



City of Dallas

February 12, 2019

Mr. Altin Kore
4523 Sycamore St.
Dallas, TX 75204

Via Certified Mail: 7011 1150 0000 0380 7237

RE: Appeal of Certificate of Appropriateness: Hearing – December 3, 2018
4523 Sycamore Street, Case No. CA189-088(MLP)

Dear Mr. Kore:

We have received your correspondence appealing the Landmark Commission's denial of a Certificate of Appropriateness application for 4523 Sycamore Street. Please be advised that the City Plan Commission hearing for **this appeal is scheduled for Thursday, March 21, 2019** during the public hearing scheduled to begin no earlier than 1:30 p.m. in the City Council Chambers at Dallas City Hall, 1500 Marilla Street.

The appeal of the decision of the Landmark Commission regarding the application for a Certificate of Appropriateness is a quasi-judicial action. No communication with City Plan Commission members may occur outside the hearing of March 21, 2019.

The Dallas Development Code, Section 51A-4.501(g)(6)(E) provides the procedures applicable to a Certificate of Appropriateness appeal. For your convenience, I have enclosed a copy of the ordinance containing the applicable section and a copy of the Appeal Procedures.

Included with this letter is the Landmark Commission record and other related paperwork including the transcript of the December 3, 2018 hearing. The Landmark Commission record includes all documents related to your specific case. Should you wish to provide the City Plan Commission a brief on the matter, please submit a copy to me at Dallas City Hall, 1500 Marilla Street, Room 5BN, Dallas, TX 75201 or to phyllis.hill@dallascityhall.com by end of the day **Thursday, March 7, 2019**. I will then distribute the copies of your brief to the City Plan Commission. I will also send you a copy of the brief by Sonia Syed, Assistant City Attorney for the Landmark Commission.

Please contact me at 214-670-4206 if there are any questions regarding the deadline dates. You are encouraged to contact Assistant City Attorney Kanesia Williams at 214-670-3429 if you have any questions regarding the format of the City Plan Commission hearing or other related matters.

Respectfully,

A handwritten signature in black ink that reads "Elaine Hill".

Elaine Hill
Board Secretary for Landmark Commission
Sustainable Development and Construction

cc: Kris Sweckard, Director, Current Planning
Neva Dean, Assistant Director, Current Planning
Sonia Syed, Assistant City Attorney
Kanesia Williams, Assistant City Attorney
Anna Lamberti Holmes, Assistant City Attorney
Casey Burgess, Assistant City Attorney
Melissa Parent, Planner, Historic Preservation

THE RECORD

**4523 Sycamore Street
APPEAL
CA189-088(MLP)**

**City Plan Commission
Hearing
03/21/2019**

INDEX

4523 Sycamore Street CA189-088(MLP)

| | |
|--------------------------------|-----------|
| Certificate of Appropriateness | Section 1 |
|--------------------------------|-----------|

| | |
|--|-----------|
| Landmark Commission Agenda, December 3, 2018 | Section 2 |
|--|-----------|

| | |
|--|-----------|
| Docket Material and Power Point presentation | Section 3 |
|--|-----------|

| | |
|---|-----------|
| Landmark Commission Minutes, December 3, 2018 | Section 4 |
|---|-----------|

| | |
|--|-----------|
| Transcript of the December 3, 2018 Landmark Commission Hearing | Section 5 |
|--|-----------|

| | |
|--|-----------|
| Historic Preservation Criteria Dallas Development Code §51A-4.501 | Section 6 |
|--|-----------|

| | |
|----------------|-----------|
| Correspondence | Section 7 |
|----------------|-----------|

SECTION 1

Certificate of Appropriateness

4523 Sycamore Street
CA189-088(MLP)

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 189 - 088 (MID)
Office Use Only

Name of Applicant: Aldin Kora
 Mailing Address: 4523 Sycamore St
 City, State and Zip Code: DALLAS TX
 Daytime Phone: 2147798443 Alternate Phone: _____
 Relationship of Applicant to Owner: _____

OFFICE USE ONLY
 Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 4523 Sycamore St
 Historic District: _____

PROPOSED WORK:

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

1. Replace 100% of siding with hardy Board ^{new 2x4 mat.} ~~vinyl~~ ^{Asbestos} ~~Hardy Board~~
2. Replace 12 windows with vinyl ~~Hardy Board~~
3. Replace porch columns with new columns. ⁽³⁾
4. Install new front door

RECEIVED BY

Signature of Applicant: _____ Date: NOV 01 2018

Signature of Owner: Ms. Kora (IF NOT APPLICANT) Date: 10-15-2018

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

Melinda Pater 12/11/2018
 Sustainable Construction and Development Date

SECTION 2

Agenda

December 3, 2018

See Pages 12 – 13, Item #2

**Landmark Commission Agenda
Monday, December 3, 2018**

2. 4523 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA189-088(MLP)
Melissa Parent

Request:

1. Replace all siding on main structure with Hardie Board siding. Work completed without Certificate of Appropriateness.
2. Replace thirteen wood windows on main structure with vinyl windows. Work completed without Certificate of Appropriateness.
3. Replace wood columns on front porch of main structure. Work completed without Certificate of Appropriateness.
4. Install new front door. Completed without Certificate of Appropriateness.

Applicant: Korr, Altin

Application Filed: 11/01/18

Staff Recommendation:

1. Replace all siding on main structure with Hardie Board siding. 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 the preservation criteria Section 3.2 that states the reconstruction, renovation or repair of opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain, and module size as much as practical.
2. Replace thirteen wood windows on main structure with vinyl windows. Work completed without Certificate of Appropriateness – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.10 that states Where replacement of an original door or window is necessary, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.
3. Replace wood columns on front porch of main structure. Work completed without Certificate of Appropriateness – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.20 that states all original columns, railings, and other trim and detailing that are part of the porch or balcony configuration must be preserved.
4. Install new front door. 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 the preservation criteria Section 3.10 that states Where replacement of an original door or

Landmark Commission Agenda

Monday, December 3, 2018

window is necessary, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.

Task Force Recommendation:

1. Replace all siding on main structure with Hardie Board siding. Work completed without Certificate of Appropriateness – Deny - Deny Hardie siding on all facades and recommend replacing with wood siding.
2. Replace thirteen wood windows on main structure with vinyl windows. Work completed without Certificate of Appropriateness – Deny - Deny replacement of wood windows with vinyl windows.
3. Replace wood columns on front porch of main structure. Work completed without Certificate of Appropriateness – Deny - Deny three middle columns at front porch. Reconstruct one column to be symmetrical with the left-most column on front gable.
4. Install new front door. Completed without Certificate of Appropriateness – Deny - Deny front door and replace with wood door, either 1/2 or 3/4 glass light.

3. 4527 WORTH ST

Peak's Suburban Addition Neighborhood Historic District

CA189-085(MLP)

Melissa Parent

Request:

Install new QuickCrete wall along foundation on front and side facades. Work completed without Certificate of Appropriateness.

Applicant: Bourn, Steven L.

Application Filed: 11/01/18

Staff Recommendation:

Install new QuickCrete wall along foundation on front and side facades. 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) on the basis that the completed work has an adverse effect on the architectural features of the structure, an adverse effect on the historic overlay district, and an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

Task Force Recommendation:

Install new QuickCrete wall along foundation on front and side facades. Work completed without Certificate of Appropriateness – Approve - Recommend approval of concrete wall along foundation to keep water out. Recommend low plantings in front of concrete wall at front facade.

