial view



Front (South) elevation.



View to left (West) of 710 Dumas.



View to right (East) of 710 Dumas.



View across the street (South) from 710 Dumas.

Front



Front elevation. Photo submitted by applicant.

Rear



Rear elevation. Photo submitted by applicant.



Rear elevation showing porch. Photo submitted by applicant.



Pecan tree in the rear yard proposed for removal. Photo submitted by applicant.

SURVEY PLAT

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

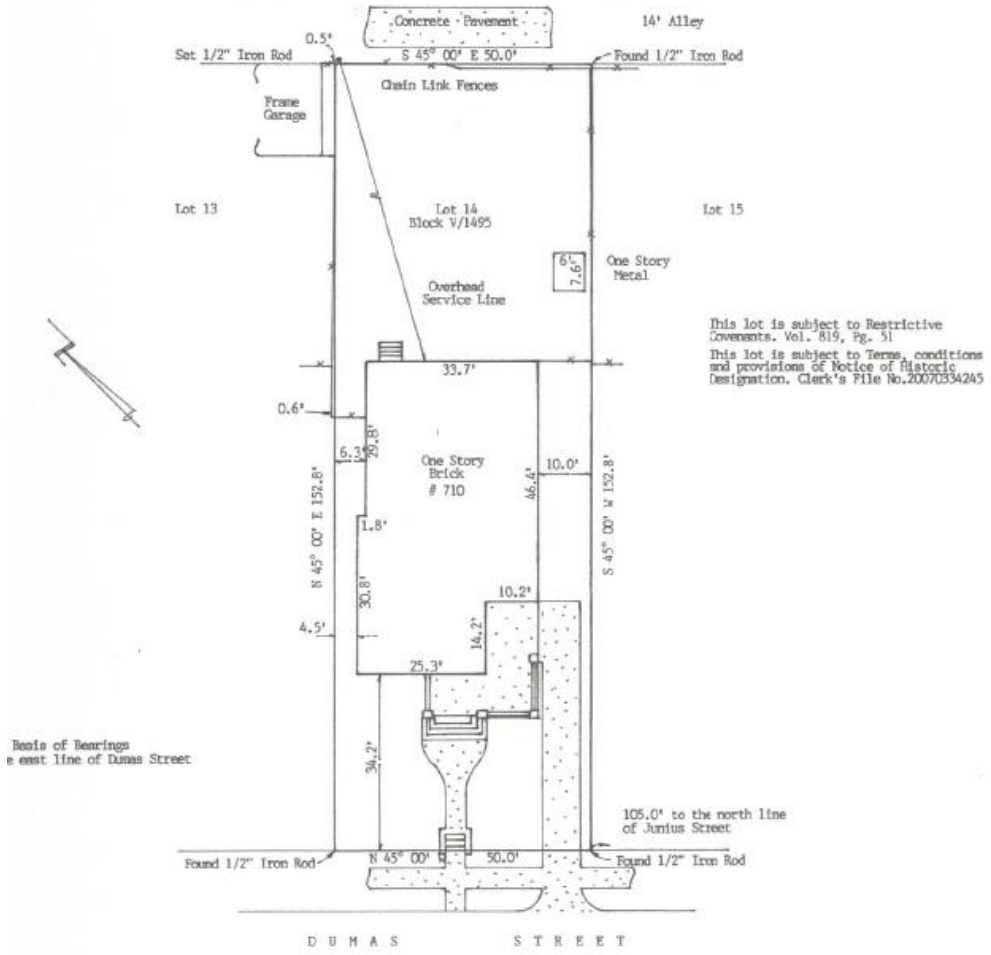
No. 710 Dumas Street, in the city of Dallas, Texas, described as follows:

Lot, No. 14, Block No. V, City Block No. 1495

of MUNGER PLACE, an addition to the City of Dallas

Texas, according to the revised subdivision recorded in Volume 2 at page 91 of the Map Records of Dallas County, Texas. of Blocks I and V of Munger Place /Plat

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.



This survey was performed in connection with the transaction described in GF No. 14716-18-01419 North American 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 correct representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being the same 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.	27737
Date	8-14-18	Inv. No.	27737

Firm Registration Number 100777-00

By Kenneth A. Fox

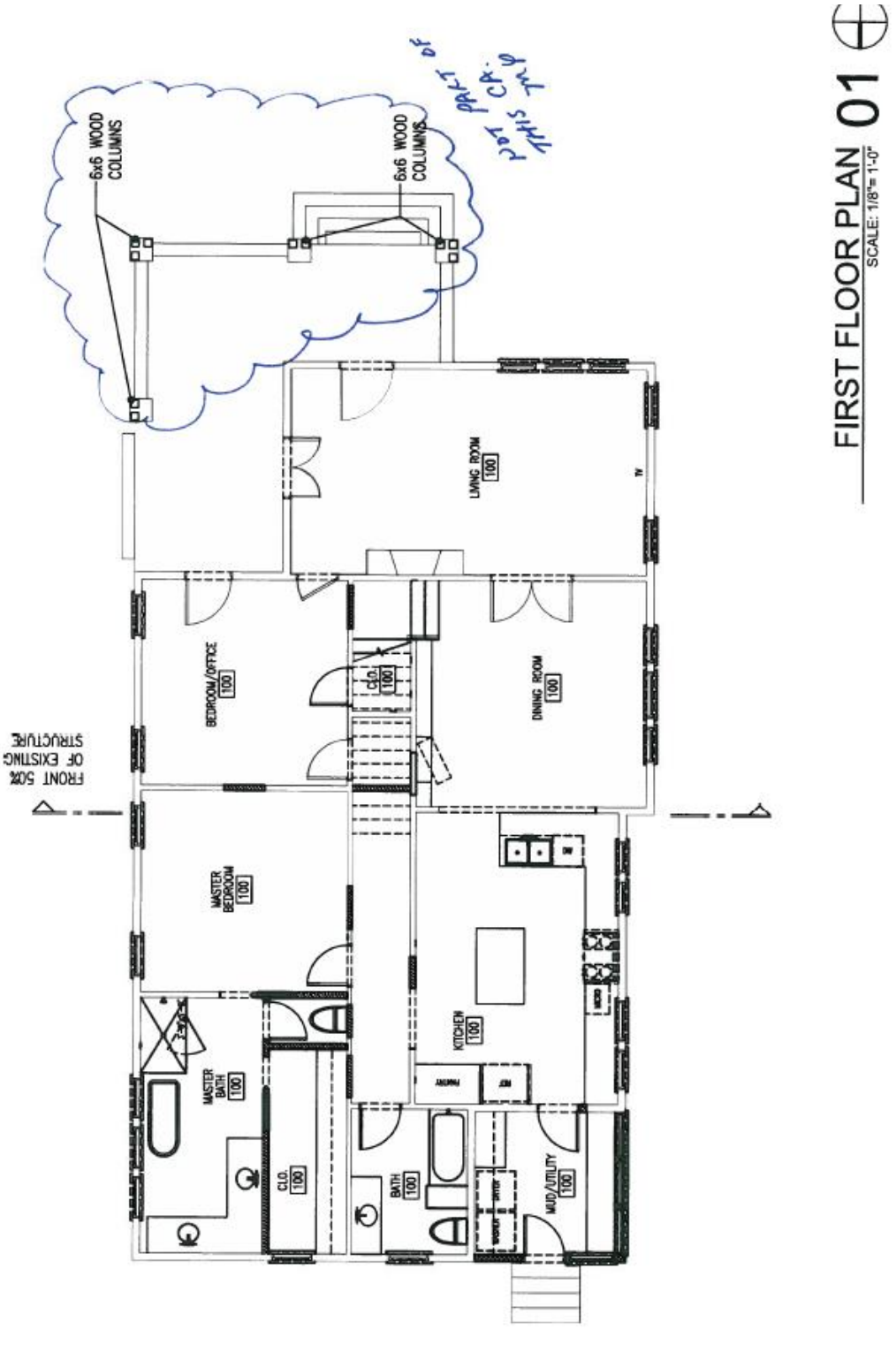
KENNETH A. FOX
Registered Professional Land Surveyor
LAND POINT SURVEYORS, INC.
1900 BONANZA DRIVE SACHSE, TX 75048
(214) 348-6100

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

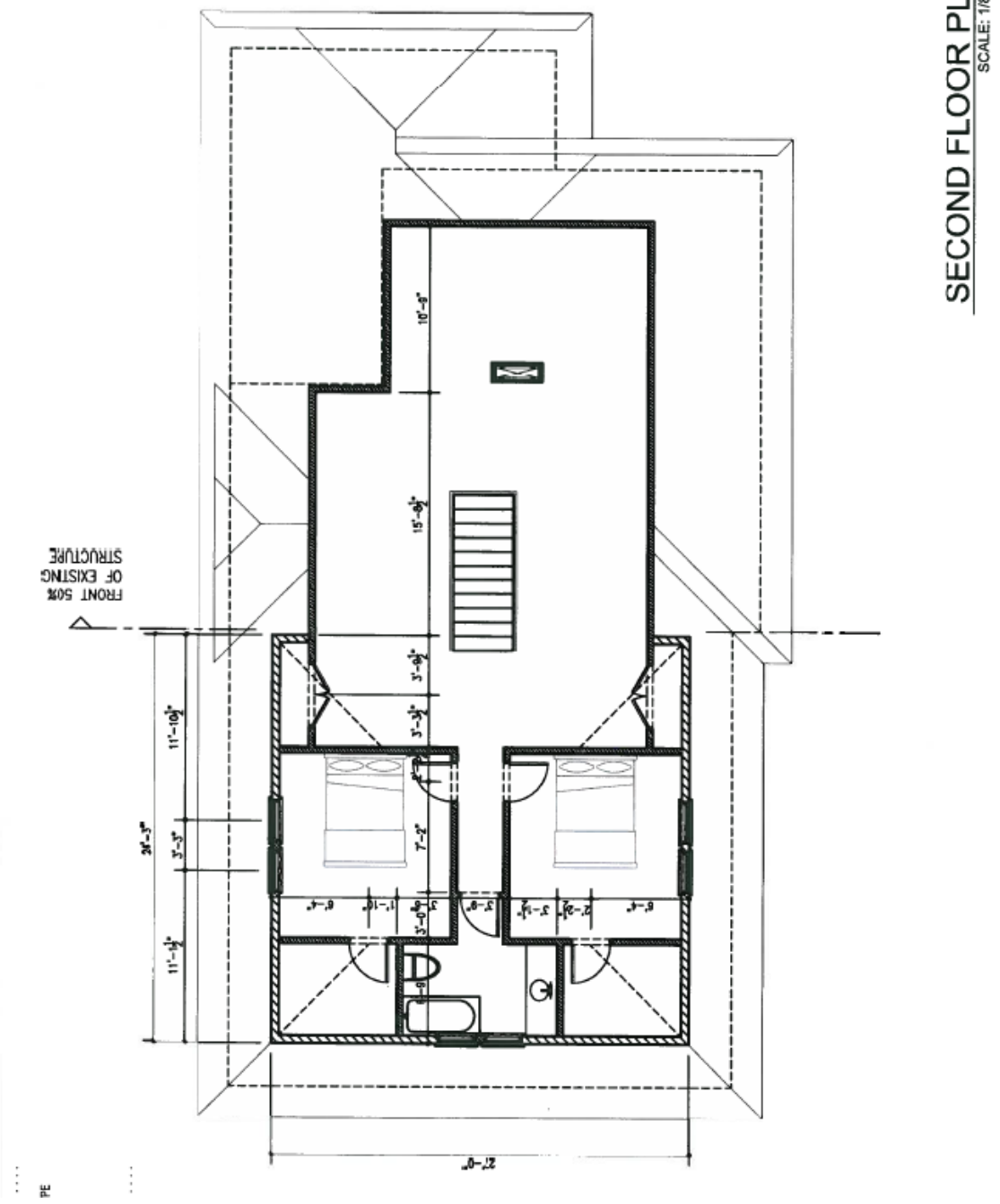
Survey plat.

Requests #s 1, 2, 3, 4, 5, and 6 – Existing and proposed site plan.

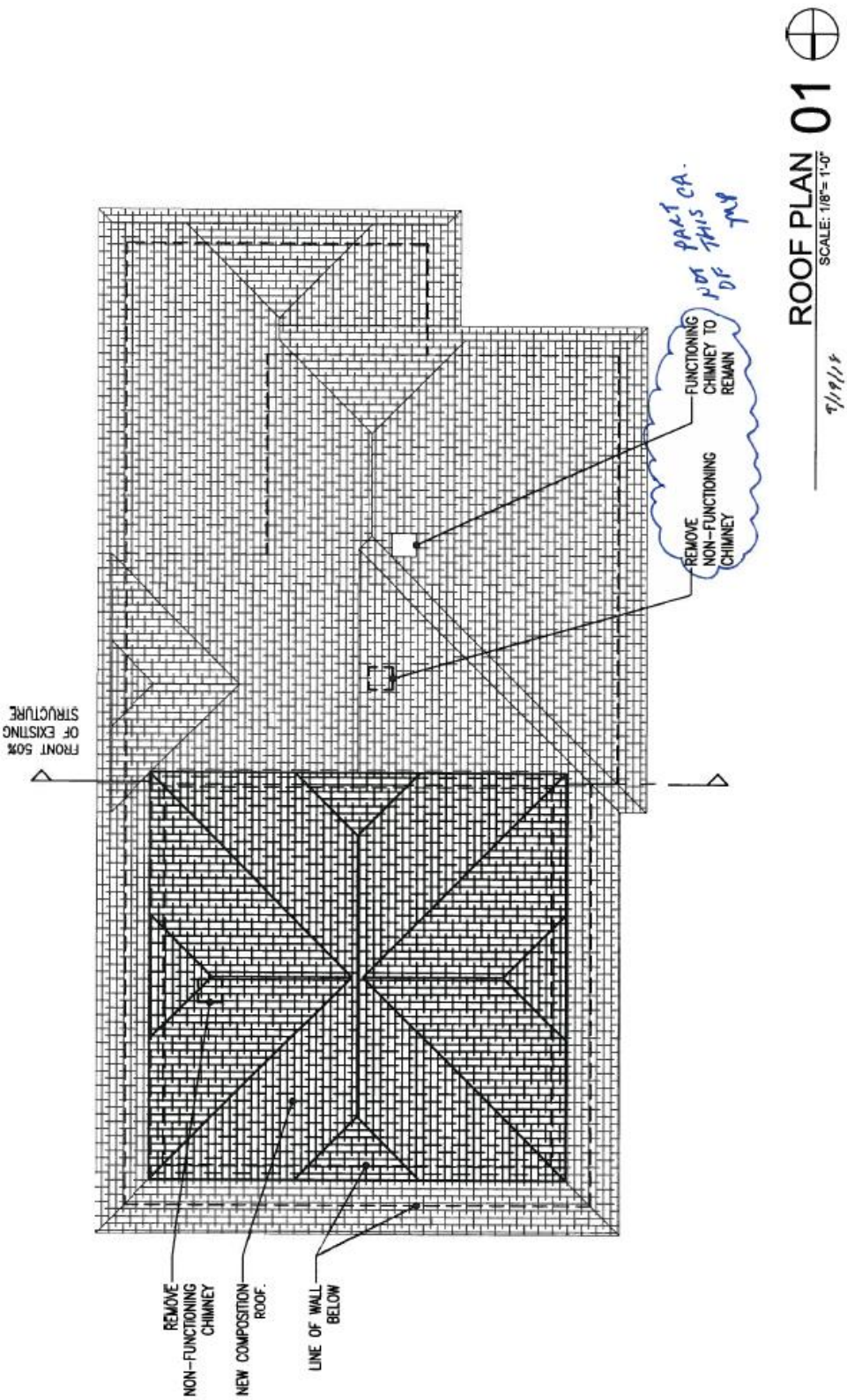
Request #s 1 and 2 – Proposed demolition plan.



Request #s 1 and 2 – Proposed first floor plan.



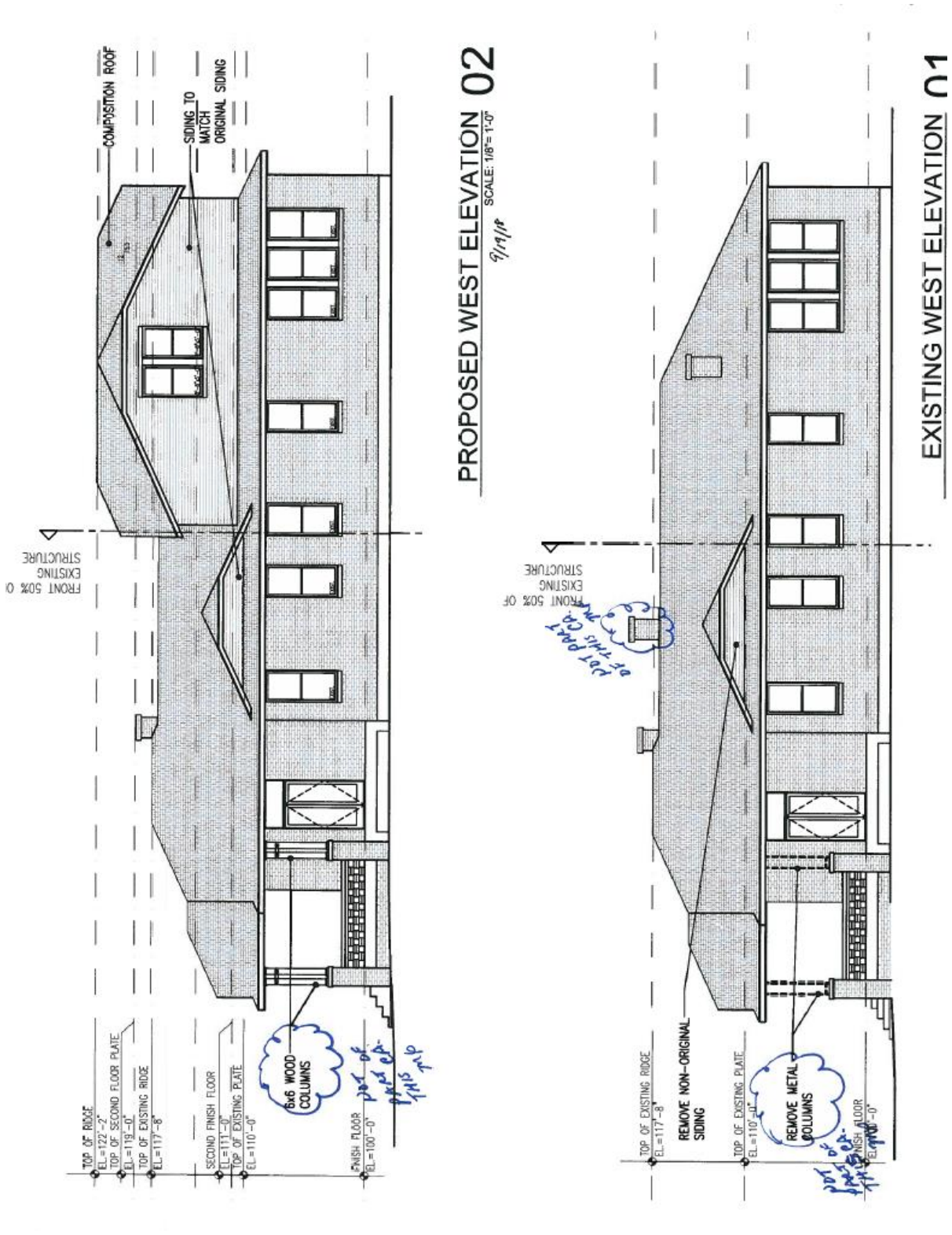
Request #1 – Proposed second floor plan.



Request #s 1 and 2 - Proposed roof plan.

Request #1 – Proposed front elevation of two-story addition.

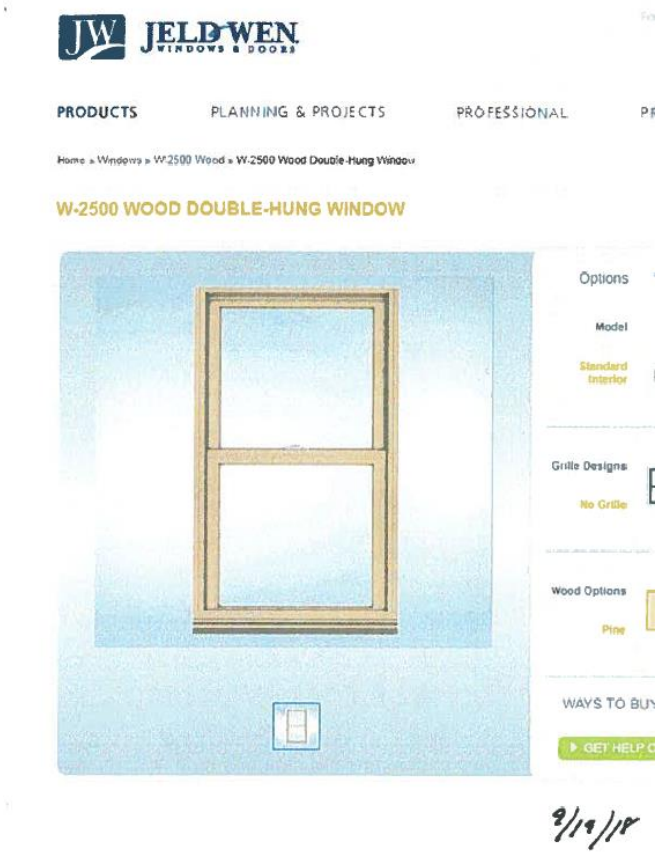
Request #s 1 and 2 – Existing and proposed left side elevation.



Request #1 – Existing and proposed right side elevation.

Request #s 1 and 2 – Existing and proposed rear elevation.

Request # 3 – Proposed accessory structure.



Request #s 1 and 2 – Proposed windows.

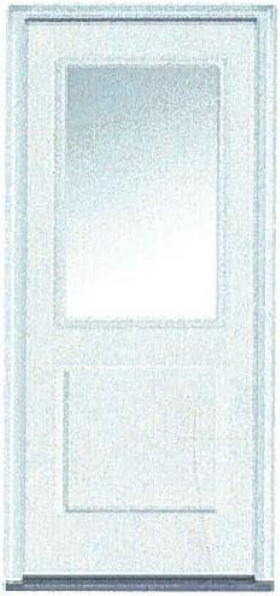
Built from Auralast® Wood (Pine) for guaranteed 20-year protection against wood rot and termites. Options include 7 clad colors, 10 interior factory finishes, decorative grilles and ENERGY STAR®.

FEATURES

- **Color Options:** 7 clad exterior colors, 10 wood interior finishes
- **Divided Lites:** simulated divided lites, full-surround wood grilles, grilles between the glass, 3 grille designs
- **ENERGY STAR® Qualified Options:** yes
- **Exterior Color Options:** Brilliant White;French Vanilla;Desert Sand;Mesa Red;Hartford Green;Chestnut Bronze;Black
- **Glass Options:** energy efficient, protective, textured
- **Hardware Options:** Window Opening Control Device (WOCD) option available
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **Sustainable Solutions:** AuraLast® Wood (pine) with reduced VOCs is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites
- **Wood Options:** pine interior

Request #s 1 and 2 – Proposed windows.

Rear door; *36X80 Metal rear door with 1/2 light.*



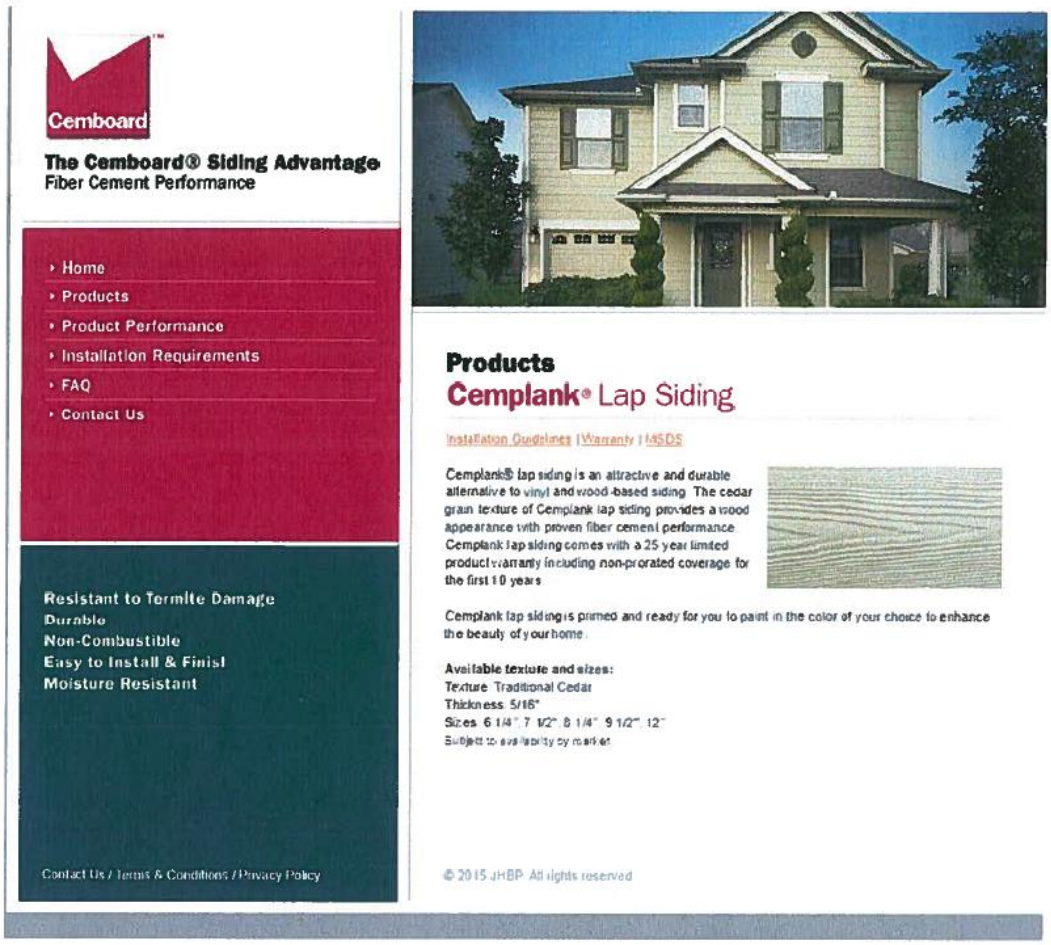
9/19/18

Request #2 – Proposed rear door.



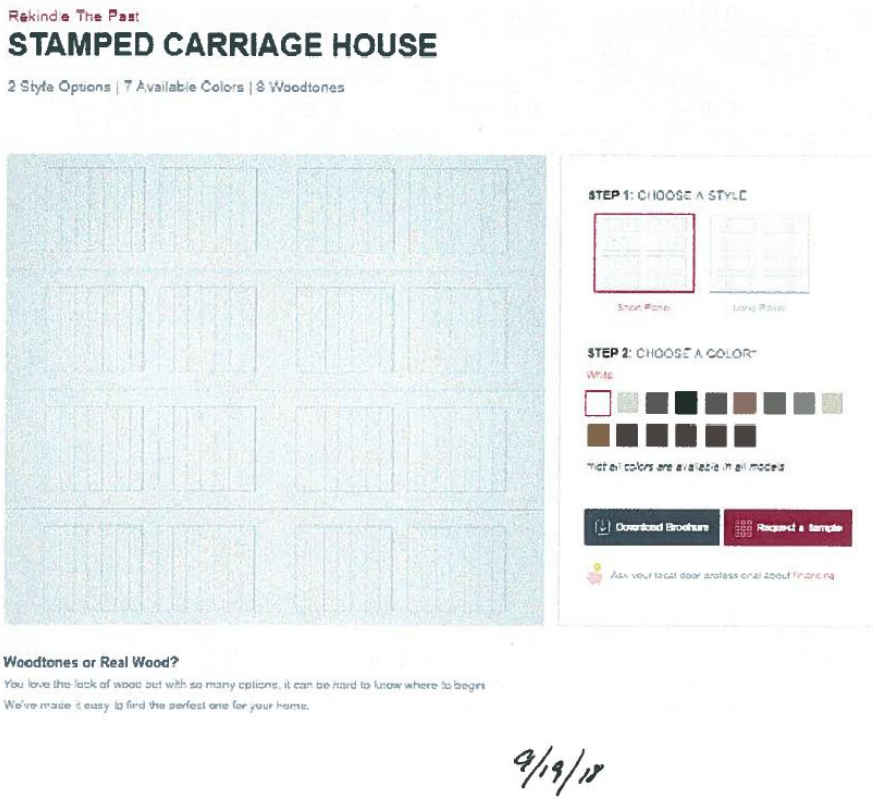
9/19/18

Request #s 1 and 3 – Proposed roof shingles.



9/19/18

Request #3 – Siding for proposed accessory structure.



9/19/18

Request #3 – Proposed garage door.

Ready Seal® wood stain and sealer contains all the essential elements of a quality coating for exterior wood projects. Ready Seal® is a professional grade wood sealer that is superior to other sealer products when compared in ease of application, maintenance, and beauty of the finished project.



9/19/18

FOR:
8FT WOOD FENCE

Request # 5 – Stain for proposed fence.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

8.0 MAIN BUILDING: NEW CONSTRUCTION AND ADDITIONS IN TRACTS A, B, C, D, AND E

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

8.6 The height of new construction and vertical or horizontal additions must not exceed the height of similar historic structures on the block.

8.14 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

Request # 2 –

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

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

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

Request # 3 –

9.0 ACCESSORY STRUCTURES FOR TRACTS A, B, C, D, AND E

9.1 Accessory structures are only permitted in the rear yard, except that portable classroom buildings are permitted in the cornerside yard of a

school in Tract D, and garages may be built in the rear 30 feet of cornerside yards.

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

9.4 Accessory structures in Tracts A, B, D, and E may not exceed a footprint of 600 square feet, unless documentation shows that an original structure exceeding this size was previously on the building site. The 600 square feet footprint requirement does not apply to portable classroom buildings located at a school in Tract D. Accessory structures in Tract C may not exceed a footprint of 1,200 square feet, unless documentation shows that an original structure exceeding this size was previously on the building site.

9.5 Cementitious siding is allowed on accessory structures if it is in keeping with the style and materials of the main building. Except as otherwise provided in this paragraph, vinyl and aluminum siding and Exterior Insulated Finish Systems (EIFS) are not permitted on the exterior of accessory structures. Vinyl and aluminum siding are permitted on the exterior of portable classroom buildings located at the school in Tract D.

9.6 The eave height of accessory structures may not exceed the eave height of the main building.

9.8 For accessory structures not adjacent to an alley, the minimum rear yard setback is two-and-a-half feet with a one-and-a-half foot allowed roof overhang encroachment. For accessory structures adjacent to an alley, a three-foot setback must be provided. In Tract C, accessory structures must comply with the rear yard setback requirements of Planned Development District No. 99.

9.9 Minimum side yard setback for accessory structures is three feet, with a one-and-a-half foot allowed roof overhang encroachment, except that accessory structures in Tract C must comply with the side yard setback requirements for Planned Development District No. 99.

Request #4 –

3.0 SITE AND SITE ELEMENTS

3.2 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and

outdoor carpet are not permitted. Replacement of existing walkways and steps must be consistent with the original style.

Request #5 –

3.6 Fences

3.6(a) Location

3.6(a)(2) Except as provided in Item 3.6(a)(4), fences in interior side yards must be located in the rear 50 percent of the side yard and behind the open front porch of an adjacent house as shown in Exhibit E. If more screening is required for additional security or privacy, the Landmark Commission may allow a fence that is located five feet behind the porch of the house requesting the fence.

3.6(b) Height

3.6(b)(1) Fences in the rear yard and rear 50 percent of the interior side yard or cornerside yard may not exceed nine feet in height as shown in Exhibit E.

3.6(c) Construction

3.6(c)(1) Except as provided in Item 3.6(c)(2), new fences visible from the street must be constructed of brick, stone, wood, metal pickets, or a combination of these materials.

3.6(c)(3) The tops of fences must be horizontal, stepped, or parallel to grade, as shown in Exhibit E.

3.6(c)(4) The finished side of a fence must face out if seen from any street, as shown in Exhibit E.

Request #6 –

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

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

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 09/13/18
TIME: 5:30 P.M.
MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave.

Applicant Name: Steel Toe Stiletto / Tam Pham
Address: 710 Dumas
Date of CA/CD Request: 09/06/2018

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. Approve addition of 2nd story as shown. Barbara / Eric
2. Both chimneys in the front 50% should be preserved - Laura.
2. Approve garage as shown Eric / Terri
3. Approve curved driveway as proposed Laura / Eric
4. Approve fence as shown. Gate not part of applicant's proposal. Barbara / Laura

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang over	✓ Eric Graham
___ Mary Mesh	✓ Terri Raith	___ Aaron Trecartin
✓ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior & ✓ Jennifer Anderson

Simple 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 Sept. 12, 2018

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

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

5. Remove pecan tree in back right side yard.
Laura/Eric.
Yes, Laura, Kerri, Eric, Ron
No. - Barbara - Tree part of history

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CD178-023(MP)
LOCATION: 710 Dumas St
STRUCTURE:Accessory, Non-Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: September 6, 2018
DISTRICT: Junius Heights
MAPSCO: 46-B
CENSUS TRACT: 14.00

APPLICANT: Steel Toe Stiletto

REPRESENTATIVE: Tam Pham

OWNER: STEEL TOE STILETTO LLC

REQUEST:
Demolish accessory structure using the standard "noncontributing structure because newer than period of significance."

BACKGROUND / HISTORY: None.
The structure is non-contributing to the Junius Heights historic district.

ANALYSIS:
Staff is recommending approval because Sanborn map data shows the original structure to be in a different location, and indicates that the structure was used as a residence. In addition, the materials on the current shed indicate a structure from a later time period. Task Force also recommended approval for demolition.

STAFF RECOMMENDATION:
Demolish accessory structure using the 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 accessory structure using the standard "noncontributing structure because newer than period of significance" – Approve – Approve to demolish metal shed.

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

CD CD178-023 (MP)
Office Use Only

1. Name of Applicant: STEEL TOE STILETTO LLC / TIM PHAM
MAILING Address: 1914 Skillman St #110183 City Dallas State TX Zip 75206
Daytime Phone: 860-736-6586 Fax:
Relationship of Applicant to Owner: CONTRACTOR/SELF

ADDRESS OF PROPERTY TO BE DEMOLISHED: 710 DUMAS 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
___ 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)
DEMO METAL SHED

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.

RECEIVED BY
SEP 06 2018
Current Planning

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:** [signature] Date: 9/6/18

5. **Signature of Owner:** [signature] Date: 9/6/18
(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.

Affidavit

Before me the undersigned on this day personally appeared TAM PHAM 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 11 day of Sep, 2018

JAME MESHELL OLEA
Notary Public, State of Texas
My Commission Expires
June 12, 2019

Notary Public



Aerial view



Front (South) elevation.



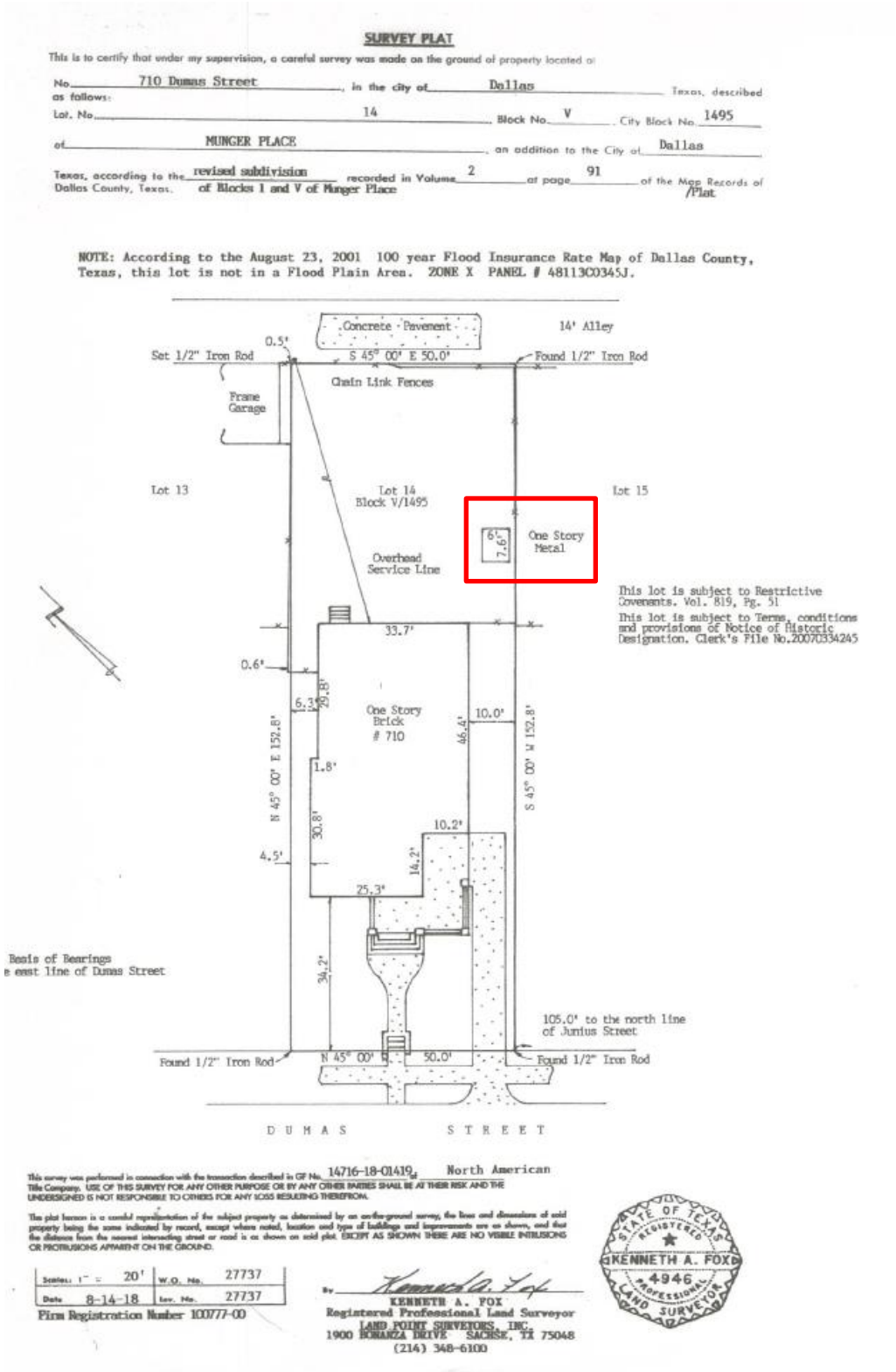
View to left (West) of 710 Dumas.



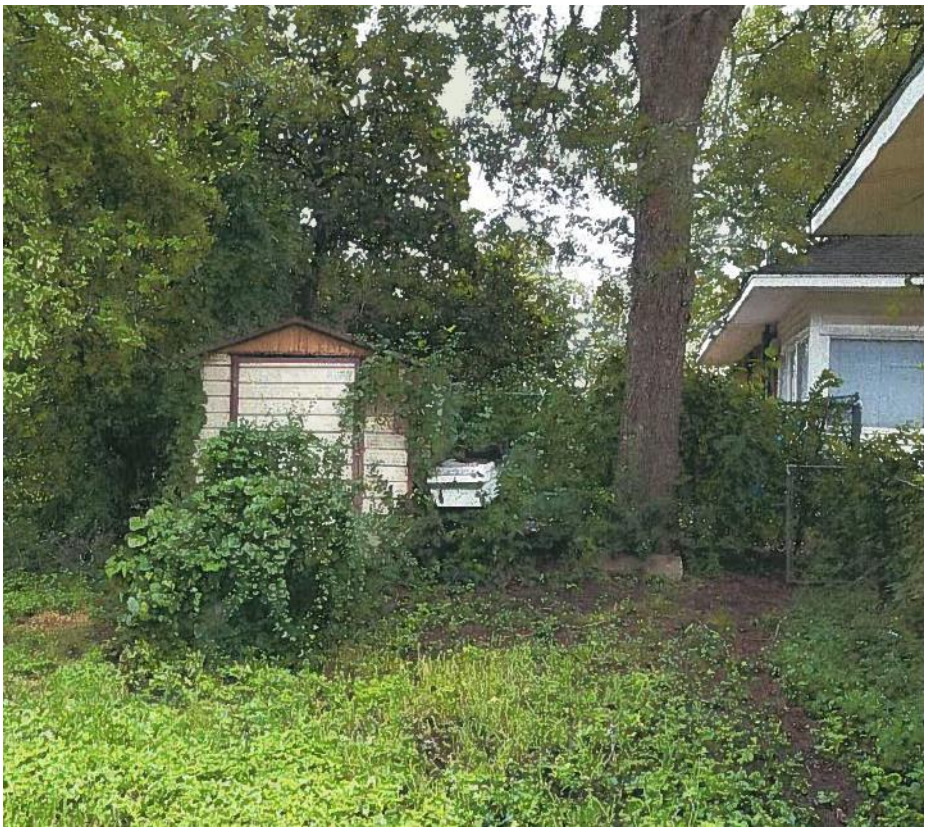
View to right (East) of 710 Dumas.



View across the street (South) from 710 Dumas.



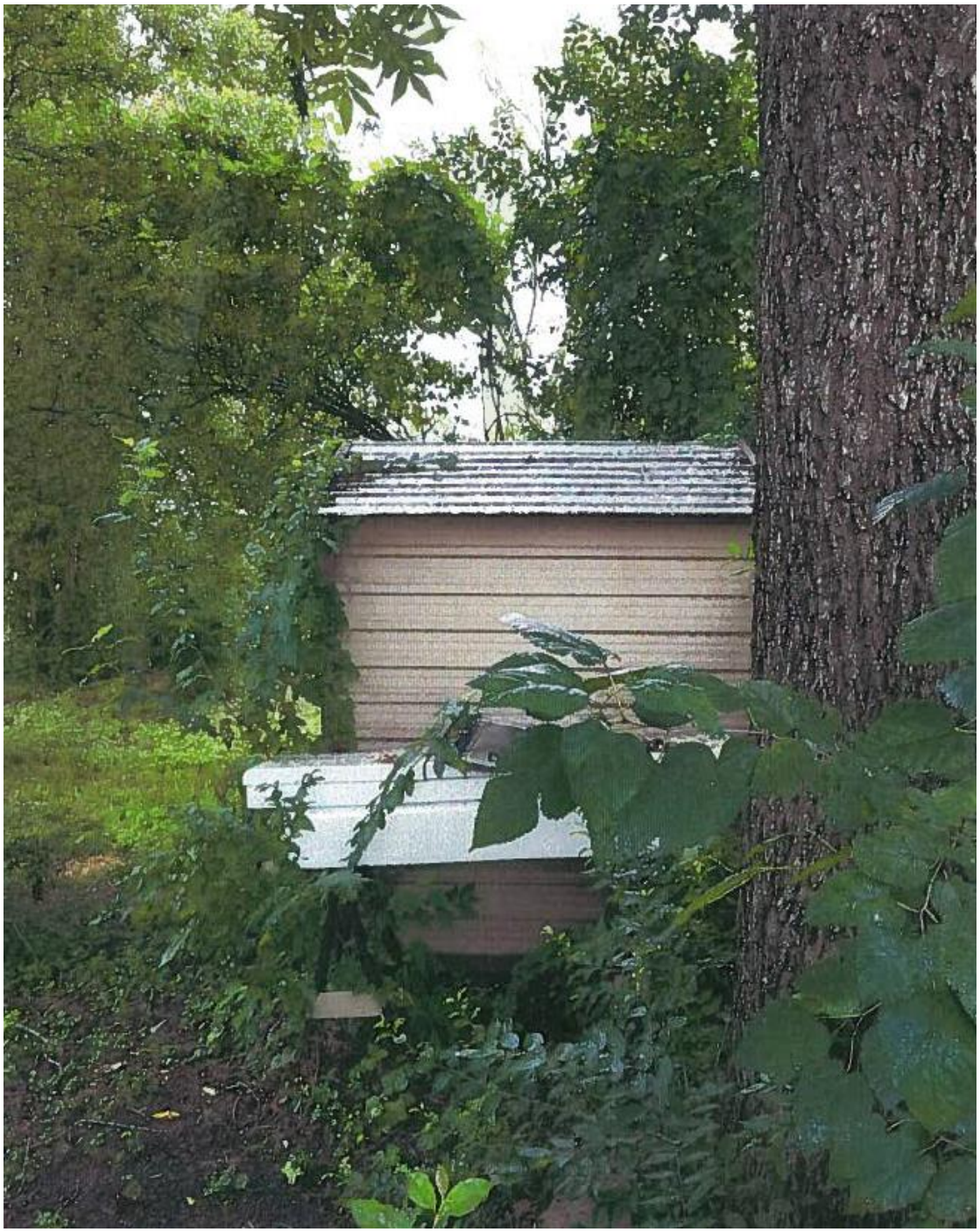
Existing survey plat indicating location of metal shed to be removed.



Metal shed proposed for removal. Photo submitted by applicant.



Metal shed proposed for removal. Photo submitted by applicant.



Metal shed proposed for removal. Photo submitted by applicant.



Sanborn map, 1921-27, Volume 3, Sheet 393, shows original structure in rear corner. Structure was a residence.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 51A-4.501(h)(4)(D).

The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D).

(i) the structure is noncontributing to the historic overlay district;
(ii) the structure is newer than the period of historic significance for the historic overlay district; and
(iii) demolition of the structure will not adversely affect the historic character of the property of the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 09/13/18
TIME: 5:30 P.M.
MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave.

Applicant Name: Steel Toe Stiletto / Tam Pham
Address: 710 Dumas
Date of CA/CD Request: 09/06/2018

RECOMMENDATION:

✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. Demolish metal Shed All in favor ✓
Laura / Eric

Task force members present

___ Rene Schmidt (Chair)	✓ Laura Koppang	✓ Eric Graham
___ Mary Mesh	___ Terri Raith	___ Aaron Trecartin
✓ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior & ✓ Jennifer Anderson

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

Maker: Laura
2nd. Eric
Task Force members in favor: All
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE Sept. 13 2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-947(MP)
LOCATION: 5723 Victor
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: September 6, 2018
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 13.01

APPLICANT: Jay Jambor

REPRESENTATIVE: None

OWNER: JAMBOR JAY BARRY & DEVINE MOLLY KATHLEEN

REQUEST:
1) Replace front door with Craftsman-style wood door.
2) Construct wood deck in rear yard.
3) Construct rear brick patio and flower beds.

BACKGROUND / HISTORY: None.
The structure is listed as contributing to the Junius Heights historic district.

ANALYSIS:
Request #1 – Staff and Task Force are both supportive of the proposed new door because the current door is not historically accurate. The proposed Craftsman-style door is a style that is appropriate to the style of house and time period in which it was built.

Request #2 – Staff is recommending approval for the proposed deck because it is in the rear, would not be visible from the street, and is a typical modern deck commonly built today. As a result, the deck would not have an adverse impact on the main structure nor on the historic overlay district. Task Force also recommended approval.

Request #3 – Staff and Task Force are recommending approval for the brick patio and flower beds. The proposed landscaping is appropriate for a backyard and would not be visible from the street. The applicant has commented that only flowers will be planted – no trees or shrubs.

STAFF RECOMMENDATION:
1) Replace front door with Craftsman-style wood door – Approve – Approve specifications dated 9/19/18 with the finding the work is consistent with

preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Construct wood deck in rear yard – Approve – Approve survey plat, drawings, and specifications dated 9/19/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Construct rear brick patio and flower beds – Approve – Approve survey plat dated 9/19/18 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Replace front door with Craftsman-style wood door – Approve – Approve front door as shown.
2) Construct wood deck in rear yard – Approve – Approve as shown.
3) Construct rear brick patio and flower beds – Approve – Approve as shown.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 947 (MP)
Office Use Only

Name of Applicant: Jay Jambor
Mailing Address: 5723 Victor St.
City, State and Zip Code: Dallas TX 75214
Daytime Phone: 608-695-6629 Fax:
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: 5723 Victor St.
Historic District: Junius Heights

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

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

① Relocate existing brick paver patio to rear of backyard
② Install flower beds around proposed patio - no new shrubs/trees
③ Install 12' x 21.5' deck
④ Replace existing wood front door w/ Craftsman fiberglass wood front door

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: Jay Jambor Date: 8/13/18

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

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

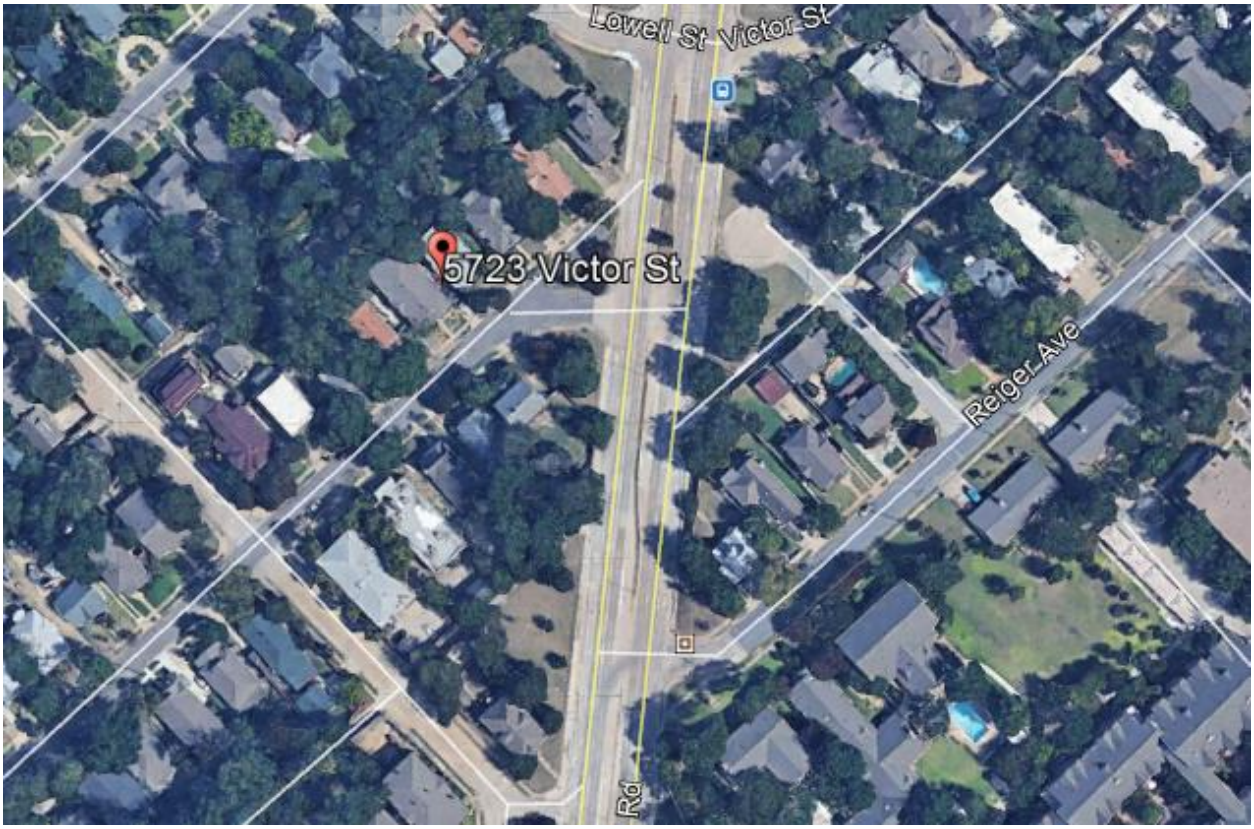
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

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

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

_____ _____
Sustainable Construction and Development **Date**



Aerial view



Front (South) elevation.



View to left (West) of 5723 Victor.



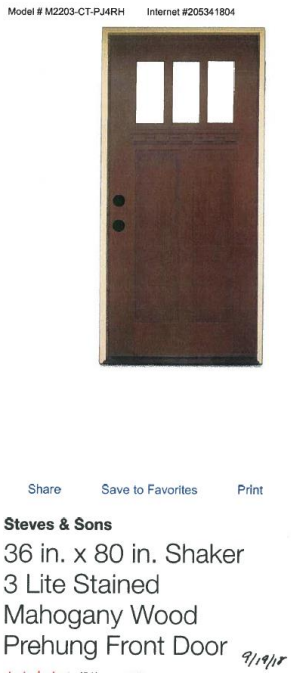
View to right (East) of 5723 Victor.



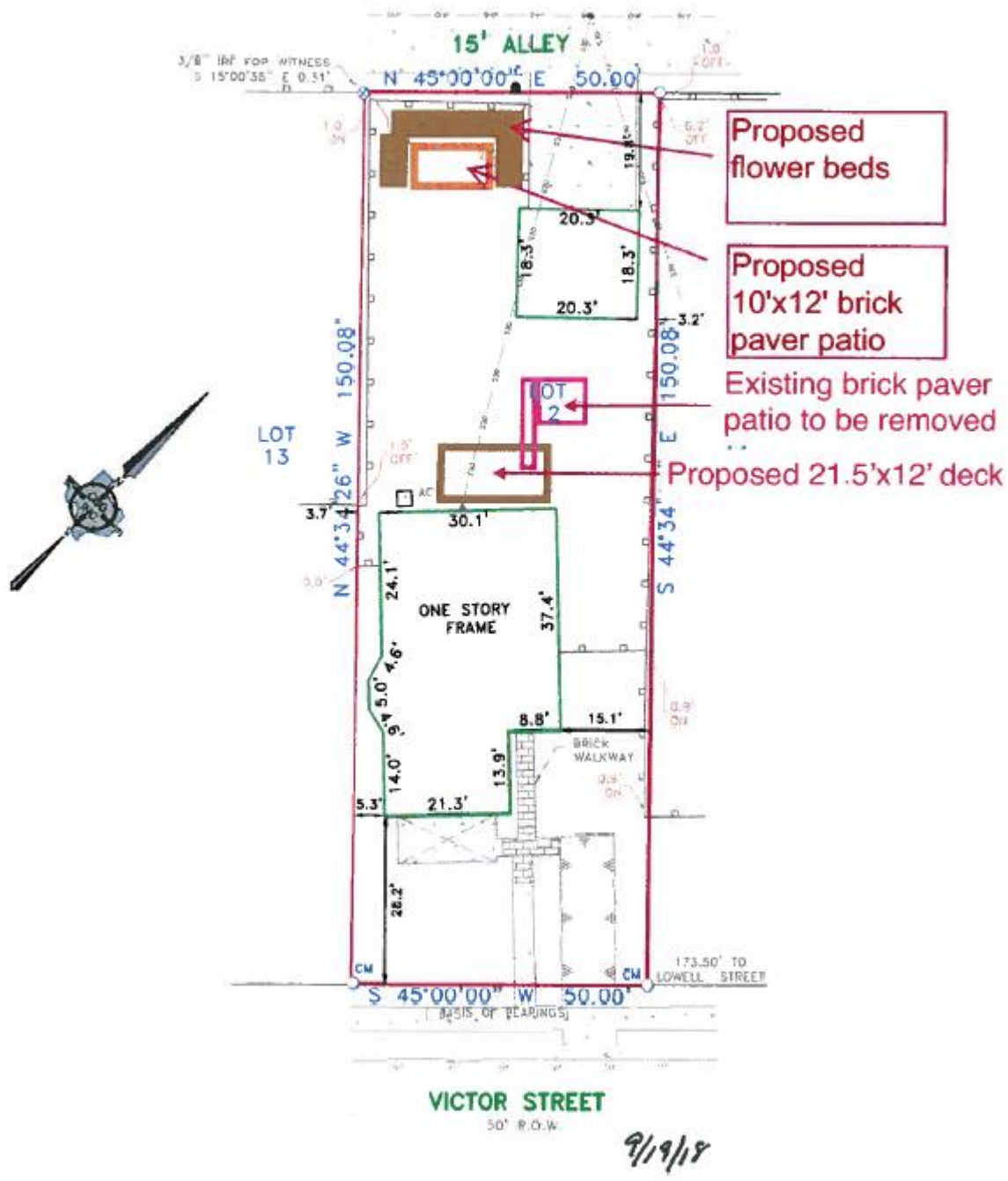
View across the street (South) from 5723 Victor.



Request #1 – Photo submitted by applicant, showing the current front door.



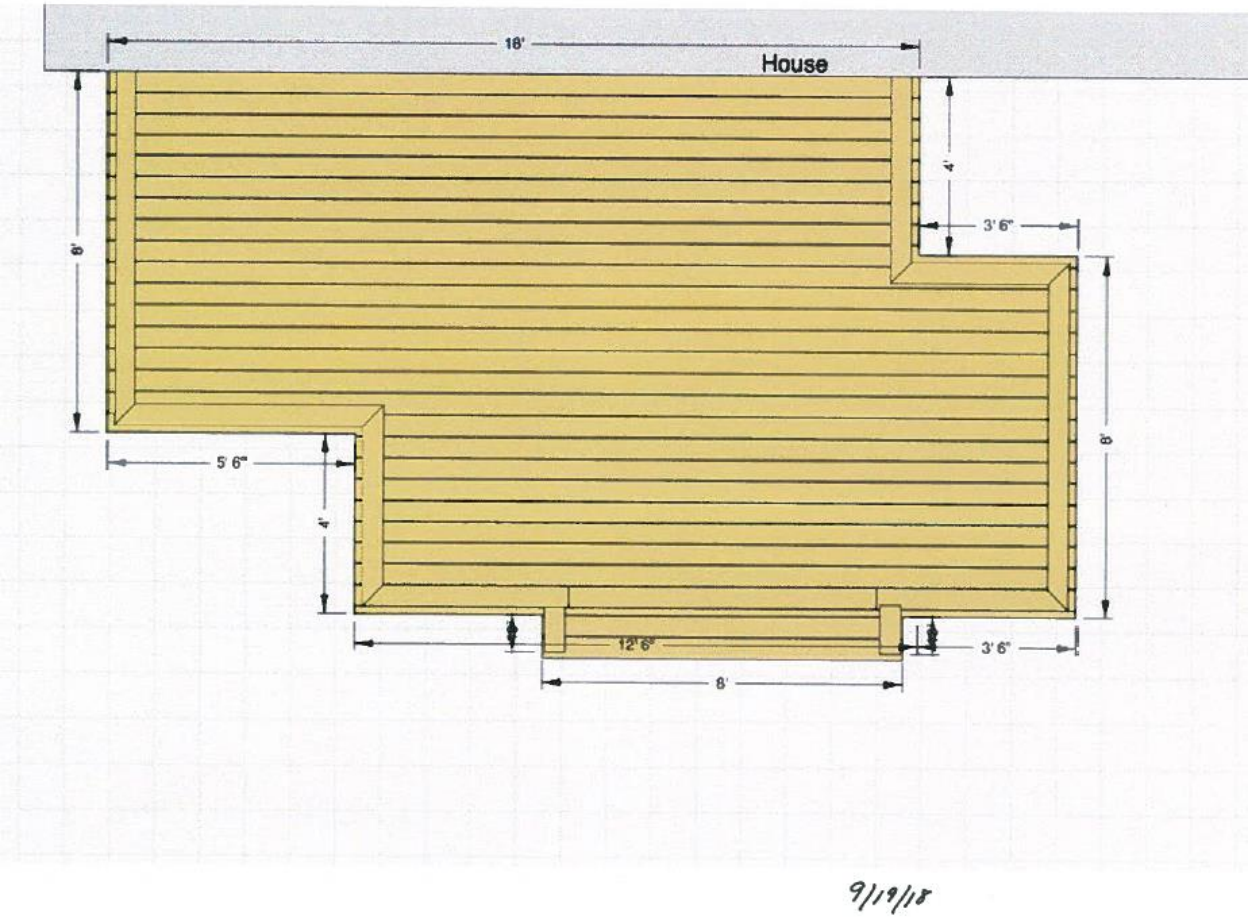
Request #1 – Proposed front door.



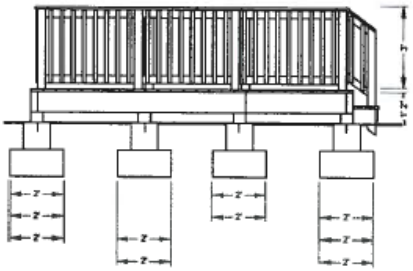
Request #s 2 and 3 – Survey plat showing proposed location of deck and brick patio with flower beds.



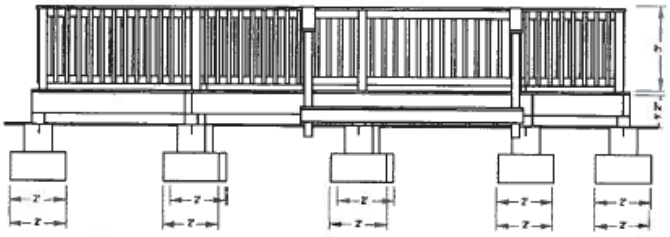
Request #2 – Rear of house where deck is proposed. Photo submitted by applicant.



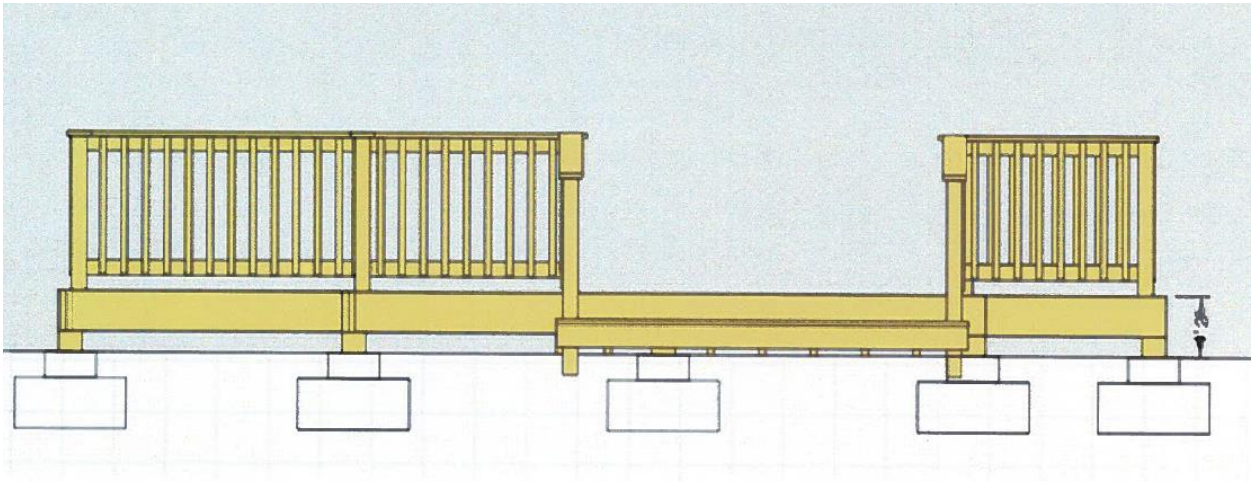
Request #2 – Plan of proposed deck.



9/19/18



9/19/18



Request #2 – Elevations for proposed deck

Model # 507701 Internet #203939674



* HALBOL GRAY

9/19/18

Request #2 – Proposed deck stain.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

5.0 FENESTRATION AND OPENINGS

5.2 It is recommended that non-original or altered original doors and windows that do not match the historic appearance of the main building be replaced with appropriate doors and windows.

Request #2 –

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

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

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

Request #3 –

3.0 SITE AND SITE ELEMENTS

3.5 Landscaping

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

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 09/13/18
TIME: 5:30 P.M.
MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave.

Applicant Name: Jay Jambor
Address: 5723 Victor
Date of CA/CD Request: 09/06/2018

RECOMMENDATION:

✓ Approve _____ Approve with conditions____ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

✓ 1. Approve front door as shown. Barbara / Eric.

✓ 2. Approve Nos. 203 as shown. Laura / Barbara

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	✓ Eric Graham
✓ Mary Mesh	✓ Terri Raith	___ Aaron Trecartin
✓ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior & ✓ Jennifer Anderson

Simple 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 Sept 13, 2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-959(JKA)
LOCATION: 216 E 6th Street
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 468

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Lake Cliff
MAPSCO: 54-D
CENSUS TRACT: 0020.00

APPLICANT: Stanley Nabors

OWNER: NABORS STANLEY

REQUEST: Install wood columns on front porch. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:
10/21/2008 – A Routine CA was issued for new shingles (CA089-042(JA)).

02/02/2018 – Landmark approved the replacement of windows on the main structure (CA178-314(JKA)).

03/14/2018 – A Routine CA was issued to remove vinyl siding to replace with wood siding, paint the main structure, and repair the foundation (CA178-402(JKA)).

The structure is non-contributing to the Lake Cliff historic district.

ANALYSIS: The house previously had two metal columns located on the front entry porch that were replaced with two 6" wood posts. The design of the original columns is unknown. The 6" columns as installed are sensitive to the non-contributing structure and compatible with the historic overlay district, so Staff is recommending approval of the completed work.

STAFF RECOMMENDATION: Install wood columns on front porch. Work completed without a Certificate of Appropriateness – Approve – Approve drawings dated 9-17-18 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: Install wood columns on front porch. Work completed without a Certificate of Appropriateness – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178-959 (JKA)
Office Use Only

Name of Applicant: Stanley Nabors
Mailing Address : 218 E. 16th St.
City, State and Zip Code: Dallas, TX 75203
Daytime Phone: 901-270-6561 Alternate Phone: same
Relationship of Applicant to Owner : self

PROPERTY ADDRESS: 216-218 E. 16th St.
Historic District: Lake Cliff

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Replace old, dilapidated wrought iron post & railings with 6" wood posts. Painted with Valspar C1162 "Sofa b". 1 Iron posts under carport to remain and painted with same color.

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: Stanley Nabors Date: 8/21/2018

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

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete *applications cannot be reviewed and will be returned to you for more information. You are encouraged to* contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:

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

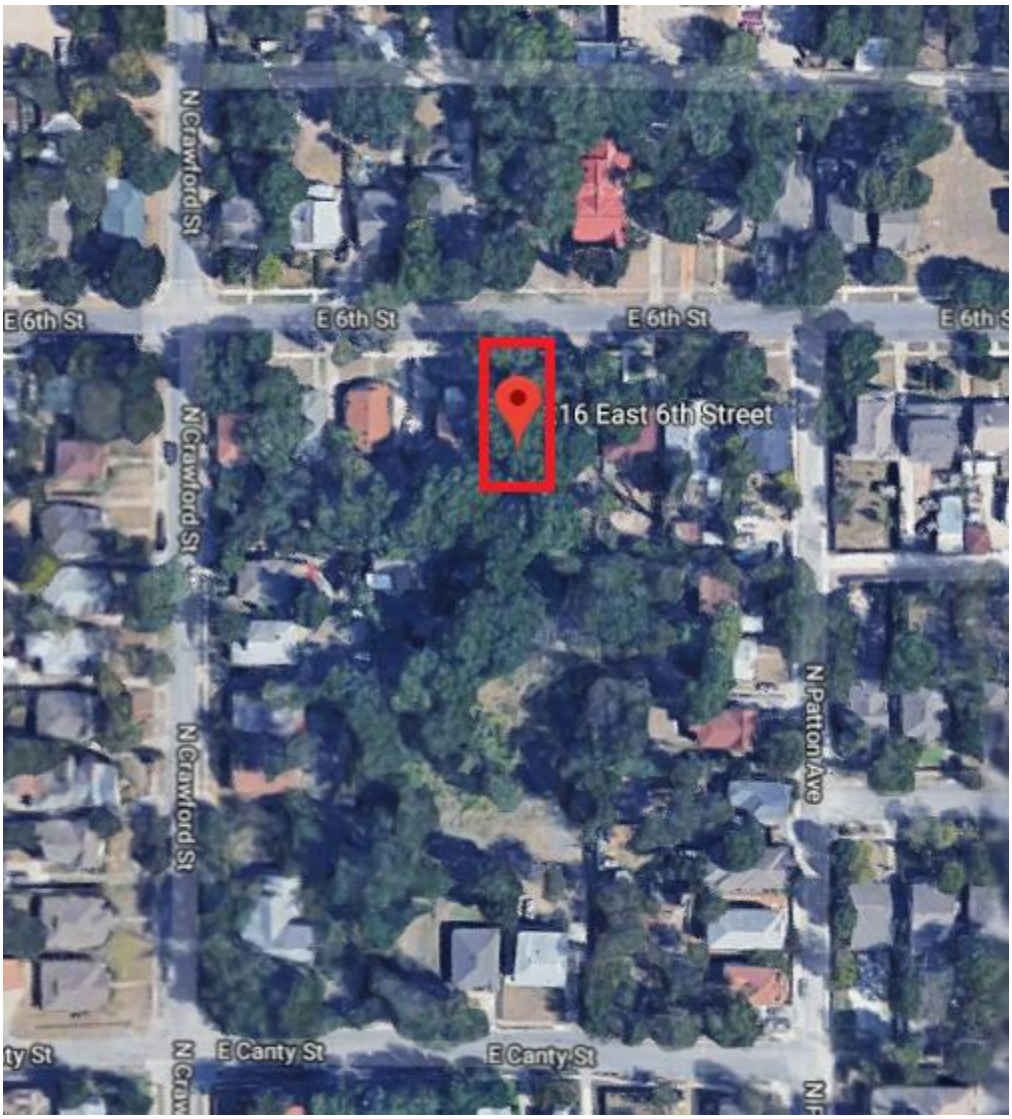
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness ***City of Dallas*** ***Historic Preservation***
Rev. 060518



Aerial image



Main structure



To right



To left



Across street



Columns installed without a CA



Previous metal columns

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: STANLEY NABORS
PROPERTY ADDRESS: 216-18 E 6TH ST
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

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

Recommendation / comments/ basis:

Task force members present

__X__ Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
__X__ Christine Escobedo	___ Nicholas Dean	___ VACANT (Alt)
__A__ Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present __A__ Jennifer Anderson

Simple Majority Quorum: __A__ yes ___ no

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

CHAIR, Task Force [signature] DATE 9. 12 - 18

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-941(MLP) PLANNER: Melissa Parent
LOCATION**:** 4513 Gaston DATE FILED: September 6, 2018
STRUCTURE: Main, Contributing DISTRICT: Peak's Suburban
COUNCIL DISTRICT: 2 MAPSCO: 46-E
ZONING: PD-362 CENSUS TRACT: 0015.04

APPLICANT: Omniplan

REPRESENTATIVE: None

OWNER: MAGDALEN HOUSE THE

REQUEST:

1) Temporarily install steel break-in prevention barriers over windows. Work completed without Certificate of Appropriateness.
2) Replace twenty-five windows on main structure with new wood windows.
3) Restore enclosed front porch to historic open porch.
4) Remove two rear non-historic additions and replace with new rear addition.
5) Install new wood door on second story front facade.
6) Install three new metal doors and handrails on side facades.
7) Install new landscaping.

BACKGROUND / HISTORY:

9/8/2015 – Landmark Commission approved the replacement of a rear door on the main structure and stain for fencing (CA145-593(JKA)).

4/2/2018 – Landmark Commission conducted a Courtesy Review for a proposed renovation and rehabilitation of existing historic structure including; restore front porch to open condition, demolish non-historic additions and construct new additions in rear of main structure. , repair and replace windows on main structure, renovate carriage house in rear yard, and install new landscaping, including construction of a new retaining wall. (CR178-009(MLP)).

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

ANALYSIS:
This property was recently purchased by the Magdalen House, which provides short-term sober living facilities in Dallas. The applicant has stated their desire to return the property to its historic appearance while adding a new addition in the rear for needed living space and offices.

Staff recommends approvals of the renovation of the front porch to reestablish historic expression and demolition of non-historic additions in rear of main structure to construct new addition to rear of main structure. Staff recommends repair and replacement of windows on main structure as most are not original. Staff recommends approval of the landscape plan.

STAFF RECOMMENDATION:

1) Temporarily install steel break-in prevention barriers over windows. Work completed without Certificate of Appropriateness – Approve – Approve with the finding that although the work does not comply with Section 3.12 that prohibits exterior mounted burglar bars on the front and side façades, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the completed work is temporary and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
2) Replace twenty-five windows on main structure with new wood windows – – Approve – Approve specifications dated 9/17/18 with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Restore enclosed front porch to historic open porch – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with the criteria for porches and balconies in the preservation criteria Section 3.21 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Remove two rear non-historic additions and replace with new rear addition porch – Approve – Approve drawings dated 9/17/18 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 4.2, and 4.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5) Install new wood door on second story front façade – Approve – Approve specifications dated 9/17/18 with the finding the proposed work is consistent with the criteria for fenestration and openings in the preservation criteria Section 3.10 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6) Install three new metal doors and handrails on side facades – Approve – Approve specifications with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7) Install new landscaping – Approve – Approve drawings dated 9/17/18 with the finding that the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.6 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Temporarily install steel break-in prevention barriers over windows. Work completed without Certificate of Appropriateness – Approve – Approve as submitted.
2) Replace twenty-five windows on main structure with new wood windows – Deny without prejudice - Attempt to repair historic windows where practical. Replacement of previously replaced windows approved. Keep windows on west facade, update drawing to match existing condition.
3) Restore enclosed front porch to historic open porch – Approve – Approve as submitted.
4) Remove two rear non-historic additions and replace with new rear addition – Approve – Approve as submitted.
5) Install new wood door on second story front façade -– Approve – Approve as submitted.
6) Install three new metal doors and handrails on side facades – Approve with conditions - Investigate stamped metal - OK because this is institutional only - on addition & not visible.
7) Install new landscaping – Approve - Update drawings - more organic tree layout.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 941 [MLP]
Office Use Only

Name of Applicant: **OMNIPLAN**
Mailing Address : 1845 WOODALL RODGERS FREEWAY
City, State and Zip Code: DALLAS, TX 75201
Daytime Phone: 214-826-7080 Alternate Phone:
Relationship of Applicant to Owner : ARCHITECT

OFFICE USE ONLY
Main Structure:
X Contributing
___ Non-contributing

PROPERTY ADDRESS: 4513 GASTON AVENUE DALLAS, TX 75246
Historic District: PEAK'S SUBURBAN ADDITION

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

RENOVATION AND ADDITION TO AN EXISTING RESIDENTIAL BUILDING ON GASTON AVENUE. GOAL IS TO RESTORE THE HISTORIC CHARACTER OF THE STRUCTURE AND PROVIDE AN ADDITION TO THE REAR TO MEET THE CLIENTS MISSION. THE SCOPE OF WORK CONSISTS OF REESTABLISHING THE ORIGINAL FRONT PORCH, REMOVING UNCHARACTERISTIC AND STRUCTURALLY UNSOUND ADDITIONS, PROVIDING AN ADDITION TO THE REAR OF THE BUILDING, AND THE RENOVATION OF THE CARRIAGE HOUSE IN COMPLIANCE WITH THE PEAK'S SUBURBAN ORDINANCE.

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: _____ Date: 08-30-2018

Signature of Owner: Lisa Kroencke (IF NOT APPLICANT) Date: 08-30-2018

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

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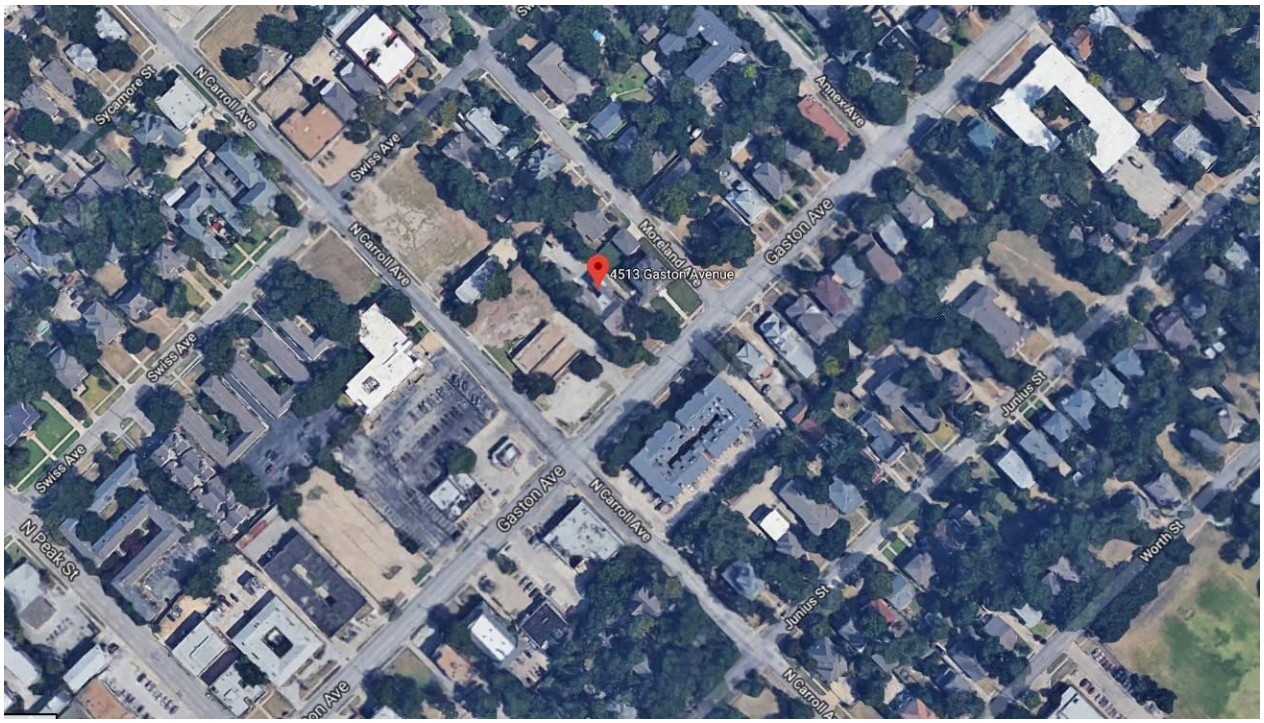
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- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 060518


4513 Gaston Avenue
Gaston Ave
N Carroll Ave
Swiss Ave
Sycamore St
Armer Ave
Morland Ave
Junius St
N Peak St
Worth St

Aerial view





Front façade



Adjacent property to the right



Adjacent property to the left



Property across Gaston



View of side façade from vacant property to the left



View of existing rear non-historic additions



Request #1: Temporarily install steel break-in prevention barriers over windows. Work completed without Certificate of Appropriateness.



Request #1: Temporarily install steel break-in prevention barriers over windows. Work completed without Certificate of Appropriateness.

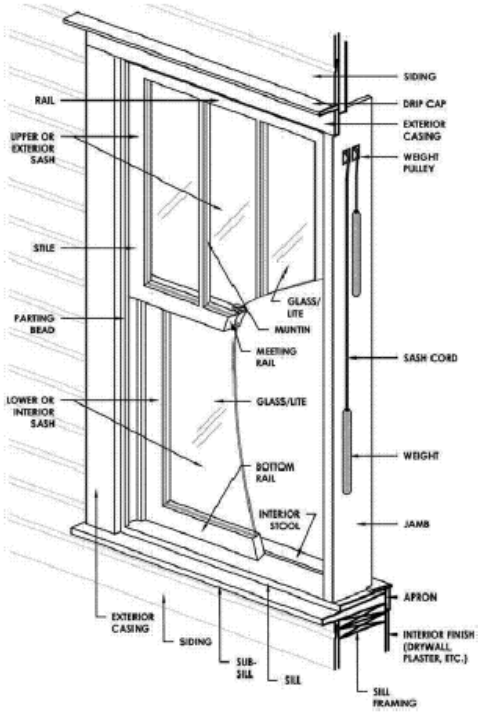


COA— _____	**Date Received:** _____
Applicant Name: _____	**Received by:** _____

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 LEEDS CLARK HISTORIC PRESERVATION AND CONSULTING REPORT ATTACHED

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	37
Number of Historic Windows on the Structure	16
Number of Existing Replacement/Non-Historic Windows	21
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	25

Request #2: Replace twenty-five windows on main structure with new wood windows

COA— _____ Date Received: _____

Applicant Name: _____ Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	FAIR: WINDOW IS FIXED AND CAULKED/NAILED CLOSED
2	FAIR: INACCESSIBLE DUE TO WALL
3	POOR: SILL AND SUB-SILL IMPROPERLY REPLACED
4	GOOD: ALUMINUM REPLACEMENT WINDOW, NOT ORIGINAL
5	GOOD: ORIGINAL JAMBS AND SASHES IN PLACE 1/3 *
6	GOOD: ORIGINAL JAMBS AND SASHES IN PLACE 2/3 *
7	GOOD: ORIGINAL JAMBS AND SASHES IN PLACE 3/3 *
8	FAIR: ACCESS TO WINDOWS COULD NOT BE OBTAINED
9	FAIR: SASHES MODIFIED, NO ACCESS TO WINDOW
10	GOOD: COULD BE RESTORED OR MODIFIED
11	GOOD: WOOD REPLACEMENT WINDOW, NOT ORIGINAL
12	GOOD: ORIGINAL JAMBS AND SASHES IN PLACE 1/3 *
13	GOOD: ORIGINAL JAMBS AND SASHES IN PLACE 2/3 *
14	GOOD: ORIGINAL JAMBS AND SASHES IN PLACE 3/3 *
15	FAIR: NOT ORIGINAL. CENTER SASH MODIFIED AND REPLACED
16	GOOD: WINDOW NOT ORIGINAL
17	GOOD: WINDOW NOT ORIGINAL
18	GOOD: WINDOW NOT ORIGINAL
19	FAIR: WINDOW NOT ORIGINAL
20	POOR: WINDOW NOT ORIGINAL

Window #	Window Condition
21	FAIR: WINDOW NOT ORIGINAL
22	GOOD: ORIGINAL JAMBS AND SASHES IN PLACE 1/3 *
23	GOOD: ORIGINAL JAMBS AND SASHES IN PLACE 2/3 *
24	GOOD: ORIGINAL JAMBS AND SASHES IN PLACE 3/3 *
25	POOR: SASH UNIT HAS BEEN MODIFIED AND IS DAMAGED
26	POOR: SASH UNIT HAS BEEN MODIFIED AND IS DAMAGED
27	GOOD: UNIT HAS BEEN REPLACED AND IS NOT ORIGINAL
28	GOOD: WINDOW NOT ORIGINAL
29	GOOD: ORIGINAL JAMBS AND SASHES IN PLACE 1/3 *
30	GOOD: ORIGINAL JAMBS AND SASHES IN PLACE 2/3 *
31	GOOD: ORIGINAL JAMBS AND SASHES IN PLACE 3/3 *
32	GOOD: WOOD REPLACEMENT WINDOW, NOT ORIGINAL
33	FAIR: CENTER SASH MODIFIED AND REPLACED
34	POOR: SASHES IN DISREPAIR OR MODIFIED AND UNORIGINAL
35	ATTIC WINDOW/VENT: DID NOT EVALUATE *
36	ATTIC WINDOW/VENT: DID NOT EVALUATE *
37	ATTIC WINDOW/VENT: DID NOT EVALUATE *
38	
39	
40	

* = WINDOW TO BE RETAINED AND RESTORED



#1



#2



#3



#4



#8



#9



#10



#11

1-4
8-11
{15-21* front porch restoration}
25-28
32-37



25



26



27



32



33



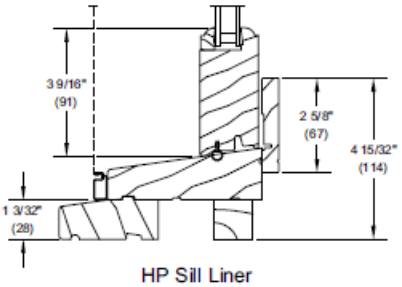
34

Impact Zone 3 - Minimum and Maximum Guidelines, Certified Sizes and Ratings

Impact Glazing Zone 3 (IZ3):

Frame:

- Sealant added at sill liner
- Sill brackets added for bottom sash retention
- Screws through the jamb liner to reinforce the frame



HP Sill Liner

Sash:

- Top check rail has different profile for interlock
- Bottom check rail has profile for interlock
- Painted stainless steel stamped interlock for top sash for sash retention
- Mil finish stainless steel stamped interlock for bottom sash retention
- End plate with over molded stainless steel tilt latch blade
- Long cladding clip screws through it at check rail to reinforce stiles
- Stainless steel tilt pins for sash retention
- Different check rail cladding connector profile for interlock
- Keeper insert to keep lock from disengaging during impact

Glazing:

- PVC tube in check rail to reinforce check rail and to protect tilt cord from sealant
- Backfilled with Dow 995 silicone sealant
- Interior glass used is laminated with a PVB inner layer
- Exterior glass is standard annealed. All CUDH operator sizes certified are OK with annealed glass. Optional tempered glass is available
- Simulated Divided Lites are available on IZ3 products
- Grilles Between the Glass are not available in IZ3 unit

NOTE: CE mark is not available on Impact units.

2.16 Authentic Divided Lites (ADL)

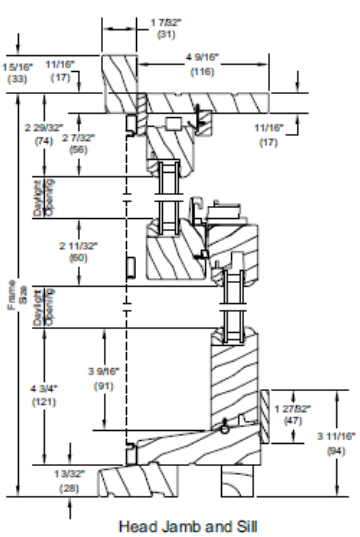
A. 1 ½" (38mm) insulating Pine, Mahogany, Vertical Grain Douglas Fir muntins or 7/8" (22mm) single glaze ADL with energy panel

1. Pattern: Rectangular; Custom lite layout

2. Finish: Match sash finish

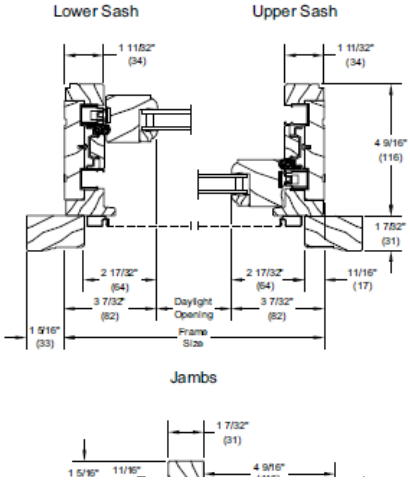
Section Details: Operating

Scale: 3" = 1' 0"



Head Jamb and Sill

Double Hung

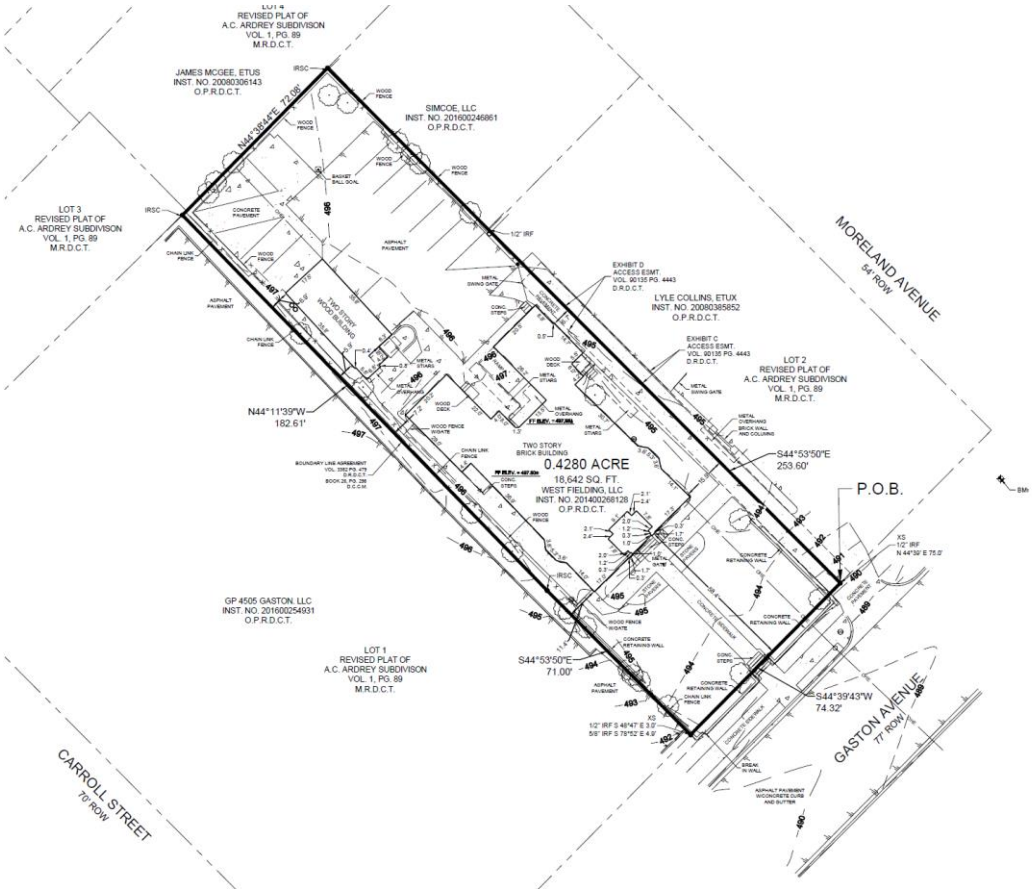


Jambs

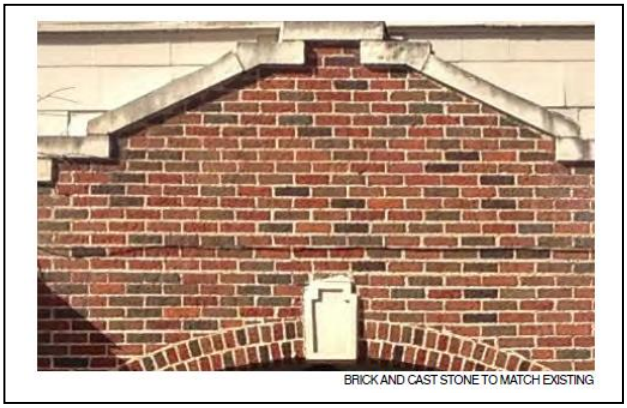
Window Specifications:

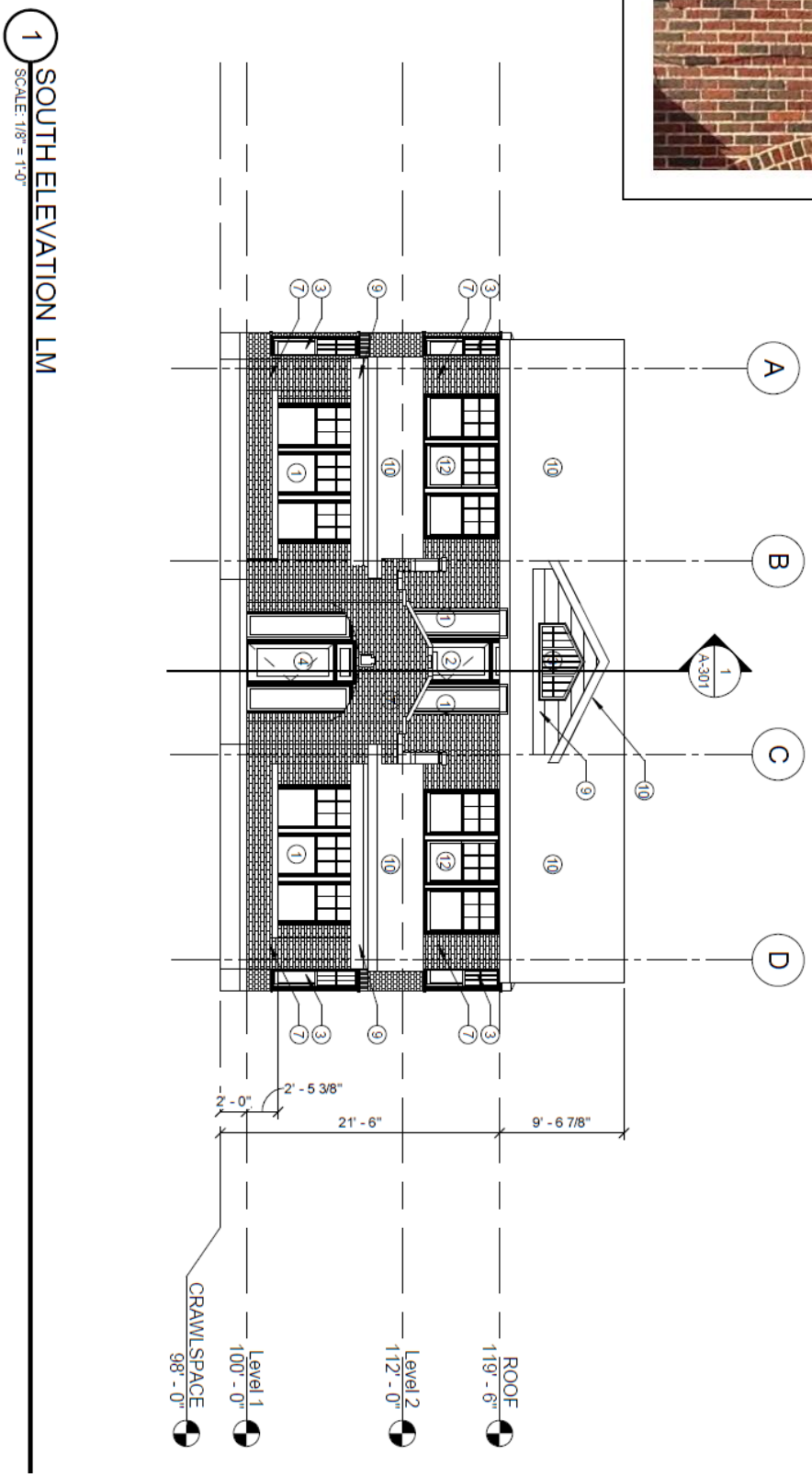
All windows will be custom made to fit existing openings

Request #2: Proposed window specifications.

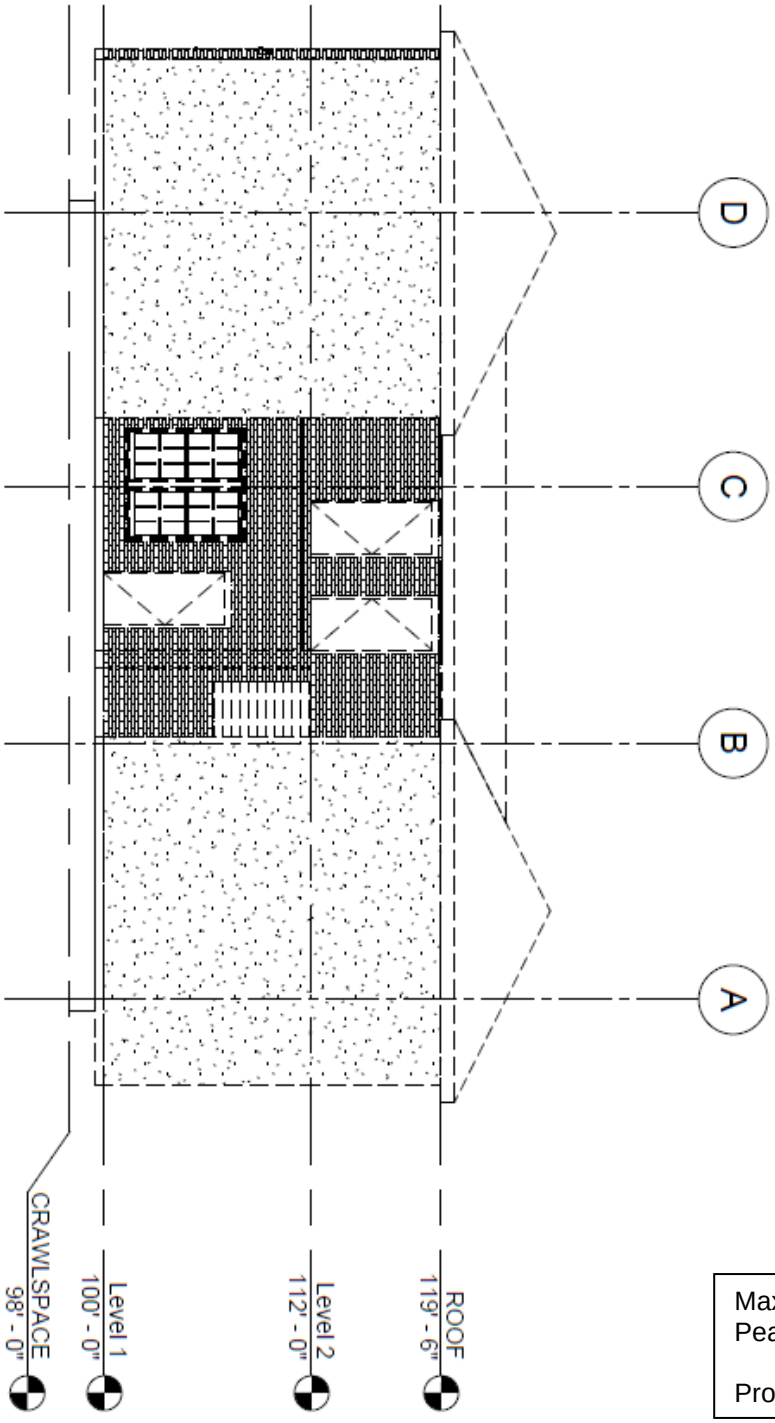


Existing site plan





Request #3: Restore enclosed front porch to historic open porch.

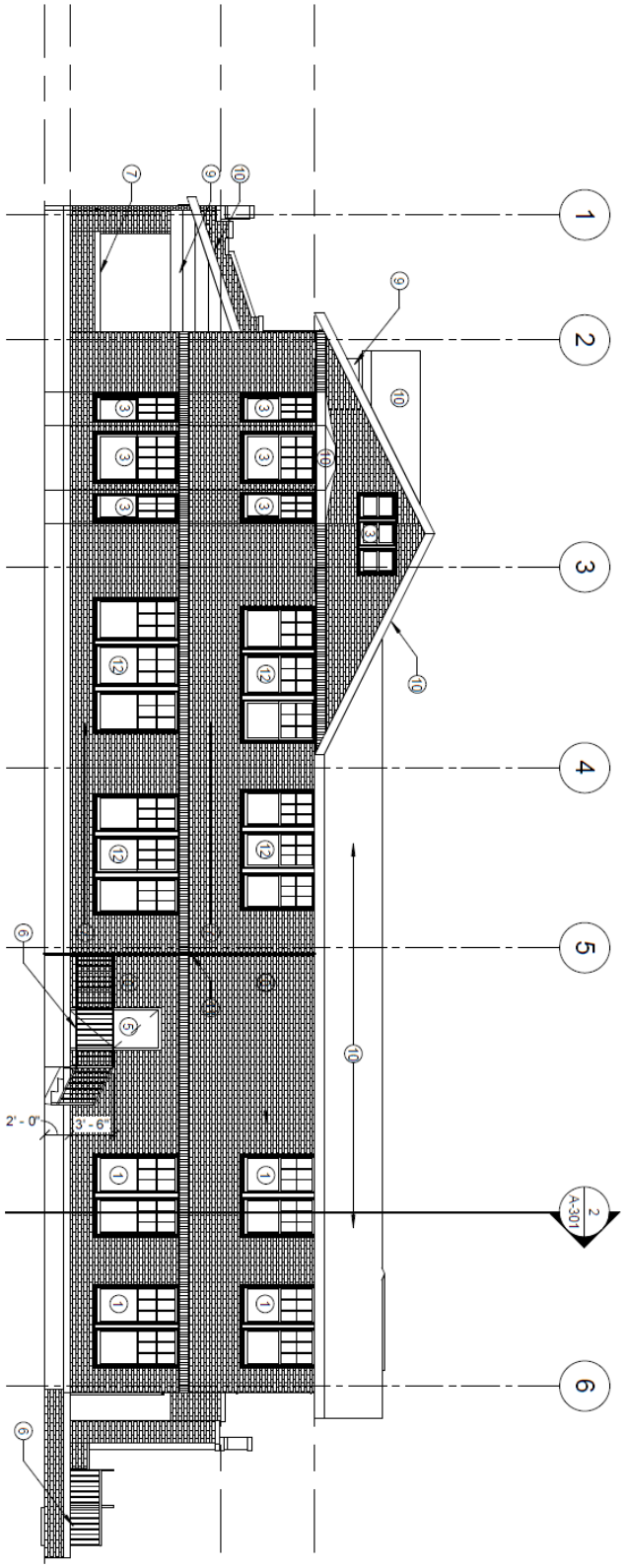


Max lot coverage in
Peaks (commercial structures): 60%

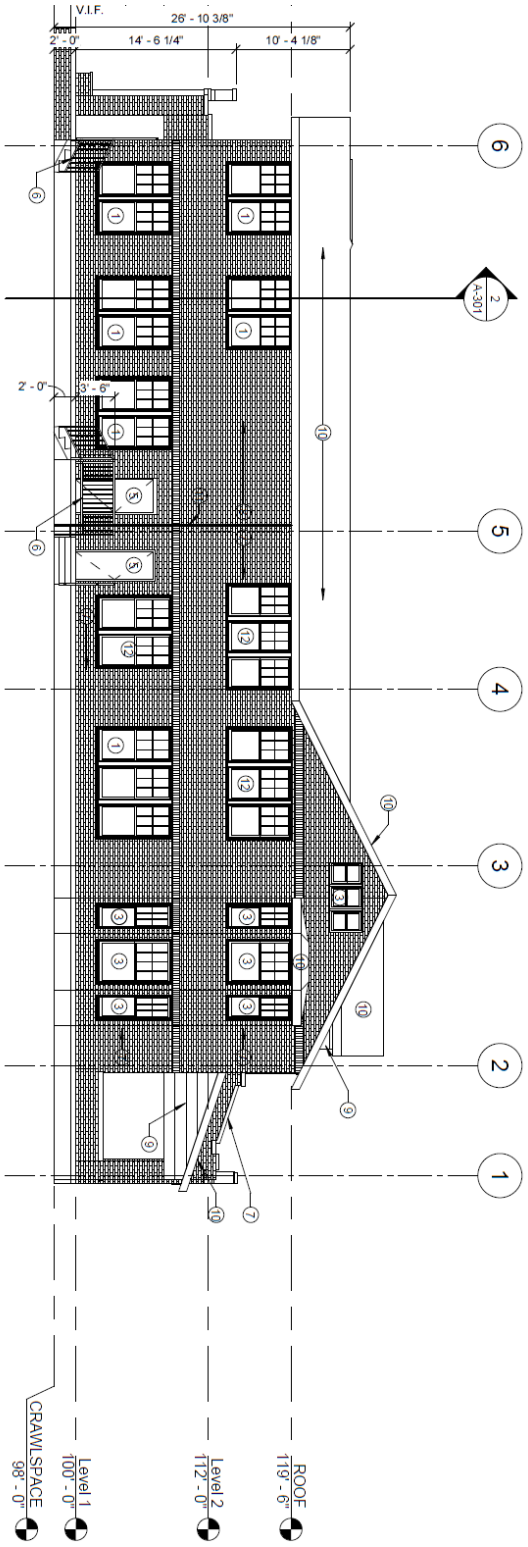
Proposed lot coverage: 24%

Existing rear non-historic additions
Request #4: Remove two rear non-historic additions and replace with new rear addition.

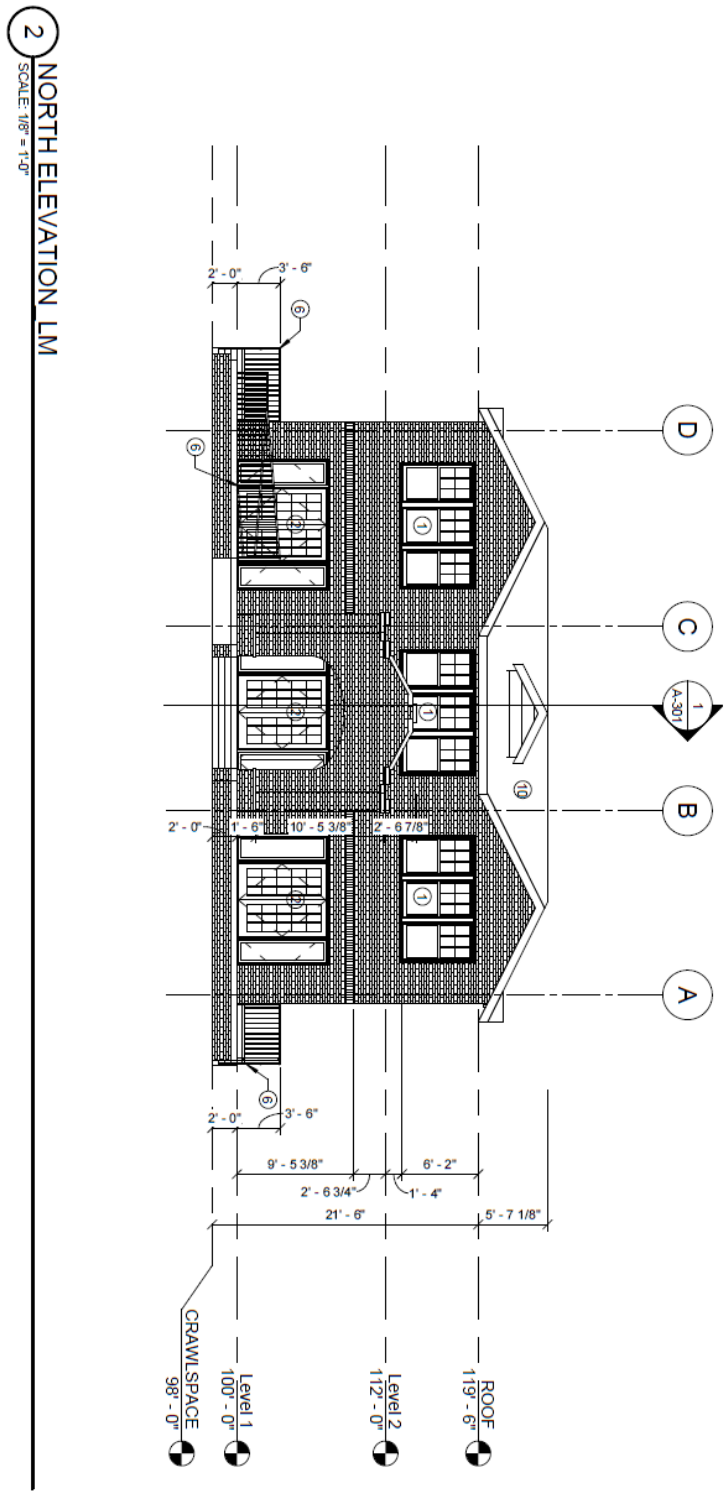
Floor plans with new rear addition



Proposed left side elevation

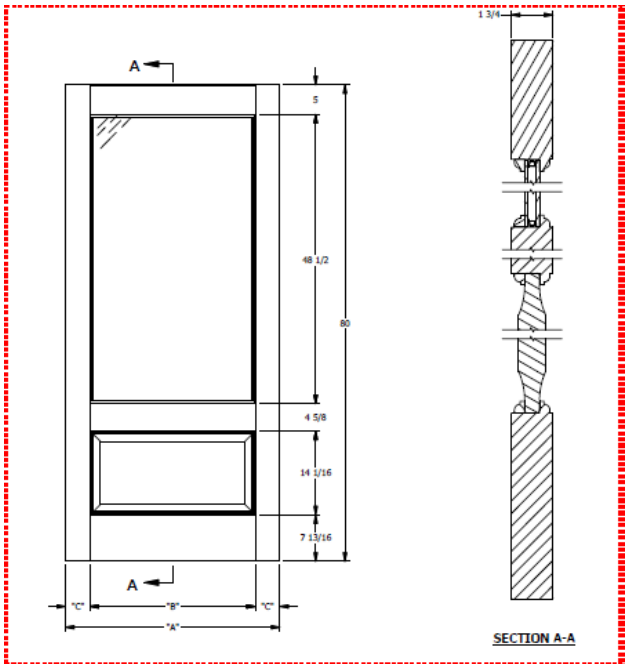


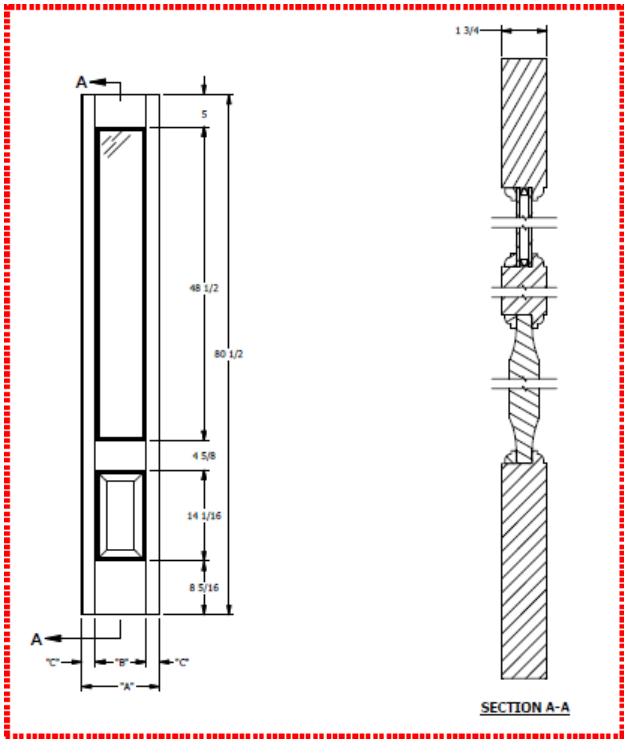
Proposed right side elevation



Proposed rear elevation

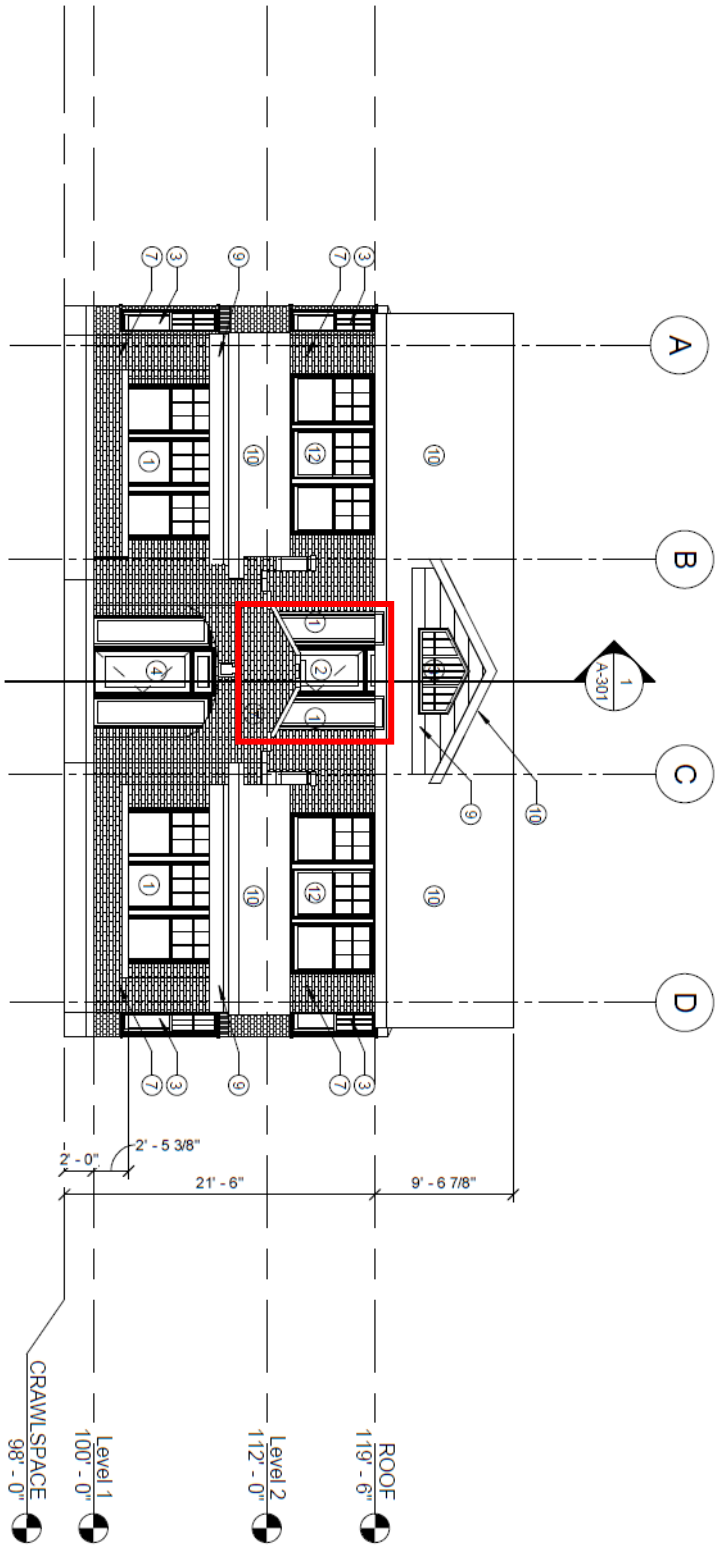
JELD-WEN WINDOWS & DOORS Authentic Wood Door
Exterior Series





Door specifications

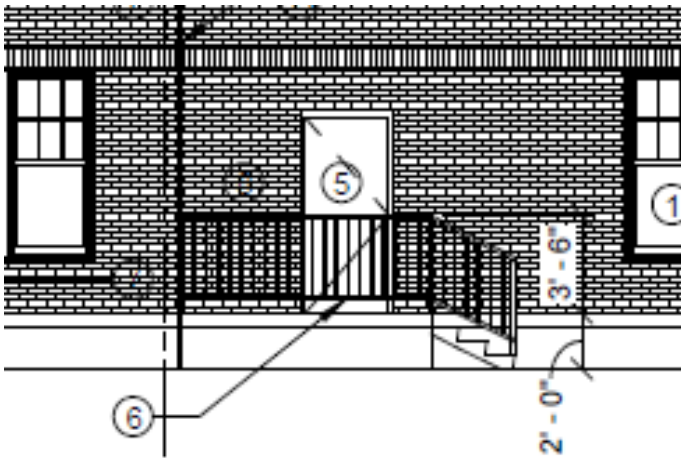
Request #5: Install new wood door on second story front facade.



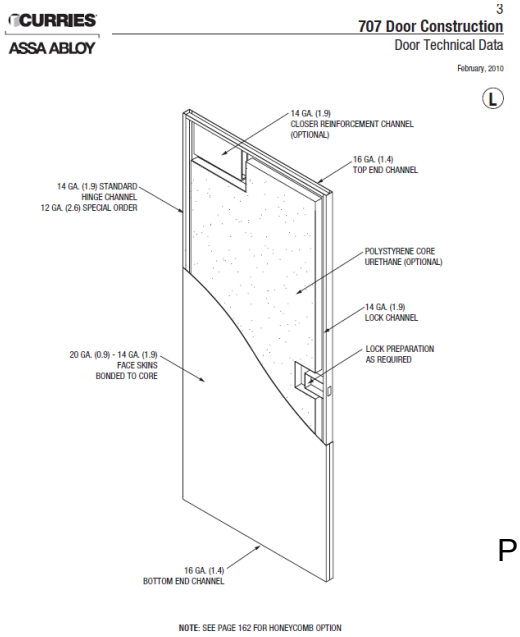
Front elevation with proposed door



Left side façade – inset



Right side facade - inset

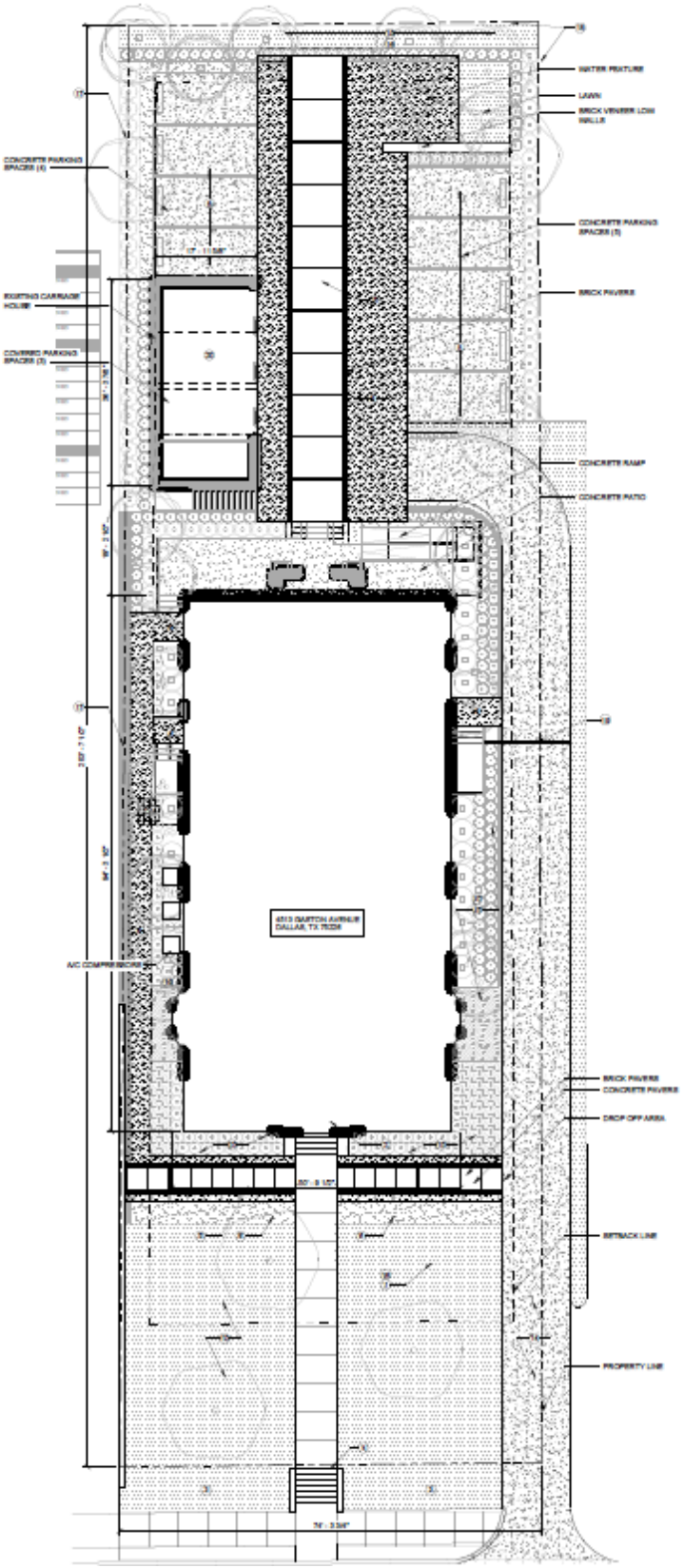


Proposed steel side door

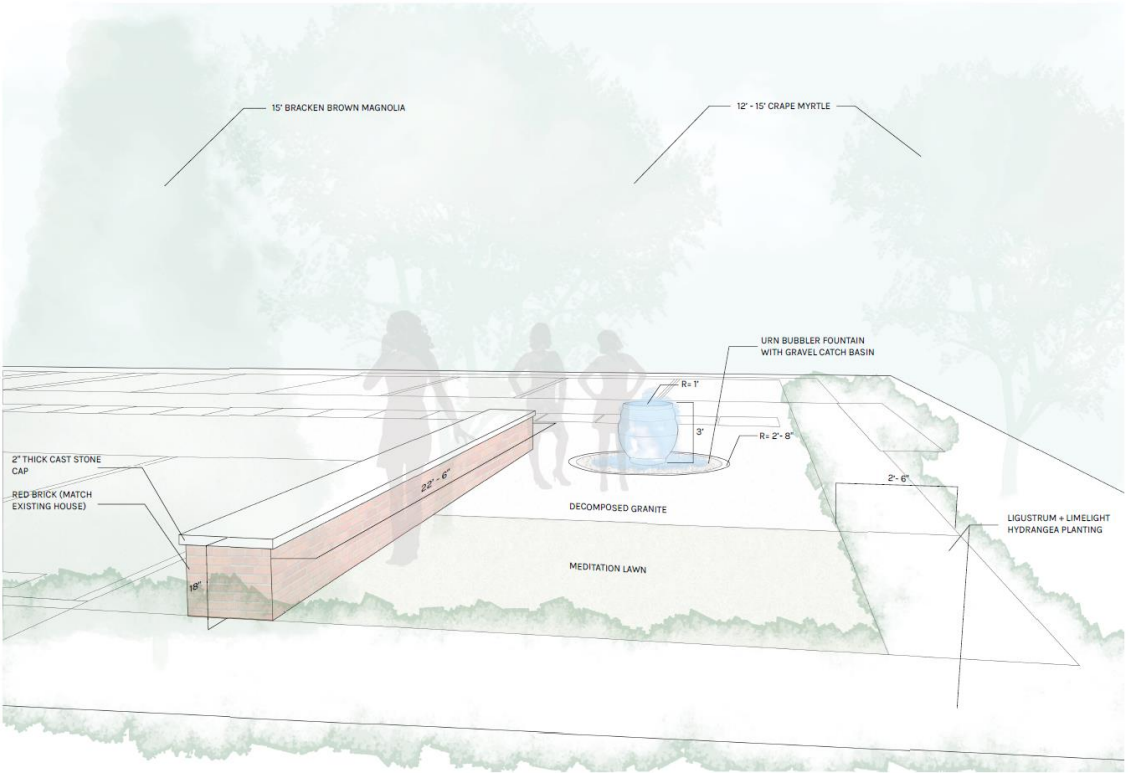
Request #6: Install three new metal doors and handrails on side facades.