SECTION 3

- Docket Material
- Power Point presentation



LANDMARK COMMISSION**DECEMBER 3, 2018**

FILE NUMBER: CA189-088(MLP)
LOCATION: 4523 Sycamore Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Melissa Parent
DATE FILED: November 1, 2018
DISTRICT: Peak's Suburban
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Altin Kore

REPRESENTATIVE: None.

OWNER: KORE ALTIN

REQUEST:

- 1) Replace all siding on main structure with Hardie Board siding. Work completed without Certificate of Appropriateness.
- 2) Replace thirteen wood windows on main structure with vinyl windows. Work completed without Certificate of Appropriateness.
- 3) Replace wood columns on front porch of main structure. Work completed without Certificate of Appropriateness.
- 4) Install new front door. Work completed without Certificate of Appropriateness.

BACKGROUND / HISTORY:

03-12-2003: Landmark approved the construction of a rear accessory structure with the condition that #117 siding be used, corner trim boards be added, exposed rafter tails to be no less than 8" and a max of 18". (No CA#)

04-07-2017: The Landmark Commission denied all completed work without prejudice which was done without a CA. The items include: replacement of 100% of the siding with Hardieboard siding, replacement of 13 windows on the structure with vinyl 12/12 windows, replacement of the front porch railing and the replacement of the porch columns with large boxed columns. (CA167-332(EH)).

09-05-2017: Landmark approved the removal of two trees in the rear yard and approved the installation of a 1/1 wood window on the front façade with the condition that the opening not be enlarged and that it be painted to match the existing windows (CA167-775(EH)).

02-12-2018: Landmark approved the installation of new roofing and installation of a new wood fence on the side façade (CA178-231(MLP)).

The property is listed as contributing to the Peak's Suburban Addition Historic District.

ANALYSIS:

Request #1: The applicant is requesting approval of the installation of Hardieboard on the siding of 100% of the main structure. The applicant told the Task Force and Staff at the Task Force hearing that the house already had some Hardieboard material installed at the time of purchase, however no approvals for that work were given. The applicant also noted that there was asbestos siding on the structure that was removed prior to the installation of new Hardieboard. Staff is recommending denial without prejudice on this request as imitation materials are not allowed on protected facades in the district.

Request #2: Staff is recommending denial without prejudice for the replacement of 13 windows on the main structure. The applicant noted that the prior windows were in very rough shape and needed to be replaced. From photos submitted for the repair of the foundation on the main structure, many windows appeared to be 1/1 wood windows or wood fixed windows. The applicant installed vinyl 12/12 simulated divided-lite windows without a CA. Staff does not believe that 12/12 simulated divided-lite windows, flush mounted along with new trim profiles, would ever be considered appropriate to a contributing structure in the Peak's Suburban Historic District and are therefore recommending denial without prejudice.

Request #3: Staff is recommending denial without prejudice on the porch columns. The applicant appears to have installed more columns on the front porch as well as inappropriate columns for the design of the property. The boxed columns are typically seen on Craftsman or larger Prairie style houses and not Victorian properties. The previous unelaborated squared porch columns were more appropriate to the style house. Task force was not overly concerned with the size of the columns, however they did recommend that the applicant return to a 3-column configuration. Staff is recommending denial for the size, style, and quantity of porch columns installed on the structure without a Certificate of Appropriateness.

Request #4: Staff is recommending denial without prejudice of the installation of the new door as the style of door is not compatible with the Victorian architectural style.

*Of note – Requests #1-3 have all previously been denied without prejudice by Landmark in 2017, and the applicant has not tried to remedy the previous denial. Because the applicant has recently put the house on the market, staff is concerned that these issues will only be handed down to the next owner without any resolve. If these requests are approved, the structure may no longer be considered contributing as a historic structure to the Peak's district.

STAFF RECOMMENDATION:

- 1) Replace all siding on main structure with Hardie Board siding. 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 the preservation criteria Section 3.2 that states the reconstruction, renovation or repair of opaque elements of the protected facades

must employ materials similar to the original materials in texture, color, pattern, grain, and module size as much as practical.

- 2) Replace thirteen wood windows on main structure with vinyl windows. 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 the preservation criteria Section 3.10 that states where replacement of an original door or window is necessary, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.
- 3) Replace wood columns on front porch of 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 the preservation criteria Section 3.20 that states all original columns, railings, and other trim and detailing that are part of the porch of balcony configuration must be preserved.
- 4) Install new front door. 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 the preservation criteria Section 3.10 that states Where replacement of an original door or window is necessary, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.

TASK FORCE RECOMMENDATION:

- 1) Replace all siding on main structure with Hardie Board siding. Work completed without Certificate of Appropriateness – Deny - Deny Hardie siding on all facades and recommend replacing with wood siding.
- 2) Replace thirteen wood windows on main structure with vinyl windows. Work completed without Certificate of Appropriateness – Deny - Deny replacement of wood windows with vinyl windows.
- 3) Replace wood columns on front porch of main structure. Work completed without Certificate of Appropriateness – Deny - Deny three middle columns at front porch. Reconstruct one column to be symmetrical with the left-most column on front gable.
- 4) Install new front door. Completed without Certificate of Appropriateness – Deny - Deny front door and replace with wood door, either 1/2 or 3/4 glass light.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 189 - 088 [MLP]
 Office Use Only

Name of Applicant: Alvin Kora
 Mailing Address: 4523 Sycamore St
 City, State and Zip Code: DALLAS TX
 Daytime Phone: 2147298443 Alternate Phone: _____
 Relationship of Applicant to Owner: _____

OFFICE USE ONLY
 Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 4523 Sycamore St
 Historic District: _____

PROPOSED WORK:

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

1. Replace 100% of siding w/ Hardly Board ^{previous mat.} ~~(with Asbest Board)~~
2. Replace 12 windows with vinyl ~~Hardly Board~~
3. Replace porch columns with new columns. (3)
4. Install new front door

RECEIVED BY

Signature of Applicant: _____ Date: NOV 01 2018

Signature of Owner: Ms. Kora Date: 10-15-2018
 (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.