Request #7: Install new landscaping – proposed plan



Proposed landscape plan – part 2



Inset rendering of proposed rear yard landscaping

PLANT LEGEND:

	PLANT ABBR.	COMMON NAME BOTANICAL NAME	MINIMUM SIZE	MINIMUM HEIGHT	QTY	MINIMUM SPACING	COMMENTS
		TREES					
	CE	Ulmus crassifolia CEDAR ELM	4" CAL.	18'-20'	4	-	NURSERY GROWN, STANDARD, MATCHED, FULL, WELL BRANCHED
	BBM	Magnolia grandiflora 'Bracken's Brown' BRACKEN BROWN MAGNOLIA	- CAL.	12'-14'	4	-	NURSERY GROWN, STANDARD, MATCHED, FULL, WELL BRANCHED
	JM	Acer palmatum JAPANESE MAPLE	- CAL.	8'-10'	5	-	NURSERY GROWN, STANDARD, MATCHED, FULL, WELL BRANCHED
	CM	Lagerstroemia indica CRAPE MYRTLE	- CAL.	6'-8'	5	-	NURSERY GROWN, STANDARD, MATCHED, FULL, WELL BRANCHED
		SHRUBS					
	KO	Rosa radrazz KNOCKOUT ROSE	5 GAL.	24"-36"	65	36" O.C.	NURSERY GROWN, STANDARD, MATCHED, FULL, WELL BRANCHED
	HT	Equisetum hyemale HORSETAIL REED	1 GAL.	18"	32	18" O.C.	NURSERY GROWN, STANDARD, MATCHED, FULL, WELL BRANCHED
	LH	Hydrangea paniculata 'Limelight' DWARF LIMELIGHT HYDRANGEA	3 GAL.	12"-18"	150	24" O.C.	NURSERY GROWN, STANDARD, MATCHED, FULL, WELL BRANCHED
	GL	Lantana camara 'Goldenrod' GOLDEN ROD LANTANA	1 GAL.	12"-18"	74	24" O.C.	NURSERY GROWN, STANDARD, MATCHED, FULL, WELL BRANCHED
	LP	Loropetalum chinense 'Crimson Fire' CRIMSON FIRE LOROPETALUM	1 GAL.	48"	21	48" O.C.	NURSERY GROWN, STANDARD, MATCHED, FULL, WELL BRANCHED
	YI	Iris pseudoacorus YELLOW FLAG IRIS	1 GAL.	12"	21	24" O.C.	NURSERY GROWN, STANDARD, MATCHED, FULL, WELL BRANCHED
		GROUNDCOVERS					
	BS	Carex tumulicola BERKELEY SEDGE	- -	-	616 SF	-	NURSERY GROWN, STANDARD, MATCHED, FULL, WELL BRANCHED
	DMG	Ophiopogon japonicus DWARF MONDO GRASS	- -	-	276 SF	-	NURSERY GROWN, STANDARD, MATCHED, FULL, WELL BRANCHED
	BBL	Liriope muscari 'Big Blue' BIG BLUE LIRIOPE	- -	-	225 SF	-	NURSERY GROWN, STANDARD, MATCHED, FULL, WELL BRANCHED

Proposed plant list



Proposed final renderings







PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

2.6 Landscaping must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of or from the main building. It is recommended that landscaping modifications reflect the original historic landscaping design when appropriate.

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

3.12 Decorative ironwork or burglar bars are permitted on rear facades. Interior mounted burglar bars are permitted on protected facades.

3.21 It is encouraged that existing enclosed porches on protected facades be restored to their original appearance.

4.2 New construction, additions to historic structures, accessory buildings, porches and balconies must be of appropriate massing, roof form, shape, materials, detailing and color, and must have fenestration patterns and solids-to-voids ratios that are typical of the historic structure.

4.3 The height of new construction, accessory buildings, or vertical or horizontal additions to existing non-protected structures or facades may not exceed the height of similar historic structures in this district.

CONTRIBUTING STANDARDS:

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

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

(i) for contributing structures:

(aa) The proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) The proposed work will not have an adverse effect on the architectural features of the structure;

(cc) The proposed work will not have an adverse effect on the historic overlay district; and

(dd) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 09/13/2018
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Omniplan
Address: 4513 Gaston
Date of CA/CD Request: 9/6/2018

RECOMMENDATION:

_____ Approve _____Approve with conditions ___Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. APPROVE
2. APPROVE
3. DENY W/OUT PREJUDICE – ATTEMPT TO REPAIR HISTORIC WINDOWS WHERE PRACTICAL – REPAIR REPLACEMENT OF PREVIOUSLY REPLACED WINDOWS APPROVED
4. APPROVE, PROVIDE PHOTO OF FRONT DOOR
5. APPROVE – NEED MORE WINDOWS @ SECOND LEVEL / SOLID/VOID RATIO, RECESSED JOINT BETWEEN BUILDING
6. APPROVE
7. APPROVE W/CONDITION – INVESTIGATE STAMPED METAL – OR BECAUSE OF THIS IS INSTITUTIONAL ONLY – ON ADDITION & NOT VISIBLE
8. APPROVE
9. APPROVE W/CONDITIONS THAT ONLY BAD SIDING IS REPLACED

Task force members present

X Leslie Nepveux	X Jim Anderson	___ VACANT (Edison/LaVista Res)
X Michael Karnowski (Chair)	X Kathy Finch	___ VACANT (Peak's Alt.)
X Jennifer Suitonu	X Patricia Simon (Peak's Res)	
___ VACANT (Edison/LaVista Alt.)		

Ex Officio staff members present __X___Melissa Parent

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

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

CHAIR, Task Force [signature] DATE 9/13/2018

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.

* KEEP WINDOWS @ N WEST FACADE

* UPDATE DRAWING TO MATCH EXISTING CONDITION

10) APPROVE- UPDATE DRAWINGS
- MORE ORGANIC TREE LAYOUT

* REVISE RENDERING & DRAWINGS

* VERIFY LOT COVERAGE - PROVIDE CALCULATIONS

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-942(MLP)
LOCATION**:** 4615 Junius Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 97

PLANNER: Melissa Parent
DATE FILED: September 6, 2018
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Jose Lopez

REPRESENTATIVE: None.

OWNER: LOPEZ JOSE L

REQUEST:
Construct two-story rear addition on main structure.

BACKGROUND / HISTORY:
3/3/2009 – Landmark Commission approved planting of three Crepe Myrtle trees in the parkway (CA089-206(MD)).

10/2/2017 – Landmark Commission denied the installation of five vinyl one-over-one windows on the front and side facades (CA167-833(MD)).

5/14/2018 – Landmark Commission approved the installation of a wood fence along the side yard and the replacement of the front door with a new wood door.

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

ANALYSIS:
Staff is recommending approval of the construction of a two-story rear addition with the condition that the siding used match the historic wood siding that was found underneath an existing layer of vinyl siding. Task force recommended that the applicant reduce the height of the addition and add some windows to maintain the historic character, and the applicant has submitted revised drawings to show these changes.

STAFF RECOMMENDATION:
Construct two-story rear addition on main structure – Approve with conditions – Approve drawings and specifications dated 9/18/18 with the condition that the new siding profile match the historic wood siding found underneath the existing vinyl siding, with the finding the proposed work is consistent with the preservation criteria for new

construction and additions in the preservation criteria Section 4.2, 4.3, 4.4 and 4.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Construct two-story rear addition on main structure – Deny without prejudice - Provide 3D perspective from street. Reduce height of addition, possible add shed dormers. Add windows, increase solid/void ratio. Add trim between addition & existing.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 942 (MLP)
Office Use Only

Name of Applicant: Jose Lopez
Mailing Address: 4615 Junius St
City, State and Zip Code: Dallas, TX 75246
Daytime Phone: (214)791-3334 Fax:
Relationship of Applicant to Owner: Son

PROPERTY ADDRESS: 4615 Junius St.
Historic District: Peaks Suburban Addition

OFFICE USE ONLY
Main Structure:
X Contributing
___ Non-contributing

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Home addition, of 1 bedroom, atrium and porch with a 2nd floor bedroom and porch.

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: _____ Date: 8-24-18

Signature of Owner: _____ Date: 8-24-18
(IF NOT APPLICANT)

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions)**, before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

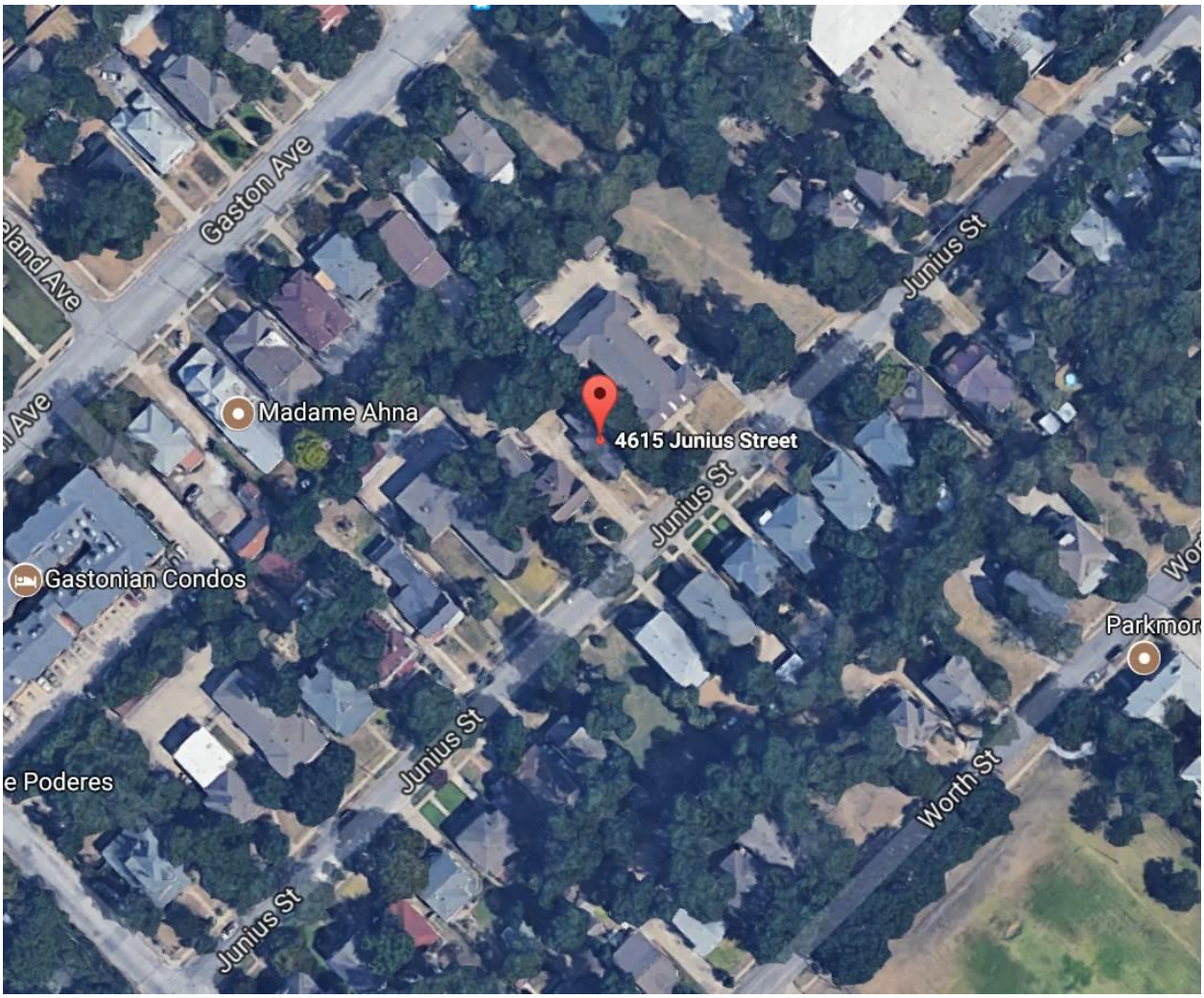
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817


Gaston Ave
Madame Ahna
4615 Junius Street
Junius St
Gastonian Condos
Junius St
Worth St
Junius St

Aerial view.



Front (southeast) elevation.



Adjacent multi-family property to the left.



Adjacent multi-family property to the right.



Properties across Junius.



Front facade


Left side facade

Existing conditions



Rear façade



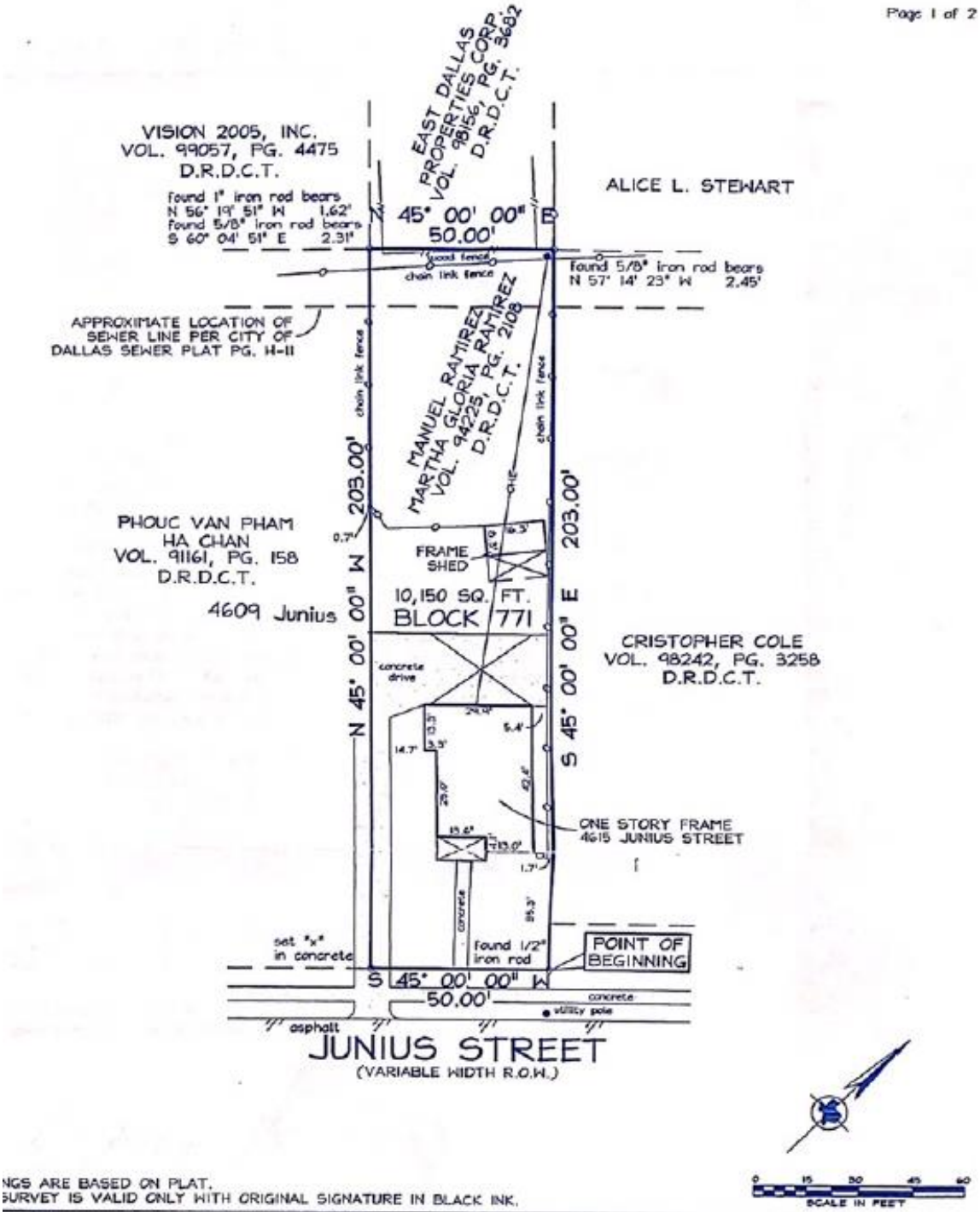
Right side façade

Existing conditions

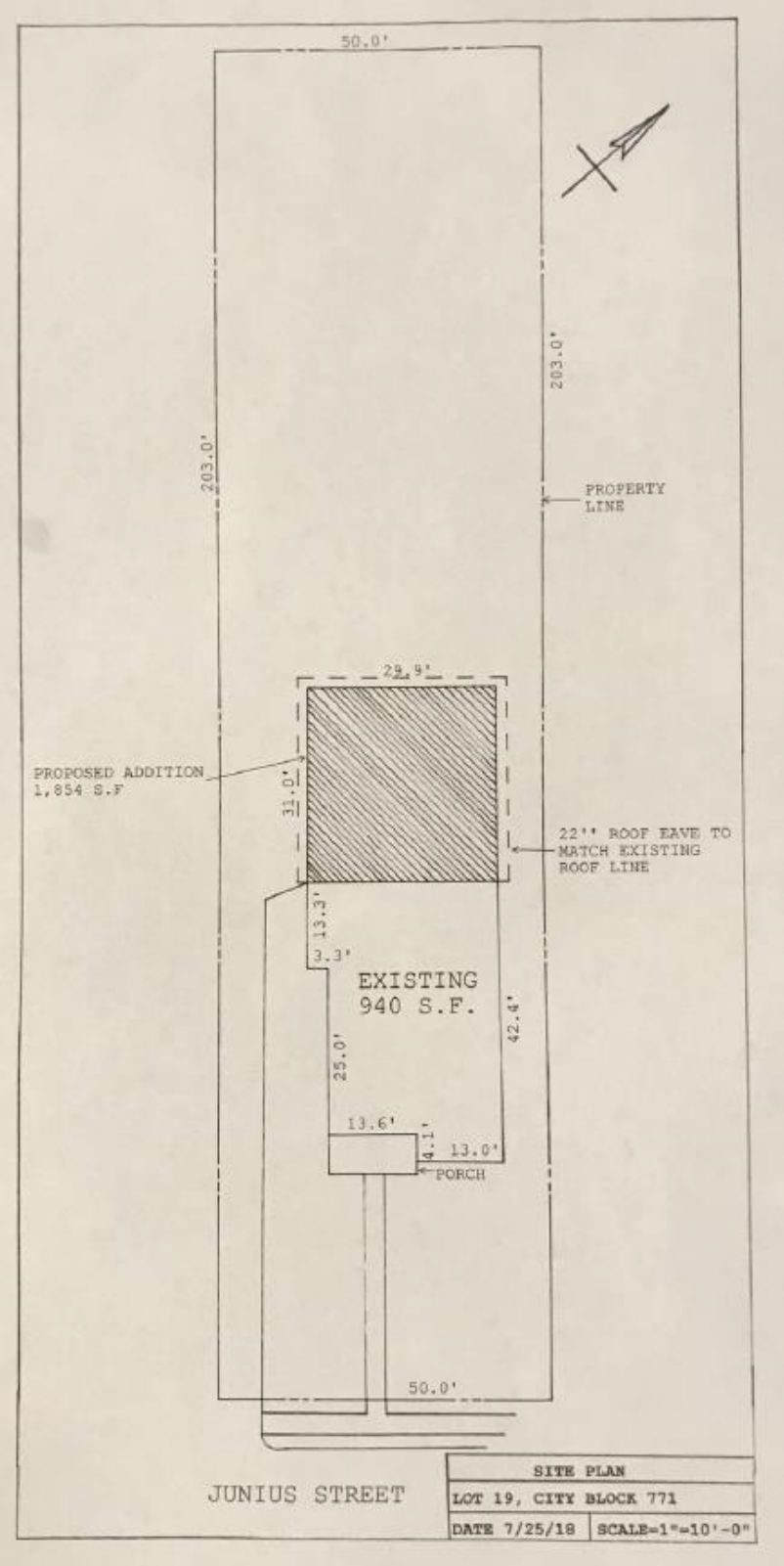




All surrounding structures are two-story

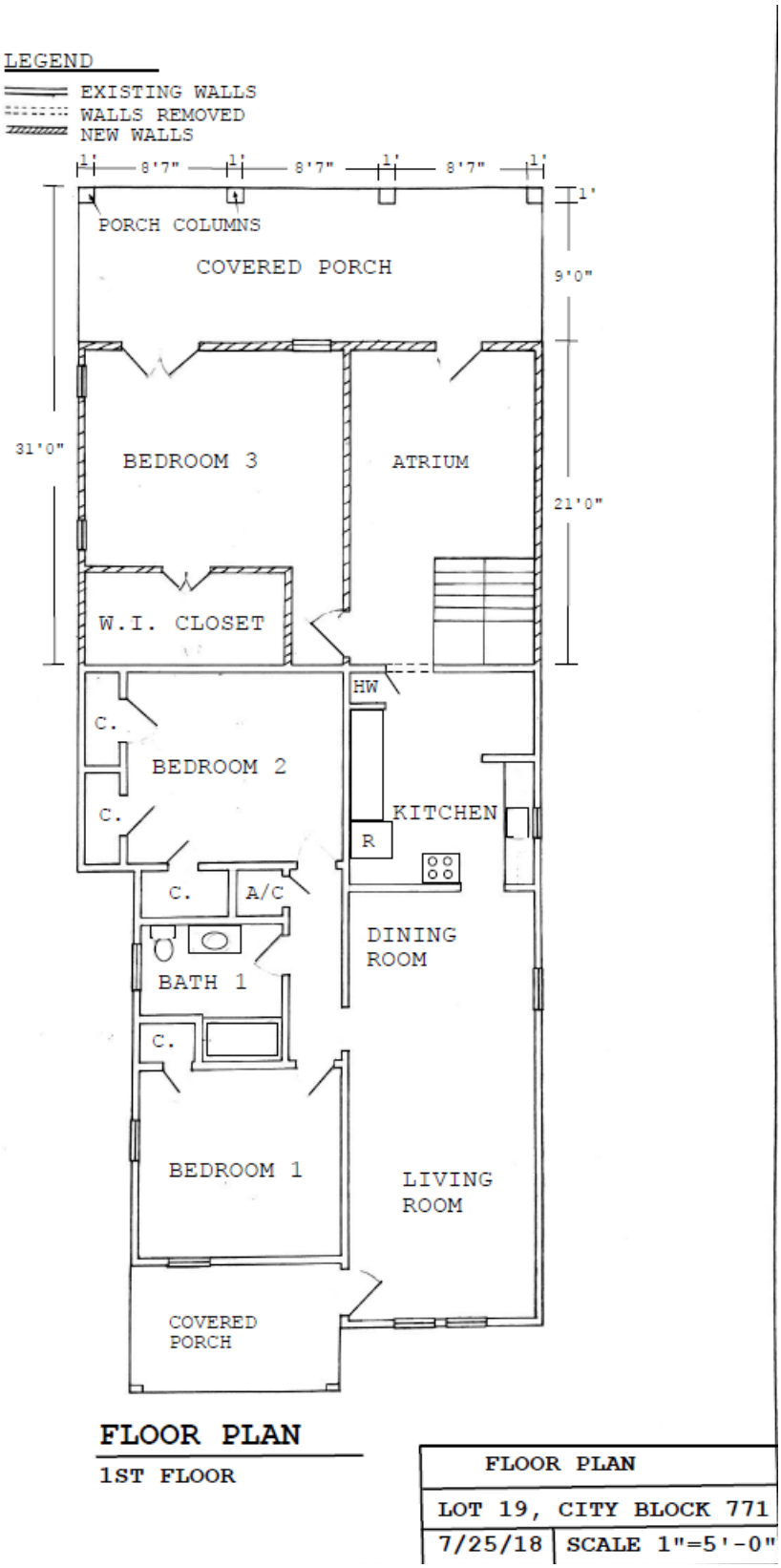


Existing site plan

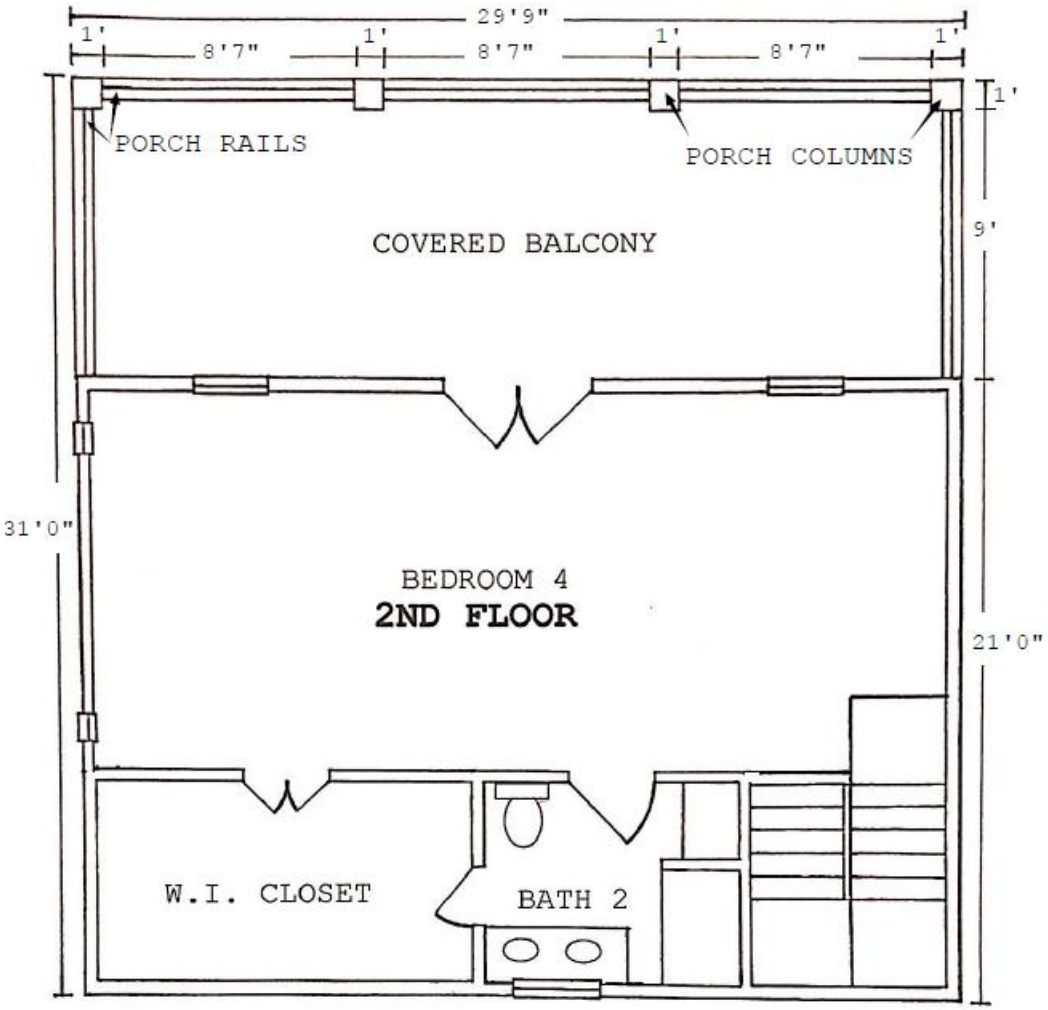


Proposed site plan

Max lot coverage: 45%
Proposed: 19%



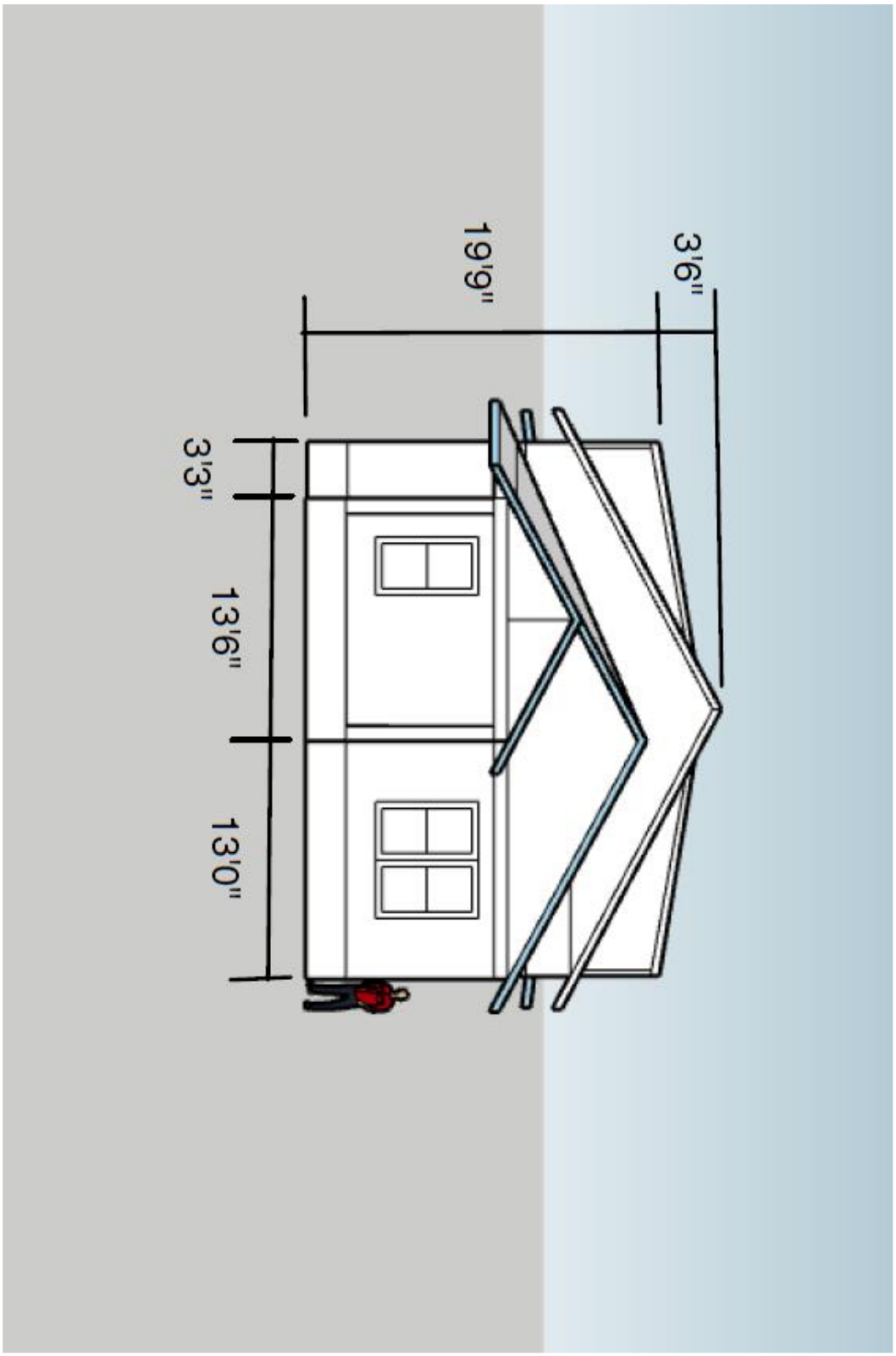
Proposed 1st floorplan



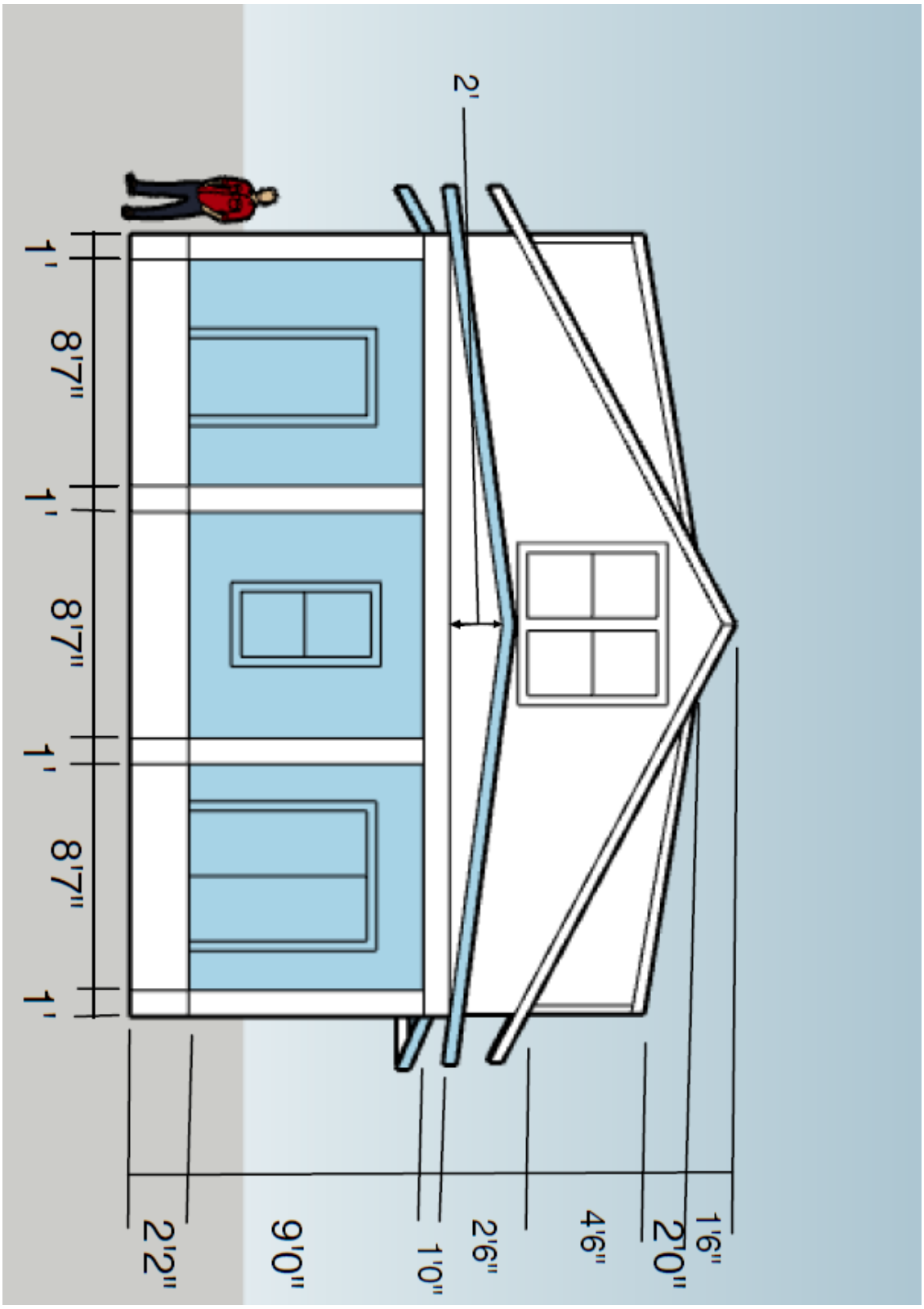
FLOOR PLAN

FLOOR PLAN	
LOT 19, CITY BLOCK 771	
DATE 7/25/18	SCALE 1"=5'-0"

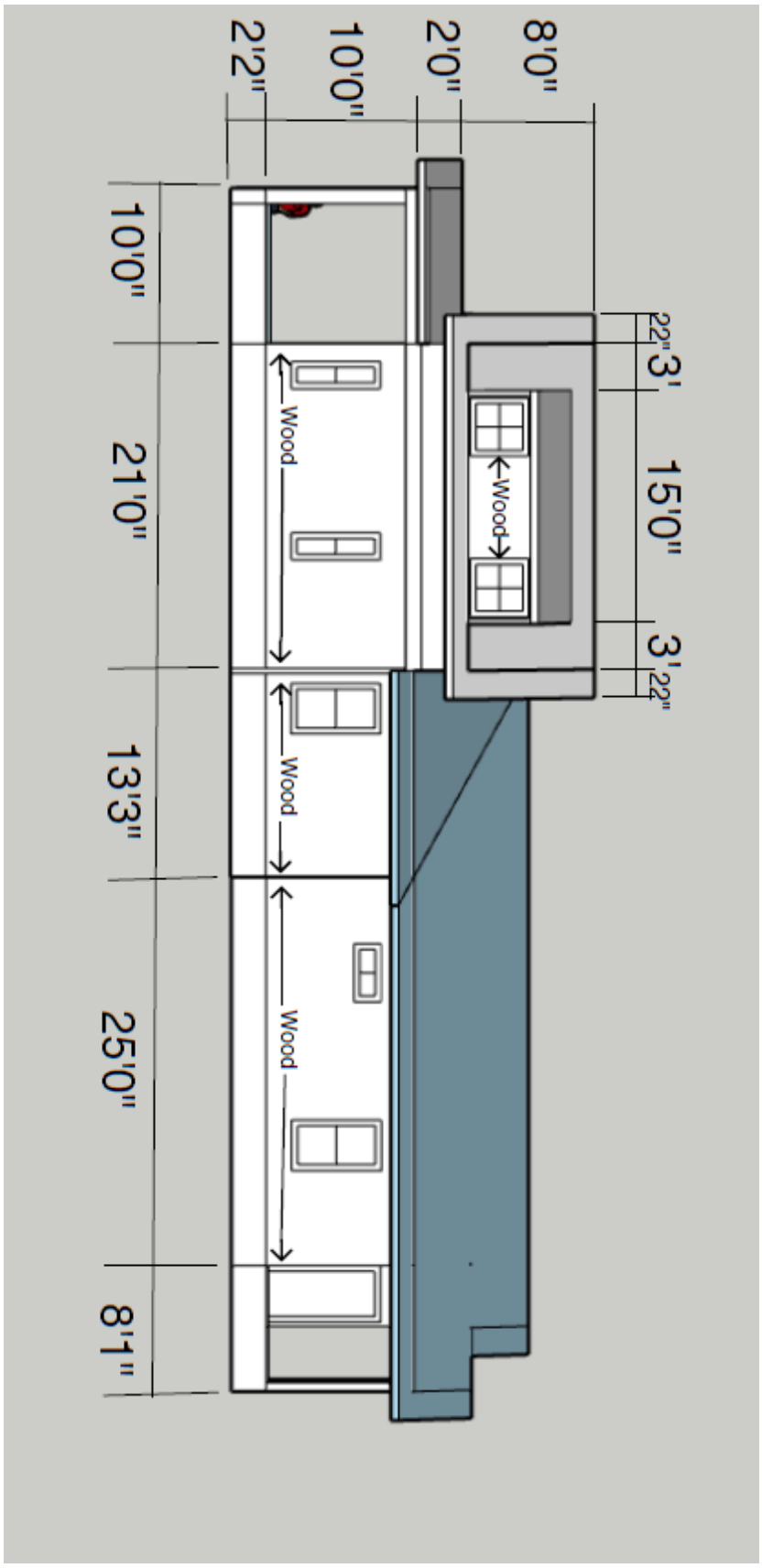
Proposed 2nd floor plan



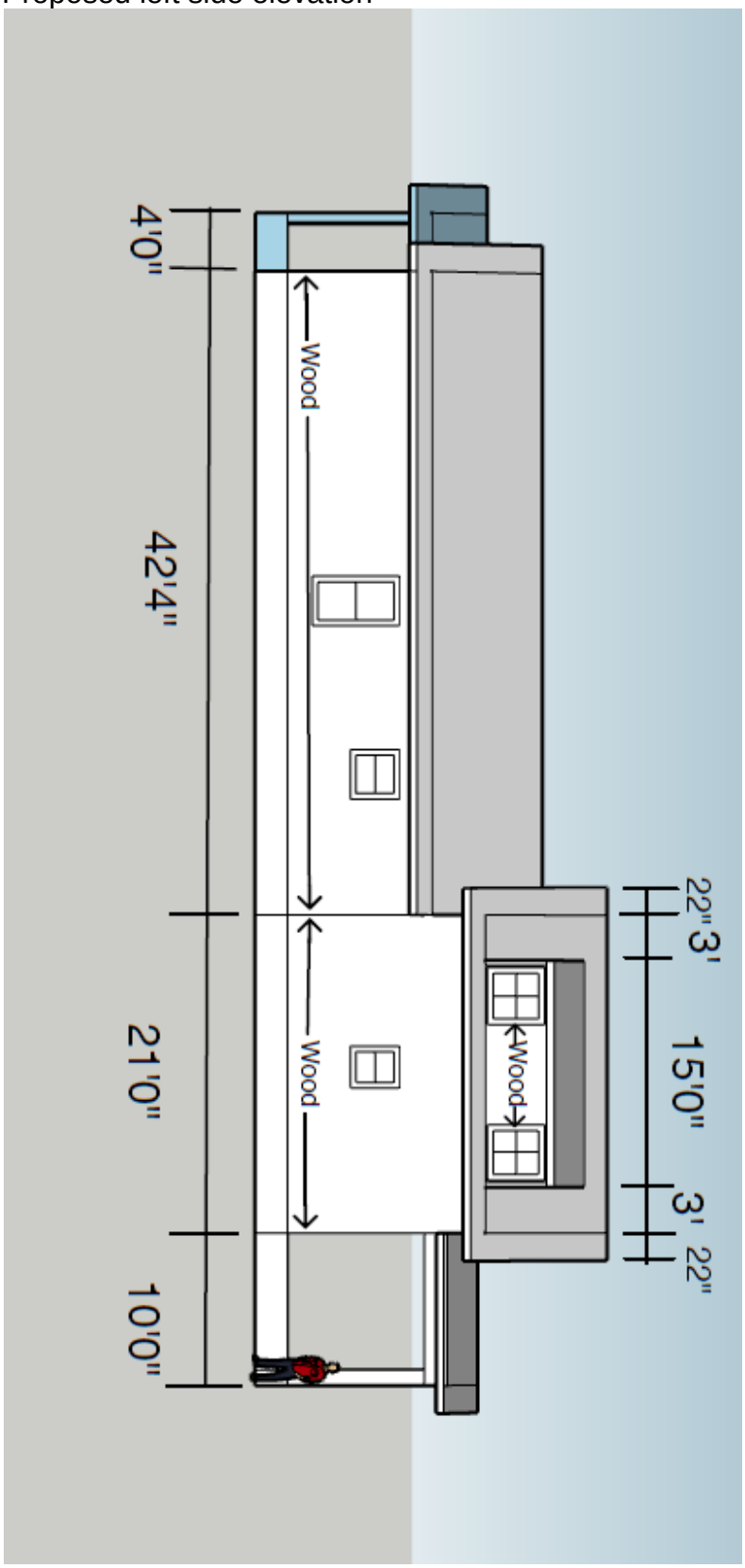
Existing front elevation with proposed 2nd story addition in rear



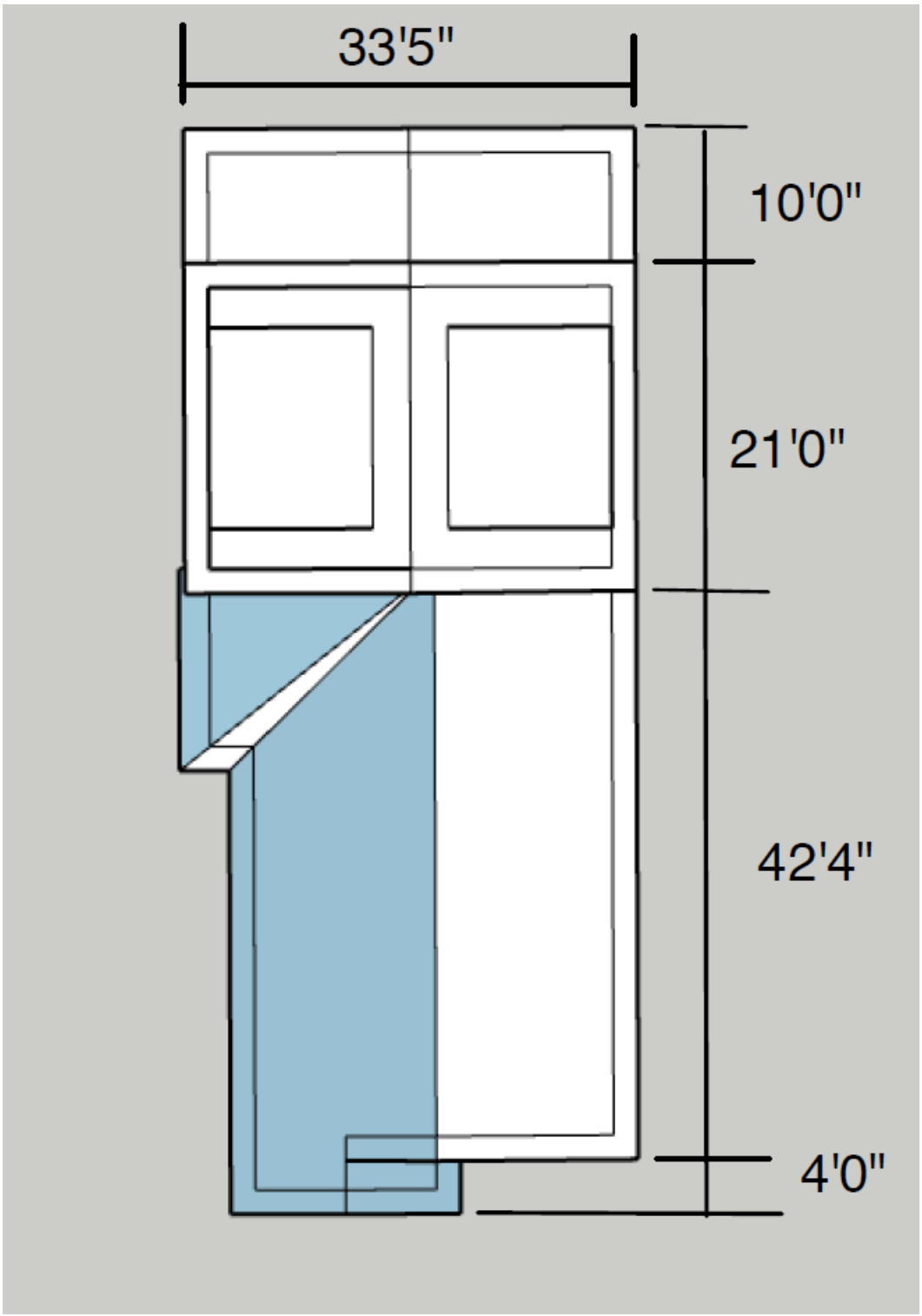
Proposed rear elevation


8'0"
2'0"
10'0"
2'2"
10'0"
21'0"
13'3"
25'0"
8'1"
22"
3'
15'0"
3'
22"
Wood
Wood
Wood
Wood

Proposed left side elevation



Proposed right side elevation



Proposed roof plan

Doors



Product Overview | Design Options | Glass Options

An engineered wood core that is better suited for climate changes. A wide range of choices in door designs will help you make your house a home.

FEATURES

- **Glass Options:** energy efficient
- **Maintenance Level:** moderate
- **Project Type:** New Construction;Remodel / Replacement
- **Warranty:** limited 5-years
- **Wood Options:** hemlock, meranti mahogany

Proposed door specifications



Product Name	E-Series Hinged Patio Door
Product ID#	HPI 50610
Unit Width	60"
Unit Height	82"
Interior Color	White
Interior Stain	Unfinished Maple
Glass	Low-E4® Glass
Hardware	Albany, White
Grille Pattern	None
Exterior Door Color	White
Exterior Trim Profile	5.5" Flat Casing
Exterior Trim Color	White

Specifications of all materials

Windows

30”x60”

24”x60”



Product Overview | Design Options | Glass Options | Build

Built from Auralast® Wood (Pine) for guaranteed 20-year protection against wood rot and termites. Options include 7 clad colors, 10 interior factory finishes, decorative grilles and ENERGY STAR®.

FEATURES

- **Color Options:** 7 clad exterior colors, 10 wood interior finishes
- **Divided Lites:** simulated divided lites, full-surround wood grilles, grilles between the glass, 3 grille designs
- **ENERGY STAR® Qualified Options:** yes
- **Exterior Color Options:** Brilliant White;French Vanilla;Desert Sand;Mesa Red;Hartford Green;Chestnut Bronze;Black
- **Glass Options:** energy efficient, protective, textured
- **Hardware Options:** Window Opening Control Device (WOCD) option available
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **Sustainable Solutions:** AuraLast® Wood (pine) with reduced VOCs is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites
- **Wood Options:** pine interior

Proposed window specifications



Proposed #117 siding profile to match existing historic material on main structure

Roof



Proposed roofing to match existing main structure in “Charcoal”

Lighting

Utilitech 50W Equivalent White Dimmable LED Recessed Retrofit Downlight (Fits Housing Diameter: 4-in)

4 Ratings
3.5 Average

75%
Recommend this product

Community Q&A
View Now



Minimum Depth Required (Inches)	3.25
Diameter (Inches)	4.75

Proposed light fixtures for new rear porch

Paint

Valspar Stormcoat Flat Latex Exterior Paint (Actual Net Contents: 580-fl oz)

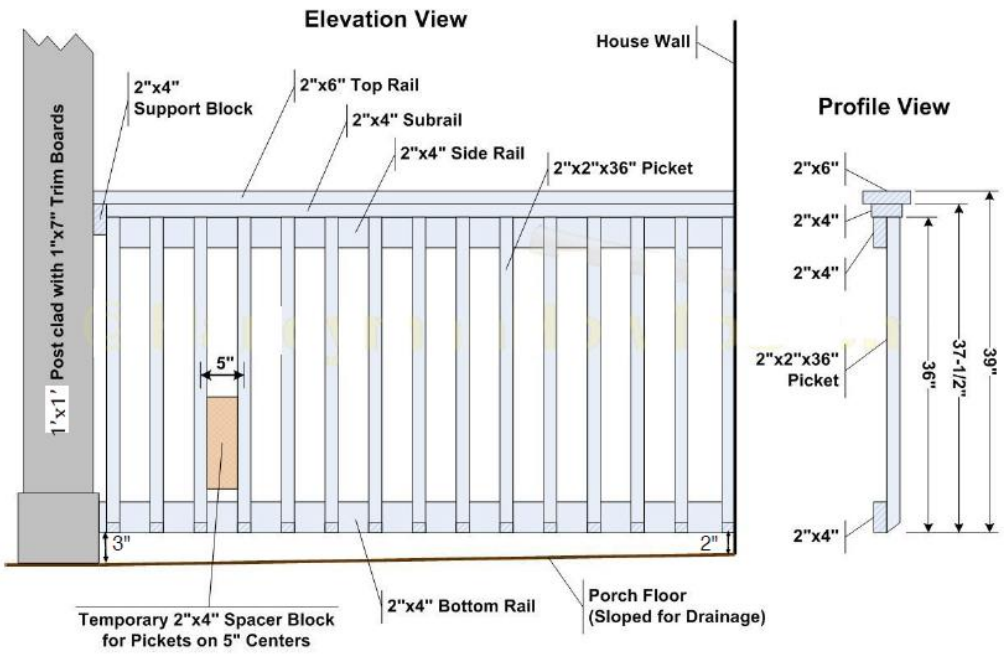
49 Ratings
4.0 Average

76%
Recommend this product

Community Q&A
View Now



Paint to match existing main structure



Porch Elevation

Proposed rear porch specifications



Porch columns/rails style

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

4.2 New construction, additions to historic structures, accessory buildings, porches and balconies must be of appropriate massing, roof form, shape, materials, detailing and color, and must have fenestration patterns and solids-to-voids ratios that are typical of the historic structure.

4.3 The height of new construction, accessory buildings, or vertical or horizontal additions to existing non-protected structures or facades may not exceed the height of similar historic structures in this district.

4.4 Vinyl, aluminum, and other imitation materials are not acceptable cladding materials for the construction of a new main structure or addition to an existing historic structure.

4.7 New construction and connections between new and existing construction must be designed so that they are clearly discernible from the existing historic structures as suggested by the Secretary of the Interior in Preservation brief No. 14. A clear definition of the transition between new and existing construction must be established and maintained.

CONTRIBUTING STANDARDS:

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

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

(i) for contributing structures:

(aa) The proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) The proposed work will not have an adverse effect on the architectural features of the structure;

(cc) The proposed work will not have an adverse effect on the historic overlay district; and

(dd) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 09/13/2018
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Jose Lopez
Address: 4615 Junius
Date of CA/CD Request: 9/6/2018

RECOMMENDATION:

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

Recommendation / comments/ basis:

- PROVIDE 3D PERSPECTIVE FROM STREET
- REDUCE HEIGHT OF ADDITION, POSSIBLY ADD SHED DORMERS
- ADD WINDOWS, INCREASE SOLID/VOID RATIO.
- ADD TRIM BETWEEN ADDITION & EXISTING

Task force members present

X Leslie Nepveux	X Jim Anderson	___ VACANT (Edison/LaVista Res)
X Michael Karnowski (Chair)	X Kathy Finch	___ VACANT (Peak's Alt.)
___ Jennifer Suitonu	X Patricia Simon (Peak's Res)	
___ VACANT (Edison/LaVista Alt.)		

Ex Officio staff members present __X__ Melissa Parent

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

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

CHAIR, Task Force [signature] DATE 9/13/2018

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-938(MLP)
LOCATION**:** 4817 Junius Street
STRUCTURE: Main, non-contributing
COUNCIL DISTRICT: 2
ZONING: PD-362, PD-98

PLANNER: Melissa Parent
DATE FILED: September 6, 2018
DISTRICT: Peak's Suburban
MAPSCO: 46-B
CENSUS TRACT: 0015.02

APPLICANT: Augusta Custom Homes

REPRESENTATIVE: None.

OWNER: SOK RITHY

REQUEST:
Construct new single-family residence.

BACKGROUND / HISTORY:
3/3/2014: The new main structure, including installation of synthetic simulated divided light windows, was approved by Landmark Commission (CA134-162(AA)).

5/14/2014: Landmark Commission approved with conditions the construction of a new single-family structure (CA134-250(JKA)).

ANALYSIS:
Staff is recommending approval with conditions to construct a new Mission style single-family residence. The applicant has gone through several revisions to incorporate recommendations from staff and Task Force, as well as recommendations from Landmark during a previous courtesy review. Staff's concern is the use of King sized brick, which had not been specified at the time of Task Force review. Staff recommends using a standard sized brick, as king size is not found anywhere in this district. The structure is fairly large in regards to the average size of residential structures in Peak's HD, however this lot has been replatted to include two normal sized lots. (For reference, this lot is 90ft wide, while the lots across the street are only 50ft wide.) There are also several large multi-family structures within close proximity, so this structure's massing will blend in with the rest of the blockface.

STAFF RECOMMENDATION:
Construct new single-family residence – Approve with conditions - Approve drawings and specifications dated 9/18/18 with the condition that standard sized brick be used, with the finding that although the proposed work does not comply with Section 4.6(a)

that prohibits a front façade width exceeding 42 feet, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION:
Construct new single-family residence – Approve with conditions - Width does not fulfill ordinance, but larger lot allows for bigger house. 14" from grade at front facade to finished floor. Brick to grade. Small window types need to be larger at all locations. Wood exterior windows, bottom sash is single lite. Add more windows near front on side facades.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 938 (MLP)
Office Use Only

Name of Applicant: Augusta Custom Homes
Mailing Address : 4121 Swan Lake Drive
City, State and Zip Code: Midlothian, TX 76065
Daytime Phone: 214-766-3291 Alternate Phone: 214-957-8363
Relationship of Applicant to Owner : Builder

PROPERTY ADDRESS: 4817 Junius Street, Dallas, TX 75246
Historic District: Peaks Addition

OFFICE USE ONLY
Main Structure:
___ Contributing
X Non-contributing

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Proposed New Construction Mission Style Home in Peaks Addition Historic District.

New Construction home is two stories, approximately 4855 AC SF, 4 car attached garage with pool

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: [signature] Date: 09/05/2018

Signature of Owner: Kithy Soke (IF NOT APPLICANT) Date: 09/06/2018

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

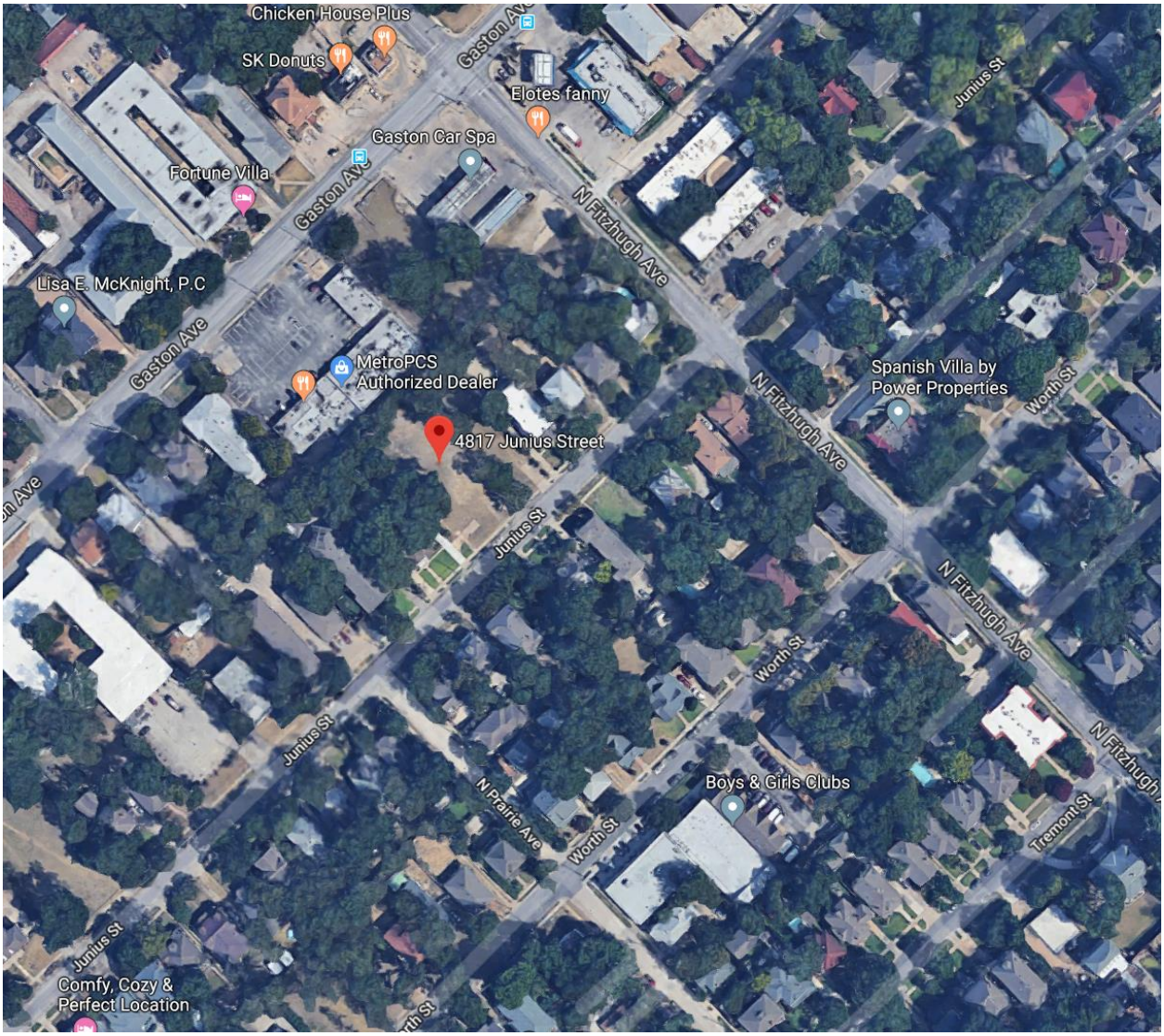
OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding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

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

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

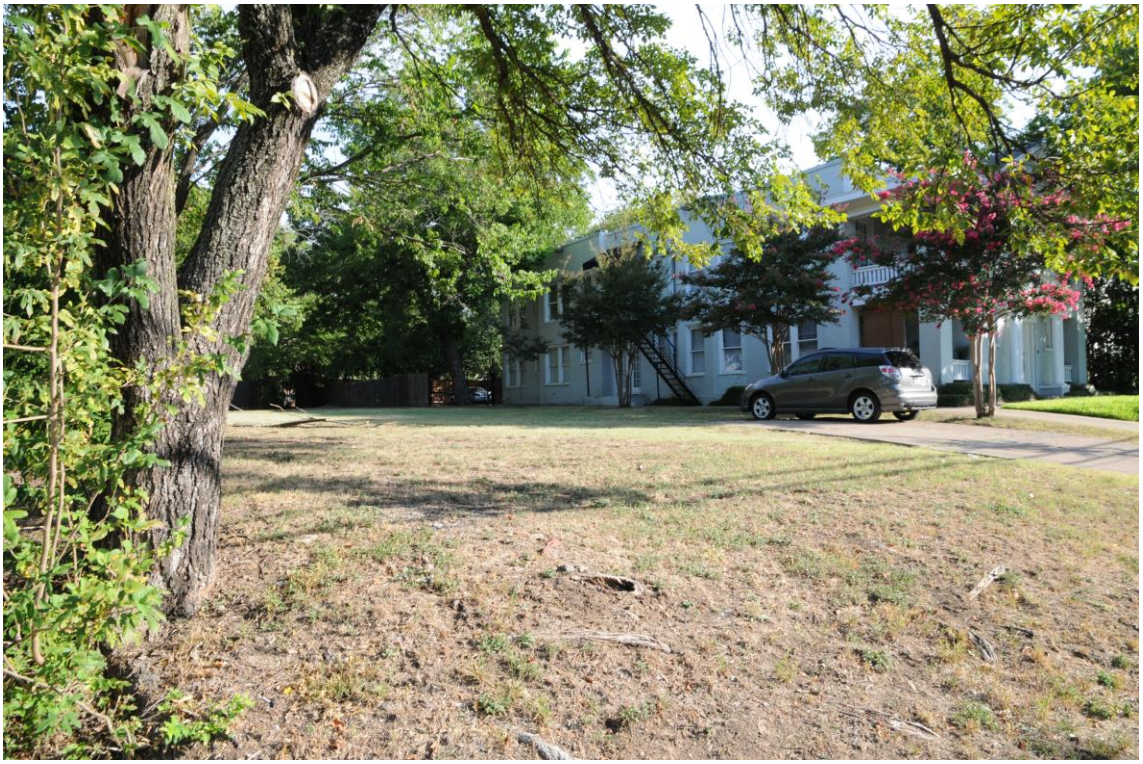
Signed drawings and/or specifications are enclosed ___Yes ___No

Sustainable Construction and Development **Date**


Chicken House Plus
SK Donuts
Elotes fanny
Junius St
Gaston Car Spa
Fortune Villa
Gaston Ave
N Fitzhugh Ave
Lisa E. McKnight, P.C
Gaston Ave
MetroPCS
Authorized Dealer
Spanish Villa by
Power Properties
Worth St
4817 Junius Street
N Fitzhugh Ave
Junius St
N Fitzhugh Ave
Worth St
Junius St
N Fitzhugh
Boys & Girls Clubs
N Prairie Ave
Worth St
Tremont St
Junius St
Comfy, Cozy &
Perfect Location
Aerial view



Vacant lot at 4817 Junius.



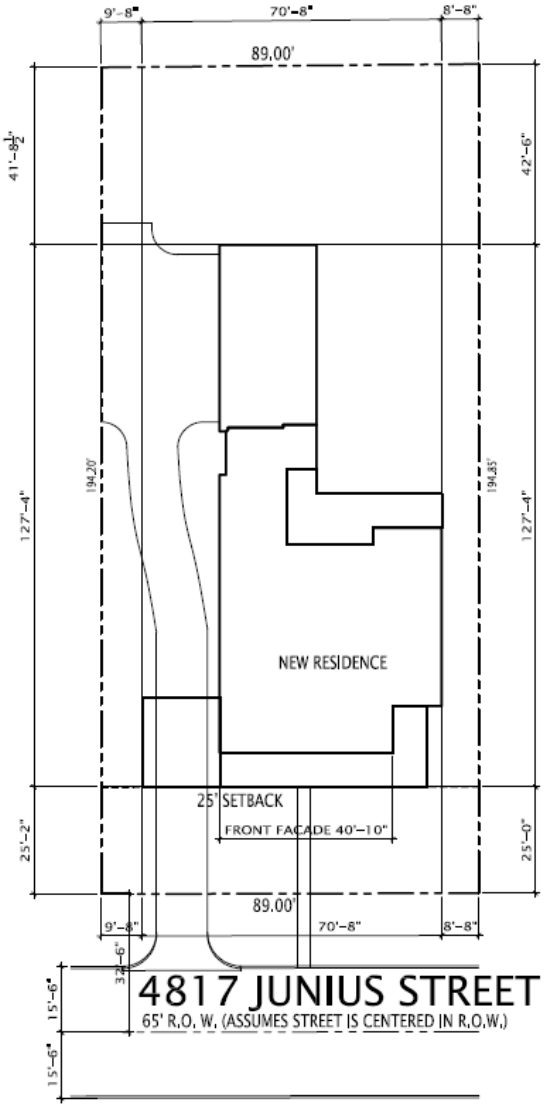
Vacant lot to the right



Adjacent property to the left



View across Junius



LOT S.F.: 17,312
SLAB S.F.: 5,241
FLATWORK S.F.: 2,930

SLAB PERCENTAGE: 30%
FLATWORK PERCENTAGE: 17%

LOT: 10A BLOCK: 1
SCOTT'S JUNIUS STREET ADDN
CITY OF DALLAS
DALLAS COUNTY, TEXAS



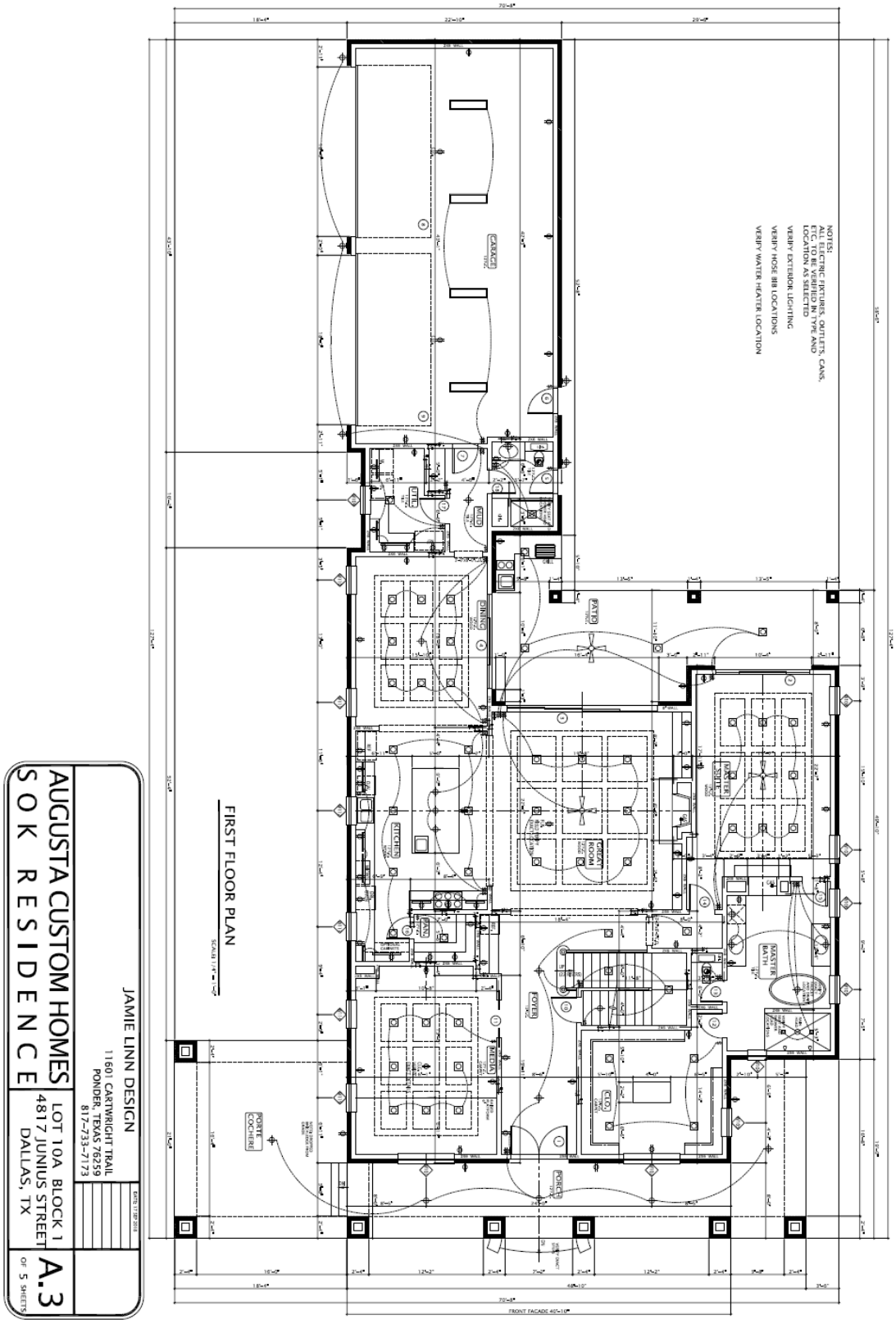
SITE PLAN

SCALE: 1" = 20'-0"

Proposed site plan

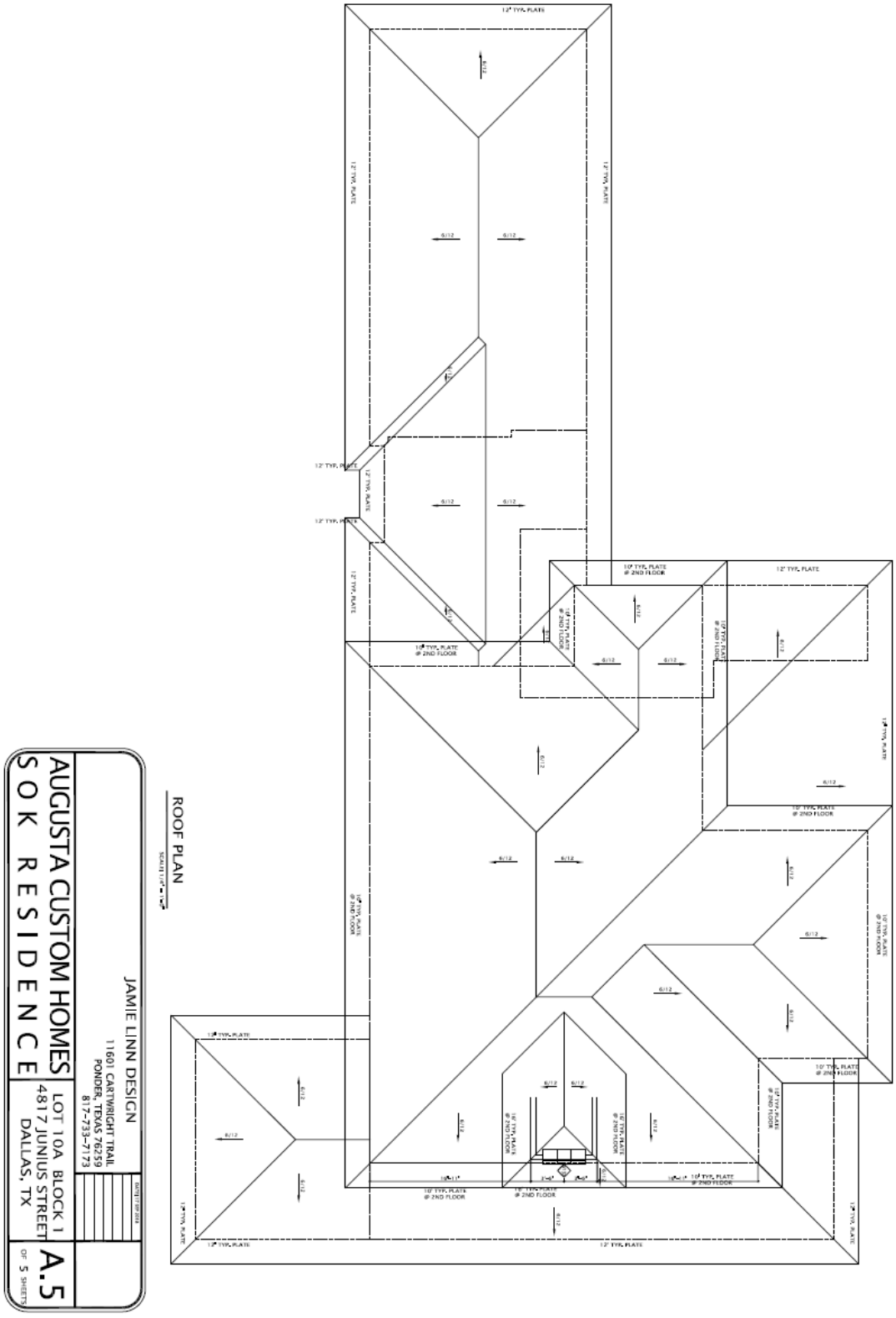
Proposed front and rear elevations

Proposed side elevations



Proposed 1st-floor plan

Proposed 2nd-floor plan



Proposed roof plan

10 Entry Door



PK # 2015

Viewed From Exterior

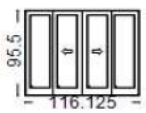
Entry Systems, Inswing Door Active / Inactive, 74.5 X 98.75, 4-9/16" Qty 1

1: 7296 Active / Inactive Inswing Door
Frame Size: 74 1/2 X 98 3/4
General Information: Wood, Rustic Walnut, Standard Sill, Mill Finish, Glazed, 2 Panel
Exterior Color / Finish: Unfinished
Interior Color / Finish: Unfinished, Unfinished Interior
Sash / Panel: None
Glass: Decorative Glass - Flemish
Hardware Options: Latch Bore with Deadbolt, Latch Bore with Deadbolt, 2-3/8", Del Mar, Del Mar, Oil Rubbed Bronze, Decorative Match To Active Panel Handle Set, Standard Hinge, Oil-Rubbed Bronze, Single Cylinder, No Integrated Sensor
Unit Accessories: None
Model: A768F
Wrapping Information: Wood Brickmould, 2" Standard, Loose, Supplied from Factory, 4-9/16" Factory Applied, Perimeter Length = 347".

Final Wall Depth: 4-9/16"
Rough Opening: 75 - 1/4" X 99 - 1/4"

Front entrance door

20 4 DINING



PK # 2015

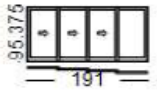
Viewed From Exterior

Architect Reserve, Quad Sliding Door Fixed / Vent Left / Vent Right / Fixed, 116.125 X 95.5, Brown Qty 1

1: 11796 Fixed / Vent Left / Vent Right / Fixed Quad Sliding Door
Frame Size: 116 1/8 X 95 1/2
General Information: Factory Assembled, Standard, Clad, Pine, 5 7/8", 4 9/16", Black Composite Threshold
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Unfinished Interior
Sash / Panel: Ogee, Ogee, Standard
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Black, Standard, Handle Included, Handle Included, Oil Rubbed Bronze, Brown, No Integrated Sensor
Screen: Sliding Screen, Wood Interior Color Matched Exterior, Oil Rubbed Bronze, InView™
Performance Information: U-Factor 0.29, SHGC 0.17, VLT 0.39, CPD PEL-N-237-00006-00001, Performance Class LC, PG 40, Year Rated 11
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Applied By Branch, Pella Recommended Clearance, Perimeter Length = 424".

Rough Opening: 116 - 7/8" X 96"

15 3 GREAT ROOM



PK # 2015

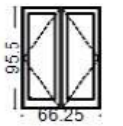
Viewed From Exterior

Architect, Multi Sliding Door Multi-Slide Stacking, 3XO, 191 X 95.375, Brown Qty 1

1: 19296 Multi-Slide Stacking Multi Sliding Door
Frame Size: 191 X 95 3/8
General Information: 3XO, Clad, Pine, French, Surface Mount, Bronze Finish Sill, Manual, 4, 0, 4, 11", Yes
Exterior Color / Finish: Standard Enduraclad, Brown
Interior Color / Finish: Unfinished Interior
Sash / Panel: Standard
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Oil Rubbed Bronze
Performance Information: CPD Not Rated
Grille: No Grille,
Wrapping Information: Perimeter Length = 573", Glazing Pressure = 205.

Rough Opening: 192" X 96"

30 19 PLAYROOM



PK # 2018

Viewed From Exterior

Architect Reserve, Double Outswing Door Active / Passive, 66.25 X 95.5, Brown Qty 1

1: 6796 Active / Passive Double Outswing Door
Frame Size: 66 1/4 X 95 1/2
General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Bronze Finish Sill, Standard Frame Stops, Black Composite Threshold
Exterior Color / Finish: Painted, Standard Enduraclad, Brown
Interior Color / Finish: Unfinished Interior
Sash / Panel: Ogee, Ogee, Standard
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Oil Rubbed Bronze, Order Handle Set, Multipoint Lock, No Integrated Sensor, Aluminum Adjustable, Brown
Performance Information: U-Factor 0.28, SHGC 0.16, VLT 0.36, CPD PEL-N-212-02765-00001, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 65, TDI DR-548
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 324".

Rough Opening: 67" X 96"

Rear and side façade entry doors

Proposed door specifications

WOOD

Architect Series® Reserve™

$$$$–$$$$$



Architect Series Reserve double-hung window

FEATURES

Historically accurate wood products with detailed craftsmanship

Exceptional durability with extruded aluminum cladding

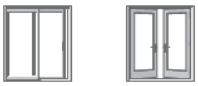
Virtually endless customization with shapes, sizes and colors

WINDOW STYLES

Special shapes, custom sizes and fixed configurations are also available.



PATIO DOOR STYLES





PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



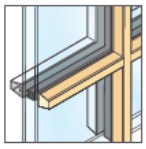
Proposed window specification

ALUMINUM-CLAD EXTERIOR COLORS

WHITE	TAN	PUTTY	BROWN	CLASSIC WHITE	VANILLA CREAM
POPLAR WHITE	ALMOND	SAND DUNE	HONEYSUCKLE	FOSSIL	PORTOBELLO
DEEP OLIVE	AUBURN BROWN	FRENCH ROAST	SUMMER SAGE	HEMLOCK	HARTFORD GREEN
MORNING SKY GRAY	ELDRIDGE GRAY	IRON ORE	BLACK	NAVAL	STORMY BLUE
REAL RED	BRICK RED	CRANBERRY			

GRILLES

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



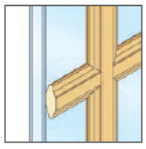
PUTTY GLAZE INTEGRAL LIGHT TECHNOLOGY[4] WITH OGEE INTERIOR[1] 5/8", 7/8" OR 1-1/4"



OGEE INTEGRAL LIGHT TECHNOLOGY WITH OGEE INTERIOR[1] 7/8", 1-1/4" OR 2"



ALUMINUM GRILLES-BETWEEN-THE-GLASS 3/4"



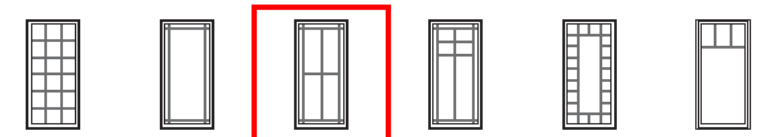
ROOMSIDE REMOVABLE GRILLES[1] 3/4", 1-1/4" OR 2"

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:[2]

WHITE	IVORY	TAN[3]
PUTTY[3]	BROWN[3]	HARVEST
BRICKSTONE	CORDOVAN	BLACK
MORNING SKY GRAY	SAND DUNE	

GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



TRADITIONAL | 9-LITE PRAIRIE | 12-LITE PRAIRIE | 14-LITE PRAIRIE | VICTORIAN | TOP ROW

Proposed window specification





TEJAS ESPAÑA	Size	Height	Coverage	Installed Weight / Square	Pieces / Pallet	Squares / Pallet		Weight / Pallet	Approvals	Capri Trim	Capri Hip Starter
	16-1/2" x 13"	3-5/8"	At 3" minimum headlap, 87 field tiles will cover approx. 100 square feet of roof area.	Approx: 900 lbs.	254	2.92		Approx: 2,935 lbs.	Class 3 Hail Rated FM 4473	1CTCS/1CTWS	1CHCS/1CHWS
BARCELONA IMPACT	Size	Height	Coverage	Installed Weight / Square	Pieces / Pallet	Squares / Pallet		Weight / Pallet	Approvals	Capri Trim	Capri Hip Starter

Proposed roof specification

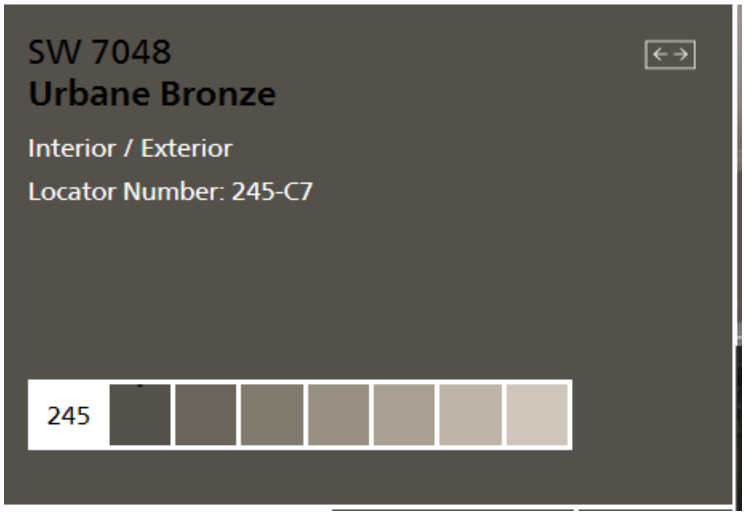
Alaskan: White brick that has a natural color range to a cream. Dimensions are Performance King 8-5/8" x 2-5/8".



Thistledown: Pale gray brick that has an almost white appearance. Dimensions are Performance King 8-5/8" x 2-5/8".



Brick specifications



Proposed color for wood elements

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

4.6. Width requirements: The width of a front façade of a new single family residence must not:

(a) exceed 42 feet; or
(b) be more than 20 percent greater than the average width of single-family dwellings on the blockface

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

The landmark commission must approve the application if it determines that:
(ii) for non-contributing structures:
The proposed work is compatible with the historic overlay district.

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

DATE: 09/13/2018
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Augusta Custom Homes
Address: 4817 Junius
Date of CA/CD Request: 9/6/2018

RECOMMENDATION:

___ Approve ___X___ Approve with conditions ___ Deny ___ Deny without prejudice

Recommendation / comments/ basis:

- WIDTH DOES NOT FULFILL ORDINANCE, BUT LARGER LOT ALLOWS FOR BIGGER HOUSE
- 14" FROM GRADE @ FRONT FACADE TO F.F.
- BRICK TO GRADE
- ~~8~~ SMALL WINDOWS TYPE NEED TO BE LARGER AT ALL LOCATIONS
- WOOD EXTERIOR WINDOWS, BOTTOM SASH IS SINGLE LITE
- ADD MORE WINDOWS NEAR FRONT ON SIDE FACADES

Task force members present

X Leslie Nepveux	X Jim Anderson	___ VACANT (Edison/LaVista Res)
X Michael Karnowski (Chair)	X Kathy Finch	___ VACANT (Peak's Alt.)
___ Jennifer Suitonu	X Patricia Simon (Peak's Res)	
___ VACANT (Edison/LaVista Alt.)		

Ex Officio staff members present __X__ Melissa Parent

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

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

CHAIR, Task Force [signature] DATE 9/13/2018

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-952(MP)
LOCATION**:** 2631 Park Row Ave
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: PD No. 595, Subdistrict R-7.5(A)

PLANNER: Masha Prior
DATE FILED: Sept 6, 2018
DISTRICT: South Blvd /Park Row
MAPSCO: 46-S
CENSUS TRACT: 0203.00

APPLICANT: Marcus Richardson

REPRESENTATIVE: None

OWNER: RICHARDSON MARCUS D & WATERS TASHUNDRA

REQUEST:

1) Change roof shingles from gray to black. Brand: GAF "Charcoal."
2) Install 8' wood fence and stain. Brand: Ready Seal "Dark Walnut."

BACKGROUND / HISTORY: None
The structure is listed as contributing to the South Boulevard Park Row historic district.

ANALYSIS:
Request #1 – Staff is recommending approval for the change in color for the roof shingles. The proposed shingles are a darker charcoal gray, but Staff believes that the color is appropriate and would not have an adverse effect on the architectural integrity of the house, nor on the historic overlay district. There are no Task Force recommendations because no Task Force members attended the meeting.

Request #2 – Staff is recommending approval for the fence and stain because the proposed fence location complies with the ordinance, and the proposed stain is an acceptable color that would not impact the architectural features of the house, nor the historic overlay district. There are no Task Force recommendations because no Task Force members attended the meeting.

STAFF RECOMMENDATION:

1) Change roof shingles from gray to black. Brand: GAF “Charcoal” – Approve – Approve specifications dated 9/19/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install 8’ wood fence and stain. Brand: Ready Seal “Dark Walnut” – Approve with conditions – Approve survey plat and specifications dated 9/19/18 with the condition that the top of the fence is horizontal with the finding the work is consistent with preservation criteria Section 3(b)(7)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Change roof shingles from gray to black. Brand: GAF “Charcoal” – None – No recommendations from Task Force due to no Task Force members attending.
2) Install 8’ wood fence and stain. Brand: Ready Seal “Dark Walnut” – None – No recommendations from Task Force due to no Task Force members attending.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 952 (MP)
Office Use Only

Name of Applicant: Marcus Richardson
Mailing Address: 2631 Park Row
City, State and Zip Code: Dallas TX
Daytime Phone: 214 434 8954 Fax:
Relationship of Applicant to Owner:

PROPERTY ADDRESS: 2631 Park Row
Historic District:

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

We would like to change the color of the house to Naval SW6244
We would like to add a fence around the property which will be stained Dark walnut (board on board 8ft) along the Sunset property line
We would like to change the roofing shingles to black (30yr)

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SEP 06 2018
Current Planning

Signature of Applicant: Marcus Richardson Date: 8.27.2018

Signature of Owner: (IF NOT APPLICANT) Date: 8.27.2018

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:

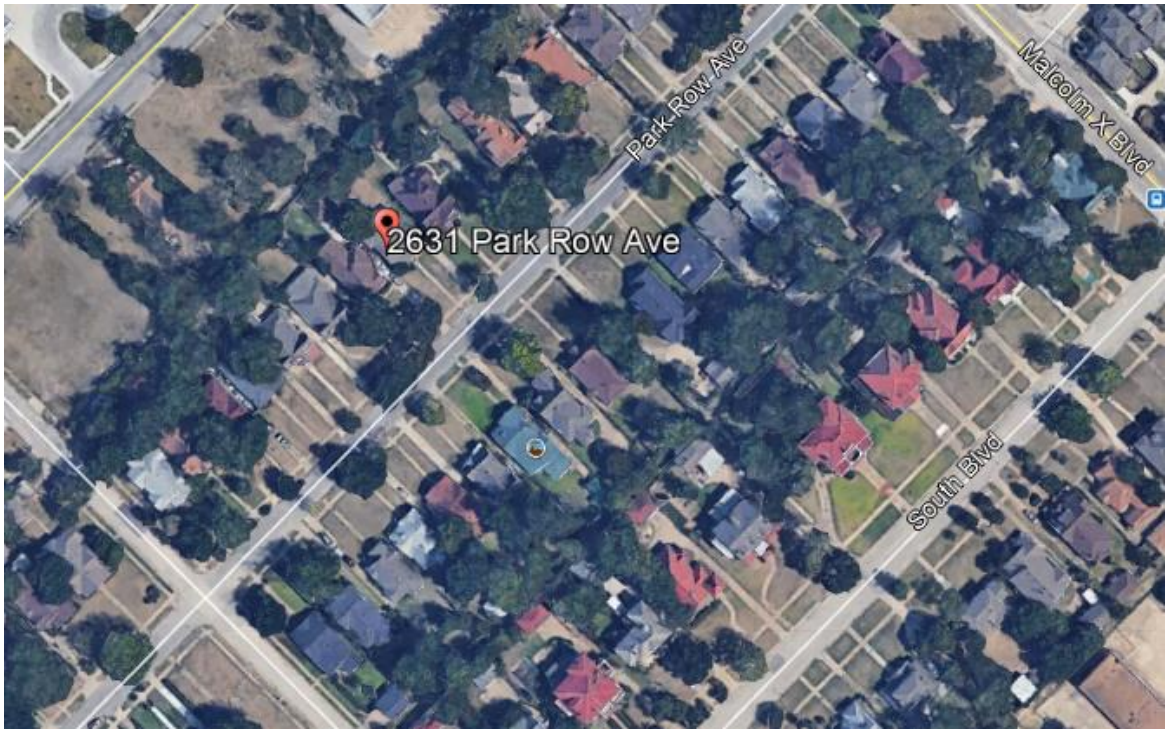
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

Sustainable Construction and Development **Date**



Aerial view



Front (South) elevation.



View to left (West) of 2631 Park Row.



View to right (East) of 2631 Park Row.

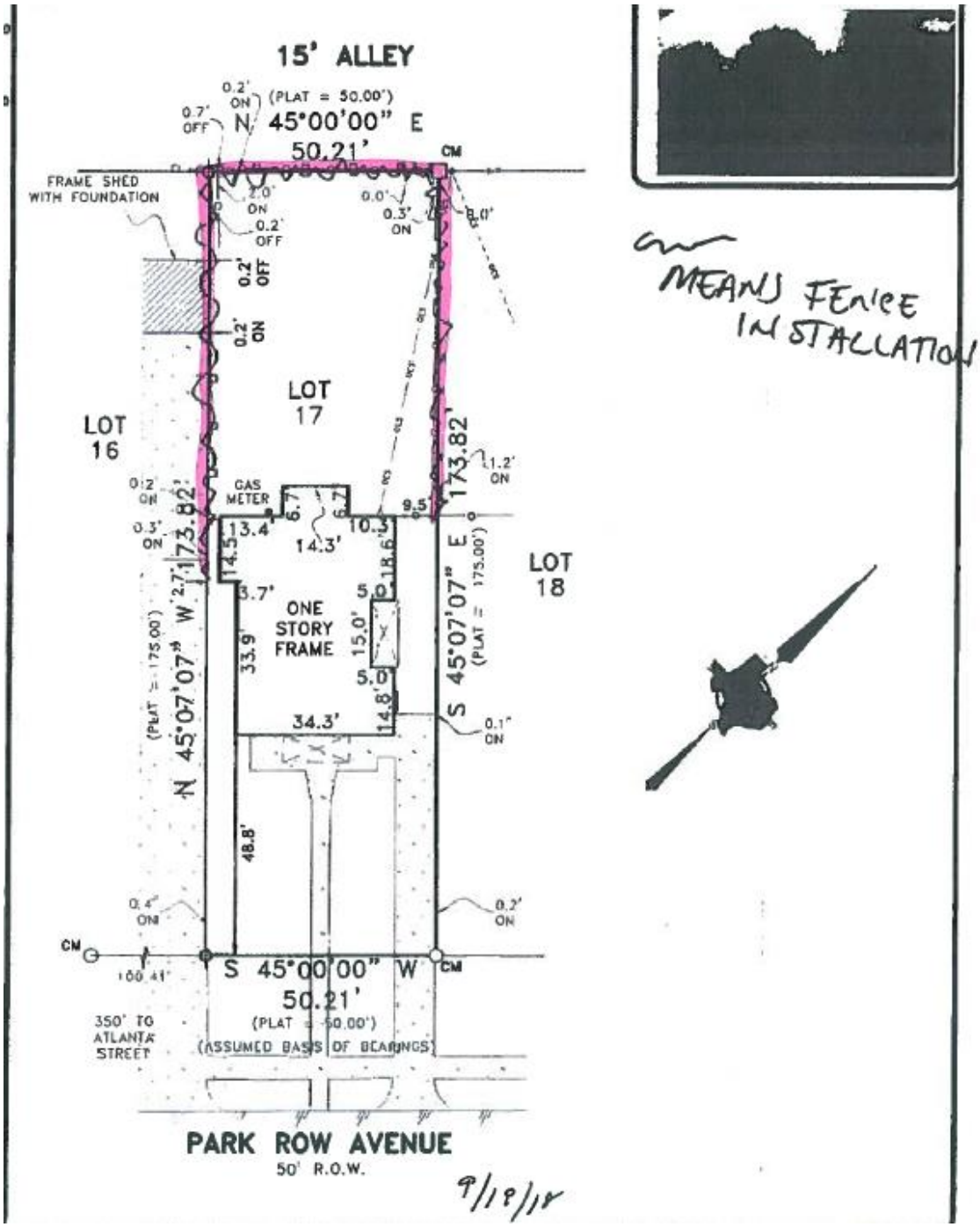


View across (South) from 2631 Park Row.



9/19/18

Request #1 – Proposed roof shingles.



Request #2 – Survey plat with proposed fence location highlighted.



9/19/18

Request #2 – Stain for proposed fence.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

Request #1 –

There is no specific criteria for this structure in the South Blvd/Park Row preservation criteria, so Staff is using the general standard for approval located in the Dallas Development Code.

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

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

Request #2 –

3(b)(7)(B) Fences and hedgerows shall not extend along the front property line along Park Row.

TASK FORCE RECOMMENDATION REPORT
SOUTH BOULEVARD-PARK ROW

DATE: 9/14/18
TIME: 2:00 P.M.
MEETING PLACE: Dallas City Hall, Room 5CN

Applicant Name: Marcus Richardson
Address: 2631 Park Row
Date of CA/CD Request: 9/06/2018

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Task force members present

____ Michael Karnowski (Chair)	____ Quishana Pouncy	____ VACANT
____ Jason Brown	____ Felicia Santiago	____ VACANT
____ Jeanette Bolden	____ VACANT	____ VACANT

Ex Officio staff members present ____ Marsha Prior

Simple Majority Quorum: ___ yes ___ 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 11:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-937(MLP) PLANNER: Melissa Parent
LOCATION**:** 6000 Bryan Parkway DATE FILED: September 6, 2018
STRUCTURE: Main, Contributing DISTRICT: Swiss Avenue
COUNCIL DISTRICT: 14 MAPSCO: 36-X
ZONING: PD No. 63 CENSUS TRACT: 0014.00

APPLICANT: Ken Martin

REPRESENTATIVE: None.

OWNER: MARTIN KEN & GAYE

REQUEST:

1) Remove six windows on main structure and infill with siding to match existing.
2) Replace two windows on side facade and modify window opening sizes. Infill with siding to match existing.

BACKGROUND:
3/4/2002 – Landmark Commission approved landscaping in the front and side yards.

3/2/15 – Landmark Commission approved the replacement of the front door with a new wood door with transom (CA145-196(JKA)).

11/17/15 – Applicant was approved for routine foundation repairs.

5/4/18 – Landmark Commission approved the installation of shake shingles within the front façade gable.

The structure is listed as contributing to the Swiss Avenue historic district.

ANALYSIS:
Staff is recommending approval of the removal of six window openings in the rear and the replacement and resizing of two windows on the side façade. This structure is located in Tract B of the Swiss Avenue Historic District. The rear façade is not protected via this ordinance and although this is a cornerside lot, all

alterations will be screened by fencing and not visible from the public right-of-way.

STAFF RECOMMENDATION:

1) Remove six windows on main structure and infill with siding to match existing – Approve – Approve drawings dated 9/18/18 with the finding the proposed work is consistent with the criteria for Area B in the preservation criteria Section 51P-63.119(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace two windows on side facade and modify window opening sizes. Infill with siding to match existing – Approve – Approve drawings dated 9/18/18 with the finding the proposed work is consistent with the criteria for Area B in the preservation criteria Section 51P-63.119(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Remove six windows on main structure and infill with siding to match existing – Approve with conditions - Concern that proposed layout not consistent with style and character of house. Suggest alternate configuration be considered to allow for change to be reversible. Consider interior partition and leave windows in place to maintain exterior composition - with shade and/or black painted plywood exterior expression. With any window revisions, all details of existing window trim & spacing is to be maintained.
2) Replace two windows on side facade and modify window opening sizes. Infill with siding to match existing – Approve with conditions - Suggest bathroom windows 10 & 11 on marked elevation to match adjacent windows 12-13-14, double-hung one-over-one to be consistent with style and character of house.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178-937 (MLP)
Office Use Only

Name of Applicant: Ken & Gaye Martin
Mailing Address : 6000 Bryan Pkwy
City, State and Zip Code: Dallas TX 75206
Daytime Phone: 214-458-3359 Alternate Phone: 214-609-6575
Relationship of Applicant to Owner:

PROPERTY ADDRESS: 6000 Bryan Pkwy
Historic District: Swiss Avenue

OFFICE USE ONLY
Main Structure:
X Contributing
___ Non-contributing

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

#1 Replace ~~the~~ large bathroom windows with smaller period correct to prevent damage from weather on NE side of house / not visable from street side.
#2 Remove 6 windows in rear of house to Add closet + wall space to Master bedroom - rear of house. ALL siding to [illegible] ng size & paint color

Signature of Applicant: Ken Martin Date:

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Current Planning

Signature of Owner: _____ Date: SEP 06 2018
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions)**, before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:

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

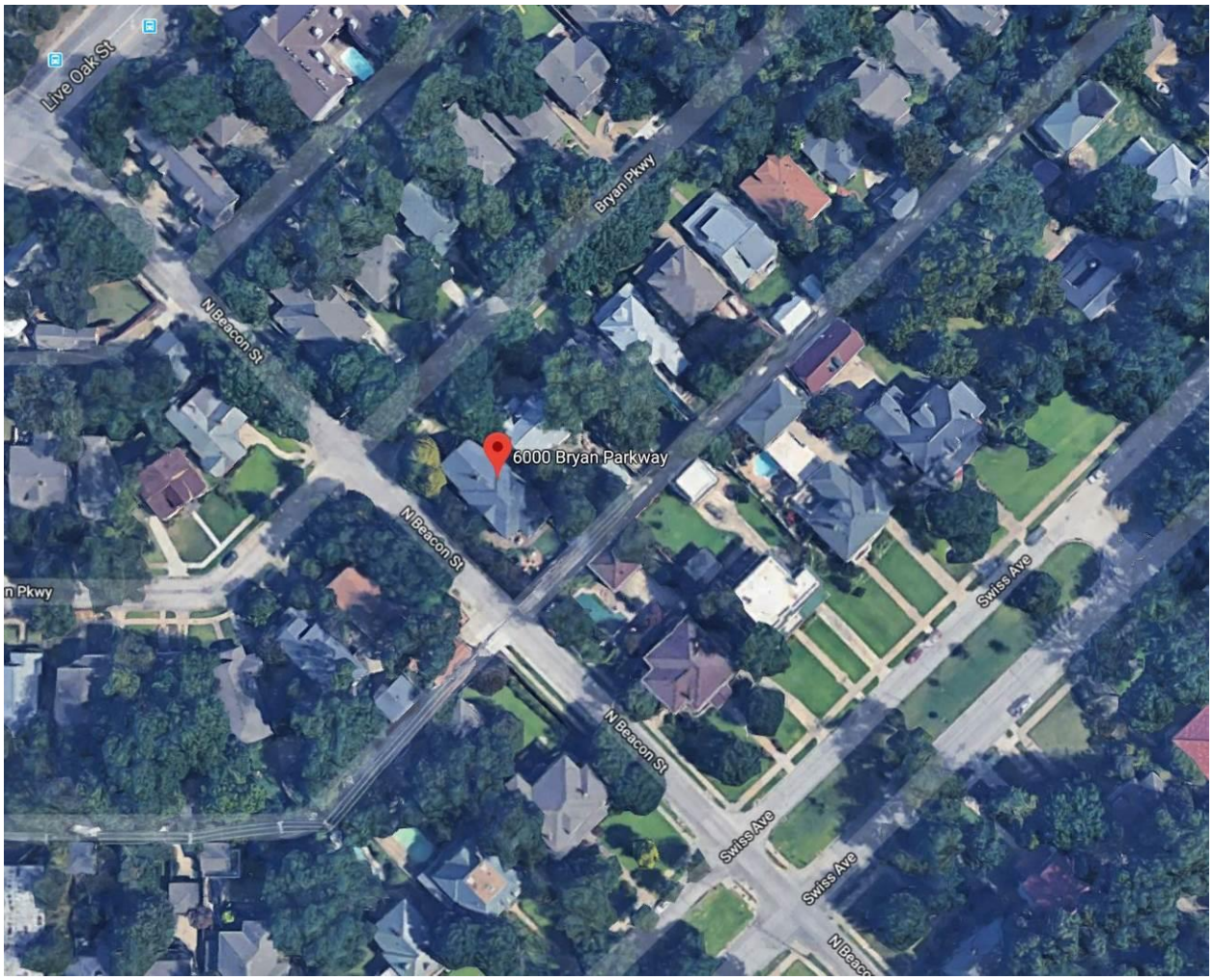
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ___Yes ___No

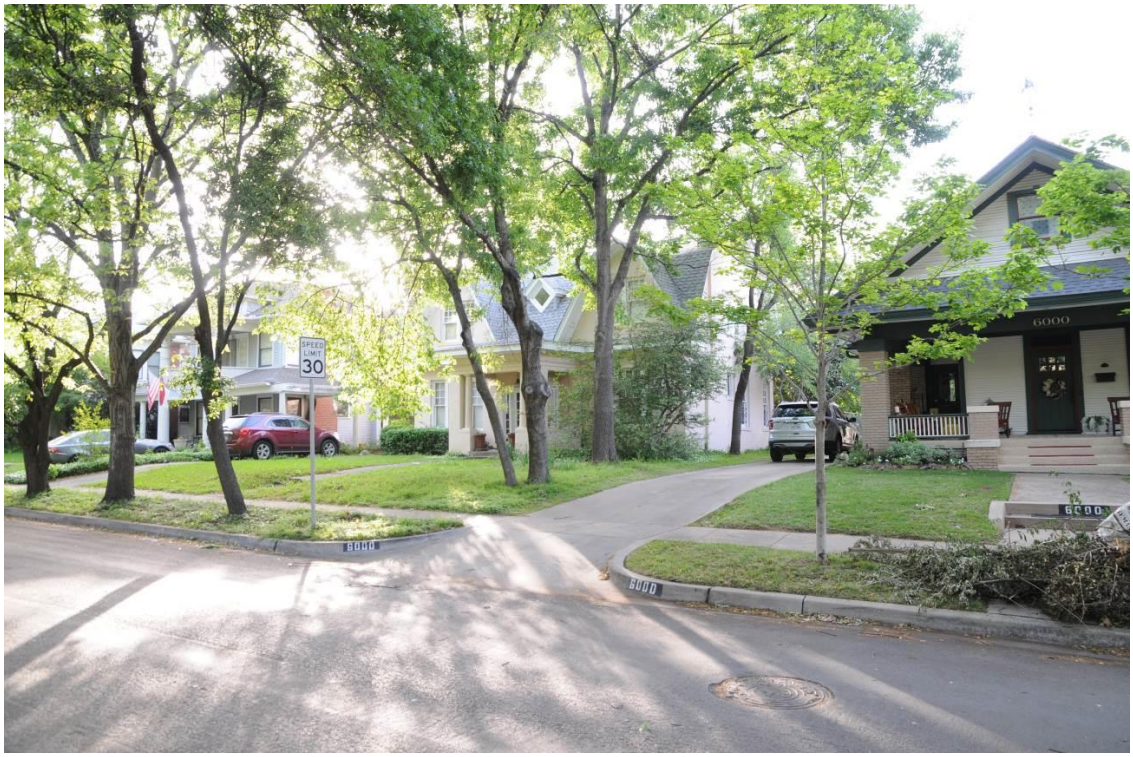
_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 060518

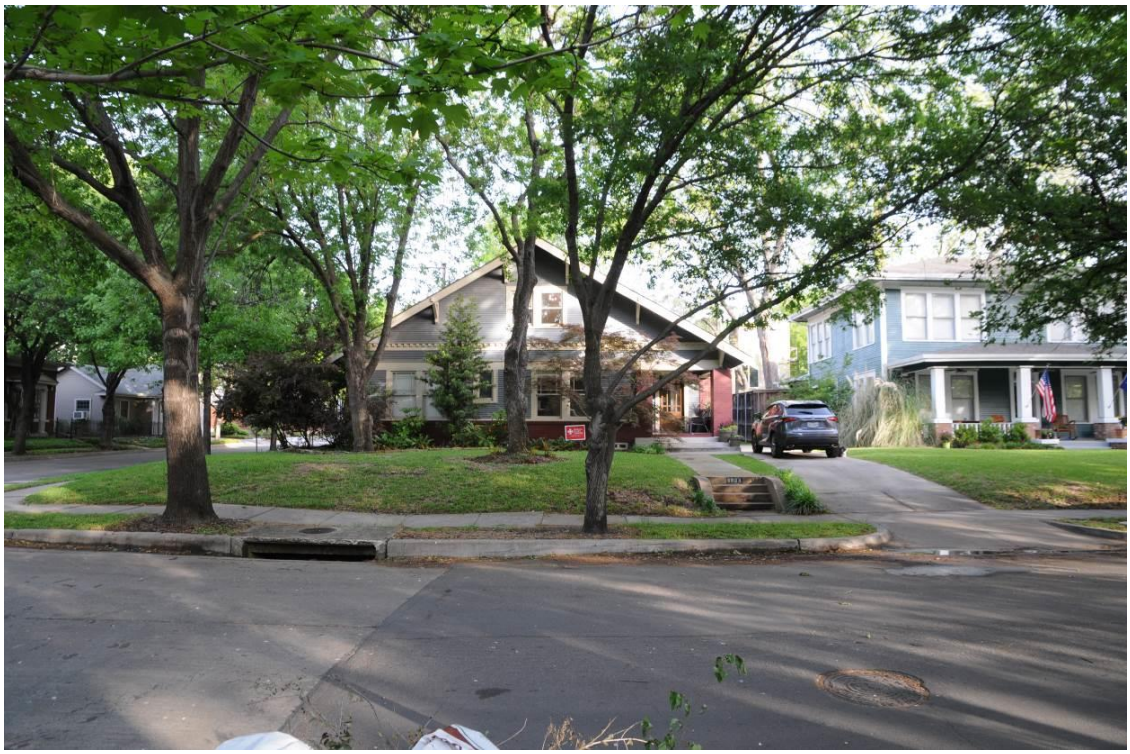

Live Oak St
Bryan Pkwy
N Beacon St
6000 Bryan Parkway
N Beacon St
n Pkwy
Swiss Ave
N Beacon St
Swiss Ave
Swiss Ave
Aerial view



Front façade

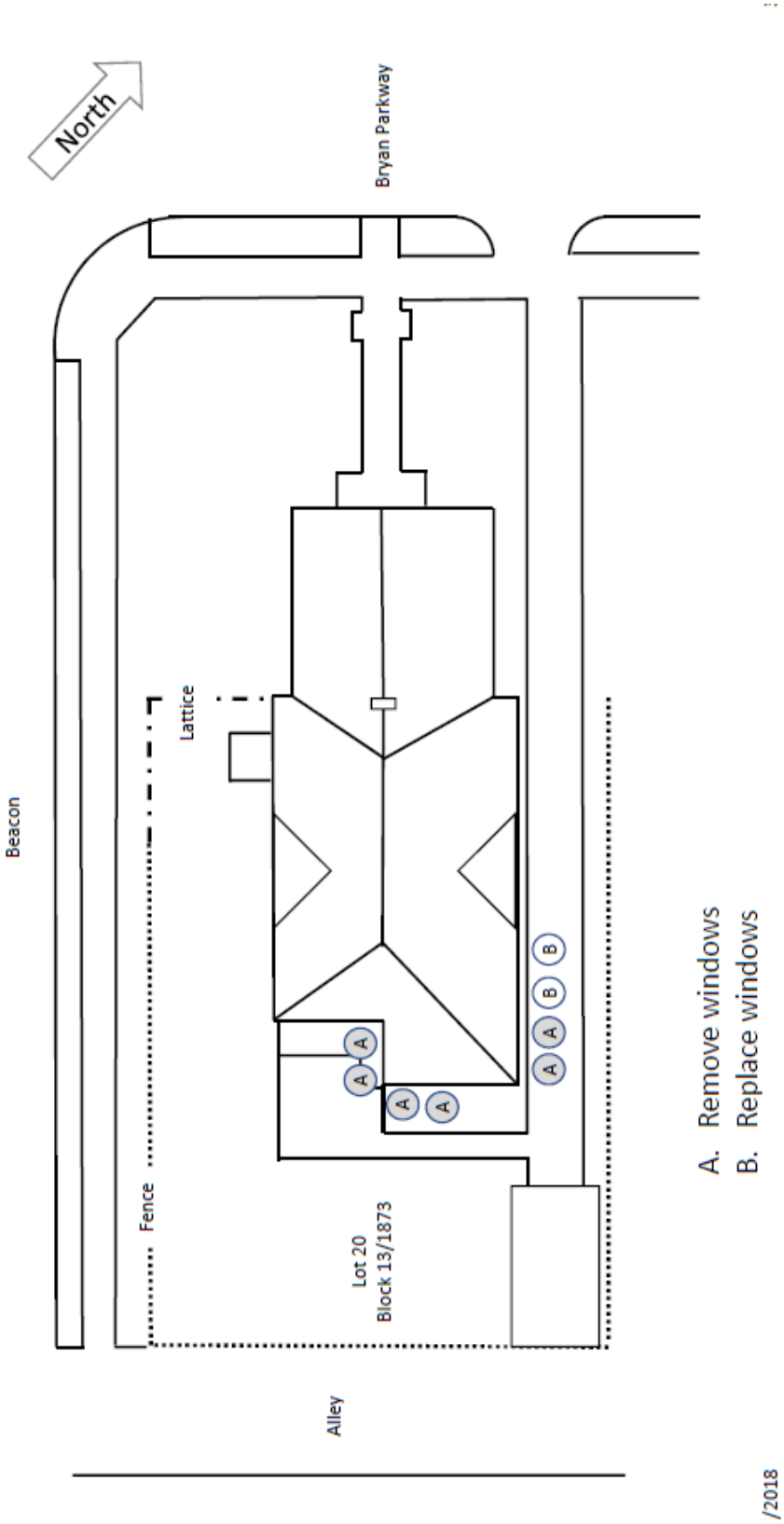


Adjacent property to the left


Property across Bryan PKWY



Property across Beacon

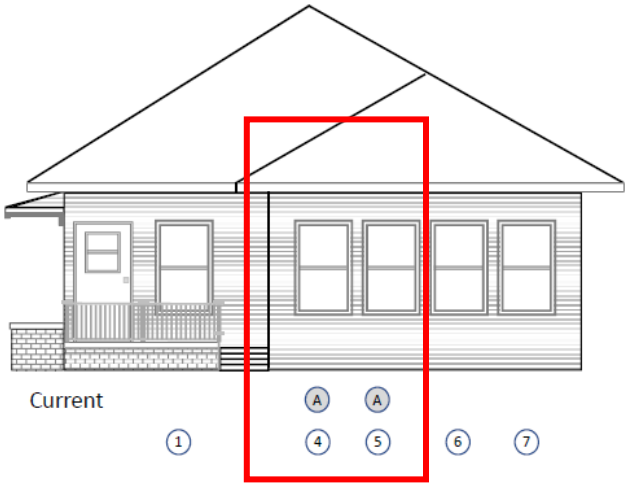


Request #1: Remove six windows on main structure and infill with siding to match existing.

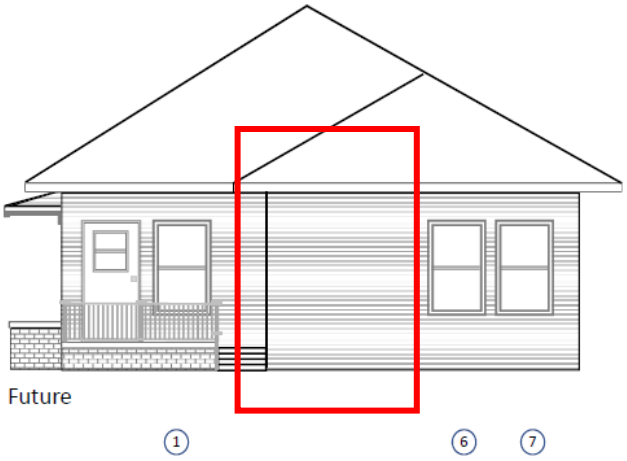




View of rear from alley access off of Beacon St.



Existing rear elevation



Proposed rear elevation



Side elevation



View of side façade from Bryan Parkway



View of side façade from Bryan Parkway

Request #2: Replace two windows on side facade and modify window opening sizes. Infill with siding to match existing.



Proposed side façade with window replacements



Proposed window specification - Windows will be custom made to fit width of existing opening: 35” X 16”, wood

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-63.119 Preservation Criteria for Area B

(a) In general. The preservation criteria in this article applicable to Area A apply to all property in Area B except as expressly modified in this section.

Staff note: Swiss Avenue preservation criteria does not explicitly regulate side and rear window alterations.

CONTRIBUTING STANDARDS:
Standards for contributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(i):

The landmark commission must approve the application if it determines that:
(i) for contributing structures:
(aa) The proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
(bb) The proposed work will not have an adverse effect on the architectural features of the structure;
(cc) The proposed work will not have an adverse effect on the historic overlay district; and
(dd) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 9/11/18
TIME: 5:30 pm
MEETING PLACE: Preservation Dallas/ Wilson House (2922 Swiss Avenue)

Applicant Name: Ken & Gaye Martin
Address: 6000 Bryan Parkway
Date of CA/CD/CR Request: 9/6/18

RECOMMENDATION:

___ Approve ✓ Approve with conditions ___ Deny ___ Deny without prejudice

Recommendation / comments/ basis:

ITEM 1: CONCERN THAT PROPOSED LAYOUT NOT CONSISTENT WITH STYLE AND CHARACTER OF HOUSE. SUGGEST ALTERNATE CONFIGURATION BE CONSIDERED TO ALLOW FOR CHANGE TO BE REVERSIBLE.

OVER →

ITEM 2: SUGGEST BATHROOM WINDOWS (OLD OR MARVED GLASS) TO MATCH ADJACENT WINDOWS 12-13-14, DOUBLE-HUNG ONE OVER ONE TO BE CONSISTENT WITH STYLE & CHARACTER OF HOUSE.

Task force members present

✓ Joanna Hampton (Chair)	✓ Kari Houston Osborn (Munger Alt.)	✓ John Gormley
✓ Wesley Powell	✓ Virginia Bonifield (Swiss Alt.)	___ Elizabeth Mast
___ Cheryl Scott	✓ Greg Johnston	
✓ Mark Guest(Vice-Chair)		

Ex Officio staff members present : Melissa Parent __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 9/11/2018

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

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

ITEM 1 (CONT.): CONSIDER

~~APPLICANT~~: INTERIOR PORTION AND LEAVE WINDOWS IN PLACE TO MAINTAIN EXTERIOR COMPOSITION - WITH SHADE &/OR BLACK PAINTED PLYWOOD EXTERIOR EXPRESSION.

~~APPLICANT~~: ~~CONSIDER~~.

WITH ANY WINDOW REMOVALS, ALL DETAILS OF EXISTING WINDOW TRIM & SPACING IS TO BE MAINTAINED.

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-931(LC)
LOCATION**:** 601 Elm Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Liz Casso
DATE FILED: September 6, 2018
DISTRICT: West End (H-2)
MAPSCO: 45-P
CENSUS TRACT: 0031.01

APPLICANT: Robert Fiedler

REPRESENTATIVE: None.

OWNER: PRESERVE PURSE LLC

REQUEST:
Install signage fastening system on east elevation.

BACKGROUND / HISTORY:
5/6/2013 – Landmark Commission approved repointing and replacement of damaged brick, construction of two stair penthouses and a roof deck, installation of new wood window and doors, installation of a canopy on south and west elevations, and modifications to the west facade. (CA123-412(MD)).

10/7/2013 – Landmark Commission approved installation of an accessible opening, construction of a new loading dock, and installation of a new glass door on an existing opening on west elevation (CA123-664(MD)).

3/3/2015 – Landmark Commission approved installation of a temporary 40-ft by 40-ft supergraphic of a photograph (CA145-177(MD)).

ANALYSIS:
The applicant is requesting to install the fastening system for a supergraphic sign on the east elevation of the structure. The east elevation is a secondary façade with no window or door openings. There is an existing historic painted sign on the left side of this elevation. The fasting system would be located to the right of the painted sign and would accommodate a 50 foot by 130 foot supergraphic sign. At this time, a specific sign has not been proposed, only the fastening system. A Certificate of Appropriateness (CA) will be required for the actual sign, and for any new supergraphic signs that follow.

The fastening system consists of installing threaded ½-inch diameter eyebolts into the mortar joints on the brick façade, with cable that will be installed through the eyebolts. This system is identical to the one approved for 805 Elm Street.

At their meeting, the Task Force expressed concern that the fastening system was shown to be located near the top of the parapet wall. The parapet may not be able to support the weight of a supergraphic sign installed in this location. They recommended the applicant lower the fastening system a few feet to be below the parapet, or provide a letter from an engineer stating that the wall in this location would support the sign. The applicant agreed to lower the sign and provide updated drawings.

At the time this case report was completed, the applicant had not yet been able to provide the updated drawings. However they indicated to Staff that the fastening system location has been changed so that it is located approximately four feet below the top of the parapet wall, which will place it below the base of the parapet wall. The system has also been brought in approximately four feet from the right most edge of the wall, and will be four feet away from the historic painted sign located on the left side of the wall. The updated drawings will be provided to the Commission during the Briefing meeting on October 1st.

STAFF RECOMMENDATION:
Install signage fastening system on east elevation. – Approve with conditions – Approve drawings dated 9/12/18 with the condition that the fastening system be located below the parapet, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install signage fastening system on east elevation. – Deny without prejudice – Deny without prejudice due to lack of information.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 931 (LC)
Office Use Only

Name of Applicant: Robert Fiedler
Mailing Address : 9002 Middlebie Dr.
City, State and Zip Code: Austin, TX 78750
Daytime Phone: (512)249-9304 Fax:
Relationship of Applicant to Owner : Representative

PROPERTY ADDRESS: 601 Elm Street, Dallas TX
Historic District: West End SPSD

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Install fastening system for Supergraphic sign authorized by subdistrict ordinance (Ordinance 30139 adopted 6-22-2016) The engineered system drawings are included with this application. The system involves installing threaded 1/2" diameter eyebolts into the mortar joints on the brick facade, with cable then installed through the eyebolts.

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: [signature] Date: 9/6/2018

Signature of Owner: [signature] Date: 9/6/2018
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:

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

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

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

Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408


601 Elm Street
TGI Friday's
555 Ross Apartments
R J Mexican Cuisine
Tutta's Pizza
Wild Bill's Western Store
Y.O. Ranch Steakhouse
Landmark Center Lot
FedEx Office Print & Ship Center
Edible Arrangements
McDonald's
Corgan
Corner Bakery Cafe
Sonny Bryan's Smokehouse - West End
West End Station
Urban Blend Coffee Co
Slingshot
7-Eleven
The Sixth Floor Museum at Dealey Plaza
Subway Restaurants
Pittman Building
Founder's Plaza
El Centro College Bookstore
El Centro College
The Grassy Knoll
Dallas County Records
Bofa Plaza Texas Club Garage
John F. Kennedy Memorial Plaza
Fathers For Equal Rights
Dealey Plaza
Old Red Museum of Dallas County
Greyhound Bus Station
N Houston St
N Market St
N Record St
N Austin St
N Lamar St
Pacific Ave
Ross Ave
Elm St
Main St
S Houston St
S Record St

Site Aerial



Existing South (Front) Elevation



Existing East Elevation



Existing East Elevation Close-up



Streetscape – Facing Northwest from Elm St



Streetscape – Facing Northeast from Elm St



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



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

McFarland Engineering

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

PURSE BUILDING

Address: 601 ELM ST
City/State: DALLAS, TX

Client: BIG MEDIA

ENGINEERING OF ATTACHMENT TO WALL ONLY. NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (420017) AB

STATE OF TEXAS
SEAN M. McFARLAND
88579
LICENSED
PROFESSIONAL ENGINEER

The electronic seal appearing on this document was authorized by Sean M. McFarland, PE on August 27, 2018.