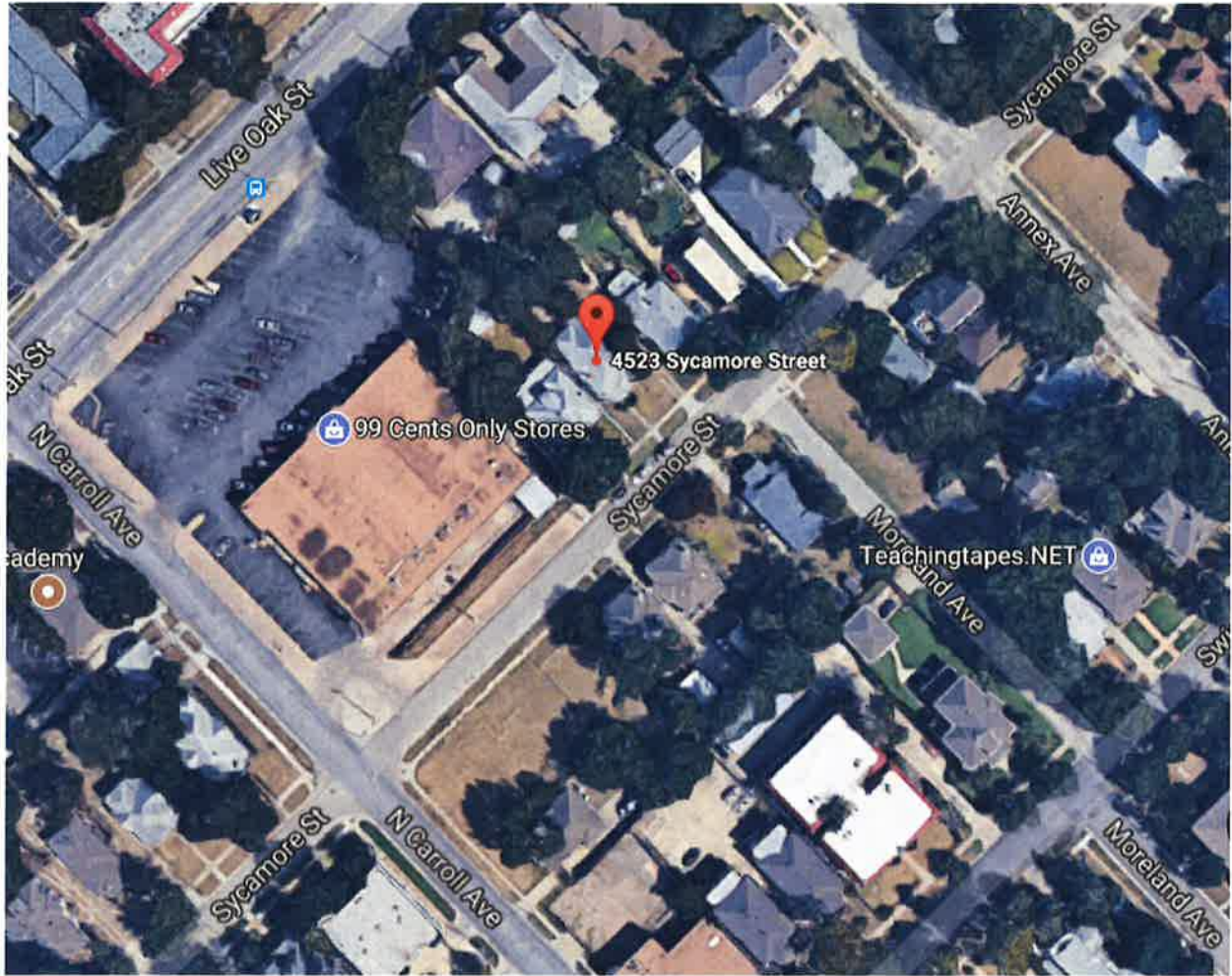
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:

- 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. 060518



Aerial view.



Front elevation



Adjacent property (to left).



Adjacent property (to right).



View across Sycamore



Front and side façade prior to alterations (November 2016)

Request #1: Replace all siding on main structure with Hardie Board siding.

CA189-088(MLP)

D2-9



Existing Hardie siding



Previously existing windows



Close-up of installed windows – SDL, flush mounted, sills and original trim also removed

Request #2: Replace thirteen wood windows on main structure with vinyl windows.



Current front porch column configuration



Previously existing columns and configuration

Request #3: Replace wood columns on front porch of main structure.



Task force recommendation:

Remove 2 columns (in red)

Relocate 3rd column to interior end of gable (in yellow/approximate location)



Installed new door



Request #4: Install new front door

CA189-088(MLP)

D2-14

4523 Sycamore St Dallas, TX 75204

2 beds · 2 baths · 1,260 sqft

This amazing Craftsman bungalow is turn key and what an investment on the east side and only blocks from downtown! Selling this Historic 1908 bungalow 96% rebuilt. Everything is 2018 except for 40% of the original framing. The foundation, plumbing, electrical, AC, roof, walls, all permitted with City of Dallas in 2018. Custom kitchen and all stainless appliances convey, huge flex room serves as office, guest bed or workout, you choose. Two large bedrooms and full baths. No carpet, all hardwood throughout. Large backyard with grass, Peak Historic District in the hottest area of Dallas, the East Side! Convenient to Baylor, Deep Ellum, Downtown, Lakewood, Lower Greenville. Income producing property ready to go.

Permits for the exterior work were NOT pulled

[Less](#) ^

Facts and Features

 **Type**
Single Family

 **Year Built**
2018


 **Heating**
No Data

 **Cooling**
No Data

 **Parking**
No Data

 **Lot**
6,534 sqft

 **Days on Zillow**
82 Days

 **Price/sqft**
\$262

 **Saves**
48

INTERIOR FEATURES

Bedrooms

Beds: 2

Flooring

Floor size: 1,260 sqft

CONSTRUCTION

Type and Style

Structure type: Craftsman
Single Family

Should state
Victorian

Dates

Built in 2018

Current real estate listing for 4523 Sycamore

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

3.2 Reconstruction, renovation or repair of the opaque elements of the unprotected facades must employ materials similar to the original materials in texture, color, pattern, grain and module size as much as practical.

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

3.20 All original columns, railings, and other trim and detailing that are part of the porch or balcony configuration must be preserved.

(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: 11/08/2018

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Altin Korr

Address: 4523 Sycamore

Date of CA/CD Request: 11/1/2018

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

① Deny Hardie siding ~~on front facade~~ ^{All} facades and ^{recomming} replacing ~~with wood siding~~ ~~on front facade~~ ~~on front facade~~

② Deny replacement of wood windows with vinyl windows.

③ Deny 3 middle wood columns at front porch. Reconstruct ~~one column to be symmetrical on front gable.~~ ^{with left most column}

④ Deny front door & replace with wood door with either ^{1/2 or 3/4 glass light.}

Task force members present

Leslie Nepveux (Chair/Arch) Jim Anderson Patricia Simon
 Aimee Sanborn (Pr) Kathy Finch Jennifer Suito (R)
 VACANT (Pr) VACANT (Edison/LaVista Alt.)
 VACANT (Edison/LaVista Res)

Ex Officio staff members present Melissa Parent

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

Maker: Leslie Nepveux

2nd: Aimee Sanborn

Task Force members in favor: All - approved unanimously.

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force [Signature]

DATE 11/08/2018

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.

Discussion Item #2: 4523 Sycamore Street



Existing Front Elevation

District: Peak's Suburban Addition

Request: 1) Replace all siding on main structure with Hardie Board siding. Work completed without Certificate of Appropriateness. 2) Replace thirteen wood windows on main structure with vinyl windows. Work completed without Certificate of Appropriateness. 3) Replace wood columns on front porch of main structure. Work completed without Certificate of Appropriateness. 4) Install new front door. Work completed without Certificate of Appropriateness.

**Staff Recommendation: 1) Deny without prejudice 2) Deny without prejudice
3) Deny without prejudice 4) Deny without prejudice**

Task Force Recommendation: 1) Deny 2) Deny 3) Deny 4) Deny



City
of
Dallas

DALLAS LANDMARK COMMISSION
CASE #CA189-088(MLP)

December 3, 2018



Front and side façade
prior to alterations
(November 2016)



Existing Hardie siding

Request #1: Replace all siding on main structure with Hardie Board siding.

Previously existing windows – 1/1, wood



Request #2: Replace thirteen wood windows on main structure with vinyl windows.





Close-up of installed windows – SDL, flush mounted, sills and original trim also removed





Previous column configuration



Existing column configuration

Request #3: Replace wood columns on front porch of main structure.



Task force recommendation:

Remove 2 columns (in red)

Relocate 3rd column to interior end of gable (in yellow/approximate location)



New door, already installed

Request #4: Install new front door.

4523 Sycamore St Dallas, TX 75204

Real estate listing

2 beds · 2 baths · 1,260 sqft

This amazing Craftsman bungalow is turn key and what an investment on the east side and only blocks from downtown! Selling this Historic 1908 bungalow, 96% rebuilt. Everything is 2018 except for 40% of the original framing. The foundation, plumbing, electrical, AC, roof, walls... all permitted with City of Dallas in 2018. Custom kitchen and all stainless appliances convey, huge flex room serves as office, guest bed or workout, you choose. Two large bedrooms and full baths. No carpet, all hardwood throughout. Large backyard with grass, Peak Historic District in the hottest area of Dallas, the East Side! Convenient to Baylor, Deep Ellum, Downtown, Lakewood, Lower Greenville. Income producing property ready to go.