Date: 8-27-2018
Sheet #: 1 OF 2

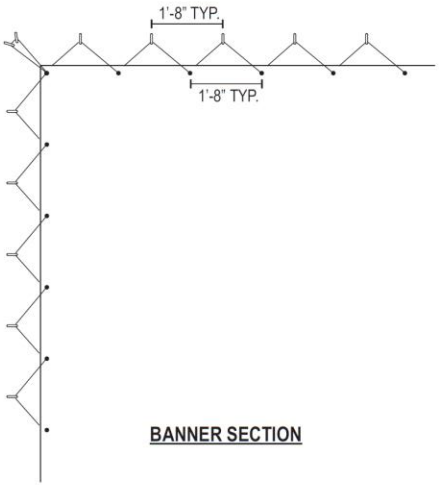
NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2019
Texas Firm Registration: F-8996

Proposed East Elevation and Fastening System Location

Proposed Fastening System

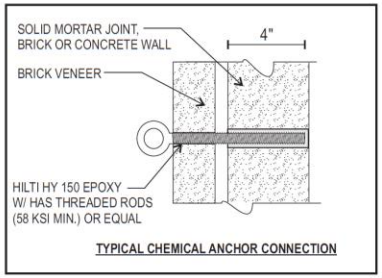
CA178-931(LC)

C15-10

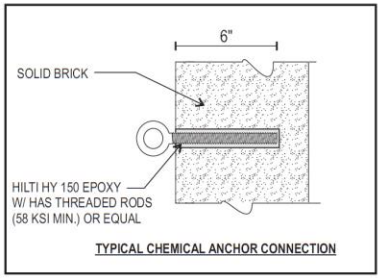


BANNER SECTION

ATTACH BANNER TO WALL W/ (168) 1/2" DIA. EYE BOLTS. EMBED EYE BOLTS 4" INTO CONCRETE (NON-INCLUSIVE OF EXTERIOR BRICK MORTAR JOINT) OR 6" INTO SOLID BRICK. SECURE EYE BOLTS IN PLACE W/ HILTI HY-150 EPOXY (OR EQAUAL). PROVIDE A VERTICAL AREA UP THE MIDDLE OF THE BANNER WITH TWO ROWS OF CONNECTORS 6" APART.
ATTACH BANNER TO EYE BOLTS W/ 1/4" DIA. GALVANIZED CABLE WOVEN THRU GROMMETS AT EDGES OF BANNER. GROMMETS TO BE 1'-8" O.C. TYP. USE (3) CABLE CLAMPS MINIMUM ON EACH LOOSE END DOUBLED OVER.



TYPICAL CHEMICAL ANCHOR CONNECTION



TYPICAL CHEMICAL ANCHOR CONNECTION

ructures.com
tures.com

PURSE BUILDING

Address: 601 ELM ST
City/State: DALLAS, TX

Client: BIG MEDIA

ENGINEERING OF ATTACHMENT TO WALL ONLY. NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (42017) AB

STATE OF TEXAS
SEAN M. McFARLAND
88579
LICENSED
PROFESSIONAL ENGINEER

The electronic seal appearing on this document was authorized by Sean M. McFarland, PE on August 27, 2018.

Date: 8-27-2018
Sheet #: 2 OF 2

NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2019
Texas Firm Registration: F-6996

Date:	8/27/18	City, State:	Dallas, TX	SHEET: 1 OF 2
Client:	**Big Media**	Overall Height:	95'-0" OAH Max.	Sean M. McFarland, PE
Sign:	Purse Building	Wind Speed	115 mph	McFarland Engineering

Project Description **601 Elm St**

Job: 42017 **SUPERGRAPHIC / BANNER**
ULTIMATE LOADS
Overall Size: 50' x 130' **30PSF**
Mounting Height: 95'-0" OAH Max.
Mounting Style: Wall Mount

DocuSigned by:
Sean McFarland
1BDD4704DCE5405...

Table of Contents

Content:	Page
Design Loads.	1
Connection Design.	1-2
Installation Specification.	(Numbered Seperately)

Structural Variables and Code Loading Specifications

Code: 2015 IBC w/amends
Wind Speed: 115
Sign Weight Per Square Foot: 0.1
Wind Exposure: C
Seismic Zone: 1 **ASCE 7-10**

Seismic Loads negligible
Snow Load negligible

Connection Design

Using ASCE 7-10 (Method 2)

Topography:	Homogeneous	I =	1.15	(Table 6-1, Category III)
Exposure:	C			
Enclosure:	Fully Enclosed	Zone =	4	(Mid-Wall)
Structure:	Components and Cladding	Effective Wind Ar	<20	(Max Tributary per connector)
Building:	Category III	GCPi =	+/- 0.18	(Figure 6-5)
GCp	(From Figure 6-17)			
Pressure =	P = q(GCp) - qi(GCPi)			

qz=.00256*Kz*Kzt*Kd*V^2*I	33.24	Kd =	0.85 (Table 6-4)
qh=.00256*Kh*Kzt*Kd*V^2*I	33.24	Kzt =	1.00 (Homogenous)
qi=qh		Kh =	1.64 (Table 6-3)
		Kz =	1.64 (Table 6-3)

Channel Letters (Zone 5) GCp= -1.80
Windward (Parallel Loading)
P = 33.24*(-1.8) = -59.832 psf

Area Banner 6500.00 FT^2
Weights Banner 650 LBS
Perimeter 360.00 FT

STATE OF TEXAS
SEAN M. McFARLAND
88579
LICENSED
PROFESSIONAL ENGINEER

Total Suction Banner 388908 LBS (Suction)
Connectors - 1/2" Dia. Eye Bolts with Epoxy. 1/4" Dia. Galvanized Steel Cable
Quantity - 168
Tension Load Per Connector - 231 LBS (Shear Per In Wall Connector)

Fastening System Specifications

Date:	8/27/18	City, State:	Dallas, TX	SHEET: 2 OF 2
Client:	**Big Media**	Overall Height:	95'-0" OAH Max.	Sean M. McFarland, PE
Sign:	Purse Building	Wind Speed	115 mph	McFarland Engineering

Using 1/2" Galvanized Threaded Rod - 4" Embedment into Solid BRICK or Concrete. > 6" Edge Distance MIN.

Shear Capacity - 1682 LBS > 231 LBS
Tension Capacity - 993 LBS > 231 LBS

Moment Arm - 1.5"
Moment - 231 LBS * (1.5/12) = 29 LB FT 58 KSI HAS Rods
Sxx Req'd - .02 in^3
Sxx of Threaded Rods - .052 in^3 (OK)

Space Connectors 1'-8" O.C. - Embed 4" Embedment into Concrete (NON Inclusive of Exterior Brick Mortar Joint) or 6" into Solid Brick.

Cable Tension

Tension - 2820 LBS
Cable Capacity of 1/4" Galvanized Cable - 15000 LBS Min. OK

Use (3) Cable Clamps on Doubled Ends Where Cable is Spliced (Minimum)

Fastening System Specifications

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

5.0 Construction and Renovation Criteria.

5.6 Signs. When determining the appropriateness of a proposed sign, the regulations contained in Division 51A-7.1000, "West End Historic District Sign District," of the Dallas City Code, as amended, apply.

West End Historic Sign District, Ordinance No. 22112, Division 51A-7.1000

Section 51A-7.10007.1 Purse Building Subdistrict

(c) Supergraphic sign.

(1) Number. A maximum of one supergraphic sign is permitted.

(2) Visual display and coverage.

(A) The supergraphic sign must have one large visual display with a minimum of 80 percent non-textual graphic content (no more than 20 percent text).

(i) Multiple displays giving an appearance of multiple signs are prohibited.

(ii) The effective area of text is the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word.

(B) The supergraphic sign is intended to be creative and artful and not strictly a representation of an advertised product. It is the intent of this provision to:

(i) encourage the use of illustrative images or other non-repetitive design elements;

(ii) encourage visually interesting, vibrant, and colorful designs;

(iii) discourage use of solid colors or repetitive design elements; and

(iv) discourage an image of a single product or product logo without other graphic elements.

(C) The supergraphic sign may be internally or externally illuminated. If internally illuminated, the supergraphic sign may consist of translucent materials, but not transparent materials.

(D) The supergraphic sign may not extend beyond the edge of the face of the building to which it is attached.

(3) Effective area. Minimum permitted effective area is 2,500 square feet. Maximum permitted effective area is 6,500 square feet.

(4) Height. The supergraphic sign may not be lower than 10 feet above grade level.

(5) Location. The supergraphic sign may only be located on the east facade of the building.

(6) Additional provisions.

(A) The supergraphic sign is intended to be compatible with the West End Historic District as determined by the Landmark Commission.

(B) All hardware fasteners for the supergraphic sign must comply with the Dallas Building Code and all other ordinances, rules, and regulations of the City of Dallas.

(C) The supergraphic sign may not be a Highway Beautification Act (HBA) sign as defined in Section 51A-7.102.

(D) The existing sign on the east façade must remain uncovered and visible.

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 9/12/2018
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Robert Fiedler
Address: **601 Elm Street (H-2; West End)**
Date of CA/CD/CR Request: 9/6/2018

RECOMMENDATION:

_____ Approve _____ Approve w/ conditions _____ Deny ___✓___ Deny w/o prejudice
_____ Comments only

Recommendation / comments/ basis:

Deny w/o prejudice due to lack of information

Task force members present

✓ Gary C. Coffman (Chair)	✓ Justin Curtsinger	___ VACANT (Ind. Resident)
✓ Jay Firsching (Vice-Chair)	✓ Charles Neel	___ VACANT (Ind. Resident)
✓ Carolina Pace	___ Anne Stimmel (Alternate)	___ VACANT (Alternate)

Ex Officio staff members Present ✓Liz Casso

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

Maker: Justin Curtsinger
2nd: Charles Neel
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

Jay Firsching Recused
Arch of Project

CHAIR, Task Force Gary C Coffman DATE 9/12/2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-934 (LC)
LOCATION**:** 603 Munger Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Liz Casso
DATE FILED: September 6, 2018
DISTRICT: West End
MAPSCO: 45-J
CENSUS TRACT: 0021.01

APPLICANT: Entos Design

REPRESENTATIVE: Barry Maners

OWNER: GPIWE LP

REQUEST:
1) Install four new storefront door and window openings on east elevation.
2) Install new storefront door on south elevation.

BACKGROUND / HISTORY:
11/2/2015 – Landmark Commission approved various exterior restoration and repairs, a conditional approval on the windows, and conditional approval on the plaza design to be submitted for final approval at a later date (CA156-028(MD)).

7/5/2016 – Landmark Commission approved restoration and repairs to windows, construction of plaza improvements, and conditionally approved installation of a temporary banner (CA156-578(MD)).

10/3/2016 – Landmark Commission approved revisions to previously approved plaza (CA156-775(LC)).

3/6/2017 – Landmark Commission reviewed a Courtesy Review for exterior signage criteria (CR167-009(LC)), and approved the installation of exterior lighting and a curb cut at the west elevation (CA167-230(LC)).

4/3/2017 – Landmark Commission approved three painted signs and two linear up-lights (CA167-320(LC)).

10/2/2017 – Landmark Commission approved the removal of door openings on north elevation, installation of one-over-one windows on 1st floor south, west and northwest elevations, construction of plaza improvements, and installation of security cameras (CA167-846(LC)).

9/4/2018 – Landmark Commission approved the installation of a metal canopy on east elevation, installation of a roll-up door and steel window counters on the south elevation, and installation of railing and gates on dock (CA178-838(LC)).

ANALYSIS:

Request #1 – New Openings on East Elevation

On the east elevation of the structure, facing Dallas Alley, were four large loading dock doors that had been previously enclosed. The applicant is requesting to reopen these four openings. The three left-most openings will receive storefront windows with glazing to match those approved for and installed on the north elevation, facing McKinney Ave. The right-most opening will receive a storefront door that will also match a storefront door system approved for and installed on the north elevation. A landing with steps and metal rail will be constructed in front of this opening.

Request #2 – Door Replacement on South Elevation

There is an existing storefront door opening on right-most side of the south elevation, facing the plaza. This opening was previously approved under CA156-028(MD) in 2015. The applicant is requesting to replace the storefront system in this opening with one to match the stainless steel and aluminum vestibule entry also located off the plaza.

Both Staff and the Task Force do not believe the proposed alterations would have an adverse effect on the character of the site or district. Therefore, both Staff and Task Force have recommended approval of all requested items.

STAFF RECOMMENDATION:

1) Install four new storefront door and window openings on east elevation. – Approve – Approve drawings dated 9/14/18 with the finding the proposed work is consistent with preservation criteria Section 5.2 for façade materials and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install new storefront door on south elevation. – Approve – Approve drawings dated 9/14/18 with the finding the proposed work is consistent with preservation criteria Section 5.2 for façade materials and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install four new storefront door and window openings on east elevation. – No quorum, comments only – Task Force supports proposed revision.
2) Install new storefront door on south elevation. – No quorum, comments only – Task Force supports proposed revision.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 934 (LC)
Office Use Only

Name of Applicant: BARRY MANERS
Mailing Address : 5400 LBJ FREEWAY, SUITE 125
City, State and Zip Code: DALLAS, TX 75240
Daytime Phone: 972.770.2222 Fax:
Relationship of Applicant to Owner : ARCHITECT

PROPERTY ADDRESS: 603 MUNGER
Historic District: WEST END

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Installing new windows and doors at Dallas Alley of Munger. The four Dallas alley and one south facing openings were originally dock door openings. The in-fill glazing will be consistent with similar treatment of non-historic openings elsewhere on ground level elevations.

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: Barry A. Maners Date: 9.5.18

Signature of Owner: (IF NOT APPLICANT) Date: 9-6-18

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

Sustainable Construction and Development **Date**


Woodall Rodgers Fwy
McKinney Ave
Uplift Luna Preparatory
West End Event Center
West End Garage
N Lamar St
Munger Ave
Lamar St
603 Munger Avenue
N Record St
SpringHill Suites Dallas Downtown/West End
Corbin St
Munger Ave
Spaghetti Warehouse
N Market St
N Houston St
Uber DFW
Ellen's Southern Kitchen
Gator's Dallas
TGI Friday's
Landmark Cent
Google

Site Aerial



Existing South (Front) & East Elevations



Existing West & South (Front) Elevations



Streetscape – Facing Northwest from Munger Ave



Streetscape – Facing Northeast from Munger Ave



Streetscape – Facing Southwest from Munger Ave (across street to the south)


Streetscape – Facing Southeast from Munger Ave (across street to the south)



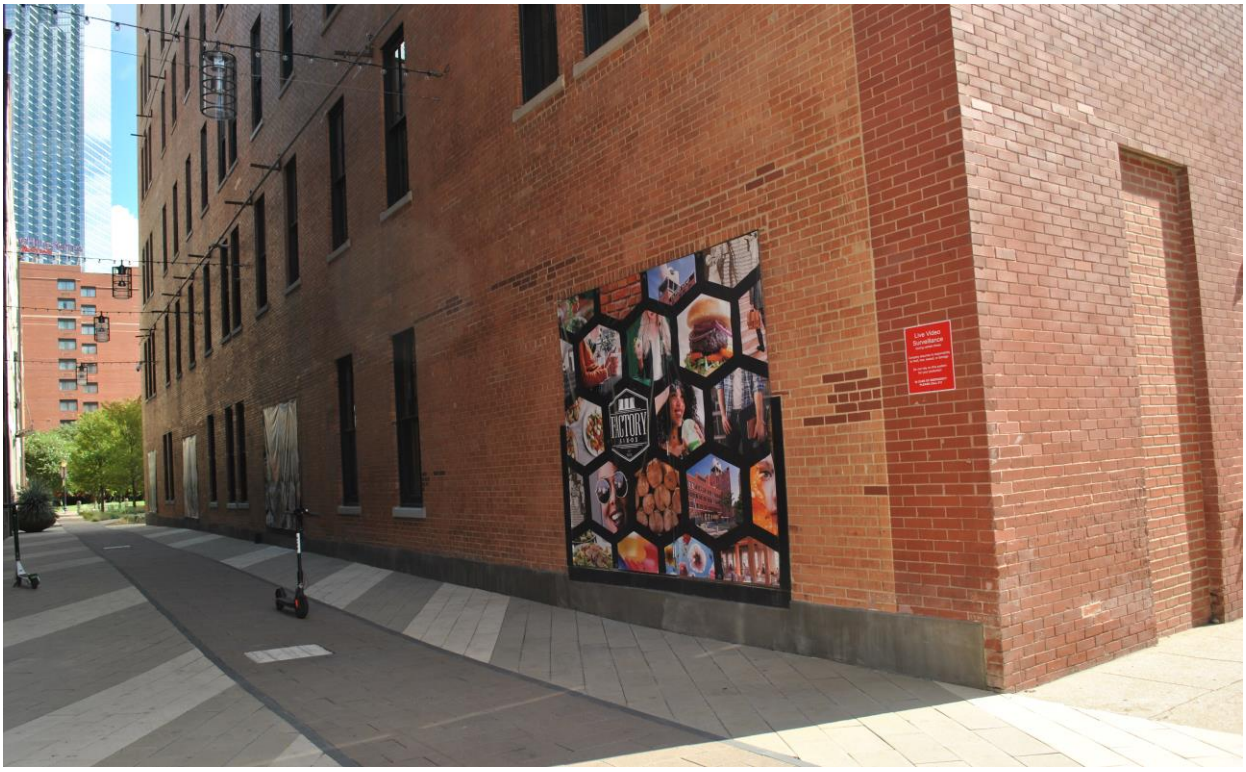
01 Demolition Plan - Ground Level
Scale: 1/8" = 1'-0"

0 2 4 8 NORTH

Request # 1 – Site Plan Close-up (Previously closed openings to be reopened highlighted above in red)



Request #1 – Existing East Elevation – view facing north down alley (Previously closed openings to be reopened are behind banners shown in photo)

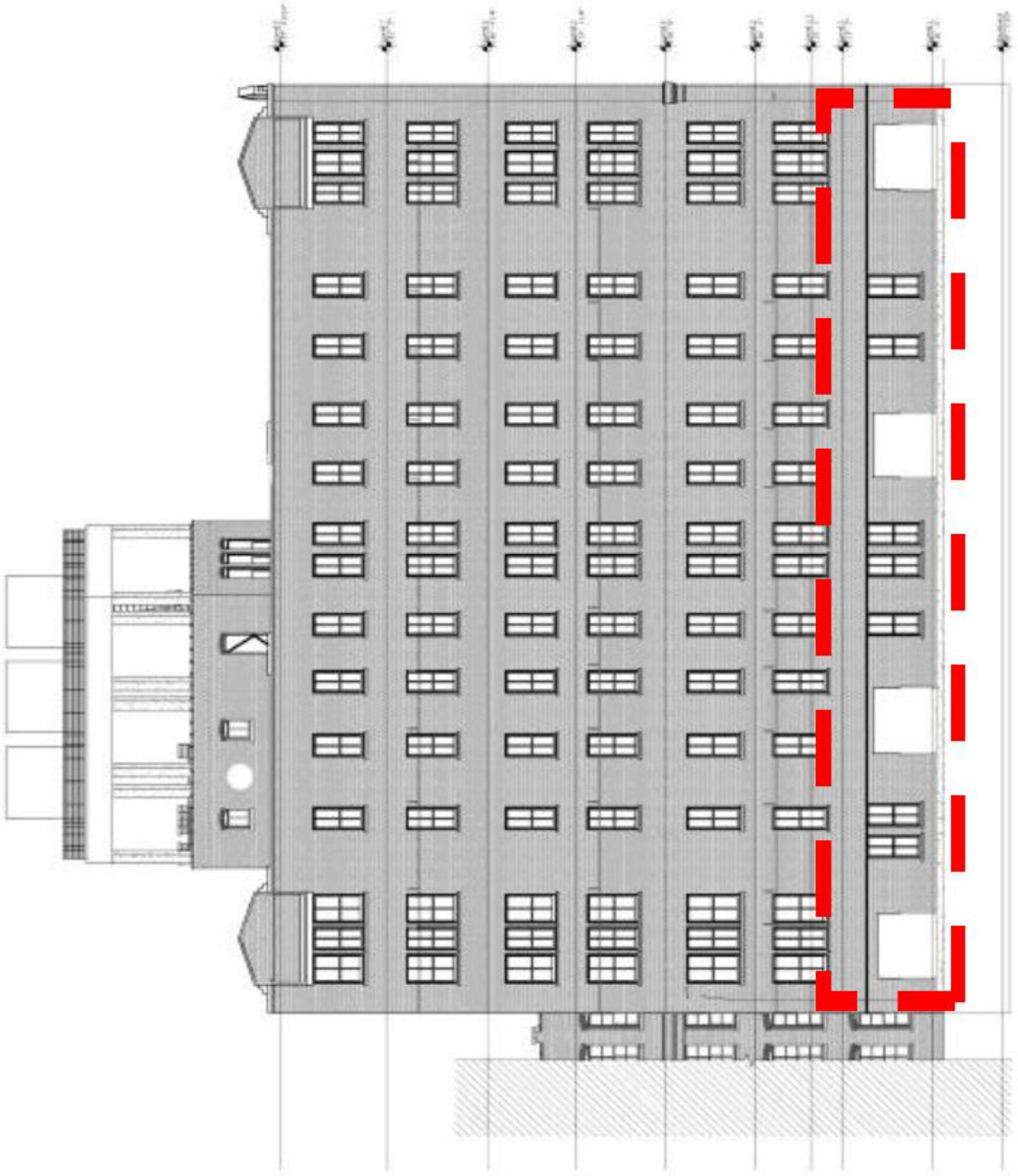

Request #1 – Existing East Elevation – view facing south down alley (Previously closed openings to be reopened are behind banners shown in photo)



Request #1 – East Elevation Prior to Renovations Showing Enclosed Openings (Image from 2015)



Request #1 – Proposed Site Plan (Previously closed openings to be reopened highlighted above in red)



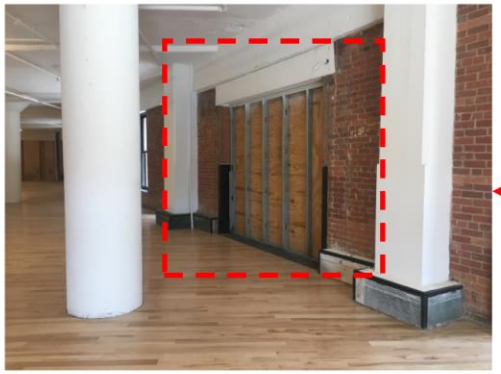
Request #1 – East Elevation - Close-up of Alley View (Previously closed openings to be reopened highlighted above in red)

Request #1 – Proposed Storefront Window Openings on East Elevation

CA178-934(LC)

C16-13

EXHIBIT B – DALLAS ALLEY (1)



EXISTING OPENINGS IN AREA OF WORK
- Temporarily infilled with plywood and vinyl exterior signage

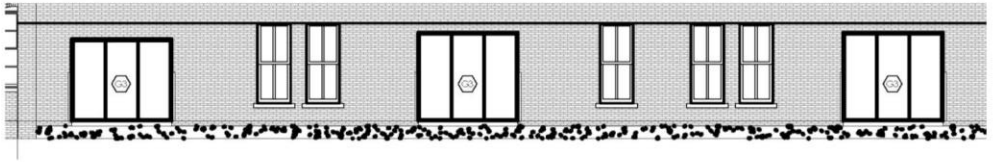
We want to infill (3) of the existing openings on the Dallas Alley side of the building with new framed glazing to match the exterior glazing on the McKinney side of the building. No work will be done to the façade of the building.



EXISTING BUILDING GLAZING @ McKINNEY AVE
- Black metal framed glass
- (3) butt-joint tempered glass panels



AREA OF WORK (1)
Dallas Alley



Enlarged Area of Work (1) showing infill of existing openings with new glazing to match the building standard

Request #1 – Proposed Storefront Door Opening on East Elevation

CA178-934(LC)

C16-14

EXHIBIT C – DALLAS ALLEY (2)



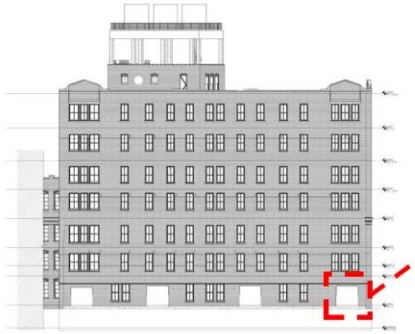
EXISTING OPENING IN AREA OF WORK
- Temporarily infilled with plywood, plywood door with metal frame and vinyl exterior signage

We want to infill the last existing opening at the corner of Dallas Alley and McKinney with a framed glass storefront to match the entry on McKinney. We want to add a stair to match the Record Street stairs into the building. No work will be done to the façade of the building.

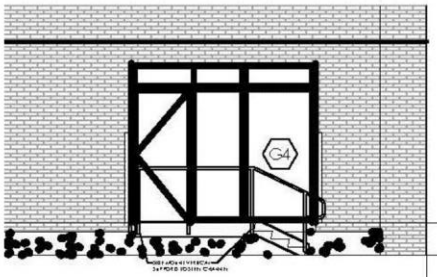




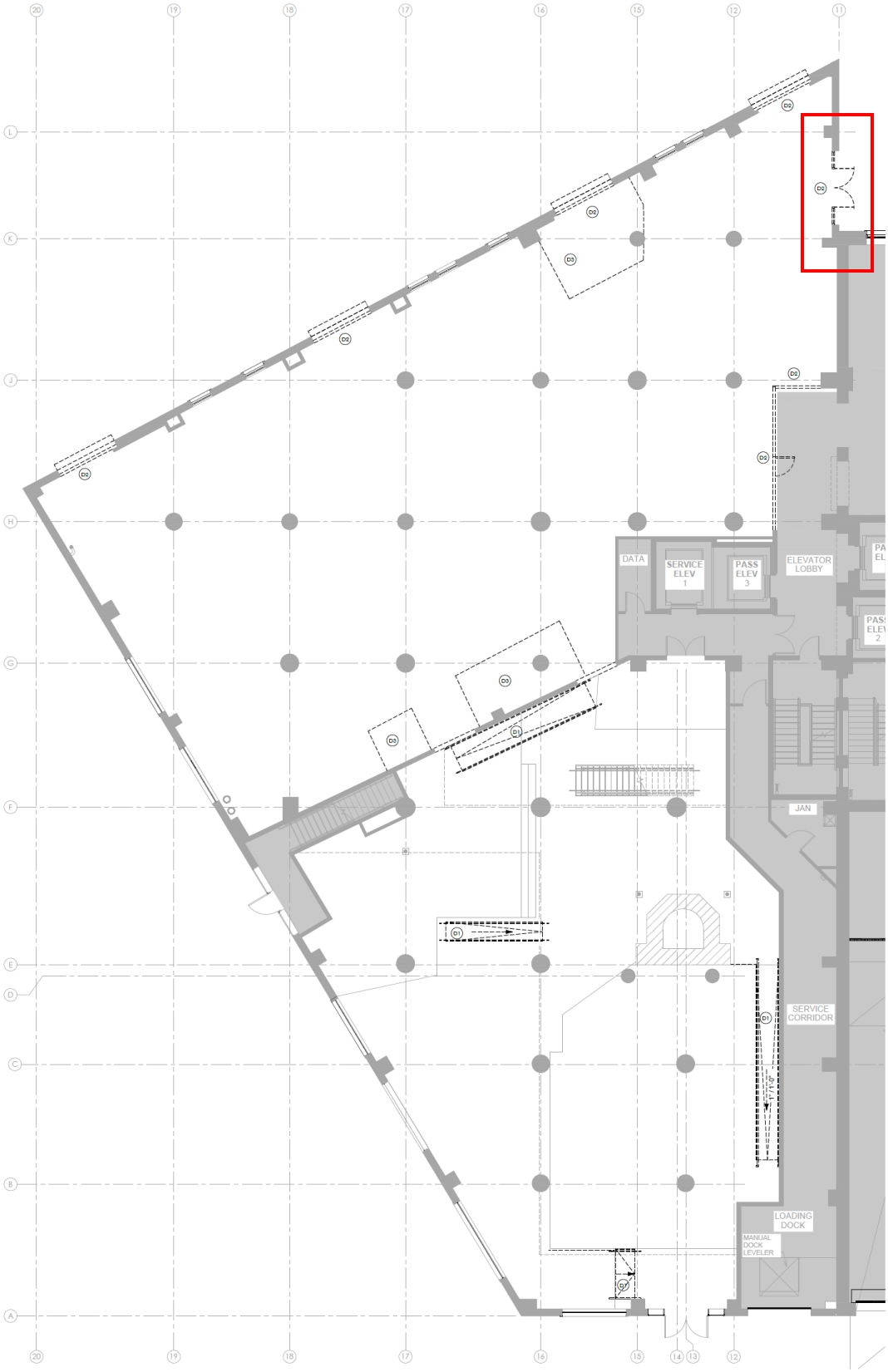
EXISTING ENTRY @ McKINNEY AVENUE & STAIR @ NORTH RECORD STREET
- Glass door with stainless steel top and bottom rails and panic hardware.
- Black metal framed sidelights and clerestory
- Black metal railing on stair
- Wood treads and risers



AREA OF WORK (2)
Dallas Alley



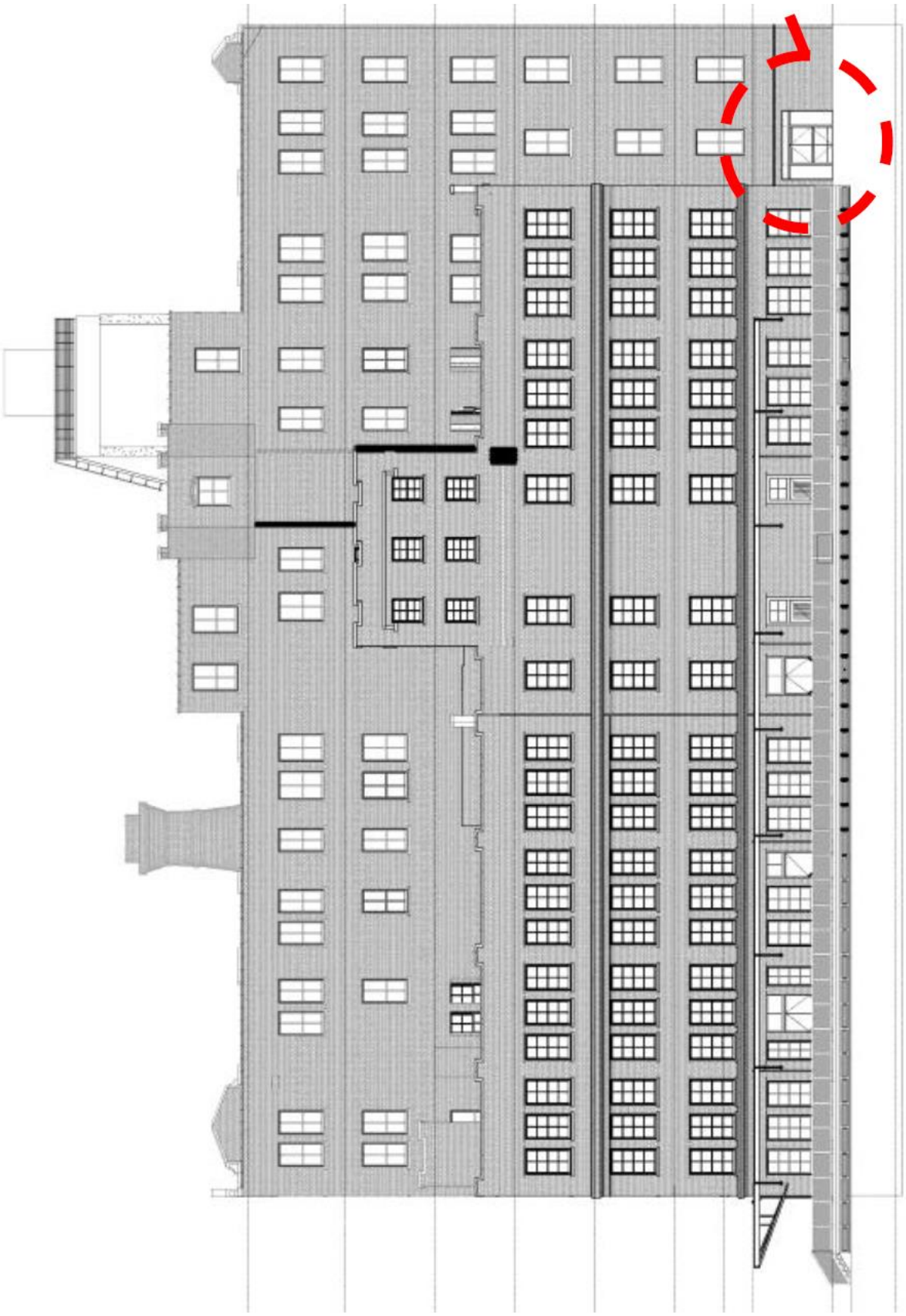
Enlarged Area of Work (2) showing infill of existing opening with new exterior glass door, glazing, clerestory and stair.



01 Demolition Plan - Ground Level
Scale: 1/8" = 1'-0"

0 2 4 8 NORTH

Request # 2 – Site Plan Close-up (Existing storefront to be replaced highlighted above in red)



Request #2 – Proposed South Elevation (Existing storefront to be replaced highlighted above in red)

Request # 2 – Proposed Storefront Door Replacement on South Elevation
CA178-934(LC)
C16-17

EXHIBIT A – SUITE ENTRY

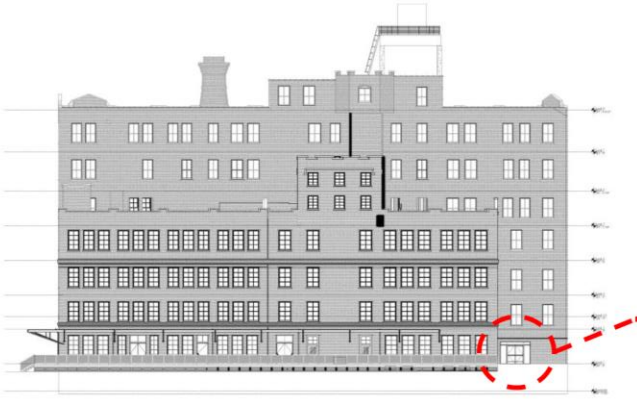


EXISTING SUITE 100 ENTRY: AREA OF WORK
- Temporary black metal storefront

We want to replace the existing storefront with a stainless steel and aluminum store front to match the existing main building entry also on Munger Avenue illustrated on the right. This will make all entrances on Munger avenue match in appearance. No façade work will occur.



MAIN BUILDING ENTRY
- Stainless steel glass doors with top and bottom rails / panic hardware
- Aluminum framed sidelights and clerestory glass



AREA OF WORK
Munger Avenue Entry

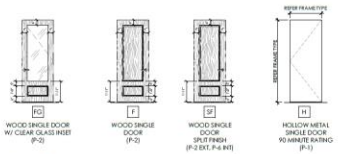
FACTORY SIX03 / COMMON DESK / ENTOS Design 9.12.2018

CA178-934(LC)

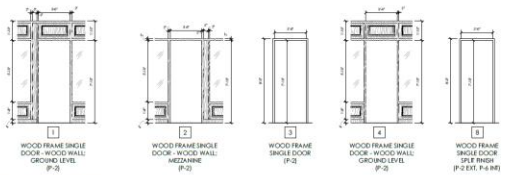
C16-18

Request #1 & #2 – Window and Door Details

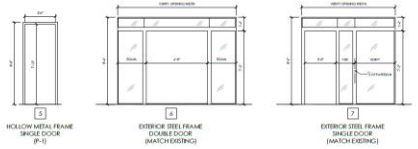
CAUTION: IF THIS PRINT IS NOT 30" X 42" THEN IT IS A REDUCED PRINT



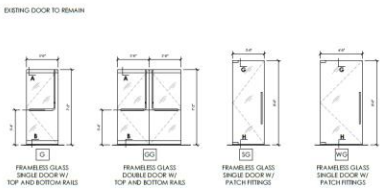
Solid Door Types
Not To Scale



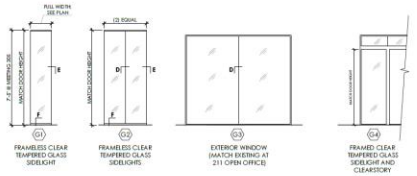
Wood Frame Types
Not To Scale



Metal Frame Types
Not To Scale



Glass Door Types
Not To Scale



Sidelight/Window Types
Not To Scale

Solid Door Specifications

DOOR
TYPICAL WOOD DOOR
SOLID CORE, PAINT GRADE

HOLLOW METAL DOOR
FLUSH PANEL, PRIMED AND READY FOR PAINT

FRAME
WOOD FRAME
PAINT GRADE
HARDWOOD TRIM AT DOOR AND WINDOW FRAMES

HOLLOW METAL FRAME
BUILDING STANDARD, PRIMED AND READY FOR PAINT

HARDWARE
TYPICAL LEVER SET
CYLINDRICAL
SCHLAGE LATITUDE - KEYED ENTRY LOCK - SATIN BRASS

BATHROOM PRIVACY LOCK
DEADBOLT WITH INDICATOR
SCHLAGE B571 W/ OCCUPIED INDICATOR - 606 SATIN BRASS

HINGES
COMMERCIAL GRADE, HEAVY DUTY
SATIN BRASS FINISH

DOOR STOPS
PROVIDE ONE WALL DOOR STOP PER DOOR, U.N.O.
FINISH: SATIN BRASS

Glazing Specifications

DOOR/SIDELIGHT
TYPICAL FRAMELESS GLASS DOOR
1/2" THICK, CLEAR TEMPERED GLASS W/ POLISHED EDGES

TYPICAL FRAMELESS GLASS SIDELIGHT/WINDOW
1/2" THICK, CLEAR TEMPERED GLASS W/ POLISHED EDGES

TYPICAL FRAMED GLASS SIDELIGHT/WINDOW
1/4" THICK, CLEAR GLASS
UNLESS GLASS SIZE EXCEEDS 3' x 9' THEN PROVIDE 3/8" THICK

WOOD FRAMES
TYPICAL FRAME
REFER TO PARTITION TYPES L & M ON SHEET A.N.0

HARDWARE - EXTERIOR GLASS DOORS
TOP AND BOTTOM 6" RAILS (FRAMELESS GLASS DOOR)
MFG: C.R. LAURENCE CO.
STYLE: CRL 4" TA PERED STOCK SIZE RAIL, 60° TAPERED EDGE
MODEL: DR4TBS125 (NO LOCK)
FINISH: BRUSHED S.S. OR MATCH BUILDING STANDARD

OVERHEAD CLOSER
BUILDING STANDARD

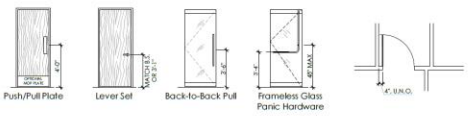
PANIC EXIT BARS
NORMENTAL - VERTICAL PANIC BARS
MATCH BUILDING STANDARD

HARDWARE - INTERIOR GLASS
PATCH FITTINGS
MFG: C.R. LAURENCE CO.
STYLE: CRL NORTH AMERICAN DOOR PATCH FITTINGS W/ 2-3/4" PIVOT SETBACK
MODEL: PHA 1DU
FINISH: BLACK BRONZE
NOTES: USE WITH CRL OVERHEAD ADJUSTABLE CONCEALED CLOSERS THAT MEET TAS/ADA REQUIREMENTS AND ADJUSTABLE BOTTOM RREE

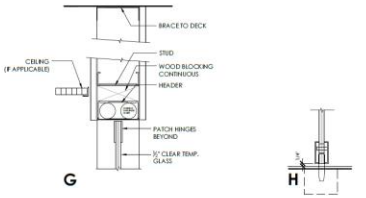
CONCEALED OVERHEAD CLOSER
MFG: C.R. LAURENCE CO.
STYLE: CRL 90° ADA ADJUSTABLE SPRING POWER "S" PACKAGE
MODEL: CRLBN605
FINISH: BLACK BRONZE

BACK TO BACK PULL
MFG: ROCKWOOD
MODEL: RM3000, MEGATEK, 48" CTC
FINISH: BRASS

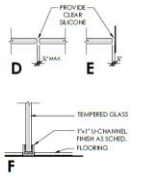
U-CHANNEL (FRAMELESS GLASS SIDELIGHT/WINDOW)
MFG: C.R. LAURENCE CO.
STYLE: CRL CUSTOM LENGTH "U" CHANNEL
MODEL: UCDU0812CL (BLACK BRONZE)



Door/Hardware Placement
Not To Scale



Frameless Glass Door Detail - Patch Fittings
Not To Scale



Frameless Glass Sidelight/Window Details
Not To Scale

ENTOS design
5400 LBJ Freeway
Suite 125
Dallas, Texas
75240
P. 972.770.2222
F. 972.770.2242
www.entosdesign.com

09/07/2018

No.	Issued	Date
	Bid & Permit	09/07/2018
	95% CD Review	09/05/2018
	50% Bid Set	08/22/2018
	50% CD Review	08/17/2018

Project
COMMON DESK

Project ID: 17-1591-L001

Location
Factory Six03

603 Munger Avenue
Suite 100
Dallas, Texas 75202

Sheet Title
Door, Frame, Hardware and Glazing Types

© 2018

Sheet Number
AN2.2

Request #1 & #2 – Window and Door Details

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

5.0 Construction and Renovation Criteria.

No construction of new buildings or renovation of existing buildings shall adversely affect any historical or architectural feature of such building or the district as a whole. All constructions of new buildings and renovations of existing buildings must generally comply with the following guidelines:

5.2 Façade materials. Predominant facade material shall be fired brick, as defined by American Standards Testing Materials designation C-126-75A, type grade FBA-SW or FBS-SW. or metal. All brick and metal should be appropriate to the historic district. Trim elements shall be either brick, cast stone, stone, cast iron, concrete or a similar material. Only two-way glass shall be used in the windows, and no reflective or spandrel glass may be used. Renovations of buildings in existence as of June 16, 1976 may include their predominant facade materials.

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

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 9/12/2018
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Entos Design/ Barry Maners
Address: **603 Munger Ave (H-2; West End)**
Date of CA/CD/CR Request: 9/6/2018

RECOMMENDATION:

_____ Approve _____ Approve w/ conditions _____ Deny _____ Deny w/o prejudice
__✓__ Comments only

Recommendation / comments/ basis:

TASK FORCE SUPPORTS PROPOSED REVISION

Task force members present

✓ Gary C. Coffman (Chair)	___ Justin Curtsinger	___ VACANT (Ind. Resident)
___ Jay Firsching (Vice-Chair)	✓ Charles Neel	___ VACANT (Ind. Resident)
✓ Carolina Pace	___ Anne Stimmel (Alternate)	___ VACANT (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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 9/12/2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CD178-022(JKA)
LOCATION: 203 N Clinton Ave
STRUCTURE:Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: Teresa Norton

OWNER: RODRIGUEZ ROBERT & TERESA M NORTON

REQUEST: Demolish accessory structure using the standard "non-contributing because newer than period of significance."

BACKGROUND / HISTORY:
07/25/2018 – A Routine CA was issued to repair siding and paint the main structure to match existing colors (178-823(JKA)).

09/04/2018 – Landmark approved the replacement of French doors on the rear façade (CA178-862(JKA)).

The accessory structure is non-contributing to the Winnetka Heights historic district.

ANALYSIS: The existing accessory structure was not built during the period of significance for Winnetka Heights. The 1922 and 1952 Sanborn maps show a smaller structure that was replaced by the existing structure. The existing structure is failing and proposed for removal with no plans to build a replacement accessory structure at this time. Staff is recommending approval of the demolition with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION: Demolish accessory structure using the standard "non-contributing 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 accessory structure using the standard "non-contributing because newer than period of significance" – Approve – No comments provided.

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

CD 178 . 022 (JKA)
Office Use Only

1. Name of Applicant: Teresa M Norton

MAILING Address: 203 N. Clinton Ave. City Dallas State TX Zip 75208
Daytime Phone: 469-360-2724 Alternate Phone: Robert 469-363-4373
Relationship of Applicant to Owner: Same- owners Teresa Norton & Robert Rodriguez

ADDRESS OF PROPERTY TO BE DEMOLISHED: 203 N. Clinton Ave. Dallas TX Zip 75208
Historic District: WINNETKA HEIGHTS

Proposed Work:

2. Indicate which demolition standard you are applying (choose ONE option):
   - ____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 certificate 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)

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).

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.

RECEIVED BY
SEP 06 2018
Current Planning

4. **Signature of Applicant:** Teresa M Norton **Date:** 09/06/2018

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.

_____ _____
Sustainable Development and Construction **Date**

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

Affidavit

Before me the undersigned on this day personally appeared TERESA M NORTON 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.

Teresa M Norton

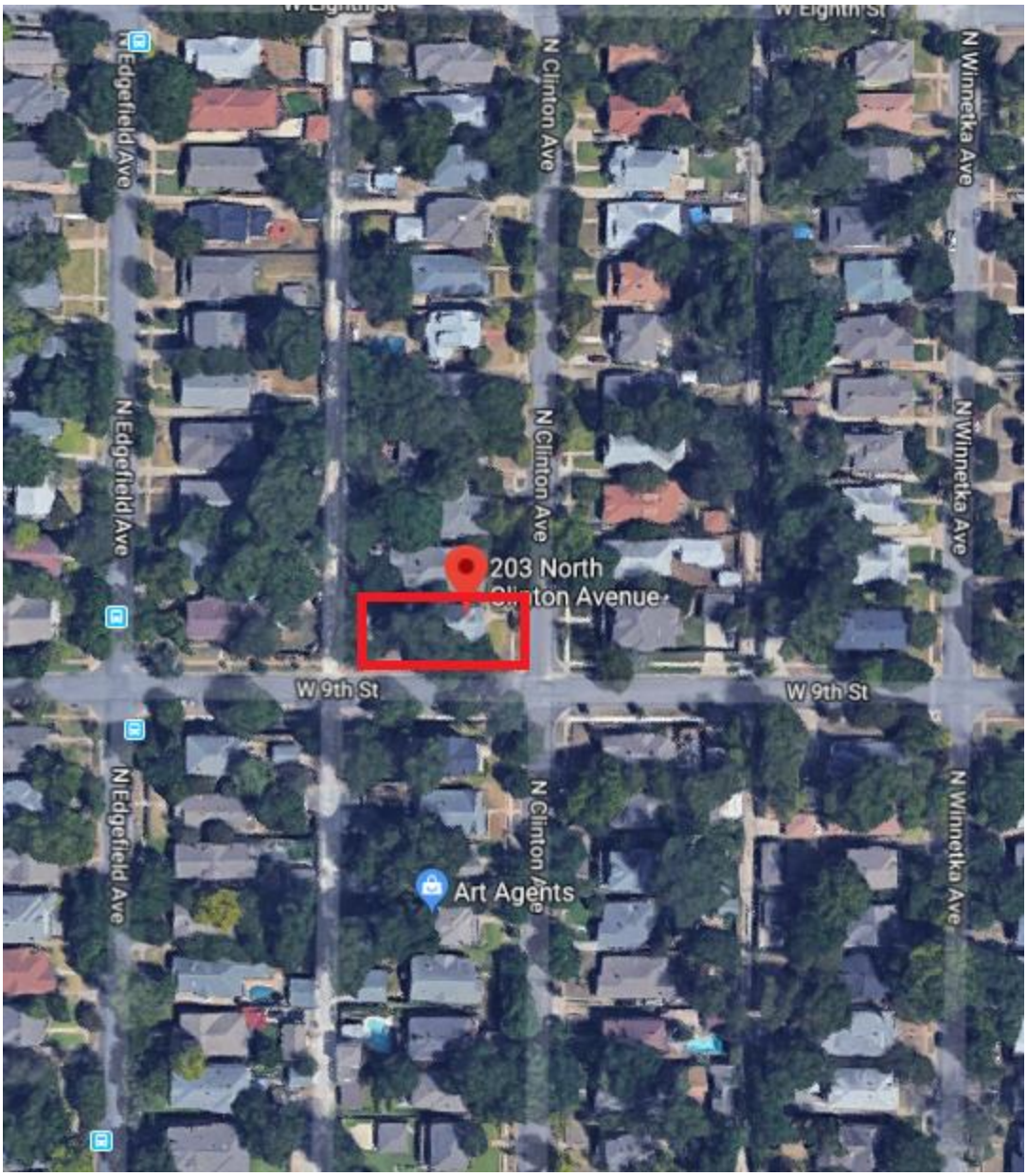
Affiant's signature

Subscribed and sworn to before me this 5th day of Sept, 2018

R Kristopher

Notary Public

ROBERTA JEAN CHRISTOPHER
Notary Public, State of Texas
Comm. Expires 03-14-2021
Notary ID 12681956-7



Aerial image



Main structure



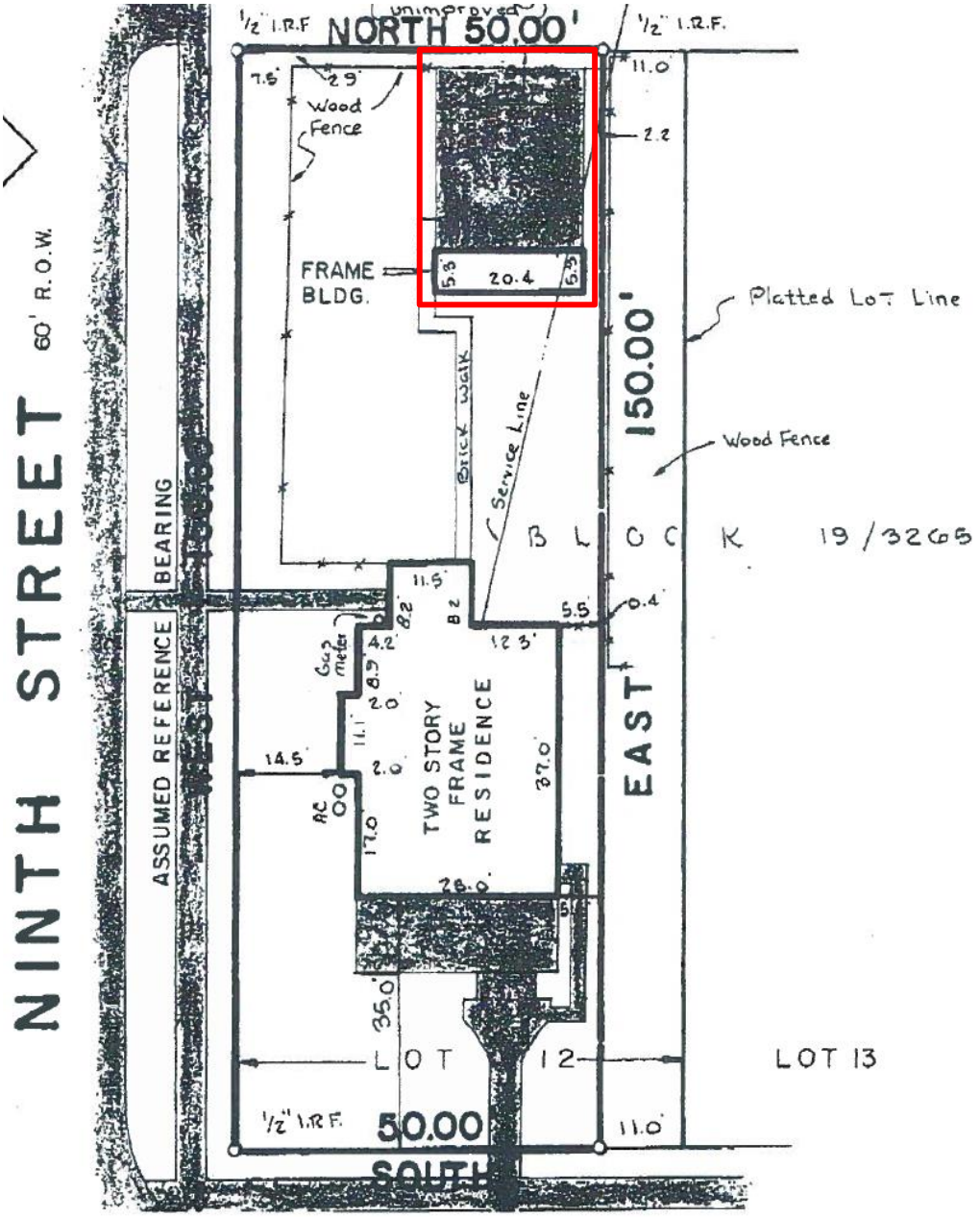
To Left



To Right



Across Street


NINTH STREET
60' R.O.W.
ASSUMED REFERENCE BEARING
½" I.R.F.
NORTH 50.00'
½" I.R.F.
Wood Fence
FRAME BLDG.
20.4
Platted Lot Line
150.00'
Wood Fence
Brick Walk
Service Line
BLOCK 19/3265
TWO STORY FRAME RESIDENCE
EAST
LOT 12
LOT 13
½" I.R.F.
50.00
SOUTH

Site survey

203 N Clinton Demolition Documentation Carport
PURPOSE OF DEMOLITION:
To remove a hazard that will impede the ability to sell property.

Documentation of 'non-contributing'

1. Photos of current status of structure.
2. Use after demolition is TBD by future owner. For our purposes we will use the existing slab as a patio area.
3. Existing structure was not same as depicted on 1922 Sandborn map.
4. See attached.

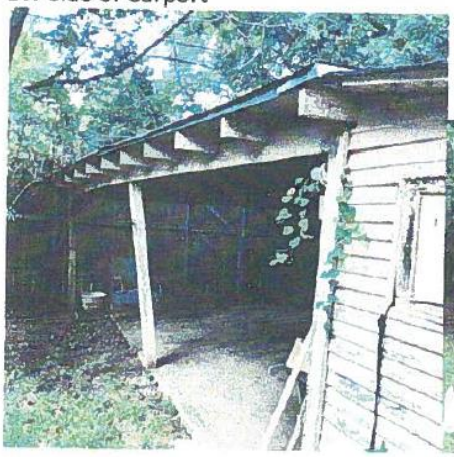
NW Corner of Carport



NE Corner



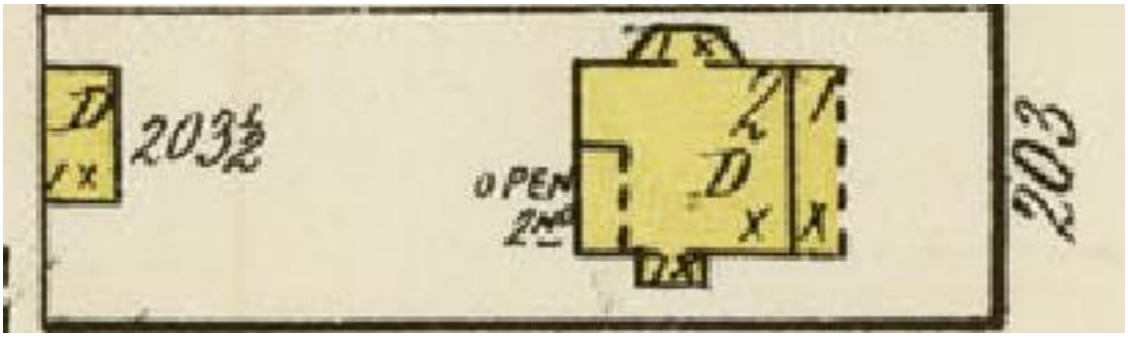
SW Side of Carport



Top view



Accessory structure photos



1922 Sanborn Map



1952 Sanborn Map

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 51A-4.501(h)(4)(D):

(D) The landmark commission must deny an application to demolish or remove a structure that is noncontributing to the historic overlay district because it is newer than the period of historic significance unless it finds that:

(i) the structure is non-contributing to the historic overlay district;

(ii) the structure is newer than the period of historic significance for the historic overlay district; and

(iii) demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: TERESA NORTON
PROPERTY ADDRESS: 203 N CLINTON AVE
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

X Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

• APPROVE AS SUBMITTED

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simple Majority Quorum: X yes ___ no

Maker: • ALF NICK
2nd: CHRISTINE
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9.12.2018

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-965(JKA)
LOCATION: 318 S. Clinton Ave
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Grant and Courtney Williamson

OWNER: WILLIAMSON GRANT & COURTNEY

REQUEST: Paint main structure. Brand: Behr. Body and front steps: HDC-MD-06 "Nano White;' Trim: PPU18-20 "Broadway;" Accent (porch floor and ceiling): M470-1 "Snowmelt."

BACKGROUND / HISTORY:

06/29/2010 – Landmark approved new paint colors (CA090-408(CH)).

03/03/2011 – Landmark approved landscaping for the front yard (CA101-163(CH)).

08/14/2018 – Landmark denied a request for painting (CA178-772(JKA)).

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

ANALYSIS: The applicant's first proposal for painting used the same color scheme, but was denied because the blue color was proposed for the front porch steps (which were previously painted) and the porch floor. This proposal changes the color of the front porch steps to white, so they will blend in with the porch skirting. The blue color is still proposed for the front porch floor, but the color will not be highly visible from the street. Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION: Paint main structure. Brand: Behr. Body and front steps: HDC-MD-06 "Nano White;' Trim: PPU18-20 "Broadway;" Accent (porch floor and ceiling): M470-1 "Snowmelt" – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Paint main structure. Brand: Behr. Body and front steps: HDC-MD-06 "Nano White;' Trim: PPU18-20 "Broadway;" Accent (porch floor and ceiling): M470-1 "Snowmelt" – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 .965 (JKA)
Office Use Only

Name of Applicant: JANET + COURTNEY WILLIAMSON
Mailing Address: 316 S. CLINTON AVE
City, State and Zip Code: DALLAS TX 75208
Daytime Phone: 936.441.2027 Fax:
Relationship of Applicant to Owner: OWNER

PROPERTY ADDRESS: 316 S. CLINTON AVE.
Historic District: WH

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

EXTERIOR PAINT TO THE ENTIRETY OF THE HOUSE.
WHITE AS THE PRIMARY EXTERIOR COLOR WITH BLACK WINDOWS + ACCENT TRIM. ALSO INCLUDING A LIGHT SKY BLUE FOR THE PORCH FLOOR + CEILING AT THE FRONT, AND WHITE FOR THE STEPS.

RECEIVED BY

Signature of Applicant: [signature] Date: 9/5/2018

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

Current Planning

APPLICATION DEADLINE:

Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:

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

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

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

_____ _____
Sustainable Construction and Development Date



Aerial image



Main structure



To Left



To Right

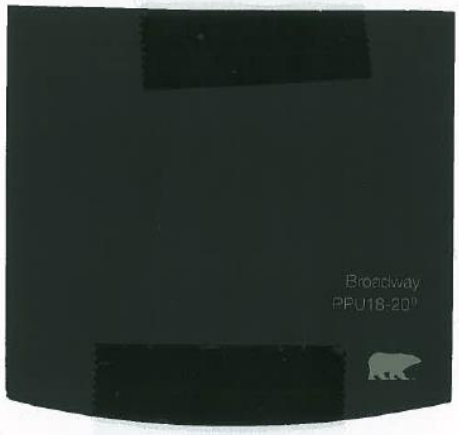


Across Street

5208 EXTERIOR: NANO WHT



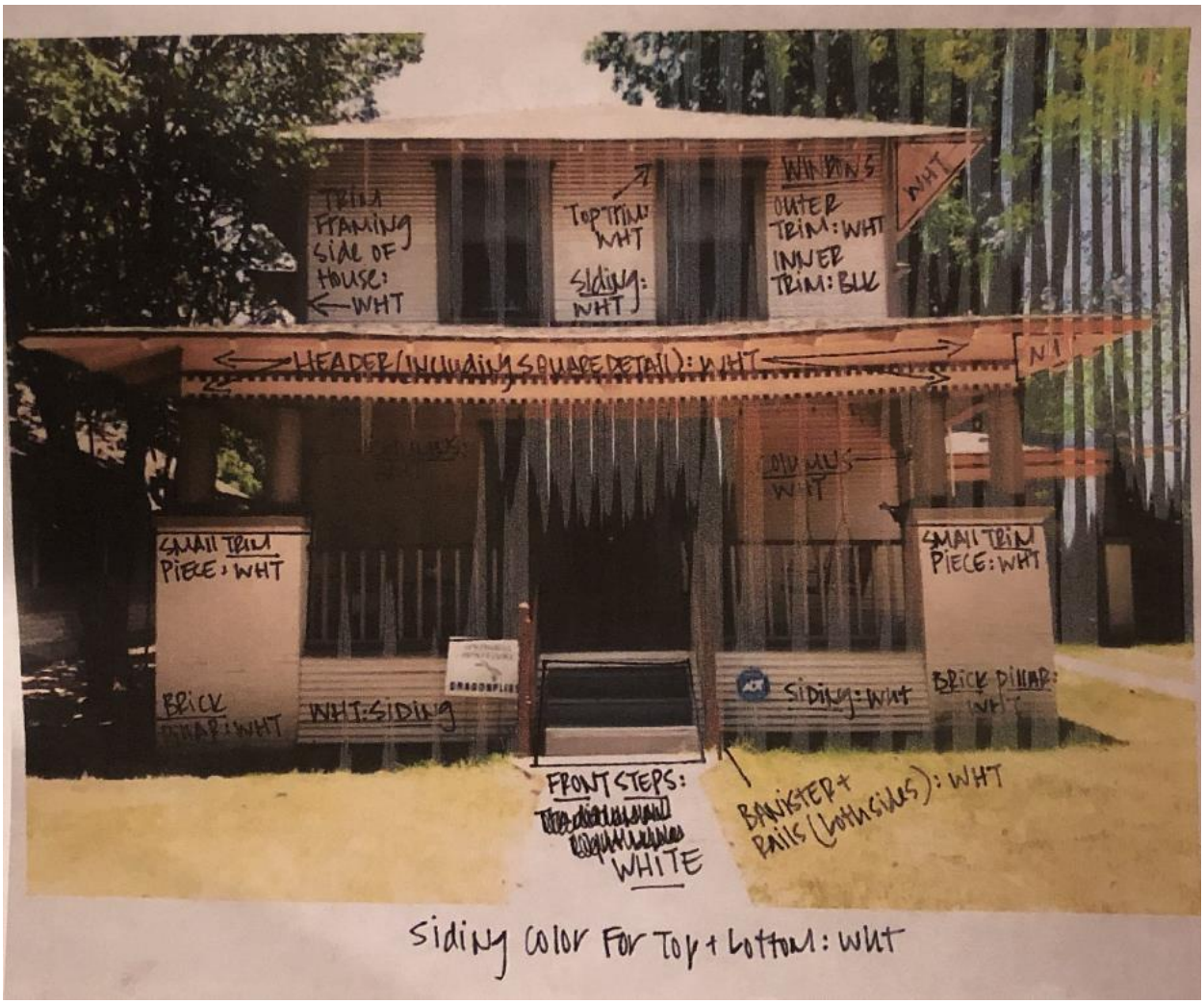
TRIM: BROADWAY BLACK



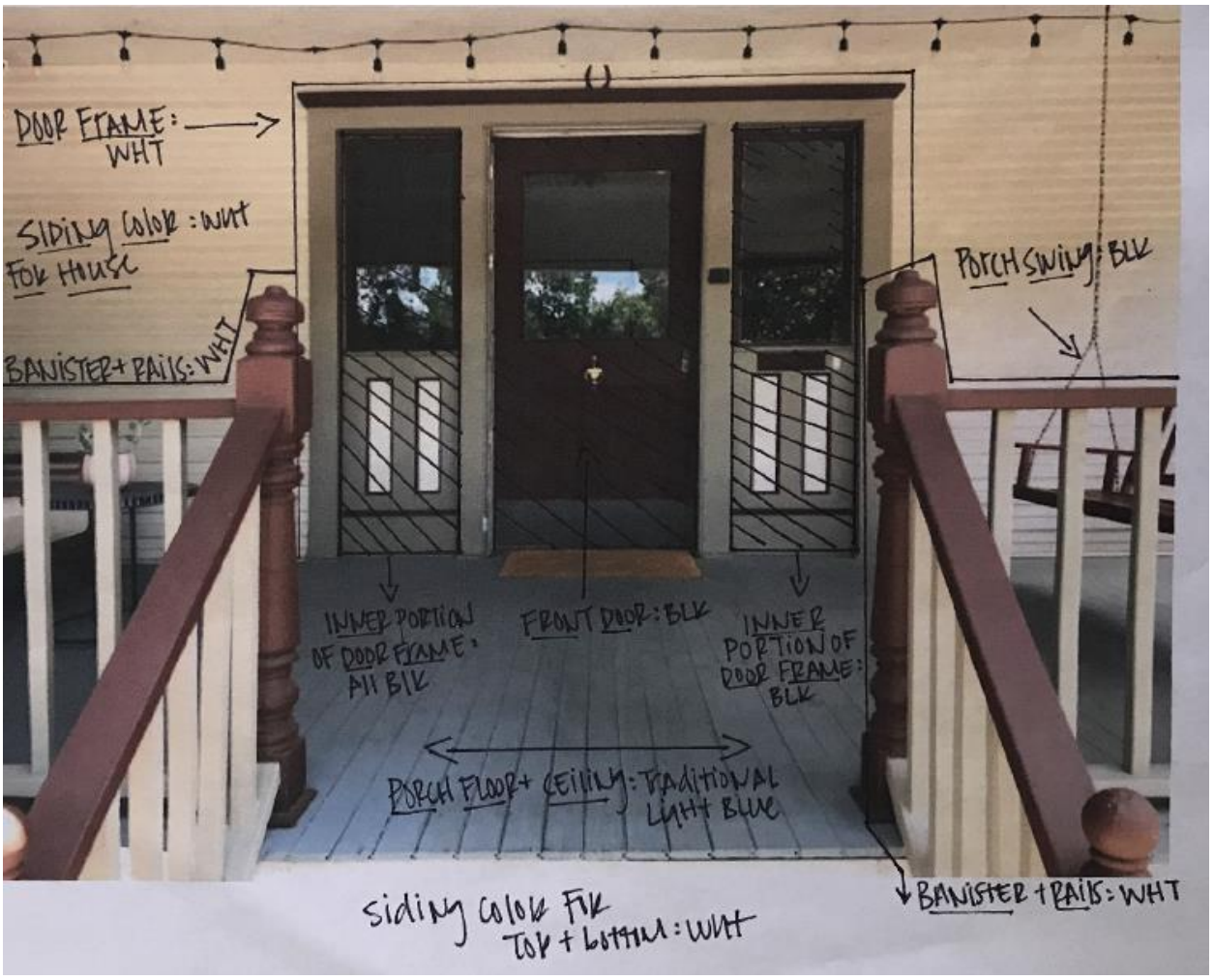
FRONT PORCH FLOOR + CEILING: SNOWMELT



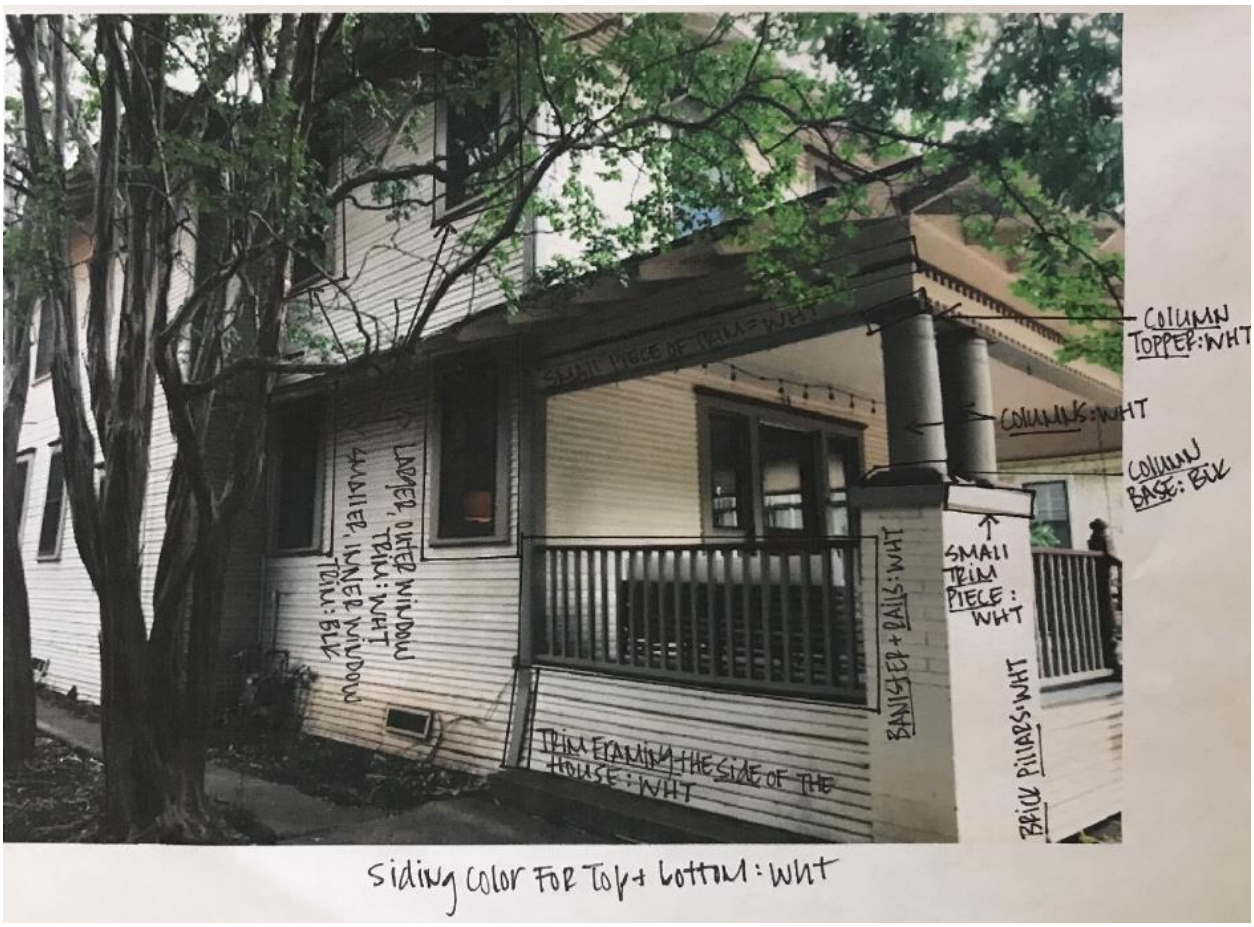
Paint specifications



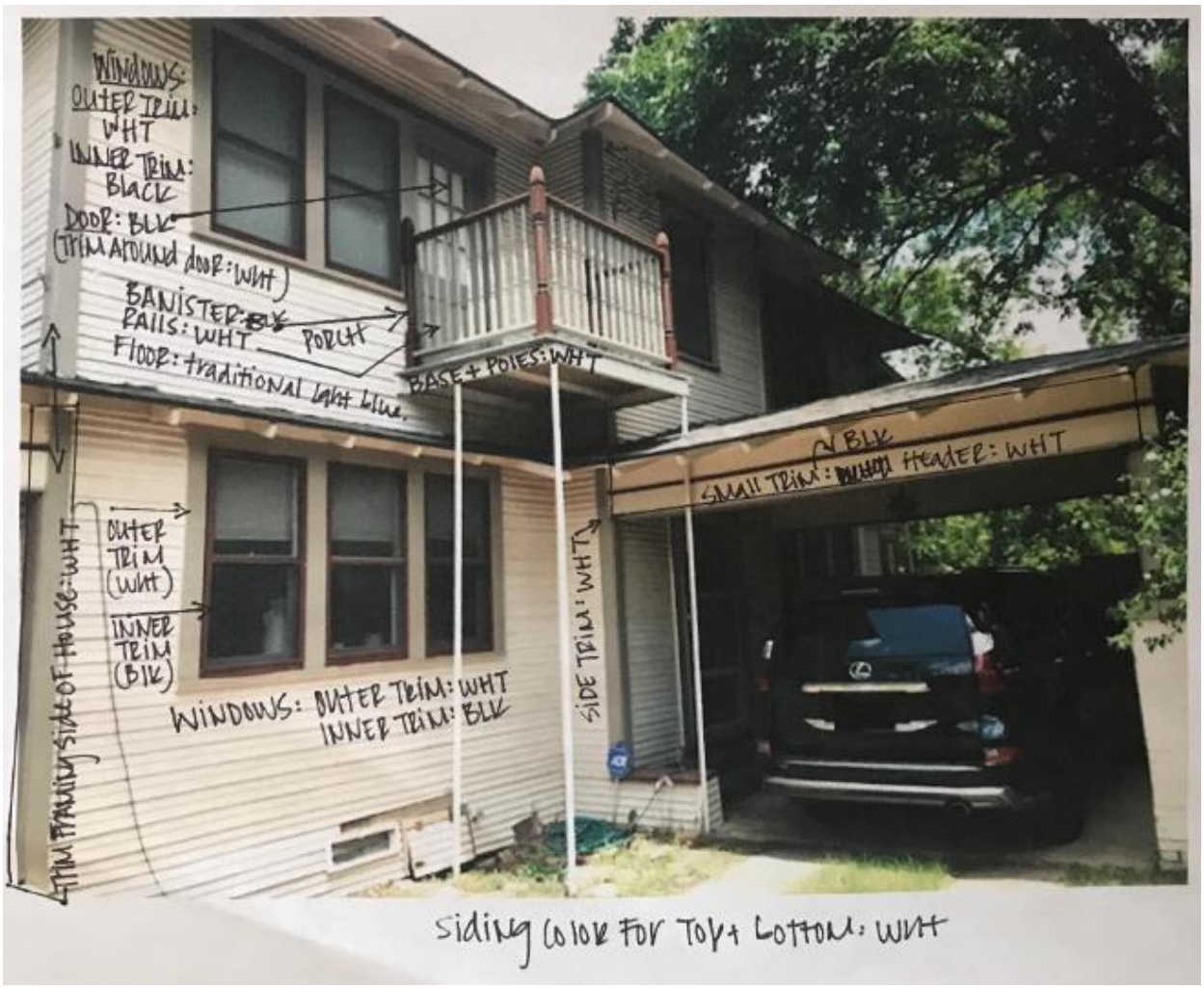
Proposed paint locations



Proposed paint locations



Proposed paint locations



Proposed paint locations



Proposed paint locations



Example of body and trim color

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a)(8)(C):

(C) Dominant and trim colors. All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: GRANT AND COURTNEY WILLIAMSON
PROPERTY ADDRESS: 318 S CLINTON AVE
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

_Y_ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

Task force members present

_X_ Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
_X_ Christine Escobedo	_X_ Nicholas Dean	___ VACANT (Alt)
_X_ Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present ___ Jennifer Anderson

Simple Majority Quorum: _X_ yes ___ no

Maker: NICK
2nd: CHAIRMAN
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE 9.12.18

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 **OCTOBER 1, 2018**

FILE NUMBER: CD178-021(JKA)
LOCATION: 304 S. Montclair Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Jeff Hurst

OWNER: HURST JEFFREY & CORA

REQUEST: Demolish accessory structure using the standard "non-contributing because newer than period of significance."

BACKGROUND / HISTORY:
01/22/2010 – A Routine CA was issued to install a 6' wood fence (CA090-181(MF)).

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

ANALYSIS: The accessory structure was not constructed during the period of significance for Winnetka Heights and does not appear on either the 1922 or 1952 Sanborn Map. The walls are made of compressed wood and the structure does not have a permanent foundation. The small accessory structure that appears on the opposite side of the yard on the Sanborn Maps was previously demolished (date unknown). The applicant is proposing to replace the structure with a larger accessory structure. Staff is recommending approval of the demolition of the non-historic accessory structure with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION: Demolish accessory structure using the standard "non-contributing 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 accessory structure using the standard "non-contributing because newer than period of significance" – Approve.

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

CD 178 - 021 [JKA]
Office Use Only

1. Name of Applicant: Jeff [redacted] Hurst

MAILING Address: 222 S. Montclair Ave City Dallas State TX Zip 75208
Daytime Phone: 214 226 2587 Alternate Phone: 214 704 9378
Relationship of Applicant to Owner: _____

ADDRESS OF PROPERTY TO BE DEMOLISHED: 304 S. Montclair Ave Zip 75208
Historic District: Winnetka Heights

Proposed Work:

2. Indicate which demolition standard you are applying (choose ONE option):
   - ____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 certificate 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)
Demolish garage/shed in order to build a new one which is conforming

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).**

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.

RECEIVED BY
SEP 06 2018
Current Planning

4. **Signature of Applicant:** _____ **Date:** 8/2/18

5. **Signature of Owner:** _____ **Date:** 8/2/18
(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.

_____ _____
Sustainable Development and Construction **Date**

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

Certificate for Demolition & Removal **City of Dallas Historic Preservation**
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05, 06-05-18

Affidavit

Before me the undersigned on this day personally appeared Jeffrey R. Hurst 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.

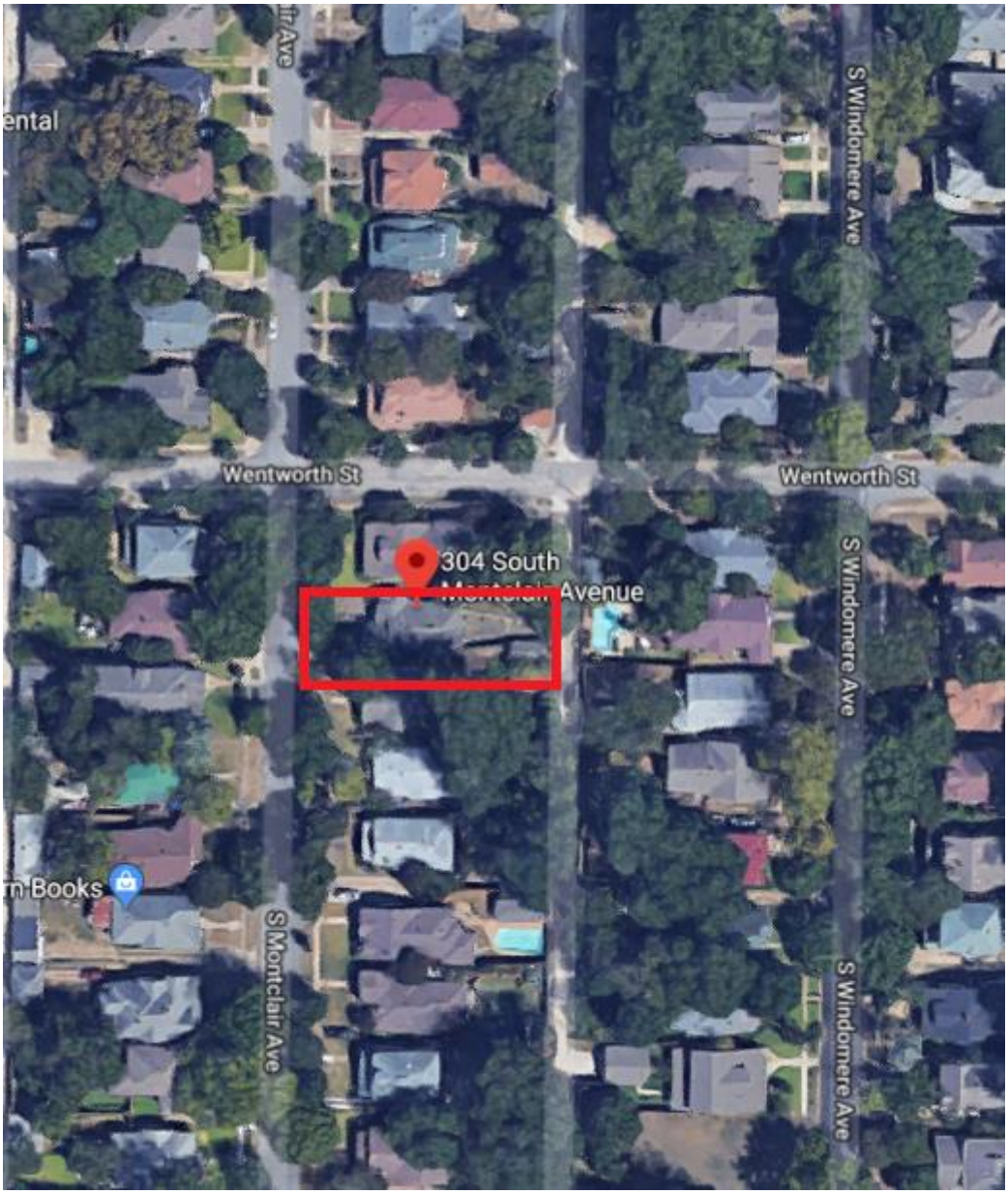
Affiant's signature

Subscribed and sworn to before me this 8th day of August, 2018

8/2/18

Notary Public

CLAUDIA BELTRAN
Notary ID # 130815126
My Commission Expires
September 9, 2020



Aerial image



Main structure



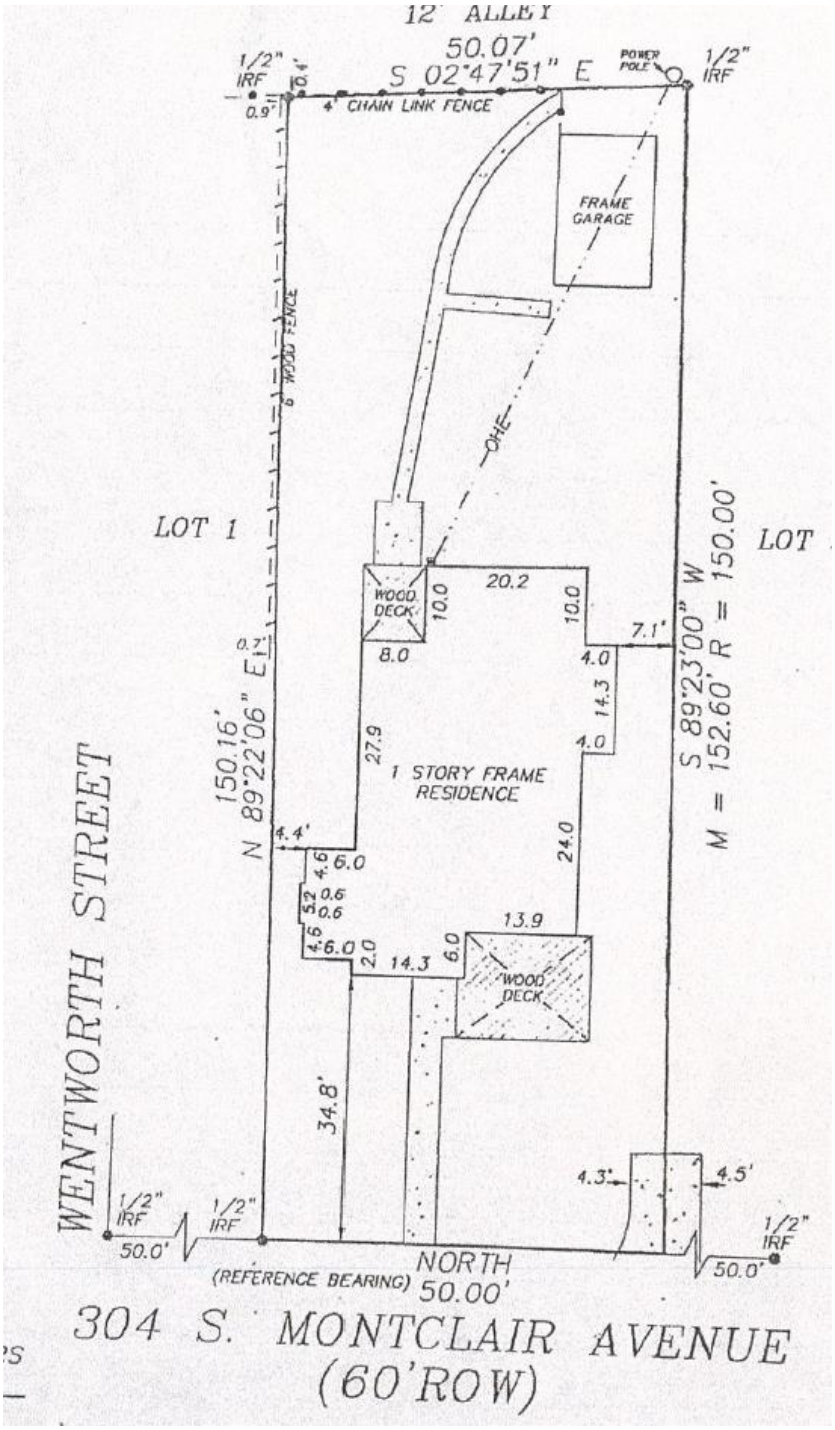
To right



To left



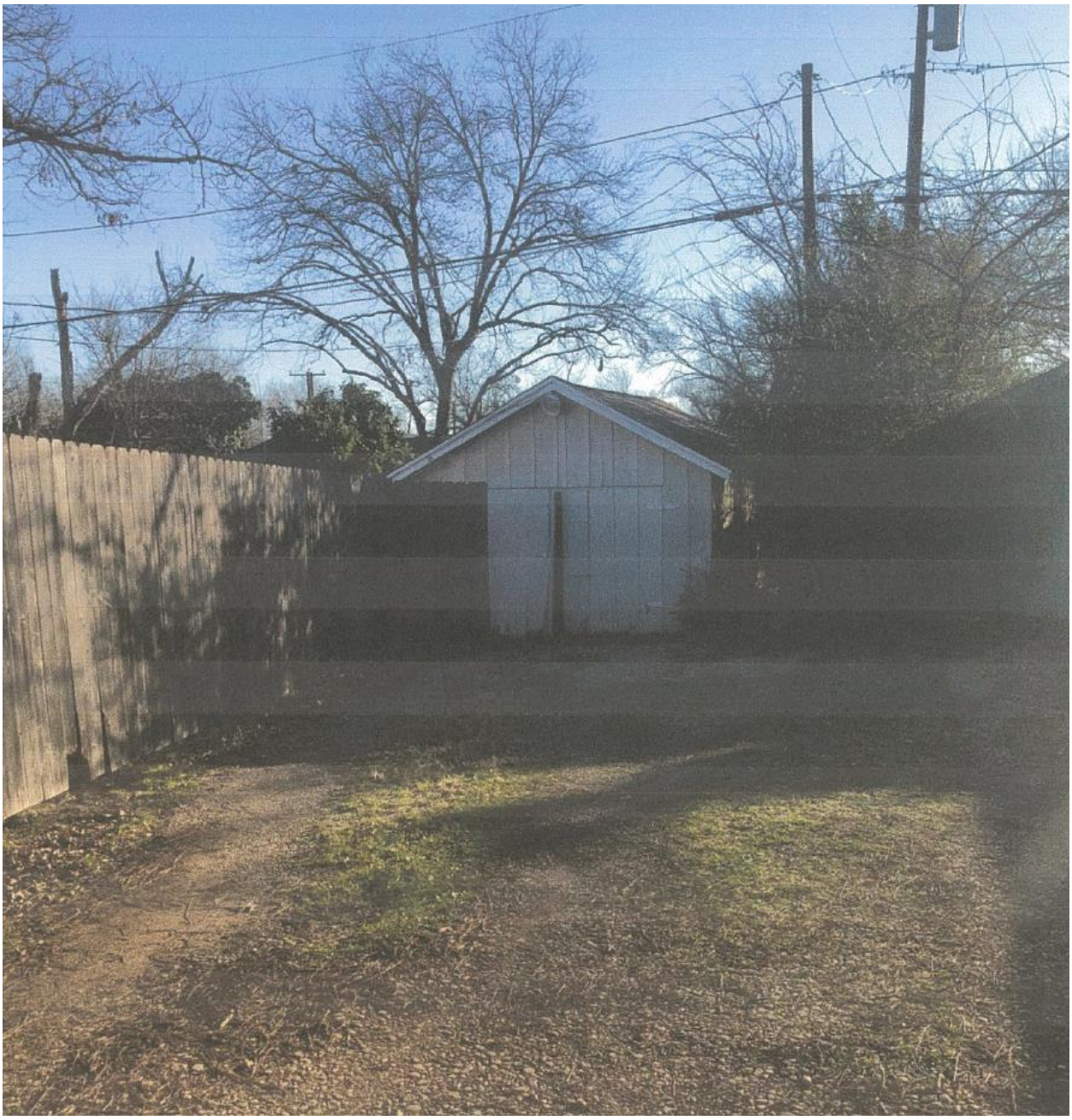
Across street


12' ALLEY
50.07'
S 02°47'51" E
1/2" IRF
POWER POLE
4' CHAIN LINK FENCE
FRAME GARAGE
6' WOOD FENCE
OHE
LOT 1
LOT
WOOD DECK
20.2
10.0
10.0
7.1'
8.0
4.0
14.3
4.0
27.9
1 STORY FRAME RESIDENCE
24.0
4.4'
6.0
4.6
3.2
0.6
0.6
4.5
6.0
2.0
14.3
13.9
6.0
WOOD DECK
34.8'
150.16'
N 89°22'06" E
S 89°23'00" W
M = 152.60' R = 150.00'
WENTWORTH STREET
4.3'
4.5'
1/2" IRF
50.0'
NORTH
(REFERENCE BEARING)
50.00'
304 S. MONTCLAIR AVENUE
(60'ROW)

Site survey



Accessory structure



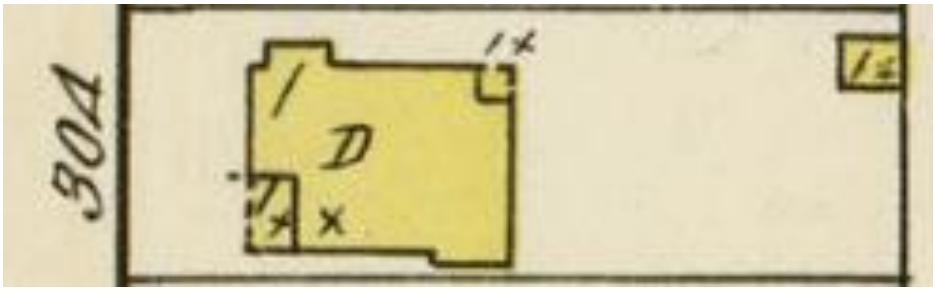
Accessory structure



Accessory structure



Accessory structure and north half of the rear yard



1922 Sanborn Map



1952 Sanborn Map

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: JEFF HURST
PROPERTY ADDRESS: 304 S MONTCLAIR AVE - CD
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

X Approval _____Approval with conditions____ Denial _____Denial without prejudice

Recommendation / comments/ basis:

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simple Majority Quorum: X yes ___ no

Maker: MCK
2nd: FRED
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE 9.12.18

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-962(JKA)
LOCATION: 418 S Willomet Ave
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Kyle Pilkenton

OWNER: PILKENTON KYLE

REQUEST: Paint main and accessory structure. Brand: Sherwin Williams. Body: SW9179 "Anchors Away;" Trim: SW7004 "Aesthetic White."

BACKGROUND / HISTORY:
09/09/2013 – Landmark approved new paint colors and the replacement of two front doors (CA123-575(MD)).

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

ANALYSIS: The proposed dark blue color would replace the existing light blue color, and the proposed white color would be placed in the same locations as the existing trim color. The proposed color scheme is identical to the one approved for 130 N Edgefield. The colors are complimentary of each other and compatible with the historic overlay district, so Staff is recommending approval with the finding that the work meets the preservation criteria.

STAFF RECOMMENDATION: Paint main and accessory structure. Brand: Sherwin Williams. Body: SW9179 "Anchors Away;" Trim: SW7004 "Aesthetic White" – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Paint main and accessory structure. Brand: Sherwin Williams. Body: SW9179 "Anchors Away;" Trim: SW7004 "Aesthetic White" – Approve with Conditions – Submit photos of neighbors' paint schemes.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-162 (JKA)
Office Use Only

Name of Applicant: Kyle Pilkenton
Mailing Address : 418 S Willomet Ave
City, State and Zip Code: Dallas, Texas 75208
Daytime Phone: 214-679-1861 Fax:
Relationship of Applicant to Owner : Applicant is Owner

PROPERTY ADDRESS: 418 S Willomet Ave. Dallas, TX 75208
Historic District: Winnetka Heights Historic District

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

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Painting exterior of home and garage. The proposed main body color is Sherwin Williams "Anchors Aweigh" SW9179 (flat sheen) and the proposed trim color is "Aesthetic White" (satin sheen) ~~SW 7035~~. Inspiration for color choices based on the approved colors for 130 N Edgefield Ave.

On the following photos the "Anchors Away" will be replacing the light blue paint colors and the "Aesthetic White" will be replacing the White paint.

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: _____ Date: 08/16/2018

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

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

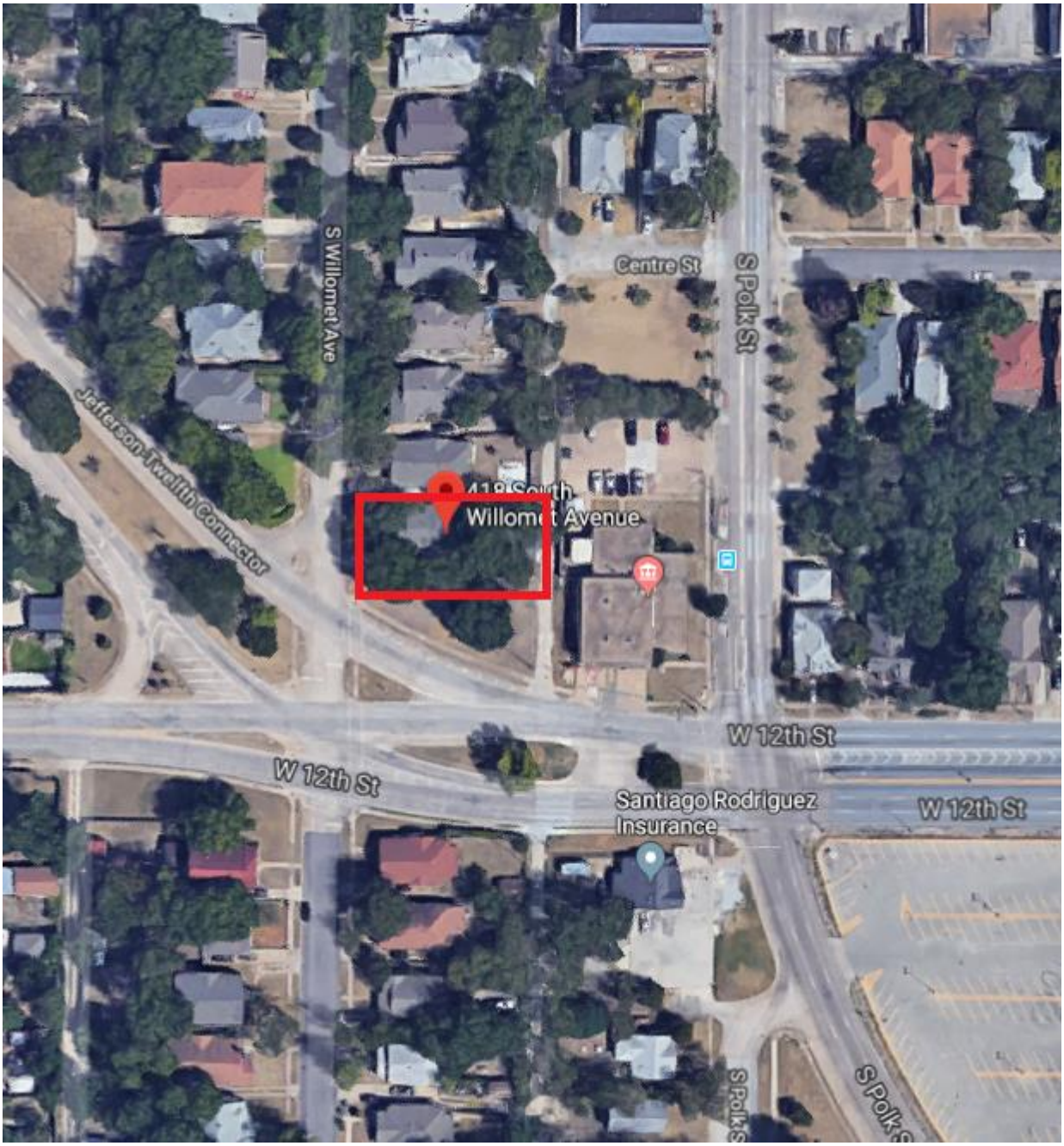
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

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

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

_____ _____
Sustainable Construction and Development **Date**



Aerial image



Main structure



To left



To right



Across street



Main structure – north side



Main structure – south side



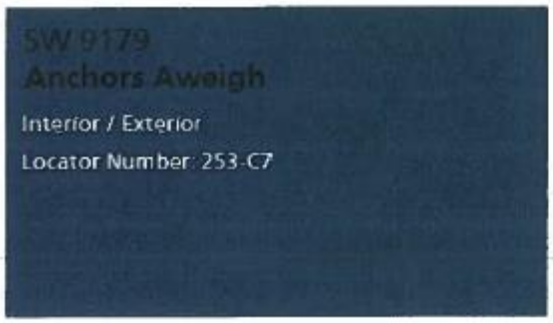
Rear facade



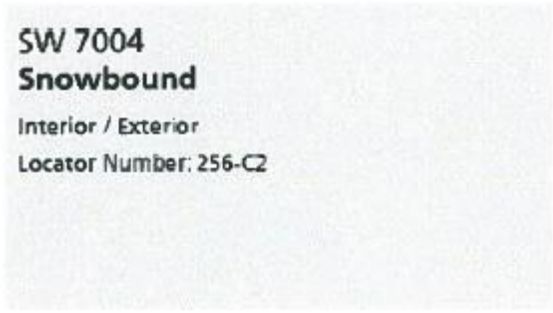
Main structure (south side) and accessory structure



Accessory structure


SW 9179
Anchors Aweigh
Interior / Exterior
Locator Number: 253-C7

BODY


SW 7004
Snowbound
Interior / Exterior
Locator Number: 256-C2

TRIM

(C) Dominant and trim colors. All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: KYLE PILKENTON
PROPERTY ADDRESS: 418 S WILLOMET AVE
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:
X Approval X Approval with conditions ___ Denial ___ Denial without prejudice

Recommendation / comments/ basis:

PROVIDE PHOTO OF NEIGHBORS PAINT SCHEME

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simple Majority Quorum: X yes ___ no
Maker: CHRISTINE
2nd: NICK
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9-12-18

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-957(JKA)
LOCATION: 102 N. Winnetka Ave
STRUCTURE:Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Jamie Laws

OWNER: LAWS ABRAHAM M & JAMIE

REQUEST: Install 6' board-on-board fence and gate.

BACKGROUND / HISTORY:
04/23/2012 – A Routine CA was issued to replace the shingles (CA112-232(CH)).

04/04/2013 – Landmark approved new paint colors for the main and accessory structure (CA123-395(MD)).

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

ANALYSIS: The proposed wood fence would replace the existing metal fence, except that the metal fence on both sides of the driveway would remain. The section of wood fence on the Tenth Street side would be located in the rear 50% of the cornerside façade. The fence across Tenth Street from the structure has a fence that covers windows in the rear 50% of the cornerside yard, although it does not cover more than 5-6 feet of that cornerside facade. The house is non-contributing, so no significant architectural features would be concealed by the proposed fence. Staff is recommending approval of the work with the finding that it is compatible with the historic overlay district and City Code.

STAFF RECOMMENDATION: Install 6' board-on-board fence and gate – Approve – Approve site plan and specifications dated 9-17-18 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: Install 6' board-on-board fence and gate – Approve with Conditions – Provide gate design. Relocate at 50% of house per ordinance.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178-957 (JKA)
Office Use Only

Name of Applicant: Jamie Laws
Mailing Address : 102 N. Winnetka Ave
City, State and Zip Code: Dallas, TX 75208
Daytime Phone: 214-952-3378 Fax: ____
Relationship of Applicant to Owner : owner

PROPERTY ADDRESS: 102 N. Winnetka Ave
Historic District: Winnetka Heights

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Removal of existing 4ft [redacted] iron fence; replace with left board-on-board wood fence. Enclose garage/driveway into backyard (currently separated by fence) and install automatic roller gate.

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: Jamie Laws Date: 8/9/2018

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

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:

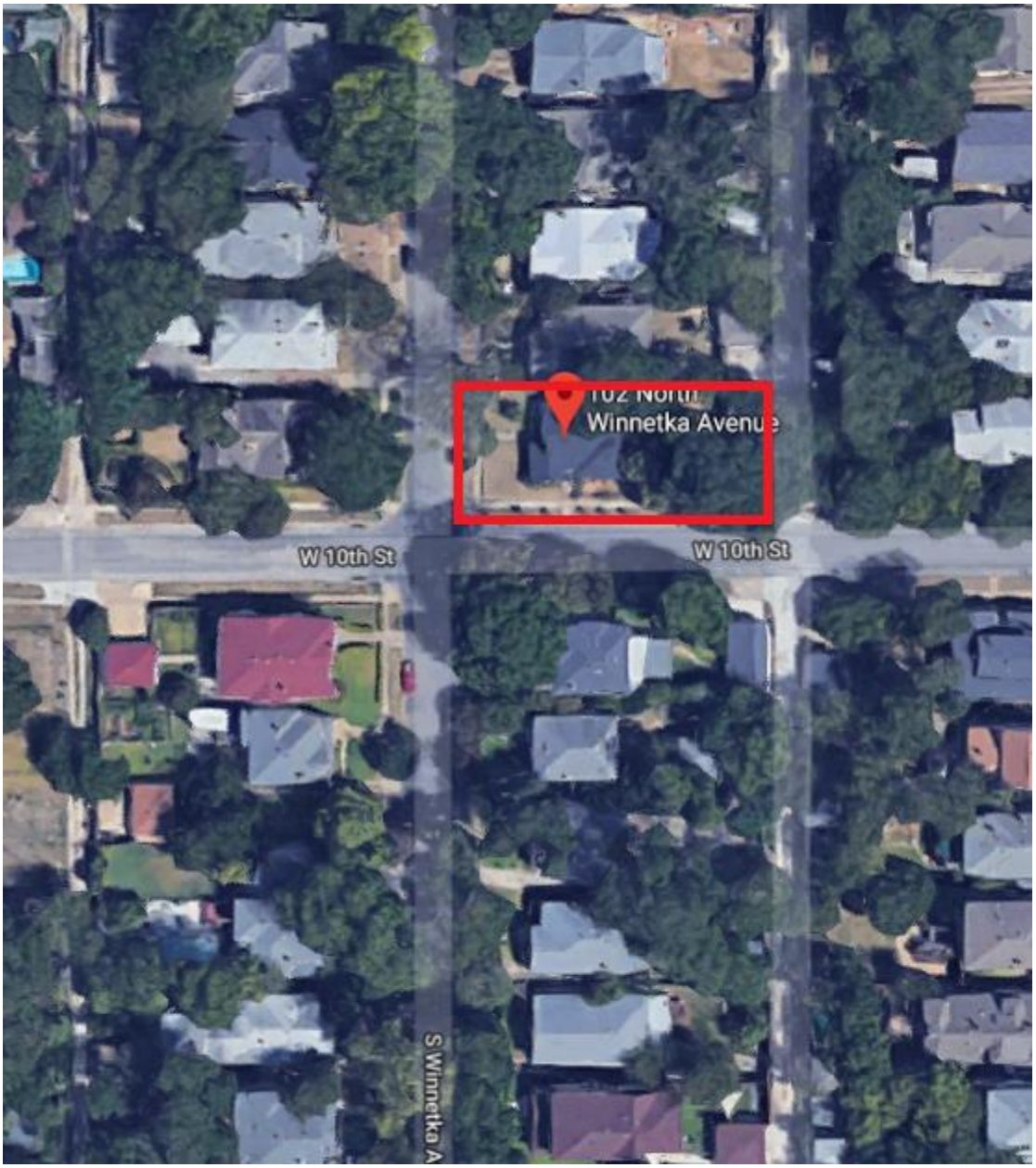
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

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

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

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408



Aerial image



Main structure



To left



To right



Across street

Photos of existing fence/property.

102 N. Winnetka is a single story brick house at the corner of Tenth Street and Winnetka Ave. The backyard/fence is on the South side of the house, facing Tenth Street.

A- This is in the backyard facing East. The street to the right is Tenth. The portion of fence shown here is to be removed and NOT replaced. The section of fence on the other side of the car, by the alley, WILL be replaced. This will result in fencing the driveway/garage into the backyard. There will also be a gate added to the furthest section of fence to allow alley/trashcan access. An automatic roller gate, as described, will be installed at the end of the driveway.

B- This picture is on the opposite side of the backyard between my house and the neighbor's house. The iron will be removed and the same 6 foot wooden fence, as described will be added, with a gate. But the new fence will line up with the neighbor's fence (the white fence in the picture) rather than going all the way to the corner of the house.

C- This photo takes you back in the backyard. It is at the opposite end of the yard from photo A. Technically, this is a side yard. However, I want to continue the wooden fence all the way down, replacing the iron as pictured here. The Winnetka Heights ordinance states that a fence in the corner side yard may be allowed to block the corner side façade "if more screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic." This is a VERY busy intersection and the windows you see are bedroom windows. I do believe the additional privacy is necessary, in addition to being a safety concern if the fence is removed and not replaced. Further, the ordinance states that the fence does not "screen all or any portion of a significant architectural feature of the main building." I do not believe there is anything architecturally significant about this side of my house! The ordinance requires a 2 foot setback from the sidewalk and that the fence run parallel to a building wall or lot line. Both of those are accounted for here.

D- This, as well as photos E and F, just take you down the entire fence line from the driveway to the side yard. This is facing Tenth Street. I want to have a fence that is similar to the neighbor's fence across the street in this photo.

Statement from owner. NOTE: The gate and fence along the alley and corner of 10th Street have been removed from the proposal since they were located in the visibility triangle.



Main structure side façade and yard



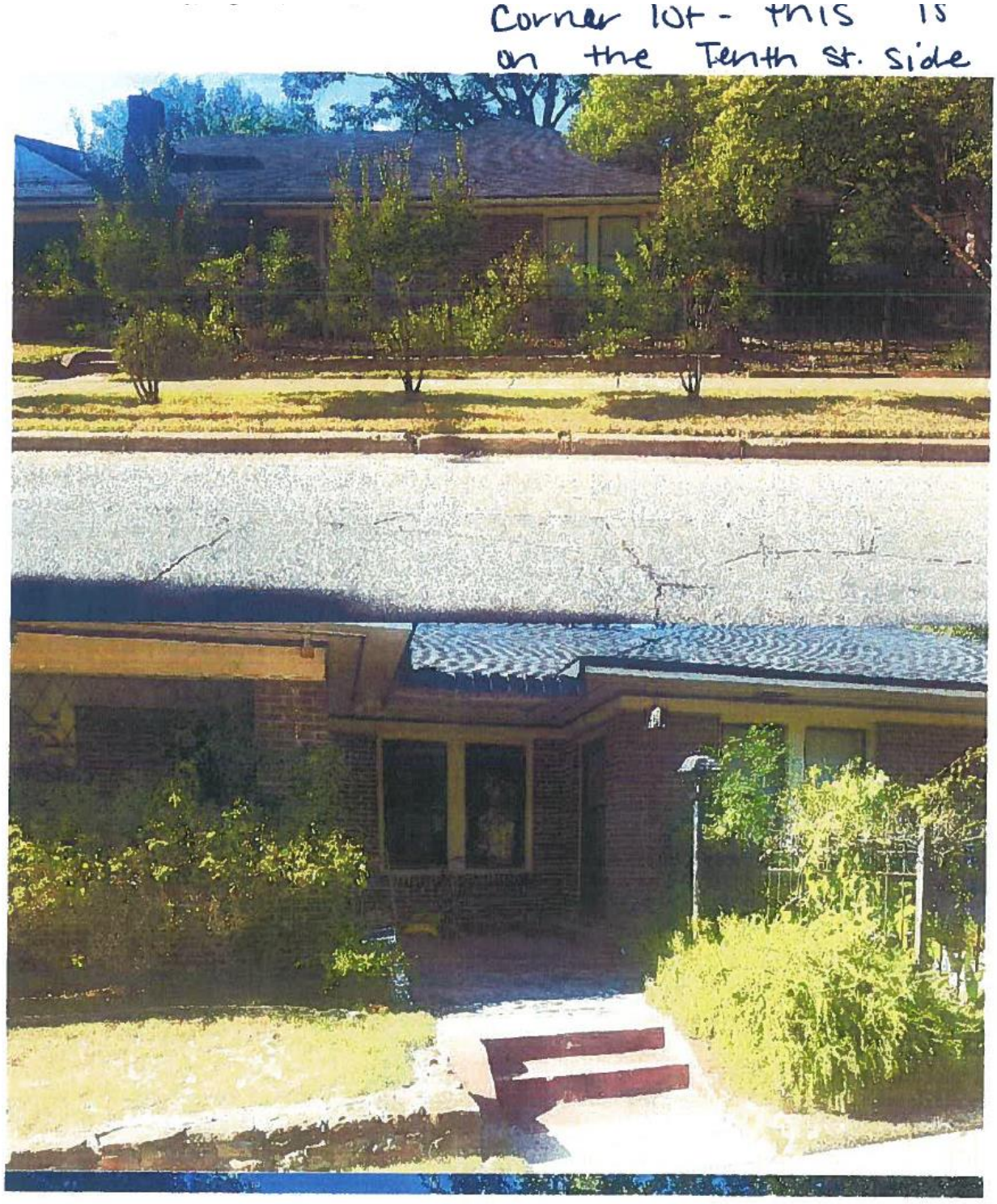
Side yard



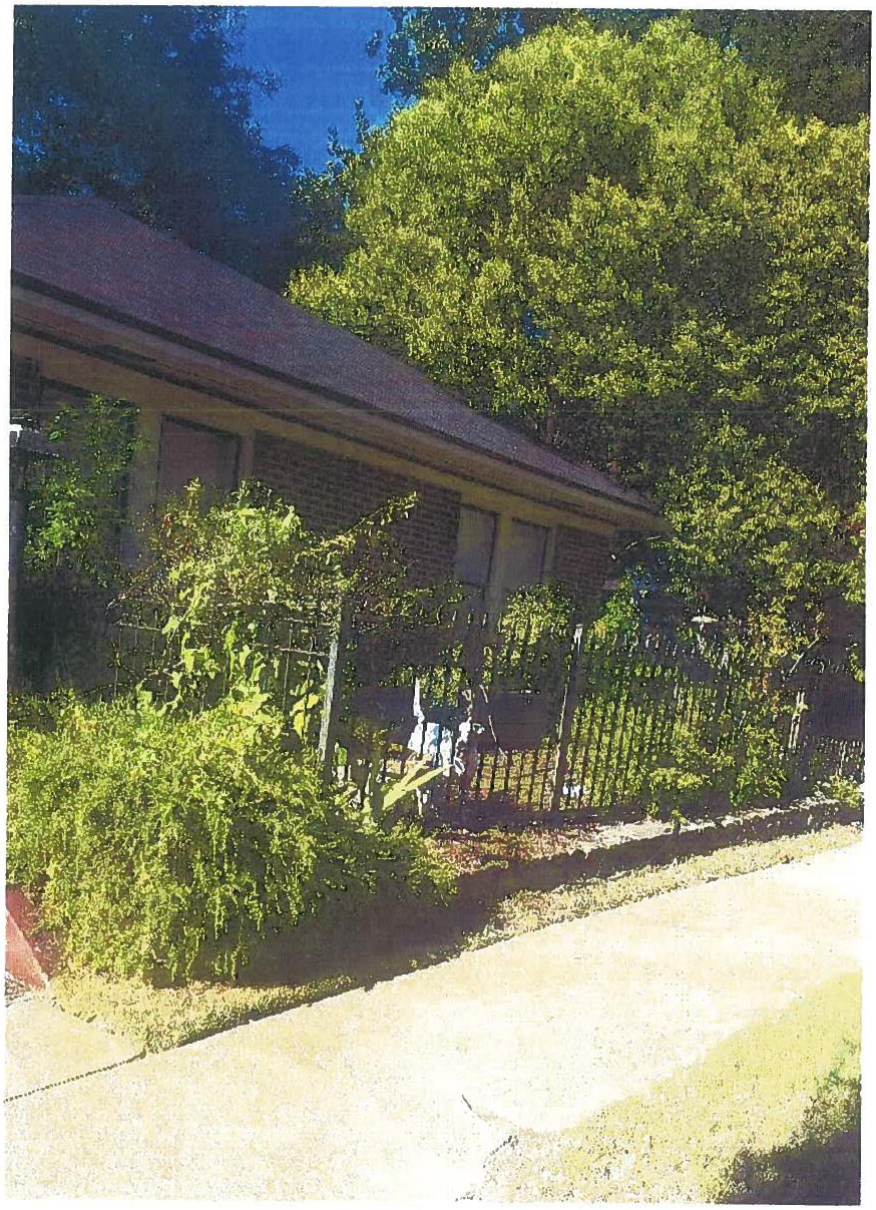
Side yard



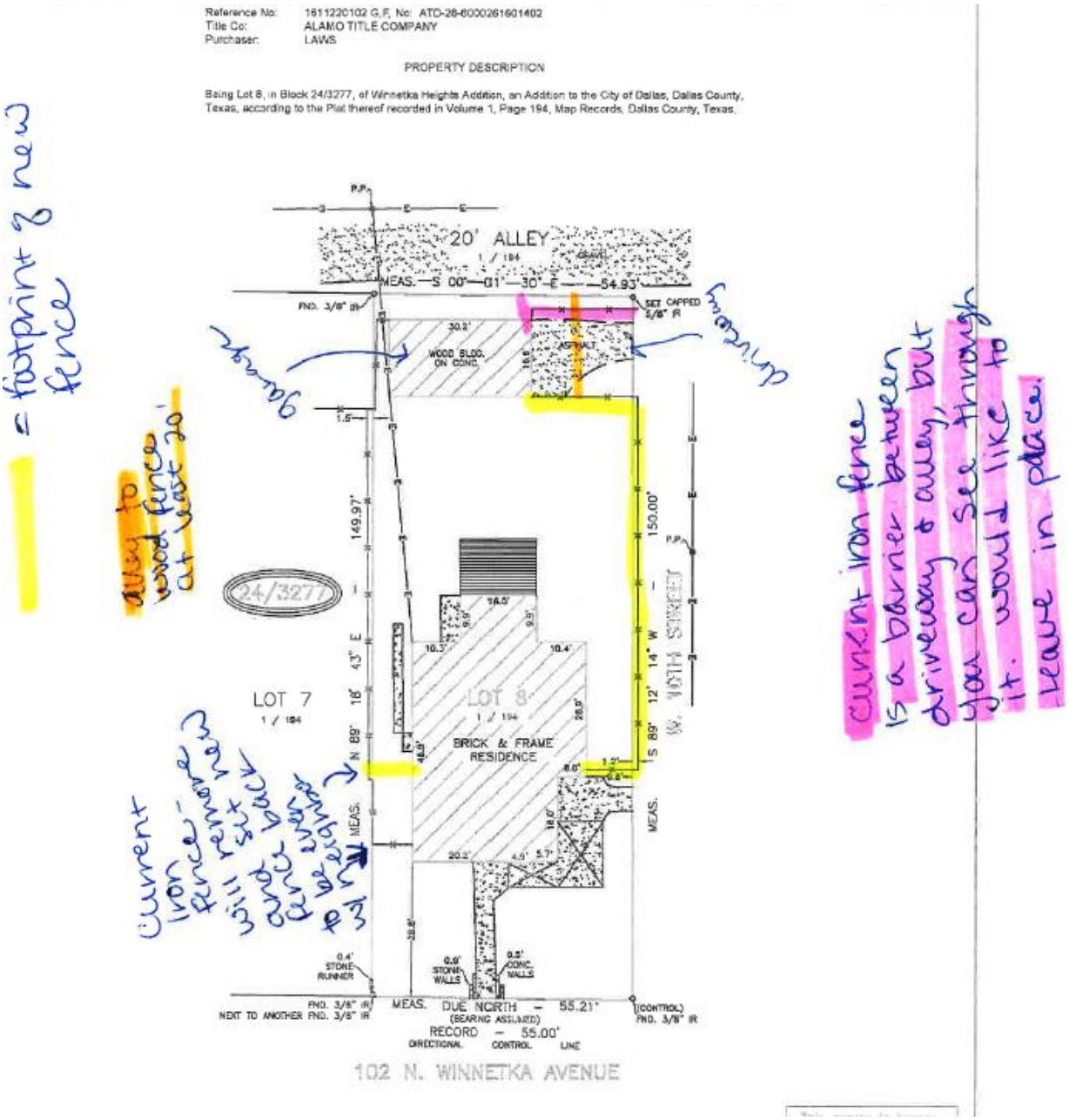
Side yard



Cornerside façade (Tenth Street)



Side yard (Tenth Street)



Proposed site plan



Board on board cedar picket fence w/ kickplate & 4" trim at top. 13' automatic rollergate w/ black frame, roller post & wheels. Gate will be same wood material as fence.

Fence specifications



Fence adjacent to proposed fence

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: JAMIE LAWS
PROPERTY ADDRESS: 102 N WINNETKA AVE
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

___ Approval __X__ Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

- PROVIDE GATE DESIGN
- RELOCATE DESIGN @ 50% OF HOUSE PER ORDINANCE.

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simple Majority Quorum: X yes ___ no
Maker: TREO
2nd: CHRISTINE
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9.17.18

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-958(JKA)
LOCATION: 101 S. Winnetka Ave
STRUCTURE:Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Joy Dolezal

OWNER: DOLEZAL CHAD & JOY

REQUEST: Paint main and accessory structure. Body: Benjamin Moore HC-105 "Rockport Grey."

BACKGROUND / HISTORY:
11/10/2009 – A Routine CA was issued to repair and paint the porch floor (CA090-149(MF)).

05/04/2014 – A Routine CA was issued to repair and paint siding, paint, and repair fence (CA134-348(MD)).

06/28/2017 – A Routine CA was issued to repair siding and paint porch floor (CA167-651(JKA)).

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

ANALYSIS: The main and accessory structure exteriors are brick that was previously painted. The proposed Rockport Grey color would replace the existing white color on the main structure. The trim is not proposed to change or be painted at this time since it is in good condition. The proposed body color and existing trim color are complimentary of each other and compatible with the historic overlay district, so Staff is recommending approval of the work.