Permits for the exterior work were NOT pulled

Facts and Features

[Less](#)

| | | |
|----------------------------------|----------------------------|---------------------------|
| Type Single Family | Year Built 2018 | Heating No Data |
| Cooling No Data | Parking No Data | Lot 6,534 sqft |
| Days on Zillow 82 Days | Price/sqft \$262 | Saves 48 |

INTERIOR FEATURES

Bedrooms

Beds: 2

Flooring

Floor size: 1,260 sqft

CONSTRUCTION

Type and Style

Should state
Victorian

Structure type

Craftsman

Dates

Built in 2018

Single Family



DALLAS LANDMARK COMMISSION
CASE #CA189-088(MLP)

December 3, 2018

Standard for approval: 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.****

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

Staff Recommendation:

1) Replace all siding on main structure with Hardie Board siding. 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 the preservation criteria Section 3.2 that states the reconstruction, renovation or repair of opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain, and module size as much as practical.

2) Replace thirteen wood windows on main structure with vinyl windows. 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 the preservation criteria Section 3.10 that states where replacement of an original door or window is necessary, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.

Staff Recommendation:

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

4) Install new front door. 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 the preservation criteria Section 3.10 that states Where replacement of an original door or window is necessary, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.

SECTION 4

Minutes

December 3, 2018

See Pages 10 - 11, Item #2

2. 4523 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA189-088(MLP)

Melissa Parent

1. Replace all siding on main structure with Hardie Board siding. Work completed without Certificate of Appropriateness.
2. Replace thirteen wood windows on main structure with vinyl windows. Work completed without Certificate of Appropriateness.
3. Replace wood columns on front porch of main structure. Work completed without Certificate of Appropriateness.
4. Install new front door. Completed without Certificate of Appropriateness.

Speakers: For: Kelly Nyfeler
Against: No One

Motion

1. Replace all siding on main structure with Hardie Board siding. Work completed without Certificate of Appropriateness – Deny – Deny Hardie siding on all facades and recommend replacing with wood siding. The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.2 that states the reconstruction, renovation or repair of opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain, and module size as much as practical.
2. Replace thirteen wood windows on main structure with vinyl windows. Work completed without Certificate of Appropriateness – Deny – Deny replacement of wood windows with vinyl windows. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.10 that states Where replacement of an original door or window is necessary, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.
3. Replace wood columns on front porch of main structure. Work completed without Certificate of Appropriateness – Deny – Deny three middle columns at front porch. Reconstruct one column to be symmetrical with the left-most column on front gable. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.20 that states all original columns, railings, and other trim and detailing that are part of the porch or balcony configuration must be preserved.
4. Install new front door. Completed without Certificate of Appropriateness – Deny - Deny front door and replace with wood door, either 1/2 or 3/4 glass light. The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.10 that states Where replacement of an original door or window is necessary, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.

| | | | | |
|----------|---------|-------|------|---|
| Maker: | Sherman | | | |
| Second: | Amonett | | | |
| Results: | 15/0 | | | |
| | | Ayes: | - 15 | Amonett *Childers, De La Harpe, Flabiano, |

| | | | | | |
|--|--|------------|---|---|---|
| | | | | | Hinojosa, Montgomery, Payton, Peach, Richter, Seale *Sherman, Spellicy, Strickland, Swann, Williams |
| | | Against: | - | 0 | |
| | | Absent: | - | 0 | |
| | | Vacancies: | - | 2 | Dist. 3, Dist. 13 |

3. 4527 WORTH ST

Peak's Suburban Addition Neighborhood Historic District

CA189-085(MLP)

Melissa Parent

Install new QuickCrete wall along foundation on front and side facades. Work completed without Certificate of Appropriateness.

Speakers: For: Steven L. Bourn A.I.A.
Against: No One

Motion

Install new QuickCrete wall along foundation on front and side facades. Work completed without Certificate of Appropriateness – Approve as the work will not have an adverse effect on the historic district if it is not noticeable with the condition that the adjacent areas be planted with water resistant, low growing evergreen plants such as liriopse, holly fern, dwarf yaupon holly or spreading yew.

| | | | | | |
|----------|----------|------------|---|----|--|
| Maker: | Williams | | | | |
| Second: | Hinojosa | | | | |
| Results: | 14/0 | | | | |
| | | Ayes: | - | 14 | Amonett *Childers, De La Harpe, Flabiano, Hinojosa, Montgomery, Payton, Richter, Seale *Sherman, Spellicy, Strickland, Swann, Williams |
| | | Against: | - | 0 | |
| | | Absent: | - | 1 | Peach |
| | | Vacancies: | - | 2 | Dist. 3, Dist. 13 |

***Commissioner Peach did not vote on this case as she left the meeting**

4. 2516 THOMAS ST

State Thomas Historic District

CA189-082(MLP)

Melissa Parent

1. Replace front entry door and transom with new wood door. Work completed without Certificate of Appropriateness.
2. Replace door on rear facade. Work completed without Certificate of Appropriateness.

Speakers: For: Scott Siers

SECTION 6

Peak's Suburban Addition Ordinance

3-8-95

ORDINANCE NO. 22352

An ordinance amending CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by establishing Historic Overlay District No. 72 (Peak Suburban Addition) comprised of the following described property ("the Property"), to wit:

BEING an area generally bounded by Haskell Avenue, Gaston Avenue, Peak Street, Sycamore Street, Fitzhugh Avenue, and Worth Street, and containing approximately 125 acres of land,

providing procedures, regulations, and preservation criteria for structures and property in the district, providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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

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

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

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

SECTION 1. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended by establishing Historic

Overlay District No. 72 comprised of the following described property ("the Property"),

to wit:

Being a tract of land in the John Grigsby Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, being all of City Block 3/791, part of City Block 6/774, all of City Blocks 8/768, 1/769, and 2/769, part of City Blocks 9/739, 9/738, 736 and 2/735, all of City Blocks 737 and 1/737, part of City Blocks 2/735, 12/734, 11/733, and 10/732, all of City Blocks A/770, B/770, C/770, D/770, 770, 771, 1/771, 772, 773, and 794, part of City Blocks A/795 and B/795, and all of City Blocks 793 and 4/792, and further described as follows:

BEGINNING at the intersection of the centerline of Haskell Avenue and the centerline of Worth Street;

THENCE in a northwesterly direction along the centerline of Haskell Avenue, crossing Junius Street, a distance of approximately 650 feet to a point for corner on a line, said line being approximately 172 feet northwest of and parallel to the northwest line of Junius Street;

THENCE in a northeasterly direction along said line, a distance of approximately 607 feet to a point for corner on a line, said line being approximately 90 feet southwest of and parallel to the southwest line of Peak Street;

THENCE in a southeasterly direction along said line, a distance of approximately 50 feet to a point for corner on a line, said line being 122.83 feet northwest of and parallel to the northwest line of Junius Street;

THENCE in a northeasterly direction along said line, a distance of approximately 122 feet to a point for corner on the centerline of Peak Street;

THENCE in a northwesterly direction along the centerline of Peak Street, a distance of approximately 1,086.5 feet to a point for corner on a line, said line being approximately 175 feet northwest of and parallel to the northwest line of Swiss Avenue;

THENCE in a northeasterly direction along said line, a distance of approximately 311 feet to a point for corner on the northeast line of Lot 2-C in City Block 9/739;