STAFF RECOMMENDATION: Paint main structure. Body: Benjamin Moore HC-105 "Rockport Grey" – Approve – Approve specifications dated 9-17-18 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: Paint main structure. Body: Benjamin Moore HC-105 "Rockport Grey" – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 958 [JKA]
Office Use Only

Name of Applicant: JOY DOLEZAL
Mailing Address : 101 S WINNETKA AVE.
City, State and Zip Code: DALLAS TX 75208
Daytime Phone: 512-669-6277 Fax: ____
Relationship of Applicant to Owner : OWNER

PROPERTY ADDRESS: 101 S WINNETKA AVE
Historic District: WINNETKA HEIGHTS

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

WE WOULD LIKE TO CHANGE THE BODY COLOR OF OUR HOUSE TO BENJAMIN MOORE, ROCKPORT GREY HC-105 - (ALL FOUR SIDES PLUS DETACHED GARAGE. THE EXISTING BRICK IS ALREADY PAINTED. THE TRIM/DETAILS ARE TO REMAIN AS IS

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: [signature] Date: 8.23.18

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

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:

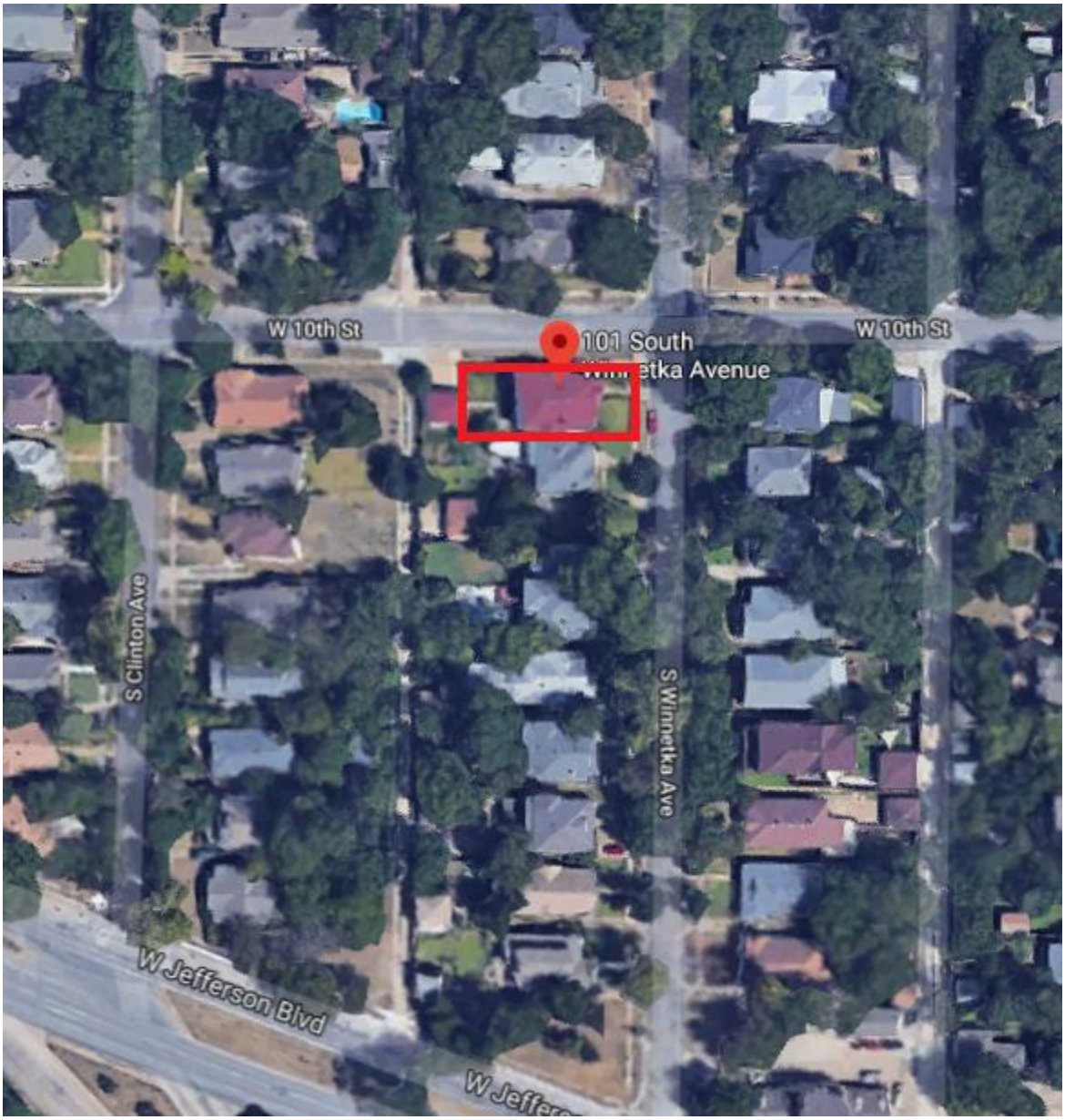
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

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

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

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408



Aerial image



Main structure



To left



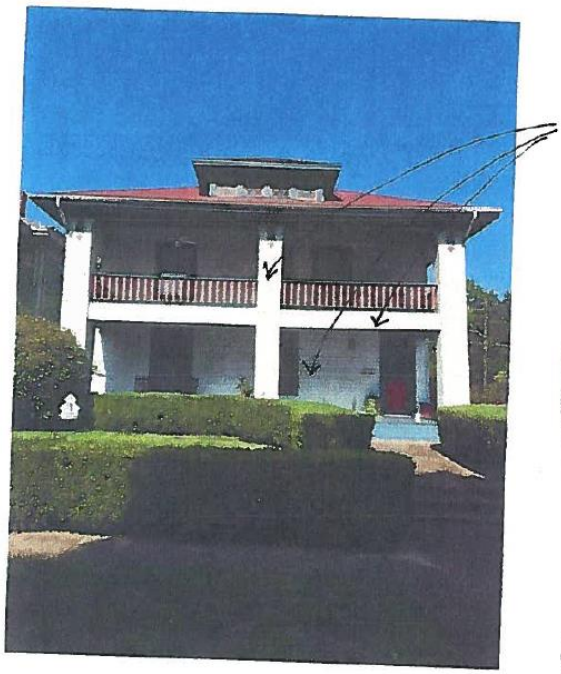
To right

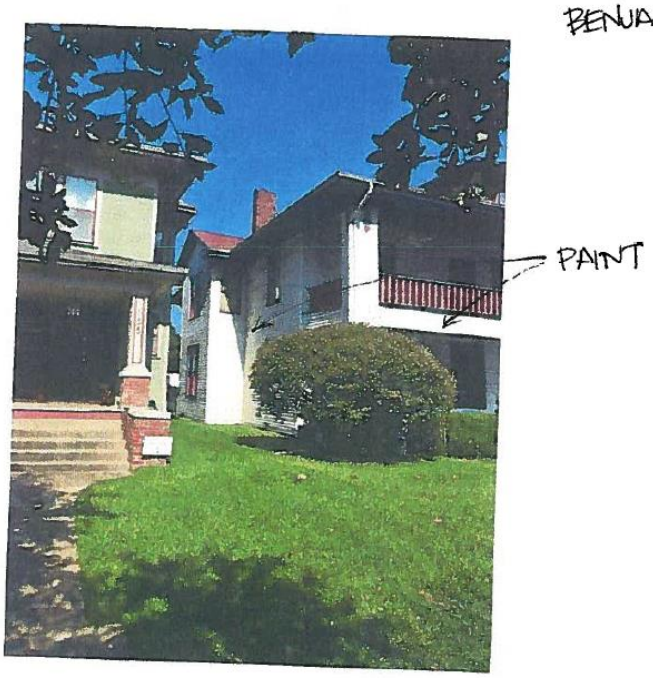


Across street

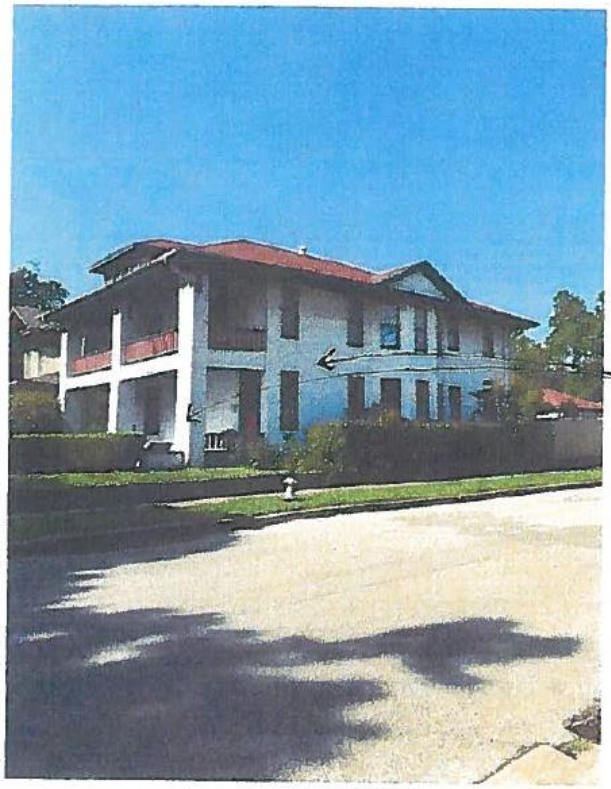


Paint specifications





Proposed paint locations





Proposed paint locations

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: JOY DOLEZAL
PROPERTY ADDRESS: 101 S WINNETKA AVE
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

X Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simple Majority Quorum: X yes ___ no

Maker: Nick
2nd.: Grant, MD
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9.17.2018

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-954(JKA)
LOCATION: 411 S. Winnetka Ave
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Jamie Oliver

OWNER: LARRY & JAMIE OLIVER

REQUEST:
1) Construct rear addition.
2) Remove tree in front yard.

BACKGROUND / HISTORY:
5/4/2014 – Landmark approved landscaping and new porch lighting (CA134-259(MD)).

5/5/2015 – Landmark approved removal of windows and installation of French doors on north façade (CA145-365(MD)).

8/5/2017 – Landmark approved a new paint color scheme (CA145-511(MD).

03/06/2017 – Landmark approved a new gate in the rear yard (CA167-260(JKA)) and the demolition of a non-historic shed (CD167-009(JKA)).

04/03/2017 – Landmark approved an accessory structure in the rear yard (CA167-342(JKA)).

12/07/2017 – Landmark approved a 6' wood gate in the driveway (CA178-182(JKA)).

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

ANALYSIS:
1) The rear addition is a screened in porch that would match the footprint of the existing deck, but since it would have a solid roof it would contribute to lot coverage. The addition would bring the existing lot coverage to 27%, which is below the maximum allowed lot coverage of 35%. The roof pitch, shingles, and paint color would match the main structure.

The addition is compatible with the main structure, so Staff is recommending approval with the finding that it meets the preservation criteria and City Code.
2) The arborist confirmed that the Sycamore tree is in declining condition and should be removed. Staff is recommending approval of the tree removal with the finding that it meets City Code.

STAFF RECOMMENDATION:

1) Construct rear addition – Approve – Approve drawings dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Remove tree in front yard – Approve – Approve proposed work with the finding that the work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Construct rear addition – Approve.
2) Remove tree in front yard – Approve with Conditions – Submit tree report by Arborist.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 954 [JKA]
Office Use Only

Name of Applicant: Larry and Jamie Oliver
Mailing Address : 411 S. Winnetka Ave
City, State and Zip Code: Dallas, Tx 75208
Daytime Phone: 214-926-9720 Fax:
Relationship of Applicant to Owner : owner

PROPERTY ADDRESS: 411 S. Winnetka Ave
Historic District: Winnetka Heights

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Screen porch addition in rear of property - not visable from the street
Remove tree

Signature of Applicant: Jamie Laubhan-Oliver Date: 9/2/18

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.

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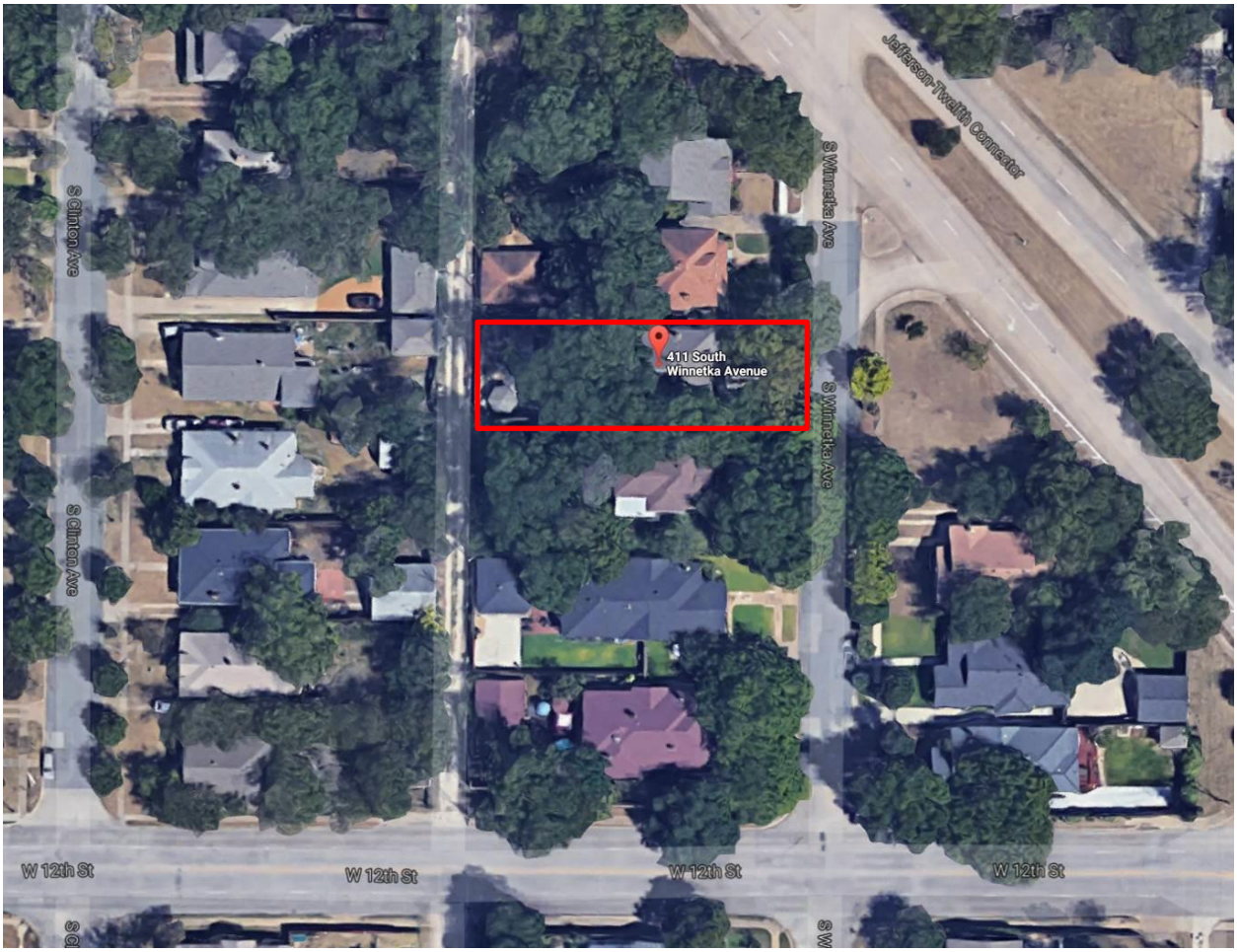
OTHER:

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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**



Aerial image



Main structure



To right



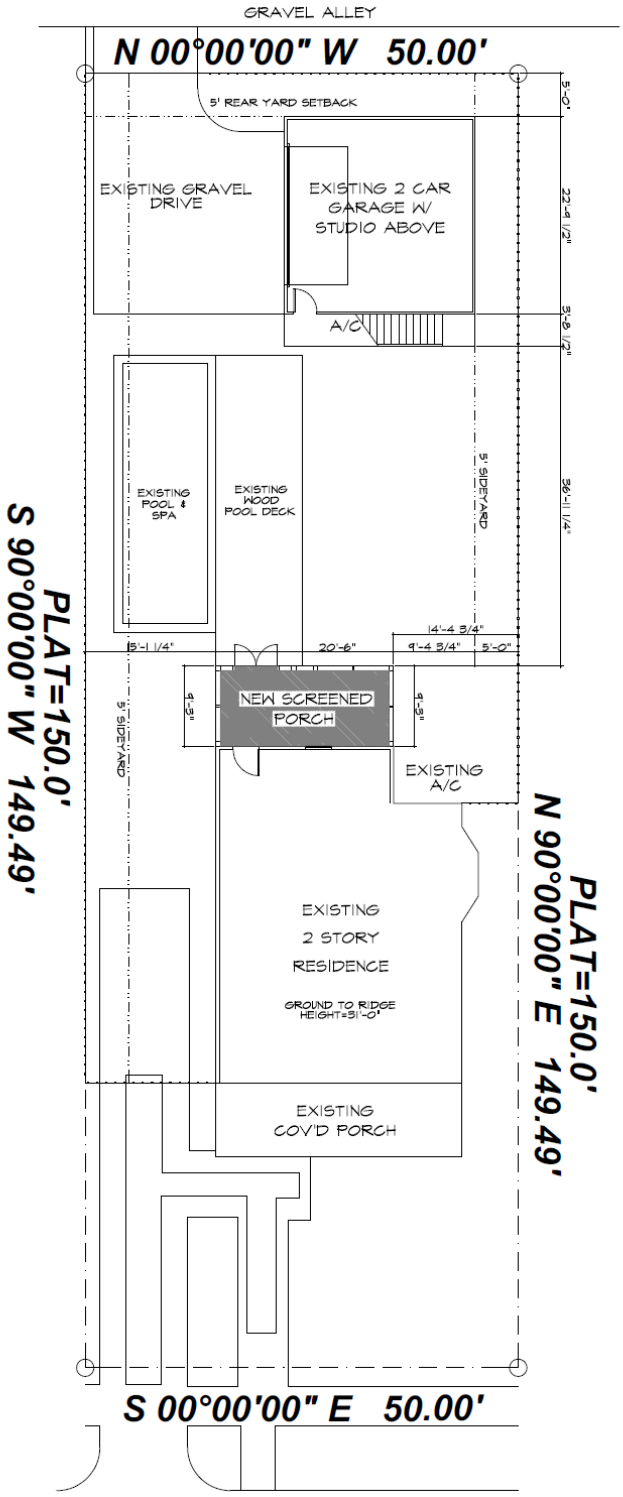
To left



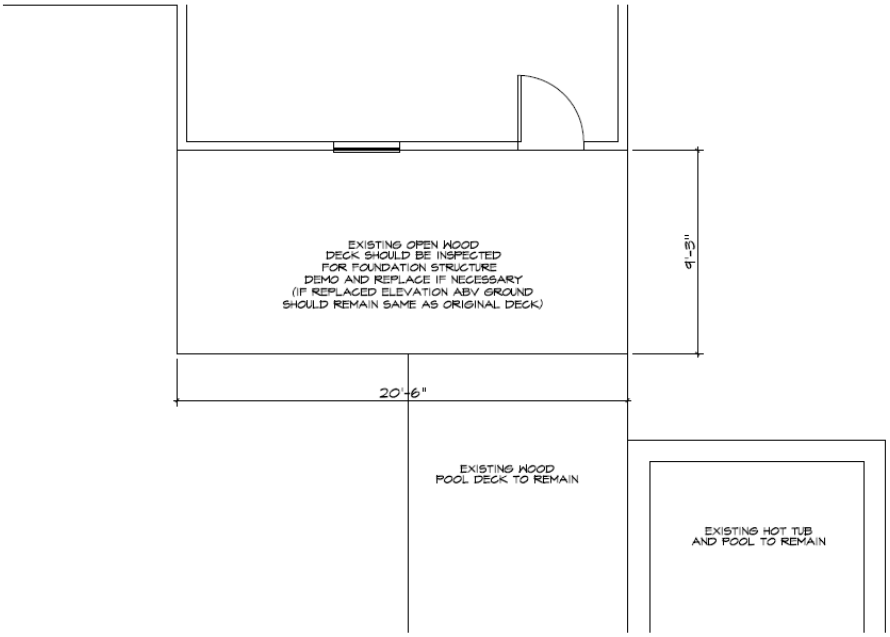
Across street



Rear façade


GRAVEL ALLEY
N 00°00'00" W 50.00'
5' REAR YARD SETBACK
5'-0"
EXISTING GRAVEL DRIVE
EXISTING 2 CAR GARAGE W/ STUDIO ABOVE
22'-8 1/2"
5'-8 1/2"
A/C
EXISTING POOL & SPA
EXISTING WOOD POOL DECK
5' SIDEYARD
36'-11 1/4"
14'-4 3/4"
5'-1 1/4"
20'-6"
9'-4 3/4"
5'-0"
NEW SCREENED PORCH
4'-3"
9'-3"
5' SIDEYARD
EXISTING A/C
EXISTING 2 STORY RESIDENCE
GROUND TO RIDGE HEIGHT=31'-0"
EXISTING COV'D PORCH
PLAT=150.0'
S 90°00'00" W 149.49'
PLAT=150.0'
N 90°00'00" E 149.49'
S 00°00'00" E 50.00'

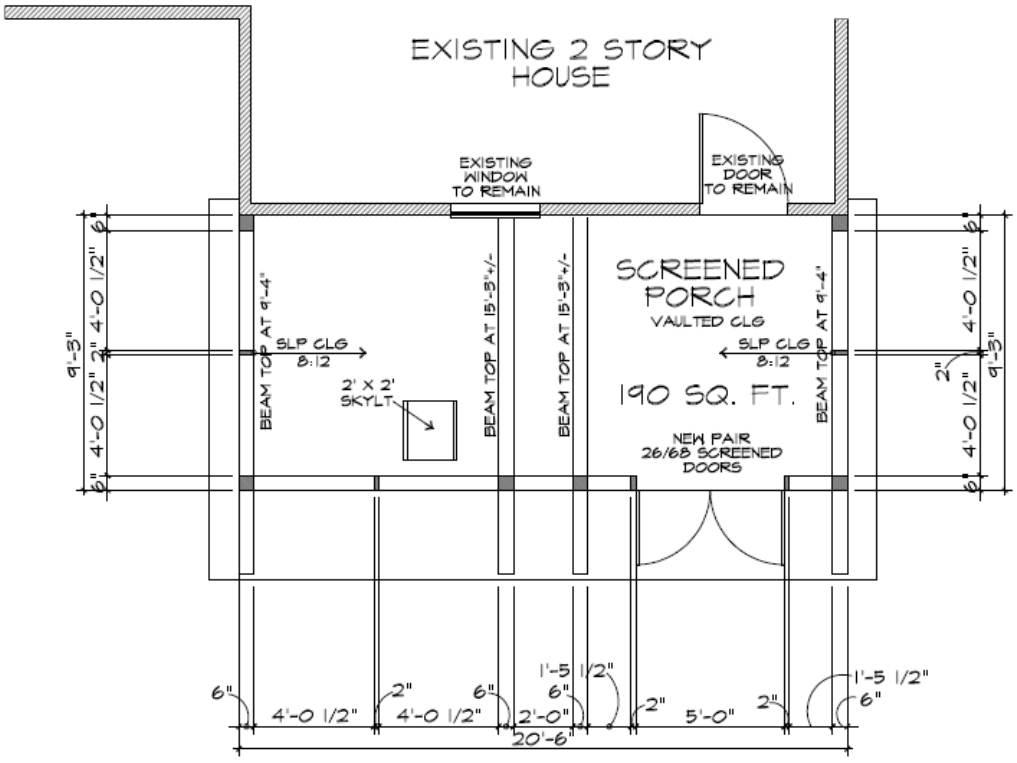
Site plan



NOTE: IT IS RECOMMENDED THAT THE OWNER OR BUILDER OBTAIN COMPLETE ENGINEERING SERVICES: FOUNDATION, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.

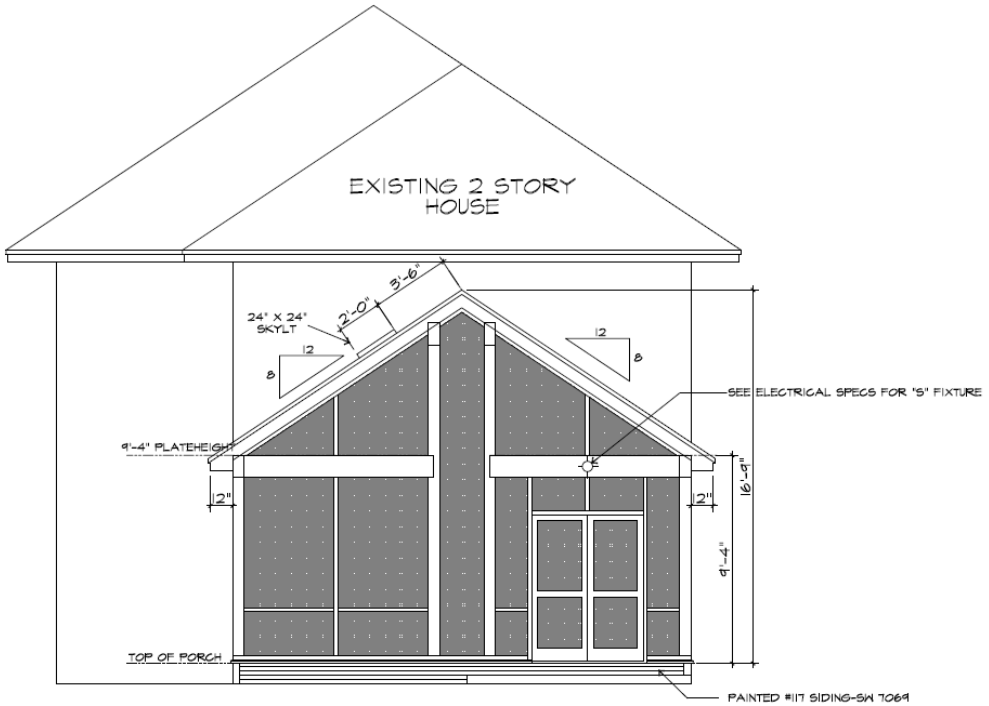
02 EXISTING WOOD DECK PLAN 1/4" = 1'-0"

Existing deck



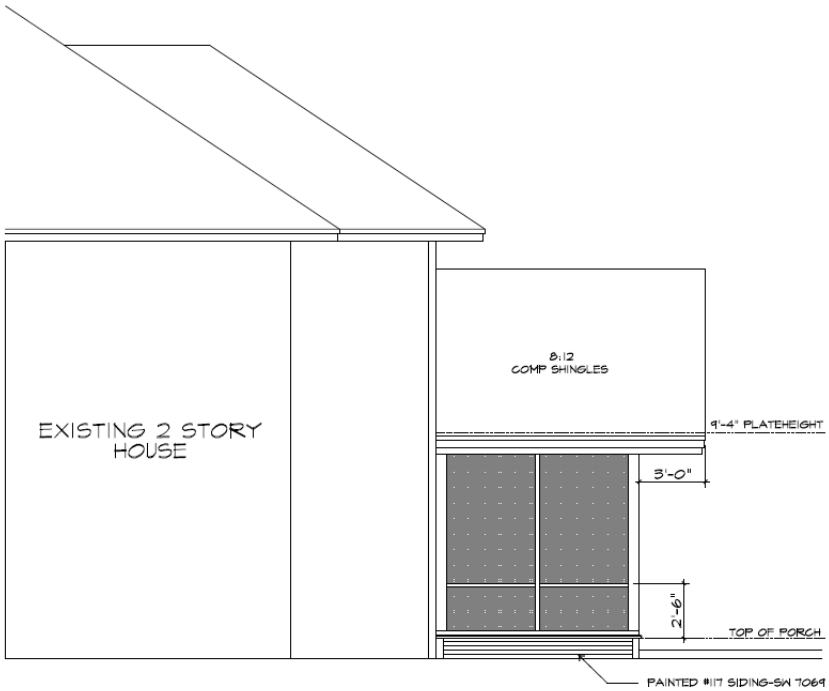
01 SCREENED PORCH ADDITION FLOOR PLAN

Proposed floor plan



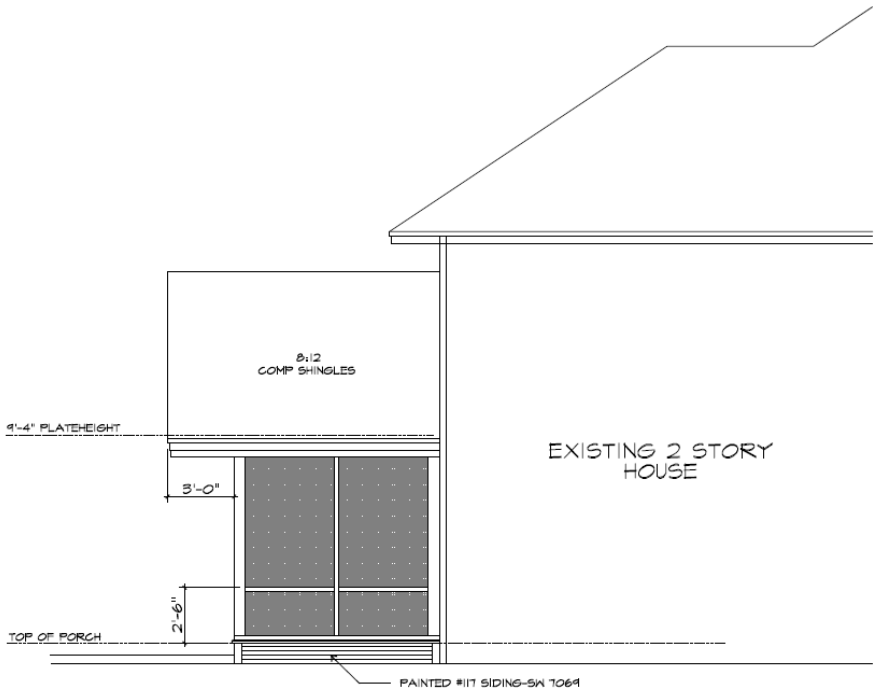
01 SCREENED PORCH ELEVATION (VIEW FROM REAR OF HOUSE) 1/4" = 1'-0"

Proposed rear facade



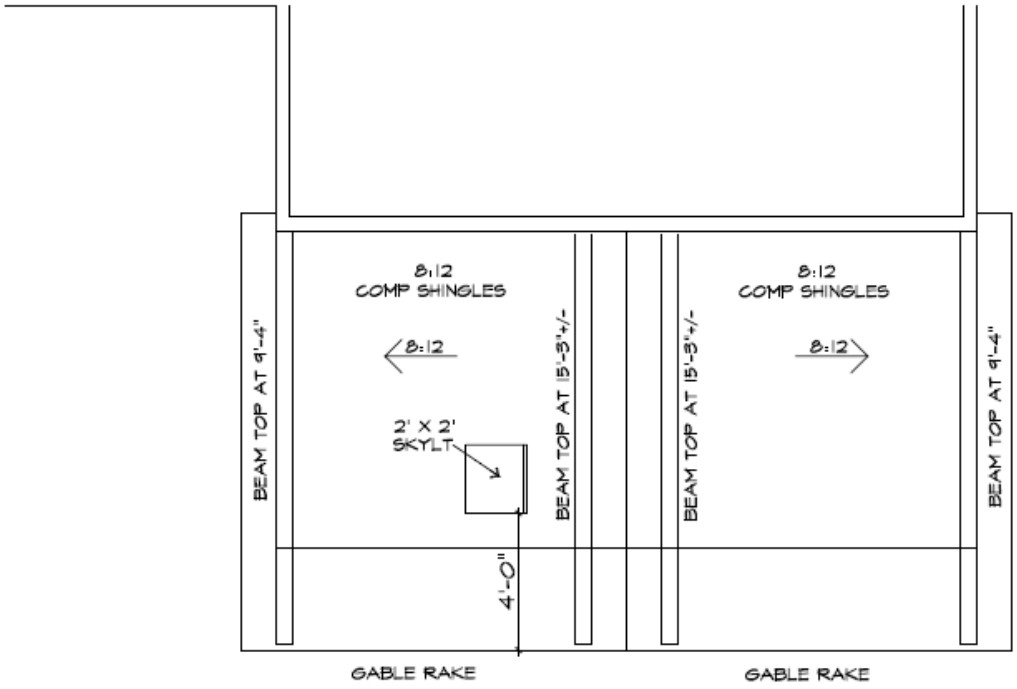
02 SCREENED PORCH RIGHT SIDE ELEVATION 1/4" = 1'-0"

Proposed north side



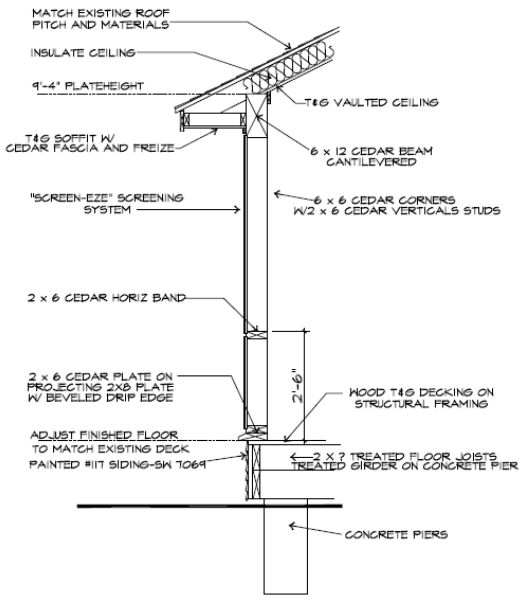
03 SCREENED PORCH LEFT SIDE ELEVATION 1/4" = 1'-0"

Proposed south side



05 SCREENED PORCH ROOF PLAN 1/4" = 1'-0"

Proposed roof plan

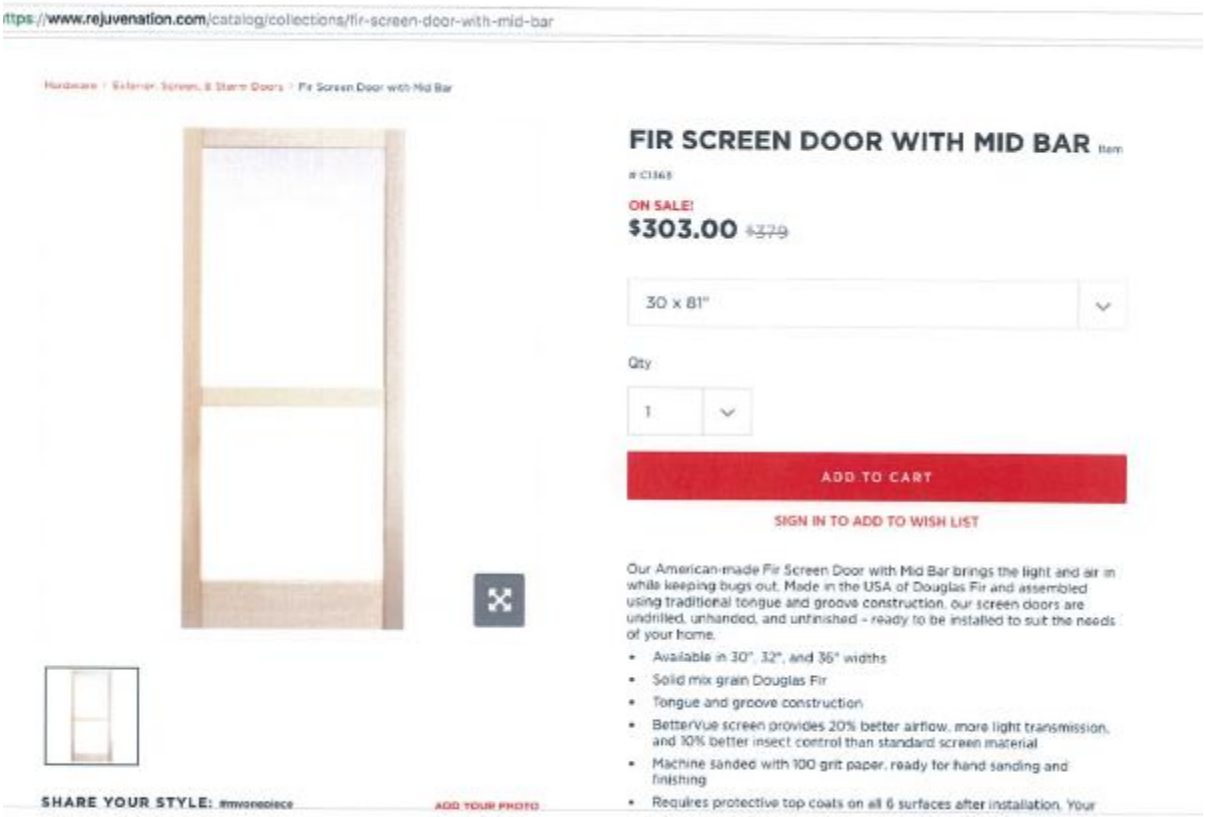


NOTE: IT IS RECOMMENDED THAT THE OWNER OR BUILDER OBTAIN COMPLETE ENGINEERING SERVICES: FOUNDATION, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.

04 SCHEMATIC WALL SECTION 1/4" = 1'-0"

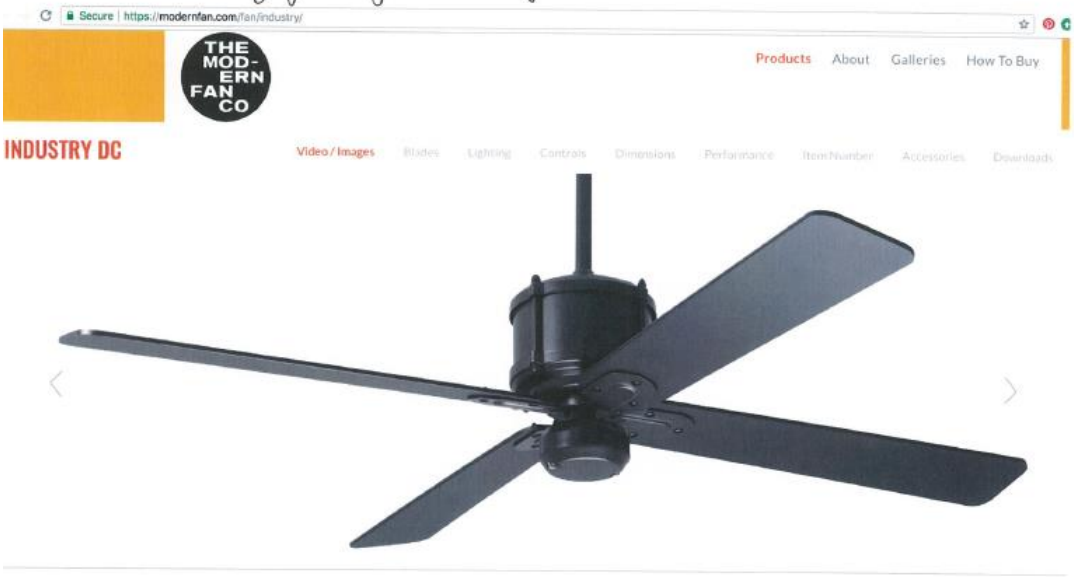
Proposed wall section

doors on screen porch

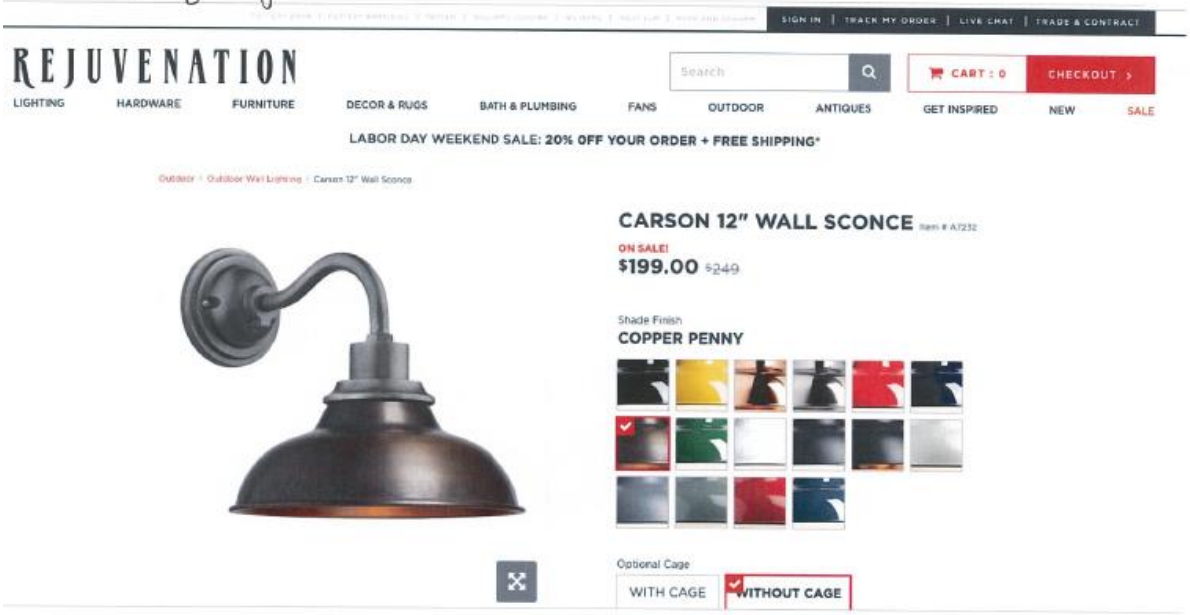


Door specifications

ceiling fans for screen porch



light fixture above screen door



Fan and light specifications

SW 7069

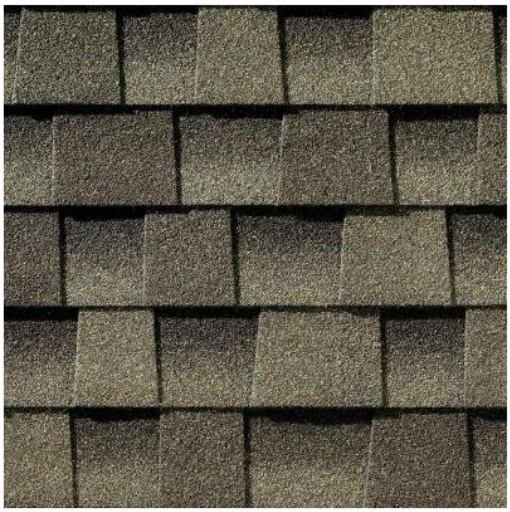
Iron Ore

Interior / Exterior

Locator Number: 251-C7

Lifetime Timberline HD Weathered Wood Shingles

★★★★★ (288) | Write a Review + | Questions & Answers (3) +



Open Expanded View + Click to Zoom

- Lifetime Limited Warranty
- Enhanced shadow effect for a genuine wood shake look
- Shingles warranted to withstand winds up to 130 mph

Paint and shingle specifications



Request #2: Sycamore tree proposed for removal



Request #2: Sycamore tree proposed for removal



Request #2: Sycamore tree proposed for removal



Request #2: Sycamore tree proposed for removal



Request #2: Sycamore tree proposed for removal

Anderson, Jennifer

From: Erwin, Philip
Sent: Tuesday, September 25, 2018 10:16 AM
To: Anderson, Jennifer
Cc: Walker, Clay
Subject: RE: 411 S Winnetka Tree

Jennifer,

Clay Walker had given me a report but I had not responded to you afterward. I apologize for not responding.

We believe the tree is in a declining condition and it is appropriate that it should be removed at this time. We recommend the removal.

Phillip Erwin
Chief Arborist
City of Dallas | DallasCityNews.net
Sustainable Development and Construction
Building Inspection
320 E Jefferson Boulevard, Room 105
Dallas, TX 75203
O: 214-948-4117
philip.erwin@dallascityhall.com

OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.

Letter from City of Dallas Arborist

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1: 51P-87.111(a)(2):

(2) Additions. All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building.

Request #2: City Code Section 51A-4.501(g)(6)(C)(i):

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

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

(i) for contributing structures:

(aa) The proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) The proposed work will not have an adverse effect on the architectural features of the structure;

(cc) The proposed work will not have an adverse effect on the historic overlay district; and

(dd) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: LARRY AND JAMIE OLIVER
PROPERTY ADDRESS: 411 S WINNETKA AVE
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:
X Approval _____Approval with conditions____ Denial _____Denial without prejudice

Recommendation / comments/ basis:

- DESIGN APPROVAL OF PORCH
- SUBMIT TREE BY ARBORIST

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simple Majority Quorum: X yes ___ no
Maker: A JEFF
2nd: FRED
Task Force members in favor:
Task Force members opposed: (CHRISTINE)
Basis for opposition:

CHAIR, Task Force [signature] DATE 9.12.18

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-926(LC)
LOCATION**:** 507 S Harwood Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD-357

PLANNER: Liz Casso
DATE FILED: September 6, 2018
DISTRICT: Harwood (H-48)
MAPSCO: 45-Q
CENSUS TRACT: 0204.00

APPLICANT: Todd Interests

REPRESENTATIVE: Tara Worthy

OWNER: GHOST SIGN DEVELOPMENT LLC

REQUEST:
1) Construct elevator penthouse addition and roof deck.
2) Install landscaping.

BACKGROUND / HISTORY:
12/3/2001 – Landmark Commission approved with conditions the installation of a 6-ft tall wrought iron fence (No case number).

12/2/2013 – Landmark Commission approved the removal of existing metal Masonic Temple signage and symbols (CA134-051(MD)).

ANALYSIS:
507 S Harwood Street is a contributing structure in the Harwood Historic District. It is the former Masonic Temple, constructed in 1941-1942. The structure is undergoing renovations and will be converted to office use.

Request #1 – Elevator Penthouse Addition and Roof Deck
The applicant is requesting to construct a one-story elevator/stair penthouse addition on the roof of the structure. This addition would provide access onto the roof where the applicant would like to construct a roof deck and railing. The addition, will be located in the center of the roof. The deck would be located on the front portion of the roof, facing Harwood Street, but will be inset from the roof edge by six-feet. The deck will consist of a wood deck floor and cable railing.

The preservation criteria states that vertical extensions are not permitted. Based on this criteria, as well as concerns regarding the proposed design, the Task Force recommended denial of this requested item. Though vertical additions are not allowed

under the criteria, they provided the applicant with recommendations on the design. After the Task Force meeting, and per their recommendations, the applicant simplified the design, made it more symmetrical, and reduced the length, width and height of the addition by a few feet. The form and fenestration of the addition were modified to better reflect the design of the historic structure, and make it more subordinate to the historic structure. The Task Force also recommended the applicant provide additional site line study drawings viewing the site from further away.

At the time this case report was completed, the applicant was only able to provide some of the updated materials, including a roof plan, section drawing, perspective rendering and one additional site line drawing (view from the Harwood, a few feet north of Young Street). Additional drawings will be provided to the Commission at the October 1st meeting.

Staff believes that the proposed addition meets the Secretary of the Interior's Standards for Rehabilitation, specifically standards 9 and 10. The addition will not destroy historic materials that characterize the property and will be differentiated from the historic structure. The addition could be removed in the future without causing harm to the historic structure. In addition, the proposed design is in keeping with the guidance provided by the National Park Service in *Preservation Brief 14: New Exterior Additions to Historic Buildings*, which states that (generally) vertical additions should be one story and set back at least one full bay from primary elevations. However, Staff does not believe the proposed EIFS cladding is appropriate and recommends the applicant consider an alternative such as stucco, stone veneer, or neolith panels like those approved for the new construction at 210 S Harwood.

Though Staff believes the proposed addition is sensitive and subordinate to the historic structure (with the exception of the EIFS cladding), and does meet the Secretary of the Interior's Standards, Staff has recommended denial without prejudice because the preservation criteria does not allow vertical extensions.

Request #2 – Landscaping

The applicant has provided two landscape plans. Landscape plan option 1 is the applicants preferred plan. It consists of retaining the existing trees and grass lawn as they are, and adding seasonal plantings to the planters located on both sides of the front entry stairs.

Landscape plan option 2 is based off the street tree and landscaping requirements in the PD zoning for this site which states that a tree must be planted at a density of one tree for each 30 linear feet of frontage. This plan includes the addition of 19 street trees, located in the right-of-way, and completely surrounding the site. Rows of boxwood shrubs would be added to the northeast corner, and at locations along the south side of the property. Seasonal plantings would be added to the planters located on both sides of the front entry stairs. This plan demonstrates (and notes) the difficulty in meeting the street tree requirement due conflicts with existing street signs, light poles, overhead electrical lines and storm drains. In addition, the trees along the south side of the property, where the sidewalk is narrower, would conflict with clear sidewalk width requirements.

The original historic landscape for this site did not include street trees. The only trees on site were ornamental and were located in the planters on both sides of the front entry stairs, and directly in front of the left and right wings, close to the wall. Some shrubs and ground cover were located in the planters and directly in front of the front elevation. The rest of the site included an open grass lawn. The two existing trees located in front of the building in the front lawn were planted sometime during the 1960s. The existing tree at the northeast corner of the site was planted in the early 1990s. There are two trees located in front of the north elevation. However, Staff was unable to determine when they were planted due to shadows covering that area in historic aerial photos.

The Task Force was not supportive of landscape option 2 because the street trees would completely surround and block all views to and from this contributing structure, which does not meet the preservation criteria. The Task Force recommended approval of landscape option 1, which would maintain existing conditions on site. However their preference was to return the site to its original conditions, which would mean not only not adding new trees to the site, but also removing the existing trees from it. They encouraged the applicant to consider a landscape plan more in-keeping with the original landscaping.

Staff agrees with the Task Force that landscape plan option 2 is not appropriate and does not meet the preservation criteria. Instead of bringing the site closer to its original appearance, it would take the site further away, and negatively impact the overall historic context and character more so than the existing trees do now. Staff also recommends the landscaping be returned to its original appearance. However removal of the existing trees is not part of this request. Staff has recommended approval of landscape option 1, which would maintain existing conditions.

Though the addition of street trees is a requirement of the PD zoning, should the Landmark Commission determine that they are not appropriate, and deny landscape plan option 2, that approval will stand and the applicant would not be forced to add the trees.

STAFF RECOMMENDATION:

1) Construct elevator penthouse addition and roof deck. – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.3(b) for roofs, which states that no vertical extensions are permitted.
2) Install landscaping. – Approve with conditions – Approve drawings dated 9/12/18 with the condition that landscape plan option 1 is approved with the finding the proposed work meets preservation criteria Section 2.4 for landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Construct elevator penthouse addition and roof deck. – Deny – Deny roof addition. It does not meet criteria of ordinance.
2) Install landscaping. – Approve – Approve landscape plan 1, and deny landscape plan 2.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178-926 (LC)
Office Use Only

Name of Applicant: TARA WORTHEY
Mailing Address: TODD INTERESTS
City, State and Zip Code: 1900 N. FIELD ST. SUITE 150
Daytime Phone: DALLAS, TX 75201 Alternate Phone: 214-468-8707 214.425.5595
Relationship of Applicant to Owner: DIRECTOR/OWNER
APPO. CONTACT: AIMEE SANBORN, MERRIMAN 214.214.7051
PROPERTY ADDRESS: 507 HARWOOD ST., DALLAS, TX 75201
Historic District: HARWOOD HD

OFFICE USE ONLY
Main Structure:
✓ Contributing
___ Non-contributing

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

1. RELOCATION OF ELEVATOR PENTHOUSE. 2. [redacted]
3. LANDSCAPE [redacted]

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: [signature] Date: 8/31/18

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

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions)**, before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 060518



Site Aerial



Existing East (Front) Elevation



Existing North Elevation



Existing South Elevation



Existing West (Rear) Elevation



Streetscape – Facing Southwest from Harwood Avenue

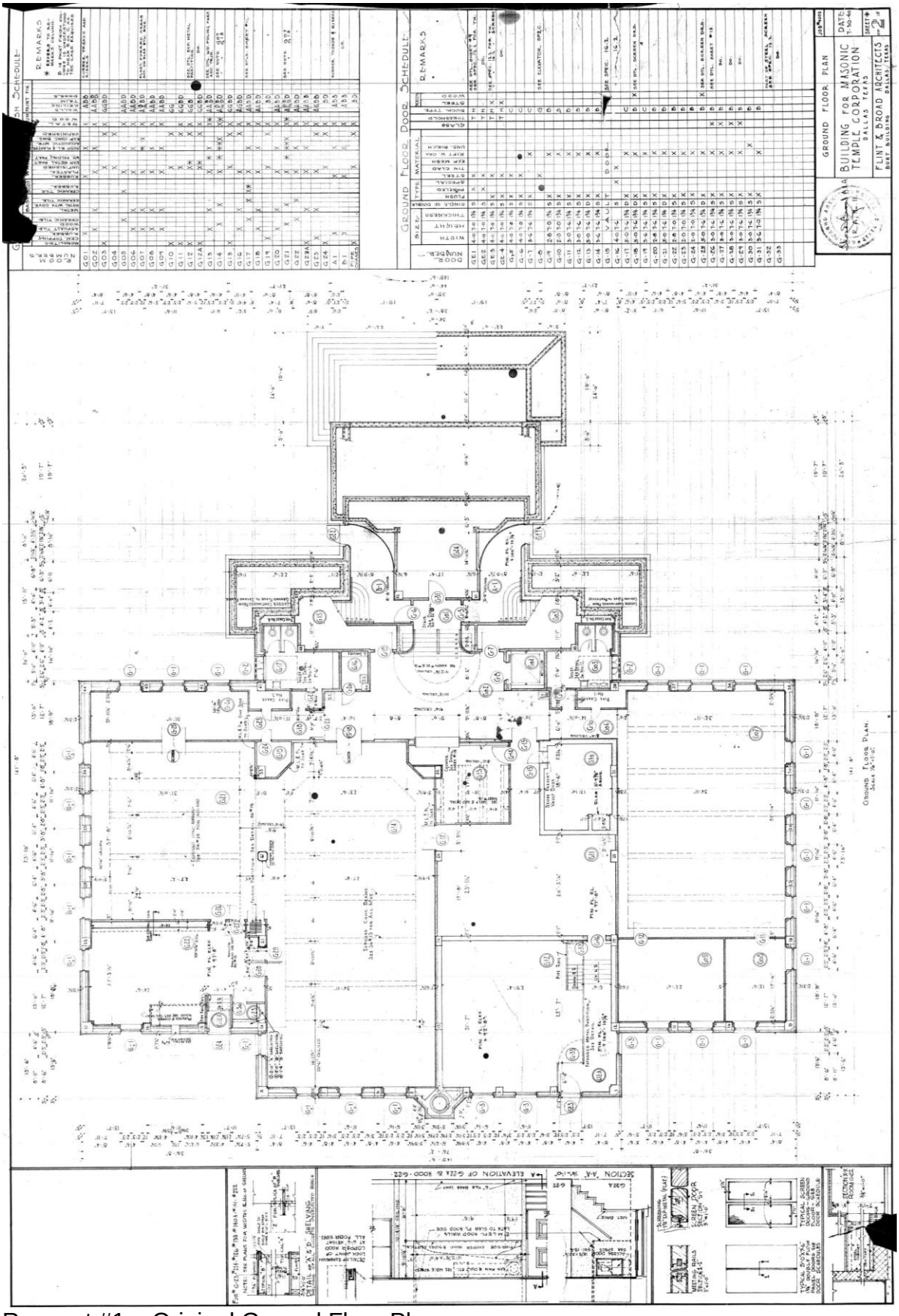

Streetscape – Facing Northwest from Harwood Avenue



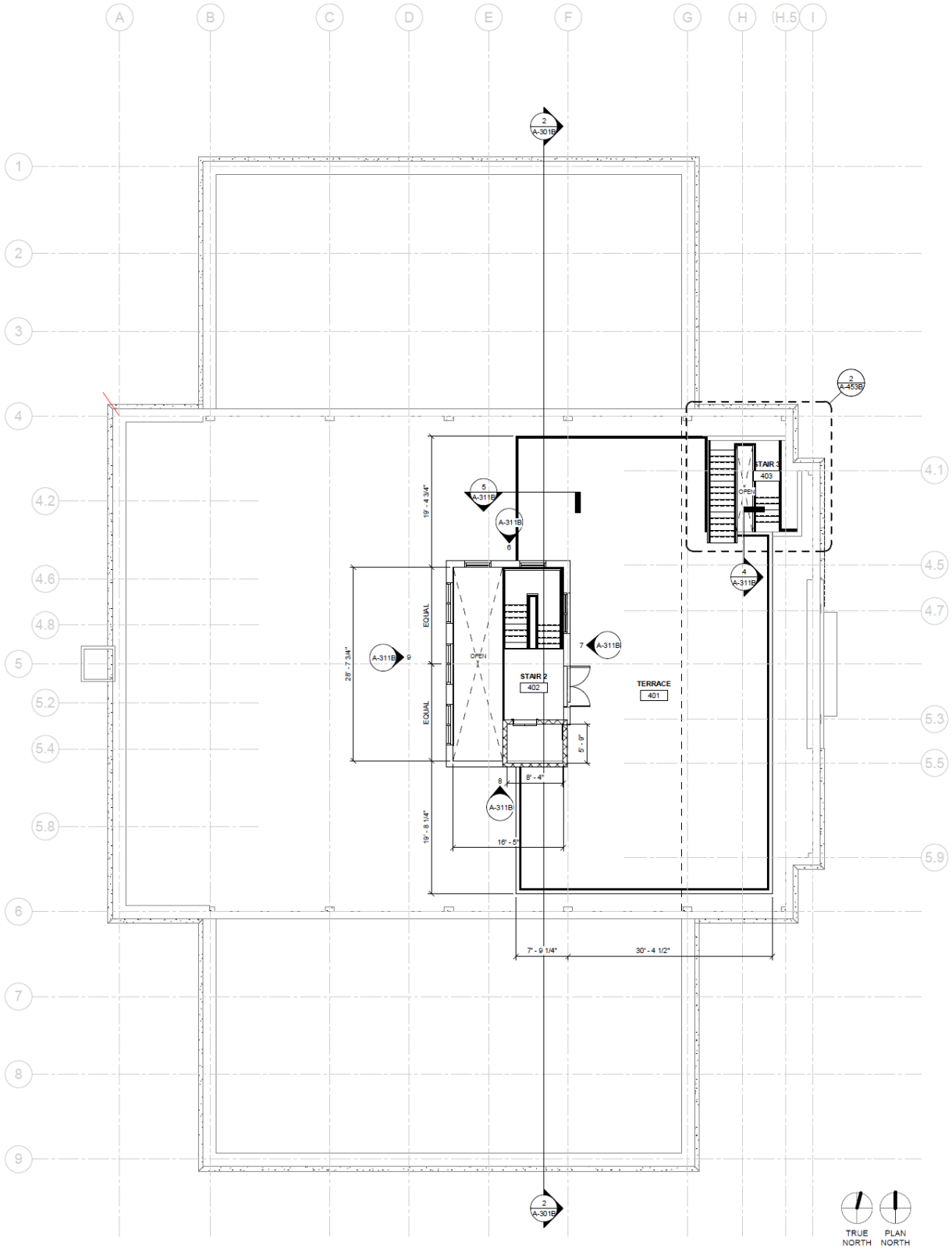
Streetscape – Facing Northeast from Harwood Avenue (across street to the east)



Streetscape – Facing Southeast from Harwood Avenue (across street to the east)

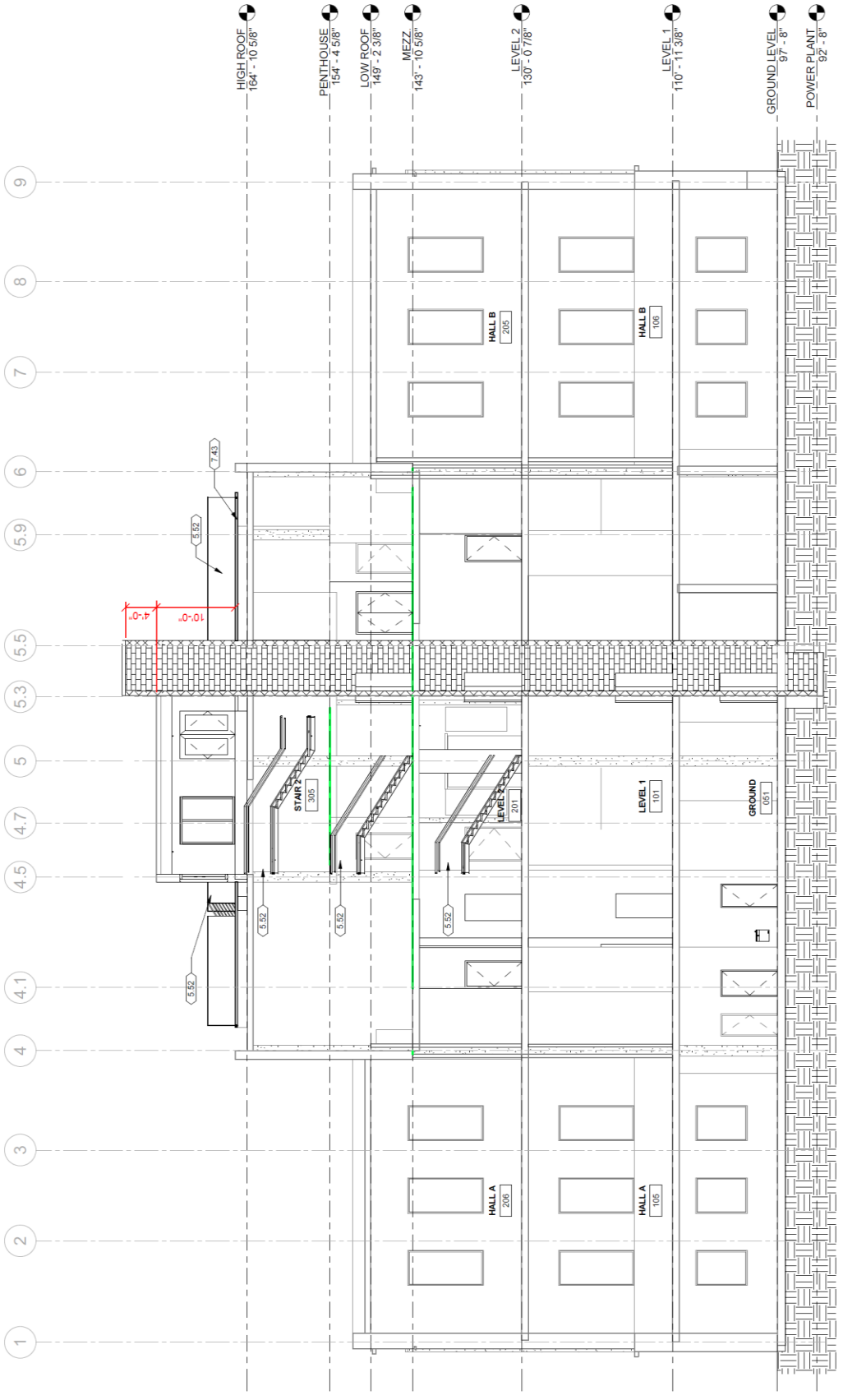


Request #1 – Original Ground Floor Plan



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

Request #1 – Proposed Roof Plan



2 Section 3
SCALE: 1/8" = 1'-0"

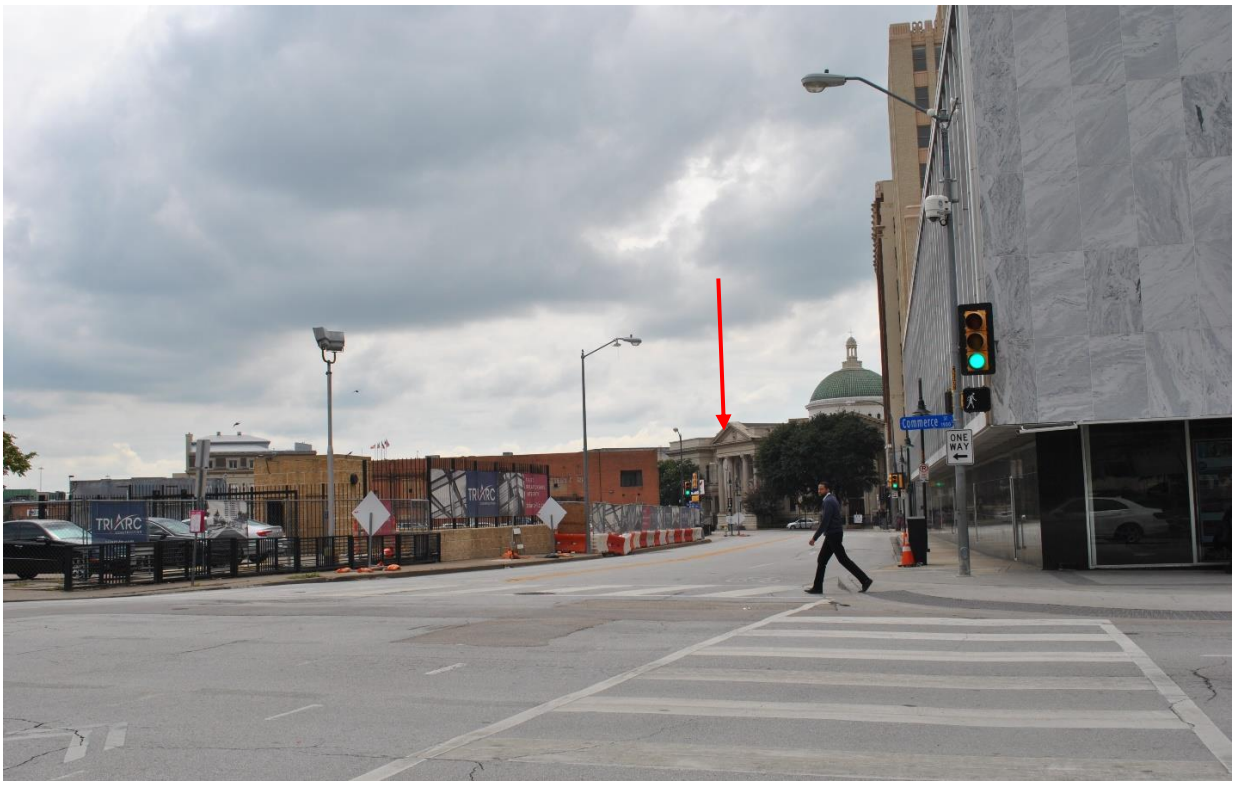
KEYNOTES "○"

NO.	NOTE
5.52	DECORATIVE METAL RAILINGS
7.43	WOOD ROOF DECK ON PEDESTALS

Request #1 – Section Drawing

Request #1 – Rendering of Proposed Penthouse and Deck

Note: Proposed railing will be a cable rail system, not metal grill as shown in image above.



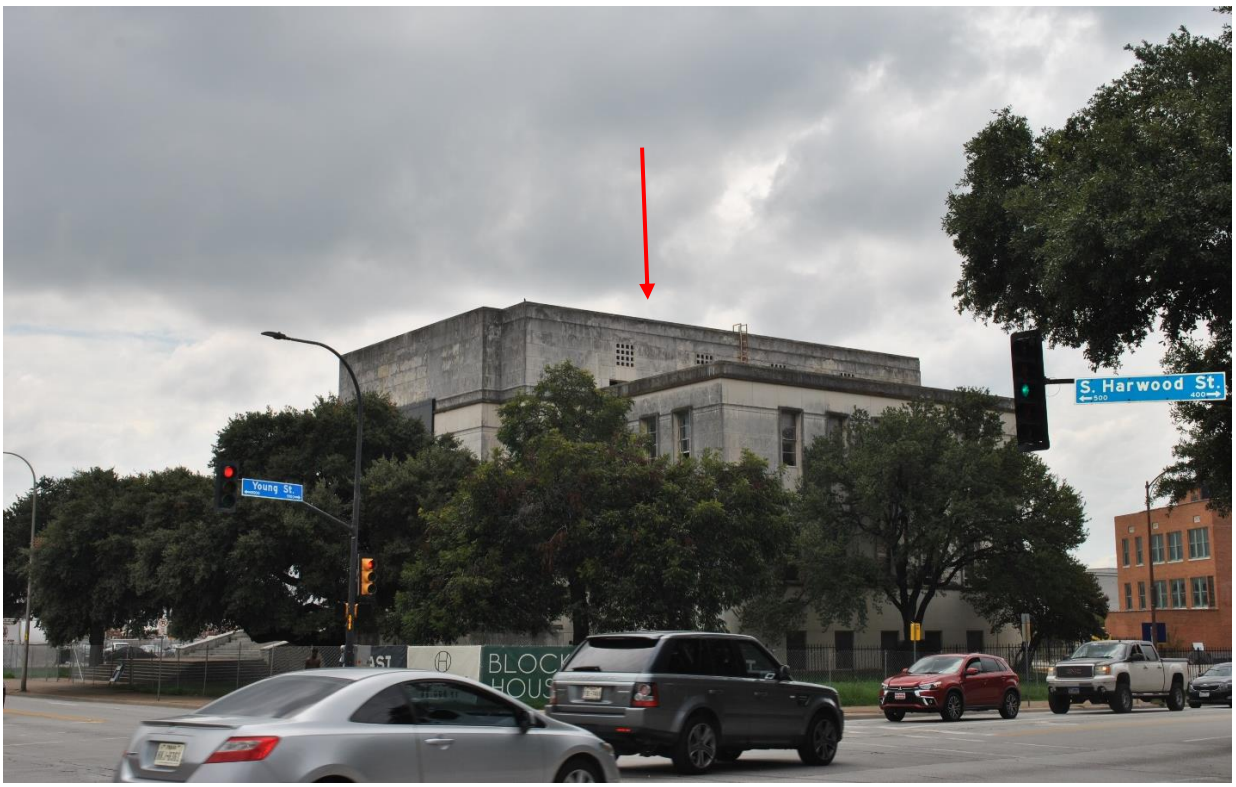
Request #1 – Additional Views of the Site – Facing South from Harwood and Commerce Street Intersection (Addition location indicated above with arrow)



Request #1 – Additional Views of the Site – Facing South from Harwood and Wood Street Intersection (Addition location indicated above with arrow)

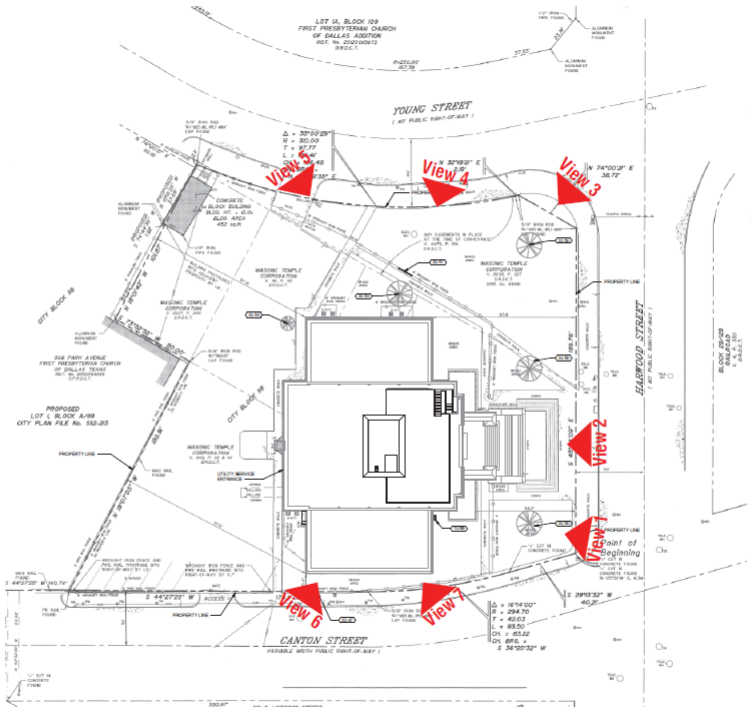


Request #1 – Additional Views of the Site – Facing South from Harwood and Several Feet North of Young Street (Addition location indicated above with arrow)



Request #1 – Additional Views of the Site – Facing South from Harwood and Young Intersection (Addition location indicated above with arrow)

Request #1 – Visibility Study Rendering – View facing south from Harwood Street, and several feet north of Young Street.



August 21, 2018 TODD INTERESTS EAST QUARTER OMNIPLAN • swa • ANDRES 3

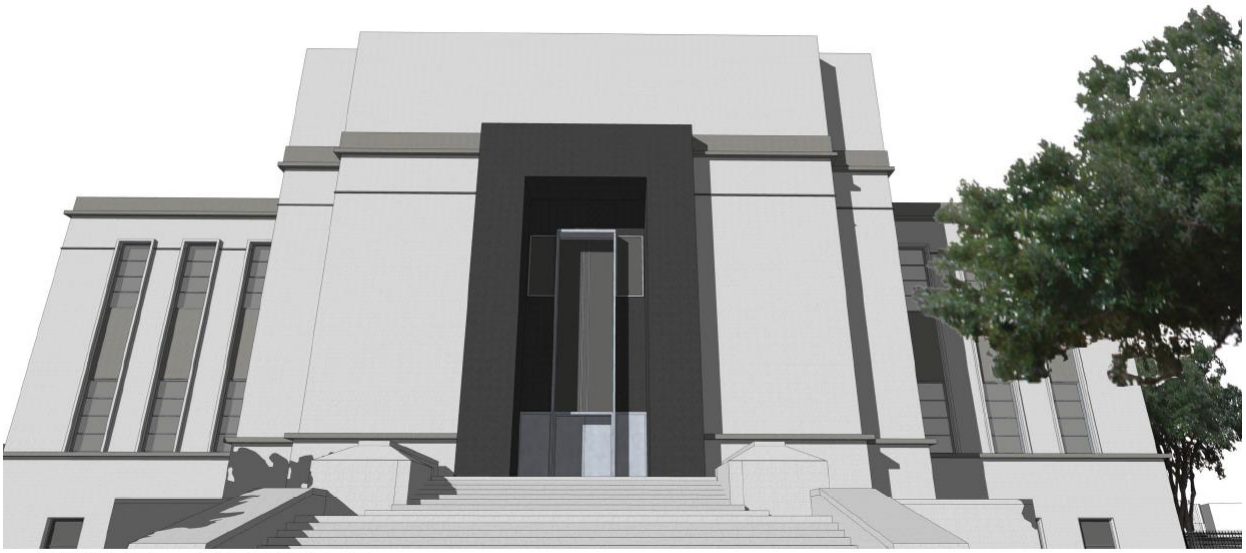
Request #1 – Visibility Study Key



VIEW 01 - EAST

August 21, 2018 TODD INTERESTS EAST QUARTER OMNIPLAN • swa • ANDRES 4

Request #1 – Visibility Study – View from sidewalk directly in front of structure (not across the street)



VIEW 02 - NORTHEAST

August 21, 2018 EAST QUARTER OMNIPLAN • swa • ANDRES 5

Request #1 – Visibility Study – View from sidewalk directly in front of structure (not across the street)



VIEW 03 - NORTH

August 21, 2018 EAST QUARTER OMNIPLAN • swa • ANDRES 6

Request #1 – Visibility Study – View from sidewalk directly in front of structure (not across the street)



VIEW 04 - NORTHWEST

August 21, 2018 EAST QUARTER OMNIPLAN • swa • ANDRES 7

Request #1 – Visibility Study – View from sidewalk directly in front of structure (not across the street)



VIEW 05 - WEST

August 21, 2018 EAST QUARTER OMNIPLAN • swa • ANDRES 8

Request #1 – Visibility Study – View from sidewalk directly in front of structure (not across the street)



VIEW 06 - SOUTH

August 21, 2018 EAST QUARTER OMNIPLAN • swa • ANDRES 9

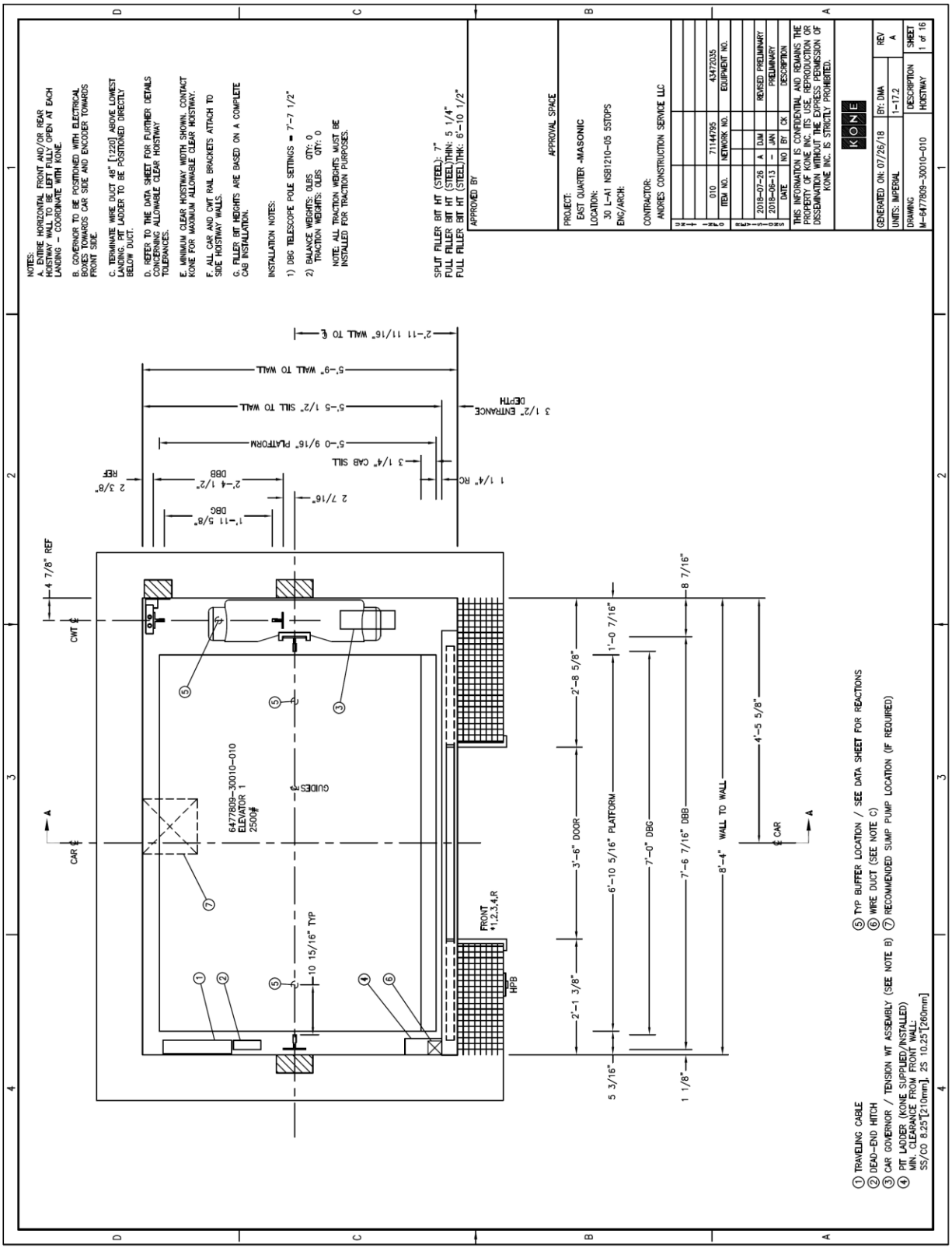
Request #1 – Visibility Study – View from sidewalk directly in front of structure (not across the street)



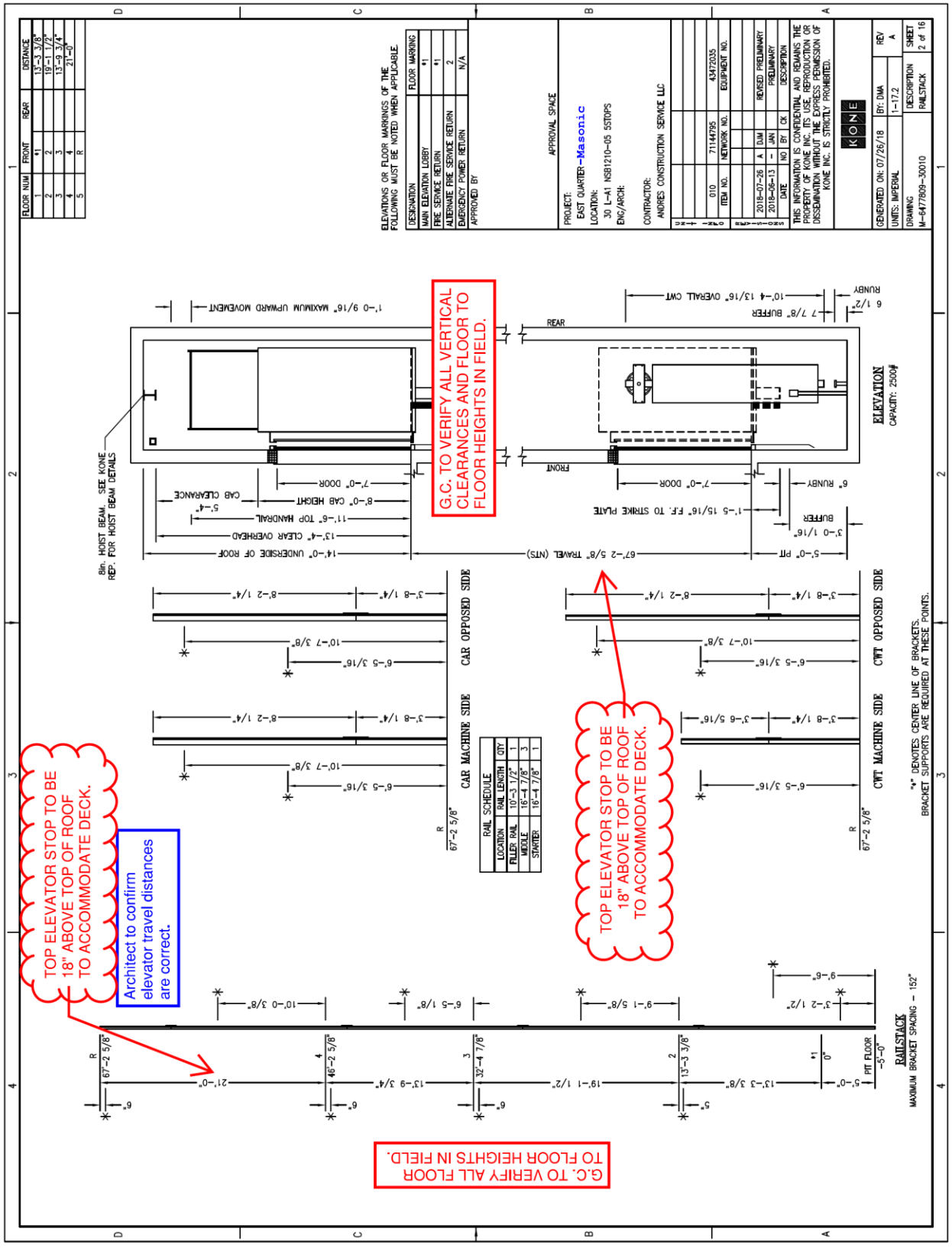
VIEW 07 - SOUTHEAST

August 21, 2018 EAST QUARTER OMNIPLAN • swa • ANDRES 10

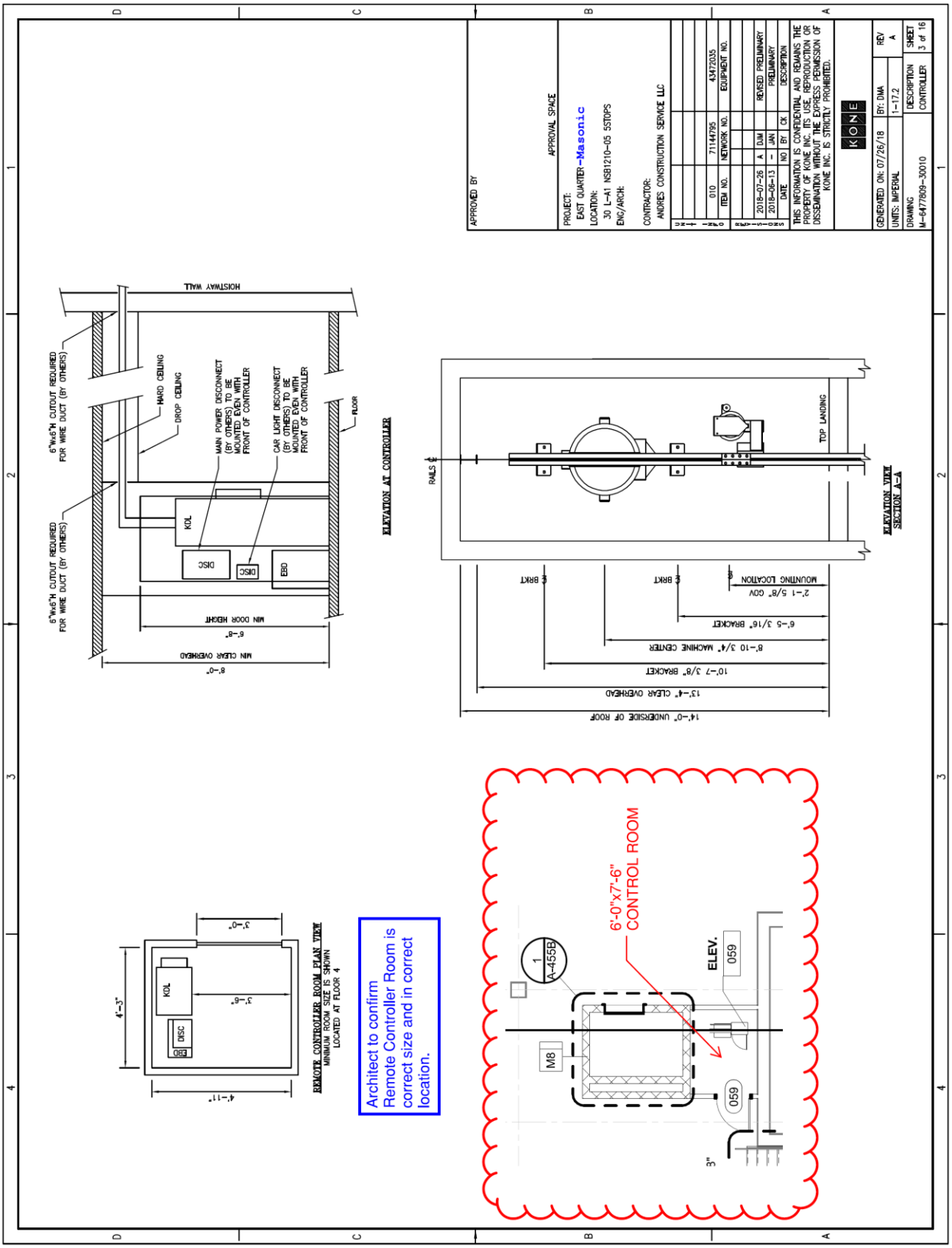
Request #1 – Visibility Study – View from sidewalk directly in front of structure (not across the street)



Request #1 – Elevator Shop Drawings & Product Data

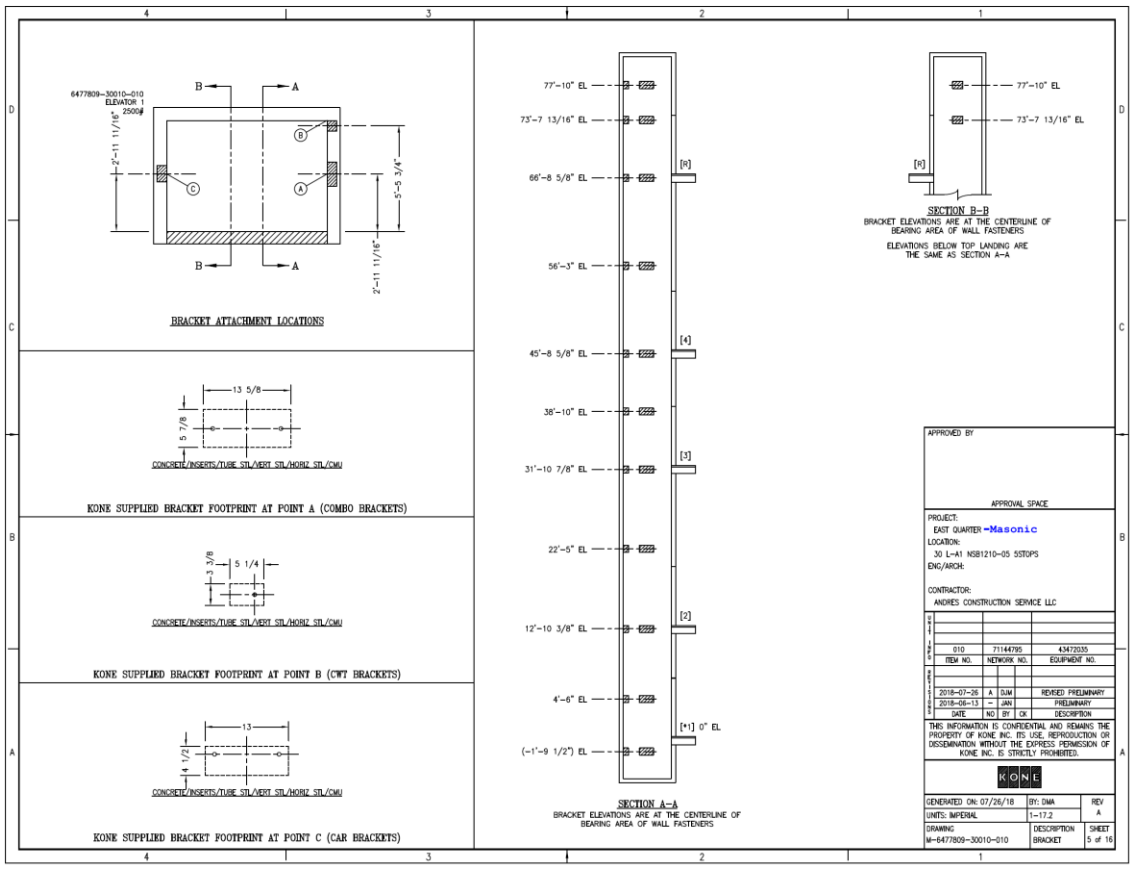


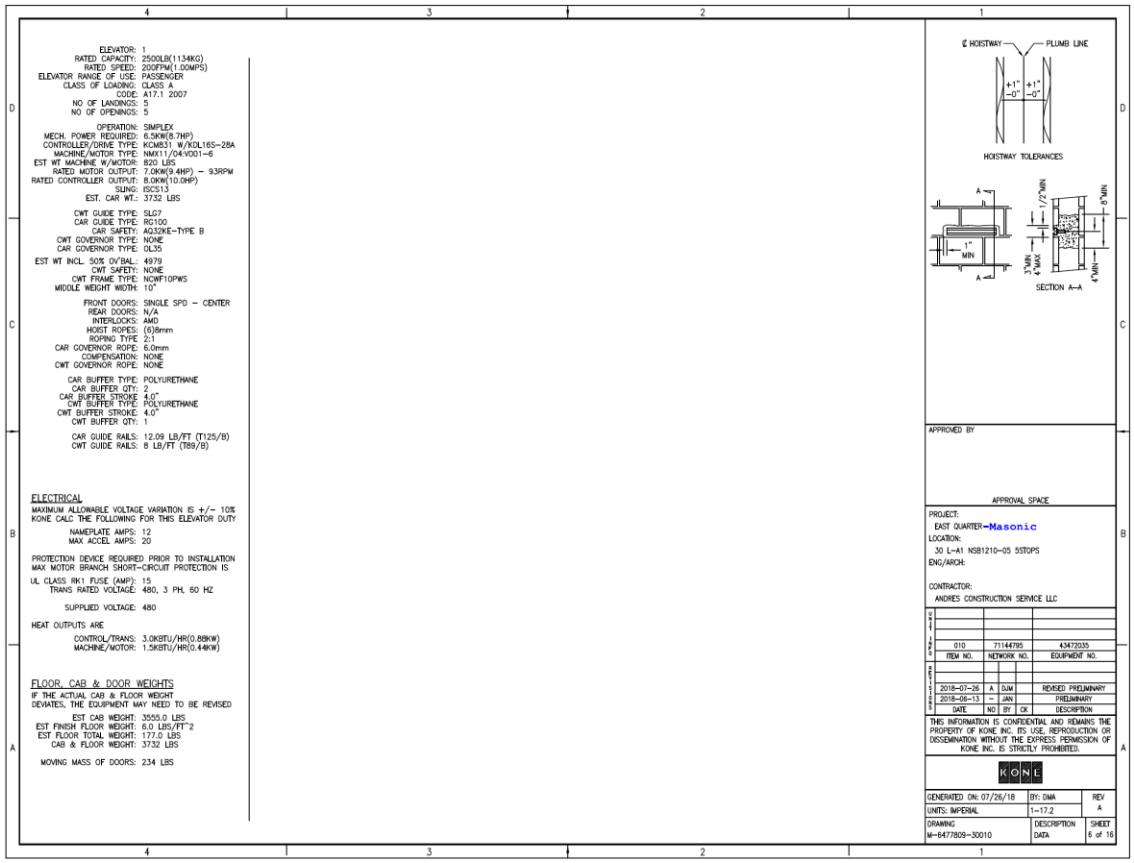
Request #1 – Elevator Shop Drawings & Product Data

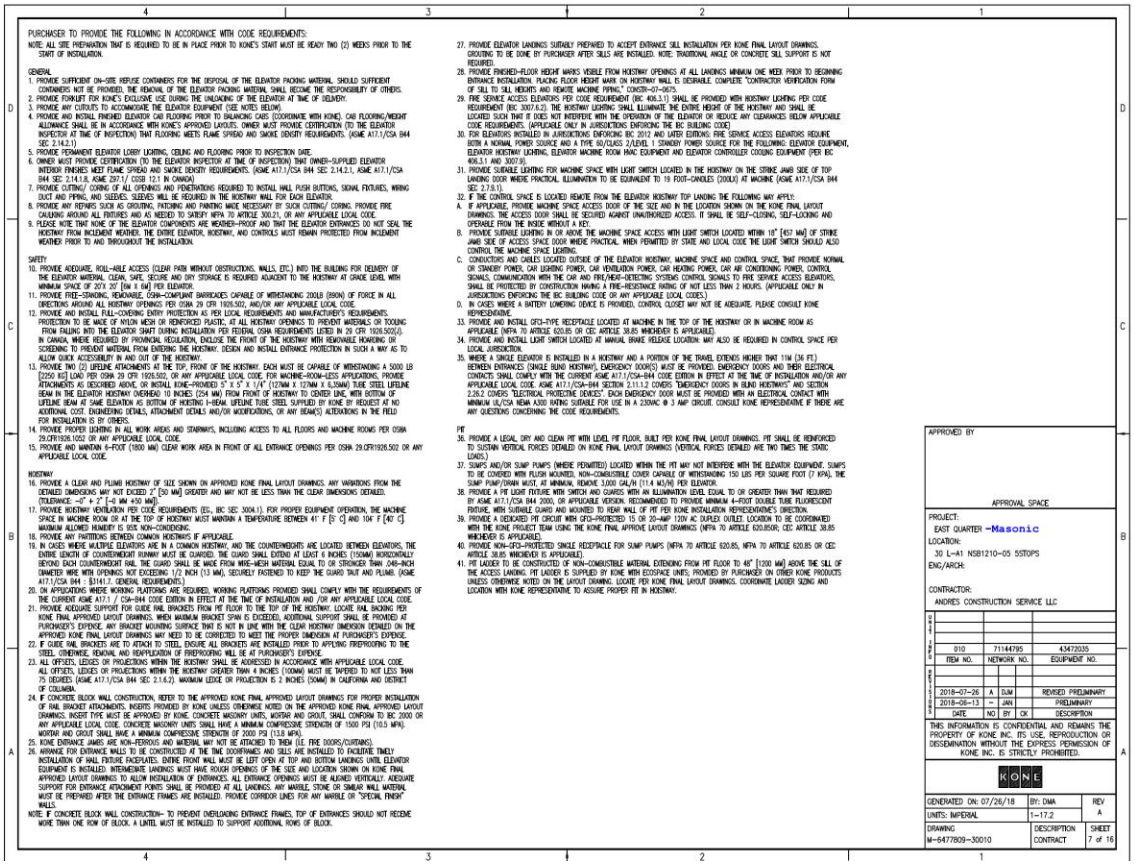


Request #1 – Elevator Shop Drawings & Product Data

Request #1 – Elevator Shop Drawings & Product Data


6477809-33010-010
ELEVATOR: 1
2500#
2'-11 11/16"
5'-5 3/4"
2'-11 11/16"
BRACKET ATTACHMENT LOCATIONS
13 5/8
5 7/8
CONCRETE/INSERTS/TUBE STL/VERT STL/HORIZ STL/CMU
KONE SUPPLIED BRACKET FOOTPRINT AT POINT A (COMBO BRACKETS)
5 1/4
3 3/8
CONCRETE/INSERTS/TUBE STL/VERT STL/HORIZ STL/CMU
KONE SUPPLIED BRACKET FOOTPRINT AT POINT B (CWT BRACKETS)
13
1/2
4
CONCRETE/INSERTS/TUBE STL/VERT STL/HORIZ STL/CMU
KONE SUPPLIED BRACKET FOOTPRINT AT POINT C (CAR BRACKETS)
77'-10" EL
73'-7 13/16" EL
66'-8 5/8" EL
56'-3" EL
45'-8 5/8" EL
38'-10" EL
31'-10 7/8" EL
22'-5" EL
12'-10 3/8" EL
4'-6" EL
(-1'-9 1/2") EL
[R]
[4]
[3]
[2]
[*1] 0" EL
SECTION A-A
BRACKET ELEVATIONS ARE AT THE CENTERLINE OF BEARING AREA OF WALL FASTENERS
77'-10" EL
73'-7 13/16" EL
[R]
SECTION B-B
BRACKET ELEVATIONS ARE AT THE CENTERLINE OF BEARING AREA OF WALL FASTENERS
ELEVATIONS BELOW TOP LANDING ARE THE SAME AS SECTION A-A
APPROVED BY
APPROVAL SPACE
PROJECT:
EAST QUARTER -Masonic
LOCATION:
30 L-A1 NSB1210-05 5STOPS
ENG/ARCH:
CONTRACTOR:
ANDRES CONSTRUCTION SERVICE LLC
010 71144795 43472035
ITEM NO. NETWORK NO. EQUIPMENT NO.
2018-07-26 A DJM REVISED PRELIMINARY
2018-06-13 - JAN PRELIMINARY
DATE NO BY CK DESCRIPTION
THIS INFORMATION IS CONFIDENTIAL AND REMAINS THE PROPERTY OF KONE INC. ITS USE, REPRODUCTION OR DISSEMINATION WITHOUT THE EXPRESS PERMISSION OF KONE INC. IS STRICTLY PROHIBITED.
KONE
GENERATED ON: 07/26/18 BY: DMA REV A
UNITS: IMPERIAL 1-17.2
DRAWING M-6477809-33010-010 DESCRIPTION BRACKET SHEET 5 of 16


ELEVATOR: 1
RATED CAPACITY: 2500LB(1134KG)
RATED SPEED: 200FPM(1.00MPS)
ELEVATOR RANGE OF USE: PASSENGER
CLASS OF LOADING: CLASS A
CODE: A17.1 2007
NO OF LANDINGS: 5
NO OF OPENINGS: 5
OPERATION: SIMPLEX
MECH. POWER REQUIRED: 5.5KW(8.7HP)
CONTROLLER/DRIVE TYPE: KCM831 W/KDL16S-28A
MACHINE/MOTOR TYPE: NMX11/04V001-6
EST WT MACHINE W/MOTOR: 820 LBS
RATED MOTOR OUTPUT: 7.0KW(9.4HP) - 93RPM
RATED CONTROLLER OUTPUT: 8.0KW(10.0HP)
SLING: ISCS13
EST. CAR WT.: 3732 LBS
CWT GUIDE TYPE: SLG7
CAR GUIDE TYPE: RG100
CAR SAFETY: AQ32KE-TYPE B
CWT GOVERNOR TYPE: NONE
CAR GOVERNOR TYPE: OL35
EST WT INCL. 50% CV/BAL.: 4979
CWT SAFETY: NONE
CWT FRAME TYPE: NOWF10PWS
MIDDLE WEIGHT WIDTH: 10"
FRONT DOORS: SINGLE SPD - CENTER
REAR DOORS: N/A
INTERLOCKS: AMD
HOIST ROPES: (6)8mm
ROPING TYPE 2:1
CAR GOVERNOR ROPE: 6.0mm
COMPENSATION: NONE
CWT GOVERNOR ROPE: NONE
CAR BUFFER TYPE: POLYURETHANE
CAR BUFFER QTY: 2
CAR BUFFER STROKE: 4.0"
CWT BUFFER TYPE: POLYURETHANE
CWT BUFFER STROKE: 4.0"
CWT BUFFER QTY: 1
CAR GUIDE RAILS: 12.09 LB/FT (T125/B)
CWT GUIDE RAILS: 8 LB/FT (T89/B)
ELECTRICAL
MAXIMUM ALLOWABLE VOLTAGE VARIATION IS +/- 10%
KONE CALC THE FOLLOWING FOR THIS ELEVATOR DUTY
NAMEPLATE AMPS: 12
MAX ACCEL AMPS: 20
PROTECTION DEVICE REQUIRED PRIOR TO INSTALLATION
MAX MOTOR BRANCH SHORT-CIRCUIT PROTECTION IS
UL CLASS RK1 FUSE (AMP): 15
TRANS RATED VOLTAGE: 480, 3 PH, 60 HZ
SUPPLIED VOLTAGE: 480
HEAT OUTPUTS ARE
CONTROL/TRANS: 3.0KBTU/HR(0.88KW)
MACHINE/MOTOR: 1.5KBTU/HR(0.44KW)
FLOOR, CAB & DOOR WEIGHTS
IF THE ACTUAL CAB & FLOOR WEIGHT DEVIATES, THE EQUIPMENT MAY NEED TO BE REVISED
EST CAB WEIGHT: 3555.0 LBS
EST FINISH FLOOR WEIGHT: 6.0 LBS/FT^2
EST FLOOR TOTAL WEIGHT: 177.0 LBS
CAB & FLOOR WEIGHT: 3732 LBS
MOVING MASS OF DOORS: 234 LBS
℄ HOISTWAY
PLUMB LINE
+1" -0"
+1" -0"
HOISTWAY TOLERANCES
A
1" MIN
A
1/2"MIN
8"MIN
3"MIN 4"MAX
4"MIN
SECTION A-A
APPROVED BY
APPROVAL SPACE
PROJECT:
EAST QUARTER -Masonic
LOCATION:
30 L-A1 NSB1210-05 5STOPS
ENG/ARCH:
CONTRACTOR:
ANDRES CONSTRUCTION SERVICE LLC
010 71144795 43472035
ITEM NO. NETWORK NO. EQUIPMENT NO.
2018-07-26 A DJM REVISED PRELIMINARY
2018-06-13 - JAN PRELIMINARY
DATE NO BY CK DESCRIPTION
THIS INFORMATION IS CONFIDENTIAL AND REMAINS THE PROPERTY OF KONE INC. ITS USE, REPRODUCTION OR DISSEMINATION WITHOUT THE EXPRESS PERMISSION OF KONE INC. IS STRICTLY PROHIBITED.
KONE
GENERATED ON: 07/26/18 BY: DMA REV A
UNITS: IMPERIAL 1-17.2
DRAWING M-6477809-33010 DESCRIPTION DATA SHEET 6 of 16



PURCHASER TO PROVIDE THE FOLLOWING IN ACCORDANCE WITH CODE REQUIREMENTS:
NOTE: ALL SITE PREPARATION THAT IS REQUIRED TO BE IN PLACE PRIOR TO KONE'S START MUST BE READY TWO (2) WEEKS PRIOR TO THE START OF INSTALLATION.

GENERAL
1. PROVIDE SUFFICIENT ON-SITE REFUSE CONTAINERS FOR THE DISPOSAL OF THE ELEVATOR PACKING MATERIAL. SHOULD SUFFICIENT CONTAINERS NOT BE PROVIDED, THE REMOVAL OF THE ELEVATOR PACKING MATERIAL SHALL BECOME THE RESPONSIBILITY OF OTHERS.
2. PROVIDE FORKLIFT FOR KONE'S EXCLUSIVE USE DURING THE UNLOADING OF THE ELEVATOR AT TIME OF DELIVERY.
3. PROVIDE ANY CUTOUTS TO ACCOMODATE THE ELEVATOR EQUIPMENT (SEE NOTES BELOW).
4. PROVIDE AND INSTALL FINISHED ELEVATOR CAR FLOORING PRIOR TO BALANCING CARS (COORDINATE WITH KONE). CAR FLOORING/WEIGHT ALLOWANCE SHALL BE IN ACCORDANCE WITH KONE'S APPROVED LAYOUTS. OWNER MUST PROVIDE CERTIFICATION (TO THE ELEVATOR INSPECTOR AT TIME OF INSPECTION) THAT FLOORING MEETS FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS. (ASME A17.1/CSA 944 SEC. 2.14.2.1)
5. PROVIDE PERMANENT ELEVATOR LOBBY LIGHTING, CEILING AND FLOORING PRIOR TO INSPECTION DATE.
6. OWNER MUST PROVIDE CERTIFICATION (TO THE ELEVATOR INSPECTOR AT TIME OF INSPECTION) THAT OWNER-SUPPLIED ELEVATOR INTERIOR FINISHES MEET FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS. (ASME A17.1/CSA 944 SEC. 2.14.2.1, ASME A17.1/CSA 944 SEC. 2.14.1.8, ASME 297.1/ CSSB 12.1 IN CANADA)
7. PROVIDE CUTTING/ CORING OF ALL OPENINGS AND PENETRATIONS REQUIRED TO INSTALL HALL PUSH BUTTONS, SIGNAL FIXTURES, WIRING DUCT AND PIPING, AND SLEEVES. SLEEVES WILL BE REQUIRED IN THE HOISTWAY WALL FOR EACH ELEVATOR.
8. PROVIDE ANY REPAIRS SUCH AS GROUTING, PATCHING AND PAINTING MADE NECESSARY BY SUCH CUTTING/ CORING. PROVIDE FIRE CAULKING AROUND ALL FIXTURES AND AS NEEDED TO SATISFY NFPA 70 ARTICLE 300.21, OR ANY APPLICABLE LOCAL CODE.
9. PLEASE NOTE THAT NONE OF THE ELEVATOR COMPONENTS ARE WEATHER-PROOF AND THAT THE ELEVATOR ENTRANCES DO NOT SEAL THE HOISTWAY FROM INCLEMENT WEATHER. THE ENTIRE ELEVATOR, HOISTWAY, AND CONTROLS MUST REMAIN PROTECTED FROM INCLEMENT WEATHER PRIOR TO AND THROUGHOUT THE INSTALLATION.

SAFETY
10. PROVIDE ADEQUATE, ROLL-ABLE ACCESS (CLEAR PATH WITHOUT OBSTRUCTIONS, WALLS, ETC.) INTO THE BUILDING FOR DELIVERY OF THE ELEVATOR MATERIAL. CLEAN, SAFE, SECURE AND DRY STORAGE IS REQUIRED ADJACENT TO THE HOISTWAY AT GRADE LEVEL WITH MINIMUM SPACE OF 20'L 20' W(6M X 6M) PER ELEVATOR.
11. PROVIDE FIRE-STANDING, REMOVABLE, CSA-COMPLIANT BARRICADES CAPABLE OF WITHSTANDING 200LB (890N) OF FORCE IN ALL DIRECTIONS AROUND ALL HOISTWAY OPENINGS PER OSHA 29 CFR 1926.502, AND/OR ANY APPLICABLE LOCAL CODE.
12. PROVIDE AND INSTALL FULL-COVERING ENTRY PROTECTION AS PER LOCAL REQUIREMENTS AND MANUFACTURER'S REQUIREMENTS. PROTECTION TO BE MADE OF NYLON MESH OR REINFORCED PLASTIC, AT ALL HOISTWAY OPENINGS TO PREVENT MATERIALS OR TOOLING FROM FALLING INTO THE ELEVATOR SHAFT DURING INSTALLATION PER FEDERAL OSHA REQUIREMENTS LISTED IN 29 CFR 1926.502(J). IN CANADA, WHERE REQUIRED BY PROVINCIAL REGULATION, ENCLOSE THE FRONT OF THE HOISTWAY WITH REMOVABLE HOARDING OR SCREENING TO PREVENT MATERIAL FROM ENTERING THE HOISTWAY. DESIGN AND INSTALL ENTRANCE PROTECTION IN SUCH A WAY AS TO ALLOW QUICK ACCESSIBILITY IN AND OUT OF THE HOISTWAY.
13. PROVIDE TWO (2) LIFELINE ATTACHMENTS AT THE TOP, FRONT OF THE HOISTWAY. EACH MUST BE CAPABLE OF WITHSTANDING A 5000 LB [2250 KG] LOAD PER OSHA 29 CFR 1926.502, OR ANY APPLICABLE LOCAL CODE. FOR MACHINE-ROOM-LESS APPLICATIONS, PROVIDE ATTACHMENTS AS DESCRIBED ABOVE, OR INSTALL KONE-PROVIDED 5" X 5" X 1/4" (127MM X 127MM X 6.35MM) TUBE STEEL LIFELINE BEAM IN THE ELEVATOR HOISTWAY OVERHEAD 10 INCHES (254 MM) FROM FRONT OF HOISTWAY TO CENTER OF BEAM, WITH BOTTOM OF LIFELINE BEAM AT SAME ELEVATION AS BOTTOM OF HOISTING I-BEAM. LIFELINE TUBE STEEL SUPPLIED BY KONE BY REQUEST AT NO ADDITIONAL COST. ENGINEERING DETAILS, ATTACHMENT DETAILS AND/OR MODIFICATIONS, OR ANY BEAM(S) ALTERATIONS IN THE FIELD FOR INSTALLATION IS BY OTHERS.
14. PROVIDE PROPER LIGHTING IN ALL WORK AREAS AND STAIRWAYS, INCLUDING ACCESS TO ALL FLOORS AND MACHINE ROOMS PER OSHA 29 CFR1926.1052 OR ANY APPLICABLE LOCAL CODE.
15. PROVIDE AND MAINTAIN 6-FOOT (1800 MM) CLEAR WORK AREA IN FRONT OF ALL ENTRANCE OPENINGS PER OSHA 29 CFR1926.502 OR ANY APPLICABLE LOCAL CODE.

HOISTWAY
16. PROVIDE A CLEAR AND PLUMB HOISTWAY OF SIZE SHOWN ON APPROVED KONE FINAL LAYOUT DRAWINGS. ANY VARIATIONS FROM THE DETAILED DIMENSIONS MAY NOT EXCEED 2" [50 MM] GREATER AND MAY NOT BE LESS THAN THE CLEAR DIMENSIONS DETAILED. (TOLERANCE: -0" + 2" [-0 MM +50 MM]).
17. PROVIDE HOISTWAY VENTILATION PER CODE REQUIREMENTS (EG., IBC SEC 3004.1). FOR PROPER EQUIPMENT OPERATION, THE MACHINE SPACE IN MACHINE ROOM OR AT THE TOP OF HOISTWAY MUST MAINTAIN A TEMPERATURE BETWEEN 41° F [5° C] AND 104° F [40° C]. MAXIMUM ALLOWED HUMIDITY IS 95% NON-CONDENSING.
18. PROVIDE ANY PARTITIONS BETWEEN COMMON HOISTWAYS IF APPLICABLE.
19. IN CASES WHERE MULTIPLE ELEVATORS ARE IN A COMMON HOISTWAY, AND THE COUNTERWEIGHTS ARE LOCATED BETWEEN ELEVATORS, THE ENTIRE LENGTH OF COUNTERWEIGHT RUNWAY MUST BE GUARDED. THE GUARD SHALL EXTEND AT LEAST 6 INCHES (150MM) HORIZONTALLY BEYOND EACH COUNTERWEIGHT RAIL. THE GUARD SHALL BE MADE FROM WIRE-MESH MATERIAL EQUAL TO OR STRONGER THAN .048-INCH DIAMETER WIRE WITH OPENINGS NOT EXCEEDING 1/2 INCH (13 MM), SECURELY FASTENED TO KEEP THE GUARD TAUT AND PLUMB. (ASME A17.1/CSA 944 : §3141.7. GENERAL REQUIREMENTS.)
20. ON APPLICATIONS WHERE WORKING PLATFORMS ARE REQUIRED, WORKING PLATFORMS PROVIDED SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT ASME A17.1 / CSA-944 CODE EDITION IN EFFECT AT THE TIME OF INSTALLATION AND / OR ANY APPLICABLE LOCAL CODE.
21. PROVIDE ADEQUATE SUPPORT FOR GUIDE RAIL BRACKETS FROM PIT FLOOR TO THE TOP OF THE HOISTWAY. LOCATE RAIL BACKING PER KONE FINAL APPROVED LAYOUT DRAWINGS. WHEN MAXIMUM BRACKET SPAN IS EXCEEDED, ADDITIONAL SUPPORT SHALL BE PROVIDED AT PURCHASER'S EXPENSE. ANY BRACKET MOUNTING SURFACE THAT IS NOT IN LINE WITH THE CLEAR HOISTWAY DIMENSION DETAILED ON THE APPROVED KONE FINAL LAYOUT DRAWINGS MAY NEED TO BE CORRECTED TO MEET THE PROPER DIMENSION AT PURCHASER'S EXPENSE.
22. IF GUIDE RAIL BRACKETS ARE TO ATTACH TO STEEL, ENSURE ALL BRACKETS ARE INSTALLED PRIOR TO APPLYING FIREPROOFING TO THE STEEL. OTHERWISE, REMOVAL AND REAPPLICATION OF FIREPROOFING WILL BE AT PURCHASER'S EXPENSE.
23. ALL OFFSETS, LEDGES OR PROJECTIONS WITHIN THE HOISTWAY SHALL BE ADDRESSED IN ACCORDANCE WITH APPLICABLE LOCAL CODE. ALL OFFSETS, LEDGES OR PROJECTIONS WITHIN THE HOISTWAY GREATER THAN 4 INCHES (100MM) MUST BE TAPERED TO NOT LESS THAN 75 DEGREES (ASME A17.1/CSA B44 SEC 2.1.6.2). MAXIMUM LEDGE OR PROJECTION IS 2 INCHES (50MM) IN CALIFORNIA AND DISTRICT OF COLUMBIA.
24. IF CONCRETE BLOCK WALL CONSTRUCTION, REFER TO THE APPROVED KONE FINAL APPROVED LAYOUT DRAWINGS FOR PROPER INSTALLATION OF RAIL BRACKET ATTACHMENTS. INSERTS PROVIDED BY KONE UNLESS OTHERWISE NOTED ON THE APPROVED KONE FINAL APPROVED LAYOUT DRAWINGS. INSERT TYPE MUST BE APPROVED BY KONE. CONCRETE MASONRY UNITS, MORTAR AND GROUT, SHALL CONFORM TO IBC 2000 OR ANY APPLICABLE LOCAL CODE. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI (10.5 MPA). MORTAR AND GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI (13.8 MPA).
25. KONE ENTRANCE JAMBS ARE NON-FERROUS AND MATERIAL MAY NOT BE ATTACHED TO THEM (I.E. FIRE DOORS/CURTAINS).
26. ARRANGE FOR ENTRANCE WALLS TO BE CONSTRUCTED AT THE TIME DOORFRAMES AND SILLS ARE INSTALLED TO FACILITATE TIMELY INSTALLATION OF WALL ENTIRE FACEPLATES. ENTIRE FRONT WALL MUST BE LEFT OPEN AT TOP AND BOTTOM LANDINGS UNTIL ELEVATOR EQUIPMENT IS INSTALLED. INTERMEDIATE LANDINGS MUST HAVE ROUGH OPENINGS OF THE SIZE AND LOCATION SHOWN ON KONE FINAL APPROVED LAYOUT DRAWINGS TO ALLOW INSTALLATION OF ENTRANCES. ALL ENTRANCE OPENINGS MUST BE ALIGNED VERTICALLY. ADEQUATE SUPPORT FOR ENTRANCE ATTACHMENT POINTS SHALL BE PROVIDED AT ALL LANDINGS. ANY MARBLE, STONE OR SIMILAR WALL MATERIAL MUST BE PREPARED AFTER THE ENTRANCE FRAMES ARE INSTALLED. PROVIDE CORRIDOR LINES FOR ANY MARBLE OR "SPECIAL FINISH" WALLS.

NOTE: IF CONCRETE BLOCK WALL CONSTRUCTION– TO PREVENT OVERLOADING ENTRANCE FRAMES, TOP OF ENTRANCES SHOULD NOT RECEIVE MORE THAN ONE ROW OF BLOCK. A LINTEL MUST BE INSTALLED TO SUPPORT ADDITIONAL ROWS OF BLOCK.

27. PROVIDE ELEVATOR LANDINGS SUITABLY PREPARED TO ACCEPT ENTRANCE SILL INSTALLATION PER KONE FINAL LAYOUT DRAWINGS. GROUTING TO BE DONE BY PURCHASER AFTER SILLS ARE INSTALLED. NOTE: TRADITIONAL ANGLE OR CONCRETE SILL SUPPORT IS NOT REQUIRED.
28. PROVIDE FINISHED-FLOOR HEIGHT MARKS VISIBLE FROM HOISTWAY OPENINGS AT ALL LANDINGS MINIMUM ONE WEEK PRIOR TO BEGINNING ENTRANCE INSTALLATION. PLACING FLOOR HEIGHT MARK ON HOISTWAY WALL IS DESIRABLE. COMPLETE "CONTRACTOR VERIFICATION FORM OF SILL TO SILL HEIGHTS AND REMOTE MACHINE PERMIT," CONCEN-07-0675.
29. FIRE SERVICE ACCESS ELEVATORS PER CODE REQUIREMENT (IBC 406.3.1) SHALL BE PROVIDED WITH HOISTWAY LIGHTING PER CODE REQUIREMENT (IBC 3007.6.2). THE HOISTWAY LIGHTING SHALL ILLUMINATE THE ENTIRE HEIGHT OF THE HOISTWAY AND SHALL BE LOCATED SUCH THAT IT DOES NOT INTERFERE WITH THE OPERATION OF THE ELEVATOR OR REDUCE ANY CLEARANCES BELOW APPLICABLE CODE REQUIREMENTS. (APPLICABLE ONLY IN JURISDICTIONS ENFORCING THE IBC BUILDING CODE)
30. FOR ELEVATORS INSTALLED IN JURISDICTIONS ENFORCING IBC 2012 AND LATER EDITIONS: FIRE SERVICE ACCESS ELEVATORS REQUIRE BOTH A NORMAL POWER SOURCE AND A TYPE 60/CLASS 2/LEVEL 1 STANDBY POWER SOURCE FOR THE FOLLOWING: ELEVATOR EQUIPMENT, ELEVATOR HOISTWAY LIGHTING, ELEVATOR MACHINE ROOM HVAC EQUIPMENT AND ELEVATOR CONTROLLER COOLING EQUIPMENT (PER IBC 406.3.1 AND 3007.8).
31. PROVIDE SUITABLE LIGHTING FOR MACHINE SPACE WITH LIGHT SWITCH LOCATED IN THE HOISTWAY ON THE STRIKE JAMB SIDE OF TOP LANDING DOOR WHERE PRACTICAL. ILLUMINATION TO BE EQUIVALENT TO 19 FOOT-CANDLES (200LX) AT MACHINE (ASME A17.1/CSA B44 SEC. 2.7.9.1).
32. IF THE CONTROL SPACE IS LOCATED REMOTE FROM THE ELEVATOR HOISTWAY TOP LANDING THE FOLLOWING MAY APPLY:
A. IF APPLICABLE, PROVIDE MACHINE SPACE ACCESS DOOR OF THE SIZE AND IN THE LOCATION SHOWN ON THE KONE FINAL LAYOUT DRAWINGS. THE ACCESS DOOR SHALL BE SECURED AGAINST UNAUTHORIZED ACCESS. IT SHALL BE SELF-CLOSING, SELF-LOCKING AND OPERABLE FROM THE INSIDE WITHOUT A KEY.
B. PROVIDE SUITABLE LIGHTING IN OR ABOVE THE MACHINE SPACE ACCESS WITH LIGHT SWITCH LOCATED WITHIN 18" [457 MM] OF STRIKE JAMB SIDE OF ACCESS SPACE DOOR WHERE PRACTICAL. WHEN PERMITTED BY STATE AND LOCAL CODE THE LIGHT SWITCH SHOULD ALSO CONTROL THE MACHINE SPACE LIGHTING.
C. CONDUCTORS AND CABLES LOCATED OUTSIDE OF THE ELEVATOR HOISTWAY, MACHINE SPACE AND CONTROL SPACE, THAT PROVIDE NORMAL OR STANDBY POWER, CAR LIGHTING POWER, CAR VENTILATION POWER, CAR HEATING POWER, CAR AIR CONDITIONING POWER, CONTROL SIGNALS, COMMUNICATION WITH THE CAR AND PIKE/MOD-DETECTING SYSTEMS CONTROL SIGNALS TO FIRE SERVICE ACCESS ELEVATORS, SHALL BE PROTECTED BY CONSTRUCTION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS. (APPLICABLE ONLY IN JURISDICTIONS ENFORCING THE IBC BUILDING CODE OR ANY APPLICABLE LOCAL CODES.)
D. IN CASES WHERE A BATTERY LOWERING DEVICE IS PROVIDED, CONTROL CLOSET MAY NOT BE ADEQUATE. PLEASE CONSULT KONE REPRESENTATIVE.
33. PROVIDE AND INSTALL GFCI-TYPE RECEPTACLE LOCATED AT MACHINE IN THE TOP OF THE HOISTWAY OR IN MACHINE ROOM AS APPLICABLE (NFPA 70 ARTICLE 620.85 OR CEC ARTICLE 38.85 WHICHEVER IS APPLICABLE).
34. PROVIDE AND INSTALL LIGHT SWITCH LOCATED AT MANUAL BRAKE RELEASE LOCATION. MAY ALSO BE REQUIRED IN CONTROL SPACE PER LOCAL JURISDICTION.
35. WHERE A SINGLE ELEVATOR IS INSTALLED IN A HOISTWAY AND A PORTION OF THE TRAVEL EXTENDS HIGHER THAN 11M (36 FT.) BETWEEN ENTRANCES (SINGLE ELEVATOR HOISTWAY), EMERGENCY DOOR(S) MUST BE PROVIDED. EMERGENCY DOORS AND THEIR ELECTRICAL CONTACTS SHALL COMPLY WITH THE CURRENT ASME A17.1/CSA-B44 CODE EDITION IN EFFECT AT THE TIME OF INSTALLATION AND/OR ANY APPLICABLE LOCAL CODE. ASME A17.1/CSA-B44 SECTION 2.11.1.2 COVERS "EMERGENCY DOORS IN BLIND HOISTWAYS" AND SECTION 2.26.2 COVERS THE PROTECTIVE DEVICES". EACH EMERGENCY DOOR MUST BE PROVIDED WITH AN ELECTRICAL CONTACT WITH MINIMUM UL/CSA NEMA A300 RATING SUITABLE FOR USE IN A 230VAC @ 3 AMP CIRCUIT. CONSULT KONE REPRESENTATIVE IF THERE ARE ANY QUESTIONS CONCERNING THE CODE REQUIREMENTS.

PIT
36. PROVIDE A LEGAL, DRY AND CLEAN PIT WITH LEVEL PIT FLOOR, BUILT PER KONE FINAL LAYOUT DRAWINGS. PIT SHALL BE REINFORCED TO SUSTAIN VERTICAL FORCES DETAILED ON KONE FINAL LAYOUT DRAWINGS (VERTICAL FORCES DETAILED ARE TWO TIMES THE STATIC LOADS.)
37. SUMPS AND/OR SUMP PUMPS (WHERE PERMITTED) LOCATED WITHIN THE PIT MAY NOT INTERFERE WITH THE ELEVATOR EQUIPMENT. SUMPS TO BE COVERED WITH FLUSH MOUNTED, NON-COMBUSTIBLE COVER CAPABLE OF WITHSTANDING 150 LBS PER SQUARE FOOT (7 KPA). THE SUMP PUMP/DRAIN MUST, AT MINIMUM, REMOVE 3,000 GAL/H (11.4 ML/H) PER ELEVATOR.
38. PROVIDE A PIT LIGHT FIXTURE WITH SWITCH AND GUARDS WITH AN ILLUMINATION LEVEL EQUAL TO OR GREATER THAN THAT REQUIRED BY ASME A17.1/CSA B44 2000, OR APPLICABLE VERSION. RECOMMENDED TO PROVIDE MINIMUM 4-FOOT DOUBLE TUBE FLUORESCENT FIXTURE, WITH SUITABLE GUARD AND MOUNTED TO REAR WALL OF PIT PER KONE INSTALLATION REPRESENTATIVE'S DIRECTION.
39. PROVIDE A DEDICATED PIT CIRCUIT WITH GFCI-PROTECTED 15 OR 20-AMP 120V AC DUPLEX OUTLET. LOCATION TO BE COORDINATED WITH THE KONE PROJECT TEAM USING THE KONE FINAL APPROVE LAYOUT DRAWINGS (NFPA 70 ARTICLE 620.85(B), CEC ARTICLE 38.85 WHICHEVER IS APPLICABLE).
40. PROVIDE NON-GFCI-PROTECTED SINGLE RECEPTACLE FOR SUMP PUMPS (NFPA 70 ARTICLE 620.85, NFPA 70 ARTICLE 620.85 OR CEC ARTICLE 38.85 WHICHEVER IS APPLICABLE).
41. PIT LADDERS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL EXTENDING FROM PIT FLOOR TO 48" [1200 MM] ABOVE THE SILL OF THE ACCESS LANDING. PIT LADDER IS SUPPLIED BY KONE WITH ECOSPACE UNITS. PROVIDED BY PURCHASER ON OTHER KONE PRODUCTS UNLESS OTHERWISE NOTED ON THE LAYOUT DRAWING. LOCATE PIT KONE FINAL LAYOUT DRAWINGS. COORDINATE LADDER SIZING AND LOCATION WITH KONE REPRESENTATIVE TO ASSURE PROPER FIT IN HOISTWAY.

APPROVED BY

APPROVAL SPACE

PROJECT:
EAST QUARTER –Masonic
LOCATION:
30 L-41 NSB1210–05 5STOPS
ENG/ARCH:

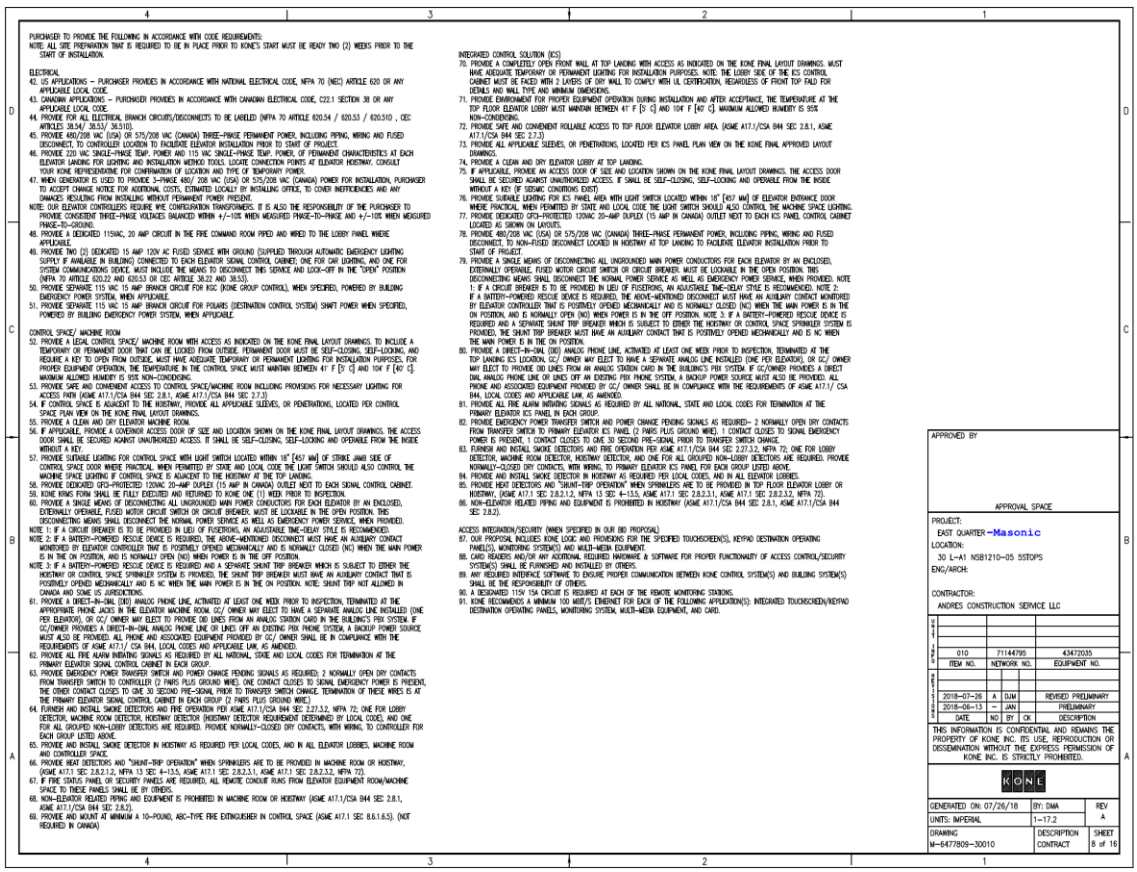
CONTRACTOR:
ANDRES CONSTRUCTION SERVICE LLC

010	71144795	43472035	
ITEM NO.	NETWORK NO.	EQUIPMENT NO.	
2018–07–26	A	DJM	REVISED PRELIMINARY
2018–06–13	–	JAN	PRELIMINARY
DATE	NO	BY	CK DESCRIPTION

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KONE

GENERATED ON: 07/26/18	BY: DMA	REV A
UNITS: IMPERIAL	1–17.2	
DRAWING M–6477809–30010	DESCRIPTION CONTRACT	SHEET 7 of 16



PURCHASER TO PROVIDE THE FOLLOWING IN ACCORDANCE WITH CODE REQUIREMENTS:
NOTE: ALL SITE PREPARATION THAT IS REQUIRED TO BE IN PLACE PRIOR TO KONE'S START MUST BE READY TWO (2) WEEKS PRIOR TO THE START OF INSTALLATION.

ELECTRICAL
42. US APPLICATIONS – PURCHASER PROVIDES IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE, NFPA 70 (NEC) ARTICLE 620 OR ANY APPLICABLE LOCAL CODE.
43. CANADIAN APPLICATIONS – PURCHASER PROVIDES IN ACCORDANCE WITH CANADIAN ELECTRICAL CODE, C22.1 SECTION 38 OR ANY APPLICABLE LOCAL CODE.
44. PROVIDE FOR ALL ELECTRICAL BRANCH CIRCUITS/DISCONNECTS TO BE LABELED (NFPA 70 ARTICLE 620.54 / 620.53 / 620.51D , CEC ARTICLES 38.54/ 38.53/ 36.51D).
45. PROVIDE 480/208 VAC (USA) OR 575/208 VAC (CANADA) THREE–PHASE PERMANENT POWER, INCLUDING PIPING, WIRING AND FUSED DISCONNECT, TO CONTROLLER LOCATION TO FACILITATE ELEVATOR INSTALLATION PRIOR TO START OF PROJECT.
46. PROVIDE 220 VAC SINGLE–PHASE TEMP. POWER AND 115 VAC SINGLE–PHASE TEMP. POWER, OF PERMANENT CHARACTERISTICS AT EACH ELEVATOR LANDING FOR LIGHTING AND INSTALLATION METHOD TOOLS. LOCATE CONNECTION POINTS AT ELEVATOR HOISTWAY. CONSULT YOUR KONE REPRESENTATIVE FOR CONFIRMATION OF LOCATION AND TYPE OF TEMPORARY POWER.
47. WHEN GENERATOR IS USED TO PROVIDE 3–PHASE 480/ 208 VAC (USA) OR 575/208 VAC (CANADA) POWER FOR INSTALLATION, PURCHASER TO ACCEPT CHANGE NOTICE FOR ADDITIONAL COSTS, ESTIMATED LOCALLY BY INSTALLING OFFICE, TO COVER INEFFICIENCIES AND ANY DAMAGES RESULTING FROM INSTALLING WITHOUT PERMANENT POWER PRESENT.

NOTE: OUR ELEVATOR CONTROLLERS REQUIRE WYE CONFIGURATION TRANSFORMERS. IT IS ALSO THE RESPONSIBILITY OF THE PURCHASER TO PROVIDE CONSISTENT THREE–PHASE VOLTAGES BALANCED WITHIN +/–10% WHEN MEASURED PHASE–TO–PHASE AND +/–10% WHEN MEASURED PHASE–TO–GROUND.

48. PROVIDE A DEDICATED 115VAC, 20 AMP CIRCUIT IN THE FIRE COMMAND ROOM PIPED AND WIRED TO THE LOBBY PANEL WHERE APPLICABLE.
49. PROVIDE TWO (2) DEDICATED 15 AMP 120V AC FUSED SERVICE WITH GROUND (SUPPLIED THROUGH AUTOMATIC EMERGENCY LIGHTING SUPPLY IF AVAILABLE IN BUILDING) CONNECTED TO EACH ELEVATOR SIGNAL CONTROL CABINET, ONE FOR CAR LIGHTING, AND ONE FOR SYSTEM COMMUNICATIONS SERVICE. MUST INCLUDE THE MEANS TO DISCONNECT THIS SERVICE AND LOCK–OFF IN THE "OPEN" POSITION (NFPA 70 ARTICLE 620.22 AND 620.53 OR CEC ARTICLE 38.22 AND 38.53).
50. PROVIDE SEPARATE 115 VAC 15 AMP BRANCH CIRCUIT FOR KGC (KONE GROUP CONTROL), WHEN SPECIFIED, POWERED BY BUILDING EMERGENCY POWER SYSTEM, WHEN APPLICABLE.
51. PROVIDE SEPARATE 115 VAC 15 AMP BRANCH CIRCUIT FOR POLARIS (DESTINATION CONTROL SYSTEM) SHAFT POWER WHEN SPECIFIED, POWERED BY BUILDING EMERGENCY POWER SYSTEM, WHEN APPLICABLE.

CONTROL SPACE/ MACHINE ROOM
52. PROVIDE A LEGAL CONTROL SPACE/ MACHINE ROOM WITH ACCESS AS INDICATED ON THE KONE FINAL LAYOUT DRAWINGS. TO INCLUDE A TEMPORARY OR PERMANENT DOOR THAT CAN BE LOCKED FROM OUTSIDE. PERMANENT DOOR MUST BE SELF–CLOSING, SELF–LOCKING, AND REQUIRE A KEY TO OPEN FROM OUTSIDE, MUST HAVE ADEQUATE TEMPORARY OR PERMANENT LIGHTING FOR INSTALLATION PURPOSES. FOR PROPER EQUIPMENT OPERATION, THE TEMPERATURE IN THE CONTROL SPACE MUST MAINTAIN BETWEEN 41° F [5° C] AND 104° F [40° C]. MAXIMUM ALLOWED HUMIDITY IS 95% NON–CONDENSING.
53. PROVIDE SAFE AND CONVENIENT ACCESS TO CONTROL SPACE/MACHINE ROOM INCLUDING PROVISIONS FOR NECESSARY LIGHTING FOR ACCESS PATH (ASME A17.1/CSA B44 SEC. 2.8.1, ASME A17.1/CSA B44 SEC. 2.7.3).
54. IF CONTROL SPACE IS ADJACENT TO THE HOISTWAY, PROVIDE ALL APPLICABLE SLEEVES, OR PENETRATIONS, LOCATED PER CONTROL SPACE PLAN VIEW ON THE KONE FINAL LAYOUT DRAWINGS.
55. PROVIDE A CLEAN AND DRY ELEVATOR MACHINE ROOM.
56. IF APPLICABLE, PROVIDE A GOVERNOR ACCESS DOOR OF SIZE AND LOCATION SHOWN ON THE KONE FINAL LAYOUT DRAWINGS. THE ACCESS DOOR SHALL BE SECURED AGAINST UNAUTHORIZED ACCESS. IT SHALL BE SELF–CLOSING, SELF–LOCKING AND OPERABLE FROM THE INSIDE WITHOUT A KEY.
57. PROVIDE SUITABLE LIGHTING FOR CONTROL SPACE WITH LIGHT SWITCH LOCATED WITHIN 18" [457 MM] OF STRIKE JAMB SIDE OF CONTROL SPACE DOOR WHERE PRACTICAL. WHEN PERMITTED BY STATE AND LOCAL CODE THE LIGHT SWITCH SHOULD ALSO CONTROL THE MACHINE SPACE LIGHTING IF CONTROL SPACE IS ADJACENT TO THE HOISTWAY AT THE TOP LANDING.
58. PROVIDE DEDICATED GFCI–PROTECTED 120VAC 20–AMP DUPLEX (15 AMP IN CANADA) OUTLET NEXT TO EACH SIGNAL CONTROL CABINET.
59. KONE KINDS FORM SHALL BE FULLY EXECUTED AND RETURNED TO KONE ONE (1) WEEK PRIOR TO INSPECTION.
60. PROVIDE A SINGLE MEANS OF DISCONNECTING ALL UNGROUNDED MAIN POWER CONDUCTORS FOR EACH ELEVATOR BY AN ENCLOSED, EXTERNALLY OPERABLE, FUSED MOTOR CIRCUIT SWITCH OR CIRCUIT BREAKER. MUST BE LOCKABLE IN THE OPEN POSITION. THIS DISCONNECTING MEANS SHALL DISCONNECT THE NORMAL POWER SERVICE AS WELL AS EMERGENCY POWER SERVICE, WHEN PROVIDED.

NOTE 1: IF A CIRCUIT BREAKER IS TO BE PROVIDED IN LIEU OF FUSETRONS, AN ADJUSTABLE TIME–DELAY STYLE IS RECOMMENDED.

NOTE 2: IF A BATTERY–POWERED RESCUE DEVICE IS REQUIRED, THE ABOVE–MENTIONED DISCONNECT MUST HAVE AN AUXILIARY CONTACT MONITORED BY ELEVATOR CONTROLLER THAT IS POSITIVELY OPENED MECHANICALLY AND IS NORMALLY CLOSED (NC) WHEN THE MAIN POWER IS IN THE ON POSITION, AND IS NORMALLY OPEN (NO) WHEN POWER IS IN THE OFF POSITION.

NOTE 3: IF A BATTERY–POWERED RESCUE DEVICE IS REQUIRED AND A SEPARATE SHUNT TRIP BREAKER MUST HAVE AN AUXILIARY CONTACT THAT IS POSITIVELY OPENED MECHANICALLY AND IS NC WHEN THE MAIN POWER IS IN THE ON POSITION. NOTE: SHUNT TRIP NOT ALLOWED IN CANADA AND SOME JURISDICTIONS.

61. PROVIDE A DIRECT–IN–DIAL (DID) ANALOG PHONE LINE, ACTIVATED AT LEAST ONE WEEK PRIOR TO INSPECTION, TERMINATED AT THE APPROPRIATE PHONE JACKS IN THE ELEVATOR MACHINE ROOM. CC/ OWNER MAY ELECT TO HAVE A SEPARATE ANALOG LINE INSTALLED (ONE PER ELEVATOR). OR CC/ OWNER MAY ELECT TO PROVIDE DID LINES FROM AN ANALOG STATION CARD IN THE BUILDING'S PBX SYSTEM IF CC/OWNER PROVIDES A DIRECT–IN–DIAL ANALOG PHONE LINE OR LINES OFF AN EXISTING PBX PHONE SYSTEM, A BACKUP POWER SOURCE MUST ALSO BE PROVIDED. ALL PHONE AND ASSOCIATED EQUIPMENT PROVIDED BY CC/ OWNER SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF ASME A17.1/ CSA B44, LOCAL CODES AND APPLICABLE LAW, AS AMENDED.
62. PROVIDE ALL FIRE ALARM INITIATING SIGNALS AS REQUIRED BY ALL NATIONAL, STATE AND LOCAL CODES FOR TERMINATION AT THE PRIMARY ELEVATOR SIGNAL CONTROL CABINET IN EACH GROUP.
63. PROVIDE EMERGENCY POWER TRANSFER SWITCH AND POWER CHANGE PENDING SIGNALS AS REQUIRED; 2 NORMALLY OPEN DRY CONTACTS FROM TRANSFER SWITCH TO CONTROLLER (2 PAIRS PLUS GROUND WIRE). ONE CONTACT CLOSES TO SIGNAL EMERGENCY POWER IS PRESENT, THE OTHER CONTACT CLOSES TO GIVE 30 SECOND PRE–SIGNAL PRIOR TO TRANSFER SWITCH CHANGE. TERMINATION OF THESE WIRES IS AT THE PRIMARY ELEVATOR SIGNAL CONTROL CABINET IN EACH GROUP (2 PAIRS PLUS GROUND WIRE)
64. FURNISH AND INSTALL SMOKE DETECTORS AND FIRE OPERATION PER ASME A17.1/CSA B44 SEC. 2.27.3.2, NFPA 72, ONE FOR LOBBY DETECTOR, MACHINE ROOM DETECTOR, HOISTWAY DETECTOR (HOISTWAY DETECTOR REQUIREMENT BASED ON LOCAL CODE), AND ONE FOR ALL GROUPED NON–LOBBY DETECTORS ARE REQUIRED. PROVIDE NORMALLY–CLOSED DRY CONTACTS, WITH WIRING, TO CONTROLLER FOR EACH GROUP LISTED ABOVE.
65. PROVIDE AND INSTALL SMOKE DETECTOR IN HOISTWAY AS REQUIRED PER LOCAL CODES, AND IN ALL ELEVATOR LOBBIES, MACHINE ROOM AND CONTROLLER SPACE.
66. PROVIDE HEAT DETECTORS AND "SHUNT–TRIP OPERATION" WHEN SPRINKLERS ARE TO BE PROVIDED IN MACHINE ROOM OR HOISTWAY, (ASME A17.1 SEC. 2.8.2.1.2, NFPA 13 SEC 4–13.5, ASME A17.1 SEC 2.8.2.3.1, ASME A17.1 SEC 2.8.2.3.2, NFPA 72).
67. IF FIRE STATUS PANEL OR SECURITY PANELS ARE REQUIRED, ALL REMOTE CONDUIT RUNS FROM ELEVATOR EQUIPMENT ROOM/MACHINE SPACE TO THESE PANELS SHALL BE BY OTHERS.
68. NON–ELEVATOR RELATED PIPING AND EQUIPMENT IS PROHIBITED IN MACHINE ROOM OR HOISTWAY (ASME A17.1/CSA B44 SEC 2.8.1, ASME A17.1/CSA B44 SEC 2.8.2).
69. PROVIDE AND MOUNT AT MINIMUM A 10–POUND, ABC–TYPE FIRE EXTINGUISHER IN CONTROL SPACE (ASME A17.1 SEC 8.6.1.6.5). (NOT REQUIRED IN CANADA)

INTEGRATED CONTROL SOLUTION (ICS)
70. PROVIDE A COMPLETELY OPEN FRONT WALL AT TOP LANDING WITH ACCESS AS INDICATED ON THE KONE FINAL LAYOUT DRAWINGS. MUST HAVE ADEQUATE TEMPORARY OR PERMANENT LIGHTING FOR INSTALLATION PURPOSES. NOTE: THE LOBBY SIDE OF THE ICS CONTROL CABINET MUST BE FACED WITH 2 LAYERS OF DRY WALL TO COMPLY WITH UL CERTIFICATION, REGARDLESS OF FRONT TOP PAD FOR DETAILS AND WALL TYPE AND MINIMUM DIMENSI



Request #2 – Historic Image of Site (date unknown – most likely late 1940s based on cars) – Note the original landscape design



Request #2 – Historic Image of Site (date unknown – most likely late 1940s or early 1950s based the visible plant growth from the 1940s image above)

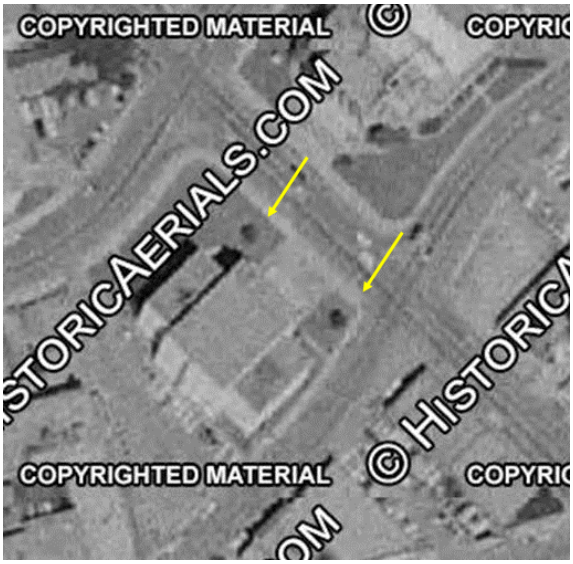


Request #2 – Historic Aerial Image - **1952**



Request #2 – Historic Aerial Image - **1958**

Between 1952 and 1958, the shape of the lot changed at the northeast corner where the Young St and Harwood intersection was altered and Young St shifted north. See yellow arrows above. No trees have been planted.



Request #2 – Historic Aerial Image - **1968**



Request #2 – Historic Aerial Image -**1989**

Two trees were planted at the front of the site sometime between 1958 and 1968. See yellow arrows above. These trees are still alive.



Request #2 – Historic Aerial Image - **1995**



Request #2 – Historic Aerial Image -**2001**

Between 1989 and 1995, another tree was planted at the northeast corner of the site. See red arrow above. This tree is still alive. There are trees located on the north side of the property where the blue arrow indicates above. It is unknown when they were planted. Due to the shadows in the aerial photos, the trees are hard to discern and can't clearly be seen in any of the photos until 2001.

Request #2 – Landscape Plan Option 1

CA178-926(LC)

D1-30

P:\TDI\TDIS801 LOCO\4 Drawings\Graphics\AutoCAD\Sheets\COMMERCE_STREETSCAPE IMPROVEMENTS\L0.1.2 TREE MITIGATION PLAN.dwg | LHALES | ARCH D (24.00 X 36.00 INCHES) | 8/22/2018

TREE PROTECTION LEGEND:

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

SHEET NOTE, REFER TO NOTES

6' CHAINLINK TREE PROTECTION FENCE.

NOTE: PER ARTICLE X SEC. 51A–10.104 (h) TREE LOCATIONS:
(1) IN GENERAL ALL REQUIRED TREES MUST BE LOCATED A MINIMUM DISTANCE OF:
(A) 2' FROM SIDE AND REAR YARD PROPERTY BOUNDARIES
(B) 20' FROM TRAFFIC SIGNS AND POLES
(C) 2.5' FROM PAVEMENTS; AND
(D) 5' FROM ELECTRICAL BOXES, FIRE HYDRANTS, IN GROUND UTILITIES, ABOVE GROUND UTILITY ACCESS, UNDERGROUND LOCAL UTILITY LINES, AND WATER METERS.

EXISTING TREE LIST:

TREE NUMBER	CALIPER INCHES	TREE SPECIES	COMMENTS/ NOTES
1	12"	LAGERSTROEMIA	
2	18"	LAGERSTROEMIA	
3	26"	QUERCUS VIRGINIANA	
4	24"	CARYA ILLINOINENSIS	
5	35"	QUERCUS VIRGINIANA	
6	32"	QUERCUS VIRGINIANA	
TOTAL	149"		

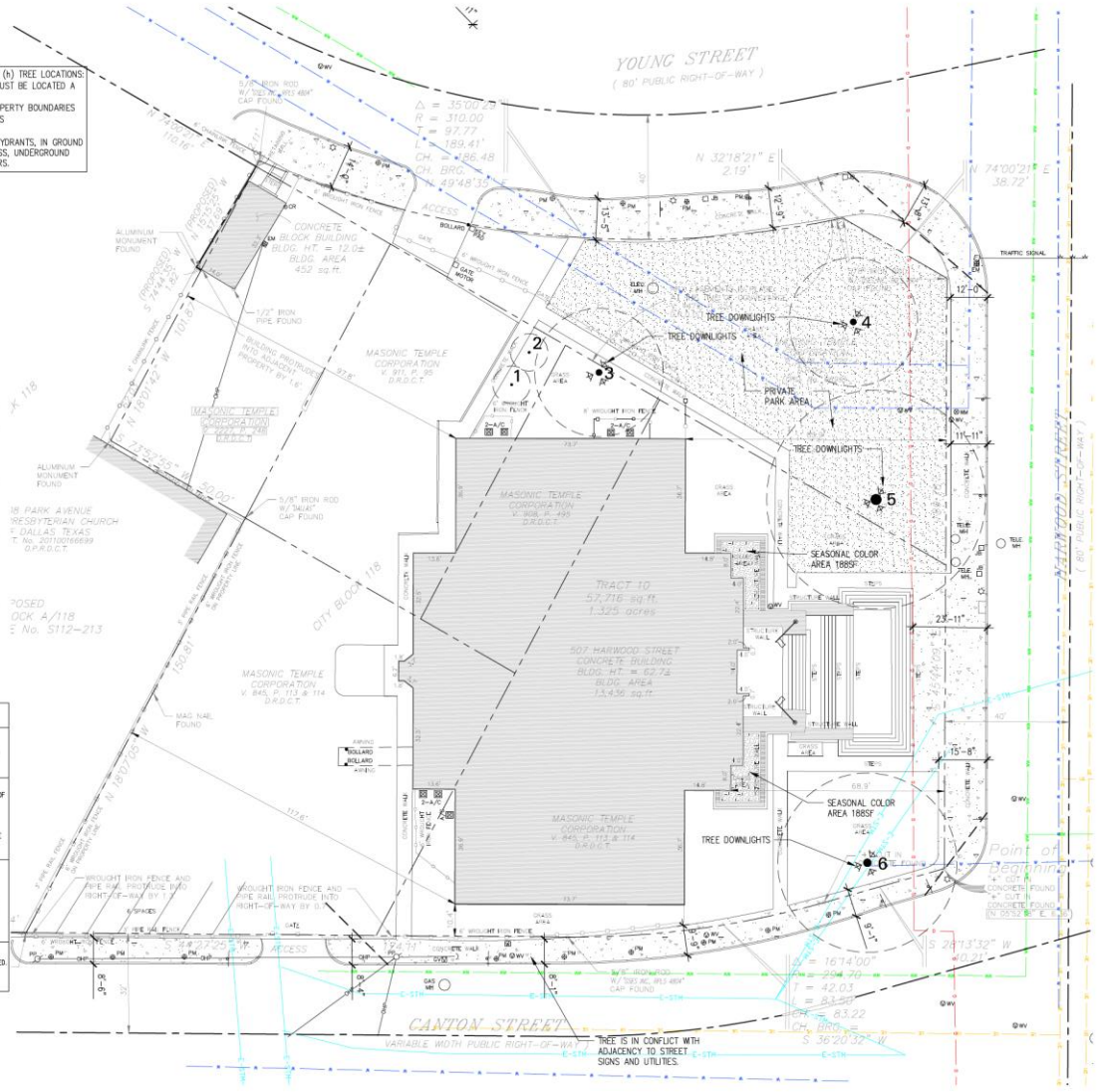
PD 357 CODE SUMMARY

SUBJECT	APPLICABLE CODE SECTION	REQUIRED	DATA	COMMENTS/ NOTES
PARKWAY LANDSCAPE	SEC. 51P–357.110	1 TREE OR SHRUB MUST BE PLANTED IN THE PARKWAY FOR EACH 30 LINEAR FEET OF FRONTAGE.		HARWOOD INCLUDING CORNER 228.48LF–65' (PED. ENTRY) = 163.48'/30 = 5 SHRUBS. CANTON ST. 297.82'–55.65' (PED & VEH ENTRY / WSIBUITY TRIANGLE) = 242.17LF/30 = 8 SHRUBS YOUNG STREET 191.8LF–21.75' (VEH. ENTRY) = 169.85LF/30 = 6 SHRUBS
STREET TREES	SEC. 51P–357.117	1 TREE WITH A MINIMUM CALIPER OF 3" MUST BE PLANTED FOR EACH 30 LINEAR FEET OF FRONTAGE.		HARWOOD INCLUDING CORNER 228.48LF–65' (PED. ENTRY) = 163.48'/30 = 5 TREES / 17.5 CALIPER INCHES. CANTON ST. 297.82'–55.65' (PED & VEH ENTRY / WSIBUITY TRIANGLE) = 242.17LF/30 = 8 TREES / 28 CALIPER INCHES YOUNG STREET 191.8LF–21.75' (VEH. ENTRY) = 169.85LF/30 = 6 TREES / 21 CALIPER INCHES
SIDEWALKS	SEC. 51P–357.114	A BUILDING WITH A FLOOR AREA RATIO OF 10:1–15:1 MUST HAVE AN AVERAGE SIDEWALK WIDTH OF 15' AND A MINIMUM SIDEWALK WIDTH OF 9' THAT IS UNOBSTRUCTED BY ANY STRUCTURE.	AVERAGE WIDTH = TOTAL SIDEWALK SURFACE AREA / LF OF FRONTAGE	HARWOOD INCLUDING CORNER 228.48LF/34139F = 14.94' AVERAGE SIDEWALK WIDTH. CANTON ST. 297.82'–20.83' (VEH ENTRY) = 276.99LF/2400SF = 8.66' AVERAGE SIDEWALK WIDTH. YOUNG STREET 191.8LF–21.75' (VEH. ENTRY) = 169.85LF/2755SF = 16.22' AVERAGE SIDEWALK WIDTH.

SEC. 51P–357.117(D) – LANDSCAPE PLAN REQUIREMENTS

A LANDSCAPE PLAN MUST ACCOMPANY AN APPLICATION FOR A BUILDING PERMIT FOR NEW CONSTRUCTION OR A MAJOR MODIFICATION OF A STRUCTURE IN THE DISTRICT. A LANDSCAPE PLAN MUST EARN AT LEAST 65 POINTS (OUT OF 130 POSSIBLE POINTS) AND COMPLY WITH ALL MANDATORY REQUIREMENTS OF THIS SECTION.

SUBJECT	POINTS EARNED	REQUIRED	PROVIDED
TREE, LANDSCAPE OR PEDESTRIAN LAIGHING	20	10 POINTS EACH AWARDED FOR PROVIDING TREE LIGHTING, LIGHT BOLLARDS, LIGHT POLES, BUILDING FACADE LIGHTING, OR LANDSCAPED AREA LIGHTING, UP TO 20 POINTS. THE LIGHTING PROVIDED MUST BE AT LEAST 1 FOOTCANDLES IN INTENSITY OVER ADJACENT PEDESTRIAN AREAS.	20 POINTS = SUFFICIENT LIGHTING PROVIDED
TREE CANOPY ZONE	20	POINTS OBTAINED BY PLANTING CANOPY TREES WITHIN A LANDSCAPE ZONE ALONG THE ENTIRE FRONTAGE, EXCLUSIVE OF VEHICULAR AND PEDESTRIAN ENTRANCES AND EXISTS. THE TREES MAY BE PLANTED IN THE RIGHT–OF–WAY IF A PARKWAY LANDSCAPE PERMIT IS OBTAINED. 10 POINTS = 1 TREE (3" MIN) PER 30 L.F. OF LANDSCAPED ZONE 20 POINTS = 1 TREE (3" MIN.) PER 15 L.F. OF LANDSCAPED ZONE	20 POINTS = 1 TREE (3" MIN.) PER 30 L.F. OF LANDSCAPED ZONE (576 L.F. /30)3.5" = 67" CALIPER (576 L.F. /15)3.5 = 134" CALIPER CURRENTLY 149" CALIPER ON SITE *SEE TREE CHART*
SEASONAL COLOR	10	POINTS OBTAINED FOR PROVIDING A LANDSCAPE AREA FOR SEASONAL COLOR IN PLANTING BEDS, RAISED PLANTERS, OR POTS. 5 POINTS = 1/4 SF X # L.F. PROPERTY FRONTAGE 10 POINTS = 1/2 SF X # L.F. PROPERTY FRONTAGE 15 POINTS = 3/4 SF X # L.F. PROPERTY FRONTAGE	10 POINTS 576LFx0.5 = 288 SF REQUIRED = 376 SF PROVIDED
PRIVATE PARKS	20	5 POINTS PER 200 S.F. PROVIDED AS PARK. A PARK MAY CONTAIN PEDESTRIAN SEATING, PUBLIC ART OF A WATER FEATURE. (4 X 200) = 800 SF	20 POINTS = 800 SF OF PARK SPACE REQUIRED. 8,832 SF PARK SPACE PROVIDED



EAST QUARTER

STREETSCAPE IMPROVEMENTS
DALLAS, TEXAS

Client

GHOST SIGN DEVELOPMENT, INC
400 NORTH ERVAY STREET, SUITE 150
DALLAS, TEXAS 75201

Landscape Architect

swa

2001 Irving Boulevard
Suite 157
Dallas, Texas
75207–6603
United States
www.swagroup.com
+1.214.954.0016 o

PROJECT TEAM

OMNIPLAN
1845 WOODALL RODGERS FWY #1500
DALLAS, TX 75201

STANTEC
1700 PACIFIC AVE
DALLAS, TX 75201

Stamp

Revisions

1 .
2 .
3 .
4 .
5 .

Date
AUGUST 22, 2018
Phase
PERMIT REVIEW
Job Number
TDIS801

Scale 1" = 1'-0"

North

Drawing Title

LANDSCAPE PLAN

Drawing Number

ISSUE FOR PERMIT

L1

© 2015 SWA

Request #2 – Landscape Plan Option

CA178-926(LC)

D1-31

TREE PROTECTION LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- (1) SHEET NOTE, REFER TO NOTES
- 6' CHAINLINK TREE PROTECTION FENCE.

NOTE: PER ARTICLE X SEC. 51A–10.104 (b) TREE LOCATIONS:
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EXISTING TREE LIST:

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TOTAL	149"		

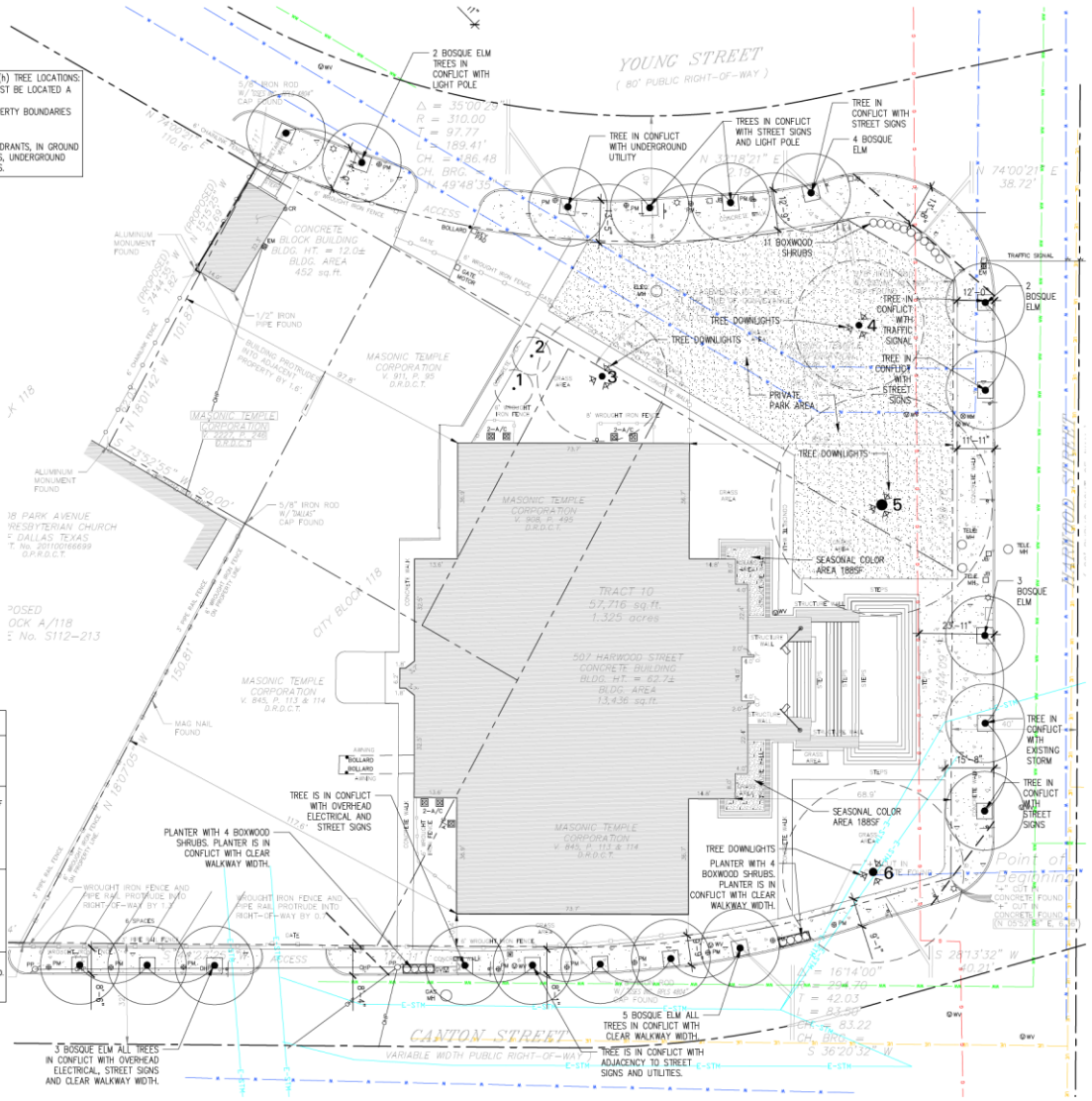
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SUBJECT	POINTS EARNED	REQUIRED	PROVIDED
TREE, LANDSCAPE OR PEDESTRIAN LAUGHING	20	10 POINTS EACH AWARDED FOR PROVIDING TREE LIGHTING, LIGHT BOLLARDS, LIGHT POLES, BUILDING FACADE LIGHTING, OR LANDSCAPED AREA LIGHTING, UP TO 20 POINTS. THE LIGHTING PROVIDED MUST BE AT LEAST ½ FOOTCANDLES IN INTENSITY OVER ADJACENT PEDESTRIAN AREAS.	20 POINTS – SUFFICIENT LIGHTING PROVIDED
TREE CANOPY ZONE	20	POINTS OBTAINED BY PLANTING CANOPY TREES WITHIN A LANDSCAPE ZONE ALONG THE ENTIRE FRONTAGE, EXCLUSIVE OF VEHICULAR AND PEDESTRIAN ENTRANCES AND EXISTS. THE TREES MAY BE PLANTED IN THE RIGHT–OF–WAY IF A PARKWAY LANDSCAPE PERMIT IS OBTAINED. 10 POINTS = 1 TREE (3" MIN) PER 30 L.F. OF LANDSCAPED ZONE. 20 POINTS = 1 TREE (3" MIN.) PER 15 L.F. OF LANDSCAPED ZONE.	20 POINTS = 1 TREE (3" MIN.) PER 30 L.F. OF LANDSCAPED ZONE. (576 L.F. /30)3.5" = 67" CALIPER (576 L.F. /15)3.5 = 134" CALIPER CURRENTLY 149" CALIPER ON SITE *SEE TREE CHART*
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DALLAS, TEXAS

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Landscape Architect

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PROJECT TEAM

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STANTEC
1700 PACIFIC AVE
DALLAS, TX 75201

Stamp

Revisions

1 .
2 .
3 .
4 .
5 .

Date
AUGUST 22, 2018
Phase
PERMIT REVIEW
Job Number
TDIS801

Scale
0 6 12
1/8" = 1'-0"

North

Drawing Title

SITE TREE AND PARKWAY PLAN

Drawing Number

ISSUE FOR PERMIT

L2

© 2015 SWA

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
Harwood Historic District (H-48), Ordinance No. 30812, Exhibit B

2.0 Site And Site Elements in Tract A and Tract C

2.4 Landscaping and exterior lighting installed after February 28, 1990, must enhance the structure and its surroundings and must not obscure significant views of or from contributing structures.

3.0 Contributing Structures in Tract A and Tract C

3.3 Roofs

(b) No vertical extensions are permitted.

(c) Penthouses and mechanical equipment installed on the roof and visible from the public right-of-way must be screened. Screening materials and methods must be compatible with the roof as determined through the certificate of appropriateness review process.

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

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 9/12/2018
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Todd Interests/ Tara Worthey
Address: **507 S Harwood St (H-48; Harwood)**
Date of CA/CD/CR Request: 9/6/2018

RECOMMENDATION:

✓ Approve ____ Approve w/ conditions ✓ Deny ____ Deny w/o prejudice
____ Comments only

Recommendation / comments/ basis:

(1) Deny Roof Addition - Does not meet criteria of ordinance

(2) Deny Landscape Plan 2
Approve Landscape Plan 1

Task force members present

✓ Gary C. Coffman (Chair)	✓ Justin Curtsinger	___ VACANT (Ind. Resident)
✓ Jay Firsching (Vice-Chair)	✓ Charles Neel	___ VACANT (Ind. Resident)
✓ Carolina Pace	___ Anne Stimmel (Alternate)	___ VACANT (Alternate)

Ex Officio staff members Present ✓ Liz Casso

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)
Maker: Jay Firsching
2nd: Justin Curtsinger
Task Force members in favor: 5
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 9/12/2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-928 (LC)
LOCATION**:** 1910 Pacific Avenue
STRUCTURE: Non-contributing
COUNCIL DISTRICT: 14
ZONING: PD 619

PLANNER: Liz Casso
DATE FILED: September 6, 2018
DISTRICT: Harwood (H-48)
MAPSCO: 45-L
CENSUS TRACT: 0031.01

APPLICANT: Boxer Property

REPRESENTATIVE: Trish Franklin

OWNER: 1910 PACIFIC LP

REQUEST:
Install banner sign on east elevation.

BACKGROUND / HISTORY:
This structure is listed as 'non-contributing' to the Harwood Historic District, as well as the Dallas Downtown National Register District. It was constructed circa 1982. The Harwood Historic District was locally designated in 1990.

8/7/2017 – Landmark Commission approved modifications to three window openings on north elevation, installation of exterior lighting, modifications to restaurant entry ceiling, and alterations to planters on north elevation (CA167-675(LC)).

1/8/2018 – Landmark Commission approved the installation of two flat attached signs on the north and south elevations (CA178-151(LC)).

3/5/2018 – Landmark Commission approved the construction of a vestibule addition at the recessed entry on west elevation facing into north patio (CA178-281(LC)).

4/2/2018 – Landmark Commission approved the installation of a flat attached sign and multicolored film on west elevation entry, and installation of two temporary windows signs on south elevation (CA178-357(LC)).

9/4/2018 – Landmark Commission approved the installation of exterior lighting at the north elevation (CA178-837(LC)).

ANALYSIS:
The applicant is requesting to install permanent banner sign at the crown of the structure on the east elevation. The sign material is nylon reinforced vinyl canvas. It will include brass grommets and will be bolted to the structure. The sign consists of primarily a yellow background with grey and black printed text that states, “OFFICE SPACE 214-651-RENT.”

A City of Dallas sr. sign inspector has reviewed the proposed sign. Based on the content of the sign, which includes a temporary commercial message, and the fact that it is a banner, this sign may not be installed permanently. This proposed sign is considered a Special Purpose Sign and may only be up for 45 days. In addition, review and approval from the Special Sign District Advisory Committee (SSDAC) is required due to its size.

During the Task Force meeting, the sign contractor for the applicant explained that they have gotten around the City’s rule of not allowing permanent commercial messages on structures by creating a “doing business as” (dba) name for the building owner or tenant that is itself a commercial message. In this case, the applicant, Boxer Property, who manages the property and does have an office in the building, created a dba name that includes “214-651-RENT.” However, the proposed sign is a banner sign, which may not be permanent. It also includes the words “Office Space” which is a commercial message and not part of the dba name.

The Task Force has recommended denial of the proposed sign because they do not believe it is compatible with the Harwood Historic District. They did not believe the sign type, color and message is in-keeping with the significant architectural qualities of the district or with existing historic and new signage. They acknowledged that this structure is non-contributing. However, the placement and visibility of this sign could impact the district as a whole. They recommended the applicant consider removing the text “Office Space” from the sign, and consider a different sign type and material.

Staff agrees that the proposed banner sign as a permanent sign in the historic district is inappropriate. Its purpose does not appear be to identify a tenant of the building, else it would use the actual tenant name, Boxer Property, instead of a for-rent phone number for those seeking to rent office space in the building. There are no historic examples of permanent banner signs anywhere in this historic district. As a temporary sign meant to call attention to a product for a brief time, Staff does not believe the proposed banner or its message is inappropriate. Banners highlighting events or products were often colorful and hung in highly visible locations. However, Staff does not believe this banners sign is appropriate to remain permanently in the historic district. Therefore, staff has recommended approval with the condition that the sign must be removed after 45 days in compliance with the regulations in Section 51A-7.922 for Special Purpose Signs.

STAFF RECOMMENDATION:
Install banner sign on east elevation. – Approve with conditions – Approve drawings dated 9/12/18 with the condition that the sign may be installed for no more than 45 days, per Section 51A-7.922 for Special Purpose Signs, with the finding the proposed work is consistent with preservation criteria Section 7 for signs in Tract A, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:
Install banner sign on east elevation. – Deny without prejudice – Signage not compatible with historic district.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-928 (LC)
Office Use Only

Name of Applicant: Boxer Property
Mailing Address : 2727 LBJ Freeway Ste 610
City, State and Zip Code: Dallas, TX 75234
Daytime Phone: 469-345-0183 Fax: _____
Relationship of Applicant to Owner : Employee

PROPERTY ADDRESS: 1910 Pacific Avenue
Historic District: yes

OFFICE USE ONLY
Main Structure:
___ Contributing
✓ Non-contributing

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Installation of nylon reinforced vinyl canvas signage across top of building measuring 82.23" and 792.4" width. Seatbelt style webbing is placed inside the perimeter hem giving a triple strength hem for securing to building.

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: Nish Pankli Date: 8/31/2018

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

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

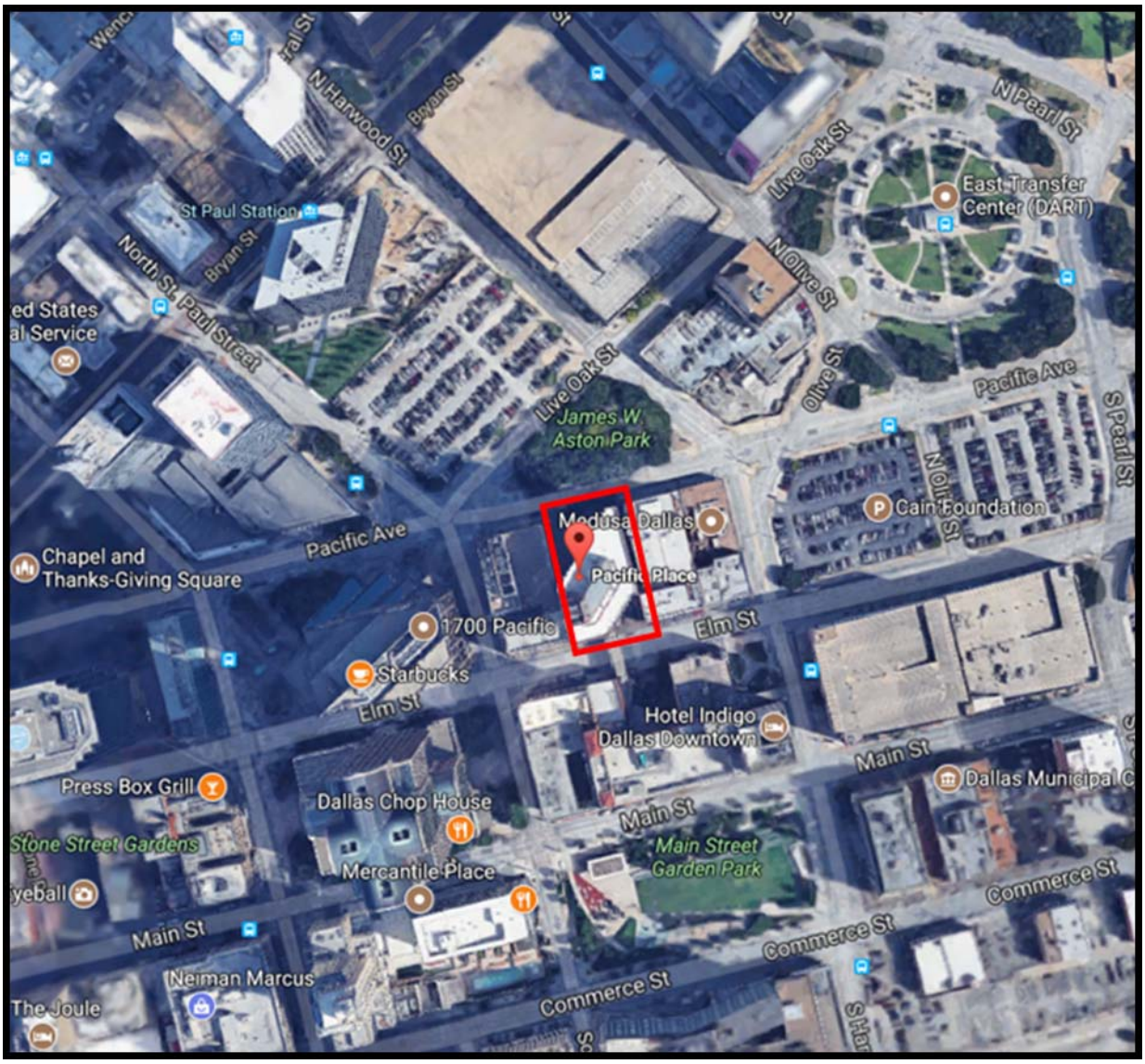
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817


N Harwood St
Bryan St
St Paul Station
North St Paul Street
Live Oak St
James W. Aston Park
N Pearl St
East Transfer Center (DART)
N Olive St
Olive St
Pacific Ave
S Pearl St
Cain Foundation
Medusa Dallas
Pacific Place
Chapel and Thanks-Giving Square
1700 Pacific
Starbucks
Elm St
Hotel Indigo Dallas Downtown
Main St
Dallas Municipal C
Press Box Grill
Dallas Chop House
Stone Street Gardens
Mercantile Place
Main Street Garden Park
Commerce St
Neiman Marcus
The Joule

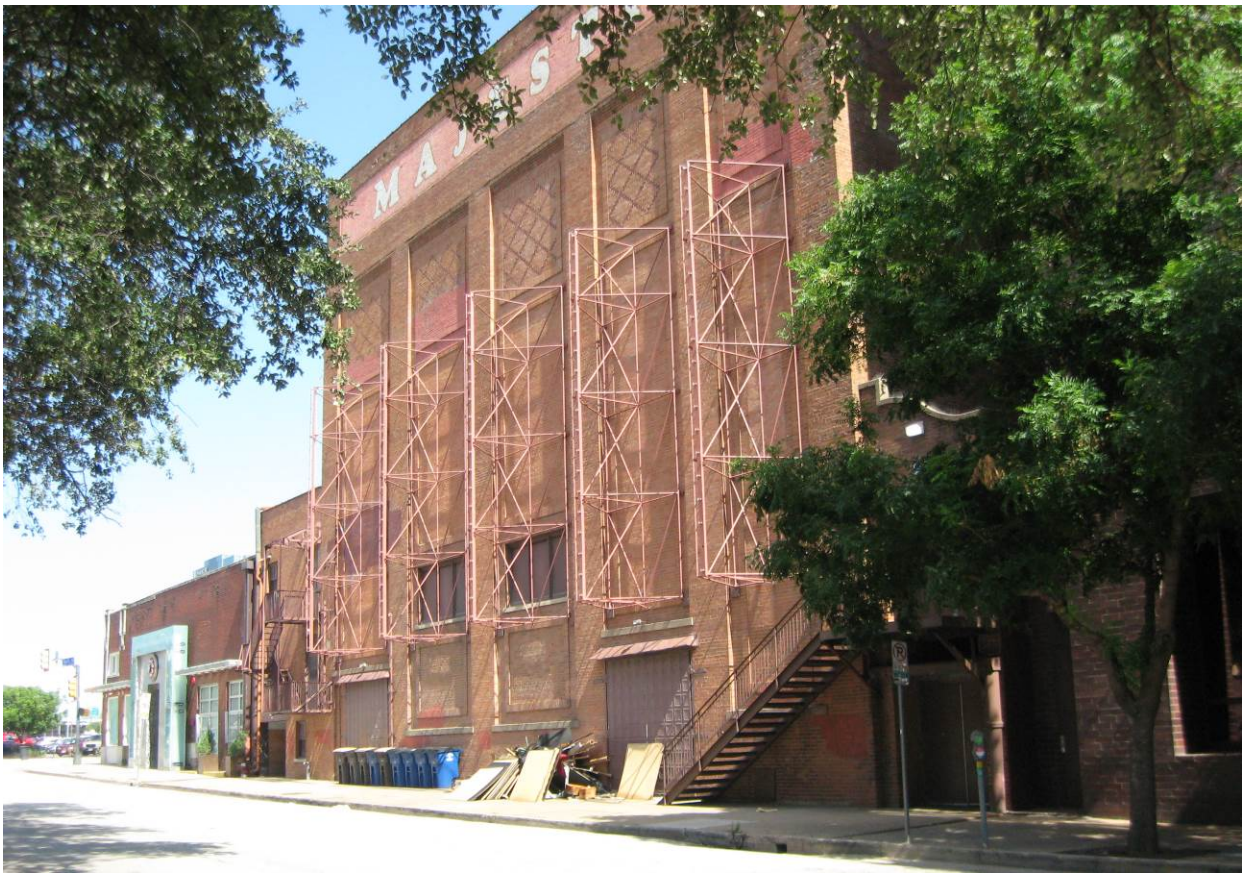
Site Aerial



Existing North (Front) Elevation



Existing South (Also Front) & East Elevation



Streetscape – Facing Southeast from Pacific Ave (left of 1910 Pacific)



Streetscape – Facing Southwest from Pacific Ave (right of 1910 Pacific)



Streetscape – Facing Northwest from Pacific Ave (across street to the north)

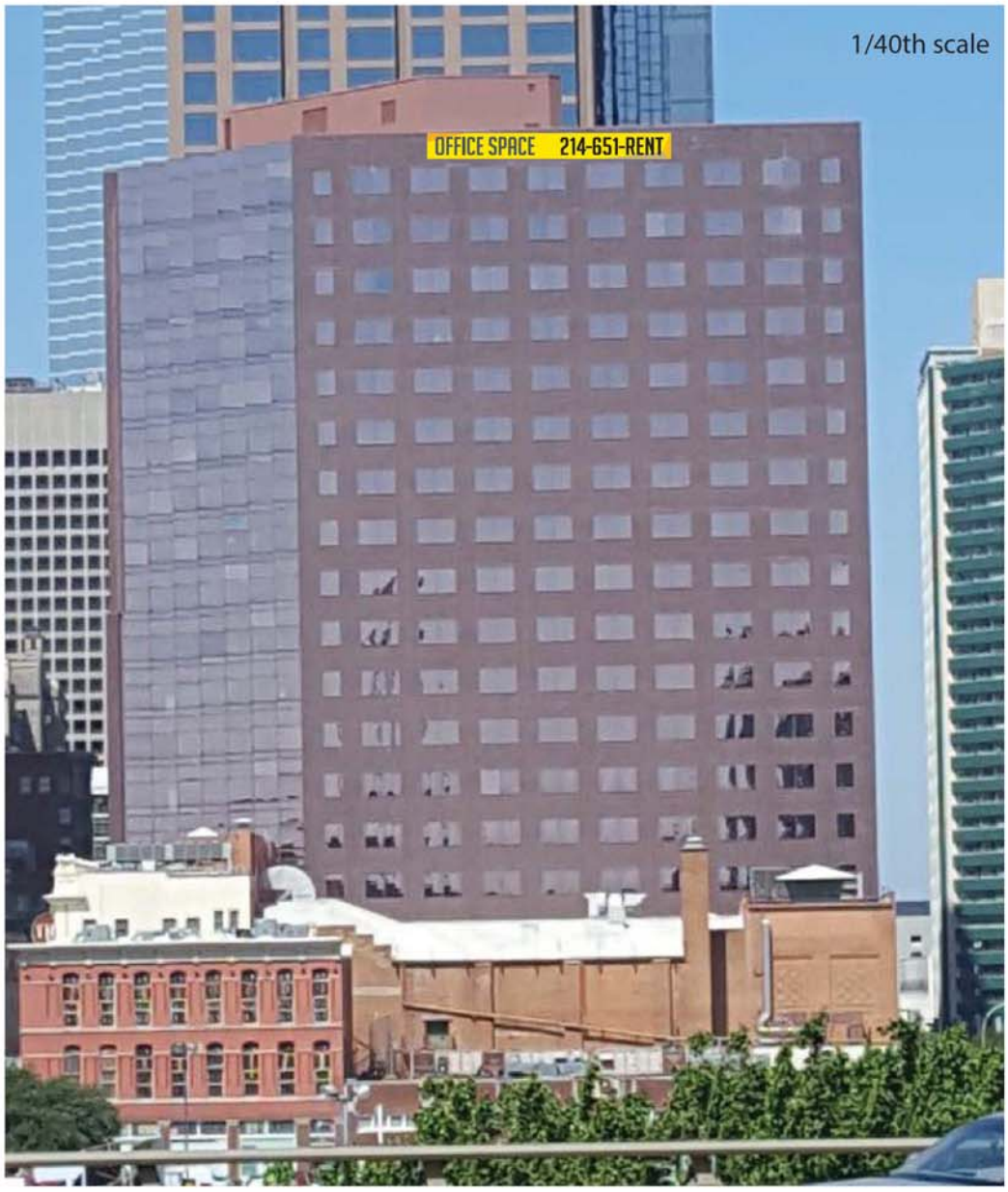


Streetscape – Facing Northeast from Pacific Ave (across street to the north)

Proposed Banner Sign Location on East Elevation

option 3 - 82.23" x 792.4"
banner
qty: 1

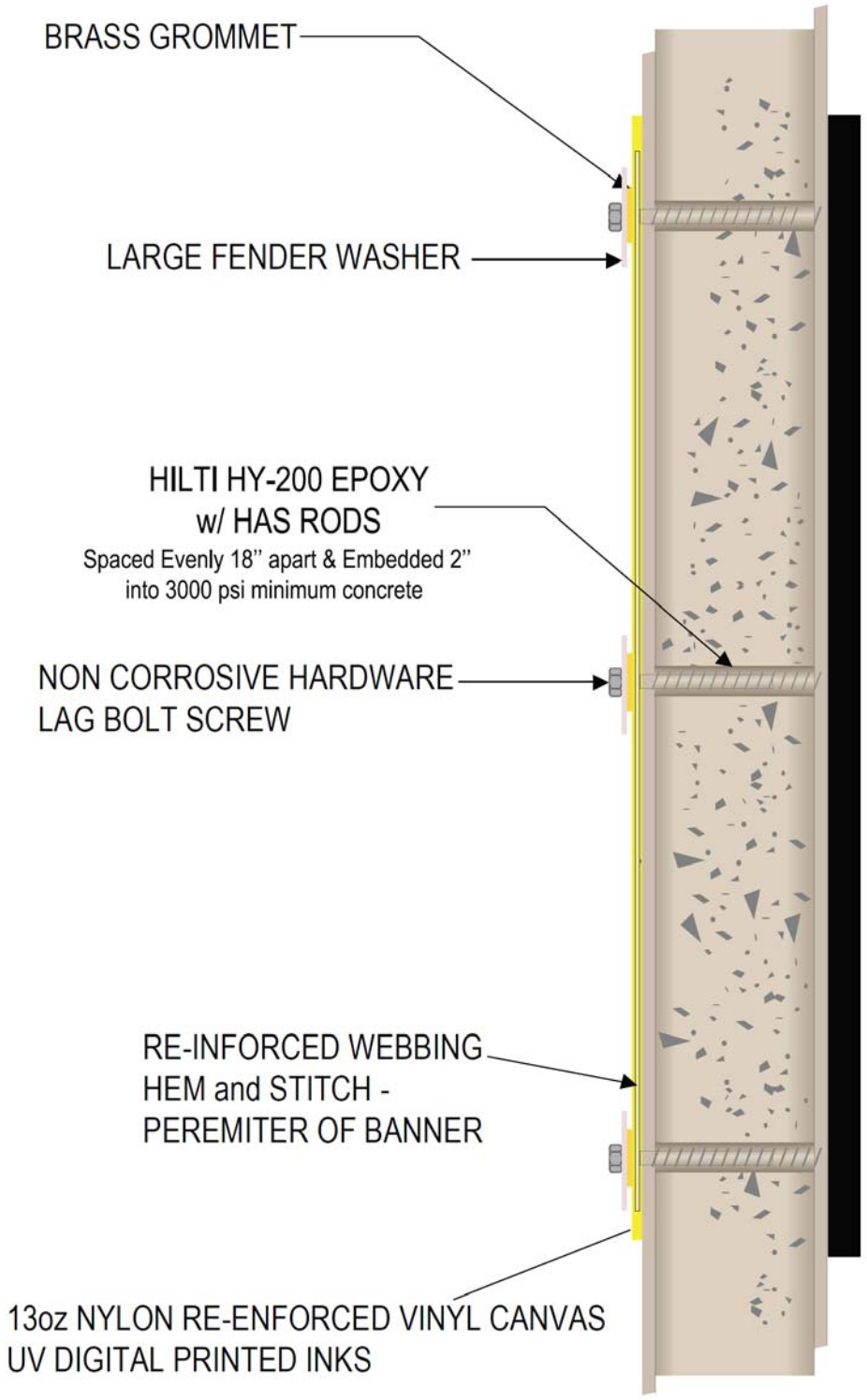




Proposed Banner Sign

Proposed Banner Sign

Technical Drawing for Bldg Sign Installation - 1910 Pacific Ave



Section Drawing of Banner Sign Installation Method

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
Harwood Historic District (H-48), Ordinance No. 30812, Exhibit B

7.0 Signs in Tract A.

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

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

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(ii) for noncontributing structures, the proposed work is compatible with the historic overlay district.

Section 51A-7.922. Special Purpose Signs

(a) Illumination. Special purpose signs may be externally or internally illuminated.

(1) Attached signs.

(A) Only one attached premise special purpose sign may be located on each facade per premise up to four times within any 12-month period as long as:

(i) the sign is maintained for no more than 45 days each time during that 12-month period;

(ii) the sign conforms to all other regulations for attached signs; and

(iii) the effective area of the sign does not exceed:

(aa) 30 percent of the building facade for an entertainment facility; or

(bb) 10 percent of the building facade for other uses.

(B) There is no limit to the number of words permitted on an attached premise special purpose sign.

(2) Detached special purpose signs are prohibited in this district. (Ord. Nos. 24606; 24925)

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

DATE: 9/12/2018
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Boxer Property/ Trish Franklin
Address: **1910 Pacific Ave (H-48; Harwood)**
Date of CA/CD/CR Request: 9/6/2018

RECOMMENDATION:

____ Approve ____ Approve w/ conditions ____ Deny ✓ Deny w/o prejudice
____ Comments only

Recommendation / comments/ basis:

Deny w/o prejudice - Signage not compatible with Historic District

Task force members present

✓ Gary C. Coffman (Chair)	✓ Justin Curtsinger	___ VACANT (Ind. Resident)
✓ Jay Firsching (Vice-Chair)	✓ Charles Neel	___ VACANT (Ind. Resident)
✓ Carolina Pace	___ Anne Stimmel (Alternate)	___ VACANT (Alternate)

Ex Officio staff members Present ✓ Liz Casso

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)
Maker: Jay Firsching
2nd: Carolina Pace
Task Force members in favor: 5
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 9/12/2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-968(JKA)
LOCATION: 426 E. 5th Street
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 468

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Lake Cliff
MAPSCO: 54-D
CENSUS TRACT: 0020.00

APPLICANT: Jason Morningstar

OWNER: MORNINGSTAR RENTAL INVESTMENTS

REQUEST:

1) Replace 80% of existing siding with 6 1/2" wood siding. Work partially completed without a Certificate of Appropriateness. Work partially completed without a Certificate of Appropriateness.
2) Replace 100% of window trim. Work partially completed without a Certificate of Appropriateness.
3) Replace 90% of soffits and fascia. Work partially completed without a Certificate of Appropriateness.
4) Paint main structure. Brand: Sherwin Williams. Body: SW6199 "Rare Gray;" Trim: SW7571 "Casa Blanca."

BACKGROUND / HISTORY:

07/25/2018 – A Routine CA was issued to replace up to 40% of the siding and to repair the fascia and broken window glass (CA178-822(JKA)).

The structure is listed as contributing to the Lake Cliff historic district.

ANALYSIS:

1) The previous siding was a mixture of 6 1/2 " wood siding, 5" siding, and Hardiboard siding. The extent of damage was greater than first reported for the Routine Maintenance request and approximately 80% of the siding before work was stopped. The applicant provided photographs showing the mixture of siding present, wood rot, and previous repairs. Staff agrees that the original siding was likely the 6 1/2" wood siding that dominates the mix of siding on the structure. Staff is recommending approval with the condition that any original siding remaining on the side and rear facades be installed in the front façade to mitigate the impact of new siding visible from the public right-of-way, and has determined that the work is compatible with the preservation criteria and City Code.

2) The existing window trim is not original to the structure. The proposed window trim would restore the window trim to a more accurate historic profile. Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.
3) The soffits were replaced after a fire and only around 10% of the original beadboard soffits remain. The applicant would like to install soffits that match the original soffits on the entire structure. Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.
4) The new paint colors are appropriate for the structure and the historic district, and meets the preservation criteria stating that structures must have a main body color and no more than three trim colors. Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

NOTE: The applicant provided the additional information requested by Task Force after the Task Force meeting.

STAFF RECOMMENDATION:

1) Replace 80% of existing siding with 6 1/2" wood siding. Work partially completed without a Certificate of Appropriateness. Work partially completed without a Certificate of Appropriateness – Approve with Conditions – Approve with the condition that the remaining historic 6 ½" siding on the side and rear facades is installed on the front façade with the finding that the work is consistent with preservation criteria Section 4.1(b) and 4.2(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace 100% of window trim. Work partially completed without a Certificate of Appropriateness – Approve with Conditions – Approve drawing dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 4.1(b) and 4.2(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Replace 90% of soffits and fascia. Work partially completed without a Certificate of Appropriateness – Approve with Conditions – Approve image dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 4.1(b) and 4.2(a) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Paint main structure. Brand: Sherwin Williams. Body: SW6199 "Rare Gray;" Trim: SW7571 "Casa Blanca" – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 4.8(c) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Replace 80% of existing siding with 6 1/2" wood siding. Work partially completed without a Certificate of Appropriateness. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – Provide documentation of salvaged wood and trim. Show dimensions and damage percentage. Place salvaged wood in front facade.
2) Replace 100% of window trim. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – Provide documentation of salvaged

wood and trim. Show dimensions and damage percentage. Place salvaged wood in front facade.

3) Replace 90% of soffits and fascia. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – Provide documentation of salvaged wood and trim. Show dimensions and damage percentage. Place salvaged wood in front facade.
4) Paint main structure. Brand: Sherwin Williams. Body: SW6199 "Rare Gray;" Trim: SW7571 "Casa Blanca" – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-968 (JKA)
Office Use Only

Name of Applicant: Jason Morningstar
Mailing Address : 7309 Summitview Dr
City, State and Zip Code: irving texas 75063
Daytime Phone: 214-529-5794 Fax:
Relationship of Applicant to Owner : owner

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

PROPERTY ADDRESS: 426 East 5th street Dallas texas 75203
Historic District: Lake Cliff

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

repaint the exterior Rare grey for the body and trim color casa blanca by sherwin williams.

RECEIVED BY

Signature of Applicant: [signature] Date: 9/6/18 SEP 06 2018

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

Current Planning

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

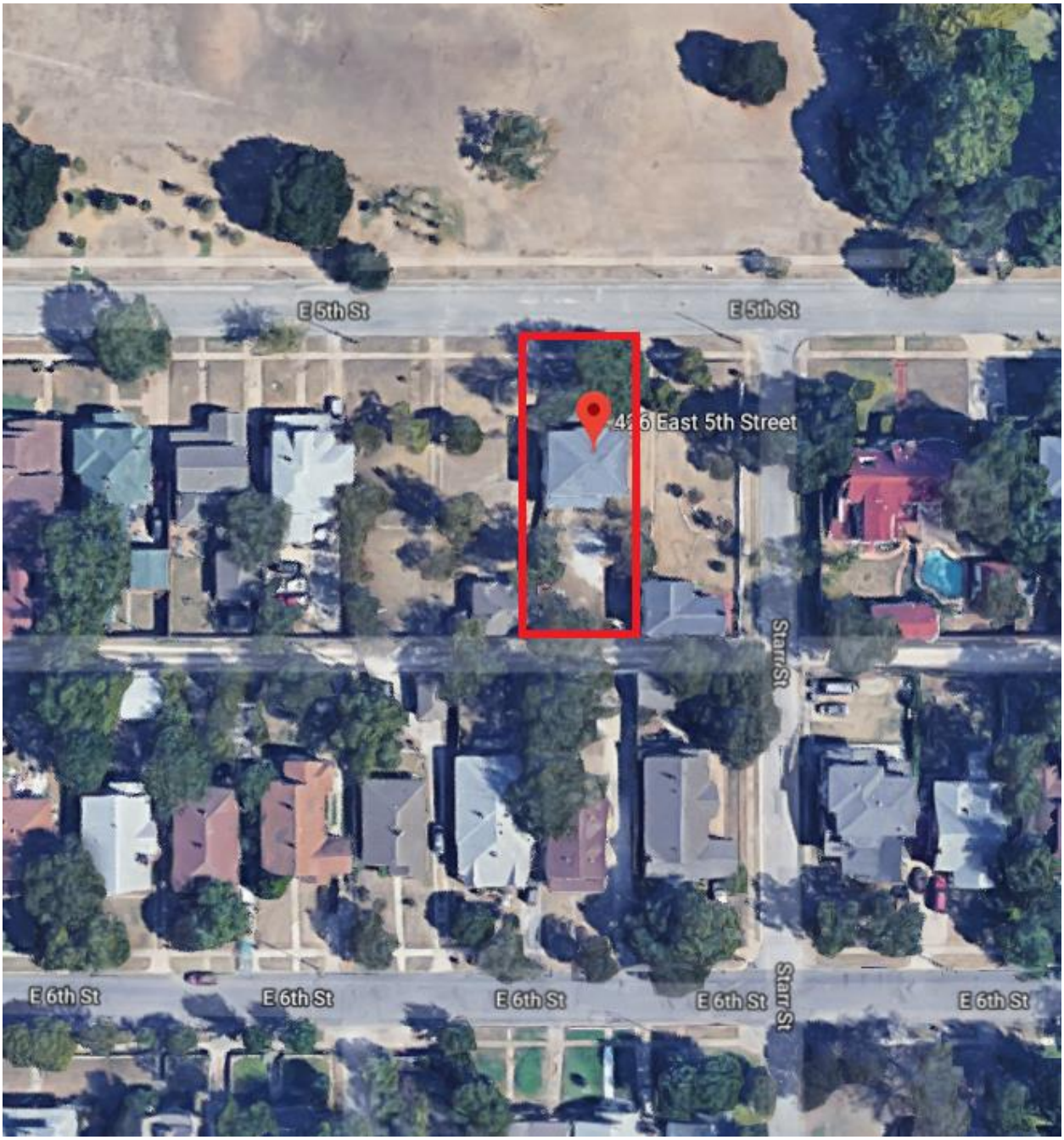
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817



Aerial image



Main structure



To left



To right

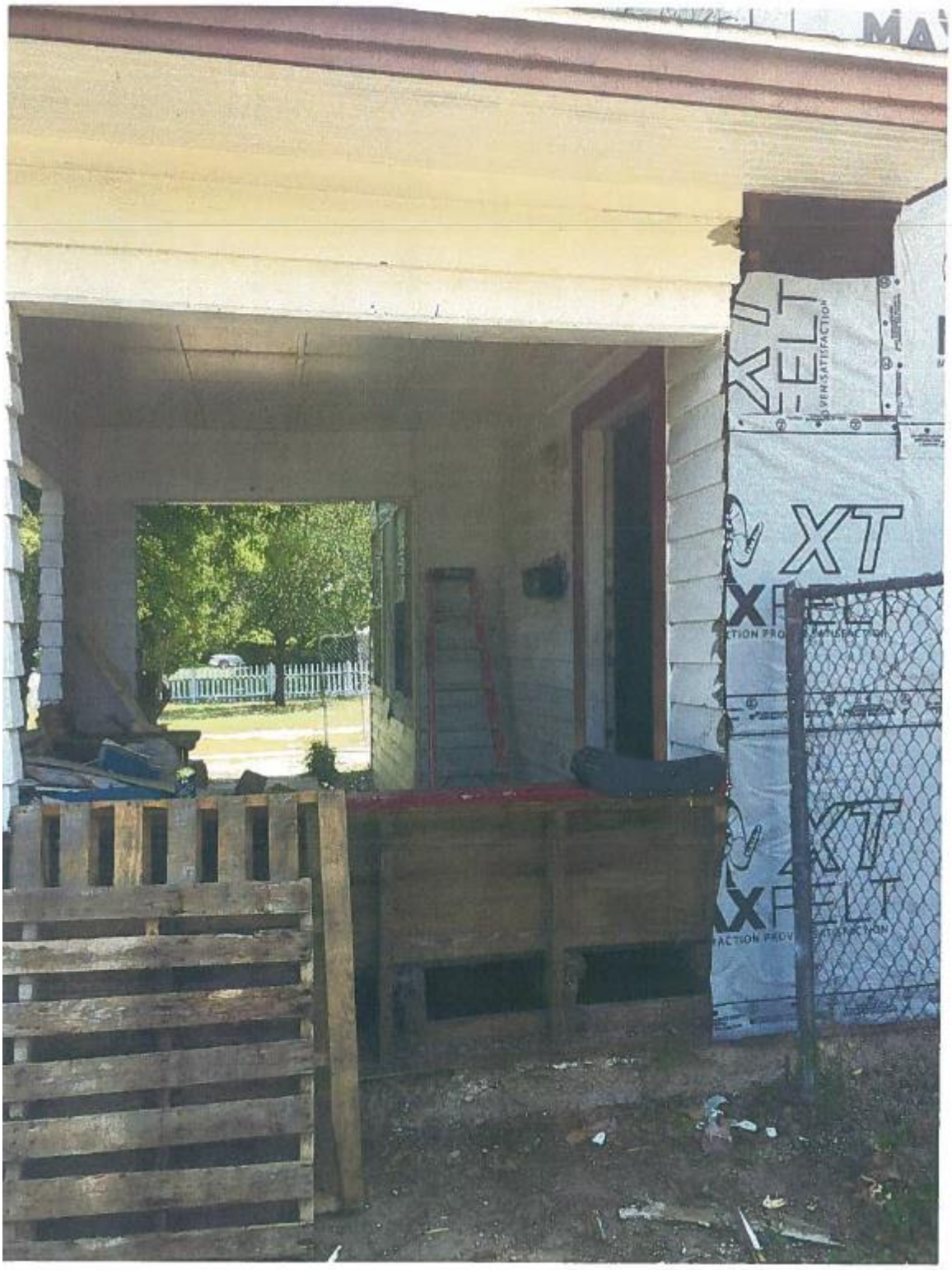
.



Across street



Main structure



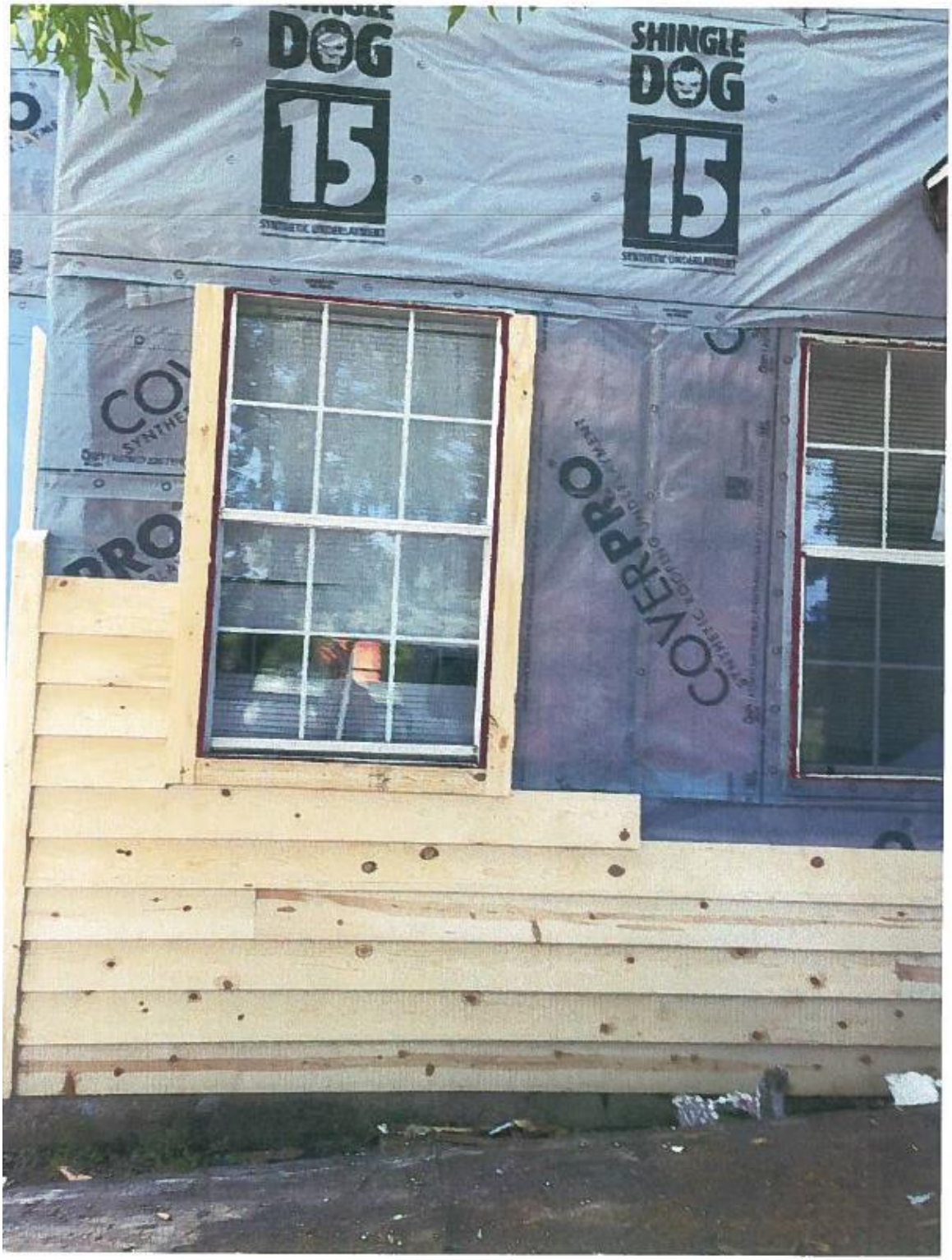
West side of front porch



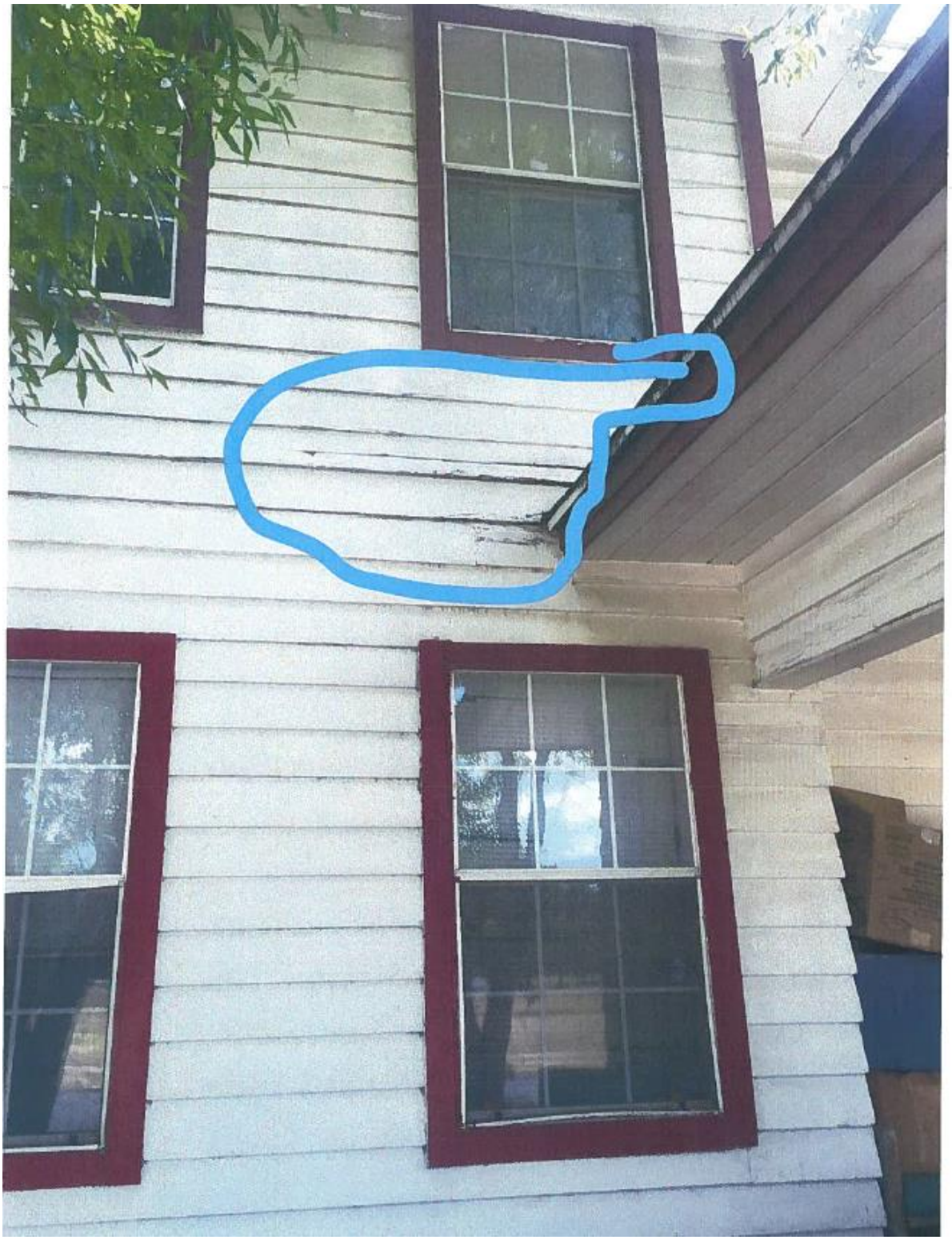
West elevation



West side



Request #1: East side



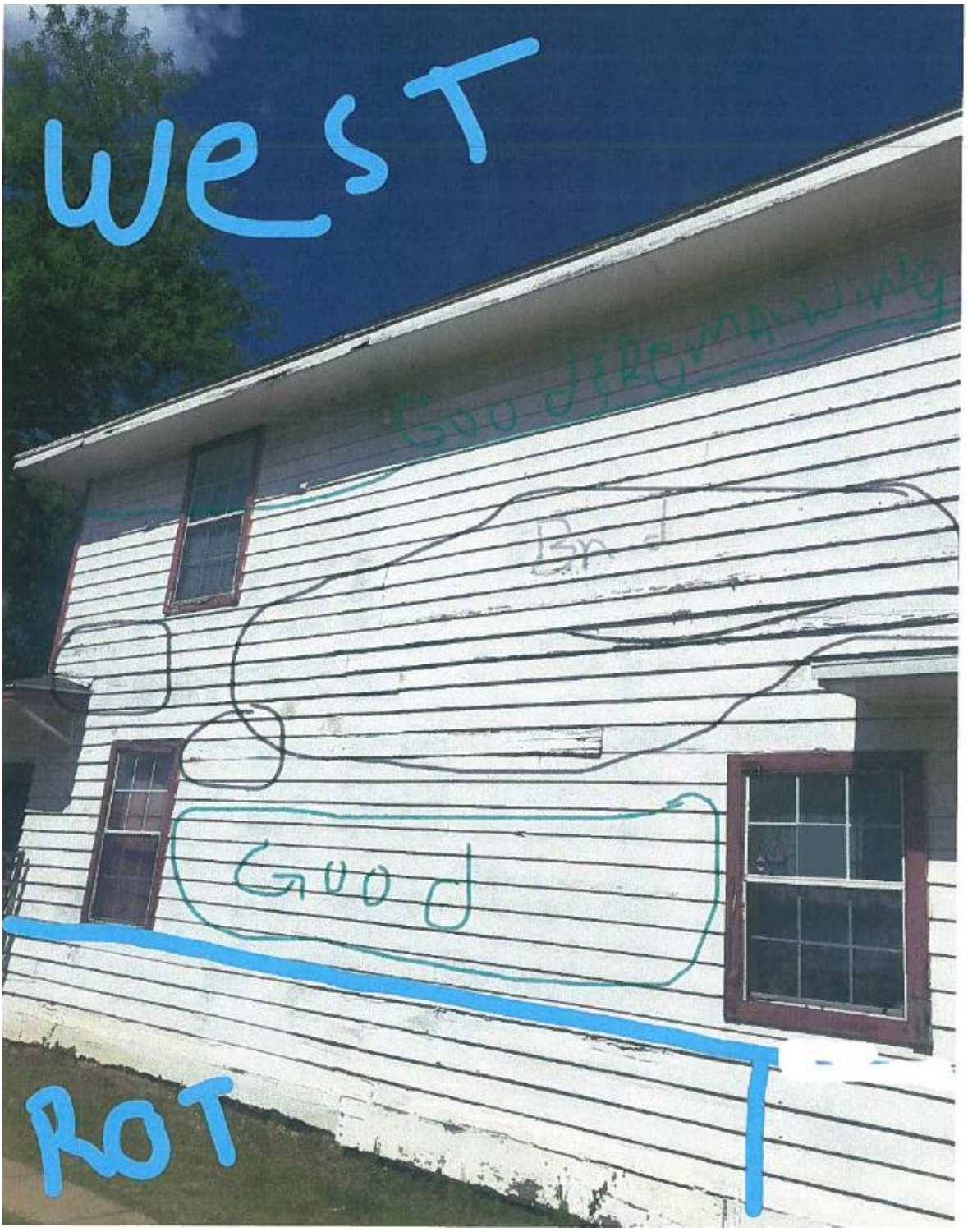
Request #1: Front façade prior to siding removal (IMG 5503 owner comments: " some damage along roof line 80% of this was able to be salvaged").



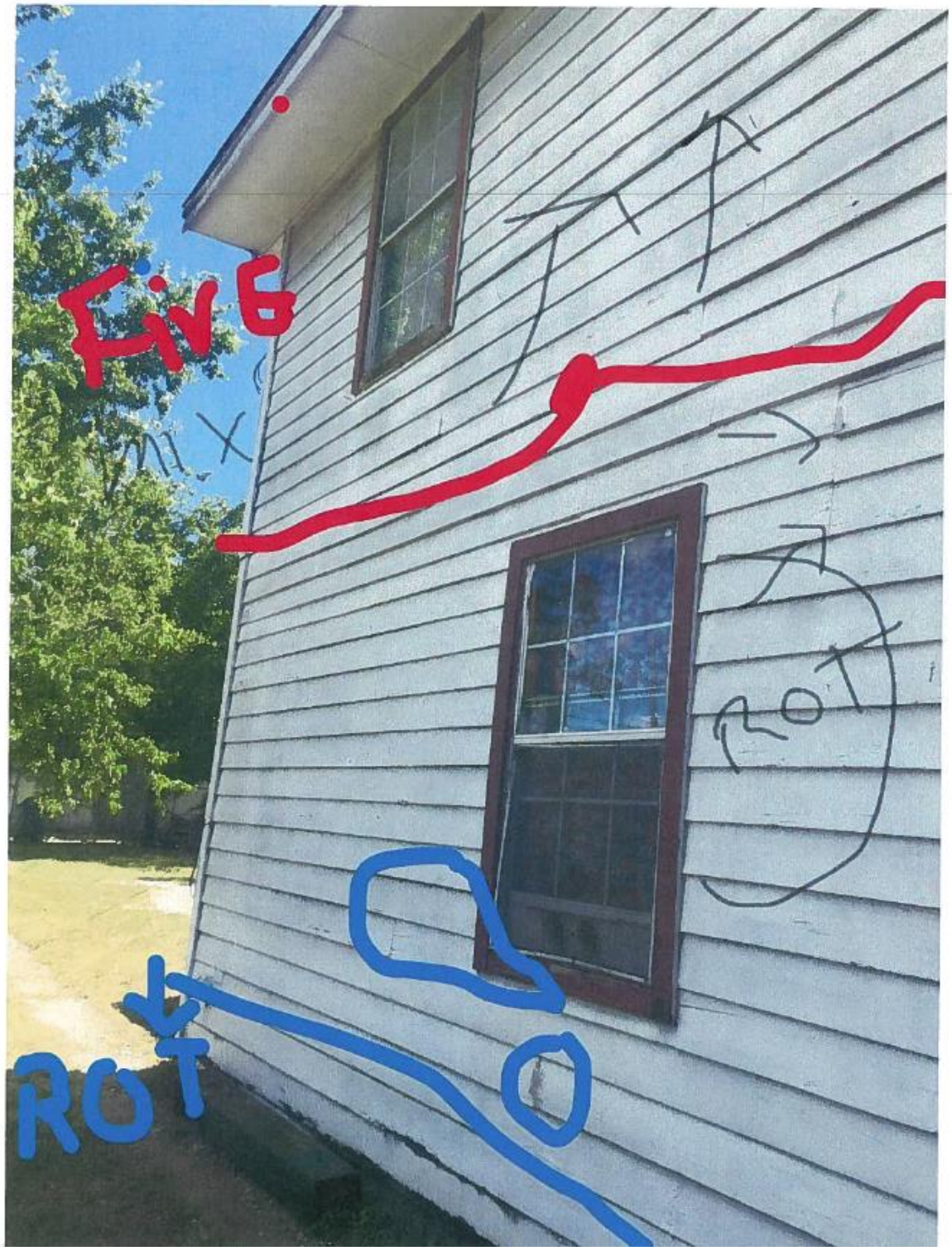
Request #1: Front façade prior to siding removal (IMG 5504 owner comments: "- front side of house. about half way up as well as with east side pic this wood was replaced with 1/2 inch boards and was improperly installed %20 salvageable").



Request #1: Front porch prior to siding removal (IMG 5501 owner comments: “wood was rotten and held together with bondo of some sort. 0% salvage”).



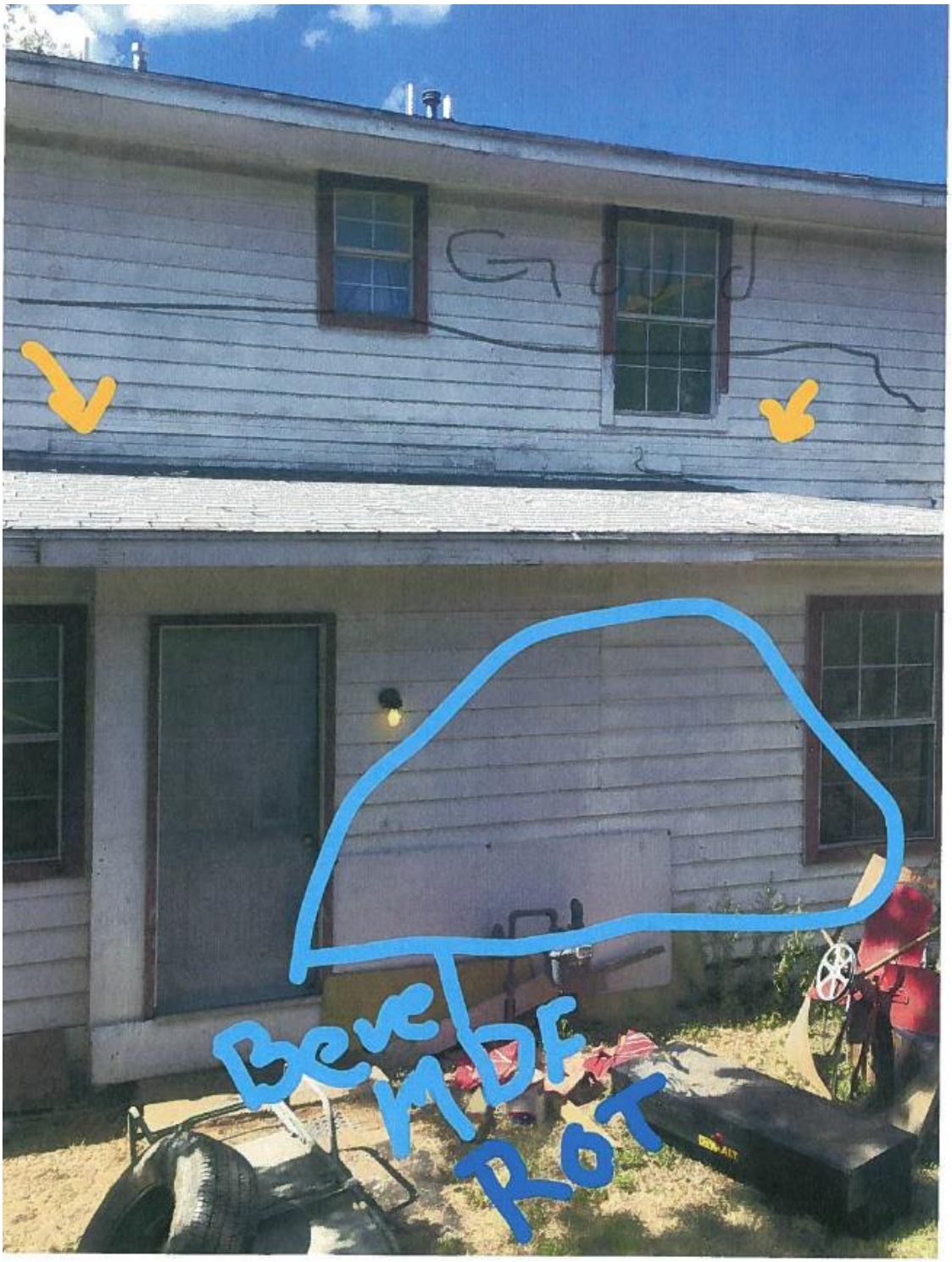
Request #1: West side prior to siding removal (IMG 5496 owner comments: “approaching the window the wood is usable in this picture some throughout the center was actually damaged severely. top near soffit still there 30% of this area was salvageable”).



Request #1: West side prior to siding removal (IMG 5505 owner comments: " about half way up the building was all replaced during the fire. %15 of this area was able to be salvaged to original state").



Request #1: Rear façade prior to siding removal



Request #1: Rear façade prior to siding removal (IMG 5518 owner comments: “the back of the house is an absolute mess. multiple different board types, lots of rot. boards near the top were salvageable. %10”).



Request #1: Rear façade prior to siding removal

Anderson, Jennifer

From: Jason Morningstar <morningstarrentals@gmail.com>
Sent: Thursday, September 13, 2018 11:17 PM
To: Anderson, Jennifer
Subject: siding.
Attachments: IMG_5496_LI.jpg; IMG_5501_LI.jpg; IMG_5504_LI.jpg; IMG_5503_LI.jpg; IMG_5505_LI.jpg; IMG_5518_LI.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

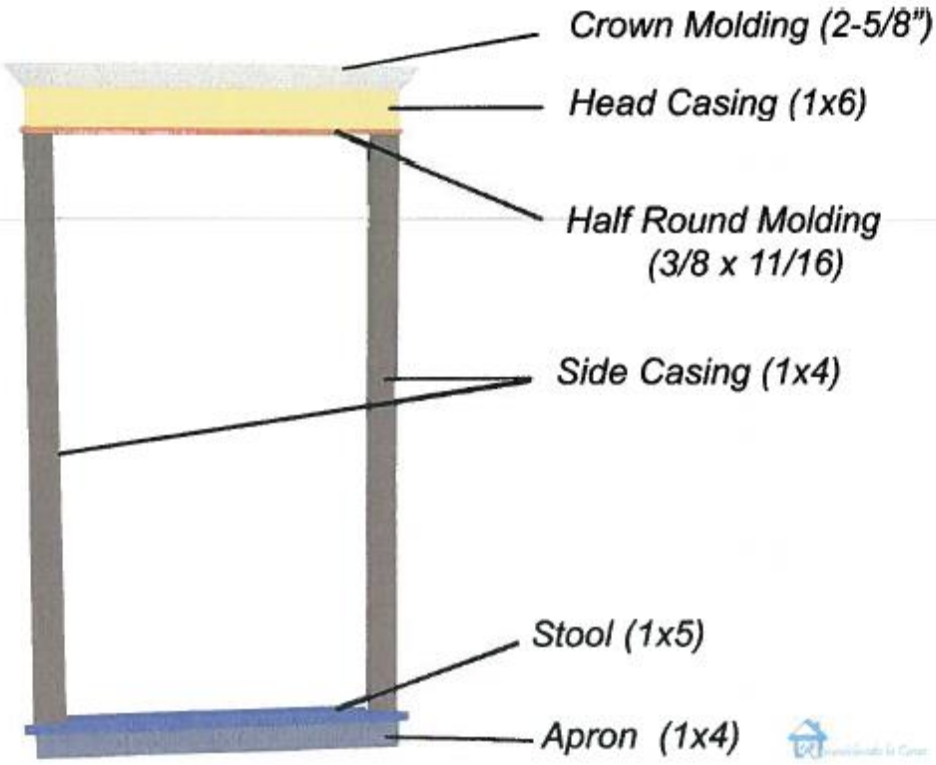
I will utilize all the remaining "old wood" and replace it in the front of the house if that is what is required.

image 5505 about half way up the building was all replaced during the fire. %15 of this areas was able to be salvaged to original state
image 5501 wood was rotten and held together with bondo of some sort. 0% salvage
image 5496 . approaching the window the wood is usable in this picture some throughout the center was actually damaged severely. top near soffit still there 30% of this area was salvageable.
image 5503 some damage along roof line 80% of this was able to be salvaged
5504- front side of house. about half way up as well as with east side pic this wood was replaced with 1/2 inch boards and was improperly installed %20 salvageable.

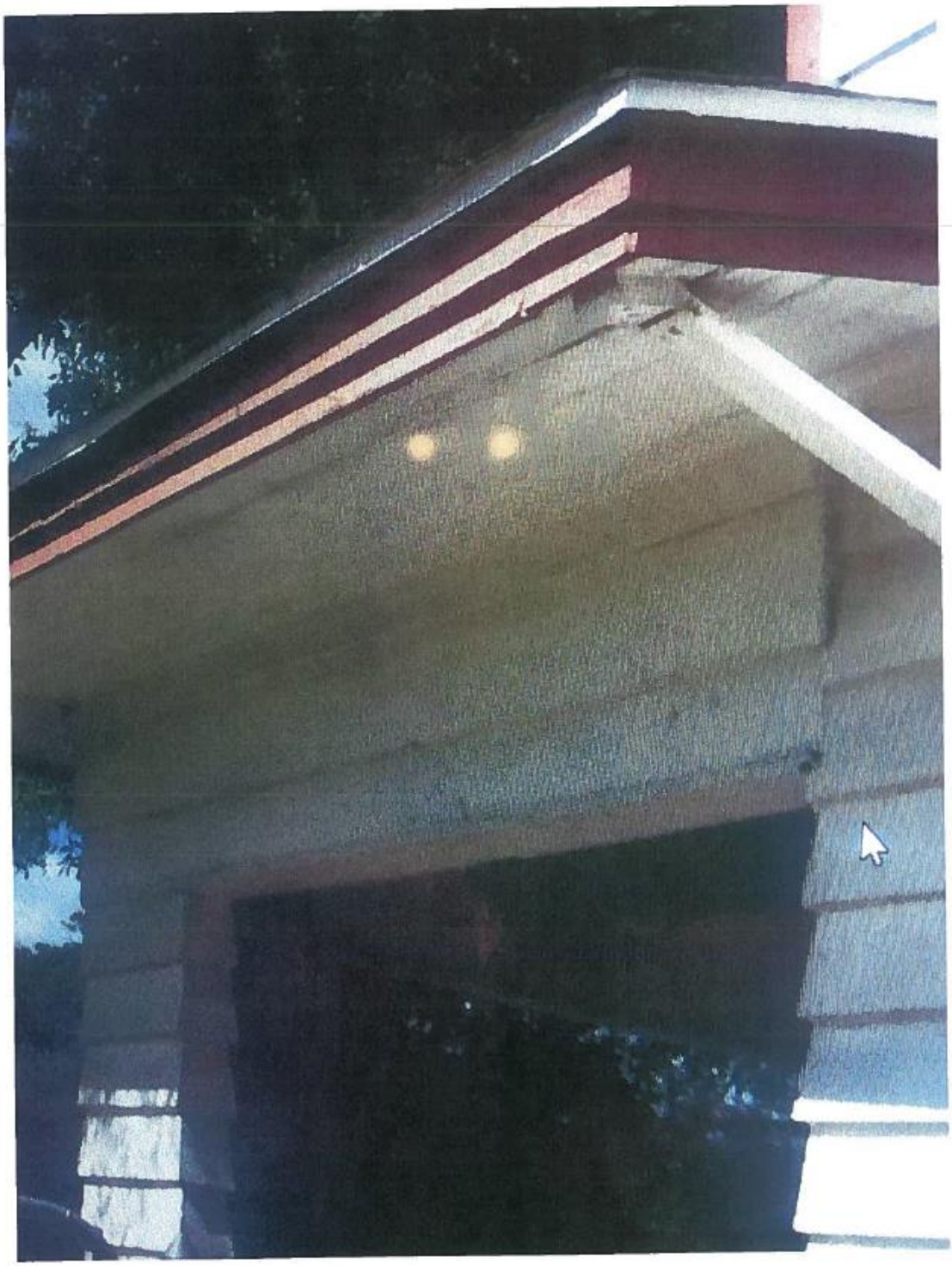
5518 the back of the house is an absolute mess. multiple different board types, lots of rot. boards near the top were salvageable. %10

--
Jason Morningstar
Morningstar Rental Investments, LLC
214-529-5794

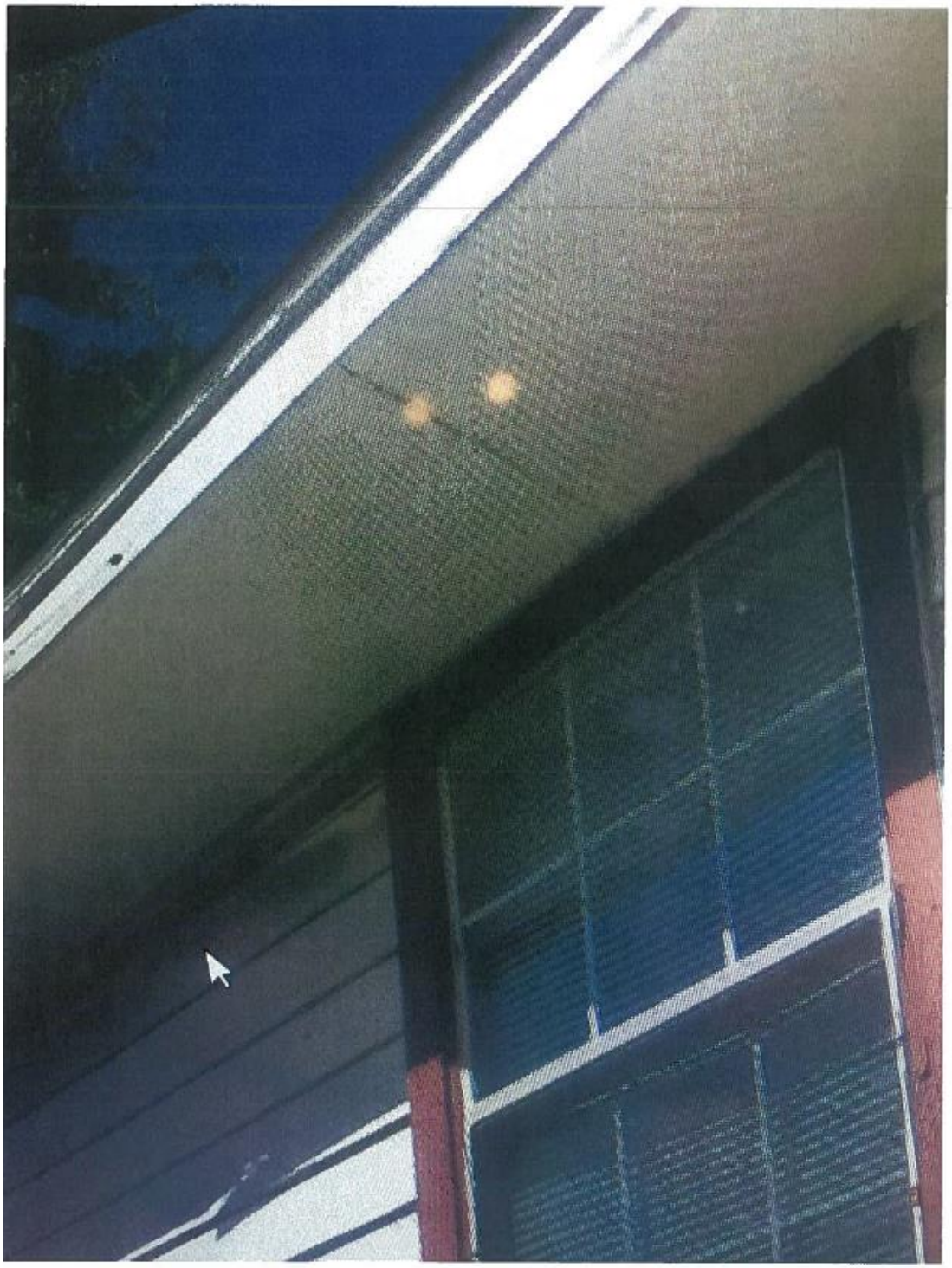
Owner comments regarding siding



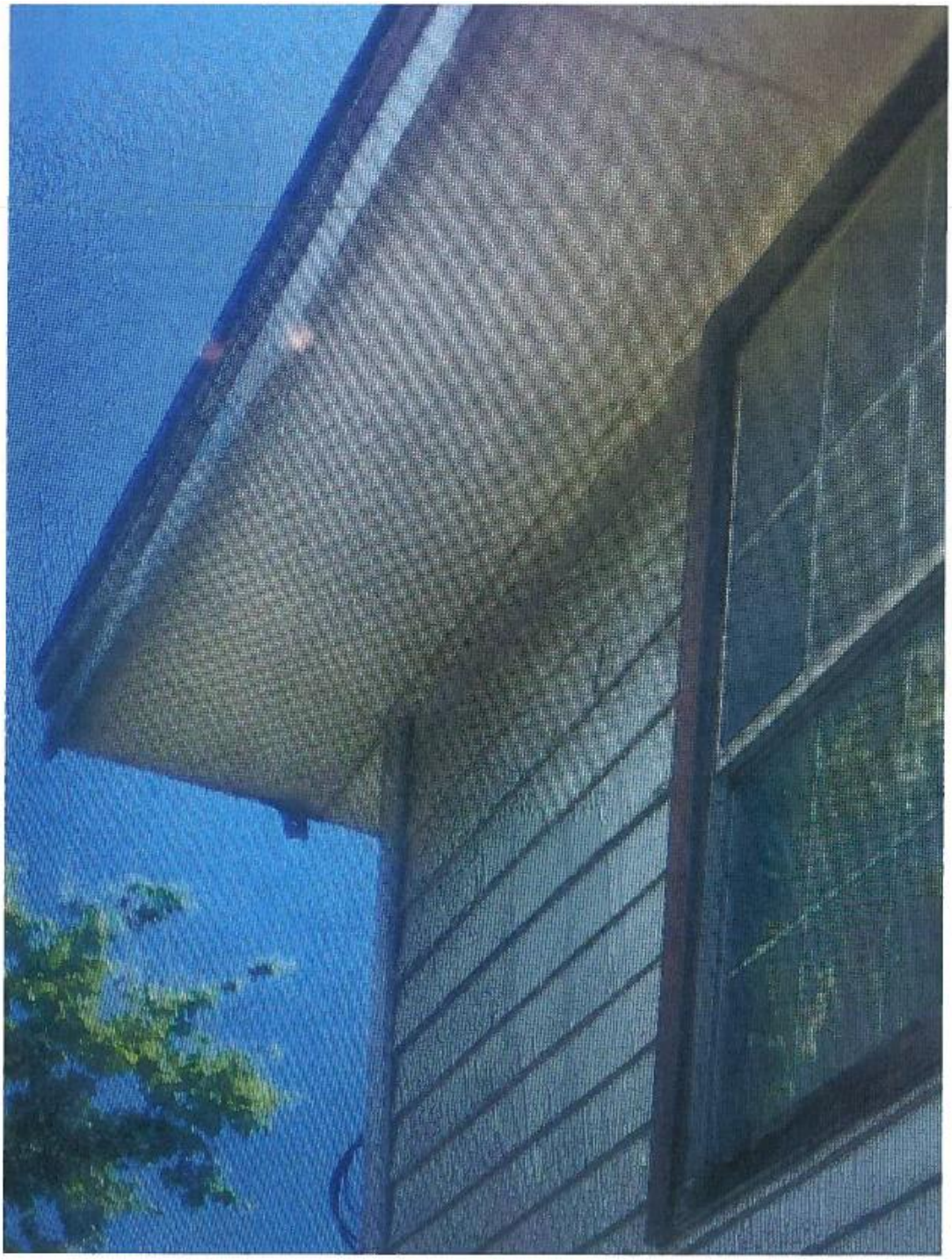
Request #2: Window trim specifications



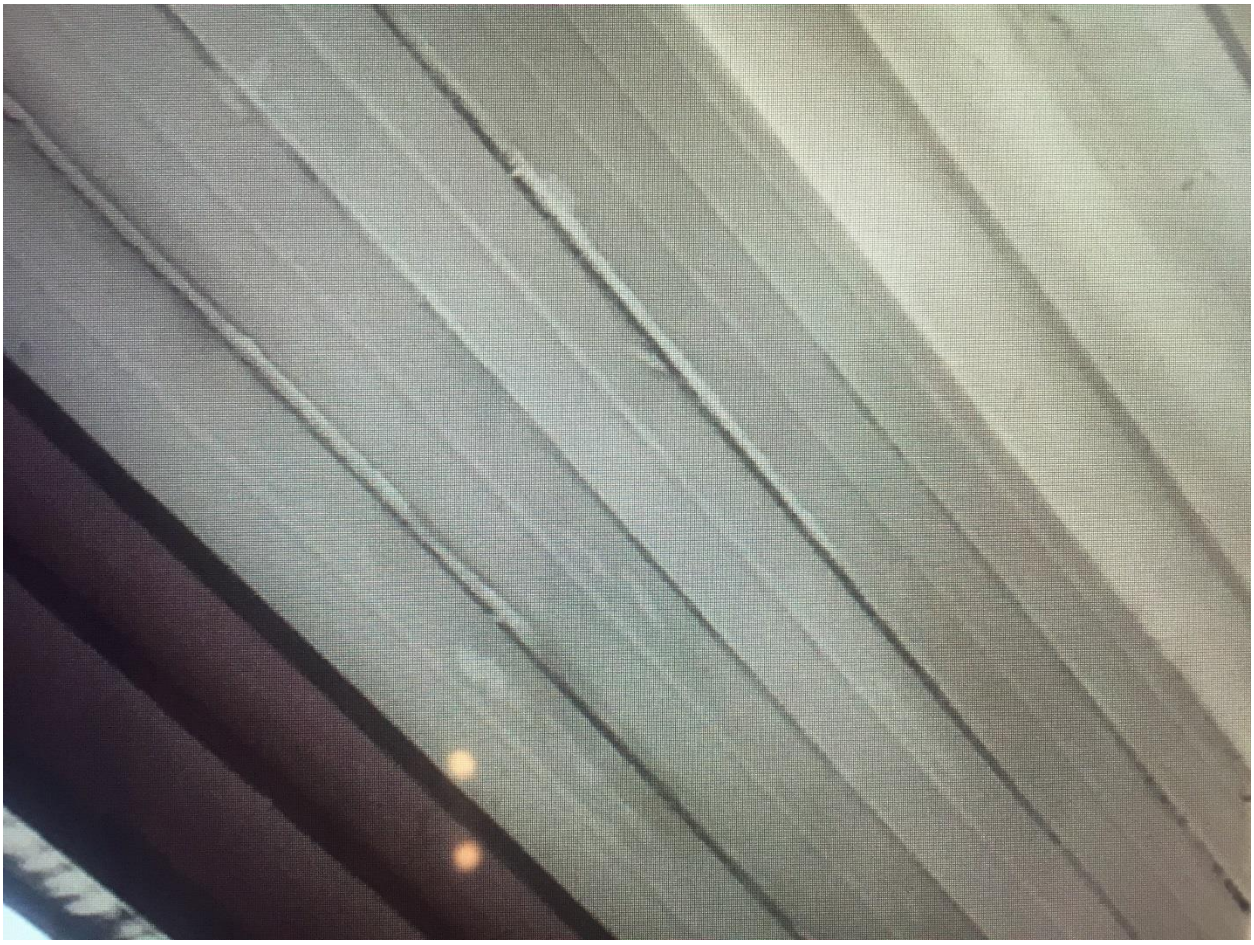
Request #3: Soffits (IMG 5946 owner comments: “image 5946 is another picture of front porch soffit. that will be used as a pattern for soffit for the rest of the house. the soffit here currently will be repaired not discarded”).



Request #3: Soffits (IMG 5943 owner comments: “5943 is what is surrounding the house on the second floor and rear first floor soffit, it is two different materials and is currently on the house not removed.”).



Request #3: Soffits (IMG 5945 owner comments: “image 5945 is more evidence of the same thing on a different side of the house. this picture also shows 1/4 inch siding in the top corner that was replaced due to a fire”).



Request #3: IMG 5942 – original soffits to be replicated elsewhere on the structure

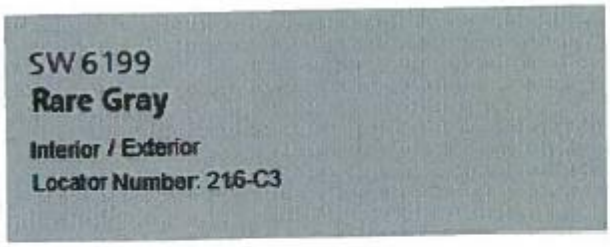
Anderson, Jennifer

From:	Jason Morningstar <morningstarrentals@gmail.com>
Sent:	Thursday, September 13, 2018 9:32 PM
To:	Anderson, Jennifer
Subject:	soffit
Attachments:	IMG_5942.JPG; IMG_5943.JPG; IMG_5945.JPG; IMG_5946.JPG
Follow Up Flag:	Follow up
Flag Status:	Completed

image 5942 is what I believe to be original as it is under the front porch
5943 is what is surrounding the house on the second floor and rear first floor soffit
it is two different materials and is currently on the house not removed.
image 5945 is more evidence of the same thing on a different side of the house. this picture also shows 1/4 inch siding in the top corner that was replaced due to a fire.
image 5946 is another picture of front porch soffit. that will be used as a pattern for soffit for the rest of the house. the soffit here currently will be repaired not discarded.

--
Jason Morningstar
Morningstar Rental Investments, LLC
214-529-5794

Request #3: Owner comments regarding soffits



BODY



ACCENT

Request #4: Paint specifications

Anderson, Jennifer

From: Jason Morningstar <morningstarrentals@gmail.com>
Sent: Thursday, September 13, 2018 10:09 PM
To: Anderson, Jennifer
Subject: fire-

Delia Comacho, the former owner, says that the fire was in 1994 was the result of a "5 year old adopted kid that loved to play with lighters and did it in the sewing room". Delia went on to say that it was an 80,000 dollar remodel. this is also when all new windows went in. in the back it had stairs on it and a 'porch on top'.

she said she also did repairs on the siding where the guy would replace siding problems on sundays as recent as 2016 where he mostly did back and near the bathroom around the east side.
the house was repainted and some wood replaced by workers from 7-11 the house was yellow at the time-not sure when that was but "not that long ago".

the west side was all replaced on top because she wanted "new lumber" and did not want pieces put in. she even made reference to the boards being short.

--
Jason Morningstar
Morningstar Rental Investments, LLC
214-529-5794

Owner comments regarding previous work on the home

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1-3: Section 4.1(b)

> b. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.

Request #1-3: 4.2(a)

> 4.2 Nonprotected facades.
>
> a. Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.

Request #4: Section 4.8(c)

> c. All structures must have a dominant color and no more than three trim colors, including any accent colors. Proper location of dominant, trim and accent colors is shown in Exhibit D. The colors of a structure must be complimentary to each other and the overall character of this district. Complimenting color schemes are encouraged through the blockface.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: JASON MORNINGSTAR
PROPERTY ADDRESS: 426 E 5TH ST
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

- PROVIDE DOCUMENTATION OF SALVAGED WD TRIM
- PROVIDE SALVAGE WD AT FRONT (SHOW DIMS DAMAGED PROVIDE
- PROVIDE SYMPATHETIC HISTORIC WD WINDOW ' REPLACE CUT SHR
- WD SOFFIT / TRIM / FASCIA 11"
- PAINT APPROVED

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simple Majority Quorum: X yes ___ no

Maker: FRED
2nd: NICK
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9.12.18

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 **October 1, 2018**

FILE NUMBER: CA178-939(MLP) PLANNER: Melissa Parent
LOCATION**:** 4604 Sycamore Street DATE FILED: September 6, 2018
STRUCTURE: Main & Contributing DISTRICT: Peak's Suburban
COUNCIL DISTRICT: 2 MAPSCO: 46-F
ZONING: PD No. 98 CENSUS TRACT: 0015.02

APPLICANT: Batts Holdings Inc.

REPRESENTATIVE: None.

OWNER: BATTS HOLDINGS INCORPORATED

REQUEST:
1) Install cementitious trim on main structure. Work completed without Certificate of Appropriateness.
2) Install cementitious trim on rear accessory structure. Work completed without Certificate of Appropriateness.

BACKGROUND / HISTORY:
3/9/2017 – Landmark Commission approved the installation of shutters on the main structure, replacement of the front door and two rear doors, the construction of a rear covered porch, and construction of a rear accessory structure (CA167-238(EH)).

3/24/2017 - Staff approved the removal of a non-original pent roof above the balcony on the front elevation as well as the repair of the balcony flooring up to 20% to match existing. CA167-383(EH).

4/7/2017 - The Landmark Commission approved the replacement of 100% of siding on the side elevations of the main structure and up to 25% on the front and rear elevations to be #105 wood siding, along with the installation of Hardie siding on the bottom two laps of skirting on the main structure and staining of the board-on-board wood fence. CA167-331(EH).

5/4/2017 - The Landmark Commission approved the replacement of the front porch concrete steps with wood steps, installation of security cameras, landscaping, installation of two A/C units, and the removal of a Hackberry tree in the parkway. CA167-418(EH).

9/5/2017 – Landmark Commission approved the installation of foundation vents, HVAC roof penetrations, and two concrete landings on rear and accessory structure. (CA167-771(EH).

The property is listed as contributing to the Peak's Suburban Addition Historic District.