THENCE in a northwesterly direction along said lot line and its northwestward prolongation, a distance of approximately 150 feet to a point for corner on the centerline of Sycamore Street;

THENCE in a southwesterly direction along the centerline of Sycamore Street, a distance of approximately 30 feet to a point for corner on a line, said line being the southeastward prolongation of the common line between Lots 21 and 22 in City Block 9/738;

THENCE in a northwesterly direction along said line and continuing along the common line between said Lots 21 and 22 and its northwestward prolongation, a distance of approximately 182.5 feet to a point for corner on the centerline of a 15 foot wide public alley;

THENCE in a northeasterly direction along the centerline of said alley and its northeastward prolongation, crossing Carroll Avenue, and continuing along a line that is approximately 160 feet northwest of and parallel to the northwest line of Sycamore Street, crossing Annex Avenue, Grigsby Avenue, and North Prairie Avenue, in all a distance of approximately 2,236.8 feet to a point for corner on the centerline of Fitzhugh Avenue;

THENCE in a southeasterly direction along the centerline of Fitzhugh Avenue, crossing Sycamore Street, Swiss Avenue, Gaston Avenue, Junius Street, and Worth Street, a distance of approximately 2,126.3 feet to a point for corner on the centerline of a 12.5 foot wide public alley;

THENCE in a southwesterly direction along the centerline of said alley and its southwestward prolongation, crossing Prairie Avenue, and continuing along the centerline of a 20 foot wide public alley in City Block B/795, a distance of approximately 959 feet to a point for corner on a line, said line being the southeastward prolongation of the common line between Lots 5 and 6 in City Block B/795;

THENCE in a northwesterly direction along said line, and continuing along the common line between said Lots 5 and 6 and its northwestward prolongation, a distance of approximately 185 feet to a point for corner on the centerline of Worth Street;

THENCE in a southwesterly direction along the centerline of Worth Street, a distance of approximately 825 feet to a point for corner on the centerline of Carroll Avenue;

THENCE in a southeasterly direction along the centerline of Carroll Avenue, a distance of approximately 91 feet to a point for corner on the centerline of Worth Street;

THENCE in a southwesterly direction along the centerline of Worth Street, a distance of approximately 1,448.55 feet to a point on the centerline of Haskell Avenue, the PLACE OF BEGINNING, and containing approximately 125 acres of land.

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

regulations contained in this ordinance control over the regulations of the underlying zoning district.

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

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

SECTION 5. That the director of planning and development shall correct Zoning District Map Nos. I-8 and J-8 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

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

SECTION 7. That CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

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

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

APPROVED AS TO FORM:

SAM A. LINDSAY, City Attorney

By 
Assistant City Attorney

Passed _____

Zoning File No. Z945-149/9779-E

EXHIBIT A

PRESERVATION CRITERIA

PEAK SUBURBAN ADDITION

Except as otherwise provided in these Preservation Criteria, all public and private right-of-way improvements, renovation, repairs, demolition, maintenance, site work and new construction in this district shall conform to the following guidelines and a certificate of appropriateness must be obtained for such work prior to its commencement.

Except as otherwise provided in these Preservation Criteria, any such alterations to the property must conform to the regulations contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE" of the Dallas City Code, as amended. In the event of a conflict, these Preservation Criteria control.

Unless otherwise specified, preservation and restoration materials and methods used shall conform to those defined in the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.

1. DEFINITIONS

Unless provided below or the context clearly indicates otherwise, the definitions contained in Sections 51A-2.102 and 51A-7.102 of the Dallas City Code, as amended, apply.

- 1.1 **ADDITION** means an enclosed floor area added to a main structure.
- 1.2 **CERTIFICATE OF APPROPRIATENESS** means a certificate issued by the city in accordance with Section 51A-4.501 of the Dallas City Code, as amended, to authorize the alteration of the physical character of real property in the district or any portion of the exterior of a structure in the district, or the placement, construction, maintenance, expansion, or removal of any structure in or from the district.
- 1.3 **COLUMN** means the entire column including the base and capital, if any.
- 1.4 **COMMISSION** means the Landmark Commission of the City of Dallas.
- 1.5 **CORNERSIDE FACADE** means a building facade facing a side street.
- 1.6 **CORNERSIDE YARD** means a side yard that abuts a street.

- 1.7 **DIRECTOR** means the director of the Department of Planning and Development or that person's representative.
- 1.8 **DISTRICT** means the Peak Suburban Addition Historic Overlay District. This district contains the property described in Section 1 of this ordinance.
- 1.9 **ERECT** means to build, attach, hang, place, suspend, fasten, fix, maintain, paint, draw or otherwise construct.
- 1.10 **GASTON COMMERCIAL TRACT** means two tracts located on Gaston Avenue, as described in Addendum A where commercial or residential structures may be located.
- 1.11 **FENCE** means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 1.12 **INTERIOR SIDE YARD** means a side yard that is not a cornerside yard.
- 1.13 **MAIN BUILDING** means a building on a lot intended for occupancy by the main use.
- 1.14 **PRESERVATION CRITERIA** means the standards considered by the director and commission in determining whether a certificate of appropriateness should be granted or denied.
- 1.15 **PROTECTED FACADE** means a facade that must maintain its original appearance, as near as practical, in all aspects.
- 1.16 **REAL ESTATE SIGN** means a sign that advertises the sale or lease of an interest in real property.

2. SITE AND SITE ELEMENTS

- 2.1 New construction is prohibited in all front yards within the district, except for parking in the Gaston Commercial Tract.
- 2.2 The existing original and historic structures must be retained and protected.
- 2.3 New sidewalks, walkways, steps, and driveways must be of brush finish concrete, brick, stone, or other material deemed appropriate. No exposed aggregate, artificial grass, carpet, asphalt or artificially-colored monolithic concrete paving is permitted.
- 2.4 No new circular drives or new parking is allowed in front yards. Parking is allowed in front of structures in the Gaston Commercial Tract.

- 2.5 Exterior lighting must be appropriate to and enhance the structure.
- 2.6 Landscaping must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of or from the main building. It is recommended that landscaping modifications reflect the original historic landscaping design when appropriate.
- 2.7 Any new mechanical equipment must be erected in side or rear yards and must be screened from the street.
- 2.8 Existing mature trees in the front yard must be maintained. Unhealthy or damaged trees may be removed if deemed appropriate.
- 2.9 Fences in the rear yard and rear 50% of the side yard may not exceed 9 feet in height. (See Addendum B)
- 2.10 Historically appropriate fences are permitted in the front yard and must be constructed of one or more of the following materials: wood, stone, brick, wrought iron, a combination of those materials, or other materials deemed appropriate. These fences may not exceed 3'6" in height and must be 50% open (See Addendum B).
- 2.11 Interior side yard fences must be located in the rear 50% of the side facade. Interior side yard fences must be located behind the open front porch of an adjacent house. The fence at the side property line may be a solid fence. The portion of the fence facing the main street must be at least 70% open. Chain link fences do not qualify as a "70% open fence". (See Addendum B.)
 - a. The commission may, if it determines more screening is necessary to ensure privacy, allow interior side yard fences to be located up to a point 5 feet back from the corner of the house measured from the back wall of the front porch, provided that these fences may not exceed 8 feet in height. (See Addendum B.)
- 2.12 Solid fences in cornerside yards must not be located directly in front of the cornerside facade except that the commission may allow a solid fence directly in front of any portion of the rear 50% of the cornerside facade if:
 - a. more screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic; and
 - b. the fence does not screen any portion of a significant architectural feature of a main structure.