ANALYSIS:
While conducting work from a previously approved CA, the building inspector found that the applicant had replaced all trim on the main and accessory structures with cementitious trim. Several different sizes of trim were also found to be in use. Staff is recommending denial without prejudice for the main structure as the original trim was wood, and trim should match in size and profile. Staff is recommending approval with conditions of cementitious trim on the accessory structure as this is new construction.

STAFF RECOMMENDATION:
1) Install cementitious trim on main structure. Work completed without Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.6 that prohibit imitation materials on a main structure.
2) Install cementitious trim on rear accessory structure. Work completed without Certificate of Appropriateness – Approve with conditions – Approve with the condition that all trim sizes match, with the finding that although the completed work does not comply with Section 6.2 that states accessory buildings must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because this is a non-contributing accessory structure and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION:
1) Install cementitious trim on main structure. Work completed without Certificate of Appropriateness - Deny - Trim needs to be wood & equal dimensions on house and garage
2) Install cementitious trim on rear accessory structure. Work completed without Certificate of Appropriateness - Deny - Trim needs to be wood & equal dimensions on house and garage

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 939 [MLP]
Office Use Only

Name of Applicant: Batts Holdings, Inc.
Mailing Address : 756 Water Oak Drive
City, State and Zip Code: Plano, Texas 75025
Daytime Phone: 469 877-3684 Fax: 972 499-0059
Relationship of Applicant to Owner : CEO

PROPERTY ADDRESS: 4604 Sycamore Street, Dallas, Texas 75204
Historic District: Peak Suburban

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

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

1. Install gutters on main structure, 2) Install lights on both sides of garage door, 3)void 4) Install light near balcony patio door, 5) Shift covered patio structure to the west to create clearance for backdoor and windows,6) reduce slope on covered patio roofline to create clearance for roofline under master bedroom window,7) Install all new one over one wooden windows on main structure to replace missing/damaged original windows, 8) relocate garage to fit within boundry line.

RECEIVED BY
Current Planning

Signature of Applicant: Douglas R. Batts Date: August 1, 2018

Signature of Owner: _____ Date: SEP 06 2018
(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.

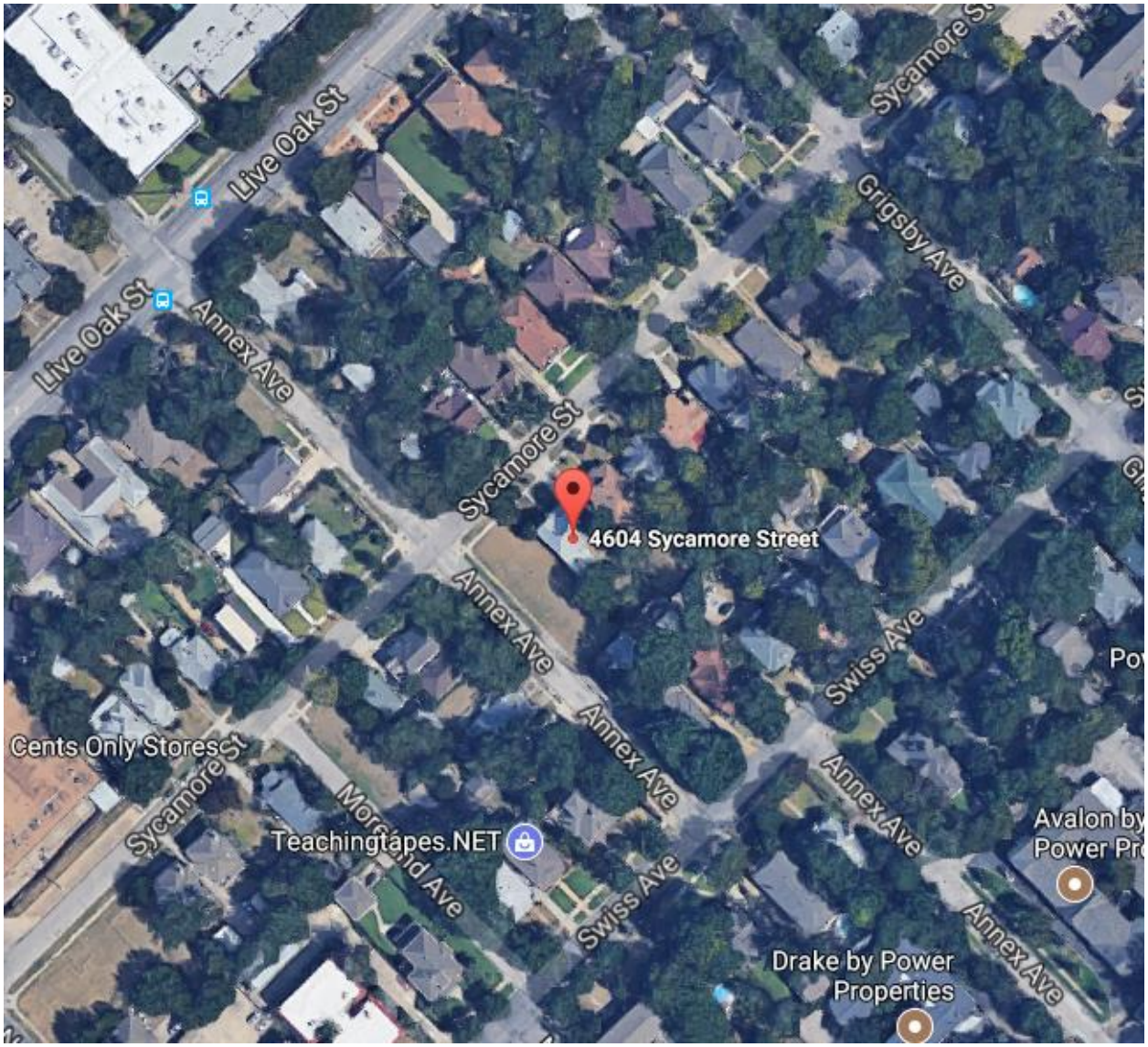
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OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of 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.

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**


Live Oak St
Live Oak St
Annex Ave
Sycamore St
Grigsby Ave
Sycamore St
4604 Sycamore Street
Annex Ave
Swiss Ave
Annex Ave
Annex Ave
Cents Only Stores
Sycamore St
Teachingtapes.NET
Swiss Ave
Annex Ave
Drake by Power Properties
Annex Ave

Aerial view.



Front elevation.



Adjacent property to left.



Vacant lot to right.



View across Sycamore Street.





Request #1: Install cementitious trim on main structure. Work completed without Certificate of Appropriateness.



Request #1: Install cementitious trim on main structure. Work completed without Certificate of Appropriateness.







Photos from the building inspector showing multiple sizes of trim found on the accessory structure.

Request #2: Install cementitious trim on rear accessory structure





Photos from the building inspector showing multiple sizes of trim found on the accessory structure.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

3.6 Wood siding, trim and detailing must be carefully restored wherever practical. Historic materials should be repaired; they may be replaced only when necessary. Badly deteriorated paint should be removed in accordance with the Department of Interior standards prior to refinishing. All exposed wood must be painted, stained, or otherwise protected. No resurfacing with vinyl or aluminum siding or stucco is permitted on main structures. Imitation materials are allowed on accessory structures only if they are in keeping with the style and materials on the main structure.

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

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 09/13/2018
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Batts Holdings Inc
Address: 4604 Sycamore
Date of CA/CD Request: 9/6/2018

RECOMMENDATION:

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

Recommendation / comments/ basis:

- TRIM NEEDS TO BE WOOD & EQUAL DIMENSIONS ON HOUSE & GARAGE

Task force members present

X Leslie Nepveux	X Jim Anderson	___ VACANT (Edison/LaVista Res)
X Michael Karnowski (Chair)	X Kathy Finch	___ VACANT (Peak's Alt.)
___ Jennifer Suitonu	X Patricia Simon (Peak's Res)	
___ VACANT (Edison/LaVista Alt.)		

Ex Officio staff members present __X__ Melissa Parent

Simply Majority Quorum: ___ yes ___ no (four makes a quorum)
Maker: ANDERSON
2nd: FINCH
Task Force members in favor:
Task Force members opposed: UNIMOUS
Basis for opposition:

CHAIR, Task Force [signature] DATE 9/13/2018

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-934(MLP)
LOCATION**:** 4617 Sycamore Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Melissa Parent
DATE FILED: September 6, 2018
DISTRICT: Peak's Suburban
MAPSCO: 46-F
CENSUS TRACT: 0015.02

APPLICANT: Brittany Rae Salopek

REPRESENTATIVE: None.

OWNER: SALOPEK BRITTANY & HOOD SARA LEE STEIGERWALD

REQUEST:
Remove one mature tree from front parkway.

BACKGROUND / HISTORY:
4/8/1999: Landmark Commission approved the installation of new front porch columns and a railing, the replacement of front concrete steps with wooden steps, and the replacement of several louvered windows with true-divided light windows.

12/13/2017: Applicant received approval of the installation of a new gas line on the west side façade as routine maintenance.

The property is listed as contributing to the Peak's Suburban Addition Historic District.

ANALYSIS:
Staff is recommending denial without prejudice of the removal of the mature tree from the parkway due to the fact that although the applicant states that the tree is blocking views of the front entrance and prohibiting grass from growing in the front yard, the tree is not unhealthy and there are other options for maintaining the tree and landscaping under it.

STAFF RECOMMENDATION:
Remove one mature tree from front parkway – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the Preservation Criteria Section 2.8 that prohibit the removal of mature trees unless deemed unhealthy or damaged.

TASK FORCE RECOMMENDATION:
Remove one mature tree from front parkway – Deny without prejudice - Explore additional pruning. Get opinion from arborist.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 943 (MLP)
Office Use Only

Name of Applicant: Brittany Rae Salopek
Mailing Address : 4617 Sycamore St.
City, State and Zip Code: Dallas TX 75204
Daytime Phone: 214-843-3133 Alternate Phone: 724-699-9120
Relationship of Applicant to Owner : Owner

PROPERTY ADDRESS: 4617 Sycamore St. Dallas TX 75204
Historic District: Historic District #72: Peak Suburban Addition

OFFICE USE ONLY
Main Structure:
V Contributing
___ Non-contributing

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

We have a tree in our front lawn that we need removed. It covers the width of our front yard so all trash bins must be placed in our neighbors yard in order for truck to get them. It obstructs the view of the front door making it a safet issue as we have had countless things stolen from our porch and even a man who tried to break in through the front door. We have zero sunglight hitting our front lawn making it impossible to grow grass or any flowers. This tree is on the side of the sidewalk closest to the street.

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: Brittany Rae Salopek Date: 8/28/18

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

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

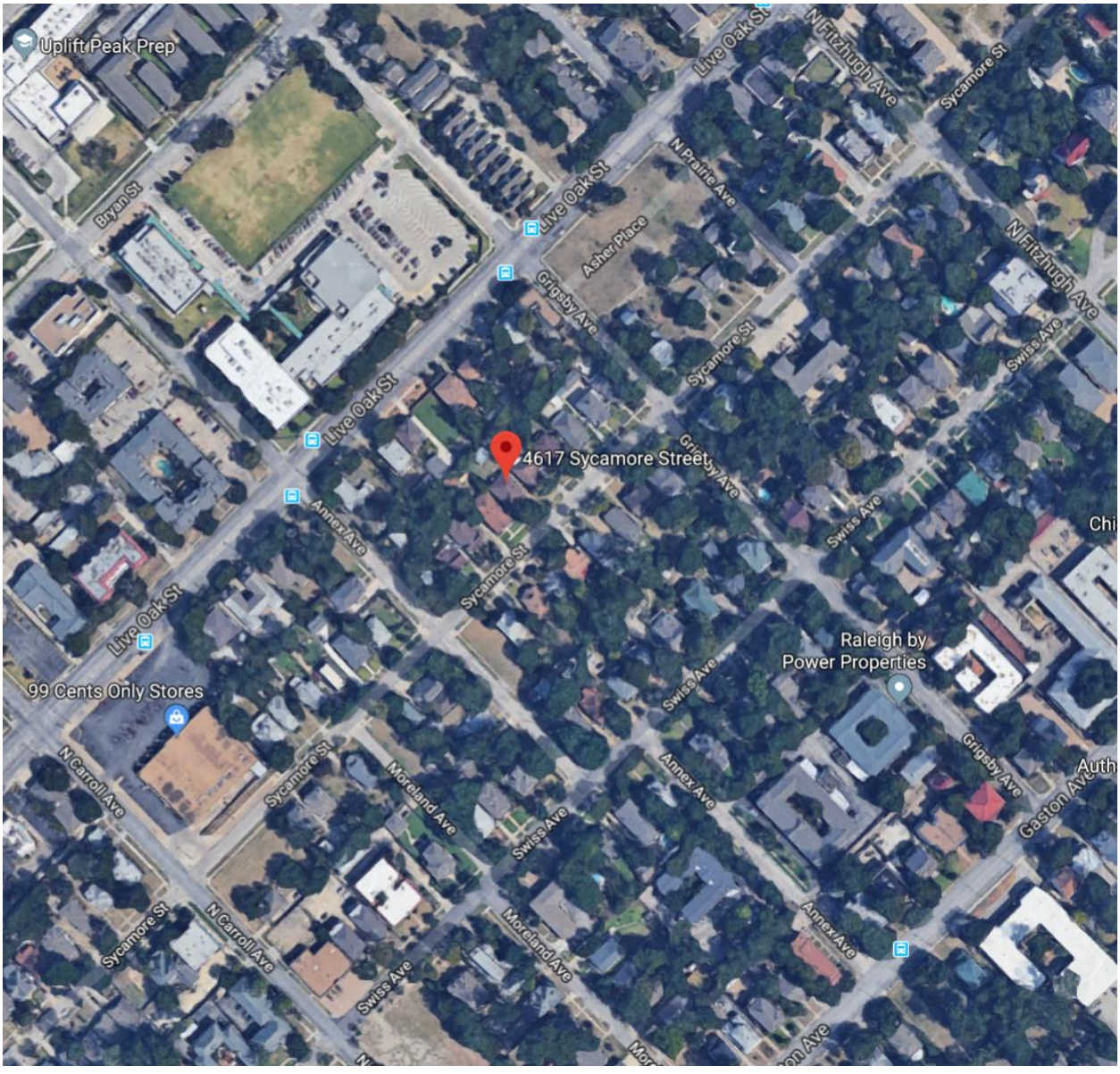
OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**


Uplift Peak Prep
Live Oak St
N Fitzhugh Ave
Sycamore St
Bryan St
N Prairie Ave
Asher Place
Grigsby Ave
Swiss Ave
4617 Sycamore Street
Annex Ave
Raleigh by
Power Properties
99 Cents Only Stores
N Carroll Ave
Moreland Ave
Gaston Ave

Aerial view.



Front elevation.



Adjacent property to left.



Adjacent property to right.



View across Sycamore Street.







Request: Remove one mature tree from front parkway.



Parkway landscaping area that existing tree impacts.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

2.8 Existing mature trees in the front yard must be maintained. Unhealthy or damaged trees may be removed if deemed appropriate.

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 09/13/2018
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Brittany Rae Salopek
Address: 4617 Sycamore
Date of CA/CD Request: 9/6/2018

RECOMMENDATION:

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

Recommendation / comments/ basis:

- EXPLORE ADDITIONAL PRUNING
- GET OPINION FROM ARBORIST

Task force members present

_X_ Leslie Nepveux	_X_ Jim Anderson	___ VACANT (Edison/LaVista Res)
_X_ Michael Karnowski (Chair)	_X_ Kathy Finch	___ VACANT (Peak's Alt.)
___ Jennifer Suitonu	___ Patricia Simon (Peak's Res)	
___ VACANT (Edison/LaVista Alt.)		

Ex Officio staff members present _X_ Melissa Parent

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

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

CHAIR, Task Force [signature] DATE 9/13/2018

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-951(MP)
LOCATION**:** 2317 South Blvd
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: PD No. 595, Subdistrict R-7.5(A)

PLANNER: Masha Prior
DATE FILED: Sept 6, 2018
DISTRICT: South Blvd /Park Row
MAPSCO: 46-S
CENSUS TRACT: 0203.00

APPLICANT: Lone Star Elite Roofing

REPRESENTATIVE: Hakim Abubakar

OWNER: WHITAKER EDWARD B

REQUEST:

1) Rebuild exterior wall on west elevation addition with Hardie board siding.
2) Install vinyl window on west elevation addition.

BACKGROUND / HISTORY:

10/11/02 – A Certificate of Approval was issued approving thin brick for the siding of the addition, and wood windows. It appears that these approvals were not implements.

The structure is listed as contributing to the South Boulevard Park Row historic district.

ANALYSIS:

Request #1 – Staff is recommending deny without prejudice because the proposed siding is not historically appropriate. Staff is concerned that the use of this material would have an adverse effect on the historic overlay district. Although the current siding is Masonite, there is no CA on file authorizing this material.

Request #2 – Staff is recommending deny without prejudice because the proposed vinyl window is not historically appropriate. Staff is concerned that the use of this material would have an adverse effect on the historic overlay district.

STAFF RECOMMENDATION:

1) Rebuild exterior wall on west elevation addition with Hardie board siding – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3(b)(6)(A) which states that façade material of additions shall be of the same predominant material used in the remainder of the building.
2) Install vinyl window on west elevation addition – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that vinyl windows would have an adverse effect on the architectural features of the structure.

TASK FORCE RECOMMENDATION:

1) Rebuild exterior wall on west elevation addition with Hardie board siding – None – No recommendations from Task Force due to no Task Force members attending.
2) Install vinyl window on west elevation addition – None – No recommendations from Task Force due to no Task Force members attending.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178-951 (MP)
Office Use Only

Name of Applicant: Hakim Abubakar DBA LonestarElite Roofing
Mailing Address : 1009 white dove dr Dallas
City, State and Zip Code: Dallas, TX 75224
Daytime Phone: 469 463-1822 Alternate Phone:
Relationship of Applicant to Owner : Contractor

PROPERTY ADDRESS: 2317 South Blvd Dallas, TX 75215
Historic District: Park row

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

1) Siding - James Hardie 48x96 Hz10 Hardie Panel
2) Window Vinyl Standard Size 36x48.

Signature of Applicant: _____ Date: RECEIVED BY

Signature of Owner: Ed Whitaker (IF NOT APPLICANT) Date: 9/5/18 SEP 06 2018

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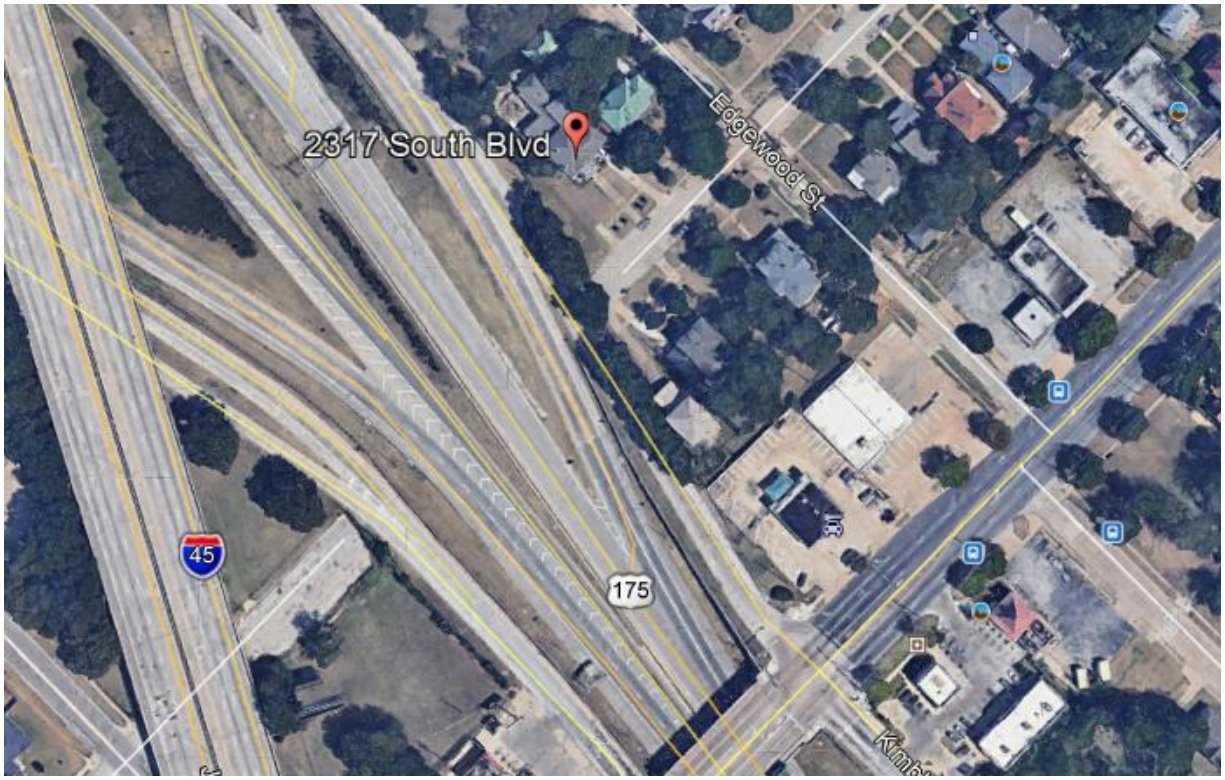
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- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 060518



Aerial view



Front (South) elevation.



View to left (West) of 2317 South Boulevard.



View to right (East) of 2317 South Boulevard.



View across (South) from 2317 South Boulevard.



Left side of 2317 South Boulevard, showing addition.



Left side addition where damage occurred. Photo submitted by applicant.



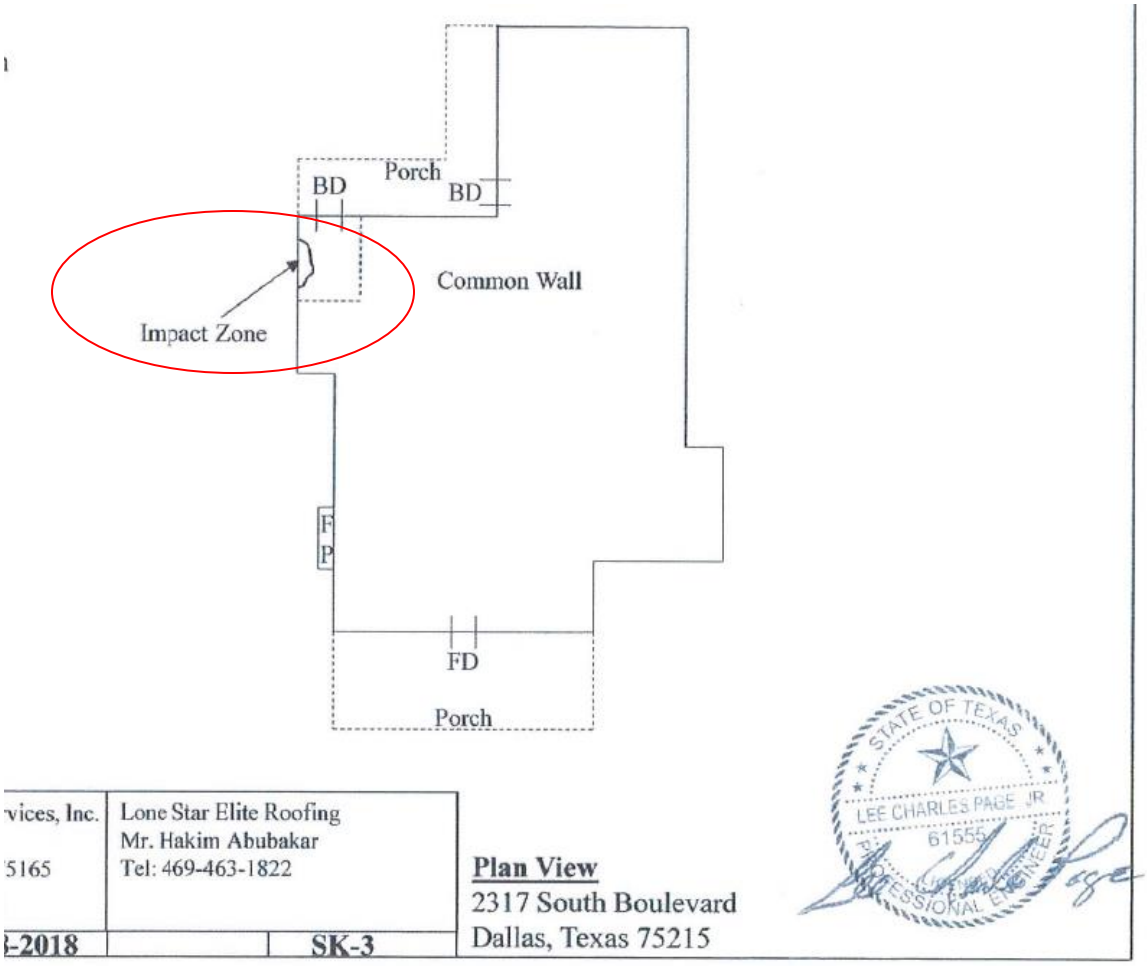
Left side addition where damage occurred. Photo submitted by applicant.



Left side addition, where damage occurred. Photo submitted by applicant.



Left side addition, where damage occurred. Photo submitted by applicant.



Footprint of house showing location of damage.

PAL Engineering Services, Inc.
CONSULTING ENGINEERS, STRUCTURAL, MECHANICAL
315 Farrar Road, Waxahachie, Texas 75165
Tel: (972) 268-4140 Fax: (972) 935-0184
Registration #F-8132

Structural Inspection **August 28, 2018**
Lone Star Elite Roofing
Mr. Hakim Abubakar
Tel: 469-463-1822
Email: lonestareliteroofing@gmail.com

Referenced Residence:
Re: Structural inspection for the damaged pier and beam addition at **2317 South Boulevard, Dallas, Texas 75215.**

Preliminary Information: The existing structure is an addition to the original house. The addition in question was damaged by a car crashing into the exposed side of the addition. Temporary walls have been installed to prevent intruders during the rebuilding process. Per information from the contractor, the house is in a historical society area.

The property owner/contractor is responsible for all needed and required historical society, zoning, code requirements, and documentation.

On-Site Observations: The residential addition is a **one story, Masonite siding, pier and beam foundation,** room addition to an existing house. This area was heavily damaged when a car ran off the road and crashed into the side of the exterior wall of the addition. The crash damage to the addition includes, but is not limited to, the wood framed walls, pier and beam foundation, interior finishes, and exterior finishes. The exterior wall and foundation were damaged beyond repair and are in need of complete replacement.

The addition's foundation is to be constructed using **cast in place concrete sonotube piers**. The **sonotube piers** are to be 12" diameter. Use four #4 rebar in each pier. Use metal straps or hurricane brackets to attach the wood beams to concrete piers. The primary foundation support beams are to be double 2"x10" minimum. The secondary foundation supports are to be a minimum 2"x6" and spaced at minimum 16" and a maximum 24" on center. Attach the new addition to the existing house as needed and required. It appears as though the main house has been subject to foundation movement. It is unclear as to whether the movement is related to the force of the car wreck or not. The foundation of the main house should be leveled/repaired at the same time as the replacement of the addition's foundation.

The exterior wall that absorbed the impact is to be completely replaced. The wall should be rebuilt with 2"x4" members spaced at 16" on center. The wall should also consist of horizontal blocking at the one third points. The exterior wall of the addition that contains the door has been forced out of plumb where it meets the other exterior wall. This wall is to be rebuilt as needed to ensure that the wall is plumb. Use the details provided above to rebuild this exterior wall as well. The common wall shared with the living room appears to have sustained a slight shift in framing due to the impact. The interior finishes should be removed to determine the extent of this damage/shift. If needed, reset the wall to its original position and reinstall the interior finishes. The roof system should be temporarily supported during the process of rebuilding the exterior walls.

All wood is to be pressure treated members. All concrete is to be a minimum of **3000PSI** and rebar is to be a minimum of **60KSI**. All work to meet or exceed the intent of the **2015 IRC Building Code.**

The expansion and contraction joints are the responsibility of the contractor. The means and methods of installation are the responsibility of the contractor. All information and details were provided to this engineer by the contractor/homeowner. The main house and the addition are separate foundations and will move differently from each other.

I recommend the homeowner follow the enclosed foundation maintenance plan.

Disclaimer: The main house is excluded from this report. The report excludes electrical, architectural, framing, mechanical, termites, wood destroying insects, pre-existing house, and detached structures. No performance warranty of any kind is expressed or implied. Due to the soil type in the area, the foundation may experience movement/settlement in the future. If the local, city, county, state, federal, or any applicable code is more stringent than this report, then the code requirement overrules and takes precedent.

Limit of liability shall be the fee paid for this report.

Sincerely,

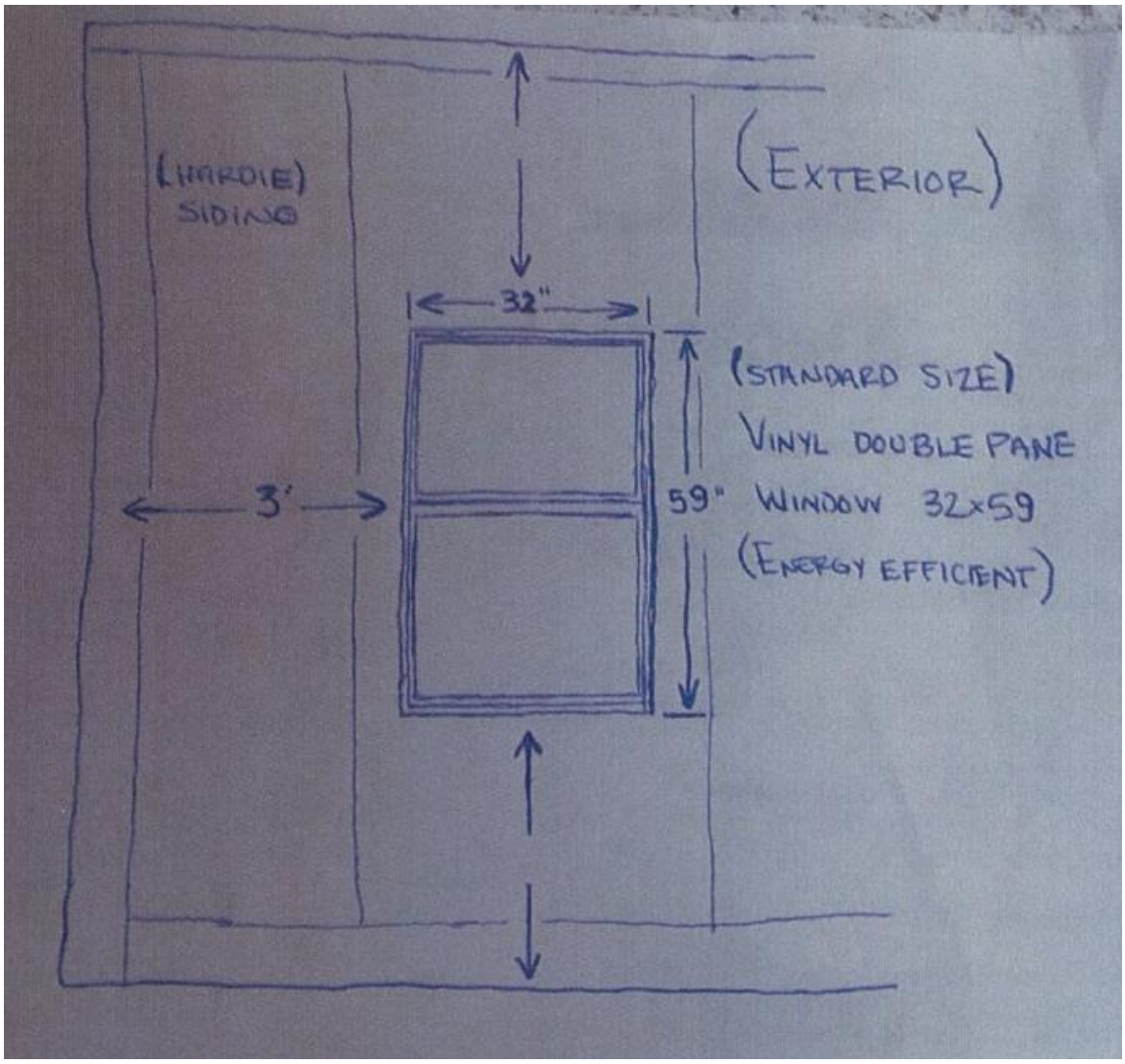
Lee Charles Page

Lee Charles Page, P.E. #61555
PAL Engineering Services, Inc. #F-8132



Engineer's report assessing damage. Relevant information noted in report includes the following:

> "**On-site Observations:** The residential addition is a **one story, Masonite siding, pier and beam foundation**, room addition to an existing house. This area was heavily damaged when a car ran off the road and crashed into the side of the exterior wall of the addition. The crash damage to the addition includes, but is not limited to, the wood framed walls, pier and beam foundation, interior finishes, and exterior finishes. The exterior wall and foundation were damaged beyond repair and are in need of complete replacement."



Request #2 – Measurements for proposed vinyl window to be installed on left side addition.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

Request #1 –

3(b)(6)(A) The façade material of additions to or remodelings of redeveloped buildings shall be of the same predominant material used in the remainder of the building.

Request #2 –

There is no specific criteria for this structure in the South Blvd/Park Row preservation criteria, so Staff is using the general standard for approval located in the Dallas Development Code.

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

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
SOUTH BOULEVARD-PARK ROW

DATE: 9/14/18
TIME: 2:00 P.M.
MEETING PLACE: Dallas City Hall, Room 5CN

Applicant Name: Hakim Abubakar
Address: 2317 South Blvd
Date of CA/CD Request: 9/06/2018

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Task force members present

____ Michael Karnowski (Chair)	____ Quishana Pouncy	____ VACANT
____ Jason Brown	____ Felicia Santiago	____ VACANT
____ Jeanette Bolden	____ VACANT	____ VACANT

Ex Officio staff members present ____ Marsha Prior

Simple Majority Quorum: ___ yes ___ 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 11:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-950(MP)
LOCATION**:** 1024 E 10th St
STRUCTURE: Main & Noncontributing
COUNCIL DISTRICT: 4
ZONING: PD No. 388

PLANNER: Marsha Prior
DATE FILED: Sept 6, 2018
DISTRICT: Tenth Street
MAPSCO: 55-A
CENSUS TRACT: 0041.00

APPLICANT: Saro DiFrisco

REPRESENTATIVE: None

OWNER: BISHOP CONCEPTS INC

REQUEST:
Construct two-story house.

BACKGROUND / HISTORY:
8/6/18 – The Landmark Commission denied without prejudice the proposed construction of a two-story house (CA178-776(MP)).

Vacant lot in the Tenth Street Neighborhood Historic District.

ANALYSIS:
Although the applicant has chosen materials that are historically accurate and is also proposing a pier and beam foundation instead of slab (see previous CA178-776(MP)), Staff is recommending deny without prejudice because the new design, with its second-story balcony, is less compatible with designs in the historic district than was the original design in CA178-776(MP). In the August 2018 Landmark Commission hearing, commissioners were generally supportive of the design, but advised the applicant to make the porch deeper; there was, however, no mention of adding a front balcony.

Staff is also concerned that plans to infill the lot with dirt will unnecessarily alter the topography of the site. The lot slopes downward at the rear toward a creek bed. Staff's assessment of the site is that there is sufficient room to construct the house without having to level out the entire lot to a flat surface. Sanborn map data show a relatively large single-story house with an irregular footprint and a half front porch on this site in 1922. There was also a small structure at the back of the lot near the creek bed with a separate address, indicating that someone lived there. By 1952, the larger house remained, but the smaller structure was gone. A permit for demolition of the original house was issued in 1990.

Task Force was supportive of the new design but commented that they would be in favor of a slab foundation, citing the expense of building a pier and beam foundation.

STAFF RECOMMENDATION:
Construct two-story house – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the design is inconsistent with preservation criteria Section 3.2 which states that new construction must be of appropriate massing, shape, and detailing typical of the historic structures.

TASK FORCE RECOMMENDATION:
Construct two-story house – Approve – Approve, but ok with using a slab on grade structural system over pier and beam. Reference a Geo Tech report.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 950 (MP)
Office Use Only

Name of Applicant: Sara DiFrisco
Mailing Address : 9304 Forest Ln suite N274
City, State and Zip Code: Dallas Tx 75243
Daytime Phone: 2147186256 Alternate Phone:
Relationship of Applicant to Owner : Architect

PROPERTY ADDRESS: 1024 10th st Dallas tx 75215
Historic District: 10th st

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

New single family home (2 story).

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: [signature] Date: 8-29-18

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

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

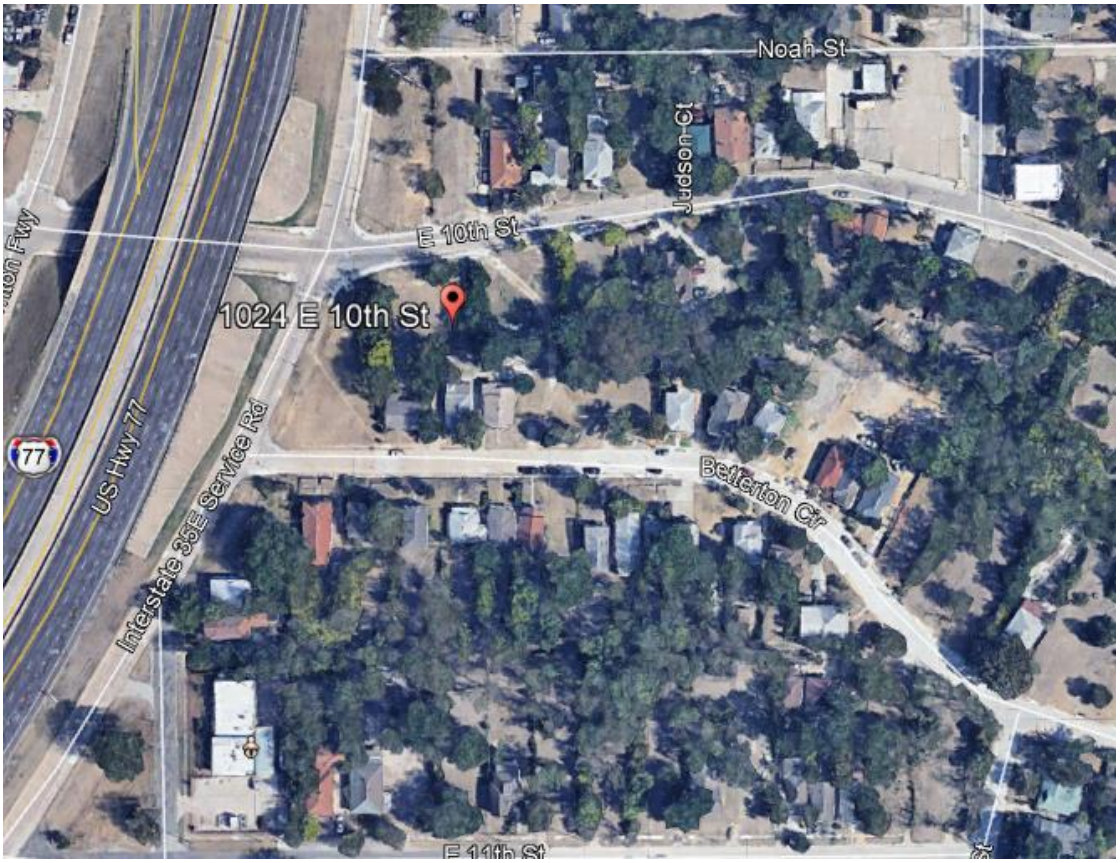
OTHER:
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Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

- ☐ **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.

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**


Noah St
Judson Ct
E 10th St
1024 E 10th St
US Hwy 77
77
Interstate 35E Service Rd
Betterton Cir
E 11th St

Aerial view



1024 E 10th, facing south.



View to left (East) of 1024 E 10th.



View to right (West) of 1024 E 10th.



View across (North) from 1024 E 10th.



Details of site, facing south.



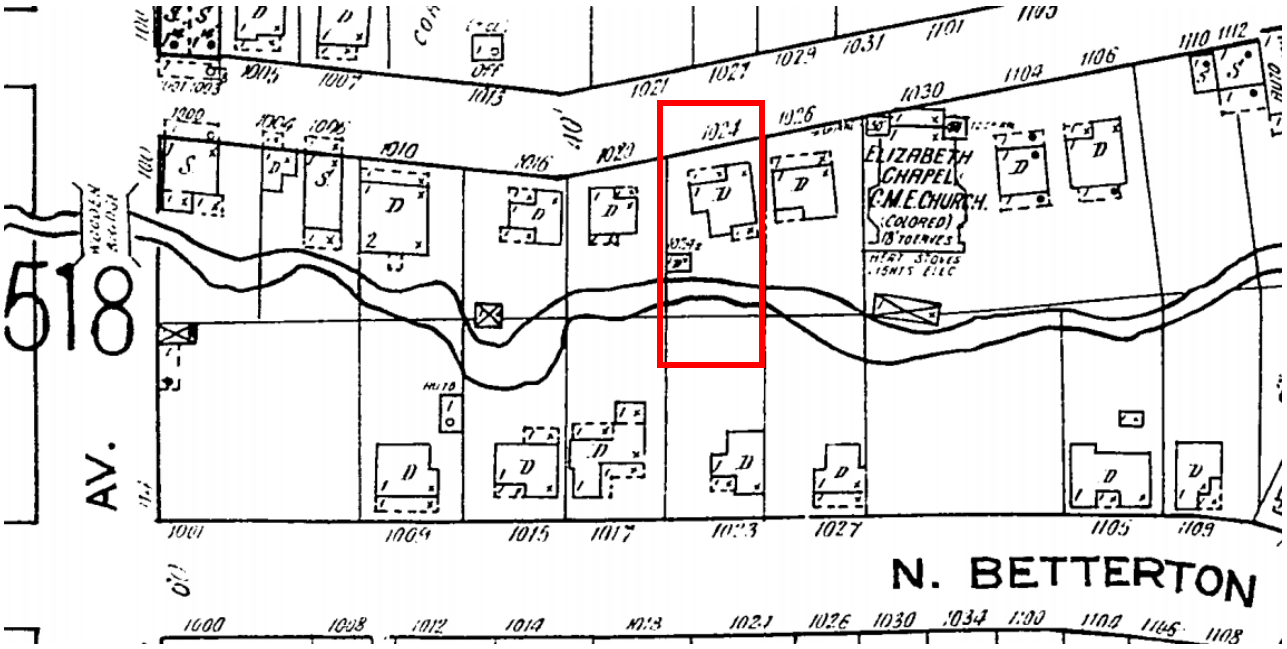
Details of site, facing south.



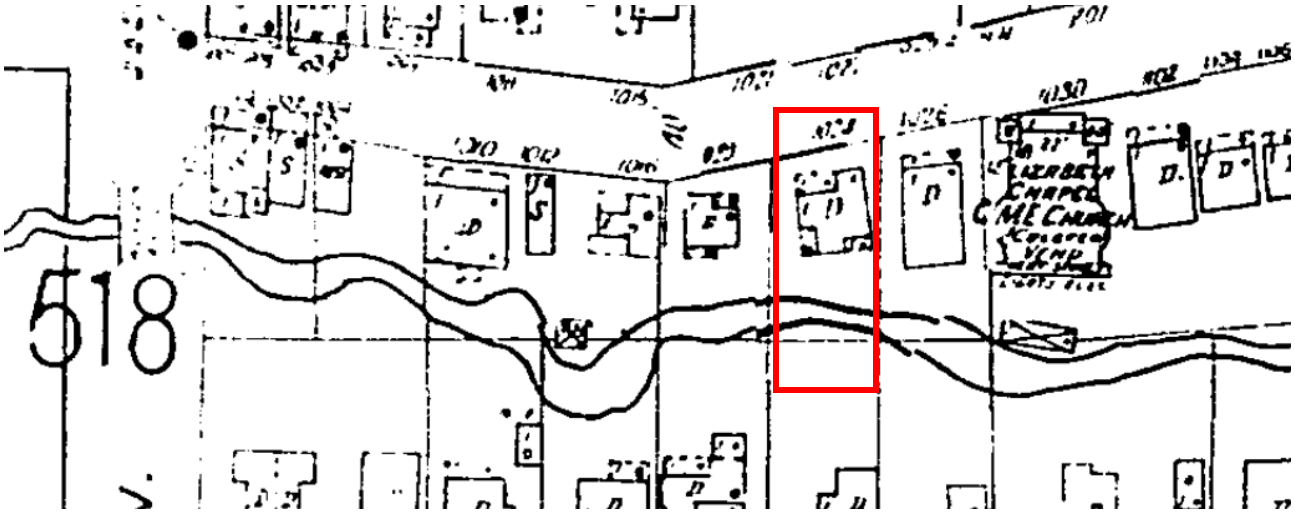
Details of site, facing southeast.



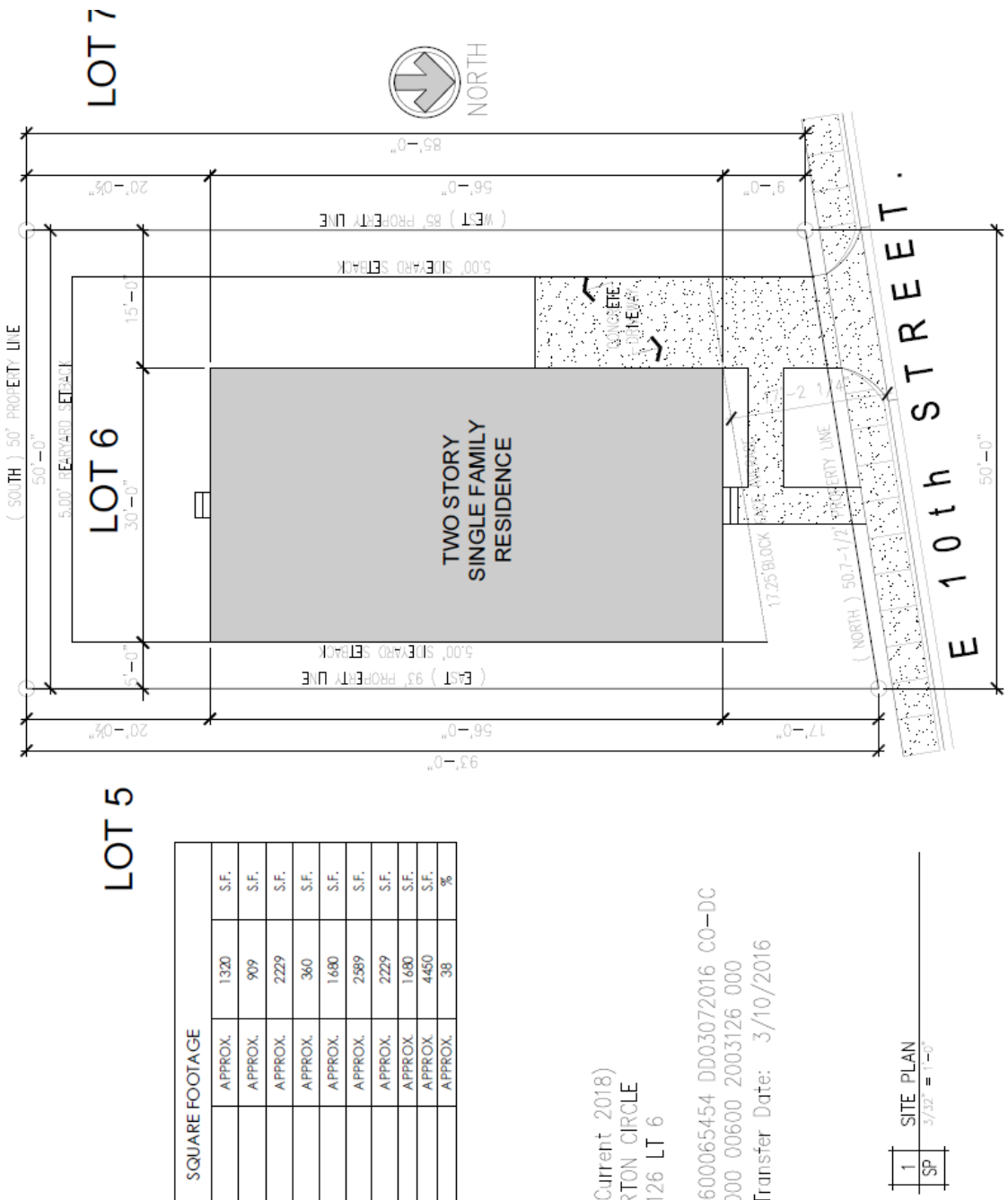
Area close to proposed house site; creek bed and drop-off are in background.



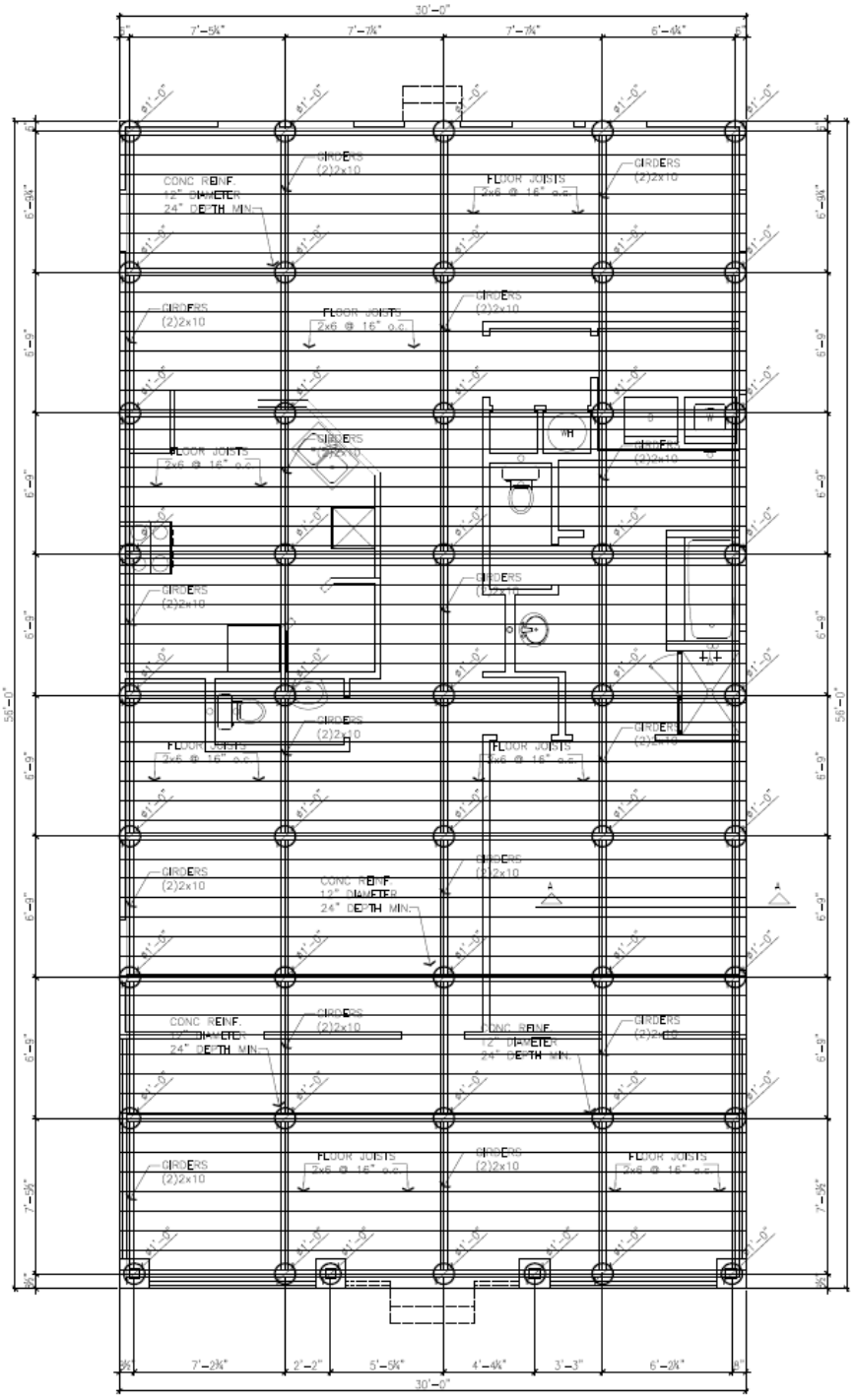
Sanborn Map, 1922, showing earlier house on this site.



Sanborn Map, 1952, showing earlier house on this site.

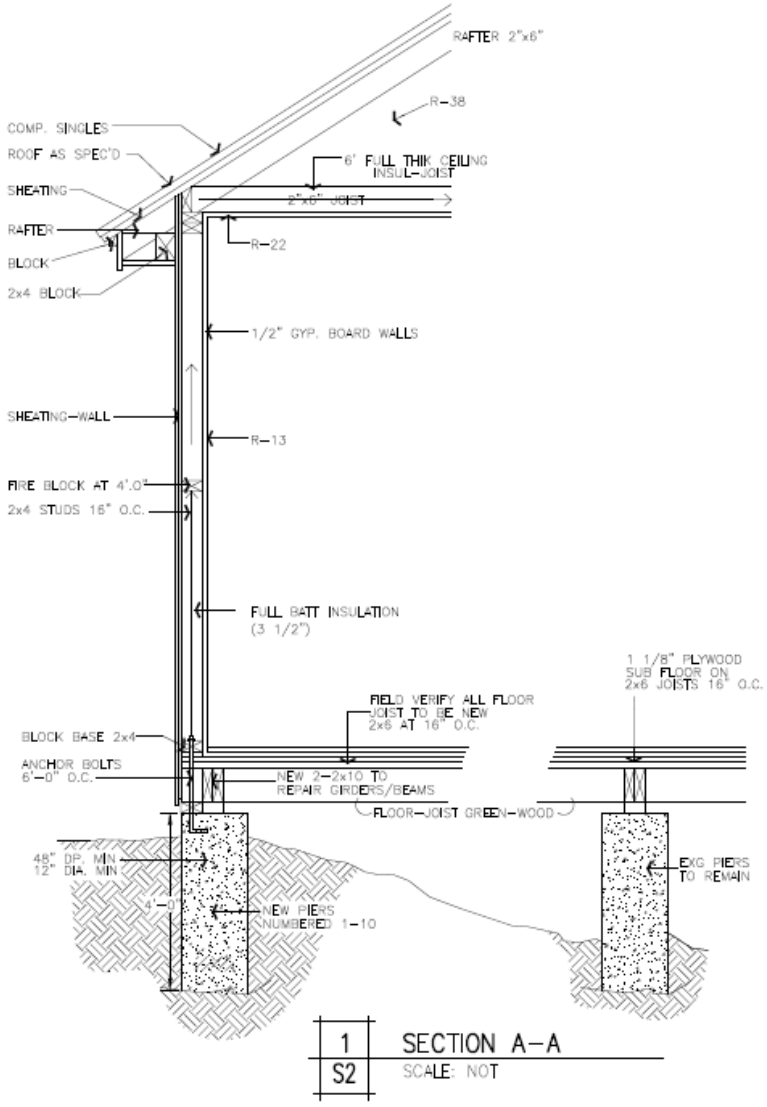


Proposed site plan.

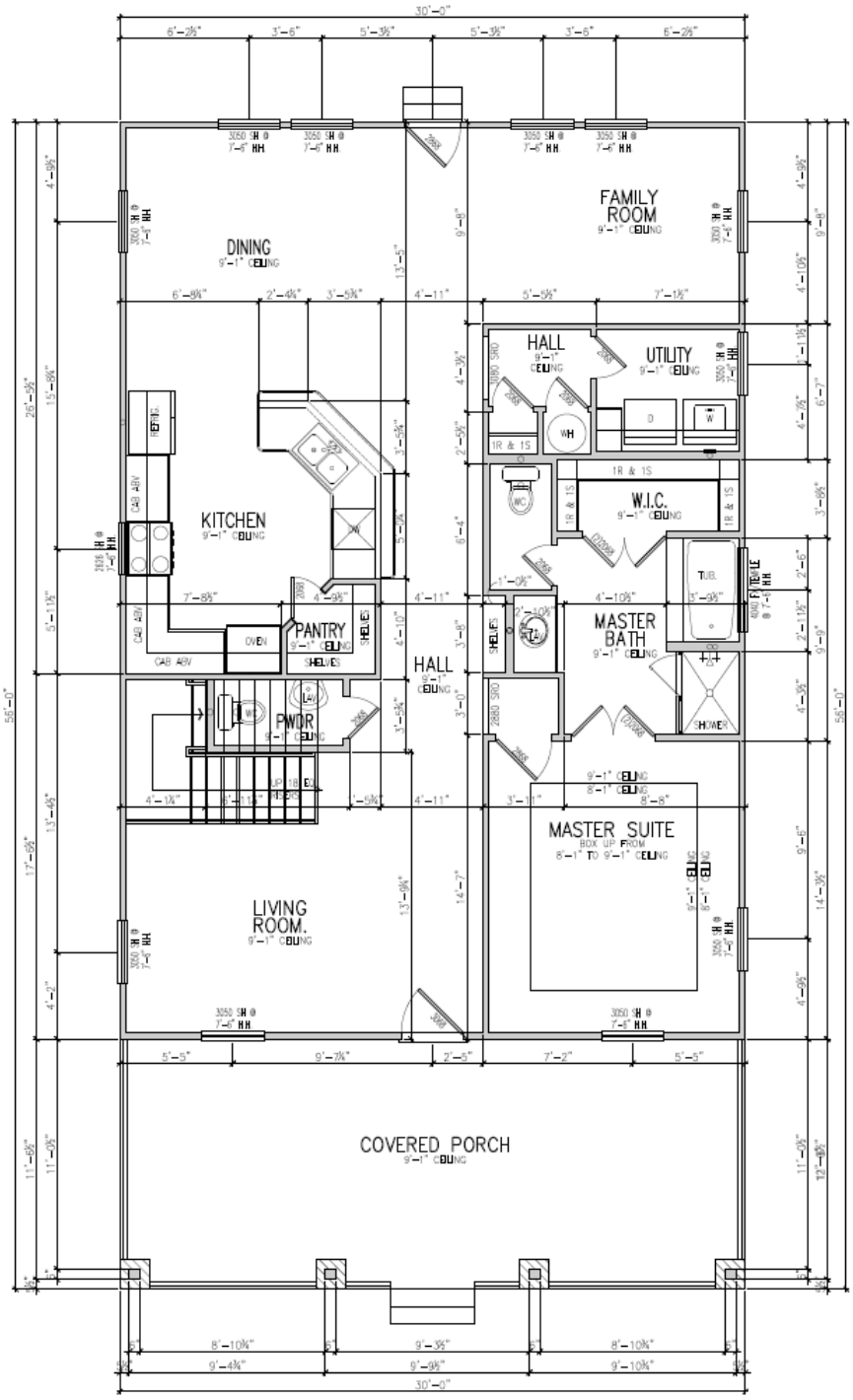


1 / S1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

Proposed foundation plan.

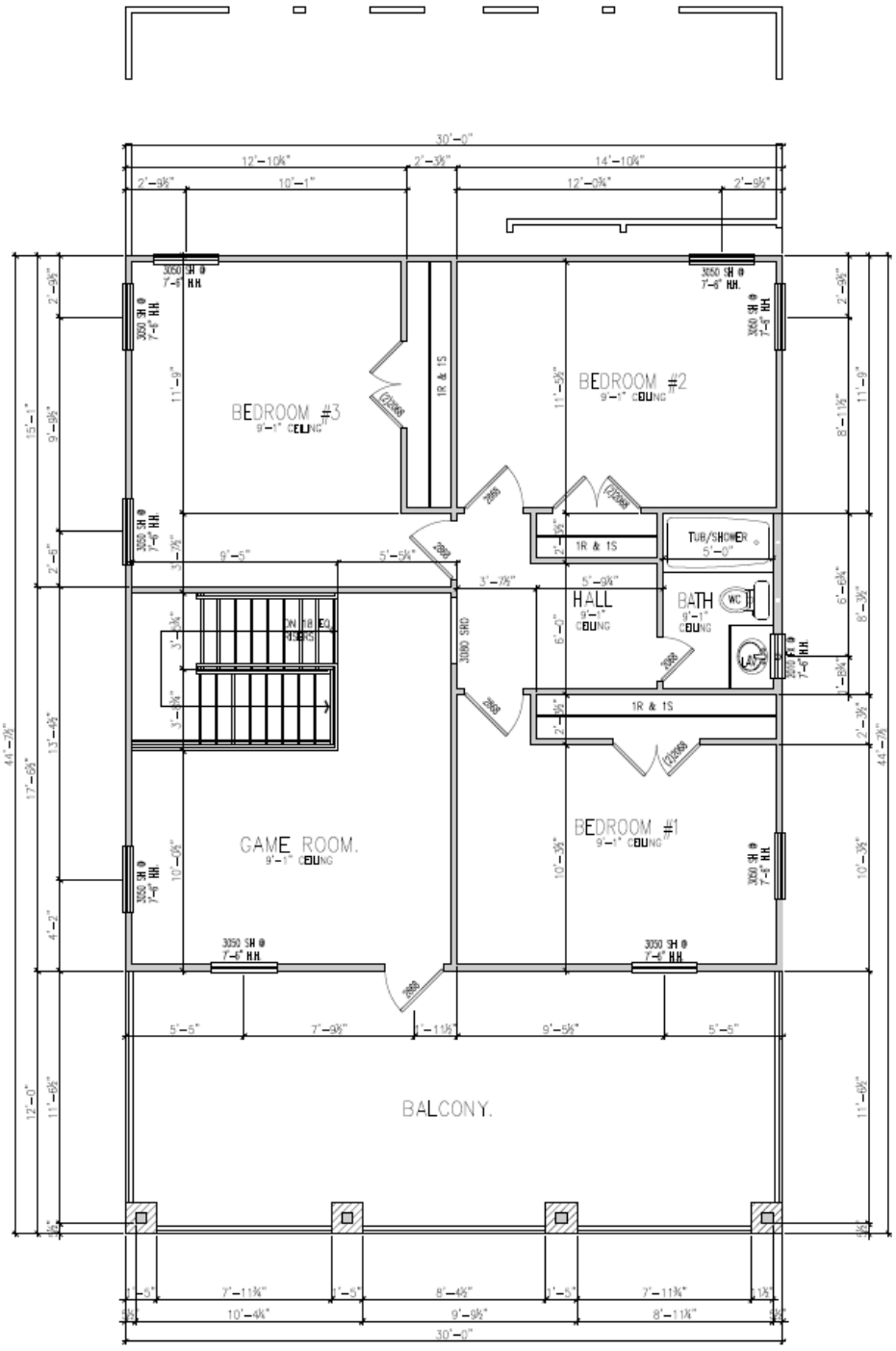


Details of proposed foundation.



1 / A1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

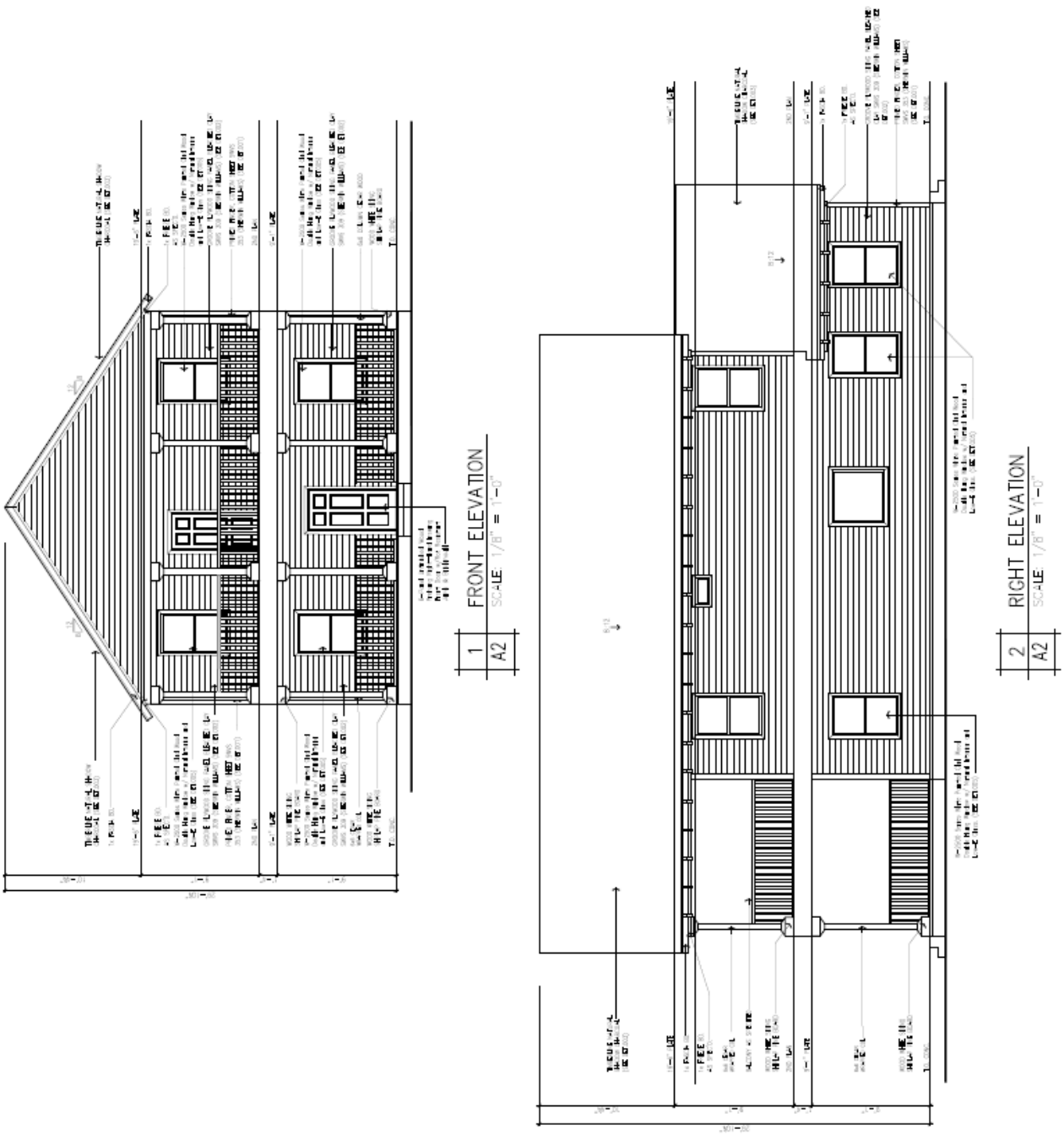
Proposed first floor plan.



2 A1 SECOND FLOOR PLAN

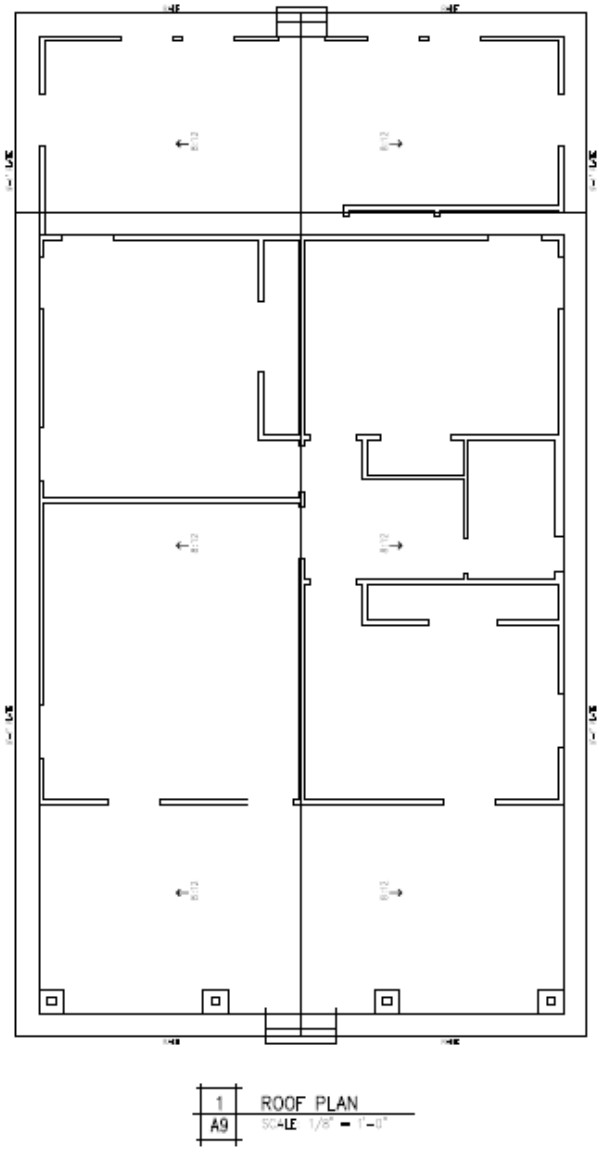
SCALE: 1/8" = 1'-0"

Proposed second floor plan.



Proposed front and right elevations.

Proposed rear and left elevations.



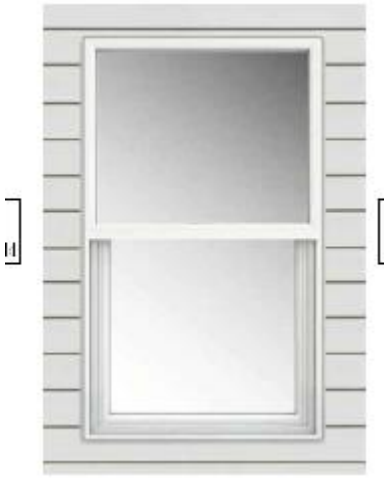
Proposed roof plan.



Previous design of front elevation that Landmark found generally favorable.



Proposed siding: “1in x 6 in x 8ft Wood White Siding Shiplap Pine Board.”



Proposed windows: “W-2500 Series White Painted Clad Wood Double Hung Window w/Natural Interior and Low-E Glass.”



Proposed doors: “6-Panel Unfinished Wood Prehung Right-Hand Inswing Front Door w/Rot Resistant Jamb and Brickmould.”



Proposed roof shingles: “Timberline Natural Shadow Charcoal.”

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

3.0 New Construction and Additions

3.2 New construction, additions to historic structures, accessory buildings, porches, and balconies must be of appropriate massing, roof form, shape, materials, detailing and color and have fenestration patterns and solids-to-voids ratios that are typical of the historic structure.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **9/11/2018**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Saro DiFrisco / Raul Reyes
Address: 1024 10th Street (Tenth Street Neighborhood HD)
Date of CA/CD Request: 9/6/2018

RECOMMENDATION:

✓ Approve _____Approve with conditions __Deny _____Deny without prejudice

Recommendation / comments/ basis:

- MOTION TO ~~#~~ LOOK AT USING A SLAB ON GRADE STRUCTURAL SYSTEM OVER REIN AND BEAM. PASSED (REF GEO TECH REPORT)
- MOTION TO APPROVE HOME AS PASSED

Task force members present

___ Kathleen Lenihan	X Jay Taylor	___ Pamela Harrison
___ Patricia Williams	X Andrew Wallace	
X Alonzo Harris	V Barbara Wheeler	

Ex Officio staff members Present ___ Marsha Prior ___

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

Maker: JAY TAYLOR
2nd: BARBARA WHEELER
Task Force members in favor: 4
Task Force members opposed: 0
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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-930(LC)
LOCATION**:** 805 Elm Street (804 Pacific Ave)
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Liz Casso
DATE FILED: September 6, 2018
DISTRICT: West End (H-2)
MAPSCO: 45-K
CENSUS TRACT: 0031.01

APPLICANT: Robert Fiedler

REPRESENTATIVE: None.

OWNER: ANTIOCH CHURCH

REQUEST:
1) Install building tenant supergraphic sign on east elevation.
2) Install off-premise commercial supergraphic sign on east elevation.

BACKGROUND / HISTORY:
9/4/2012 – Landmark Commission approved exterior changes including new storefront configurations (CA112-745(MD)).

5/6/2013 – Landmark Commission approved additional changes to the storefronts (CA123-399(MD)).

3/3/2014 – Landmark Commission approved a signage on the north and west elevations (CA134-149(MD)).

12/5/2016 – Landmark Commission approved the replacement of fifty two windows on the north and west elevations (CA167-082(LC)).

5/1/2017 – Landmark Commission approved the installation of two painted signs on east elevation, and two painted signs on south elevation (CA167-403(LC)).

1/8/2018 – Landmark Commission approved the installation of a fastening system for supergraphic signage o the east elevation (CA178-154(LC)).

5/7/2018 – Landmark Commission approved installation of supergraphic sign on east elevation (CA178-477(LC))

8/6/2018 – Landmark Commission approved installation of supergraphic sign on east elevation (CA178-681(LC)).

ANALYSIS:
At their January 8th, 2018, meeting, the Landmark Commission approved the installation of a fastening system for a 60 foot by 80 foot supergraphic sign on the east elevation of the structure. Since then, the Landmark Commission has approved two supergraphic signs for installation. The applicant is now requesting approval for the installation of two supergraphic sign for the east elevation.

Supergraphic signs are a relatively new type of sign. There are no historic examples of supergraphic signs to guide design. The large scale and placement of supergraphic signage on secondary elevations of commercial structures is most similar to historic painted signage. However the content of the signage is not. Historic painted signs were typically all text, with no graphics, and used maybe two to three paint colors. They advertised products and services for the businesses within the structure the painted sign was applied to. Some examples included multiple and different painted signs placed together for the multiple products or services within the building. There are some examples of painted signs with large colorful graphics, however these were not what was most typical for painted signs, and they still included a large amount of text that comprised well over 50% of the sign.

The criteria in the Antioch Church Subdistrict of the West End Historic Sign District states that supergraphic signage may be no more than 20% text, and must have one large visual display with a minimum of 80% non-text graphic content. Multiple displays giving the appearance of multiple signs is prohibited. The use of illustrative images is encouraged. An illustration is, by definition, a visual explanation of text, concepts, products, etc. A graphic does not have to be hand drawn or painted to be considered an illustration. Based on the criteria, it is not possible to design a supergraphic sign to mimic historic painted signage, which was almost always all text. At most, a supergraphic sign could be designed to appear more hand drawn or hand painted, reminiscent of a hand painted historic sign, though this does not guarantee the sign would look like a historic painted sign given the restrictions on content and text.

The function of a supergraphic sign, which for the most part (or for the majority) appears to be to display off-premise commercial advertisements, makes these signs more similar to historic billboards and posters. Billboards were primarily located along highways and roads and were intended to catch the eye of motorists. Because they had to be readable in a short amount a time they often had less text, just slogans or catch phrases that were in large print and occupied a good portion of the billboard (often 50% or more of the sign), and large vibrant graphics. Advancements in printing technology, and the standardization of billboards, made way for a boom in national billboard campaigns during the early 1900s when billboard graphics could be mass produced. These printed signs appeared cleaner and crisper than hand painted wall signs. And because they were part of national advertising campaigns, the billboard graphics and text matched what would have been printed in newspapers and magazines.

In general, Staff does not believe that supergraphic signage or billboards are appropriate for any historic district. However, supergraphics are allowed at this location. The ordinance does not require that supergraphics mimic historic signage, merely that the signage be compatible with the West End Historic District. There are a variety of sign types located throughout the district. Signs include painted signs, flat attached wall signs, projecting blade signs, canopy and awning signs, temporary banner signs, etc. Some signs are illuminated (neon, LED, internally illuminated, halo illuminated, etc.) others are not. It is not uncommon for signage to be modern in design, reflecting the branding of the businesses they advertise.

Request #1 – Tenant Sign

The building tenant/owner, Antioch Church, is requesting approval of a supergraphic sign advertising their church that will be displayed on the east elevation when there is not an off-premise commercial supergraphic installed. This sign consists of a black background, a photo image of a couple dressed in black, and white text with the exception of the red Antioch Church logo.

Staff is not supportive of the proposed tenant sign because it is not consistent with the preservation criteria which states that supergraphic signs are intended to be creative and artful, use visually interesting, vibrant, and colorful designs, and discourages use of solid colors. While the size and placement of the proposed sign is somewhat compatible with historic painted signs, the content is not. The content is somewhat compatible with historic billboards, though the proportions of the text and graphic, as well as the colors are not. The text makes up about 10% of the sign. The graphic of the couple may make up about 20%. The majority of this sign is neither text nor graphic, but black background that starts to fade to a dark grey on the right side. In addition, both the background and clothing the couple is wearing is black which does not provide much contrast. Historic billboard graphics and text were much larger and occupied most of the sign face. They also employed bright colors and graphics to catch the attention of motorists. Staff does not believe the proposed tenant sign is compatible with the historic district.

Request #2 – Off-Premise Commercial Sign

The applicant is also requesting to install a supergraphic sign advertising Tudor watches. The sign consists of a black background that fades to a light grey in the upper right corner, a photo image of Jay Chou displaying a Tudor Watch, and white and red text.

The proposed Tudor watch sign also has a black background like the tenant sign. However, it fades to a light grey at the top right corner. The graphic of the man wearing the watch shows him in a black suit with a white shirt. However there is more contrast between the black suit and black background than in the proposed tenant sign. Also, the proportions and placement of the text and graphic in the Tudor watch sign is closer to what may have been used in a historic billboard. The text makes up about 9% of the sign, and uses a thicker font than tenant sign which helps combat the mostly black background. The graphic makes up about 30% of the sign. The varying tones in this sign, as well as the size and placement of the graphic, break up the mostly black background so that it does not feel like the sign consists of one solid color, as the tenant

sign does. Staff also understands that the Tudor watch sign is part of a national advertising campaign, and it may be difficult or unfeasible to request a custom graphic for this one location. The use of a national campaigns advertising would be in-keeping with the use of national campaign advertisements on historic billboards. This is not the case for the proposed tenant sign, where there is no national campaign and therefore opportunity to design the sign to be specifically for the West End Historic District and this structure. Staff believes this proposed off-premise commercial sign is compatible with the historic district and consistent with the preservation criteria. Therefore Staff has recommended approval of the proposed off-premise commercial sign.

Task Force has recommended denial of both supergraphics because they do not believe they are compatible with the West End Historic District. In addition they do not believe the proposed signs meets the requirements of the signage ordinance that encourage visually interesting and vibrant colors, and discourages the use of solid colors, particularly in the case of the proposed tenant sign (item #1).

STAFF RECOMMENDATION:

1) Install building tenant supergraphic sign on east elevation. – Deny without prejudice – The proposed sign does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.6 for signs, inconsistent with Section 51A-7.1007.2(c)(B) for supergraphic signs in the Antioch Church Subdistrict, which states that supergraphic signs are intended to be creative and artful and not strictly a representation of an advertised product and is intended to encourage the use of illustrative images or other non-repetitive design elements, encourage visually interesting, vibrant, and colorful designs, and discourage use of solid colors.
2) Install off-premise commercial supergraphic sign on east elevation. – Approve – Approve drawings dated 4/20/18 with the finding the proposed work is consistent with preservation criteria Section 5.6 for signs, Section 51A-7.1007.2 for supergraphic signs in the Antioch Church Subdistrict, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install building tenant supergraphic sign on east elevation. – Deny without prejudice – Deny without prejudice.
2) Install off-premise commercial supergraphic sign on east elevation. – Deny without prejudice – Deny without prejudice.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 930 (LC)
Office Use Only

Name of Applicant: Robert Fiedler
Mailing Address : 9002 Middlebie Dr.
City, State and Zip Code: Austin, TX 78750
Daytime Phone: (512)249-9304 Fax:
Relationship of Applicant to Owner : Representative

PROPERTY ADDRESS: 804 Pacific Avenue
Historic District: West End SPSD

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

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Install Supergraphic sign authorized bysubdistrict ordinance (Ordinance 30663 adopted 9-27-2017. The creative concept is included with this application. The Supergraphic is for Antioch Church for posting when the location is not contracted to an advertiser.

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: Robert Fiedler Date: 9/6/2018

Signature of Owner: (IF NOT APPLICANT) Date: 9/6/2018

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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**


TGI Friday's
BJ Mexican Cuisine
Palm
Edible Arrangements
Ross Ave
Ross Ave
Ross Ave
N Lamar St
Star Liquor Beer & Wine
N Griffin St
McDonald's
Y.O. Ranch Steakhouse
Bill's Western Store
Hoffbrau Steaks
N Market St
N Record St
Corner Bakery Cafe
West End Station
Pacific Ave
Pacific Ave
Crowne Plaza
Antioch Church
804 Pacific Avenue
Thrive Nightclub
Western Union
Pacific Ave
Chipotle Mexican Grill
N Austin St
N Lamar St
Pacific Ave
Holocaust Museum
7-Eleven
Elm St
Bank of America Financial Center
N Griffin St
Elm St
N Record St
Record Grill
El Centro College Bookstore
N Lamar St
Elm St
El Centro College
Downtown Dalla
Main St

Site Aerial



Existing North Elevation



Existing West Elevation



Existing South Elevation



Existing East Elevation and Approved Supergraphic Fastening System Location



Streetscape – Facing Southwest from N Lamar St



Streetscape – Facing Northwest from N Lamar St



Streetscape – Facing Northeast from N Lamar St (across street to the east)



Streetscape – Facing Southeast from N Lamar St



Streetscape – Facing Northwest from Elm St



Streetscape – Facing Northeast from Elm St



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



Streetscape – Facing Southwest from Elm St

Approved Supergraphic Fastening System Location on East Elevation (1/8/2018)

Request #1 - Proposed Tenant Supergraphic Sign on East Elevation

CA178-930(LC) D8-15

Request #1 - Proposed Tenant Supergraphic Sign Details & Text Calculations

CA178-930(LC)

D8-16



Overall Dimensions: 60’ h x 80' w = 4800 sq. ft. sign area

Scale: 1" = 10'

Rec	A	W	14.34
		H	3.25
		Total	46.64
Rec	B	W	32.60
		H	8.99
		Total	293.10
Rec	C	W	18.43
		H	4.69
		Total	86.34
Rec	D	W	8.84
		H	2.40
		Total	21.21
Rec	E	W	9.62
		H	1.82
		Total	17.50
Rec	F	W	14.07
		H	2.23
		Total	31.37
Rec	G	W	8.63
		H	1.89
		Total	16.34
Column Total:			512.51

Percent text calculations:

Total sq. ft.:	512.51
512.51/4800 =	0.10677
% text =	10.68%



Request #2 - Proposed Off-Premise Commercial Supergraphic Sign on East Elevation

Rec	A	W	9.60
		H	3.68
		Total	35.30
Rec	B	W	8.39
		H	3.68
		Total	30.85
Rec	C	W	11.87
		H	3.63
		Total	43.02
Rec	D	W	6.07
		H	3.89
		Total	23.60
Rec	E	W	18.32
		H	3.68
		Total	67.36
Rec	F	W	16.73
		H	3.75
		Total	62.66
Rec	G	W	8.39
		H	3.68
		Total	30.85
Rec	H	W	27.73
		H	3.66
		Total	101.61
Rec	I	W	8.70
		H	1.79
		Total	15.57
Rec	J	W	5.02
		H	1.79
		Total	8.99
Rec	K	W	4.75
		H	1.09
		Total	5.19
Rec	L	W	3.08
		H	1.79
		Total	5.51
Rec	M	W	4.54
		H	1.58
		Total	7.17
		Text Total:	437.67

Overall Dimensions: 60' h x 80' w = 4800 sq. ft. sign area

Scale: 1" = 10'

Total text area	437.67
Total sign area	4800
437.67/4800 =	0.09118
% Text	9.12%

Percent text calculations:

Request #2 - Proposed Off-Premise Commercial Supergraphic Sign Details and Text Calculations



Historic Painted Signs – Pacific Avenue, early 1900s



Historic Painted Signs, Billboards and Posters – Pacific Ave, 1925

Note: Staff specifically looked for examples of historic painted signs and billboards from the period of significance for the West End Historic District which spans the late 1800s through the early 1900s.



Historic Painted Signs – Main Street, early 1900s



Historic Painted Sign – Chicago, date unknown

Note: Staff specifically looked for examples of historic painted signs and billboards from the period of significance for the West End Historic District which spans the late 1800s through the early 1900s.



Historic Billboard – New York, c.1930 or 1940



Historic Billboard – Salt Lake City, 1908

Note: Staff specifically looked for examples of historic painted signs and billboards from the period of significance for the West End Historic District which spans the late 1800s through the early 1900s.



Historic Painted Signs and Billboards – Indianapolis, 1915



Historic Billboards – Location and date unknown

Note: Staff specifically looked for examples of historic painted signs and billboards from the period of significance for the West End Historic District which spans the late 1800s through the early 1900s.

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

5.0 Construction and Renovation Criteria.

5.6 Signs. When determining the appropriateness of a proposed sign, the regulations contained in Division 51A-7.1000, "West End Historic District Sign District," of the Dallas City Code, as amended, apply.

West End Historic Sign District, Ordinance No. 22112, Division 51A-7.1000

Section 51A-7.10007.2 Antioch Church Subdistrict

(c) Supergraphic sign.

(1) Number. A maximum of one supergraphic sign is permitted.

(2) Visual display and coverage.

(A) The supergraphic sign must have one large visual display with a minimum of 80 percent non-textual graphic content (no more than 20 percent text).

(i) Multiple displays giving an appearance of multiple signs are prohibited.

(ii) The effective area of text is the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word.

(B) The supergraphic sign is intended to be creative and artful and not strictly a representation of an advertised product. It is the intent of this provision to:

(i) encourage the use of illustrative images or other non-repetitive design elements;

(ii) encourage visually interesting, vibrant, and colorful designs;

(iii) discourage use of solid colors or repetitive design elements; and

(iv) discourage an image of a single product or product logo without other graphic elements.

(C) The supergraphic sign may be internally or externally illuminated. If internally illuminated, the supergraphic sign may consist of translucent materials, but not transparent materials.

(D) The supergraphic sign may not extend beyond the edge of the face of the building to which it is attached.

(3) Effective area. Minimum permitted effective area 1s 2,500 square feet. Maximum permitted effective area is 6,500 square feet.

(4) Height. The supergraphic sign may not be lower than 10 feet above grade level.

(5) Location. The supergraphic sign may only be located on the east facade of the building.

(6) Additional provisions.

(A) The supergraphic sign is intended to be compatible with the West End Historic District as determined by the Landmark Commission.

(B) All hardware fasteners for the supergraphic sign must comply with the Dallas Building Code and all other ordinances, rules, and regulations of the City of Dallas.

(C) The supergraphic sign may not be a Highway Beautification Act (HBA) sign as defined in Section 51A-7.102.

(D) The supergraphic sign may not display the same message for more than six consecutive months in any 12 month period.

(E) The supergraphic sign must be removed on or before September 27, 2027. This section does not confer a nonconforming or vested right to maintain a supergraphic sign after September 27, 2027 and all permits authorizing a supergraphic sign automatically expire on that date.

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 9/12/2018
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Robert Fiedler
Address: **805 Elm Street (H-2; West End)**
Date of CA/CD/CR Request: 9/6/2018

RECOMMENDATION:

_____ Approve _____ Approve w/ conditions _____ Deny ___✓___ Deny w/o prejudice
_____ Comments only

Recommendation / comments/ basis:

Deny w/o prejudice

Task force members present

✓ Gary C. Coffman (Chair)	✓ Justin Curtsinger	___ VACANT (Ind. Resident)
✓ Jay Firsching (Vice-Chair)	✓ Charles Neel	___ VACANT (Ind. Resident)
✓ Carolina Pace	___ Anne Stimmel (Alternate)	___ VACANT (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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

Maker: Justin Curtsinger
2nd: Charles Neal
Task Force members in favor: 5
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 9/12/2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **OCTOBER 1, 2018**

FILE NUMBER: CA178-956(JKA)
LOCATION: 412 S Clinton Ave
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Gershom Fuller

OWNER: K & R MARKETING LLC

REQUEST:

1) Paint main structure. Brand: Sherwin Williams. Body: SW7075 "Web Gray;" Trim: SW7006 "Extra White."
2) Install Oakridge composition shingles in color "Charcoal" on the main structure.

BACKGROUND / HISTORY: None

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

ANALYSIS: The proposed paint colors are complimentary of each other and compatible with the historic overlay district. The proposed shingle color “Charcoal” is similar to other colors approved in the past in Winnetka Heights, including by Task Force. Staff is recommending approval of the proposed painting and shingles with the finding that it is consistent with the preservation criteria and City Code.

STAFF RECOMMENDATION:

1) Paint main structure. Brand: Sherwin Williams. Body: SW7075 "Web Gray;" Trim: SW7006 "Extra White" – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install Oakridge composition shingles in color "Charcoal" on the main structure – Approve – Approve specifications dated 9-17-18 with the finding that the work is

consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Paint main structure. Brand: Sherwin Williams. Body: SW7075 "Web Gray;" Trim: SW7006 "Extra White" – Approve with Conditions – Provide neighbor's colors to make sure it isn't alike.
2) Install Oakridge composition shingles in color "Charcoal" on the main structure – Deny without Prejudice – Resubmit a sympathetic color such as Weathered Wood.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-956 [JKA]
Office Use Only

Name of Applicant: Gershom Fuller
Mailing Address : 505 S. Bluegrove Rd.
City, State and Zip Code: Lancaster, Tx 75146
Daytime Phone: 214414-8644 Alternate Phone:
Relationship of Applicant to Owner : Contractor

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

PROPERTY ADDRESS: 412 S. Clinton Avenue
Historic District: Winnetka Heights

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Remodle Existing home totally, ~~plumbing, electrical,~~ HVAC and install new roof. Mainly interior changes, no major changes on ~~Exterior~~ aside from painting. Shingles, ~~[illegible]~~, Windows-4 Windows on front

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: _____ Date: _____

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

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

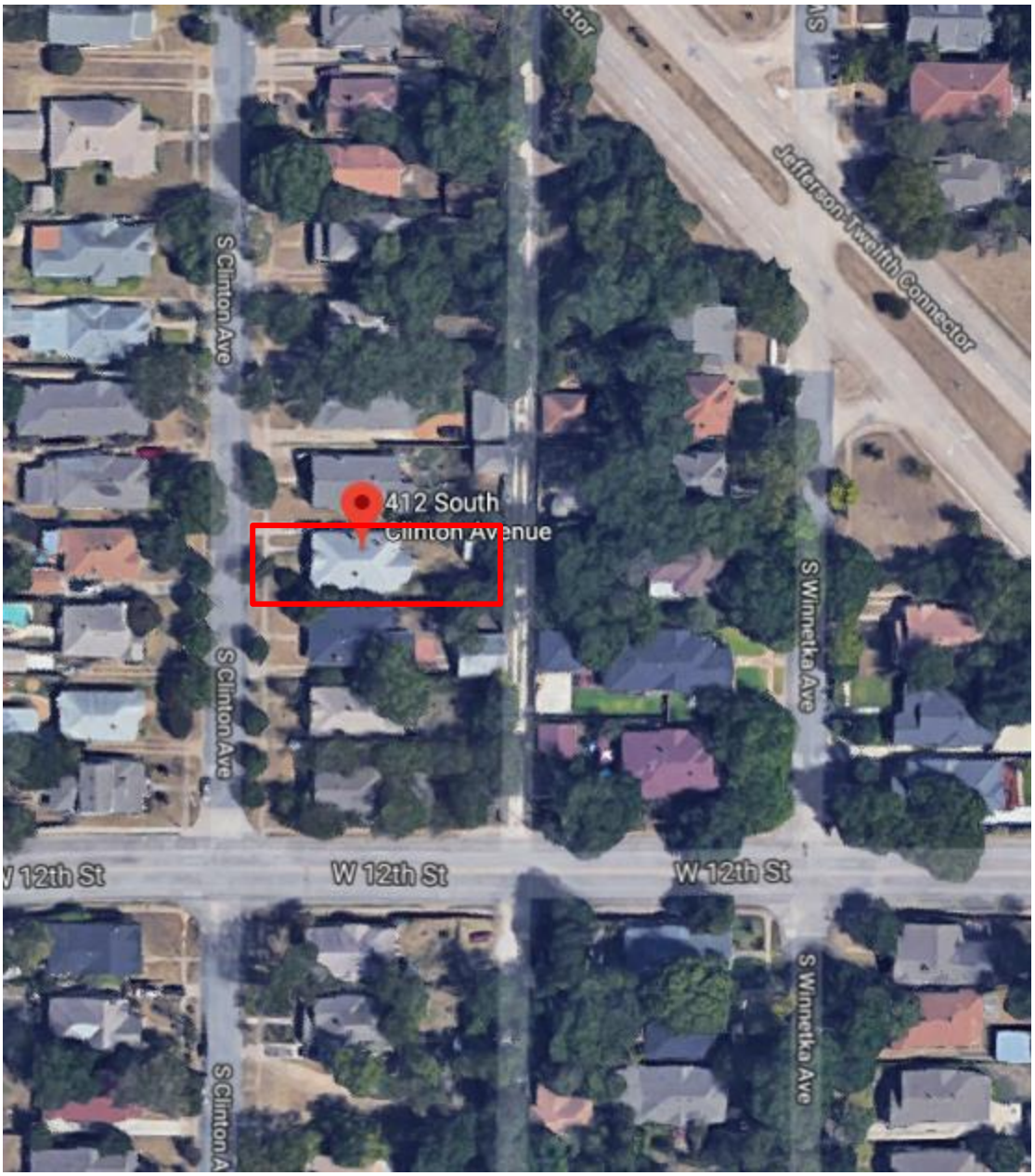
OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**



Aerial image



Main structure



To right



To left



Across street

SW 7075
Web Gray
Interior / Exterior
Locator Number: 235-C6

BODY

SW 7006
Extra White
Interior / Exterior
Locator Number: 257-C1

TRIM



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

★★★★½ (65) Write a Review Questions & Answers (76)

- Architectural asphalt shingles covered by Lifetime Ltd Warranty
- Classic Natural Shadow® effect provides look of even-toned wood
- Shop the Lifetime Roofing System

BULK PRICE ELIGIBLE $29.00 /bundle
Buy 36 or more $23.20 /bundle

Choose Your Options
Charcoal

9-1718

Paint and shingle specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a)(8)(C):

(C) Dominant and trim colors. All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

Section 51P-87.111(a)(8)(E):

(E) Roof colors. Roof colors must complement the style and overall color scheme of the structure.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: GERHOM FULLER
PROPERTY ADDRESS: 412 S CLINTON AVE
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

___ Approval ___ Approval with conditions___ Denial _X_ Denial without prejudice

Recommendation / comments/ basis:

COLORS: PROVIDE NEIGHBORS COLORS TO MAKE SURE IT ISN'T ALIKE

KEEP DOOR OR PROVIDE DAMAGE CONDITIONS IF REPLACE, IF REPLACED PROVIDE A CRAFTSMAN STYLE (NOT SUBMITTED)

ROOF: ~~NOT~~ NOT APPROVE, RESUBIT CURRENTLY SYMPATHETIC ROOF COLOR (WEATHERED WOOD ECA.)

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present _X_ Jennifer Anderson

Simple Majority Quorum: _X_ yes ___ no

Maker: NICK
2nd: CHRISTINE
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE

The task force recommendation will be reviewed by the landmark commission 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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-966(JKA)
LOCATION: 304 S. Montclair Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Jeff Hurst

OWNER: HURST JEFFREY & CORA

REQUEST:
1) Construct accessory structure.
2) Install 8' cedar fence in side and rear yard and stain using Valspar semi-transparent stain.

BACKGROUND / HISTORY:
01/22/2010 – A Routine CA was issued to install a 6’ wood fence (CA090-181(MF)).

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

ANALYSIS:
1) The new accessory structure will have #117 siding and #105 skirting to match the exposures on the main structure. Other details such as paint colors, shingle color, trim, windows, and doors are to match the main structure. The window style on the rear elevation (facing the alley) was changed following the Task Force meeting, but are still not in the 1/1 pattern that the Task Force felt would be more appropriate. The windows are rear-facing and not highly visible from the street. The owner is not required to install any windows on this elevation, but wishes to do so to add light into the space without having windows that can be left unsecured. The windows are the same size as the windows flanking the fireplace on the main structure. The total lot coverage including the proposed accessory structure would be 27% which is under the maximum lot coverage of 35%. Staff is recommending approval of the work with the finding that it is compatible with the preservation criteria and meets City Code.
2) The proposed 8’ fence is in the rear 50% of the main structure and will be stained using the color “Natural Cedar.” The fence is consistent with the preservation criteria and City Code, so Staff is recommending approval of the work.

STAFF RECOMMENDATION:

1) Construct accessory structure – Approve – Approve drawings dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install 8' cedar fence in side and rear yard – Approve – Approve site plan dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(2)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Construct accessory structure – Deny without Prejudice – Redesign roof. Provide more dimensions and roof overhang at gable ends, corner board details, water table details. Show more photos and documentation / dimensions of existing casement on house. Need garage door cut sheet.
2) Install 8' cedar fence in side and rear yard – Approve with Conditions – Specify wood species and dimensions.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 966 [JKA]
Office Use Only

Name of Applicant: Jeff Hurst
Mailing Address : 222 S Montclair Ave
City, State and Zip Code: Dallas, TX 75208
Daytime Phone: 214 226 2587 Alternate Phone:
Relationship of Applicant to Owner : Same

PROPERTY ADDRESS: 304 S. Montclair Ave 75208
Historic District: Winnetka Heights

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Take down unsafe non-contributing shed and build a proper garage with alley entrance and build a studio space auxillary building in the back yard. Also, build an 8' fence along the South property line at the back of the house

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: [signature] Date: 8/2/18

Signature of Owner: [signature] Cora Hurst (IF NOT APPLICANT) Date: 8/2/18

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:

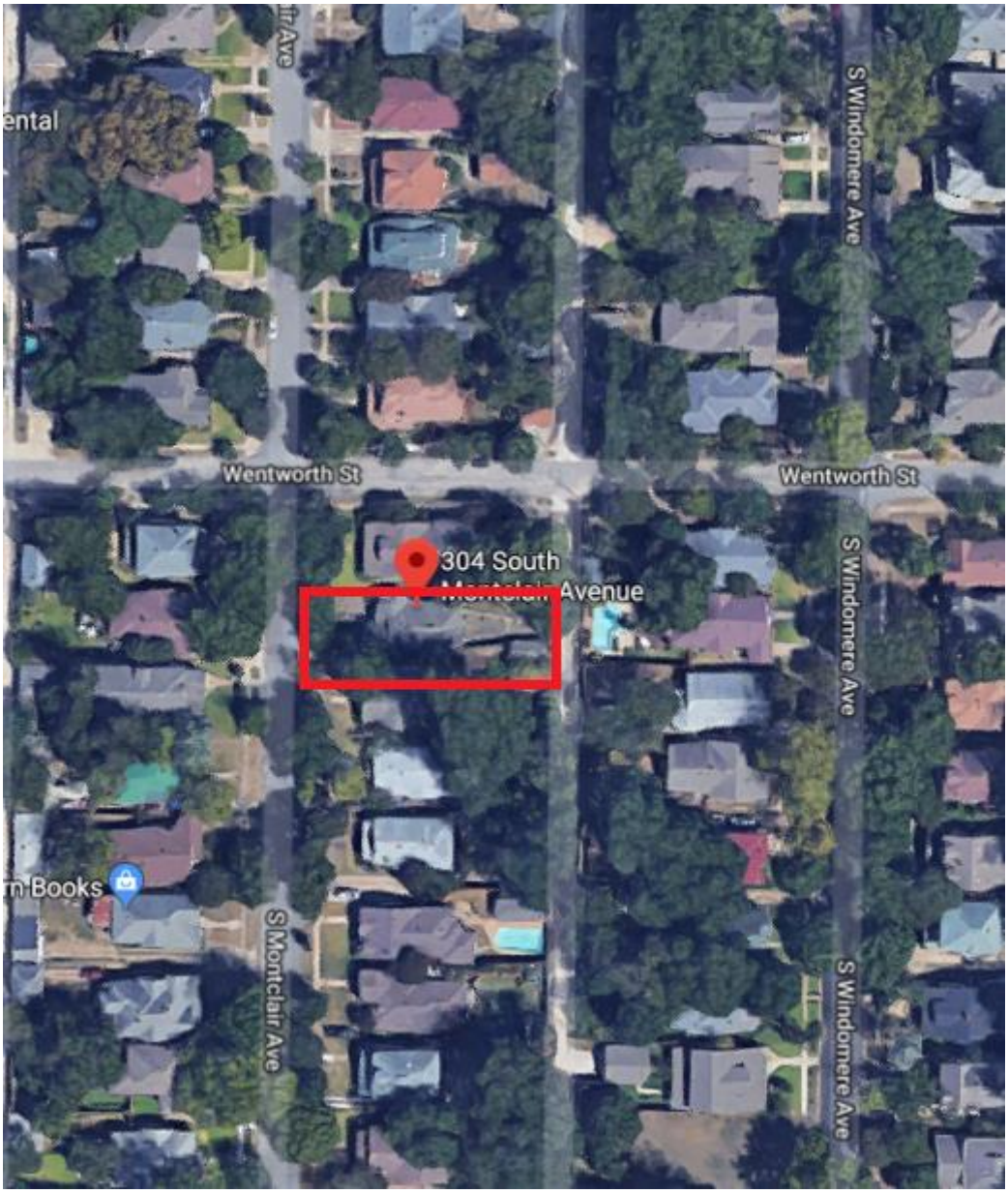
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- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building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

Signed drawings and/or specifications are enclosed ___Yes ___No

Sustainable Construction and Development **Date**



Aerial image



Main structure



To right



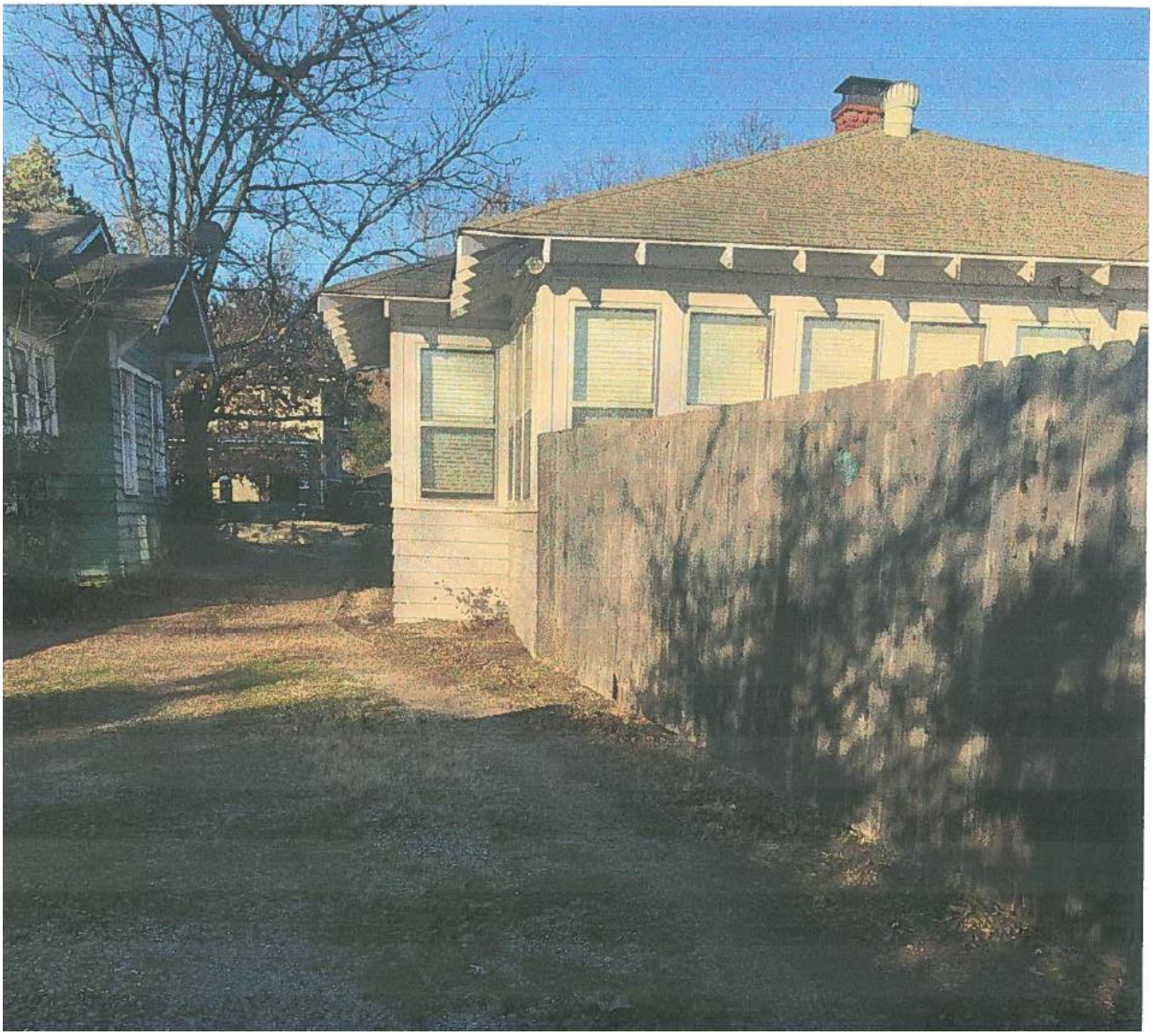
To left



Across street



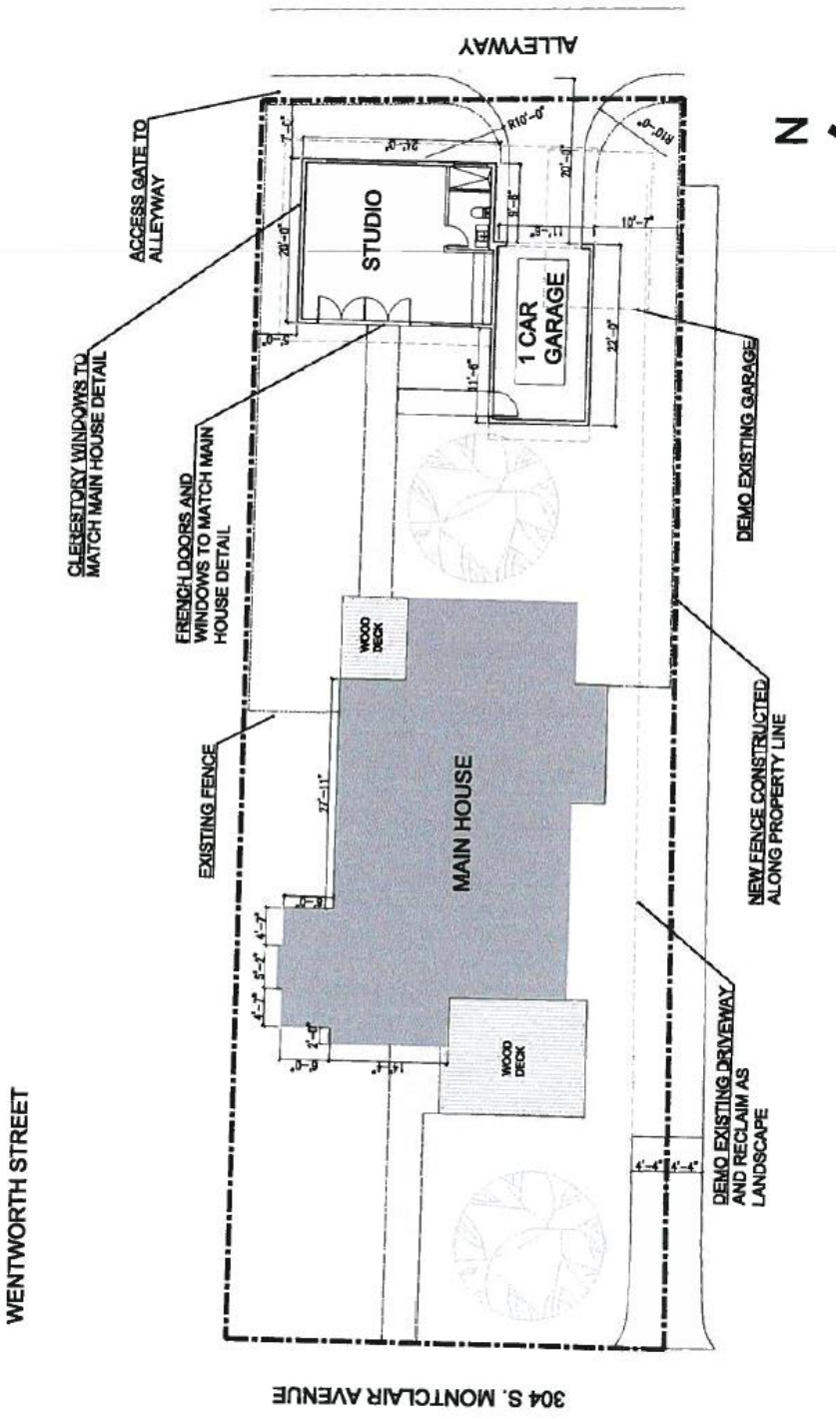
Main structure rear elevation



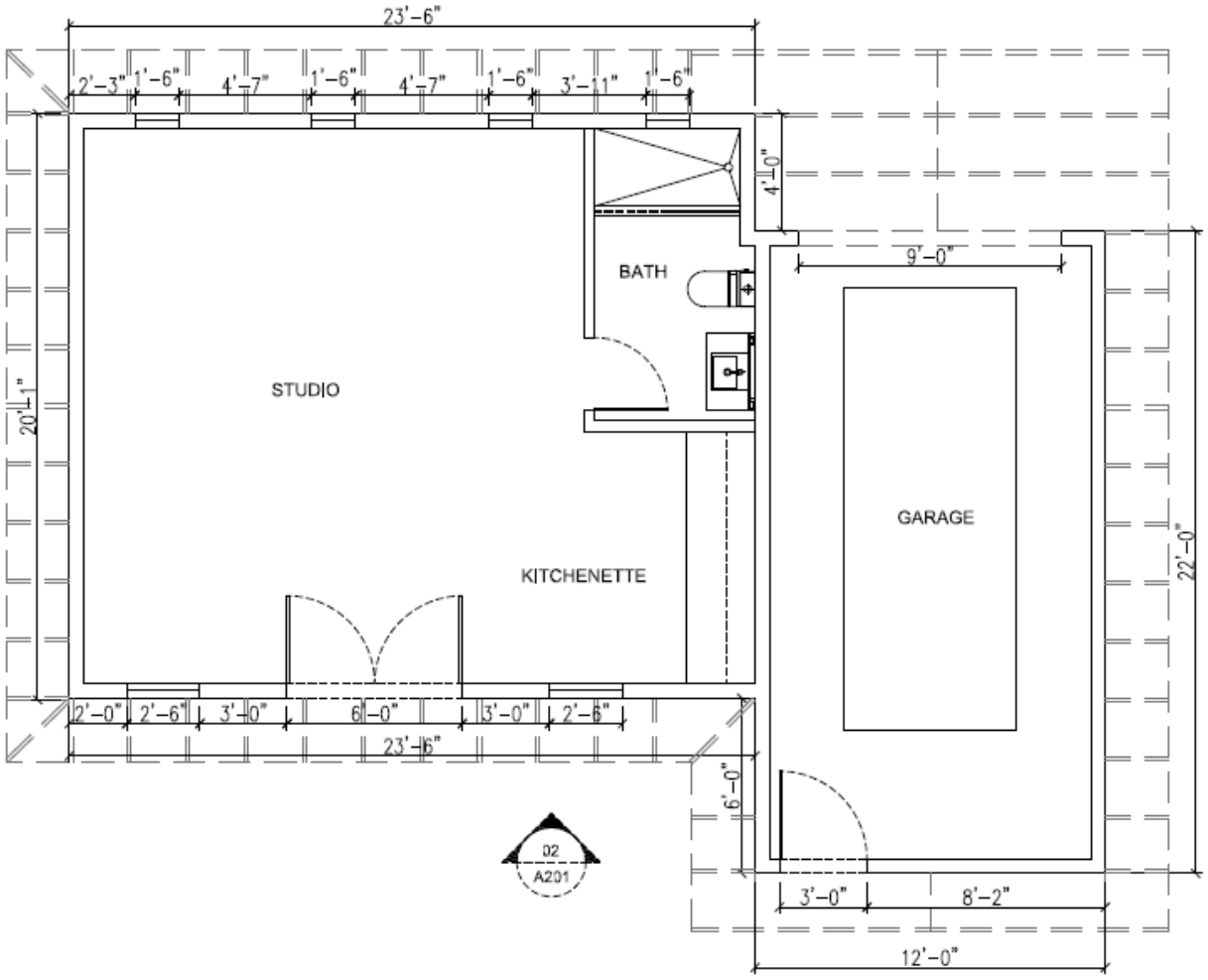
Main structure rear elevation



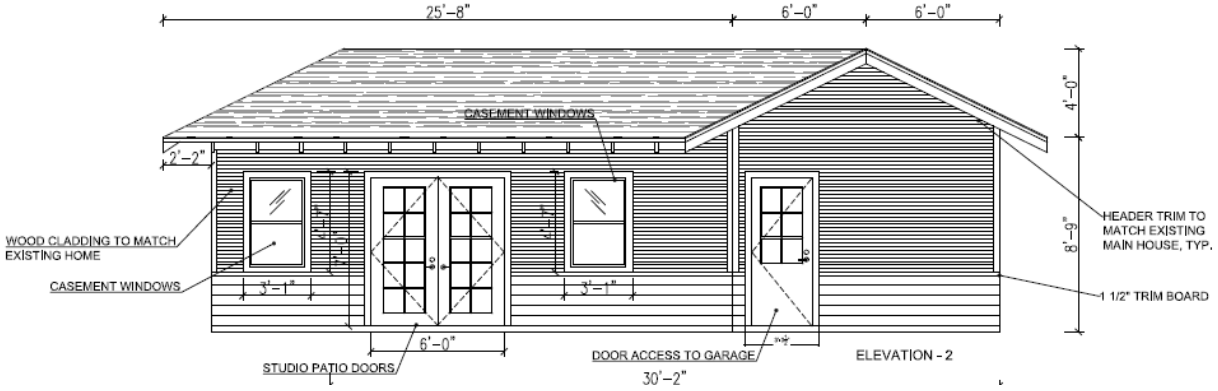
Windows on main structure


ALLEYWAY
ACCESS GATE TO ALLEYWAY
CLERESTORY WINDOWS TO MATCH MAIN HOUSE DETAIL
FRENCH DOORS AND WINDOWS TO MATCH MAIN HOUSE DETAIL
EXISTING FENCE
STUDIO
1 CAR GARAGE
DEMO EXISTING GARAGE
WOOD DECK
MAIN HOUSE
WOOD DECK
NEW FENCE CONSTRUCTED ALONG PROPERTY LINE
DEMO EXISTING DRIVEWAY AND RECLAIM AS LANDSCAPE
WENTWORTH STREET
304 S. MONTCLAIR AVENUE

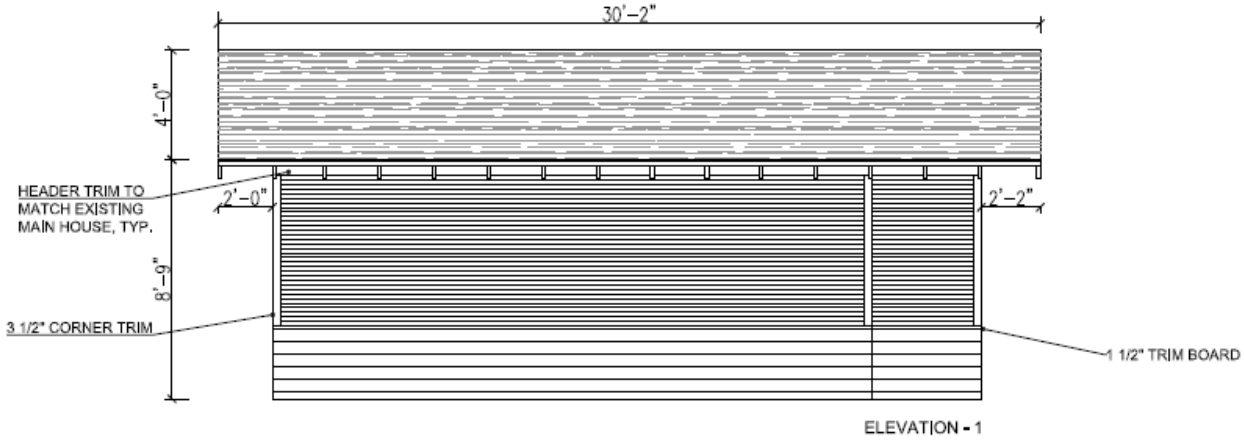
Site plan


23'-6"
2'-3"
1'-6"
4'-7"
1'-6"
4'-7"
1'-6"
3'-11"
1'-6"
4'-0"
BATH
9'-0"
STUDIO
20'-1"
GARAGE
22'-0"
KITCHENETTE
2'-0"
2'-6"
3'-0"
6'-0"
3'-0"
2'-6"
23'-6"
6'-0"
02
A201
3'-0"
8'-2"
12'-0"

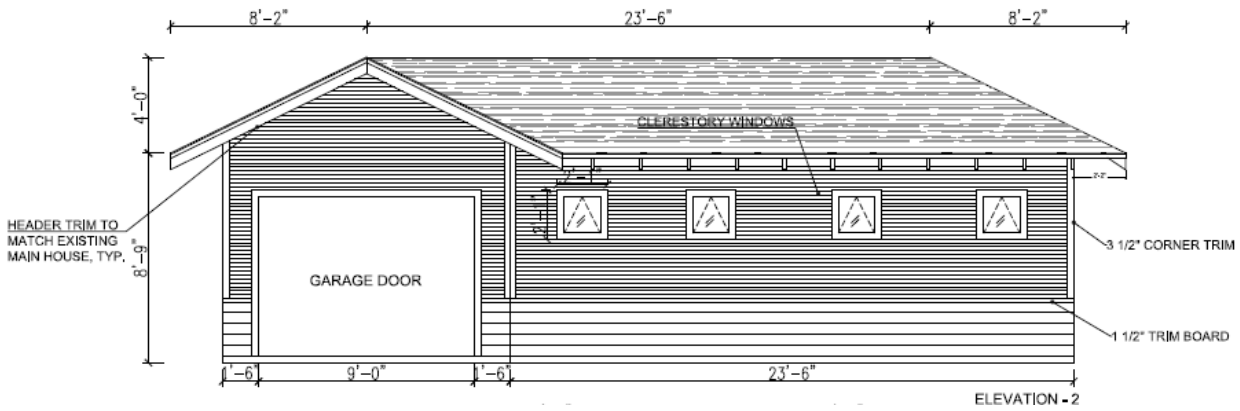
Floor plan



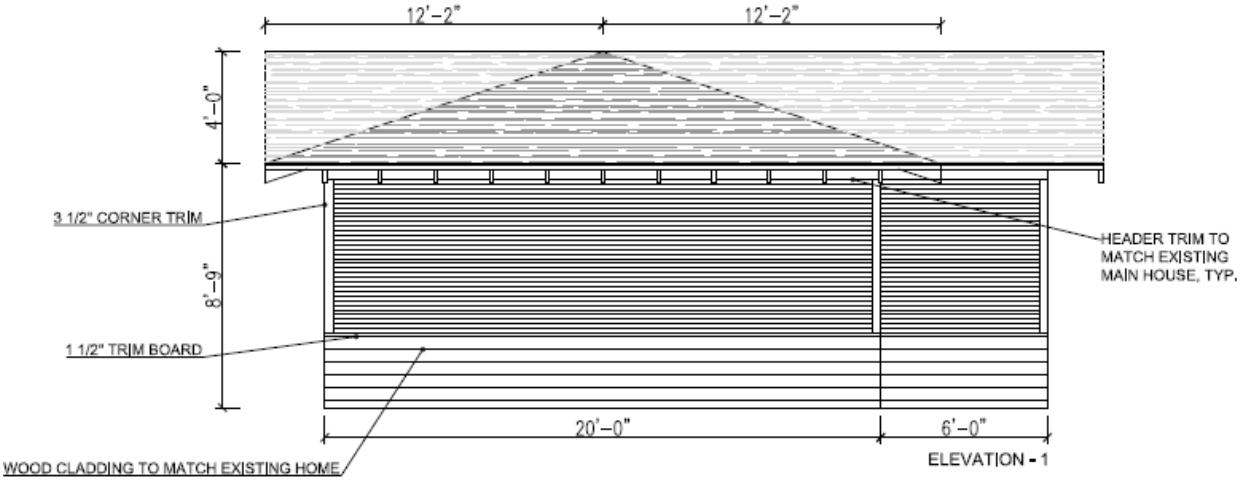
West elevation (facing house)



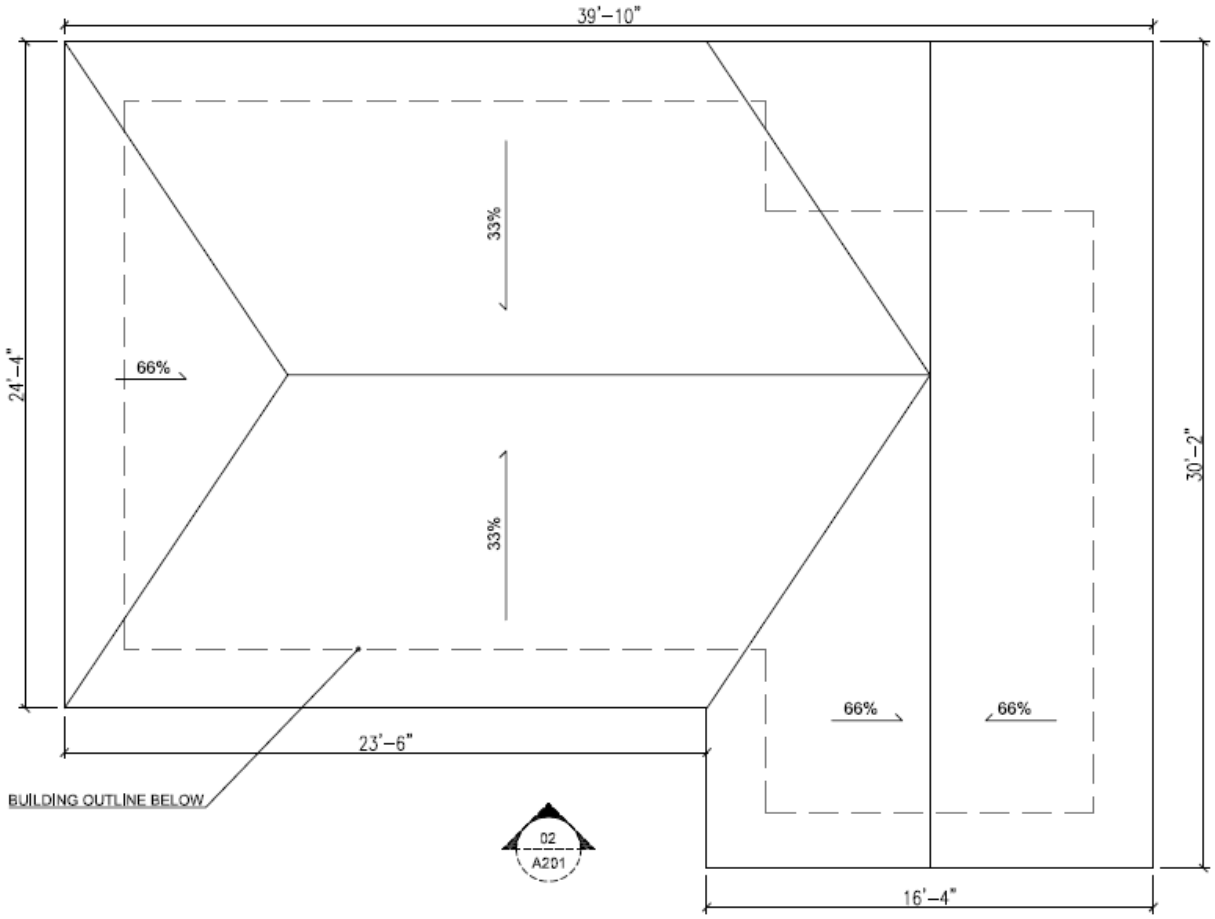
South elevation



East elevation (facing alley)



North elevation


39'–10"
24'–4"
30'–2"
33%
66%
33%
66%
66%
23'–6"
16'–4"
BUILDING OUTLINE BELOW
02
A201

Roof plan

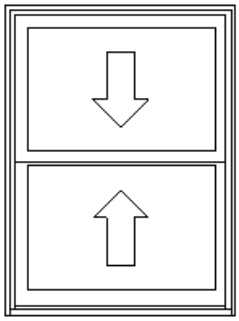
QUOTE BY: alix **QUOTE #:** J12100008

SOLD TO: **SHIP TO:**

PROJECT NAME:

PO#: **REFERENCE:**

Ship Via: Ground/Next Truck

LINE NO. / LOCATION / SIZE INFO	BOOK CODE / DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1 Rough Opening: 36 1/8 X 48 3/4  **Viewed from Exterior. Scale: 1/2" = 1'**	SWD3548 Frame Size : 35 3/8 X 48 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, Tan Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, No Screen, GlassThick=0.698, **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:31.6w, 20.4h, 4.4 sf PEV 2018.2.0.2105/PDV 6.281 (04/05/18) NW	$534.40	1	$534.40

Window specifications

DAVIS★HAWN

JELD-WEN WINDOWS & DOORS

Davis-Hawn Lumber

1941 Beckley Ave.
Dallas, TX 75224
Phone: (214) 946-8133

QUOTE BY: alix
QUOTE #: J12100030
SOLD TO:
SHIP TO:
PROJECT NAME:
PO#:
REFERENCE:
Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1		SCA2424			
Rough Opening: 24 3/4 X 24 3/4		Frame Size : 24 X 24			
 Viewed from Exterior. Scale: 1/2" = 1'		Siteline Clad Awning, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, 4/4 Thick, Venting, Nesting Crank Handle, White Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, GlassThick=0.698, PEV 2018.3.0.2265/PDV 6.281 (09/04/18) NW	$504.54	1	$504.54
			Total:		$504.54
			Total Units:		1

Window specifications

LINE NO. / LOCATION / SIZE INFO	BOOK CODE / DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-3 Rough Opening: 72 X 80   Viewed from Exterior. Scale: 1/8" = 1'	PRWISW6068 Frame Size : 71 1/4 X 79 1/2 Siteline Wood Auralast Pine, Inswing Door Product, (French-Swing) Two Panel Door, (Passive/Active), Equal Panel Widths, 4 5/8" Stile, 8 1/4" Bottom Rail, Primed Exterior, Clear Frame, Natural Interior, No Exterior Trim, 4 9/16 Jamb, Standard Sill, Black Sill, Stainless Steel Strike Plate, No Handle Set Multi Point/Multi Point, Adjustable Hinges, Satin Nickel Hinge, Insulated Low-E EC Tempered Glass, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, 5/8" Flat GBG Brilliant White Grid, Colonial All Lite(s) 3 wide 5 High, Neat, US National-WDMA/ASTM, PG 50 Limited Water, SFI Certified Wood, Door No Screen, Door closers should not be used with adjustable hinges. Inswing doors are not intended for Light Commercial applications. GlassThick=0.756, (Note: Color Tone Of Grille May Vary As A Result Of Glass Option). Clear Opening @ 90 degree opening:64.6w, 76.8h, 34.4 sf The selected patio door has a "limited water" rating and should not be expected to provide protection from water infiltration. This product is not intended for direct exposure to the elements and requires a protective overhang; please see the "Appropriate Protection for Exterior Doors" document in our product literature at www.jeld-wen.com<http://www.jeld-wen.com>. Limited Water (LW): Water Penetration Resistance Rating = 0 Pa (0.0 psf). PEV 2018.2.0.2105/PDV 6.281 (04/05/18) NW	$3,656.80	1	$3,656.80
Line-3-1 (D1)	Siteline Wood Auralast Pine, PANEL, Inswing Door Product, (French-Swing) Panel Width= 33 15/16 , Panel Height= 77 , 4 5/8" Stile, 8 1/4" Bottom Rail, Primed Sash, Natural Interior, Passive , Hinged Left, Multi Point, Adjustable Hinges, 5/8" Flat GBG Insulated Low-E EC Tempered Glass, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, Neat, SFI Certified Wood, All Lite(s) Brilliant White Grid, Colonial 3 wide 5 High GlassThick=0.756, (Note: Color Tone Of Grille May Vary As A Result Of Glass Option).			

French door specifications

1941 S Beckley
Dallas,
United States
214-946-8123

Quotation

Davis-Hawn Lumber Co

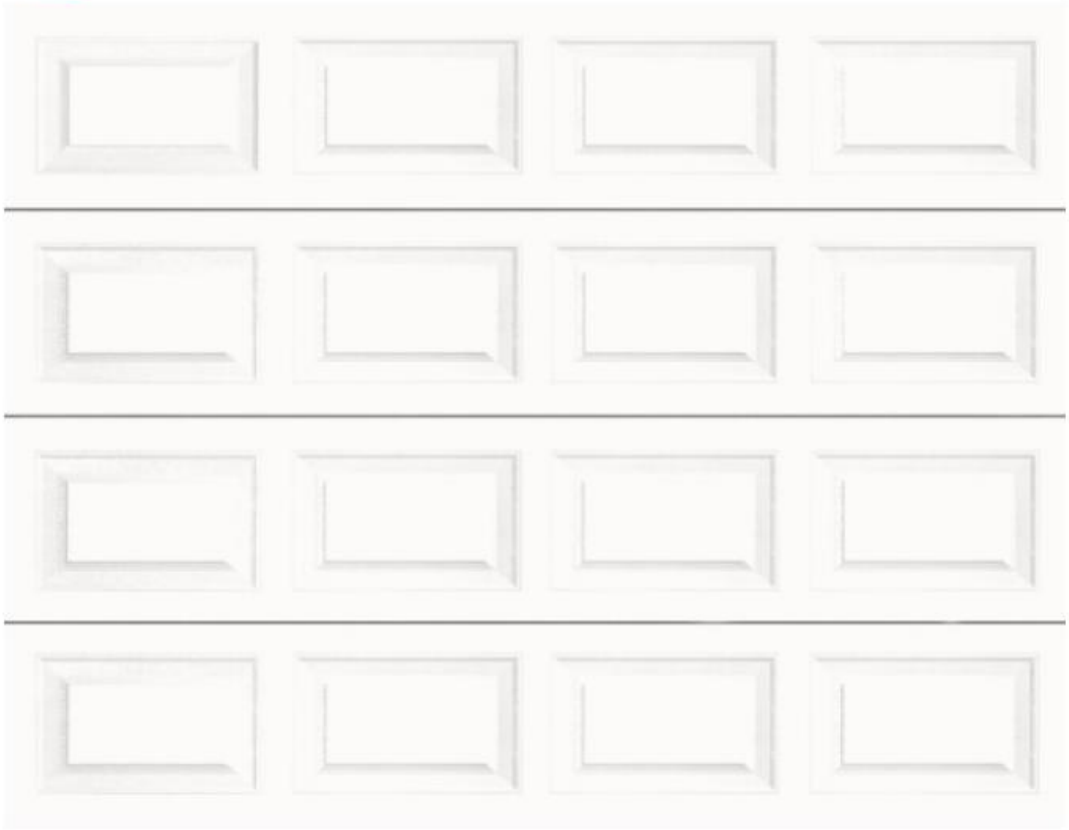
Quote ID SQDMN000024-1 **P.O. Number**

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
1		1.0000	EA	Entry Door Entry Door System	780.92	780.92



3-0 X 6-8, Left Hand Inswing, Fiber-Classic Mahogany Embossed/Molded Open, Grilles for Clear Lites glass, FCM6022-GBGCA, Single Door, Double Bore, 2-3/8" Backset, 2-1/8" BoreDia, 2-1/8" Deadbolt Dia, 5 1/2" Center to Center, Final Frame Rot Proof Bttm Jamb, 4-9/16", WM180 Final Frame Rot Proof Brickmould, Inswing Hardwood Adjustable, Sill Finish Mill, 3 Self-Aligning Hinges, Satin Brass (Zinc Dichromate) - US2D, Brz Comp Weatherstrip,

Entry door specifications



Applied Products:

	Paint	White	White
	Garage Door	Traditional Steel	Model 170 Standard 8' x 7'

Garage door specifications



BODY



TRIM

Accent: The color “Pebble Grey” was discontinued and the applicant will custom match the color to match the accent on the house.

Paint specifications

GAF
Royal Sovereign - Slate
3-TAB

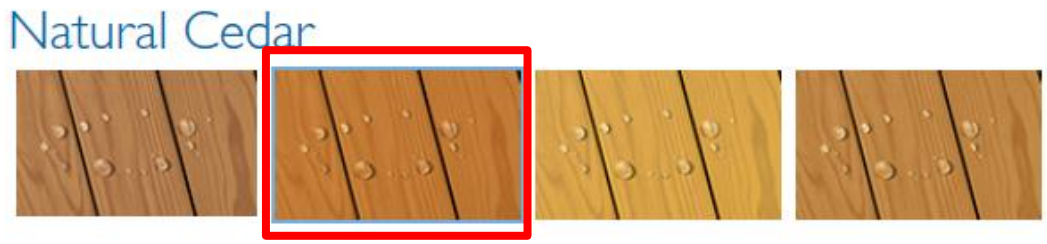


Shingle specifications



Fence style





Fence stain specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: JEFF HURST
PROPERTY ADDRESS: 304 S MONTCLAIR AVE – CA
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

1. DENY W/O PREJ. • PROVIDE (REDESIGN ROOF)
  • MORE DIMS @ ROOF OVERHANG @ GABLE ENDS
  • NOTES, DIMS
  • PROVIDE CORNER BD. DETAILS
  • PROVIDE DIM, DETAIL @ WATERTABLE
• CASEMENT WINDOWS: SHOW MORE PHOTOS + DOCUMENTATION / DIMS OF EXISTING CASEMENT @ HOUSE
• PROVIDE GARAGE DOOR SPEC/CUT SHEET
• WOOD FENCE, • SPECIES OF WOOD
  • BOARD ON BOARD PROVIDE DIMS

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simple Majority Quorum: X yes ___ no
Maker: FRED
2nd: NICK
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9. 12. 18

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-959(JKA)
LOCATION: 105 S. Willomet Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Heather Kelley

OWNER: TR SCOTT CAPITAL

REQUEST:

1) Install wood windows on main structure.
2) Install wood doors on main structure.
3) Replace ganged windows on front second floor balcony with French doors.
4) Replace door with wood window on front second floor balcony.
5) Paint main structure. Brand: Sherwin Williams. Body: SW7064 “Passive Gray;” Trim: SW7006 “Extra White.”
6) Construct accessory structure.
7) Remove tree in rear yard.

BACKGROUND / HISTORY:

08/03/2015 – Landmark approved painting and shingles for the main structure but Denied without Prejudice the request for a solid driveway (CA145-523(MD)).

09/08/2015 – Landmark approved an addition in the rear and French doors on the second-story porch (CA145-591(MD)).

08/14/2015 – A Routine CA was issued for a 6’ wood fence in the rear yard and to install a ribbon driveway in the same footprint as existing (CA145-622(MD)).

12/07/2017 – Landmark approved siding replacement and removal of a tree in the side yard but Denied without Prejudice window replacement (CA178-186(JKA)).

01/19/2018 – A Routine CA was issued to repair trim, flashing, column repair, and porch floor repair (CA178-259(JKA)).

08/27/2018 – A Routine CA was issued for foundation repair (CA178-913(JKA)).

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

ANALYSIS:

1) Most of the original wood windows were removed by the previous owner. The sashes were stored in the rear accessory structure, and Leeds Clark submitted a report in Dec 2017 stating that the window sashes could be reinstalled and repaired. Since then, all but 4-5 sashes have been removed from the property. The original windows were True Divided Light. The notes on the window schedule indicates that the proposed windows are Simulated Divided Light. The window specifications submitted are not detailed and do not show the light configuration, or number the windows to indicate where they will be installed. Two TDL windows on the front façade are proposed for repair. Staff is not supportive of SDL windows as replacements and also requires more detailed specifications, so Staff is recommending Denial without Prejudice of the proposed work.
2) The door specifications do not indicate where the doors will be installed on the structure, and the doors in the drawings do not show the doors that are proposed and instead show inappropriate modern doors. Staff is recommending Denial without Prejudice of the proposed work due to incomplete information.
3) The windows on the front facade balcony proposed for removal are original to the structure and only two of five to remain intact on the property. They are defining characteristics of the home and on the front façade. In addition, the preservation criteria states that the number of door openings on the front façade cannot be increased. Due to the adverse effect this work would have on the structure, Staff is recommending Denial of the proposed work.
4) The existing door is not original to the structure, but the door opening is original and the only entrance onto the front façade balcony. Staff is not supportive of the other proposal to remove windows for a door opening, so this door opening would need to remain to allow egress onto the balcony. The preservation criteria states that the number of door openings on the front façade must be equal to or greater than the total number of original door openings in that façade. Due to the adverse effect this work would have on the structure, Staff is recommending Denial of the proposed work.
5) The paint colors proposed are compatible with the structure and the historic overlay district, and would not replicate the colors of any of the surrounding homes. Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.
6) The drawings for the accessory structure indicate that the siding used would be 1x8 wood siding to match the main structure, but the wall section indicates that the exterior would be Hardiplank siding. The applicant submitted instructions sheets detailing installation procedures for overhead garage doors (not included in this report), but specifications detailing the design of the proposed garage door were not submitted. Staff is recommending Denial without Prejudice of the work due to lack of information and inconsistent information.
7) The tree proposed for removal is in the rear yard in the location of the proposed garage. The preservation criteria do not address tree removal, and the applicant would not be required to mitigate the loss of the tree since the lot is zoned for

single-family use. Staff is recommending approval of the work with the finding that it meets City Code.

STAFF RECOMMENDATION:

1) Install wood windows on main structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the proposed Simulated Divided Light windows are not consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) stating that windows in the front and side facades of the main building must be typical of style and period of the building; because the specifications provided do not match the light configuration proposed or indicate where they will be located on the structure; and because the applicant did not meet the burden of proof required to justify the replacement of existing windows since detailed photographs of existing conditions were not submitted.
2) Install wood doors on main structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work since the doors drawn on the plans are not accurate and the specifications provided do not indicate where the doors will be placed on the structure.
3) Replace ganged windows on front second floor balcony with French doors – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(17)(A) stating that the number of door openings in the front facade of the main building must not be increased and because the work will have an adverse effect on the structure since the window openings appear to be original to the home.
4) Replace door with wood window on front second floor balcony – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(17)(A) stating that the number of door openings in the front facade of the main building must be equal to or greater than the total number of original door openings in that facade and because the work will have an adverse effect on the structure since the door opening appears to be original to the home.
5) Paint main structure. Brand: Sherwin Williams. Body: SW7064 “Passive Gray;” Trim: SW7006 “Extra White” – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6) Construct accessory structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work since the siding proposal is not clear on the drawings and door specifications were not submitted.
7) Remove tree in rear yard – Approve – The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install wood windows on main structure – Deny without Prejudice – Provide more photos of existing windows, they seem reusable. Bottom sash and rails won't look historic. Need window details such as dimensions. Existing wood windows seem like they can be reused.
2) Install wood doors on main structure – None – Not commented on by Task Force.
3) Replace ganged windows on front second floor balcony with French doors – Deny without Prejudice – Existing wood windows seem like they can be reused.
4) Replace door with wood window on front second floor balcony – None – Not reviewed by Task Force.
5) Paint main structure. Brand: Sherwin Williams. Body: SW7064 “Passive Gray;” Trim: SW7006 “Extra White” – Approve with Conditions – Provide paint chips.
6) Construct accessory structure – Approve with Conditions – Provide dimensions for exposed rafter tails and materials, roof overhang, garage door specifications.
7) Remove tree in rear yard – Approve – No comments provided.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-969 (JKA)
Office Use Only

Name of Applicant: Heather Kelley
Mailing Address: 9202 Flickering Shadow Dr.
City, State and Zip Code: Dallas, TX 75243
Daytime Phone: 214-417-4910 Alternate Phone: ___
Relationship of Applicant to Owner: Contractor for

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

PROPERTY ADDRESS: 105 S. Willomet Ave.
Historic District: Bishop Arts District

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Door & Window Replacement & Restore plan
Colors plan
Detached Garage w/ back alley access
Remove tree

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: _____ Date: 08/02/2018

Signature of Owner: _____ Date: 8/1/2018
(IF NOT APPLICANT)

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions)**, before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**



Aerial image



Main structure



To right



To left



Across street





Existing conditions - front façade



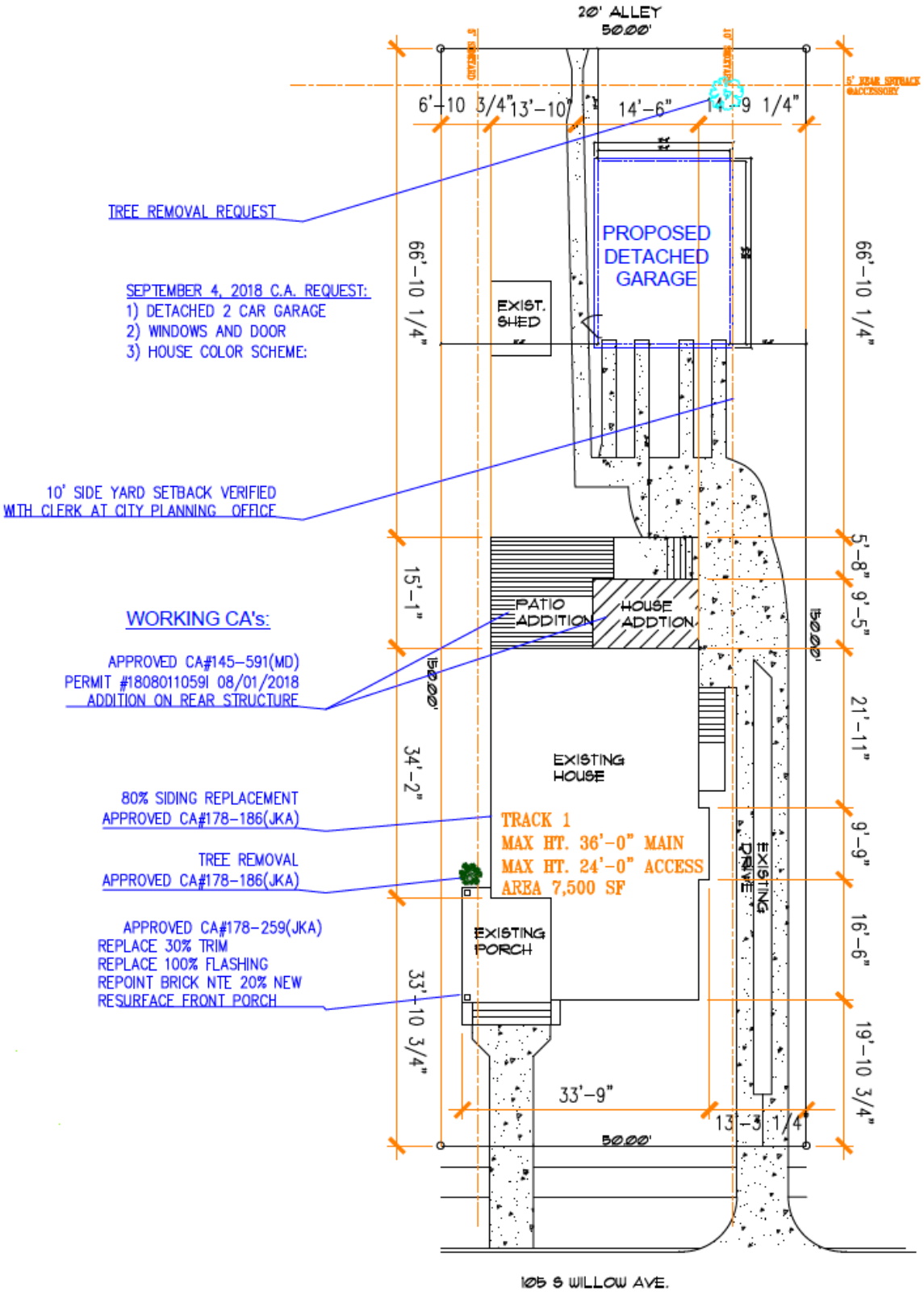
Existing conditions – front facade



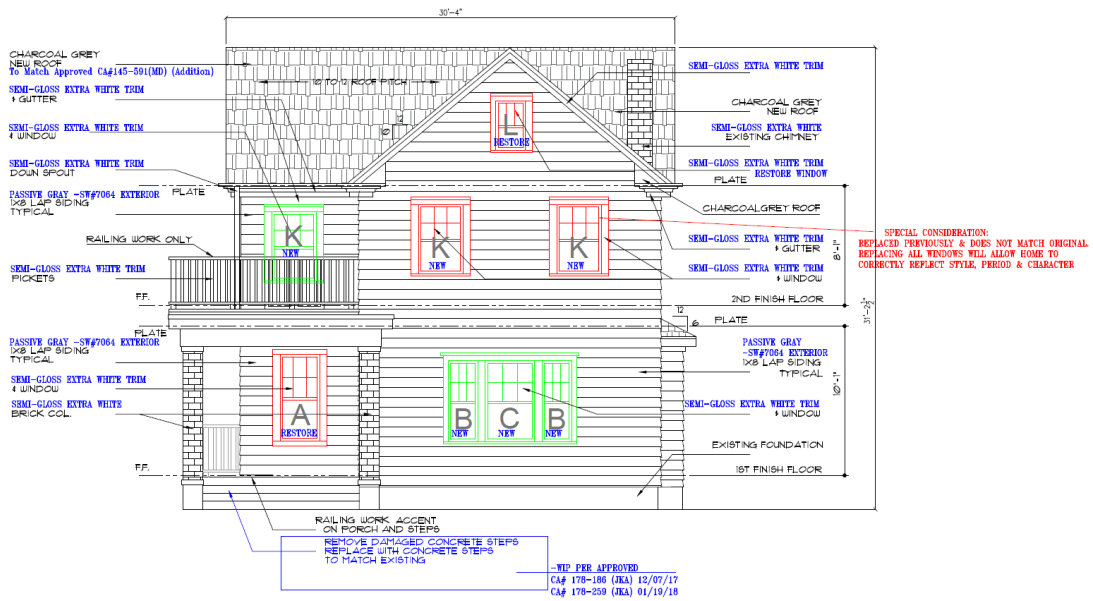
Existing conditions – front and north side façade



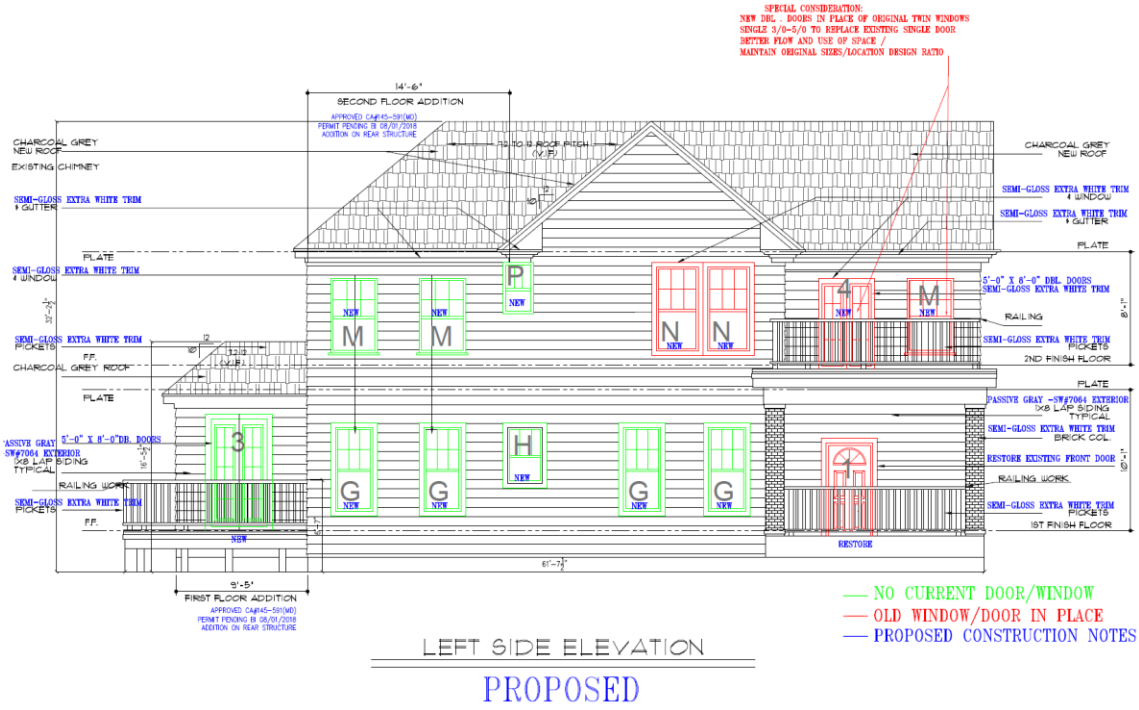
Existing conditions - North side façade



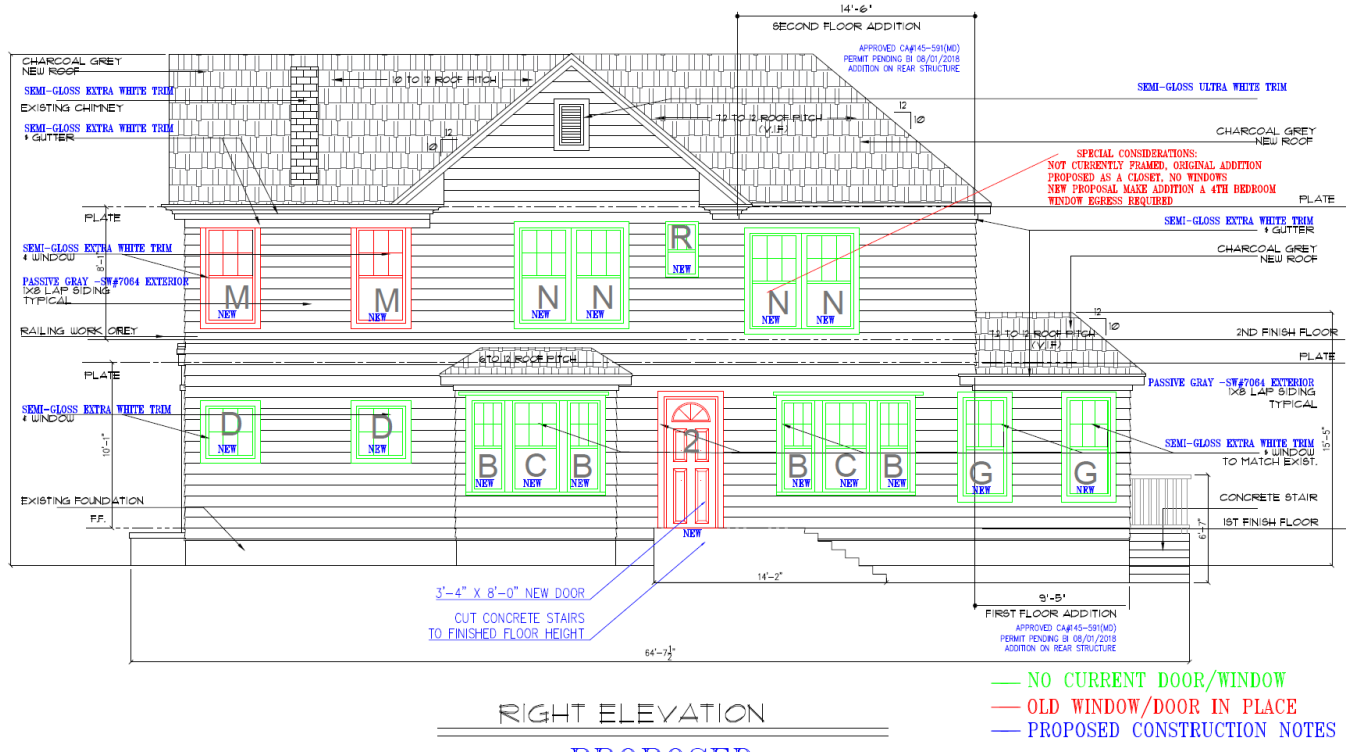
Proposed Site plan



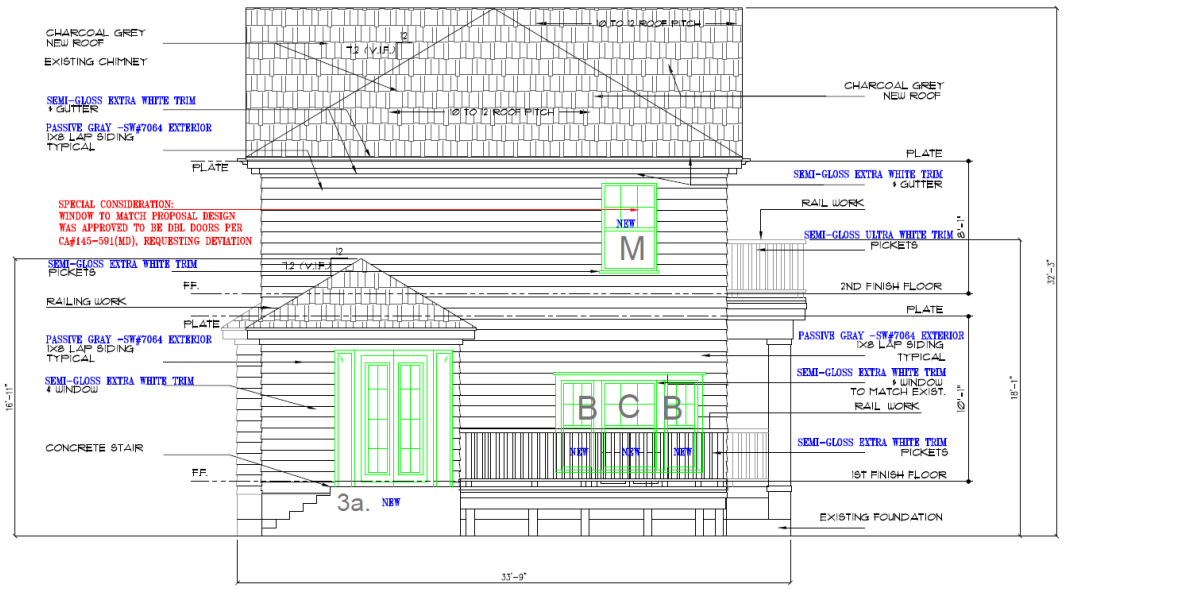
Proposed front elevation



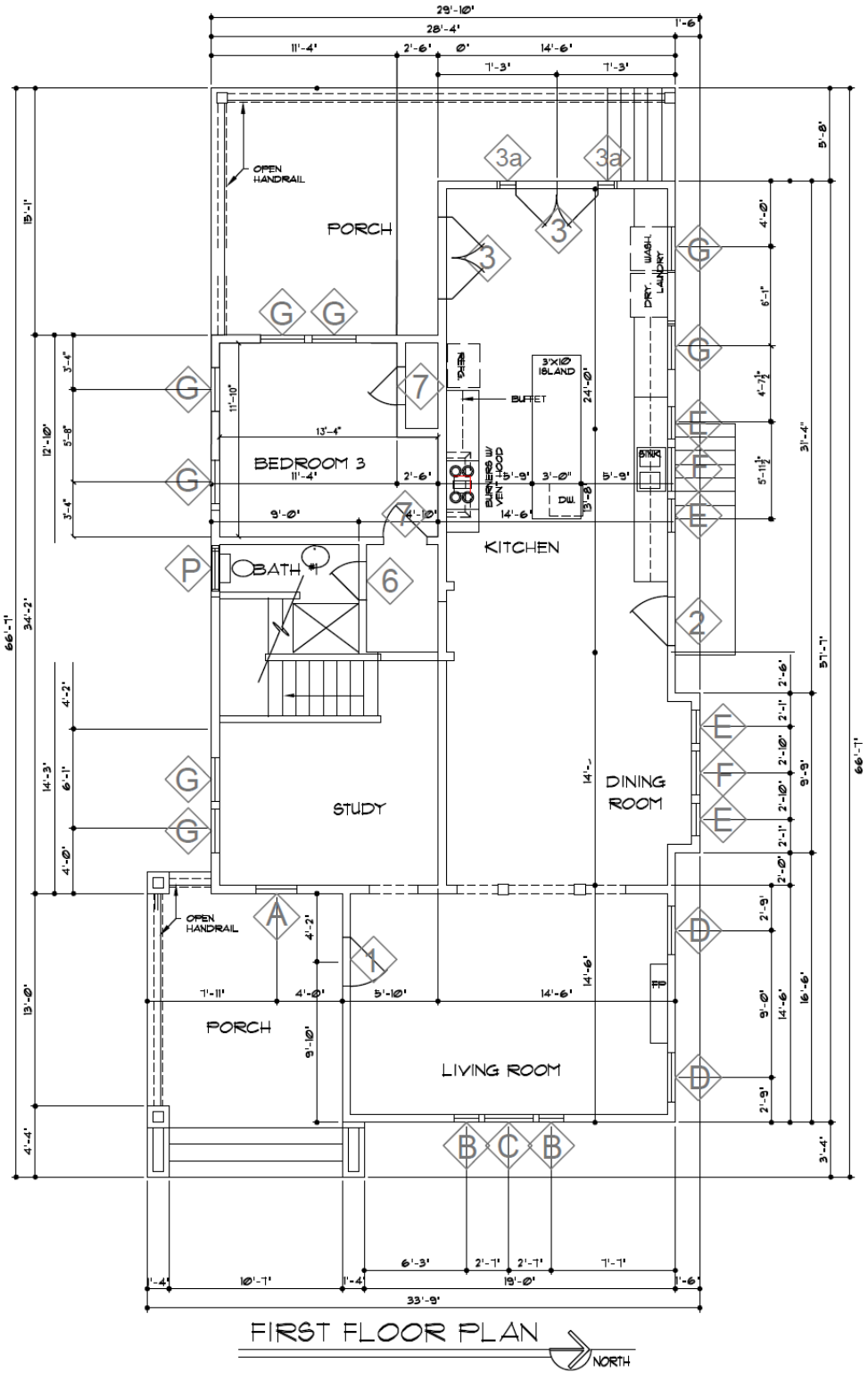
Proposed north elevati



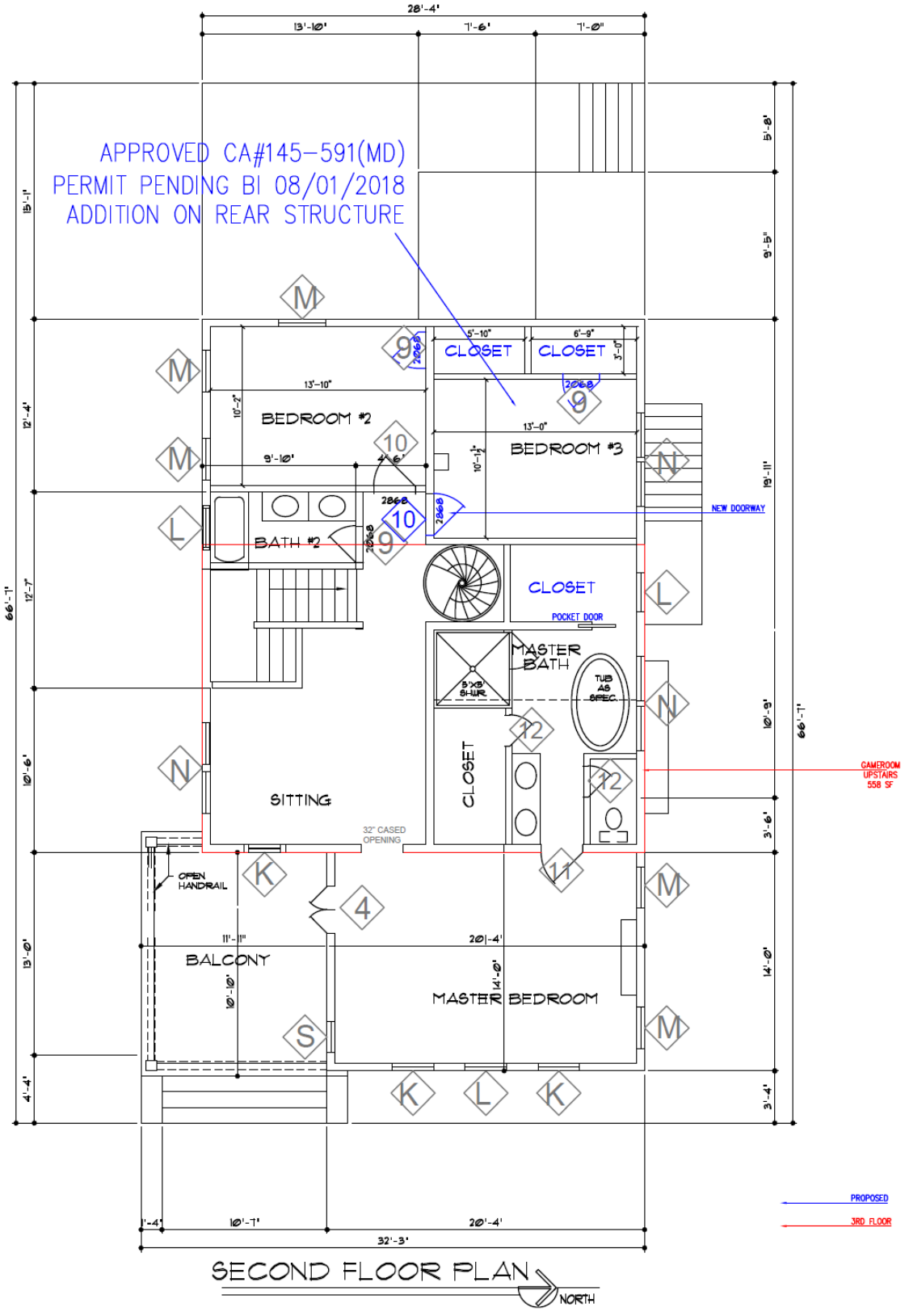
Proposed south elevation



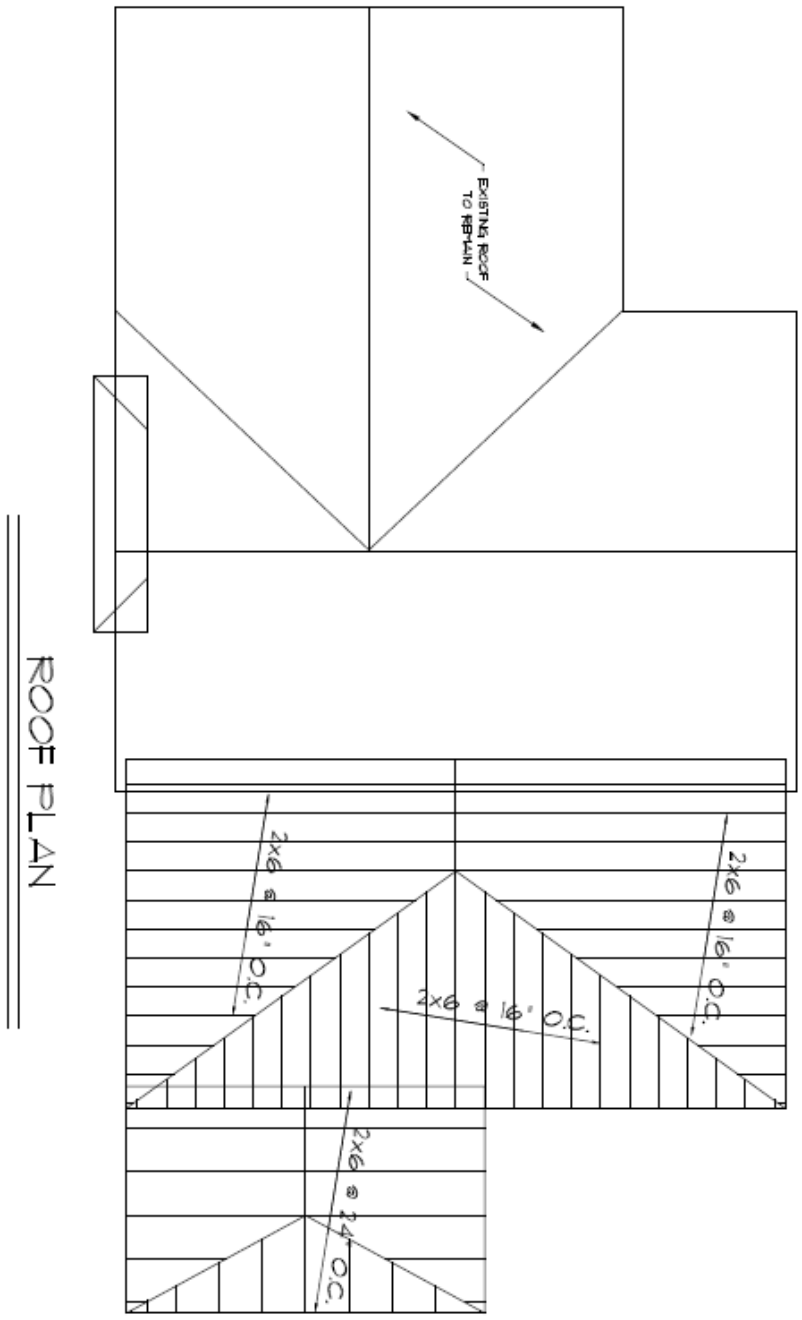
Proposed rear elevation



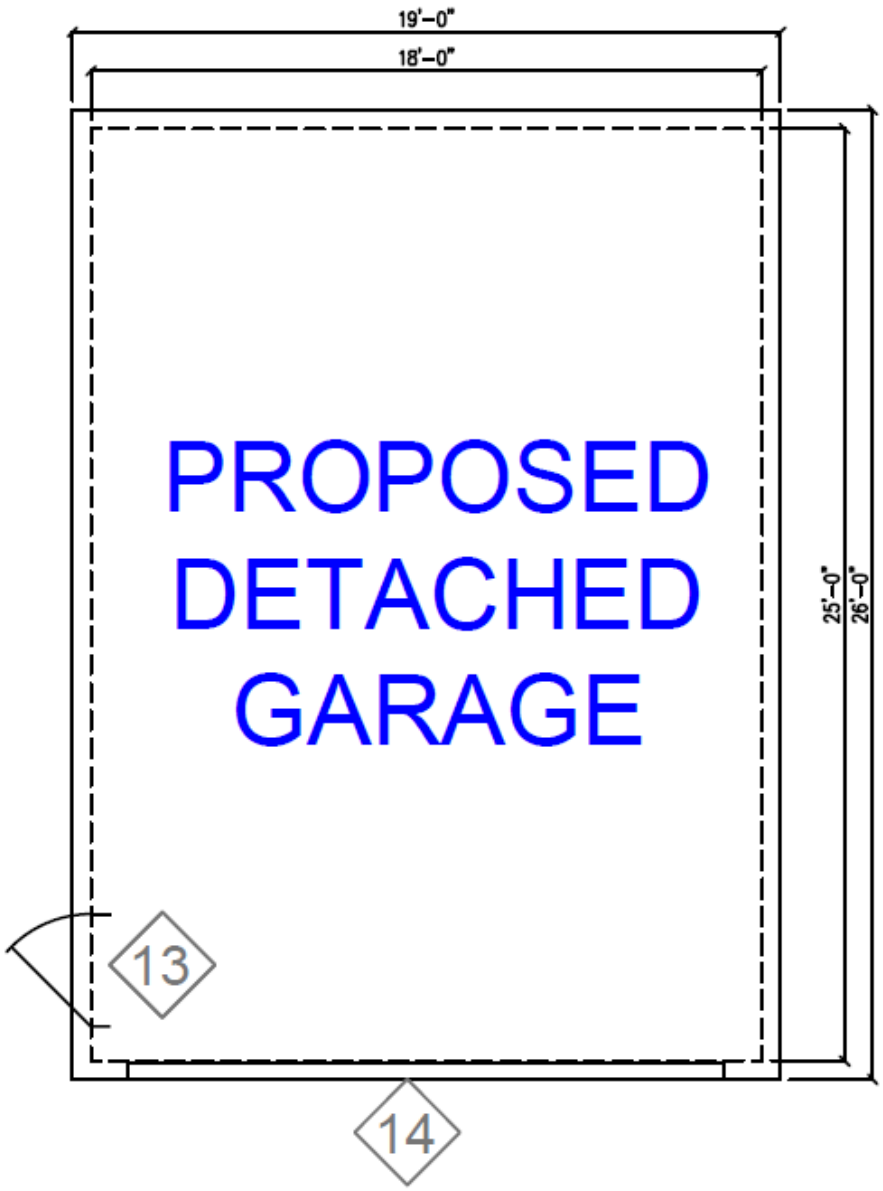
Proposed 1st floorplan



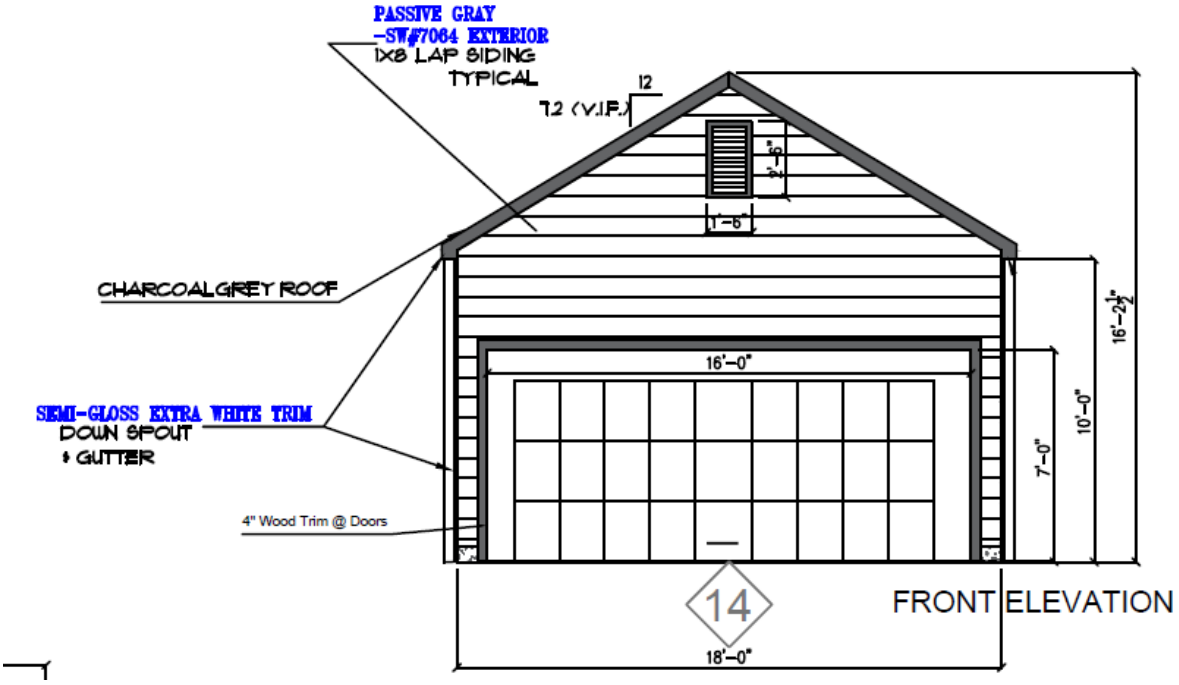
Proposed 2nd floorpla



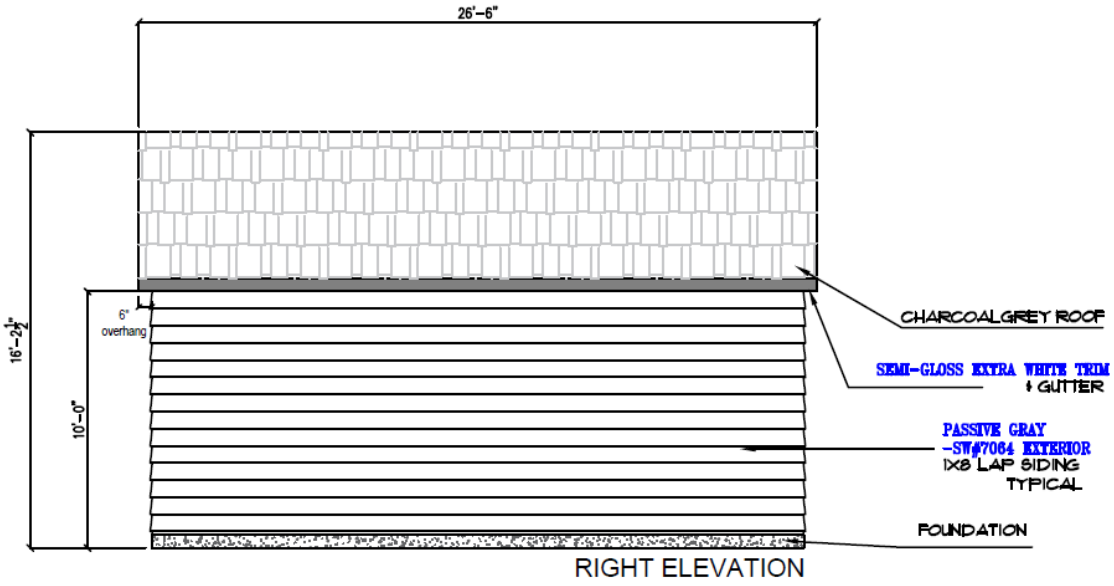
Proposed roof plan



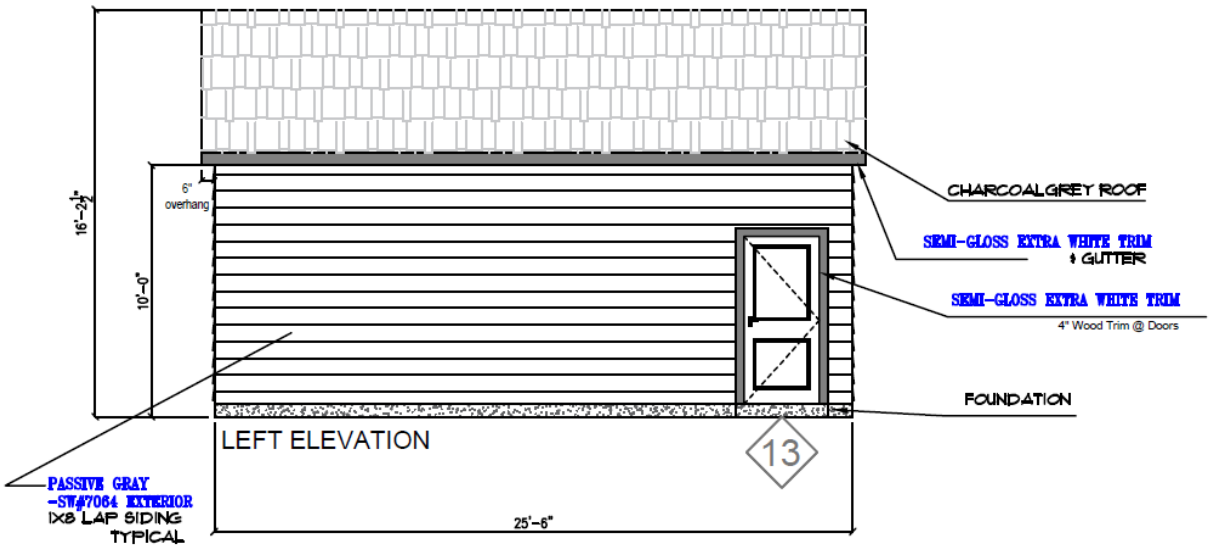
Proposed accessory structure floorplan



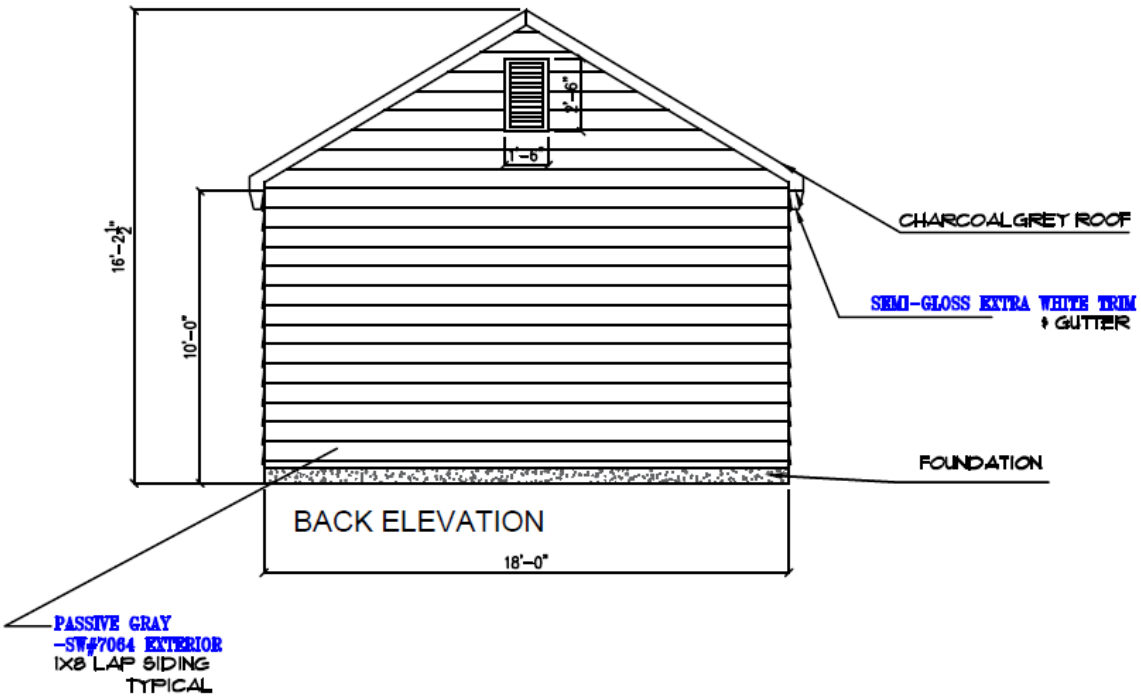
Proposed front elevation



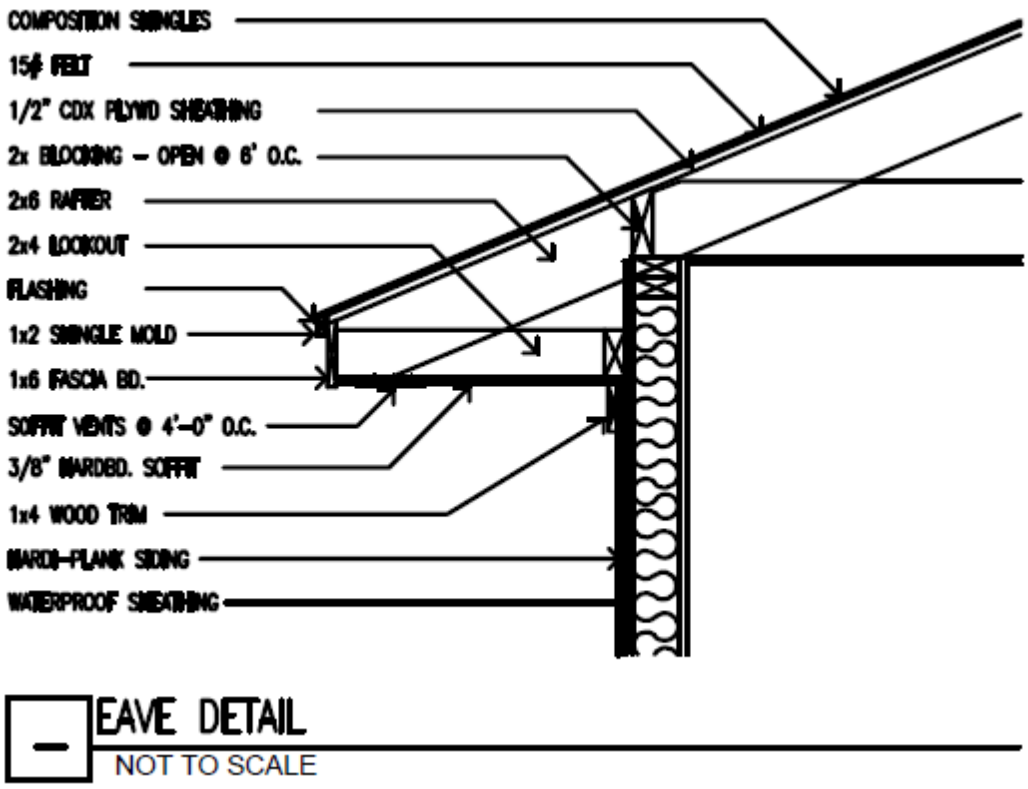
Proposed north elevation



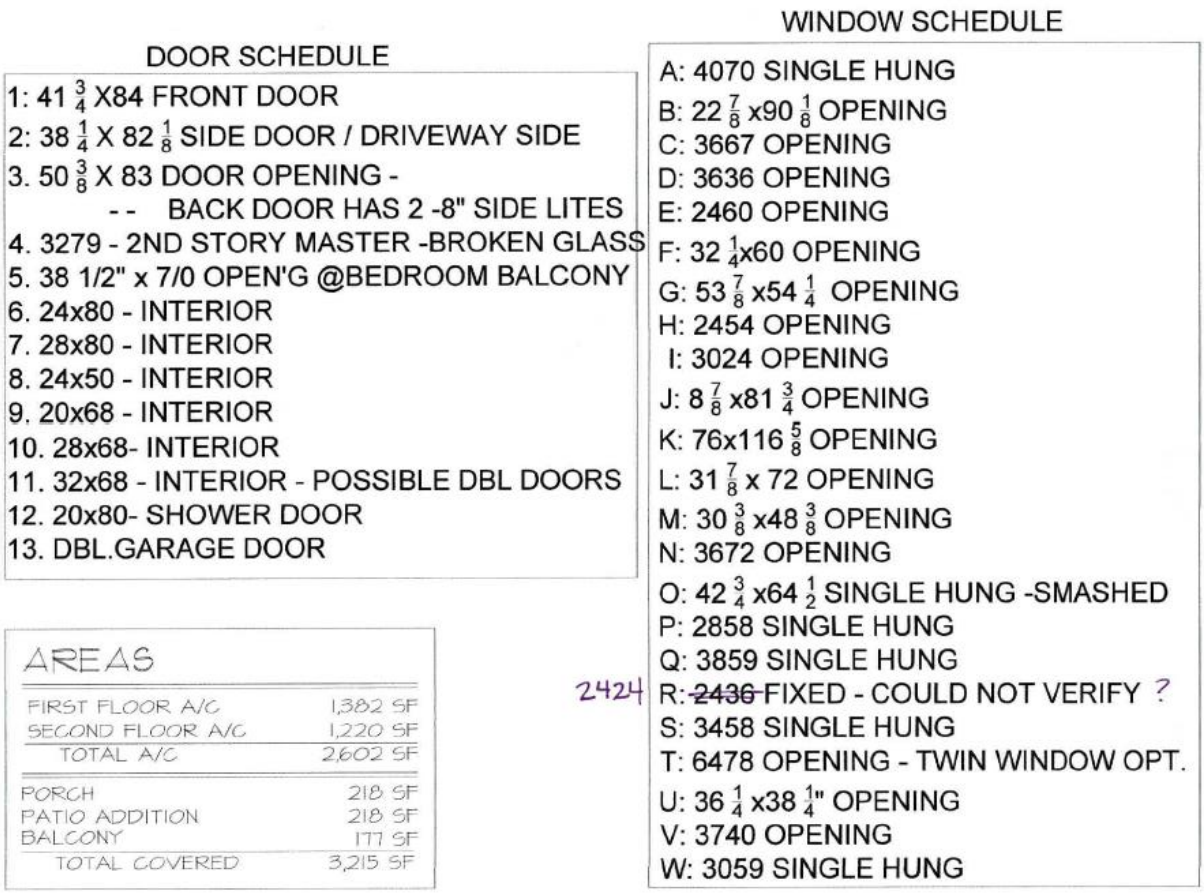
Proposed north elevation



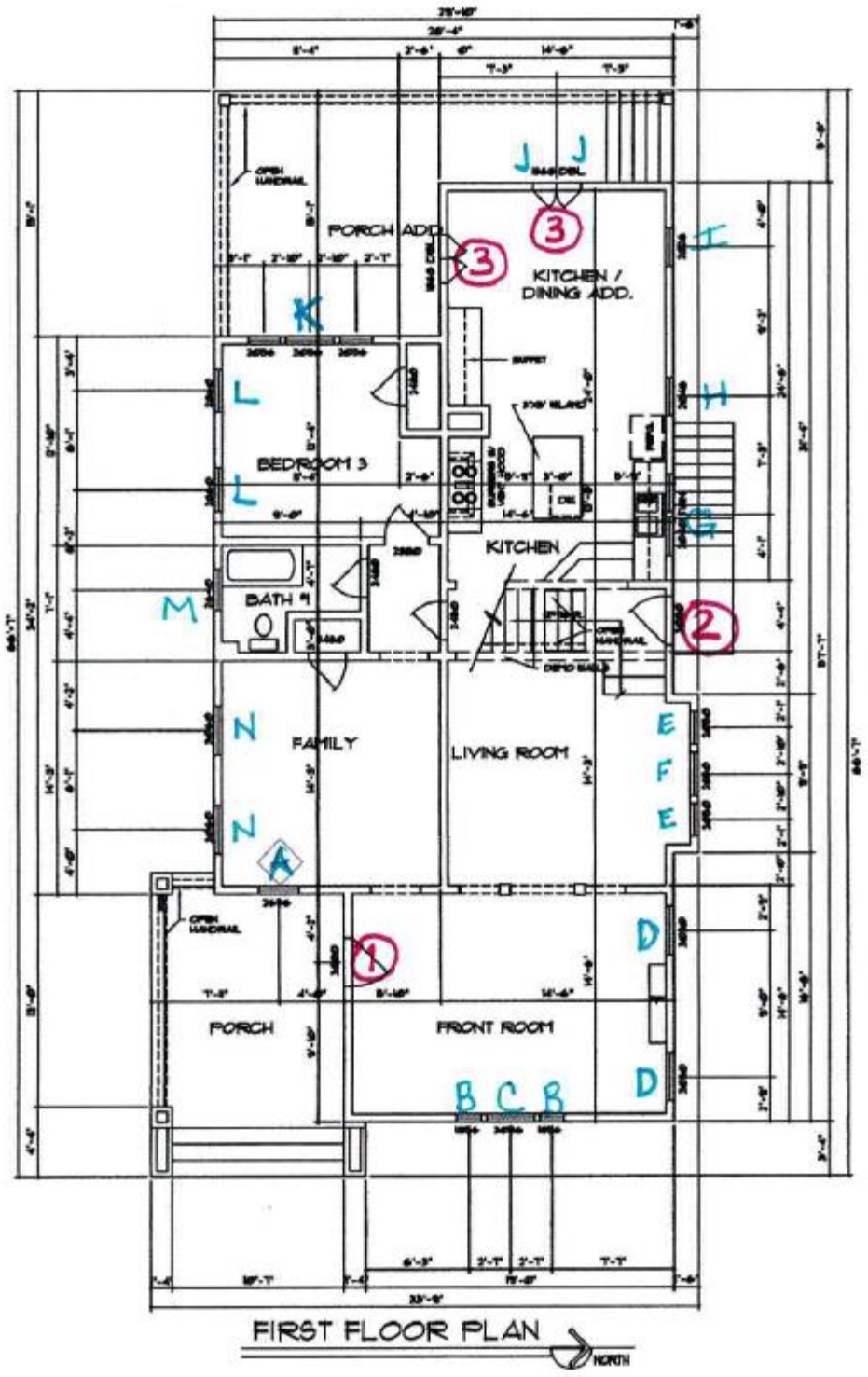
Proposed rear elevation


COMPOSITION SHINGLES
15# FELT
1/2" CDX PLYWD SHEATHING
2x BLOCKING – OPEN @ 6' O.C.
2x6 RAFTER
2x4 LOOKOUT
FLASHING
1x2 SHINGLE MOLD
1x6 FASCIA BD.
SOFFIT VENTS @ 4'–0" O.C.
3/8" MARDBD. SOFFIT
1x4 WOOD TRIM
MARDI-PLANK SIDING
WATERPROOF SHEATHING
EAVE DETAIL
NOT TO SCALE

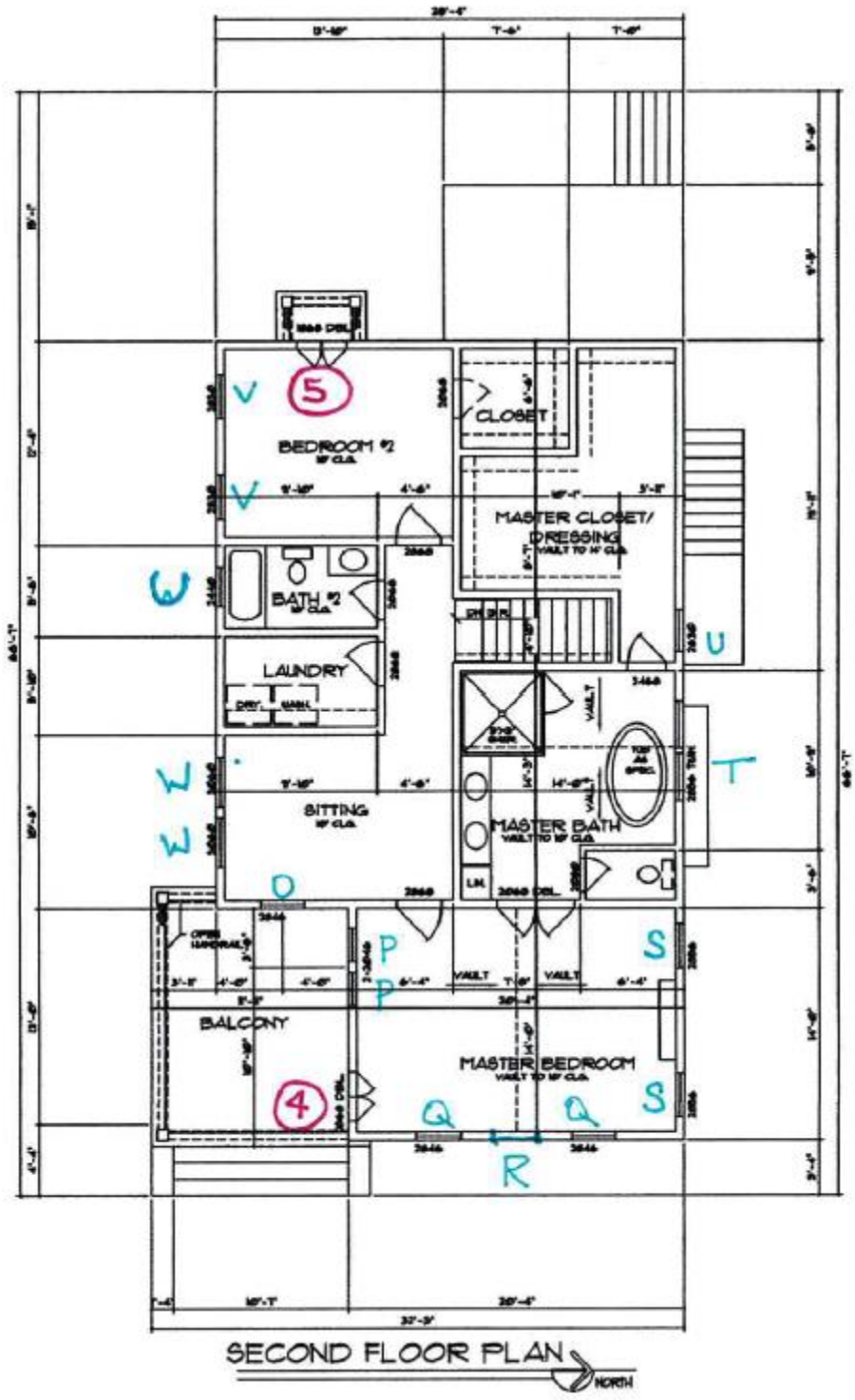
Eave detail



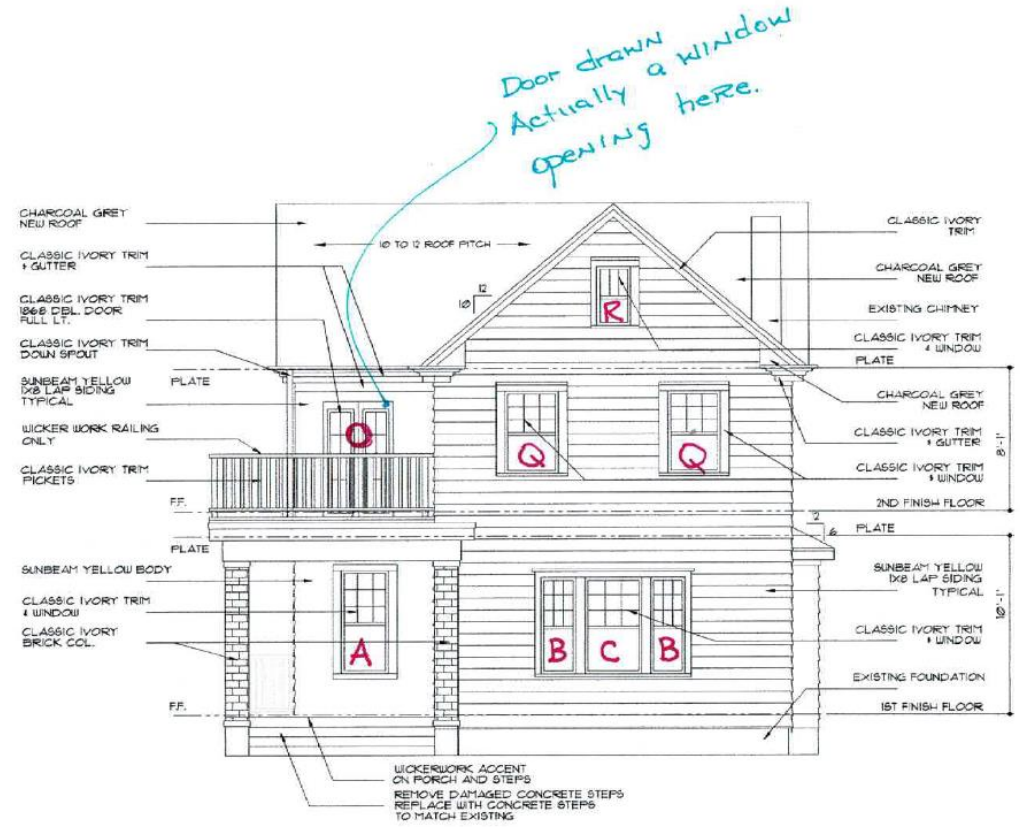
Request #1 and #2: Window and door number/letter assignments



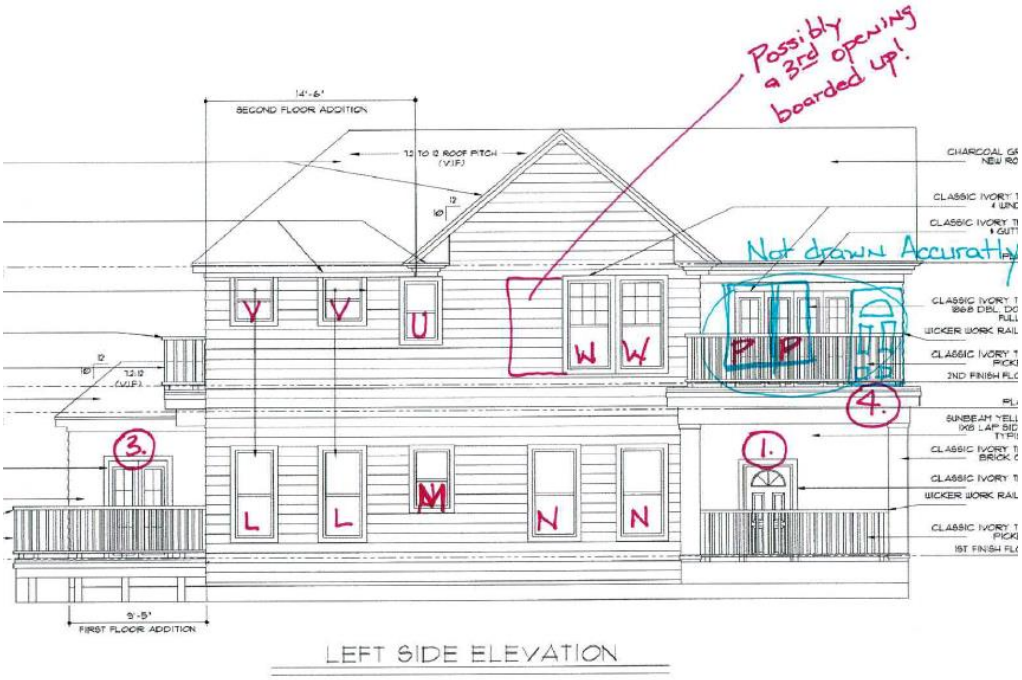
Request #1 and #2: Window and door number/letter assignments

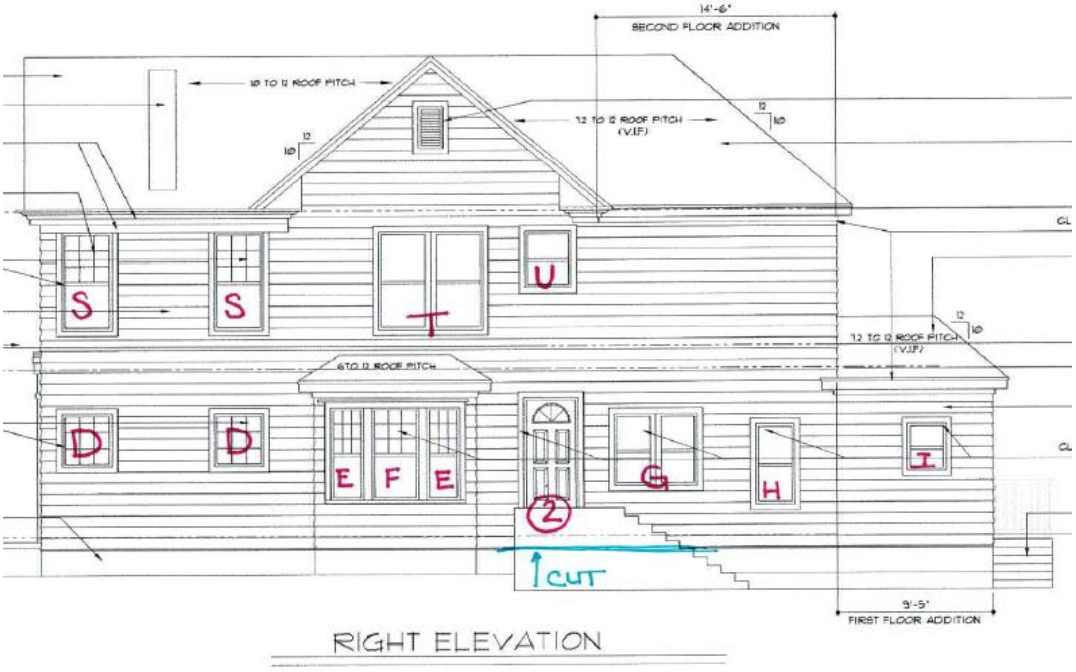


Request #1 and #2: Window and door number/letter assignments

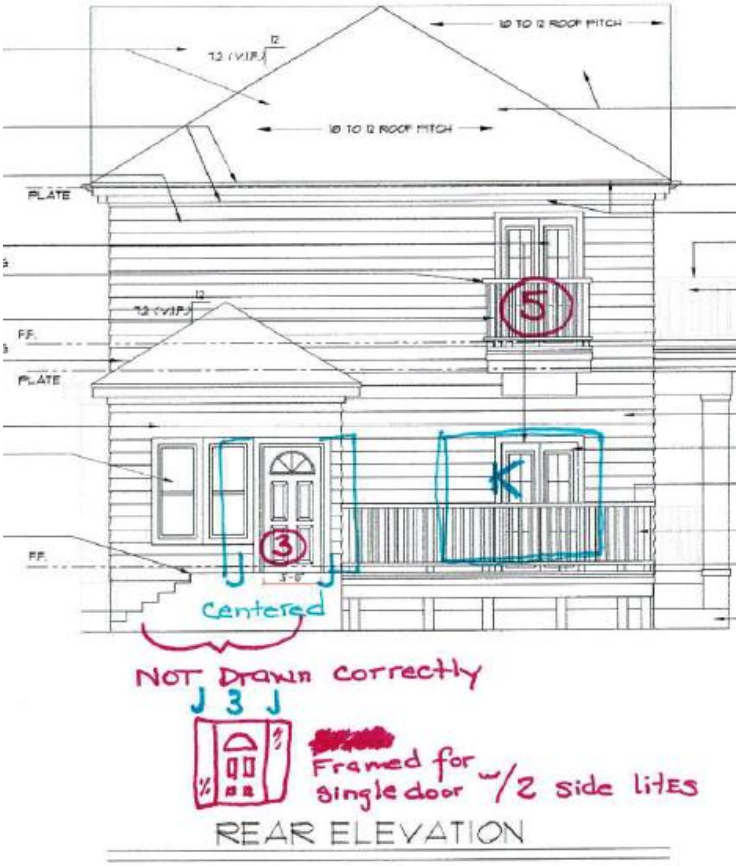


Request #1 and #2: Window and door number/letter assignment

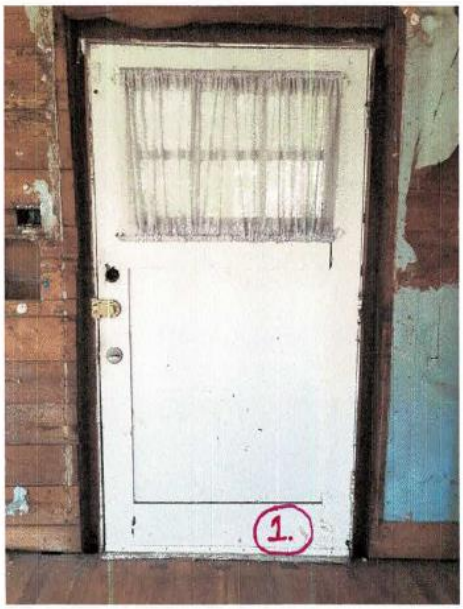




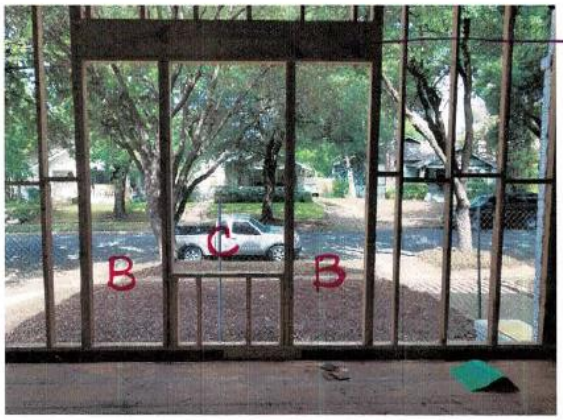
Request #1 and #2: Window and door number/letter assignments



1ST FLOOR

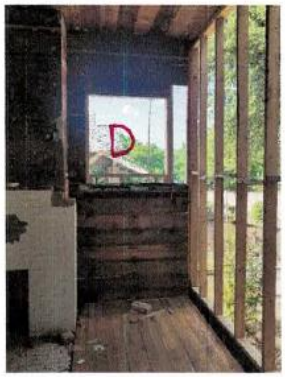


Front Door
NOT Original Door
1.
41 3/4" W x 84" HT.



Header @ 94 3/4" HT A.F.F.

Living Room
B & C



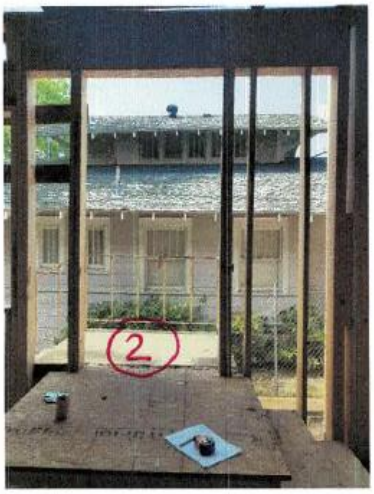


Header @ 94 3/4" A.F.F.
1ST Floor
Flanking FP
D
58 7/8 A.F.F.

Request #1 and #2: Window and door survey



G. Kitchen



(2.)
Side door.
Can make taller once
Set at Finished Floor Height.

38¼" W x 82⅛" HT.



DINING ROOM
WINDOWS
@BUMP OUT

E & F

1ST FLOOR

Request #1 and #2: Window and door survey



Side door
onto New Porch

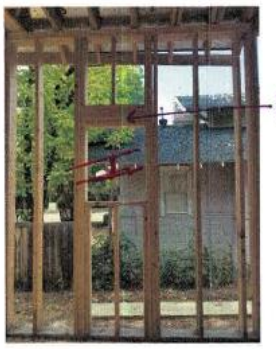
3.



Back Door
off NEW PORCH

J = Side lites x2

3.



Laundry

I



Kitchen

H.

1ST FLOOR

Request #1 and #2: Window and door survey

1ST FLOOR



Guest Bedroom

L.



L.



Bathroom

M.



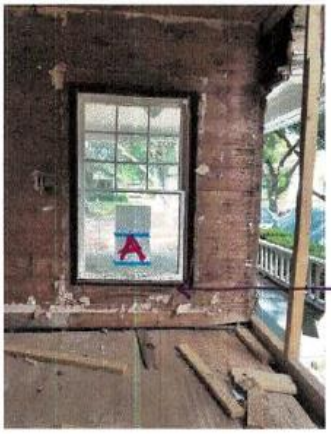
Guest Bedroom

K.

Could be large picture window or combo of windows.

1ST FLOOR

OFFICE



Looking onto Front Porch

A.



94" Header A.F.F.

N

Were two.
Now framed for one.



95" AFF @ Header

M

Bathroom





Glass Broken

2ND FLOOR

Master Bedroom/

Balcony Door(s)

4.

STORM DOOR
@ #4 location; 2 door here.





O.

Smashed window is O.

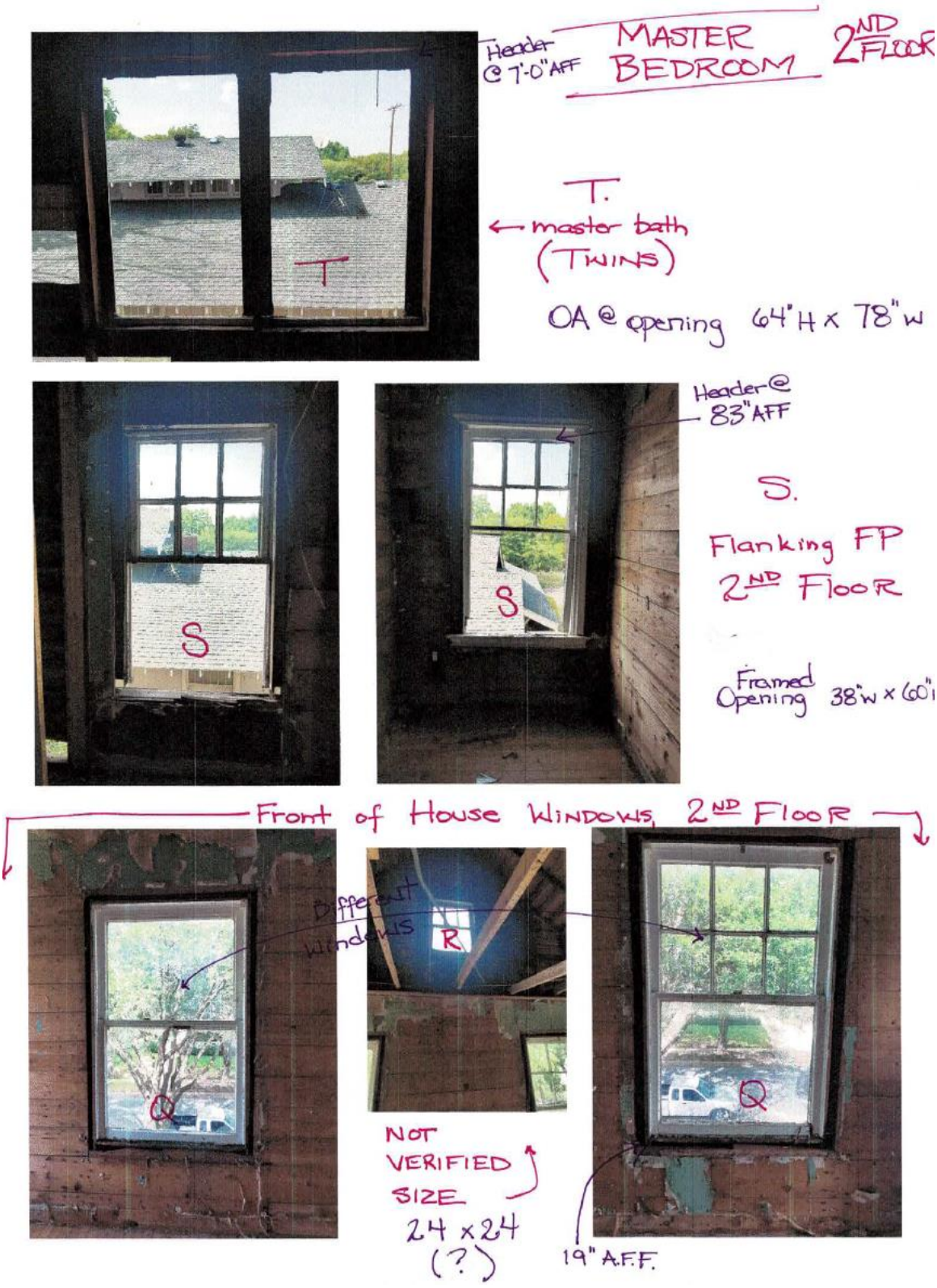


P.

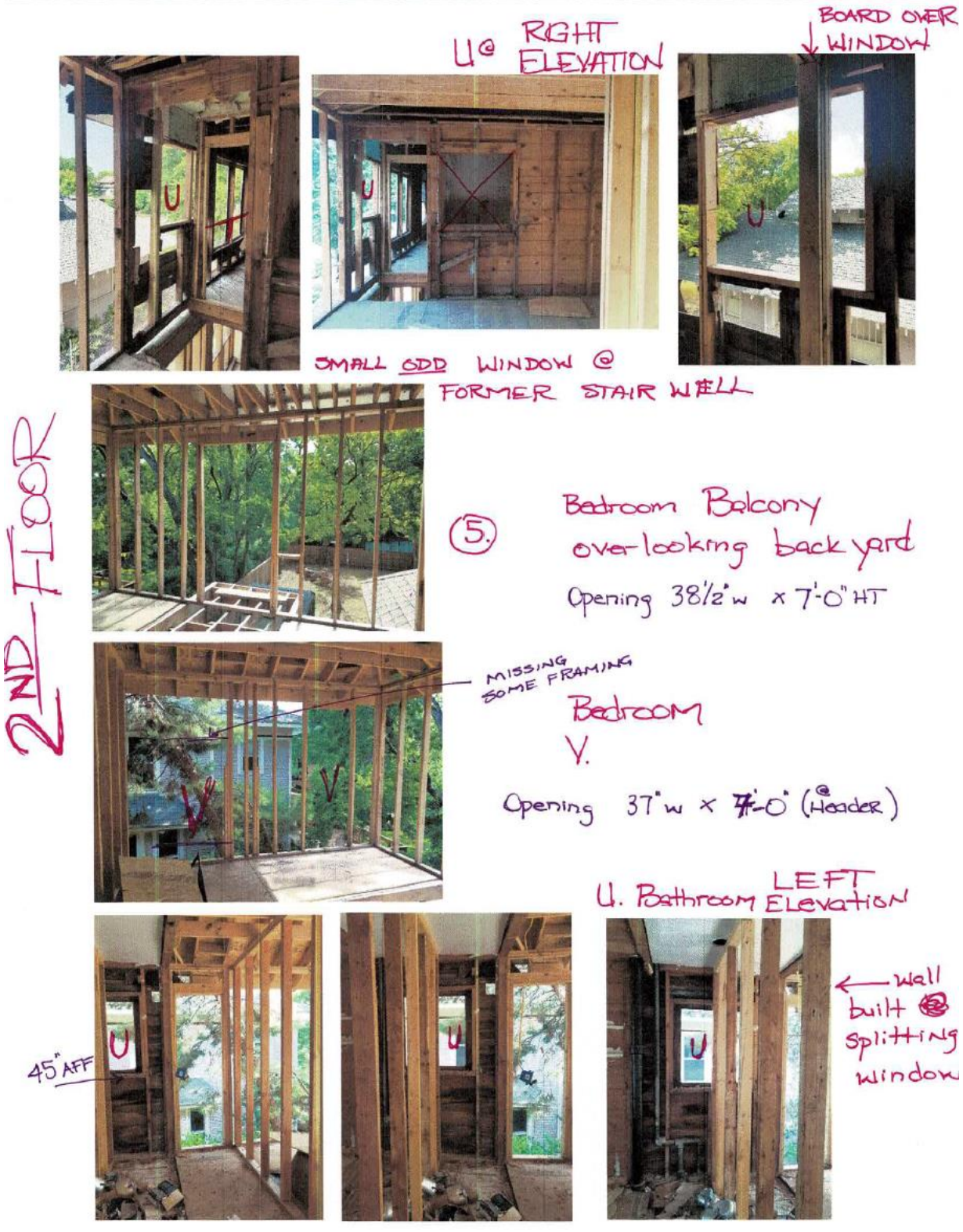
(TWINS)

OA @ opening 60"H x 74¼"W

Request #1 and #2: Window and door survey



Request #1 and #2: Window and door survey

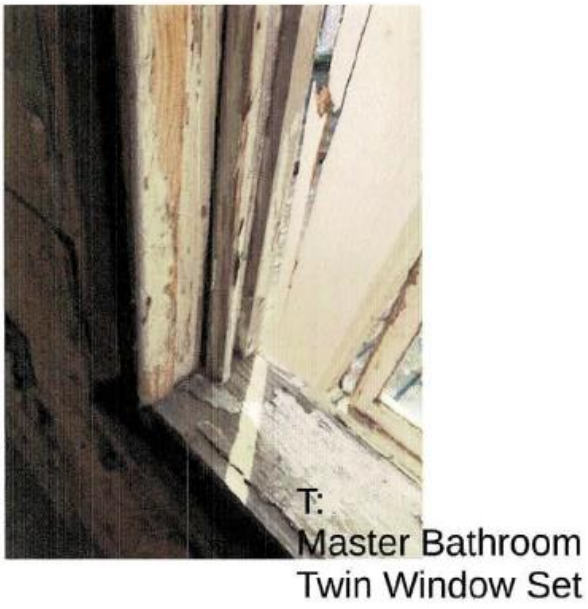


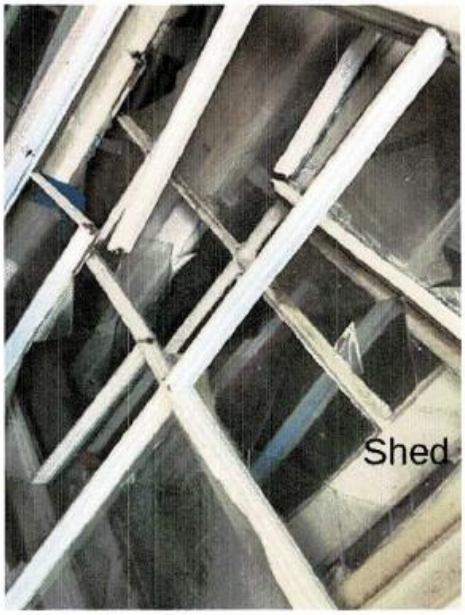
Request #1 and #2: Window and door survey



Request #1 and #2: Window and door survey











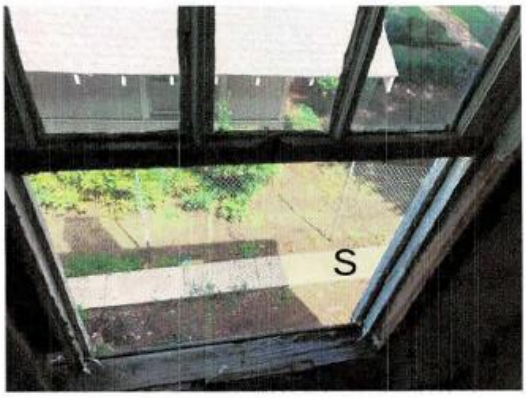
Request #1 and #2: Window and door survey



S Window Designates
are thew windows located on each
side of the Chimney, 2nd Floor

We talked about restoring sills and
sashes, but in many places, sills
and sashes are missing or
damaged beyond repair.



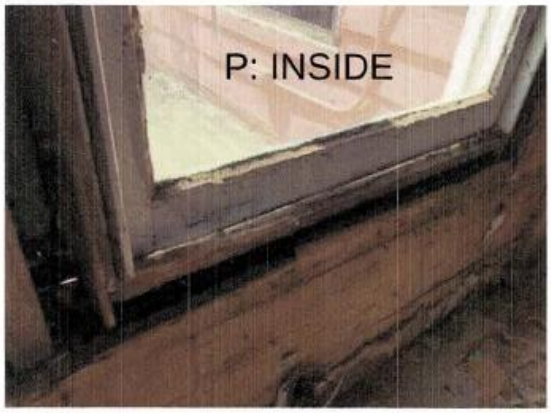






Request #1 and #2: Window and door survey



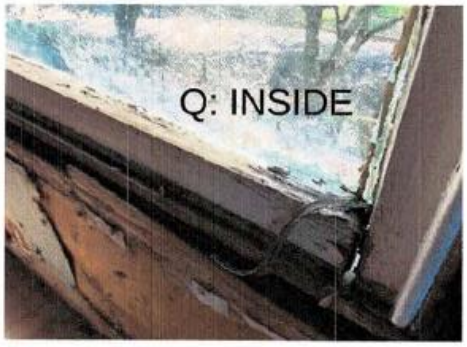




Q: Faces Street but was replaced Previously and DOES NOT MATCH ANY







Request #1 and #2: Window and door survey

LEEDS CLARK
Historic Preservation & Consulting

December 2, 2017

Mr. Steven T. Littlefield – President
TCD Consulting, Inc.

Re: Window Condition Assessment Overview
105 S. Willomet
Dallas, TX 75208

Steven:

The following summary report is based on a site visit by Chris Clark on Tuesday (11/28/17) to determine the existing condition of the wood jambs and sashes for the house located at the address listed above. Chris walked around the property to check out existing conditions of the windows as well as to look at window sashes and limited jambs that are currently stored in a portable building at the back of the house. Chris was unable to closely inspect the existing jambs and sash on the second floor of the house, because there was no interior stairway that allowed access to the second floor. He will return to the property this week to inventory and measure retained sashes and determine if the few remaining jambs are repairable or if they will need to be replicated. I appreciate the photos that you sent of the exterior of the house prior to removal of siding and some windows so that you could make necessary structural repairs to framing that was severely damaged by termite and water damage. We realize that the framing is in place, but that some window openings will need to be framed back in once your structural framing and base plate work is completed. Chris did not take the time to look at each sash that was stored in the portable shed, but he advised that the majority of the sashes looked like they were in good condition with some upper sashes possibly needing a meeting rail replacement due to bowed meeting rail. It was also obvious that some sashes had been replaced with single lite sash where original six-lite sash was removed at some point in time. Our summary will focus on the front façade of the property which includes windows facing east (street elevation) and south (under front porch and above the portico on the second floor. We also know that the second-floor windows of the south and north elevations were 6/1 configuration with exception of the smaller units typically found in bathrooms and the kitchen area. The rear of the house had a one-story add-on that was not original to the house and had been removed prior to our visit. You had already framed a new two-story add-on at the rear of the house, so none of the windows for this section will be addressed due to the changes being made. I am assuming that your new windows will be in a 1/1 configuration and possibly be purchased with I/G glazing for energy efficiency. This will be what you submit separately from this report and discussed with the Landmark Board for approval. It is my personal opinion that the first-floor bay window unit that contained a triple-unit window was not original to the structure and was added at the same time as the one-story addition at the back of the house. This is no longer in place due to the structural framing that has been performed. This is just my opinion, so whatever the Landmark board advises is what you will have to go by.

Request #1: Original report by Leeds Clark submitted in Dec 2017.

I am basing my opinion on the photos that you provided showing the structure prior to beginning of selective demolition and replacement framing. I have included these photos as well as some that Chris took on his visit to assist in our recommendations.



Front façade photo showing East & South frontal view.



Rear view showing 1st floor bay window on north elevation.



Front porch view showing 9/1 window facing east.



2nd Floor 6/1 windows facing east (single) and south (double).

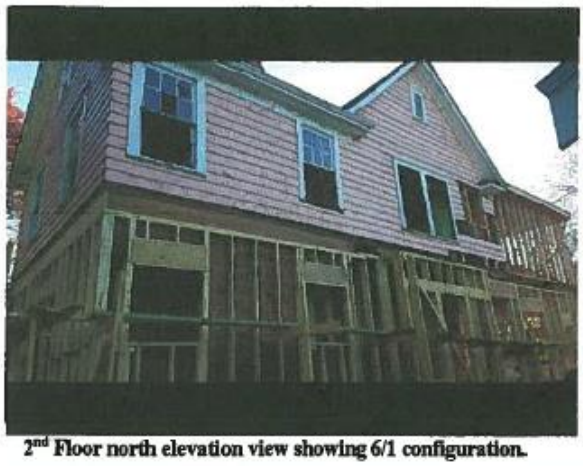
The above photos showing the following for the front façade of the house:

First floor: A single 9/1 wood window under front porch facing east.
A triple unit consisting of a large 9/1 center unit w/ lateral 9/1 narrower units facing east.

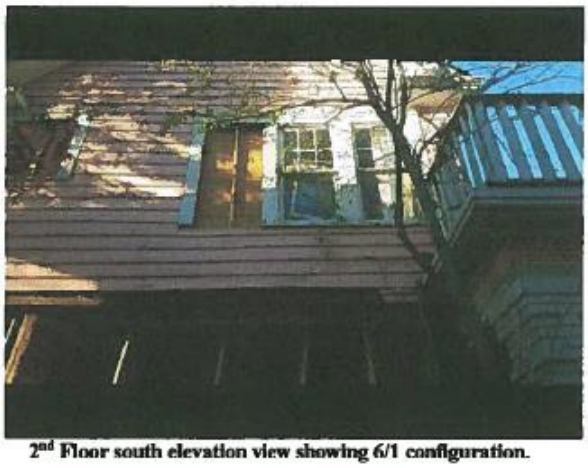
Second Floor: A large 6/1 wood window over porch facing east.
A double-unit 6/1 wood window over porch facing south.
Two single 6/1 wood windows facing east.

Attic Dormer: A 3/1 wood window facing east.

Request #1: Original report by Leeds Clark submitted in Dec 2017.



2nd Floor north elevation view showing 6/1 configuration.



2nd Floor south elevation view showing 6/1 configuration.





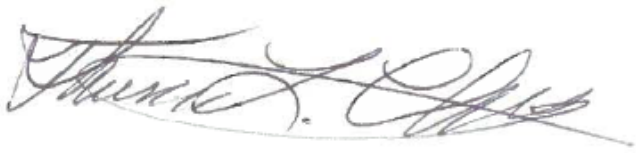
Salvaged window sashes & limited jambs being stored inside of portable storage building on property.

Most of the front façade window jambs can be salvaged and repaired along with most of the sashes. Any jambs or sash needing replacement can be replicated exactly like the originals in profile and sight line. It is the intention to keep any historic glass and re-use. Any replacement glass needed will be the same 1/8" clear glass. If salvage historic glass can be salvaged for use on the front façade, it will be utilized from other sashes to complete the historic appearance on the front façade where most visible. We will have to inventory and see what can be used for the 2nd floor north elevation, which I feel is the most visible of the two side elevations. There should be enough sashes in storage for use. It is probable that the first three 2nd floor windows on the south elevation can be restored as well. The first floor windows appeared to be 1/1 on the south elevation and unknown on the north elevation. Whether Leeds Clark helps with the restoration of the windows or not, we will be glad to share information with the owner of his options on such items as selective operable windows, weather-stripping options, etc…

If needed, we can provide a detailed summary of what sashes remain in situ and also in the storage building and whether existing jambs can be repaired or be replicated.

Request #1: Original report by Leeds Clark submitted in Dec 2017.

Submitted by:



Thomas L. Clark – President
Leeds Clark, Inc.
3010 Shady Grove Rd.
Midlothian, TX 76065
(972) 268-6543 Direct Office Metro
(972) 775-3263 Fax
www.leedsclark.com

Request #1: Original report by Leeds Clark submitted in Dec 2017.

Pictures showing windows in place





Request #1: Original report by Leeds Clark submitted in Dec 2017

LEEDS CLARK

Historic Preservation & Consulting

September 14, 2018

Heather Kelly

Heather:

After reviewing a follow-up on the property, it appears that the previous owner's workers continued to remove windows from openings, to where the only remaining intact window units are the one 6 over 1 window under the front porch entry, and two windows on the second-floor porch area above. Per your submittals, it appears that you are wanting to remove the two window units on the second floor and install a double door system for the second floor porch area. All other openings excluding the front façade openings facing Willowmet have been re-framed and none of the original jambs retained. It was also apparent that that the sashes stored in the shed have been removed by someone, to where there are only a handful of sashes left. (4-5 sashes mixed).

I can assure you that the Landmark Commission will probably want you to retain/restore or replicate the front façade windows. Being that there is nothing left of the other window units, it is up to them to decide to allow a replacement window unit that conforms to their guidelines for sightline appearance and material make-up. I will be glad to assist you should you need pricing for replicating and/or restoring the front façade windows, but we do not offer other manufacturers products. The following companies offer historic style windows in wood, whether clad on exterior or not.

Marvin Windows

Perrett Windows

Jeldwin Windows

I wish I could help you more regarding presentation to the Landmark, but this is the minimum that I think you should expect from them in decision. It does not mean that they would allow total replacement, but past experience tells me to give you my personal opinion.

Regards,

Tom Clark – President
Leeds Clark, Inc.

Request #1: Leeds Clark Updated Letter submitted Sept 2017

DOOR SCHEDULE

1: 4284 FRONT DOOR - RESTORE
2: 3/0 x 8/0 - DRIVEWAY SIDE
3. 5/0x8/0 FRENCH DOOR SET
   3a. Includes 2- 1296 side lights @ BACKDOOR
4. 5'-6" x 6'-8" FRENCH DOOR SET @MASTER
5. 3-6" x 6'-8" @BEDROOM BALCONY
6. 24x80 - INTERIOR
7. 28x80 - INTERIOR
8. 24x50 - INTERIOR
9. 20x80 - INTERIOR
10. 28x80- INTERIOR
11. 32x80 - INTERIOR - DBL DOORS
12. 20x80- SHOWER DOOR
13. 36X80 - EXTERIOR DOOR
14. 7'-0" X 16'-0" 2 CAR GARAGE DOOR

WINDOW SCHEDULE

A: 42 X 72 SH - RESTORE
B: 24 X 60 SH
C: 36 X 60 SH
D: 36 X 36 FIXED
E: 24 X 60 SH
F: 32 X 60 SH
G: 32 X 72 SH
H: 30" x 48 SH
K: 40 X 60 SH
L: 24 X 36 FIXED -RESTORE
M: 36 x 60 SH
N: 74 x 60 SH - TWIN (S) WINDOW
P: 30 X 36 SH

PROPOSED WINDOW REPLACEMENT SELECTION:
JELD WEN 500 Series (CUSTOM)
Clad Wood Window - Top Section w/ 6 Pane Muttins (SDL)
(SPECS ATTACHED)

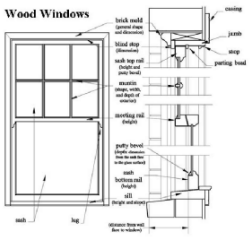
AREAS

FIRST FLOOR A/C	1,382 SF
SECOND FLOOR A/C	1,220 SF
TOTAL A/C	2,602 SF
PORCH	218 SF
PATIO ADDITION	218 SF
BALCONY	177 SF
TOTAL COVERED	3,215 SF



Home Depot
Floor Sample





PRESCOTT HOMES
INFO@HOMESBYPRESCOTT.COM (214) 505-0497
105 S. WILLOMET AVENUE
DALLAS, TEXAS 75208

09/14/2018

Door and Window Schedule

A
7

Proposed window and door schedule

The Home Depot Special Order Quote

Customer Agreement #: H6804-93929
Printed Date: 10/10/2017

Customer:	SCOTT THEERINGER
Address:	5227 HOMVER ST DALLAS, TX 75206
Phone 1:	214-901-5971
Phone 2:	214-901-5971
Email:	SCOTT@TRITANGROUP.COM

Store:	6804
Associate:	DANIEL
Address:	6000 SKILLMAN DALLAS, TX 75231
Phone:	214-750-5927

Pre-Savings Total:	$14,828.93
Total Savings:	($0.00)
Pre-Tax Price:	$14,828.93

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Width = 41.375
Height = 67.25
Sash Split = Even

Catalog Version 50

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	41.375 x 67.25 Double Hung/Single Hung Double Hung	$496.12	$496.12	1	$0.00	$496.12
	Unit 100 Total:	$496.12	$496.12		$0.00	$496.12

Begin Line 100 Description

Wood W-2500 Double Hung Double Hung 41.375 x 67.25
Width = 41.375
Height = 67.25
Sash Split = Even
Quick Config = Yes
Operation (Outside View) = Double Hung
Assembly = Unit
DP Rating = DP15
Jambliner Color = White Jambliners
Sill Stop Applied = No
Exterior Color = Primed
Species = Pine
Interior Finish = Natural
Certification = Sustainable Forestry Initiative
Customer Elevation = 0 - 4000 feet
Energy Rating = No
Energy Star Zone = EStar None
Glazing Type = Insulated
Low-E Option = Low-E 366
Tinted Glass = No Tint (Clear)
Glass Style = Clear
Tempered Glass = Tempered/Annealed
California Fire Code Label = Yes
Neat Glass = Neat
Preserve Glass = Preserve
IG Options = Argon
Hardware Finish = White
Sash Limiter = No Sash Limiter
Finger Plows = No Finger Plow in Top or Bottom Sash
Window Egress = Meets Egress 5.7 Clear Opening (Check Local Code)
Screen Option = No Screen
Check Info Link = Acoustic Ratings Info link
Room Location = asdf
Is This a Remake/Re-Order = No
Specific/Additional Information =
SKU = 339728
Vendor Name = S/OJELD-WEN PREMIUM WOOD
Vendor Number = 60058104
Customer Service = 1-800-246-9131 Option 2
Manufacturer = JELD-WEN Wood Windows & Patio Doors
Catalog Version Date = 03/31/2017
Jamb Width = 4.5625
Exterior Trim = No Exterior Trim
Sill Nosing = No Sill Nosing
Kerf Jamb = No Kerf

End Line 100 Description

Request #1 and #2: Proposed typical window specifications

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
900-1	83.25 x 59.25 Double Hung/Double Hung/Double Hung Double Hung	$1,337.94	$1,337.94	1	$0.00	$1,337.94
900-2		$0.00	$0.00	1	$0.00	$0.00
900-3		$0.00	$0.00	1	$0.00	$0.00
900-4		$0.00	$0.00	1	$0.00	$0.00
	Unit 900 Total:	$1,337.94	$1,337.94		$0.00	$1,337.94

Begin Line 900 Description

Wood W-2500 Double Hung Double Hung / Double Hung / Double Hung 83.25 x 59.25
Width = 27.75
Height = 59.25
Sash Split = Even
Quick Config = Yes
Combination Operation/Venting = Double Hung/Double Hung/Double Hung
Operation (Outside View) = Double Hung
Assembly = Unit
DP Rating = DP25
Jambliner Color = White Jambliners
Sill Stop Applied = No
Exterior Color = Primed
Species = Pine
Interior Finish = Natural
Certification = Sustainable Forestry Initiative
Customer Elevation = 0 - 4000 feet

Energy Rating = No
Energy Star Zone = EStar None
Glazing Type = Insulated
Low-E Option = Low-E 366
Tinted Glass = No Tint (Clear)
Glass Style = Clear
Tempered Glass = Not Tempered
California Fire Code Label = No
Neat Glass = Neat
Preserve Glass = Preserve
IG Options = Argon
Hardware Finish = White
Sash Limiter = No Sash Limiter
Finger Plows = No Finger Plow in Top or Bottom Sash
Window Egress = Does Not Meet Egress
Screen Option = No Screen

Check Info Link = Acoustic Ratings Info link
Room Location = asdf
Is This a Remake/Re-Order = No
Specific/Additional Information = 40
SKU = 339728
Vendor Name = S/OJELD-WEN PREMIUM WOOD
Vendor Number = 60058104
Customer Service = 1-800-246-9131 Option 2
Manufacturer = JELD-WEN Wood Windows & Patio Doors
Catalog Version Date = 03/31/2017
Mulls 1: Vertical Factory 0" thick, 59.25" length
Mulls 2: Vertical Factory 0" thick, 59.25" length
Jamb Width = 4.5625
Exterior Trim = No Exterior Trim
Sill Nosing = No Sill Nosing
Kerf Jamb = No Kerf

End Line 900 Description

STEVES

Catalog Version 100



*** Dimensions ***
Call Width = 60
Call Height = 80
Frame Width = 59
Frame Height = 79.5

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
1000-1	Premium Steel Patio Doors Double Entry Door 59 x 79.5	$528.32	$528.32	1	$0.00	$528.32
	Unit 1000 Total:	$528.32	$528.32		$0.00	$528.32

Begin Line 1000 Description

*** Product ***
Premium Steel Patio Doors Double Entry Door Right Hand Active Inswing 59 x 79.5
*** Dimensions ***
Call Width = 60
Call Height = 80
Frame Width = 59
Frame Height = 79.5
*** Unit Type ***
Handing = Right Hand Active Inswing
*** EDS ***
Glass Layout = Full Lite
Glass Name = Clear Low-E Glass
*** Finishing ***
Exterior Door Slab Finishing = Primed
*** Hardware ***

Screen Door = No
Quick Door Hanger = No - Do NOT Add the Quick Door Hanger
Hinge Finish = Satin Nickel
Sill Type Options = Adjustable
Sill Finish Options = Mill
*** Machining ***
Active Door Bore = Double
Inactive Door Bore = None (Standard)
*** Jamb/Casing ***
Jamb Type = Rabbeted - Weather Stripped
Jamb Size = 4-9/16"
Jamb Species = Primed
Jamb Finish = Primed
Casing Design = No Casing

Brickmold = No
*** Energy Rating ***
U-Factor = 0.31
Solar Heat Gain Coefficient = 0.25
2015 IECC Approved = Yes
*** Re-Order ***
Is this a re-order = No
*** SKU ***
SKU = 1001375053
Lead Time = 21 Days
Vendor Name = Steves and Sons
Vendor Number = 60024251
Customer Service = (800) 617-8586
Catalog Date = 9/18/2017

End Line 1000 Description

Request #1 and #2: Door Specifications

MASONITE
ENTRY DOORS

Catalog Version 67

Call Width = 36"
Call Height = 80"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
1100-1	35.75 x 79 High Definition Steel	$164.84	$164.84	1	$0.00	$164.84
	Unit 1100 Total:	$164.84	$164.84		$0.00	$164.84

Begin Line 1100 Description

Masonite Steel Door Only 35.75 x 79
Call Width = 36"
Call Height = 80"
Handing-Swing = Single Left Hand Inswing
Nominal Door Width = 36"
Nominal Door Height = 80"
Glass Type = Commodity Glass
Door Style = 3/4 Lite Rectangle

Material = High Definition Steel
Glass Size = 404 - 22x48 rect
Glass Style = 1 Lite
Door Low-E = No
Door Finish Type = Unfinished
Lock Prep Active Panel = Single Bore
Bore Location = Standard
Hinge Prep = Standard

Re-Order = No
Room Location = Mud Room
SKU = 444729
Estimated Lead Time = 14 days
Vendor Name = S/O STANLEY/MASONITE
Vendor Number = 60695971
Customer Service = 1-877-431-3667
Catalog Version Date = 10/02/2017

End Line 1100 Description

MASONITE
INTERIOR DOORS

Catalog Version 67



Call Width = 32"
Call Height = 80"
Width = 33.5
Height = 81.6875

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
1200-1	Single Prehung 33.5 x 81.6875 Primed MDF	$258.00	$258.00	2	$0.00	$516.00
	Unit 1200 Total:	$258.00	$258.00		$0.00	$516.00

Begin Line 1200 Description

Masonite MDF Single Prehung 33.5 x 81.6875
Call Width = 32"
Call Height = 80"
Width = 33.5
Height = 81.6875
Handing = Right Hand
Unit with Glass? = No
Door Style = 5 Panel Equal
Door Thickness = 1 3/8"
Panel Design = Shaker Flat Panel
Wood Species = Primed MDF

Glass = None
Panel Finish Type = Unfinished
Panel Color = Unfinished
Prefinished Jamb to Match Door? = No
Jamb Type = Flat Jamb - Primed
Jamb Width = 4 9/16"
Jamb Finish Type = Unfinished
Jamb/Casing Color = Unfinished
Casing Option = None
Door Prep for Standard Lockset = Yes
Hinge Type = Standard

Hinge Finish = Oil Rubbed Bronze (US10B)
Quick Door Hanger set = No
Re-Order = No
Room Location = Attic
SKU = 207632
Estimated Lead Time = 35 days
Vendor Number = 60033989
Vendor Name = S/O MASONITE DORFAB W
Customer Service = 1-877-431-3667
Catalog Version Date = 10/02/2017

End Line 1200 Description

MASONITE. INTERIOR DOORS

Catalog Version 61



Call Width = 78 3/4"
Call Height = 5"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
1700-1	Slab Only 78.75 x 5	$265.64	$265.64	2	$0.00	$531.28
	Unit 1700 Total:	$265.64	$265.64		$0.00	$531.28

Begin Line 1700 Description

Hardware Only Straight Strap 78.75 x 5
Call Width = 78 3/4"
Call Height = 5"
Barn Door Unit Width = 36" or Less
Barn Door Hardware Type = Straight Strap (for 36" or Less Unit)

Barn Door Hardware Width = 78 3/4"
Barn Door Hardware Height = 5"
Finish = Black Matte
Re-Order = No
SKU = 1001411004

Estimated Lead Time = 17 days
Vendor Number = 60033989
Vendor Name = S/O MASONITE DORFAB W
Customer Service = 1-877-431-3667
Catalog Version Date = 10/02/2017

End Line 1700 Descriptio

MASONITE. INTERIOR DOORS

Catalog Version 61



Call Width = 30"
Call Height = 84"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
1800-1	Slab Only 30 x 84 Primed MDF	$282.00	$282.00	2	$0.00	$564.00
	Unit 1800 Total:	$282.00	$282.00		$0.00	$564.00

Begin Line 1800 Description

Masonite MDF Slab Only 30 x 84
Call Width = 30"
Call Height = 84"
Handing = No Handing
Unit with Glass? = Yes
Door Style = 5 Lite Equal
Door Thickness = 1 3/8"
Panel Design = Shaker Sticking

Wood Species = Primed MDF
Glass = Clear
Panel Finish Type = Unfinished
Panel Color = Unfinished
Door Prep for Standard Lockset = No
Hinge Prep = No
Re-Order = No

Room Location = Attic
SKU = 479230
Estimated Lead Time = 35 days
Vendor Number = 60033989
Vendor Name = S/O MASONITE DORFAB W
Customer Service = 1-877-431-3667
Catalog Version Date = 10/02/2017

End Line 1800 Descriptio

MASONITE. INTERIOR DOORS

Catalog Version 61



Call Width = 48"
Call Height = 80"
Width = 49.5
Height = 81.6875

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price

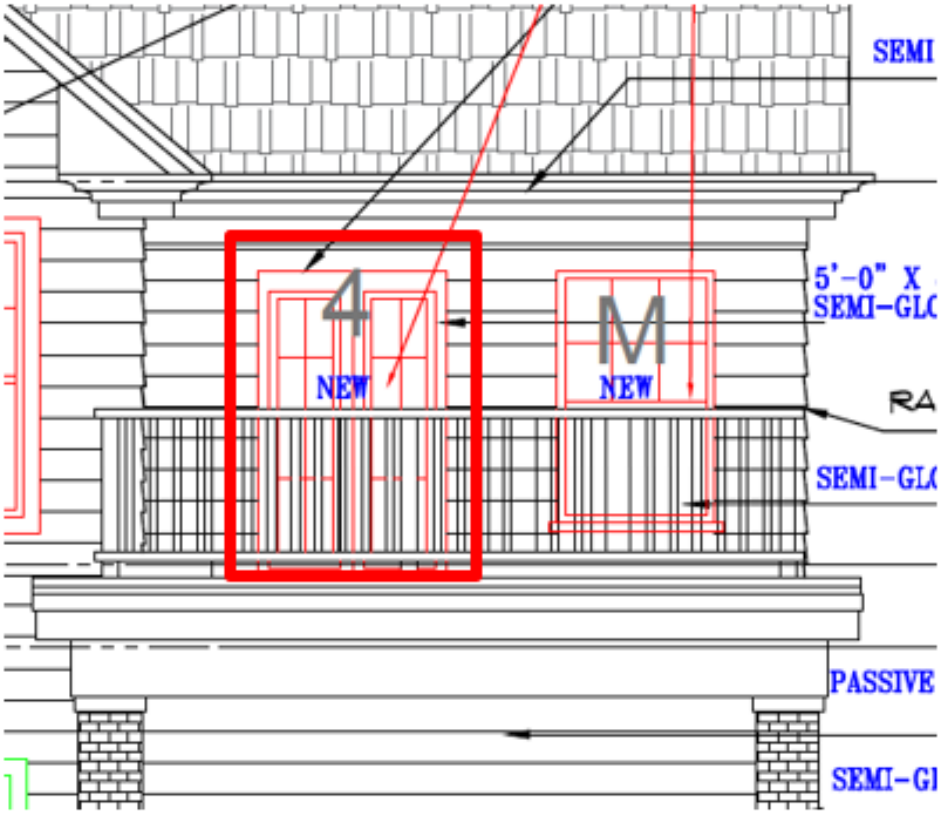


Request #1: Window sample



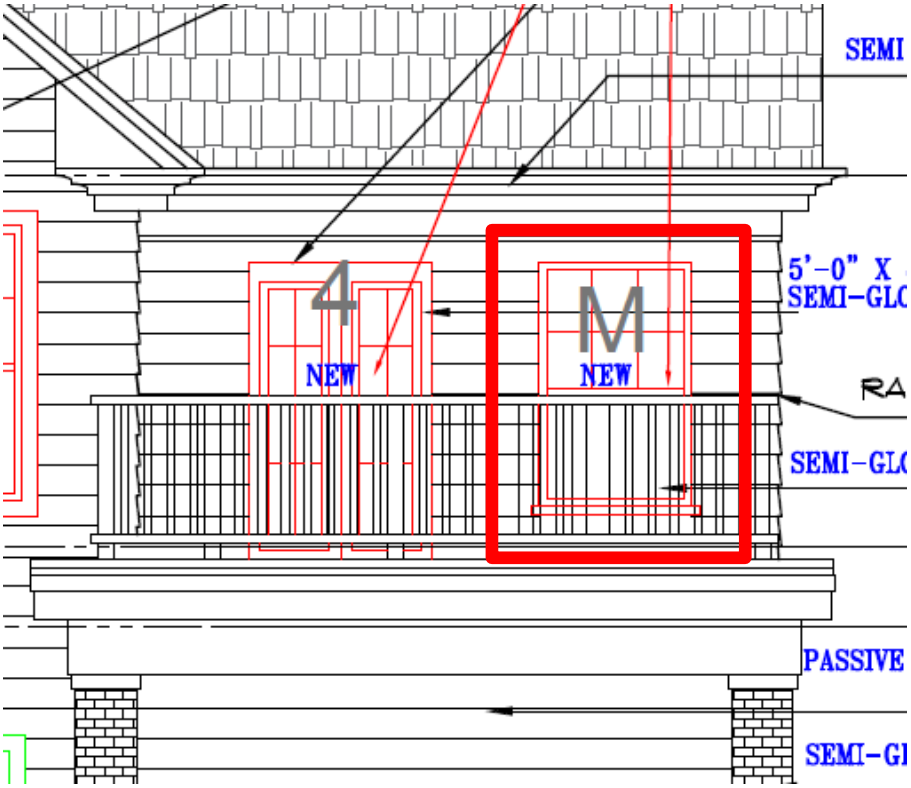
Request #2: Window sample



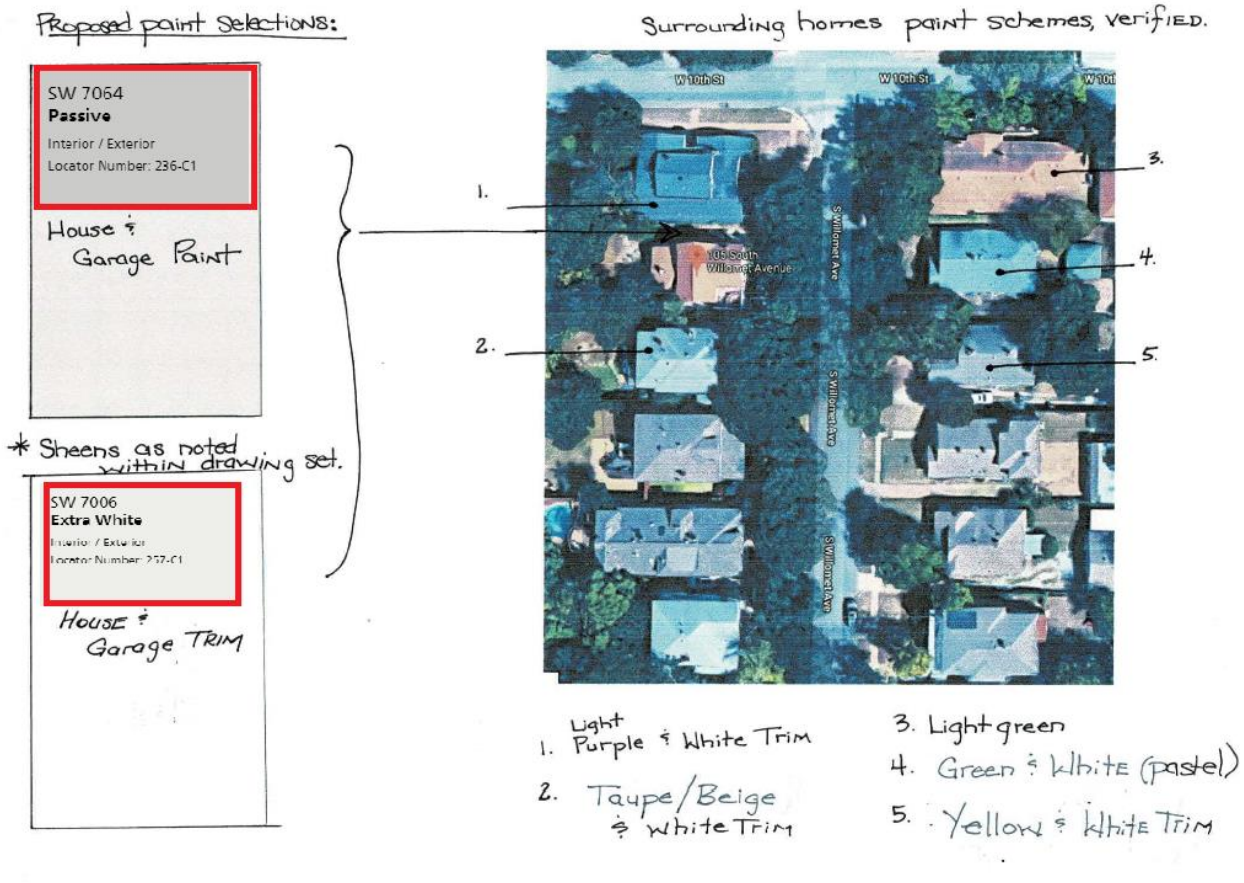


Request #3: Replace windows with French doors on front balcony





Request #4: Replace door with window on front balcony



Request #5: Paint specifications and survey

Request #5: Survey of surrounding paint colors



Request #7: Tree removal

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1: Section 51P-87.111(a)(17)(F)(iii)

(iii) All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (window panes). Front doors must contain at least one light. Sidelights must be compatible with the door.