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

- 2.13 Fences in side, rear or comerside yards must be constructed of one or more of the following materials: wood, brick, stone, wrought iron, chain link (as noted below), a combination of these materials, or other materials deemed appropriate. Fence locations are illustrated in Addendum B.

Chain link fences are not allowed in the front yard or front 50% of the side yard, or the front 50% of the cornerside yard.

The fences that are required to be 70% open should be of wrought iron, wood that resembles wrought iron, or historic wire fences. Chain link fences do not qualify as a "70% open fence". Recommended fence designs are shown in Addendum B.

- 2.14 Tops of fences must be horizontal, stepped or parallel to grade as illustrated in Addendum B.
- 2.15 The finished side of a fence must face out if seen from any street as illustrated in Addendum B.

3. STRUCTURE

Facades

- 3.1 The front and side facades are protected facades.
- 3.2 Reconstruction, renovation or repair of the opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain and module size as much as practical.
- 3.3 The existing solid-to-void ratios of non-protected facades must be maintained as much as practical. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.
- 3.4 Brick must match in color, texture, module size, bond pattern and mortar color. Brick surfaces not previously painted may not be painted unless the applicant establishes that:
- a. the color and texture of replacement brick cannot be matched with that of the existing brick surface;

- b. the brick is not original or compatible with the style and period of the main building and the district; or
 - c. the brick has been damaged or painting is the only method by which the brick can be salvaged.
- 3.5 Stone, cast stone, and concrete elements must be renovated or repaired only with materials similar in size, grain, texture, and color to the original materials.
- 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.
- 3.7 Color: All colors must comply with the Acceptable Color Range Standards contained in Addendum C, except that the Landmark Commission may approve other colors not specifically prohibited if it determines the proposed color is appropriate. Fluorescent and metallic colors are not permitted on the exterior of any structure in this district. (See Addendum C).

Dominant and trim colors: 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 Addendum D. The colors of a structure must be complementary to each other and the overall character of this district. Complimenting color schemes are encouraged through the blockface. Columns should be painted white or a light color.

- 3.8 Exposing and restoring original historic finish materials is encouraged.
- 3.9 Exterior cleaning must be accomplished in accordance with Department of Interior standards. No sandblasting or other mechanical abrasive cleaning processes are permitted.

Fenestration and Openings

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

Exterior storm windows and doors are permitted if they are sensitive additions and match the existing windows and doors in frame width and proportion, glazing material, and color. Painted or factory finished aluminum storm doors, storm windows or screens are permitted. Mill finished aluminum is not permitted.

- 3.11 New door and window openings on the front and comerside facade are permitted only in locations where there is evidence that original openings have been filled with other material.
- 3.12 Decorative ironwork or burglar bars are permitted on rear facades. Interior mounted burglar bars are permitted on protected facades.
- 3.13 Glass and glazing must match original materials as much as practical. Dark tinted, reflective glazing or reflective film is not permitted.
- 3.14 Materials placed on or behind window glazing must be appropriate to the district.
- 3.15 The Department of the Interior standards should be referred to for acceptable techniques to improve the energy efficiency of historic fenestrations.

Roofs

- 3.16 The slope, massing, configuration and materials of the roof must be preserved and maintained. Original gables, dormers, porches, and roofs must be preserved. Existing parapets, cornices and coping eaves, roof trim and dormers must be retained and when repaired, should be done so with material matching in size, finish, module and color.
- 3.17 The following roofing materials are allowed: wood shingles, composition shingles, slate, clay, concrete, terra-cotta tiles, and other materials deemed appropriate.
- 3.18 Solar panels, skylights, and mechanical equipment must be set back or screened so as not to be visible from ground level on the opposite side of any adjacent right-of-way.

Porches and balconies

- 3.19 Existing original porches and balconies on protected facades must be retained and preserved. Porches may not be enclosed on protected facades.
- 3.20 All original columns, railings, and other trim and detailing that are part of the porch or balcony configuration must be preserved.

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

3.22 Front porch floor finishes must be concrete, wood or other materials deemed appropriate. Porch floors may not be covered with carpet. Wood floors must be painted or stained. Concrete, brick or stone floors may not be painted. A clear sealant is acceptable.

4. NEW CONSTRUCTION AND ADDITIONS

4.1 The form, materials, general exterior appearance, color and details of any new construction of an accessory building or vertical extension to an existing structure must be compatible with the existing historic structure.

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.

4.5 Chimneys visible from the public right-of-way must be clad in brick or stucco. Imitation brick will be reviewed through the certificate of appropriateness process.

4.6 Width requirements: The width of a front facade 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.

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

Historic details at parapets and coping must be preserved and maintained where abutting new construction.

4.8 Front yard setback:

- a. A main building on an interior lot must have a front yard setback that is equal to the average setback of other structures in the blockface.
- b. A main building on a corner lot must have a front yard setback that is within one foot of that of the closest main building in the same blockface.

4.9 Front, rear, side, and comerside yards are illustrated in attached Addendum E.

5. GASTON COMMERCIAL TRACT

5.1 In addition to residential structures, early 20th century commercial styles are allowed as illustrated in Addendum F and as described in this section. If there is a conflict, these regulations control over the architectural guidelines contained in Planned Development District No. 362, as amended (commonly called the Gaston PD).

5.2 Stories: All structures must have one or two stories, not to exceed 30 feet.

5.3 All structures must be constructed of brick or stucco with wood trim.

5.4 Windows: All windows must be wood or resemble wood in appearance.

- a. First-floor store fronts must be divided into two, three, or four bays as illustrated in Addendum F. At least 60% of the area of the first floor store front must consist of either window or door area. Transom windows must be above all first floor windows and doors.
- b. Second-floor store front windows must have a double or single hung sash. At least 35% of the area of the second-floor store front must consist of window area.
- c. Mirrored, opaque, and translucent glasses are not permitted in any door or window opening.

5.5 Panels: Panels less than three feet in height must be placed below all first floor windows. Panels must be made of wood, brick, tile or other material deemed appropriate.

5.6 Doors: Each front door must be composed of wood or other material deemed appropriate and have at least one large full-view window.

- 5.7 **Roofs:** All roofs must be flat or hidden by parapets. Tile visor roofs are encouraged.
- 5.8 **Story setbacks:** No story may be setback from another story. (The wall facing the street must be vertical.)
- 5.9 **Equipment screening:** All rooftop mechanical equipment seen from the street must be screened with a parapet.
- 5.10 **Parking:** Single row parking does not need to be screened, double row parking must be screened by landscaping. Parking will be allowed in front of structures.
- 5.11 Brick and/or tile accents in the pavement in front of entrances are encouraged.
- 5.12 There are no minimum side yard setbacks required except that properties with cornerside yards must have a minimum 5 foot setback. Front yard setbacks must comply with the average setback of existing historic buildings on the street. There are no minimum lot sizes or coverage in this tract.

6. ACCESSORY BUILDINGS

- 6.1 Accessory buildings are permitted only in the rear yard.
- 6.2 Accessory buildings must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.
- 6.3 Accessory buildings must be at least 8 feet from the main building.
- 6.4 Accessory buildings may not exceed 1,200 square feet in floor area, unless documentation shows that an original building exceeding this size was previously on the building site.
- 6.5 Accessory buildings may have garage doors located at the established rear yard setback from the alley if electric garage door openers are installed.
- 6.6 The minimum rear yard setback for accessory structures is 2'6", with a 1'6" roof overhang encroachment permitted.
- 6.7 The minimum side yard setback for accessory structures is 3 feet, with a 1'6" roof overhang encroachment permitted.
- 6.8 Accessory structures may be rebuilt in the location of a former structure if the location of the former structure is properly documented.

7. SIGNS

- 7.1 Temporary political campaign signs (as defined in Chapter 15A of the Dallas City Code, as amended) and real estate signs are permitted without a certificate of appropriateness.
- 7.2 Street signs, protective signs, movement control signs, and historical markers are permitted. A certificate of appropriateness is required to erect one of these signs to ensure that the sign is sensitive and compatible with the appearance of the structure.
- 7.3 All signs must conform with all applicable provisions of the Dallas City Code, as amended, and be compatible with the architectural qualities of the historic structure.

8. REVIEW PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS

- 8.1 The review procedure outlined in Section 51A-4.501 of the Dallas City Code, as amended, applies to this district except that a certificate of appropriateness is not required to erect temporary political campaign signs (as defined in Chapter 15A of the Dallas City Code, as amended) or real estate signs.

ADDENDUM A

Gaston Commercial Tract

Property Description

TRACT I

BEGINNING at the intersection of the centerline of Gaston Avenue and Carroll Avenue;

THENCE in a southeasterly direction along the centerline of Carroll Avenue, a distance of approximately 170 feet to a point for corner on a line, said line being approximately 130 feet southeast of and parallel to the southeast line of Gaston Avenue;

THENCE in a southwesterly direction along said line, a distance of approximately 90 feet to a point for corner on a line, said line being approximately 90 feet southwest of and parallel to the southwest line of Carroll Avenue;

THENCE in a southeasterly direction along said line, a distance of approximately 40 feet to a point for corner on a line, said line being approximately 170 feet southeast of and parallel to the southeast line of Gaston Avenue;

THENCE in a southwesterly direction along said line, a distance of approximately 60 feet to a point for corner on a line, said line being approximately 150 feet southwest of and parallel to the southwest line of Carroll Avenue;

THENCE in a southeasterly direction along said line, a distance of approximately 15 feet to a point for corner on a line, said line being approximately 185 feet southeast of and parallel to the southeast line of Gaston Avenue;

THENCE in a southwesterly direction along said line, a distance of approximately 65 feet to a point for corner on a line, said line being 215 feet southwest of and parallel to the southwest line of Carroll Avenue;

THENCE in a northwesterly direction along said line, a distance of approximately 225 feet to a point for corner on the centerline of Gaston Avenue;

THENCE in a southwesterly direction along the centerline of Gaston Avenue, a distance of approximately 243 feet to a point for corner on a line, said line being approximately 196 feet northeast of and parallel to the northeast line of Peak Street;

THENCE in a northwesterly direction along said line, a distance of approximately 292.5 feet to a point for corner on a line, said line being approximately 252.5 feet northwest of and parallel to the northwest line of Gaston Avenue;

THENCE in a northeasterly direction along said line, crossing Carroll Avenue, and continuing along the northwestern boundary line of Lot 1 in City Block 1/769, a distance of approximately 678.8 feet to a point for corner on the northeastern boundary line of said Lot 1;

THENCE in a southeasterly direction along said lot line and its southeastward prolongation, a distance of approximately 289.5 feet to a point for corner on the centerline of Gaston Avenue;

THENCE in a southwesterly direction along the centerline of Gaston Avenue, a distance of approximately 185.8 feet to its intersection with the centerline of Carroll Avenue, the PLACE OF BEGINNING.

TRACT II

BEGINNING at the intersection of the centerline of Carroll Avenue and Gaston Avenue;

THENCE in a southeasterly direction along the centerline of Fitzhugh Avenue, a distance of approximately 229.3 feet to a point for corner on a line, said line being approximately 194.3 feet northwest of and parallel to the northwest line of Junius Street;

THENCE in a southwesterly direction along said line, a distance of approximately 441 feet to a point for corner on the common line between City Blocks 771 and 1/771;

THENCE in a northwesterly direction along said common block line, a distance of approximately 239.5 feet to a point for corner on the centerline of Gaston Avenue;

THENCE in a southwesterly direction along the centerline of Gaston Avenue, a distance of approximately 53.6 feet to a point for corner on a line, said line being approximately 115 feet northeast of and parallel to the northeast line of Grigsby Avenue;

THENCE in a northwesterly direction along said line, a distance of approximately 180 feet to a point for corner on the southeast line of a 15 foot wide public alley;

THENCE in a northeasterly direction along said alley line, a distance of 50 feet to a point for corner on the common line between City Blocks 770 and D/770;

THENCE in a northwesterly direction along said common block line, a distance of approximately 240 feet to a point for corner on the common line between City Blocks 770 and D/770;

THENCE in a northeasterly direction along said common block line, a distance of approximately 100 feet to a point for corner on a line, said line being 100 feet northeast of and parallel to the common line between City Blocks 770 and D/770;

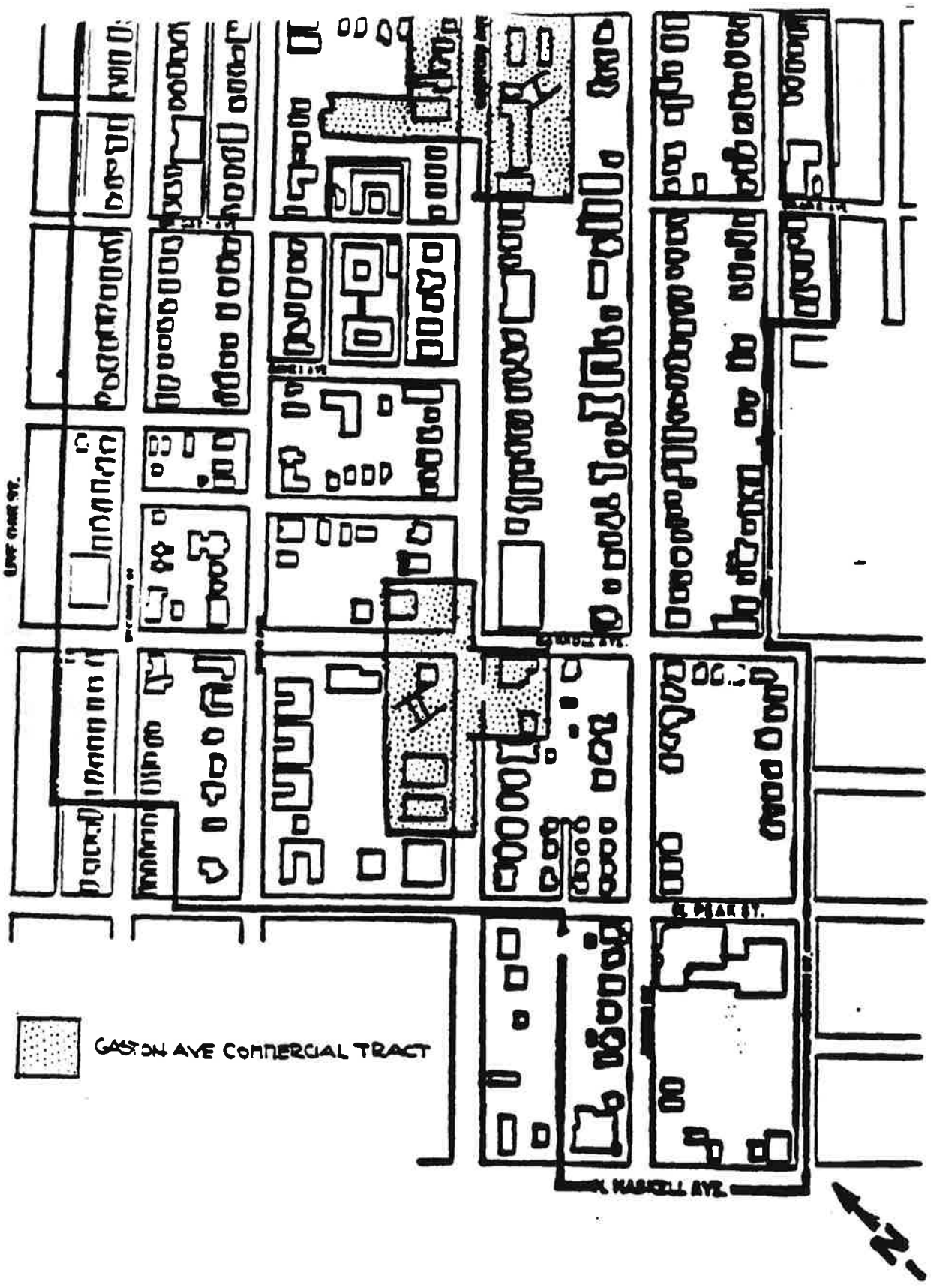
THENCE in a southeasterly direction along said line, a distance of approximately 42.5 feet to a point for corner on a line, said line being 42.5 feet southeast of and parallel to the common line between City Blocks 770 and D/770;