Request #3, 4: Section 51P-87.111(a)(17)(A)

(A) Front facade openings. The total number of window and door openings (combined) in the front facade of the main building must be equal to or greater than the total number of original window and door openings (combined) in that facade. The number of door openings in the front facade of the main building must not be increased. Each story of a front facade of the main building must contain at least two windows or one window and a door.

Request #5: Section 51P-87.111(a)(8)(C)

(C) Dominant and trim colors. All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

Requests #1, 2, 3, 4, 6, 7: City Code Section 51A-4.501(g)(6)(C)(i)

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

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

(i) for contributing structures:

(aa) The proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) The proposed work will not have an adverse effect on the architectural features of the structure;

(cc) The proposed work will not have an adverse effect on the historic overlay district; and

(dd) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: HEATHER KELLEY
PROPERTY ADDRESS: 105 S WILLOMET AVE
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

* ___ Approval _____Approval with conditions___ Denial ____Denial without prejudice

Recommendation / comments/ basis:

1. WOOD WINDOWS — DENY W/O PREJ. — DENY W/ PREJUDICE (BOTTOM SASH, BOTTOM RAIL) WON'T LOOK HISTORIC; WINDOW DETAILS NEED DIMENSION; PROVIDE PHOTOS OF EXISTING & REPORT
** EXIST. WOOD WINDOWS SEEM THEY CAN BE RE-USED
4. *. TREE REMOVAL - APPROVAL
3. ASSESSORY STRUCTURE — APPROVE ON CONDITIONS — MATERIALS; PROVIDE DIMS EXPOSED RAFTER & MATERIAL; ROOF OVERHANG; GARAGE DOOR SPEC
2. *. COLOR — APPROVE W/ CONDITIONS — PROVIDE CHIPS

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simple Majority Quorum: X yes ___ no
Maker:
2nd.: TRED Nick
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9.12.2018

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-963(JKA)
LOCATION: 400 N Willomet Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: Gregory Bussey

OWNER: Gregory Bussey

REQUEST:

1) Install garage door on accessory structure.
2) Paint main and accessory structure. Brand: Sherwin Williams. Body: SW6684 "Brittlebush;" Trim: SW7004 "Snowbound;" Accent 1: SW6185 "Escape Gray;" Accent 2: SW6790 "Adriatic Sea."

BACKGROUND/HISTORY:

05/02/2012 – A Routine Maintenance CA was issued to repair a retaining wall and to install a wood fence (CA112-255(CH)).

02/09/2017 – Landmark approved shingle color “Charcoal” on the main and accessory structure (CA167-166(JKA)).

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

ANALYSIS:

1) The homeowner stated that the existing double garage doors are damaged beyond repair and cannot be retrofitted to be automatic. A single garage door is proposed to replace the double doors. The design of the proposed door is compatible with the accessory structure and the main structure, so Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.
2) The Winnetka Heights preservation criteria states that structures must have a dominant color and no more than two trim colors. Trim color, as defined in the ordinance, does not include screen and storm doors but does include the main doors. The applicant is proposing three trim colors, which is not allowed per the ordinance. Additionally, the combination of yellow, grey-green, and blue paint colors proposed is not typical of structures in the historic overlay district and are

not complimentary of each other, and a detailed description showing where each color would be placed was not submitted. Staff is recommending Denial without Prejudice of the proposed painting.

STAFF RECOMMENDATION:

1) Install garage door on accessory structure – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Paint main and accessory structure. Brand: Sherwin Williams. Body: SW6684 "Brittlebush;" Trim: SW7004 "Snowbound;" Accent 1: SW6185 "Escape Gray;" Accent 2: SW6790 "Adriatic Sea" – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(8)(C) stating that all structures must have a dominant color and no more than two trim colors, and that the colors of a structure must be complimentary of each other and the overall character of the district.

TASK FORCE RECOMMENDATION:

1) Install garage door on accessory structure – Approve.
2) Paint main and accessory structure. Brand: Sherwin Williams. Body: SW6684 "Brittlebush;" Trim: SW7004 "Snowbound;" Accent 1: SW6185 "Escape Gray;" Accent 2: SW6790 "Adriatic Sea" – Deny without Prejudice – Yellow and blue seems too deep / bright to be sympathetic to historic palette. Recommend selection from an approved historic palette chart i.e. Sherwin Williams.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 963 (JKA)
Office Use Only

Name of Applicant: Grey Bussey
Mailing Address : 400 N Willomet Ave
City, State and Zip Code: Dallas, TX 75208
Daytime Phone: 469-835-6499 Fax:
Relationship of Applicant to Owner : Owner

PROPERTY ADDRESS: 400 N Willomet Ave Dallas, TX 75208
Historic District: Winnetka Heights

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Repaint house with new colors RECEIVED BY
Sherwin Williams Colors attached sheets.
Install garage doors SEP 06 2018
Current Planning

Signature of Applicant: Grey Bussey Date: 8-27-18

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

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions)**, before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:

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

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

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

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408



Aerial image



Main structure



Across street from main structure



To the left of main structure



Across street from main structure





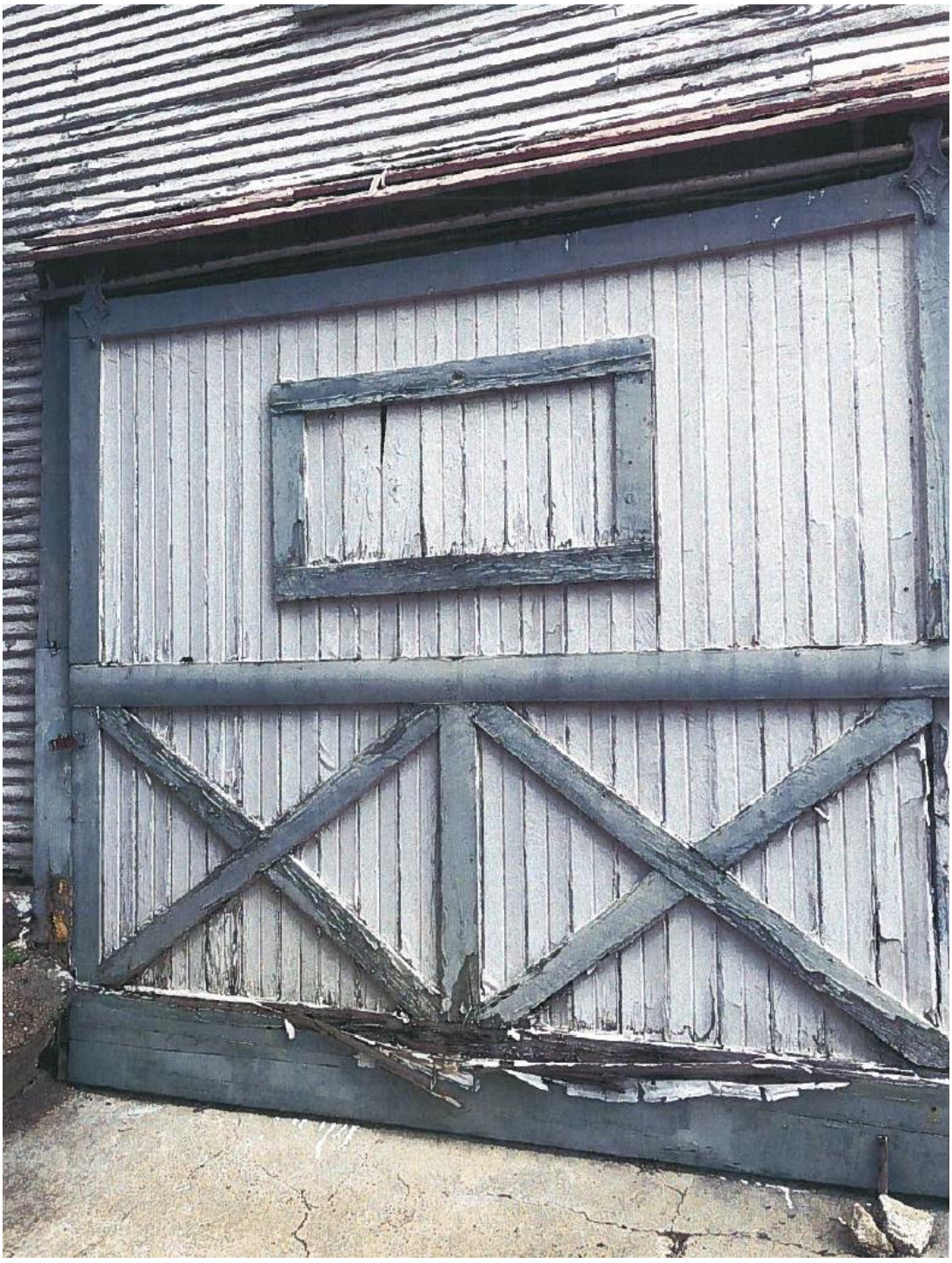
Main structure



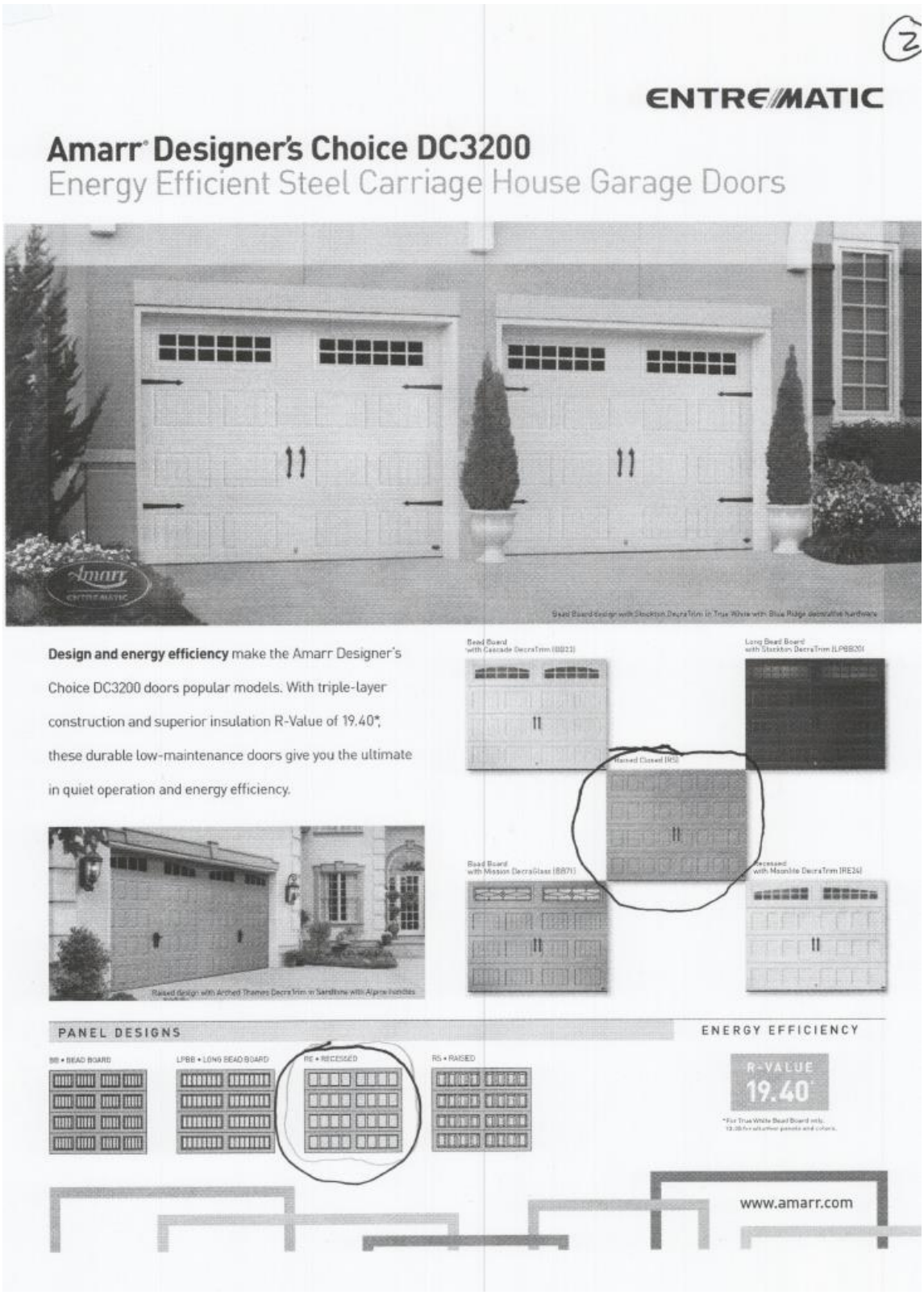
Accessory structure



Accessory structure doors



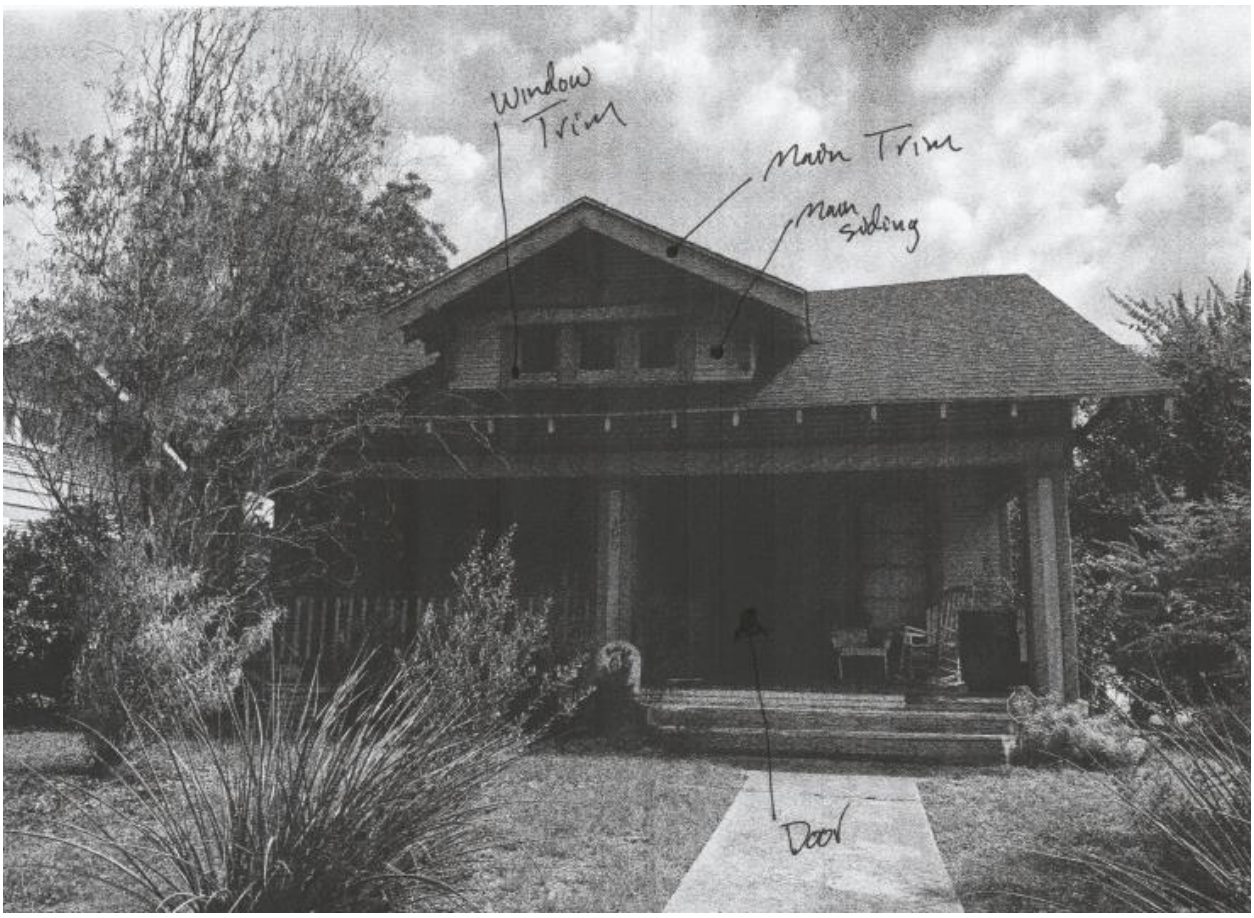
Accessory structure door



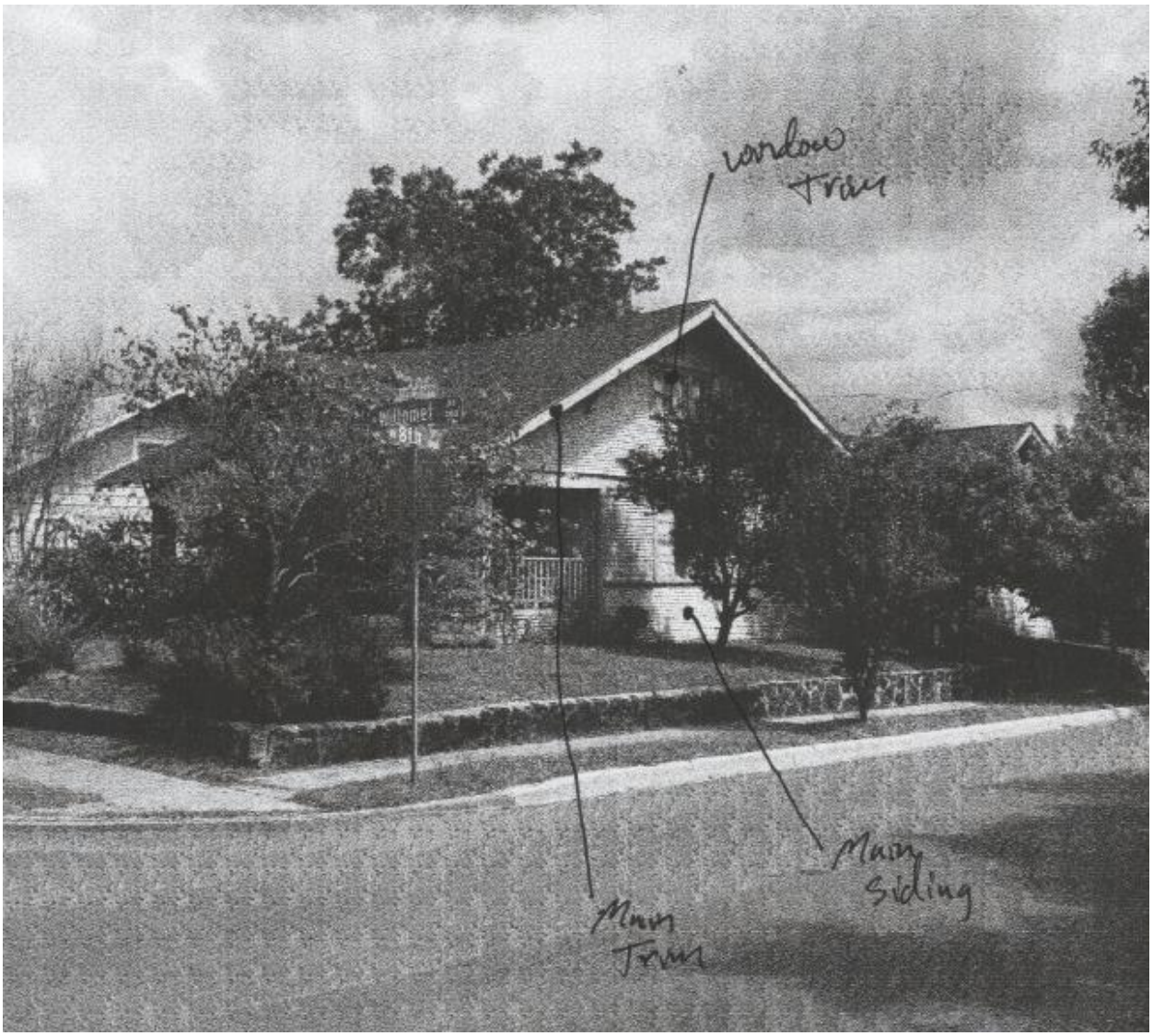
Garage door specifications



Paint specifications



Proposed paint locations



Proposed paint locations

(C) Dominant and trim colors. All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: GREG BUSSEY
PROPERTY ADDRESS: 400 N WILLOMET AVE
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _X_ Denial without prejudice

Recommendation / comments/ basis:

o YELLOW + BLUE SEEMS TO DEEP / BRIGHT TO BE SYMPATHETIC TO HISTORIC PALLETE

RECOMMENDATION TO SELECT BLUE + YELLOW FROM AN APPROVED HISTORIC PALLETE CHART I.E SHERWIN WILLIAMS

o GARAGE DOOR SELECTION APPROVED

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present _X_ Jennifer Anderson

Simple Majority Quorum: _X_yes ___ no
Maker: CHRISTI
2nd: NICK
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9.17.18

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-955(JKA)
LOCATION: 118 N. Windomere Ave
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0046.00

APPLICANT: Karis Huddleston

OWNER: TRIEM KARIS M

REQUEST: Paint main and accessory structure. Body: Behr PPU18-01 "Cracked Pepper;" Trim: Sherwin Williams SW7008 "Alabaster."

BACKGROUND / HISTORY:
04/21/2006 – A Routine CA was issued to replace the rear deck (CA056-273(JA)).

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

ANALYSIS: The "Cracked Pepper" color would replace the existing beige color, and "Alabaster" color would replace the existing white color. The house to the right of the main structure has a dark brown body color, but the body color on other homes in the surrounding blockface are light colors. Task Force's opinion was that the Cracked Pepper color was too dark; however, the color is very similar to the "Iron Ore" color approved for 411 S Winnetka and to other dark grey and dark blue body colors approved in the past year by Landmark Commission. Staff is recommending approval of the proposed work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION: Paint main and accessory structure. Body: Behr PPU18-01 "Cracked Pepper;" Trim: Sherwin Williams SW7008 "Alabaster" – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Paint main and accessory structure. Body: Behr PPU18-01 "Cracked Pepper;" Trim: Sherwin Williams SW7008 "Alabaster" – Deny without Prejudice – Approve of trim and accent color, but Deny without Prejudice the dark grey as a base color. Alternative - relocate dark grey as a small trim and sash color and resubmit.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 955 (JKA)
Office Use Only

Name of Applicant: KARIS Huddleston
Mailing Address : 118 N WINDOMERE AVE
City, State and Zip Code: DALLAS, TX, 75208
Daytime Phone: 214-632-3893 Fax: ____
Relationship of Applicant to Owner : self

PROPERTY ADDRESS: 118 N WINDOMERE AVE
Historic District: WINNETKA Heights

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

REPAIR ROTTED WOOD ON EVE, RAILS, SIDING TO MATCH
REPAIR CRACKED STUCCO ON COLUMNS AND SKIRT TO MATCH
REPLACE CONCRETE STEPS TO MATCH DUE TO CRACKING
REPAINT - BODY - BEHR PPU18-01 CRACKED PEPPER
TRIM - SW 7008 ALABASTER ; ~~ACCENT - SW 7523~~ stucco ~~RECEIVED BY~~

Signature of Applicant: _____ Date: 9/3/2018

Signature of Owner: _____ Date: 9/3/2018 SEP 06 2018
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Current Planning

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:

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

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

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

_____ _____
Sustainable Construction and Development **Date**



Aerial image



Main structure



To right



To left



Across street



Across street to right



Across street to left

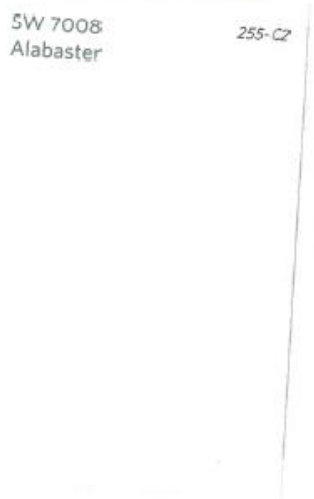




Rear façade of the main structure (top) and accessory structure (bottom)



1-BODY



2-TRIM

Paint specifications



1. Crack Pepper PPU18-01
2. Alabaster SW 7008

Proposed paint locations



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

Similar color approved by Landmark Commission in Aug 2017 for 411 S Winnetka

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

51P-87.111(a)(8)(C):

(C) Dominant and trim colors. All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: KARIS HUDDLESTON
PROPERTY ADDRESS: 118 N WINDOMERE AVE
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

___ Approval __X__ Approval with conditions___ Denial __A__ Denial without prejudice

Recommendation / comments/ basis:

- PAINT APPROVE BASE + OFF WHITE TRIM
  DENY W/O PREJ. BRICK GREY AS SUBMITTED & BASE COL.

- ALT. RELOCATE GREY AS SMALL TRIM + SASH
  RE SUBIT

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simple Majority Quorum: X yes ___ no

Maker: NICK
2nd: FRED
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9.12.2018

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-967(JKA)
LOCATION: 301 S. Windomere Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Victor Attah

OWNER: PARAMOUNT LAURELS LLC

REQUEST: Install 8' wood fence in side and rear yard.

BACKGROUND / HISTORY:
03/28/2018 – A Routine CA was issued to repair foundation, replace damaged #117 siding, and install matching shingles (CA178-426(JKA)).

04/02/2018 – Landmark approved the removal of glass blocks on the side façade, painting, 8' wood fence, demolition of an accessory structure, and construction of a new accessory structure (CA178-361(JKA), CD178-007(JKA)).

05/04/2018 – A Routine CA was issued to repair windows and front door (CA178-595(JKA)).

05/18/2018 – Landmark approve stone edging, removal of trees on the side parkway, and landscaping, but denied removal of a tree in the front yard parkway (CA178-496(JKA)).

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

ANALYSIS: The proposed location and height of the fence is consistent with the preservation criteria, but the proposed design is not consistent with fences in the historic overlay district. Most fences in Winnetka Heights are side-by-side, board-on-board or, less commonly, shadowbox design. Fence caps are also common. However, the highly decorative caps, scrollwork, and metal inserts proposed in this fence design are not typical features during the period of the main structure, during the period of significance for the historic overlay district, or that have been commonly approved in Winnetka Heights. The fence is located on a cornerside façade so would be highly visible. Staff is

recommending Denial without Prejudice of the proposed fence with the finding that it would have an adverse effect on the structure and the district.

STAFF RECOMMENDATION: Install 8' wood fence in side and rear yard – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure and the historic overlay district since the fence design is not typical of the period of significance or with other fence designs in the historic overlay district.

TASK FORCE RECOMMENDATION: Install 8' wood fence in side and rear yard – Deny without Prejudice – Resubmit metal gate insert with no scrolls, match dog view insert style. Applied arch inset at head not appropriate.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 967 (JKA)
Office Use Only

Name of Applicant: Victor Attah
Mailing Address : 3100 Carlisle St #4114
City, State and Zip Code: Dallas, TX
Daytime Phone: 214-718-8233 Alternate Phone:
Relationship of Applicant to Owner : Owner

PROPERTY ADDRESS: 301 S Windomere Ave
Historic District: Winnetka Heights

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

PROPOSED WORK:
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Add trim detail to existing Landmark Approved Fence

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: Victor Attah Date: 9/5/18

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

APPLICATION DEADLINE:
Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

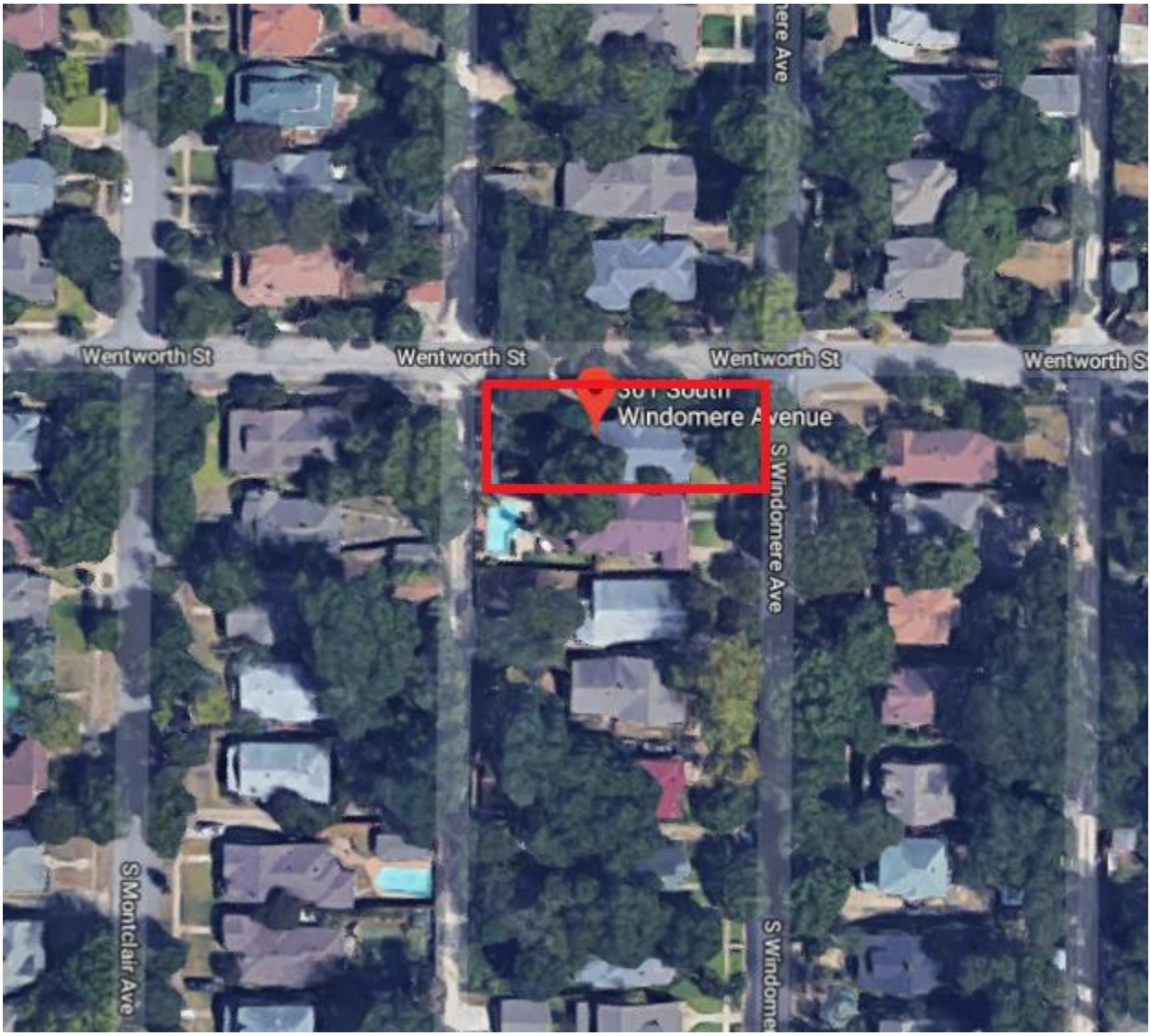
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 060518



Aerial image



Main structure



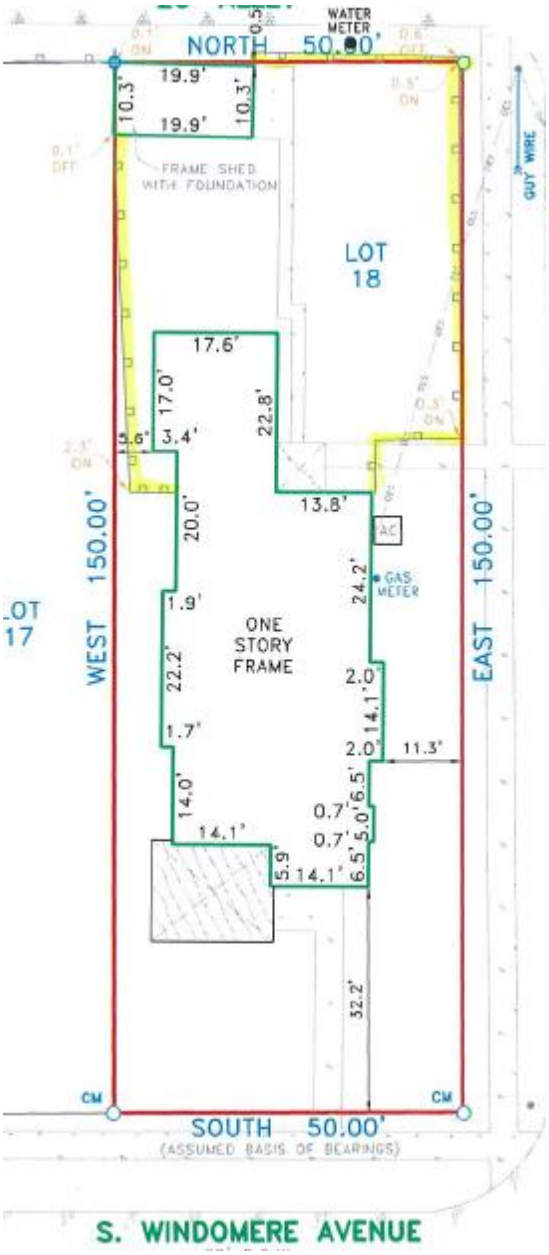
To Left



To Right



Across Street



Site plan with proposed fence highlighted





Proposed fence design

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

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

(i) for contributing structures:

(aa) The proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) The proposed work will not have an adverse effect on the architectural features of the structure;

(cc) The proposed work will not have an adverse effect on the historic overlay district; and

(dd) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: VICTOR ATTAH
PROPERTY ADDRESS: 301 S WINDOMERE AVE
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

___ Approval __X__ Approval with conditions___ Denial __X__ Denial without prejudice

Recommendation / comments/ basis:

- APPROVED w/6 conditions: REPLACE RESUBMIT METAL GATE INSERT NON SCOLLING MATCH DOG INSERT STYLE
- DENY w/ PRES: ARCHED APPLIED/INSET AT HEAD RESUBMIT CURVED/ARCH.

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simple Majority Quorum: X yes ___ no
Maker: ALF FRED
2nd: NICK
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9.12.18

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 **SEPTEMBER 4, 2018**

FILE NUMBER: CA178-964(JKA)
LOCATION: 214 N. Winnetka Ave
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: August 2, 2018
DISTRICT: Winnetka Heights
MAPSCO: Mapsco No.
CENSUS TRACT: Census tract No.

APPLICANT: Isaac Martinez

OWNER: MARTINEZ ISAAC

REQUEST:

1) Remove three windows on south side.
2) Install wood steps on front porch.
3) Install wood railing on front porch.
4) Relocate door on rear facade.
5) Paint main structure. Brand: Sherwin Williams. Body: SW7615 "Sea Serpent;" Trim: SW9165 "Gossamer Veil;" Accent: SW7621 "Silver Mist."

BACKGROUND / HISTORY:

8/28/1984 – Landmark approved wood columns and railing but Denied Without Prejudice painting of the brick chimney (No CA numbers issued during this time).

9/26/2008 – A Routine CA was issued to replace damaged wood on porch floor (CA078-707(JA)).

07/11/2018 – Landmark approved installation of columns and railing, removal of a non-historic front porch extension, paint colors, and shingles, but denied the painting of the brick fireplace (CA178-708(JKA)).

07/12/2018 – A Routine Maintenance CA was issued to repair the lead walk, steps, repair damaged siding and trim on the main and accessory structure, and to install an 8’ wood fence in the rear yard (CA178-795(JKA)).

09/04/2018 – Landmark approved window removal on north and rear façade, installation of a window on the rear façade, but Denied without Prejudice a door relocation on the rear façade (CA178-858(JKA)).

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

ANALYSIS:

1) The three windows proposed for removal is located in the rear 50% of the north side of the structure and were part of the former sleeping porch. The sleeping porch windows on the rear facade were approved for removal in Sept 2018. The Winnetka Heights preservation criteria does not address window removal on the side of the structure. The window is not readily visible from the public right of way, and removal will not have an adverse effect on the structure or the historic overlay district; therefore, Staff is recommending approval of the work with the finding that it meets City Code.
2) The steps were originally approved to be concrete in July 2018, and the applicant would like to change the material to wood. The material is appropriate for the structure and typical of the period of the building. Staff is recommending approval of the wood steps with the finding that it meets the preservation criteria and City Code.
3) The wood railing was originally approved in July 2018 to be 2 feet 1 inch tall. The new proposal would raise the railing to 2 feet 3 ½ inches to comply with City Code. Staff is recommending approval of the proposed work with the finding that it meets the preservation criteria and City Code.
4) The existing door and opening is not believed to be original to the structure. The Winnetka Heights preservation criteria does not address door removal on the rear of the structure. The door is not readily visible from the public right of way, and removal will not have an adverse effect on the structure or the historic overlay district; therefore, Staff is recommending approval of the work with the finding that it meets City Code.
5) The applicant provided a detailed image of where the colors will be placed on the structure. The main body color and color placements are unconventional, but are complimentary of each other and compatible with the historic district. Staff is recommending approval of the paint proposal with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION:

1) Remove three windows on south side – Approve – Approve drawings dated 9-17-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install wood steps on front porch – Approve – Approve drawings dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(11)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Install wood railing on front porch – Approve – Approve drawings dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Relocate door on rear façade – Approve – Approve drawings dated 9-17-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5) Paint main structure. Brand: Sherwin Williams. Body: SW7615 "Sea Serpent;" Trim: SW9165 "Gossamer Veil;" Accent: SW7621 "Silver Mist" – Approve – Approve specifications dated 9-17-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Remove three windows on south side – Approve – Windows are non-historic metal.
2) Install wood steps on front porch – Approve – No comments provided.
3) Install wood railing on front porch – Deny without Prejudice – Deny without Prejudice wood rail height. Bottom of top rail is above water table.
4) Relocate door on rear façade – Approve – Provide species and seal.
5) Paint main structure. Brand: Sherwin Williams. Body: SW7615 "Sea Serpent;" Trim: SW9165 "Gossamer Veil;" Accent: SW7621 "Silver Mist" – Approve with Conditions – Show neighbors colors.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 964 (JKA)
Office Use Only

Name of Applicant: Isaac Martinez
Mailing Address : 319 N. Clinton
City, State and Zip Code: Dallas Tx 75208
Daytime Phone: 214 621 8455 Alternate Phone:
Relationship of Applicant to Owner : Owner

PROPERTY ADDRESS: 214 N. Winnetka
Historic District: Winnetka Heights

OFFICE USE ONLY
Main Structure:
X Contributing
___ Non-contributing

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

✓ Back Door - Divided light, 15 lights, 36in x 83in, Mour
✓ Porch steps will be wood not concrete
✓ Porch railing changed in height from 2ft 1in to 2ft 3.5in
✓ Color of house-SW 7615 SeaSerpent(Main), Trim SW 9165 Gossimar Veil, SW 7621 Silvermist
✓ Remove windows on Southside rear

RECEIVED BY
Current Planning
SEP 06 2018

Signature of Applicant: Isaac Martinez Date: 9.6.18

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

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:

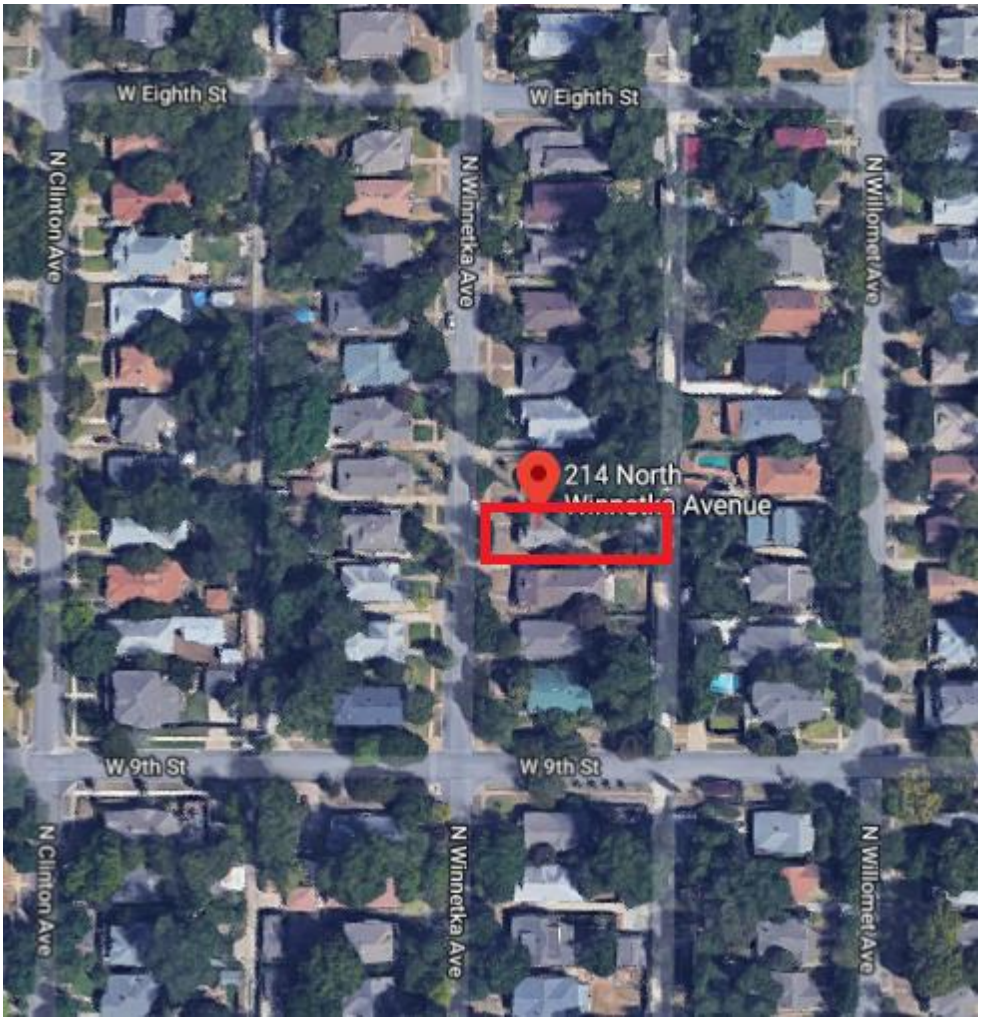
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

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

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

Signed drawings and/or specifications are enclosed X Yes ___No

_____ _____ _____
Sustainable Construction and Development **Date**



Aerial image



Main structure



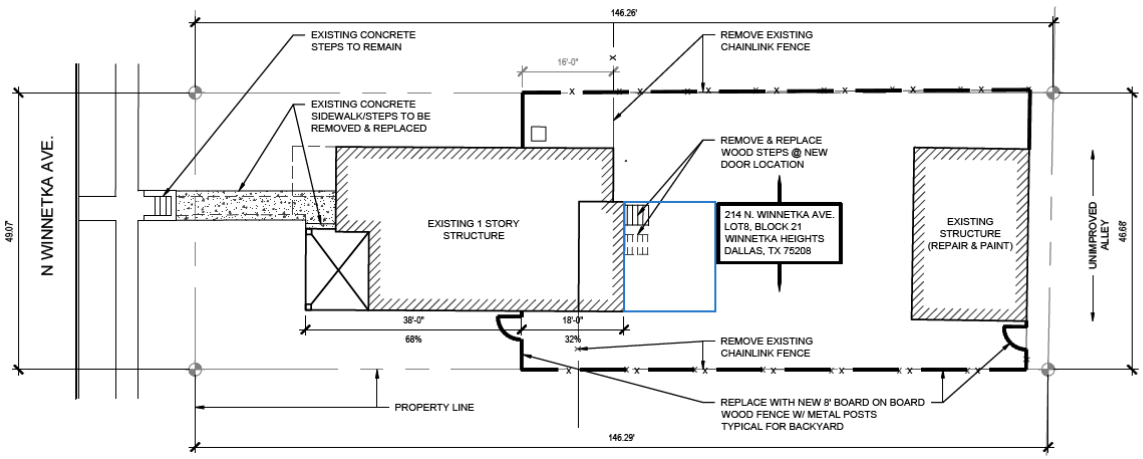
To left



To Right



Across Street



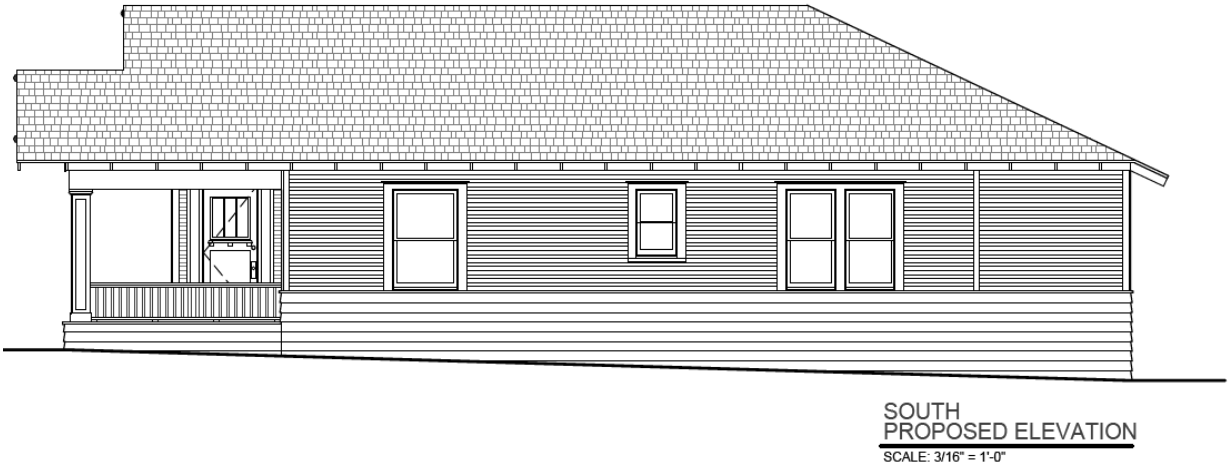
AREA CALCULATIONS:	
LOT AREA	7,148 SQ. FT.
HOUSE 1ST FLOOR AREA	1,201 SQ. FT.
GARAGE AREA	612 SQ. FT.
LOT COVERAGE	25.3%

PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"
NORTH

Proposed site plan



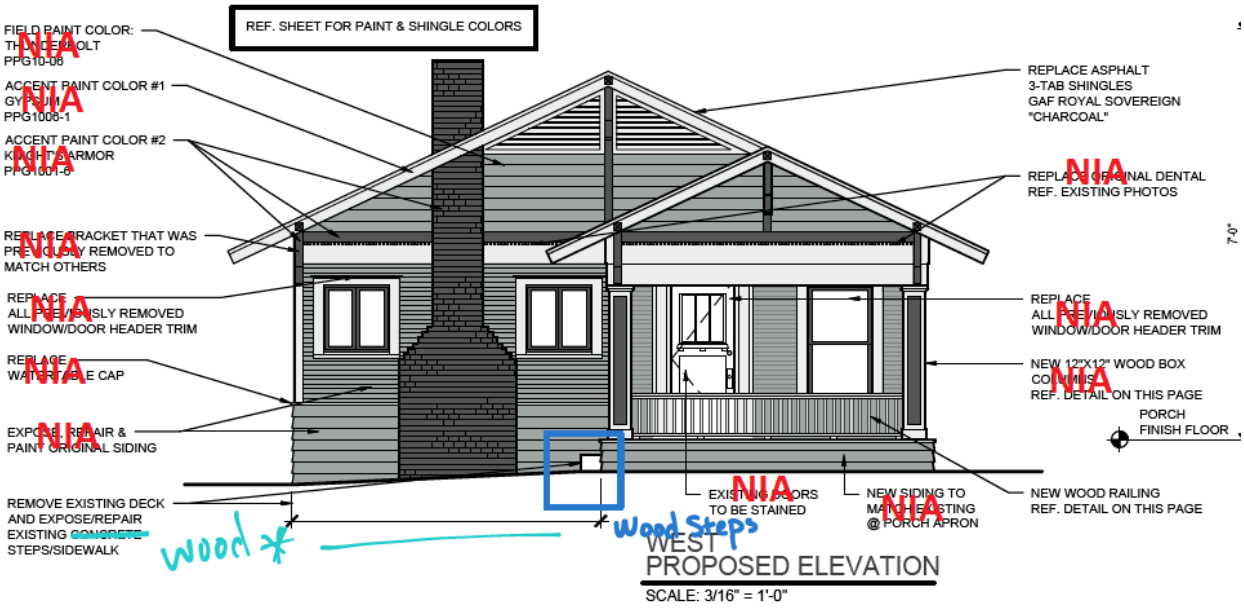
Request #1: Existing south side façade



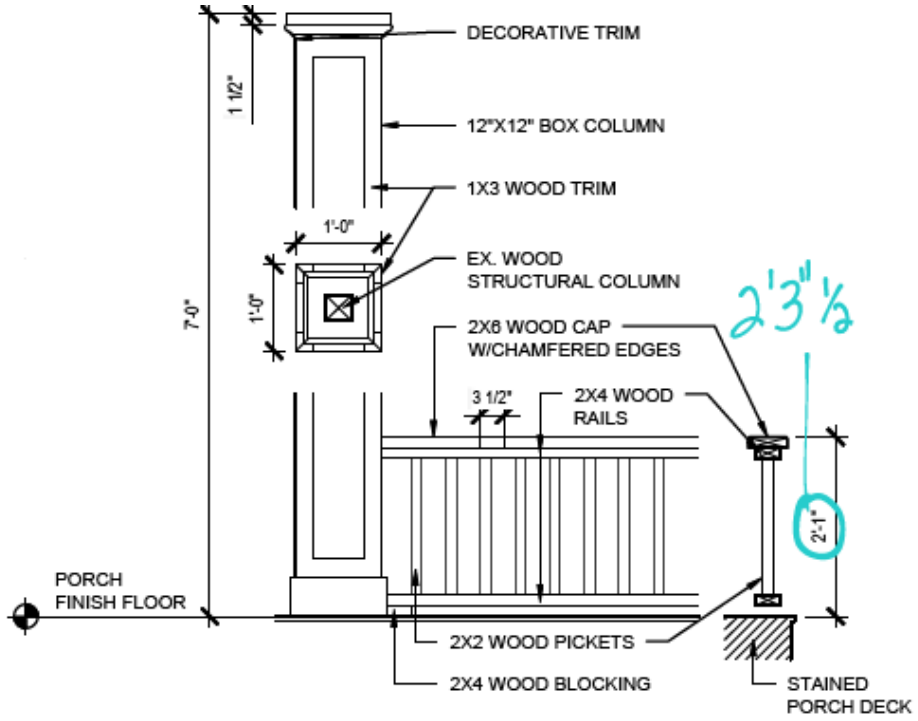
Request #1: Proposed south elevation



Request #2 & 3: Front façade



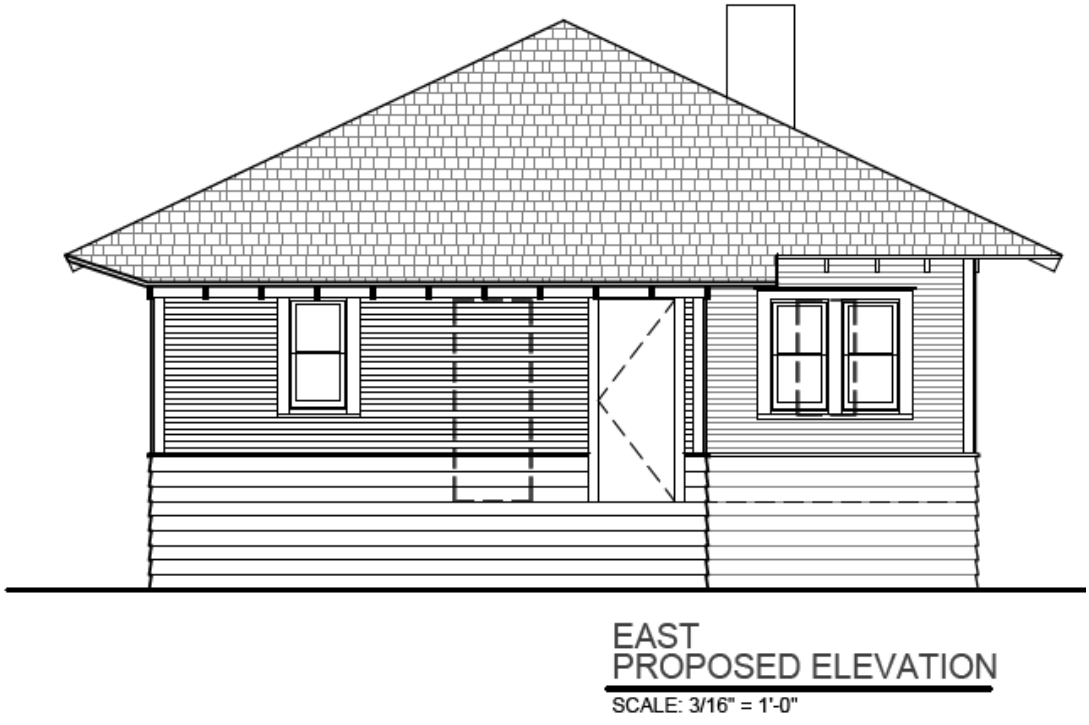
Request #2 & 3: Proposed wood steps and railing



Request #3: Proposed wood railing



Request #4: Existing rear façade



Request #4: Proposed door relocation



Request #4: Proposed door

SW 7615
Sea Serpent
Interior / Exterior
Locator Number: 234-C7

BODY

SW 9165
Gossamer Veil
Interior / Exterior
Locator Number: 238-C1

TRIM

SW 7621
Silvermist
Interior / Exterior
Locator Number: 281-C1

ACCENT

Request #5: Paint specifications



Request #5: Proposed paint color locations

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 & 4:
Standards for contributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(i):

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

(i) for contributing structures:

(aa) The proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) The proposed work will not have an adverse effect on the architectural features of the structure;

(cc) The proposed work will not have an adverse effect on the historic overlay district; and

(dd) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

Request #2: Section 51P-87.111(a)(11)(E)

(E) Style. Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building. A front entrance or porch must reflect the dominant horizontal and vertical characteristics of the main building.

Request #3: Section 51P-87.111(a)(11)(A)

(A) Detailing. Railings, moldings, tilework, carvings, and other detailing and architectural decorations on front entrances and porches must be typical of the style and period of the main building.

Request #5: Section 51P-87.111(a)(8)(C)

(C) Dominant and trim colors. All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: ISAAC MARTINEZ
PROPERTY ADDRESS: 214 N WINNETKA AVE
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

1. APPROVE REMOVING MTL NON HISTORIC WINDOWS & PORCH
2. APPOVE WD STEPS FROM CONC. ALT. BOTTOM OF TOPRAIL TIE INTO WATER TABLE
3. DENY Y/O PRED. OF WOOD RAIL HEIGHT
4. APPOVE PROVIDE SPECIES GEAL?
5. APPROVE PROVIDE NEIGHBORS COLORS TO INSURE DARK ALIKE COLORS

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simple Majority Quorum: X yes ___ no

Maker: NICK
2nd: FRED
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 9.12.18

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 **OCTOBER 1, 2018**

FILE NUMBER: CA178-961(JKA)
LOCATION: 316 S. Winnetka Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: September 6, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Lee Hewett

OWNER: HEWETT LEE JAY

REQUESTS:

1) Install wood shingles in front gable and transom opening and stain. Work completed without a Certificate of Appropriateness.
2) Replace two doors on the front façade. Work Completed without a Certificate of Appropriateness.
3) Install landscaping and retaining wall in front yard. Work partially completed without a Certificate of Appropriateness.
4) Install stone walkway. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

3/7/2005 – Landmark Commission denied a request to replace all windows in the main structure (CA045-313(JA)).

10/26/2016 – A Routine CA was issued to install gutters on the main structure (CA167-063(JKA)).

12/02/2016 – A Routine Maintenance CA was issued to repair two front doors (CA167-132(JKA)).

12/05/2016 – Landmark Commission approved paint and door stain colors for the main structure (CA167-088(JKA)).

1/09/2017 – Landmark denied a request to install a 7’6” fence in the front and side yard (CA167-128(JKA)).

02/02/2018 – Landmark Denied without Prejudice solar panels on the main structure (CA178-315(JKA)).

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

ANALYSIS:

1) In Dec 2016 the applicant was issued a Certificate of Appropriateness for painting the main structure and to stain the front doors. During the course of work, the existing shingles and trim were removed, and new shingles were installed and stained to match the door color. The trim piece that was originally at the bottom of the gable was either not reinstalled or was covered up. Wood shingles were also installed in the transom window, which had been covered with irregular sized boards previously. Staff is not supportive of the removal of the trim piece, the shingles covering the transom window, or the shingle color and is recommending Denial without Prejudice of the work. This item was not reviewed by Task Force since it was discovered after the Task Force meeting had already occurred, but has been added to the agenda since the case was escalated by the applicant to the City Council member.
2) In Dec 2016 a Routine Maintenance CA was issued to repair the two original 15-lite front doors. Both doors were replaced with six-lite doors. No evidence was submitted showing that the original doors could not be repaired. The original doors were more appropriate for the Craftsman style structure than the new Prairie-Style doors that were installed. Staff is recommending Denial without Prejudice of the work. This item was not reviewed by Task Force since it was discovered after the Task Force meeting had already occurred, but has been added to the agenda since the case was escalated by the applicant to the City Council member.
3) The 12" tall retaining wall was completed and landscaping partially installed without a Certificate of Appropriateness. The Winnetka Heights preservation criteria states that retaining walls are allowed only if they are preserving a natural or existing slope, and must be constructed of unpainted natural stone, brick, stucco, or smooth-finished concrete that is compatible in texture, color, and style with the main building. While some runoff from the rolled lawn is visible in previous photographs, the typical methods used to control runoff – such as installing new grass or edging - was not attempted before the wall was installed. The wood material of the wall is also not consistent with allowable materials for retaining walls in Winnetka Heights. Staff is recommending Denial without Prejudice of the work.
4) The stone walkway that leads from the driveway to the front porch was installed without a Certificate of Appropriateness. The preservation criteria states that private walkways must be constructed of concrete, gravel, or brick that matches or is compatible in texture, color, and style with the main building. The stone material of the walkway is not consistent with the allowable materials for private walkways in Winnetka Heights and also does not match the other hardscaping, particularly the lead walk. Staff is recommending Denial without Prejudice of the completed work. This item was not reviewed by Task Force since it was discovered after the Task Force meeting had already occurred, but has been added to the agenda since the case was escalated by the applicant to the City Council member.

STAFF RECOMMENDATION:

1) Install wood shingles in front gable and transom opening and stain. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(3) stating that decorative elements and the manner in which they are applied or joined together must be typical of the style and period of the main building and compatible with the other buildings of the blockface and because the trim piece underneath the gable was removed and because wood shingles are not typically applied in transom openings.
2) Replace two doors on the front façade. Work Completed without a Certificate of Appropriateness – Deny without Prejudice – The completed work is not consistent with City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) stating that doors and lights in the front façade of the main building must be typical of the style and period of the building and because the applicant did not meet the burden of proof required to justify the work since evidence that the doors could not be repaired was not submitted.
3) Install landscaping and retaining wall in front yard. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – The work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(b)(8) stating that retaining walls must be constructed of unpainted natural stone, brick, stucco, or smooth-finished concrete that is compatible in texture, color, style, with the main building and because the completed retaining wall is constructed of wood which is not an approved material.
4) Install stone walkway. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the stone material used is not consistent with preservation criteria Section 51P-87.111(b)(9)(A)(iii) stating that all private sidewalks must be constructed of concrete, gravel, or brick that matches or is compatible in texture, color, and style of the main building.

TASK FORCE RECOMMENDATION:

1) Install wood shingles in front gable and transom opening and stain. Work completed without a Certificate of Appropriateness – None – Not reviewed by Task Force.
2) Replace two doors on the front façade. Work Completed without a Certificate of Appropriateness – None – Not reviewed by Task Force.
3) Install landscaping and retaining wall in front yard. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – No comments.
4) Install stone walkway. Work completed without a Certificate of Appropriateness – None – Not reviewed by Task Force.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 961 [JKA]
Office Use Only

Name of Applicant: Lee Hewett
Mailing Address : 316 S Winnetka Ave
City, State and Zip Code: Dallas TX 75208
Daytime Phone: 8438102263 Fax: none
Relationship of Applicant to Owner : self

PROPERTY ADDRESS: 316 S Winnetka Ave
Historic District: Winnetka Heights

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

Installation of cedar timber front flower bed edging to prevent further soil erosion. The wood will not be stained, but I would like to apply clear coating to protect from weather.

Preparation of two front landscape flower beds, tilling, adding new soil and compost, in order to prepare soil for plantings (unable to sustain healthy plants with current soil)

Installation of plants in two front landscape flower beds, as detailed in attached landscape design proposal.

RECEIVED BY
SEP 06 2018
Current Planning

Signature of Applicant: _____ Date: 8/30/18

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

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

OTHER:

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

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

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

_____ _____
Sustainable Construction and Development **Date**



Aerial image



Main structure



To right



To left



Across street



View of retaining wall from Jefferson Ave



Main structure in 2016





Request #1: Shingles in front gable and transom

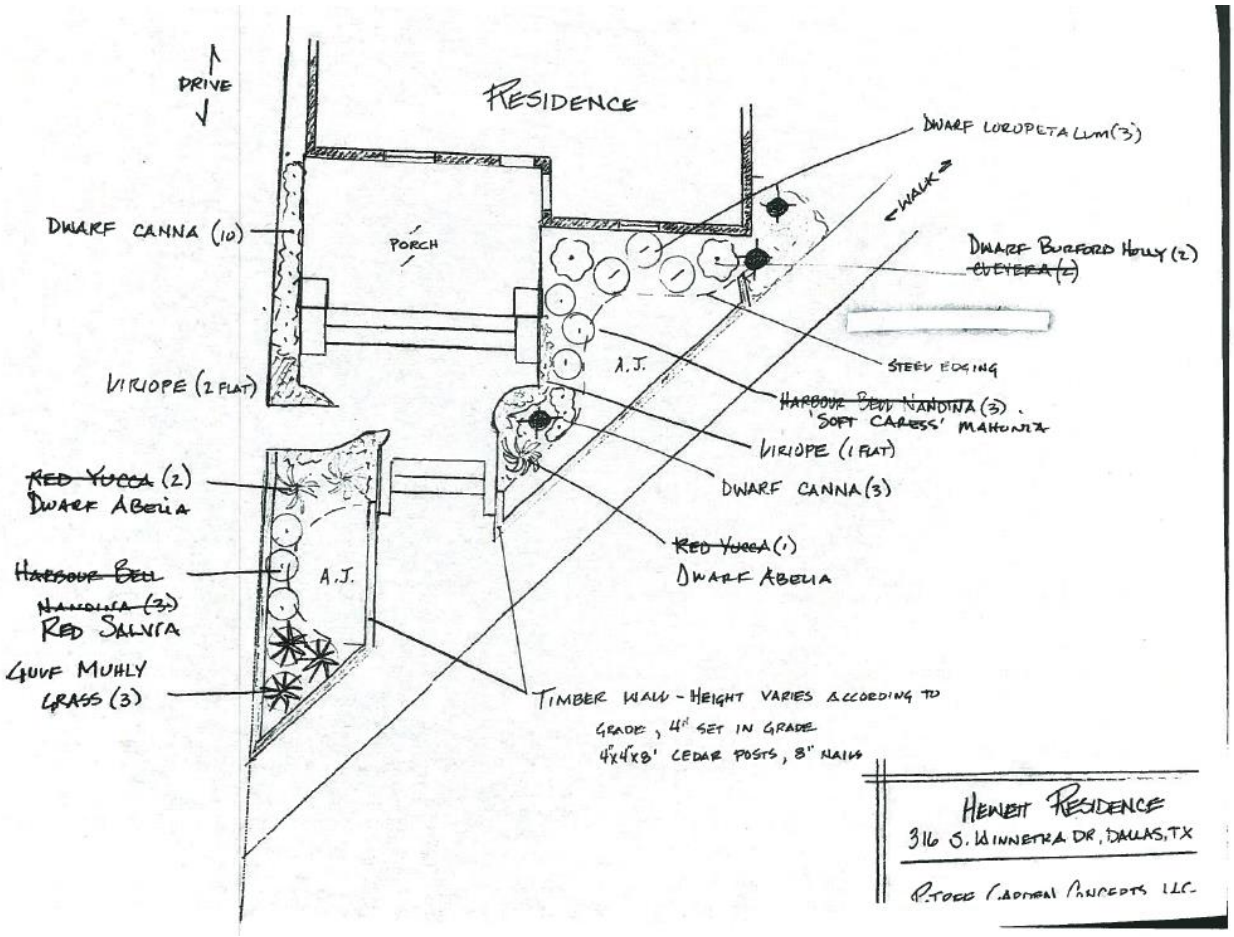




Request #2: Top photo – original doors. Bottom photo – doors installed without a CA



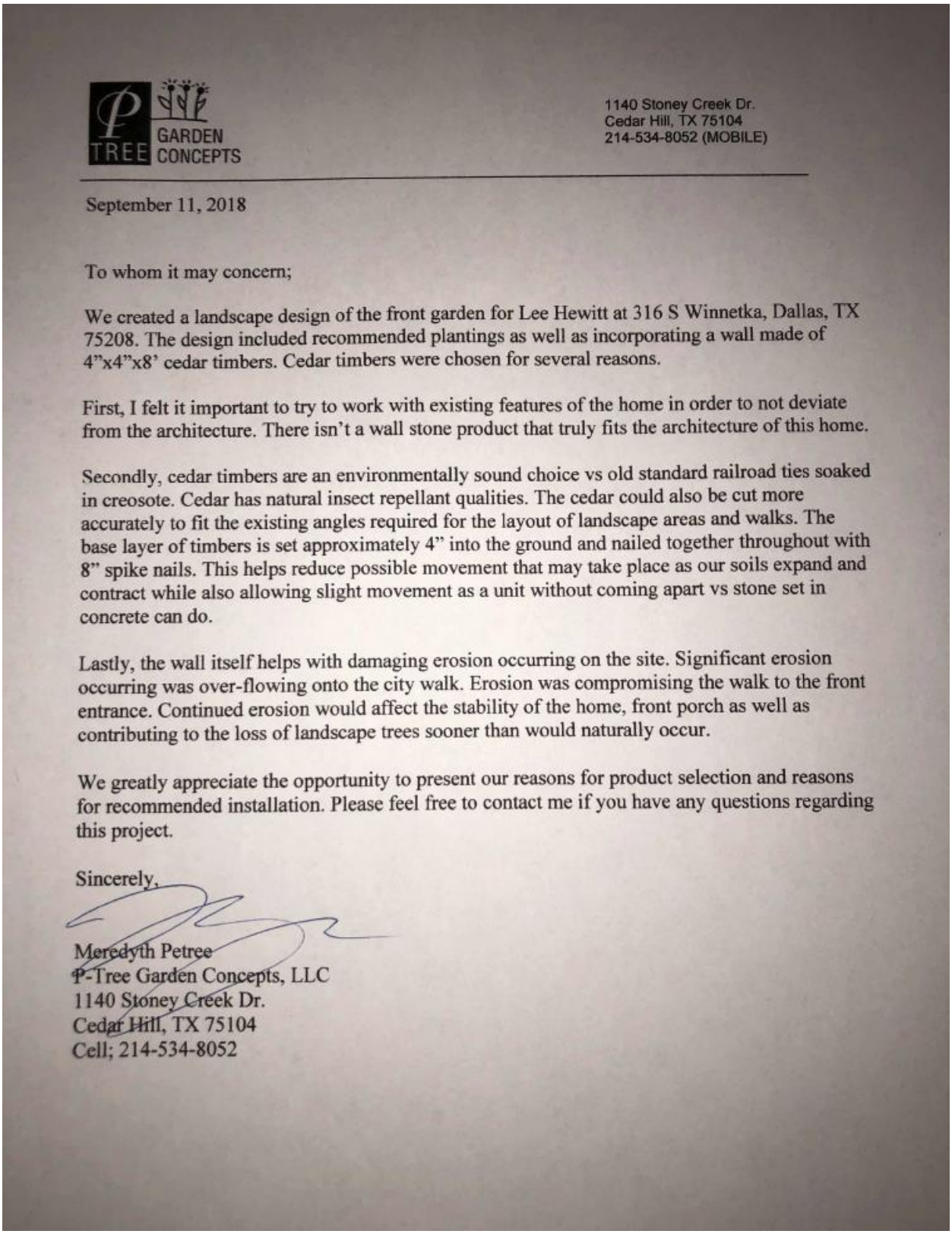
Request #3: Front yard before construction of the retaining wall and flower beds



Request #3: Site plan



Request #3: Front yard after installation of retaining wall without a Certificate of Appropriateness



P-TREE GARDEN CONCEPTS

1140 Stoney Creek Dr.
Cedar Hill, TX 75104
214-534-8052 (MOBILE)

September 11, 2018

To whom it may concern;

We created a landscape design of the front garden for Lee Hewitt at 316 S Winnetka, Dallas, TX 75208. The design included recommended plantings as well as incorporating a wall made of 4"x4"x8' cedar timbers. Cedar timbers were chosen for several reasons.

First, I felt it important to try to work with existing features of the home in order to not deviate from the architecture. There isn't a wall stone product that truly fits the architecture of this home.

Secondly, cedar timbers are an environmentally sound choice vs old standard railroad ties soaked in creosote. Cedar has natural insect repellant qualities. The cedar could also be cut more accurately to fit the existing angles required for the layout of landscape areas and walks. The base layer of timbers is set approximately 4" into the ground and nailed together throughout with 8" spike nails. This helps reduce possible movement that may take place as our soils expand and contract while also allowing slight movement as a unit without coming apart vs stone set in concrete can do.

Lastly, the wall itself helps with damaging erosion occurring on the site. Significant erosion occurring was over-flowing onto the city walk. Erosion was compromising the walk to the front entrance. Continued erosion would affect the stability of the home, front porch as well as contributing to the loss of landscape trees sooner than would naturally occur.

We greatly appreciate the opportunity to present our reasons for product selection and reasons for recommended installation. Please feel free to contact me if you have any questions regarding this project.

Sincerely,

Meredyth Petree
P-Tree Garden Concepts, LLC
1140 Stoney Creek Dr.
Cedar Hill, TX 75104
Cell; 214-534-8052

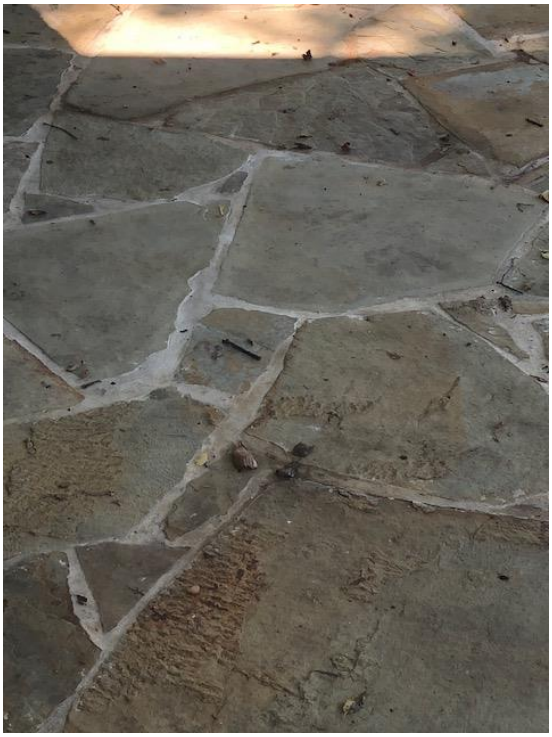
Request #3: Letter from landscaper





Request #4: Stone walkway installed without a Certificate of Appropriateness.





Request #4: Stone walkway installed without a Certificate of Appropriateness.

Anderson, Jennifer

From:	Lee Hewett [redacted]
Sent:	Wednesday, September 12, 2018 8:07 AM
To:	Anderson, Jennifer
Subject:	Documents for Task Force meeting today
Attachments:	attachment 1.pdf
Follow Up Flag:	Follow up
Flag Status:	Flagged

Dear Jennifer, I have attached relevant documents for today's task force meeting. The first document is a written explanation from the landscape designer who performed the work explaining why the specific materials were used. The second and third documents are photos demonstrating use of wood retaining walls on other properties in Winnetka Heights Historic District. The fourth document is a photo demonstrating the use of stones as retaining walls in the Winnetka Heights Historic District.



Examples of retaining walls submitted by applicant





Examples of retaining walls submitted by applicant

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

1) Section 51P-87.111(a)(3)

(3) Architectural detail. Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period the main building and compatible with the other buildings on the blockface.

2) Section 51P-87.111(a)(17)(F)(iii)

(iii) All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (window panes). Front doors must contain at least one light. Sidelights must be compatible with the door.

3) Section 51P-87.111(b)(8)

(8) Retaining walls. Retaining walls are not permitted in the front and side yards, except to preserve a natural or existing slope, or to make a slope similar to that of an adjacent lot. The height of a retaining wall may not exceed the height of the slope it retains. A retaining wall must be constructed of unpainted natural stone, brick, stucco, or smooth-finished concrete that is compatible in texture, color, and style with the main building.

4) Section 51P-87.111(b)(9)(A)(iii)

(iii) All private sidewalks and driveways must be constructed of concrete, gravel, or brick that matches or is compatible in texture, color, and style with the main building.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 09/12/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: LEE HEWETT
PROPERTY ADDRESS: 316 S WINNETKA AVE
DATE of CA / CD REQUEST: 09/06/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial __X__Denial without prejudice

Recommendation / comments/ basis:

Task force members present

X Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
X Christine Escobedo	X Nicholas Dean	___ VACANT (Alt)
X Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simple Majority Quorum: X yes ___ no
Maker: CHRISTINE
2nd: FRED
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE 9.12.18

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 **OCTOBER 1, 2018**

FILE NUMBER: CD178-018(MP)
LOCATION**:** 228 S Cliff Street
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 4
ZONING: PD No. 388

PLANNER: Marsha Prior
DATE FILED: August 2, 2018
DISTRICT: Tenth Street
MAPSCO: 55-F
CENSUS TRACT: 0041.00

APPLICANT: Myra Fain

REPRESENTATIVE: None

OWNER: FAIN MYRA E

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:

11/3/2014 – Landmark Commission approved the Certificate for Demolition (CD145-001(MD)).

8/6/2018 – Landmark Commission moved to enter into an initial suspension period.

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

ANALYSIS:
An interested party has been identified; therefore, Staff is recommending that the initial suspension period be extended.

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) – Recommend to enter into the extended suspension period.

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) – No quorum, comments only – We recommend that the house be demolished because it isn't a contributing structure and it is not

structurally sound and poses an imminent danger to neighboring structures. (This recommendation is from the September 11th Task Force meeting. Task Force does not review the applications again once they've entered into the initial suspension period).

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

CD 178 - 018 (MP)
Office use only

1. Name of Applicant: Myra E. Fain

MAILING Address: 830 Shady Brook Lane City Red Oak State TX Zip 75154
Daytime Phone: 214/693-2957 Fax: N/A
Relationship of Applicant to Owner: Self

ADDRESS OF PROPERTY TO BE DEMOLISHED: 228 S. Cliff St Zip 75203
Historic District: Tenth St.

RECEIVED BY

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)
Demolish and remove structure that poses an imminent threat/danger to public health or safety.

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:** Myra E. Fain **Date:** 7/24/18

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

Affidavit

Before me the undersigned on this day personally appeared Myra E. Fain 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.

Myra E. Fain

Affiant's signature

Subscribed and sworn to before me this 24 day of July, 2018

Notary Public

SHANNON M CARR
Notary Public
State of Texas
ID # 12623381-4
My Comm. Expires 09-22-2020

NOTICE OF INTENT TO THE DIRECTOR AND THE LANDMARK COMMISSION TO APPLY FOR A CERTIFICATE OF DEMOLITION FOR A RESIDENTIAL STRUCTURE IN ACCORDANCE WITH DALLAS CITY CODE SECTION 51A-4.501(i)(5)(D)

Name of Applicant (city or property owner only) Myra E. Fain

MAILING ADDRESS 830 Shady Brook Lane

City Red Oak State Texas Zip Code 75154

Daytime Phone 214/693-2951 Fax number:

ADDRESS OF THE PROPERTY WHERE YOU INTEND TO APPLY FOR A CERTIFICATE OF DEMOLITION 228 S. CLIFF

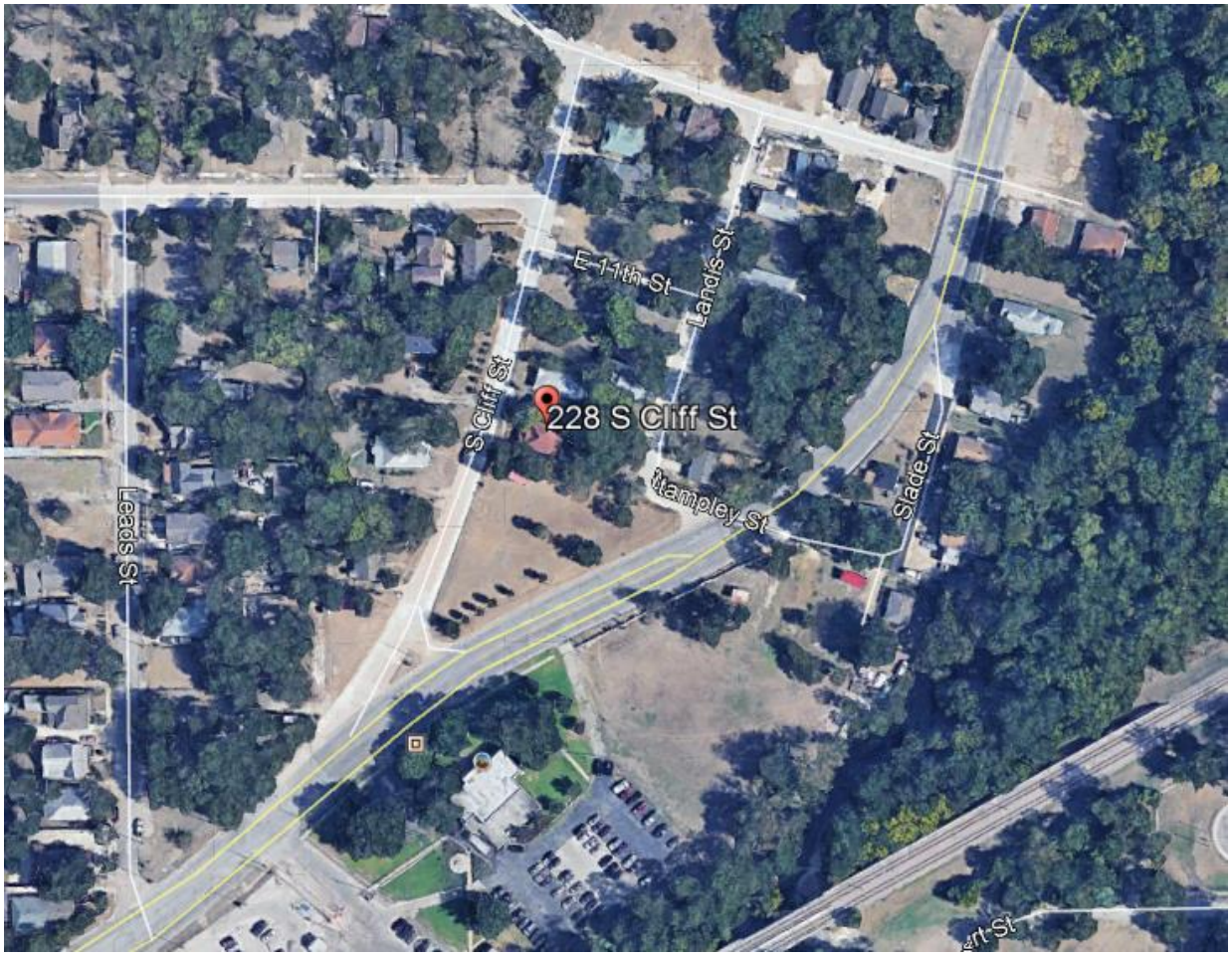
Zip Code 75203 **Historic District Tenth Street**

This notice of intent to apply for a certificate of demolition must be completed and submitted to the Director of Sustainable Development and Construction and the Dallas Landmark Commission **at least 30 days before an application for a certificate of demolition for a residential structure with no more than 3,000 square feet of floor area pursuant to a court order under Dallas Development Code Section 51A-4.501(i)(5) may be submitted to the landmark commission**. This notice of intent form must be sent to:

Current Planning
City of Dallas
1500 Marilla 5BN,
Dallas, Texas, 75201.

You may also fax this form to 214/670-4210.

Signature of Applicant: Myra E. Fain **Date** 7/1/18


E 11th St
Lands St
S Cliff St
228 S Cliff St
Hampley St
Slade St
Leads St

Aerial view



West (front) elevation.



View to left (North) of 228 S Cliff.



View to right (South) of 228 S Cliff.



View across (West) from 228 S Cliff.

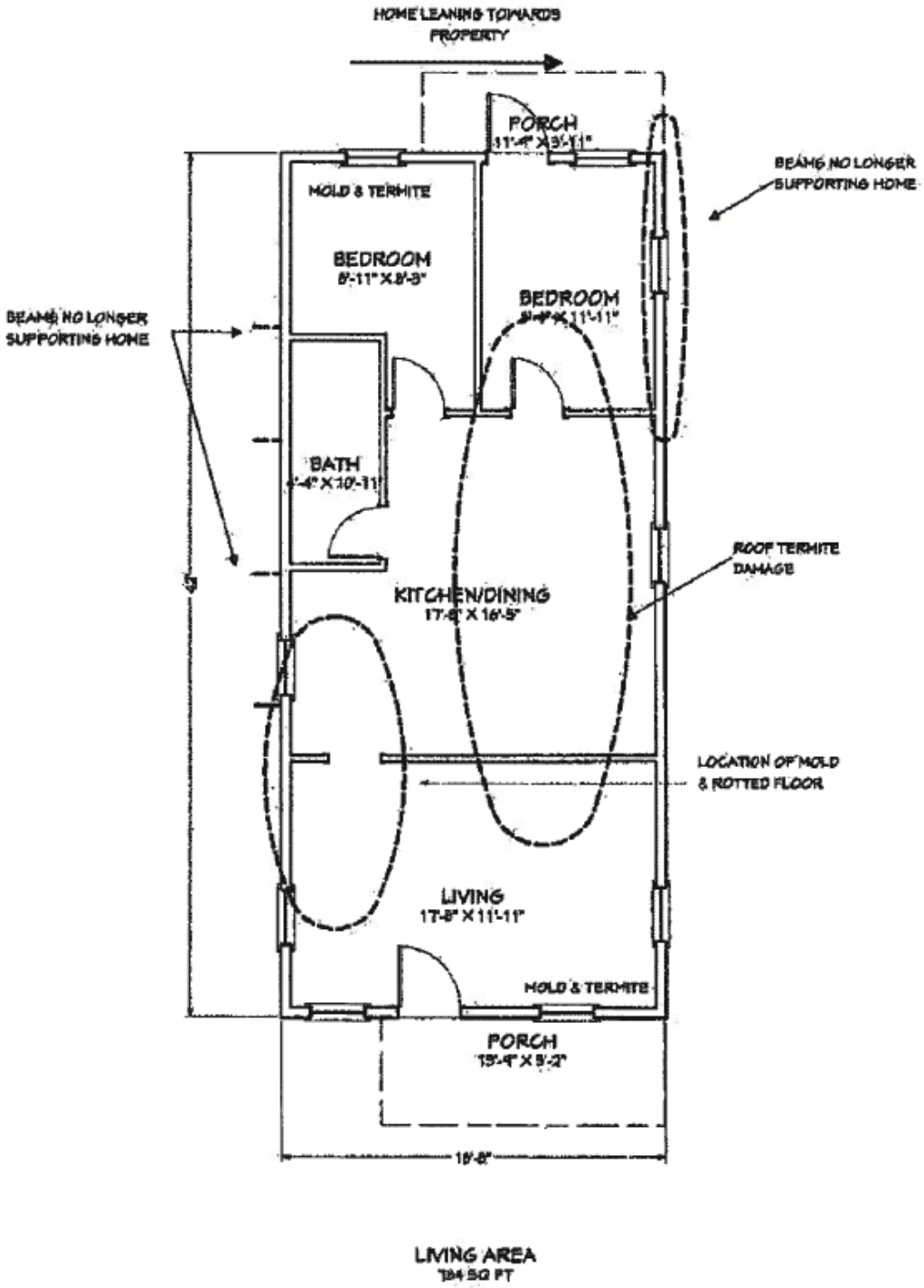


Diagram of house outlining areas with particular types of deterioration (termite damage, mold, failure of beams to support structure).

The residence at 228 South Cliff St. should be demolished for the listed reasons:

1. Property has extensive termite damage to more than 40% of home.
2. Leaks in the roof have caused rotting wood and mold to all existing drywall and 30% of the floor
3. Property peers have shifted from under the home causing it to lean toward the neighbor's property in danger of falling.
4. Over 60% of home needs to be reframed starting from foundation.

Applicant's summary of condition of house.



Mold

Photo submitted by applicant demonstrating mold.



Termite Damage

Photo submitted by applicant demonstrating termite damage.



Floor Rotted

Photo submitted by applicant demonstrating rotted floor.



Floor has rotted out, mold on throughout interior, ceiling rafters has termite damage.

Photo submitted by applicant demonstrating rotted floor, mold, and termite damage.



Photo submitted by applicant demonstrating rotted beams.



Home has shifted off of beams and is in danger of falling on residence next door.

Photo submitted by applicant demonstrating failure of support beams.



Sanborn map – 1921-1952 Vol 5 Sheet 550, showing vacant lot where 228 S Cliff is now located.

No. S50-003364-01

CITY OF DALLAS, Plaintiff,	§ § §	IN THE MUNICIPAL COURT OF
VS.	§ § §	THE CITY OF DALLAS
228 S. CLIFF STREET. Defendant,	§ §	DALLAS COUNTY, TEXAS

MODIFIED AGREED ORDER

On the 12th day of August 2014 came on for public hearing the above-styled and numbered cause. Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, this Court has jurisdiction and makes the following findings:

A vacant structure intended for human occupancy exists on the property located at **228 S. Cliff Street** City of Dallas, Dallas County, Texas (hereinafter "structure"). The structure violates numerous minimum housing standards in Chapter 27 of the Dallas City Code as specifically set forth in Plaintiff's Petition and Notice of Public Hearing.

The structure is dilapidated, substandard, unfit for human habitation, a hazard to the public health, safety and welfare, constitutes an urban nuisance, and cannot be repaired without substantial reconstruction. Each owner, mortgagee or lienholder identified was given at least 10 days advanced notice of this public hearing by certified mail, return receipt requested. Myra Fain appeared regarding this property and agreed to the entry of this modified order. No other interested persons appeared for the public hearing regarding the property.

It is therefore ORDERED that the structure and any accessory structure(s) be **demolished** by the owner(s), mortgagee(s), lienholder(s) and other persons having an interest in the structure within **30 days.**

It is further ORDERED that if said persons fail to abide by the order of this Court within the allotted time, the City of Dallas, through its agents and contractors, is 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 demolition is to include the foundation of the structure and all debris is to be fully and completely removed.

Signed this 12th day of August 2014.

Presiding Judge

AGREED AS TO FORM AND SUBSTANCE:

Andrew M. Gilbert
Sr. Assistant City Attorney
Cody McCullar
Assistant City Attorney
Justin Roy
Assistant City Attorney

Owner of 228 S. Cliff Street.

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.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 51A-4.501(i)(7).

The landmark commission shall approve the certificate for demolition if it finds that:

(A) a court or other tribunal has issued a final order requiring that the demolition of the structure pursuant to Texas Local Government Code Chapters 54 or 214; as amended; and

(B) suspension of the certificate for demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **8/7/2018**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Myra Fain
Address: 228 S Cliff (Tenth Street Neighborhood HD)
Date of CA/CD Request: 8/2/2018

RECOMMENDATION:

X Approve ____Approve with conditions __Deny ____Deny without prejudice

Recommendation / comments/ basis:

We recommend that the house be demolished because it isn't a contributing structure and it is not structurally sound and poses an imminent danger to neighboring structures.

Task force members present

____ Kathleen Lenihan	____ Jay Taylor	____ Pamela Harrison
____ Patricia Williams	X Andrew Wallace	
X Alonzo Harris	____ Barbara Wheeler	

Ex Officio staff members Present ✓ Marsha Prior ____

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

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

CHAIR, Task Force DATE

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 **OCTOBER 1, 2018**

FILE NUMBER: CD178-015(MP)
LOCATION**:** 1105 E. 9th Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 4
ZONING: PD No. 388

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Tenth Street
MAPSCO: 55-A
CENSUS TRACT: 0041.00

APPLICANT: Dallas City Attorney's Office

REPRESENTATIVE: Allen Griffin

OWNER: INNERCITY DEVELOPMENT, INC

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:

9/2/2014 – Landmark Commission approved the Certificate for Demolition (CD134-029(MD)).

7/2/2018 – Landmark Commission moved to enter into an initial suspension period in order to identify an interested party.

8/6/2018 – Landmark Commission moved to enter into an extended suspension period.

The structure is listed as contributing per the Tenth Street National Register District.

ANALYSIS:

Since no interested party has met the requirements of the extended suspension period and since the City Attorney's office has met all the requirements of the demolition standard, Staff is recommending approval.

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 court has issued a final

order requiring the demolition of the structure 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) – Approve – Approve demolition. (This recommendation is from the July 10th Task Force meeting. Task Force does not review the applications again once they've entered the initial suspension period).

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

CD 178 - 015 (MP)
Office Use Only

1. Name of Applicant: Allen R. Griffin, Dallas City Attorney's Office

MAILING Address: 2014 Main Street Ste. 227 City Dallas State TX Zip 75201
Daytime Phone: 214-670-4436 Fax: 214-670-4814
Relationship of Applicant to Owner: NA

ADDRESS OF PROPERTY TO BE DEMOLISHED: 1105 E. 9th Street Zip: 75203
Historic District: Tenth Street

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.

RECEIVED BY
JUN 07 2018
Current Planning

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:** Allen R. Griffin **Date:** 3/1/2018

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

Affidavit

Before me the undersigned on this day personally appeared Allen R. Griffin 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.

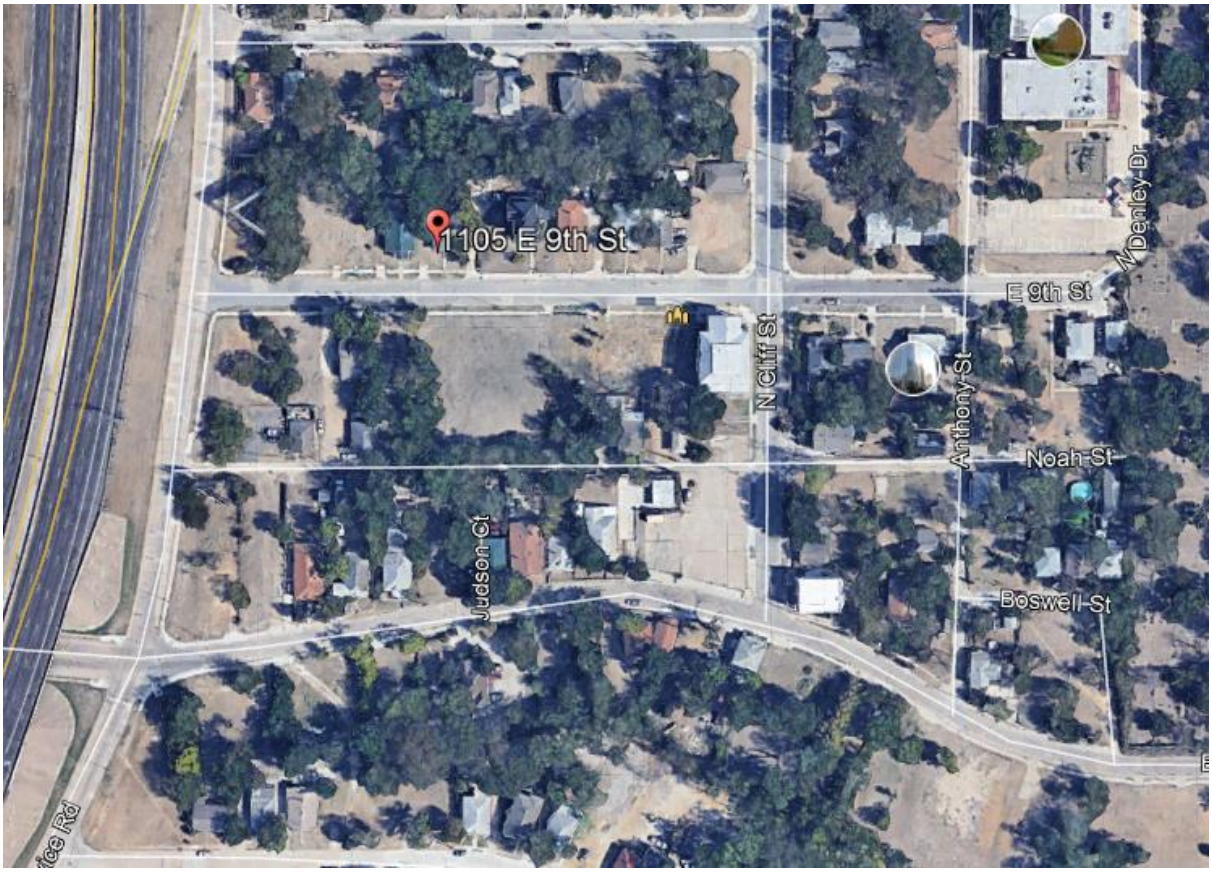
Allen R. Griffin

Affiant's signature

Subscribed and sworn to before me this 1st day of March, 2018

Notary Public

MICHELLE JENNINGS
Notary Public, State of Texas
My Commission Expires
March 10, 2018


1105 E 9th St
E 9th St
N Cliff St
Anthony St
Noah St
Judson Ct
Boswell St
N Denley Dr

Aerial view



South (front) elevation.



View to left (West) of 1105 E 9th.



View to right (West) of 1105 E 9th.



View across (South) from 1105 E 9th.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.

01/19/2018 09:13:22 AM

201800016814
ORDER 1/2

No. S50-004086-01

CITY OF DALLAS, Plaintiff,	§	IN THE MUNICIPAL COURT OF
VS.	§	THE CITY OF DALLAS
1105 E. 9TH STREET, Defendant.	§	DALLAS COUNTY, TEXAS

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On November 13, 2017 the Court ORDERED that the structure located in **Lot 12 E 1/2 Block 84B/3066 commonly referred to 1105 E. 9th Street**, 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 17, 2017 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 20, 2017 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 13, 2017 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 8th day of January 20 18

Presiding Judge

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: February 1, 2018

TO: Landmark Commission

FROM: Allen R. Griffin. Assistant City Attorney

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

SUBJECT: Notice of Court Order for Demolition

Pursuant to 51A-4.501(i)(4), please be advised that the following properties are located within a City of Dallas Historic District and a court has issued an order for demolition of the structure(s) on these properties:

(1) 1105 E. 9th Street (**Tenth Street**) Owner of Record per DCAD, Inner City Development Inc., P.O. Box 6366 Tyler, Texas 75711;

(2) 1107 E. 11th Street (**Tenth Street**) Owner of Record per DCAD, Elizabeth L. Lloyd, 1611 Chapman Street Cedar Hill, Texas 75104;

(3) 3708 S. Malcolm X. Blvd. (**Wheatley Place**) Owner of Record per DCAD, Human Service Network Inc., 3708 Malcolm X. Boulevard Dallas, Texas 75215;

If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

CITY OF DALLAS

DATE: February 9, 2018

TO: Landmark Commission

FROM: Allen R. Griffin. Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Interim Assistant Director
Theresa Pham, 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) 1105 E. 9th Street **(Tenth Street)** Owner of Record per DCAD, Inner City Development Inc., P.O. Box 6366 Tyler, Texas 75711;

(2) 1107 E. 11th Street **(Tenth Street)** Owner of Record per DCAD, Elizabeth L. Lloyd, 1611 Chapman Street Cedar Hill, Texas 75104;

(3) 3708 S. Malcolm X. Blvd. **(Wheatley Place)** Owner of Record per DCAD, Human Service Network Inc., 3708 Malcolm X. Boulevard Dallas, Texas 75215;

If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 51A-4.501(i)(7).

The landmark commission shall approve the certificate for demolition if it finds that:

(A) a court or other tribunal has issued a final order requiring that the demolition of the structure pursuant to Texas Local Government Code Chapters 54 or 214; as amended; and

(B) suspension of the certificate for demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **6/12/2018**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Allen Griffin (City Attorney' Office)
Address: 1105 E 9th Street (Tenth Street Neighborhood HD)
Date of CA/CD Request: 6/7/2018

RECOMMENDATION:

X Approve _____Approve with conditions __Deny ____Deny without prejudice

Recommendation / comments/ basis:

MOTION TO APPROVE DEMOLITION APPROVED

Task force members present

X Kathleen Lenihan
___ Patricia Williams
X Alonzo Harris
X Jay Taylor
X Andrew Wallace
___

Ex Officio staff members Present ____ Marsha Prior X

Simply Majority Quorum: X yes ___ no (four 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 **OCTOBER 1, 2018**

FILE NUMBER: CD178-014(MP)
LOCATION**:** 1107 E. 11th Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 4
ZONING: PD No. 388

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Tenth Street
MAPSCO: 55-A
CENSUS TRACT: 0041.00

APPLICANT: City Attorney's Office

REPRESENTATIVE: Allen Griffin

OWNER: LLOYD ELIZABETH L

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:
12/1/2014 – Landmark Commission approved the Certificate for Demolition (CD145-003(MD)).

12/7/2015 – Landmark Commission approve the Certificate for Demolition (CD-156-004(MD)).

7/2/2018 – Landmark Commission moved to enter into an initial suspension period in order to identify an interested party.

8/6/2018 – Landmark Commission moved to enter into an extended suspension period.

The structure is listed as contributing per the Tenth Street National Register District.

ANALYSIS:

Since no interested party has met the requirements of the extended suspension period and since the City Attorney's office has met all the requirements of the demolition standard, Staff is recommending approval.

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 court issued a final order requiring the demolition of the structure 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) – Deny – Motion to not demolish house. (This recommendation is from the July 10th Task Force meeting. Task Force does not review the applications again once they've entered the initial suspension period).

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

CD 178 - 014 (MP)
Office Use Only

1. Name of Applicant: Allen R. Griffin, Dallas City Attorney's Office

MAILING Address: 2014 Main Street Ste. 227 City Dallas State TX Zip 75201
Daytime Phone: 214-670-4436 Fax: 214-670-4814
Relationship of Applicant to Owner: NA

ADDRESS OF PROPERTY TO BE DEMOLISHED: 1107 E. 11th Street Zip: 75203
Historic District: Tenth Street

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 in 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.

RECEIVED BY
JUN 07 2018
Current Planning

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:** Allen R. Griffin **Date:** 3/1/2018

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

Affidavit

Before me the undersigned on this day personally appeared Allen R. Griffin 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.

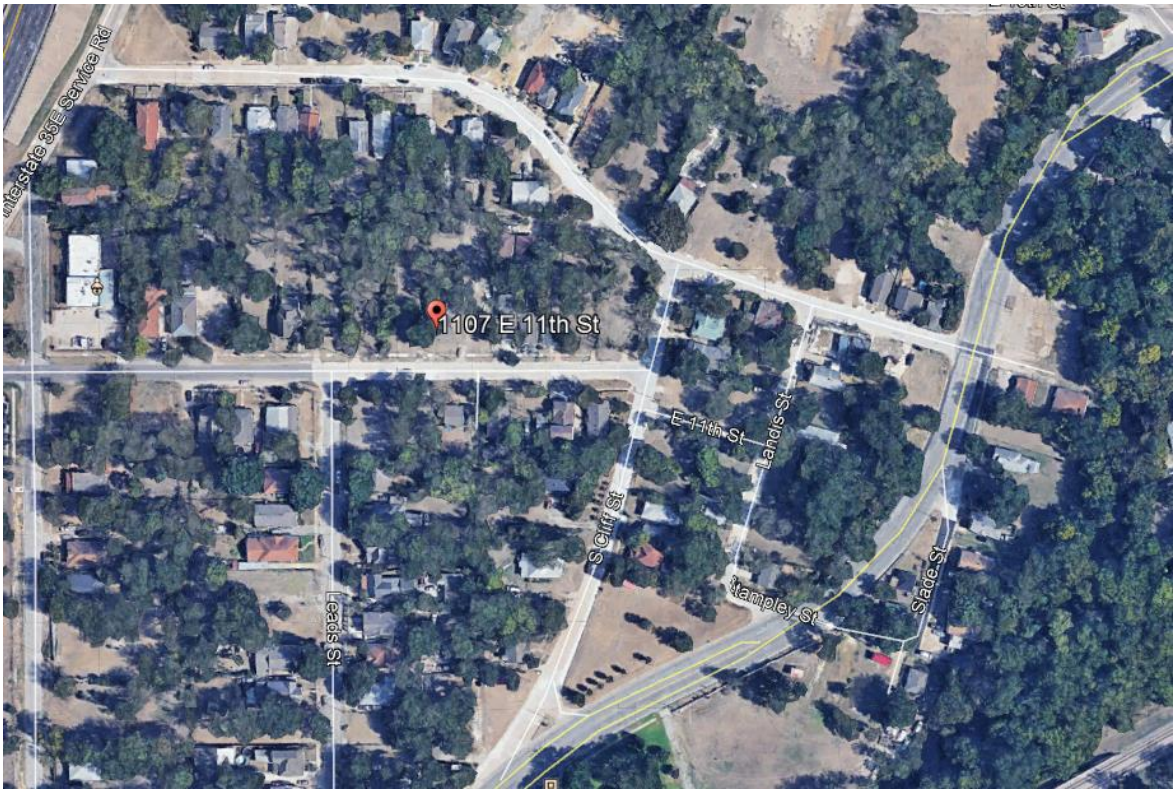
Allen R. Griffin

Affiant's signature

Subscribed and sworn to before me this 1st day of March, 2018

Notary Public

MICHELLE JENNINGS
Notary Public, State of Texas
My Commission Expires
March 10, 2018


Interstate 35E Service Rd
1107 E 11th St
E 11th St
Landis St
S Cliff St
Stapp St
Stanley St
Slade St

Aerial view.



South (front) elevation.



View to left (West) of 1107 E 11th.



View to right (East) of 1107 E 11th.



View across (South) from 1107 E 11th.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.

01/19/2018 09:13:23 AM

201800016815
ORDER 1/2

No. 550-004064-01

CITY OF DALLAS, Plaintiff,	§	IN THE MUNICIPAL COURT OF
VS.	§	THE CITY OF DALLAS
1107 E. 11TH STREET, Defendant,	§	DALLAS COUNTY, TEXAS

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On November 13, 2017 the Court ORDERED that the structure located in Lot 10 Block 102/3085 W-1/2 10 commonly referred to 1107 E. 11th Street, 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 17, 2017 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 20, 2017 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 13, 2017 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 8th day of January 2018.

Presiding Judge

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: February 1, 2018

TO: Landmark Commission

FROM: Allen R. Griffin. Assistant City Attorney

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

SUBJECT: Notice of Court Order for Demolition

Pursuant to 51A-4.501(i)(4), please be advised that the following properties are located within a City of Dallas Historic District and a court has issued an order for demolition of the structure(s) on these properties:

(1) 1105 E. 9th Street (Tenth Street) Owner of Record per DCAD, Inner City Development Inc., P.O. Box 6366 Tyler, Texas 75711;

(2) 1107 E. 11th Street (Tenth Street) Owner of Record per DCAD, Elizabeth L. Lloyd, 1611 Chapman Street Cedar Hill, Texas 75104;

(3) 3708 S. Malcolm X. Blvd. (Wheatley Place) Owner of Record per DCAD, Human Service Network Inc., 3708 Malcolm X. Boulevard Dallas, Texas 75215;

If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

CITY OF DALLAS

DATE: February 9, 2018

TO: Landmark Commission

FROM: Allen R. Griffin. Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Interim Assistant Director
Theresa Pham, 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) 1105 E. 9th Street **(Tenth Street)** Owner of Record per DCAD, Inner City Development Inc., P.O. Box 6366 Tyler, Texas 75711;

(2) 1107 E. 11th Street **(Tenth Street)** Owner of Record per DCAD, Elizabeth L. Lloyd, 1611 Chapman Street Cedar Hill, Texas 75104;

(3) 3708 S. Malcolm X. Blvd. **(Wheatley Place)** Owner of Record per DCAD, Human Service Network Inc., 3708 Malcolm X. Boulevard Dallas, Texas 75215;

If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 51A-4.501(i)(7).

The landmark commission shall approve the certificate for demolition if it finds that:

(A) a court or other tribunal has issued a final order requiring that the demolition of the structure pursuant to Texas Local Government Code Chapters 54 or 214; as amended; and

(B) suspension of the certificate for demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **6/12/2018**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Allen Griffin (City Attorney' Office)
Address: 1107 E 11th Street (Tenth Street Neighborhood HD)
Date of CA/CD Request: 6/7/2018

RECOMMENDATION:

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

Recommendation / comments/ basis:

MOTION TO NOT DEMOLISH HOUSE; SECONDED AND ~~APPROVED~~ PASSED

Task force members present

X Kathleen Lenihan	X Jay Taylor
___ Patricia Williams	X Andrew Wallace
X Alonzo Harris	___

Ex Officio staff members Present ___ Marsha Prior X

Simply Majority Quorum: X yes ___ no (four 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 **OCTOBER 1, 2018**

FILE NUMBER: CD178-013(MP)
LOCATION**:** 3708 S Malcolm X Blvd
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: PD No. 595

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Wheatley Place
MAPSCO: 46-Y
CENSUS TRACT: 0037.00

APPLICANT: City Attorney's Office

REPRESENTATIVE: Allen Griffin

OWNER: HUMAN SERVICE NETWORK INC

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:
7/2/2018 – Landmark Commission moved to enter into an initial suspension period.

8/6/2018 – Landmark Commission moved to enter into an extended suspension period.

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

ANALYSIS:

Since no interested party has met the requirements of the extended suspension period and since the City Attorney's office has met all the requirements of the demolition standard, Staff is recommending approval.

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 court issued a final order requiring demolition of the structure 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) – Deny – Motion to not demolish house. (This

recommendation is from the July 10th Task Force meeting. Task Force does not review the applications again once they've entered the initial suspension period).

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

CD 178 - 013 [MP]
Office Use Only

1. Name of Applicant: Allen R. Griffin, Dallas City Attorney's Office

MAILING Address: 2014 Main Street Ste. 227 City Dallas State TX Zip 75201
Daytime Phone: 214-670-4436 Fax: 214-670-4814
Relationship of Applicant to Owner: NA

ADDRESS OF PROPERTY TO BE DEMOLISHED: 3708 S. Malcolm X. Boulevard Zip: 75215

Historic District: Wheatley Place

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.

RECEIVED BY
JUN 07 2018
Current Planning

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:** Allen R. Griffin **Date:** 3/1/2018

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

Affidavit

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

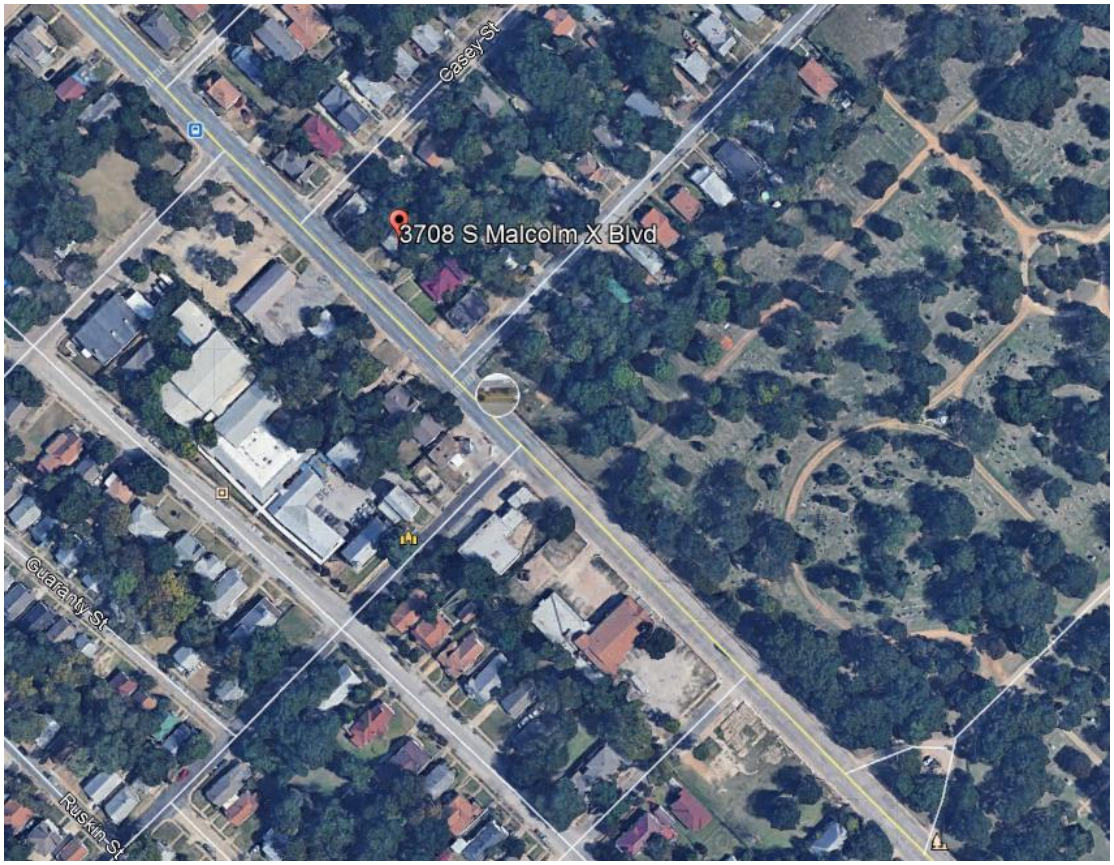
Allen R. Griffin

Affiant's signature

Subscribed and sworn to before me this 1st day of March, 2018

Notary Public

MICHELLE JENNINGS
Notary Public, State of Texas
My Commission Expires
March 10, 2018



Aerial view.



West (front) elevation.



View to left (North) of 3708 S Malcolm X.



View to right (South) of 3708 S Malcolm X.



View across (West) from 3708 S Malcolm X.



Right side elevation of 3708 S Malcolm X.



Right side elevation of 3708 S Malcolm X.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.

01/19/2018 09:13:31 AM

201800016823
ORDER 1/2

No. S50-004056-01

CITY OF DALLAS, Plaintiff,	§	IN THE MUNICIPAL COURT OF
VS.	§	THE CITY OF DALLAS
3708 S. MALCOLM X BLVD, Defendant.	§	DALLAS COUNTY, TEXAS

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On November 13, 2017 the Court ORDERED that the structure located in **Lot 1 Block A/1969 commonly referred to 3708 S. Malcolm X. Blvd., 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 17, 2017 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 20, 2017 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 13, 2017 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 8th day of January 2018

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 1, 2018

TO: Landmark Commission

FROM: Allen R. Griffin. Assistant City Attorney

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

SUBJECT: Notice of Court Order for Demolition

Pursuant to 51A-4.501(i)(4), please be advised that the following properties are located within a City of Dallas Historic District and a court has issued an order for demolition of the structure(s) on these properties:

(1) 1105 E. 9th Street (Tenth Street) Owner of Record per DCAD, Inner City Development Inc., P.O. Box 6366 Tyler, Texas 75711;

(2) 1107 E. 11th Street (Tenth Street) Owner of Record per DCAD, Elizabeth L. Lloyd, 1611 Chapman Street Cedar Hill, Texas 75104;

(3) 3708 S. Malcolm X. Blvd. (Wheatley Place) Owner of Record per DCAD, Human Service Network Inc., 3708 Malcolm X. Boulevard Dallas, Texas 75215;

If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

CITY OF DALLAS

DATE: February 9, 2018

TO: Landmark Commission

FROM: Allen R. Griffin. Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Interim Assistant Director
Theresa Pham, 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) 1105 E. 9th Street **(Tenth Street)** Owner of Record per DCAD, Inner City Development Inc., P.O. Box 6366 Tyler, Texas 75711;

(2) 1107 E. 11th Street **(Tenth Street)** Owner of Record per DCAD, Elizabeth L. Lloyd, 1611 Chapman Street Cedar Hill, Texas 75104;

(3) 3708 S. Malcolm X. Blvd. **(Wheatley Place)** Owner of Record per DCAD, Human Service Network Inc., 3708 Malcolm X. Boulevard Dallas, Texas 75215;

If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 51A-4.501(i)(7).

The landmark commission shall approve the certificate for demolition if it finds that:

(A) a court or other tribunal has issued a final order requiring that the demolition of the structure pursuant to Texas Local Government Code Chapters 54 or 214; as amended; and

(B) suspension of the certificate for demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **6/12/2018**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Allen Griffin (City Attorney's Office)
Address: 3708 S Malcolm X Blvd (Wheatley Place HD)
Date of CA/CD Request: 6/7/2018

RECOMMENDATION:

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

Recommendation / comments/ basis:

MOTION TO NOT DEMOLISH HOME; SECONDED AND PASSED

Task force members present

X Kathleen Lenihan
___ Patricia Williams
X Alonzo Harris
X Jay Taylor
X Andrew Wallace
___

Ex Officio staff members Present ___ Marsha Prior X

Simply Majority Quorum: X yes ___ no (three 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.