THENCE in a northeasterly direction along said line, a distance of approximately 96.5 feet to a point for corner on the northeast boundary line of Lot 3 in City Block 770;

THENCE in a southeasterly direction along said lot line, a distance of approximately 198 feet to a point for corner on a line, said line being 144.8 feet northwest of and parallel to the northwest line of Gaston Avenue;

THENCE in a northeasterly direction along said line, a distance of approximately 269.6 feet to a point for corner on the centerline of Fitzhugh Avenue;

THENCE in a southeasterly direction along the centerline of Fitzhugh Avenue, a distance of approximately 185 feet to a point on the centerline of Gaston Avenue, the PLACE OF BEGINNING.

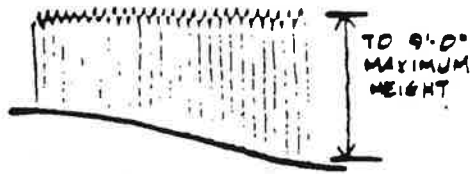


WEST SIDE ST.

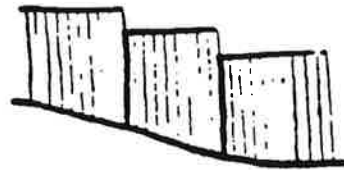
MARKET.

N. MARSHALL AVE.

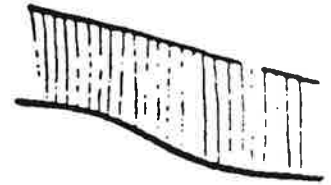
A



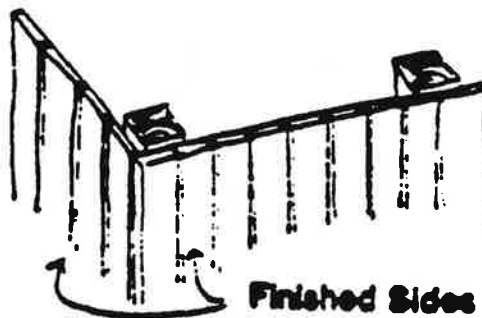
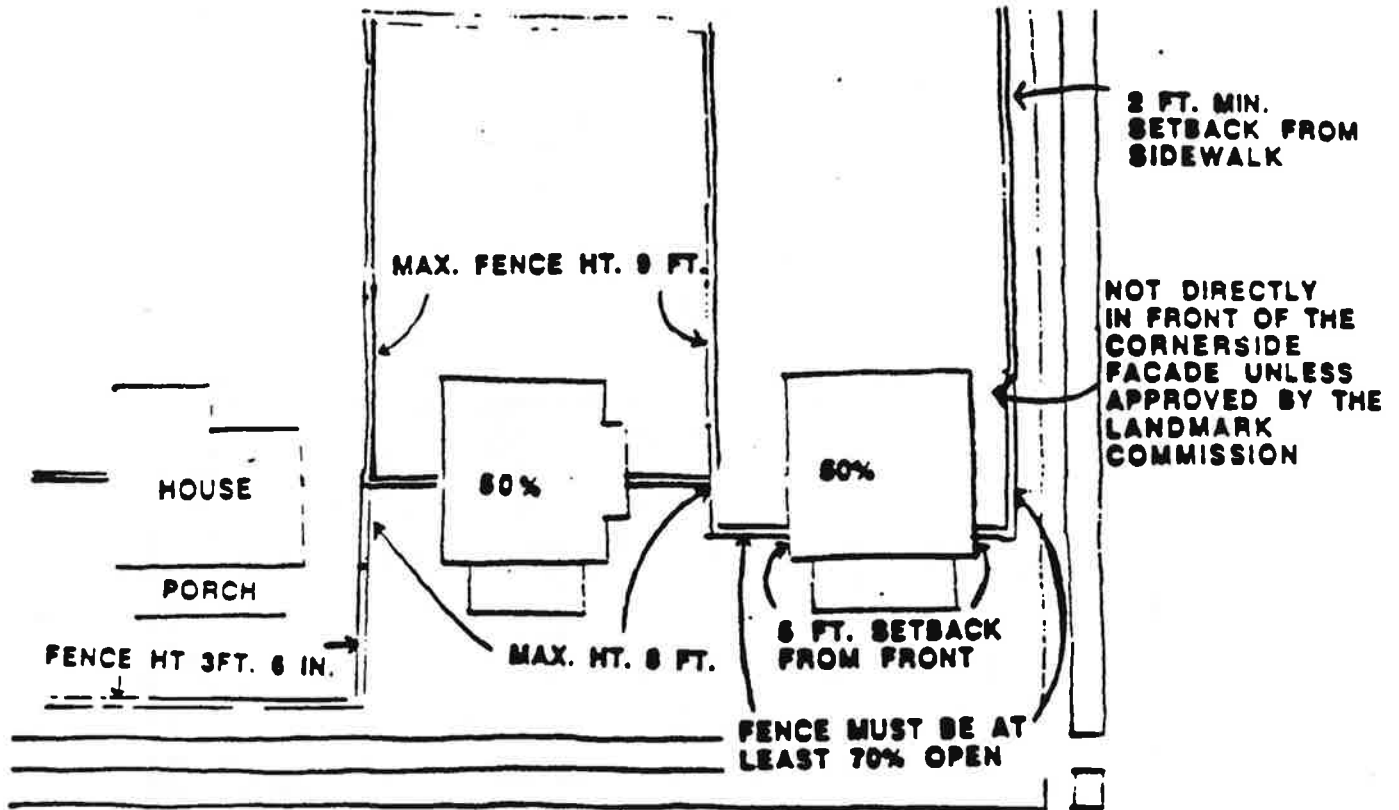
TO 9'-0"
MAXIMUM
HEIGHT



Horizontal



Parallel to Grade



Finished Sides

B

FENCES

ADDENDUM C

Acceptable Color Range Standards

Color and color scheme are evaluated according to the Munsell Book of Color Systems (Neighboring Hues Edition -1973).

The following Munsell color ranges, or their equivalents in value (V) and Chroma (C), are permitted for primary, trim and accent colors:

Dominant: 9 through 6V/1 through 4C

Trim: 9 through 3V/1 through 6C

Accent: 9 through 3V/1 through 6C

Hue symbols 2.5-10 for: R (Red) G (Green) B (Blue) Y (Yellow) YR (Yellow-Red) GY (Green-Yellow)

Neutral gray and absolute white are also permitted. Neutral gray must be equivalent in value to those ranges specified above. Any colors or color schemes that are not within the specified allowable Munsell ranges must be reviewed by the Landmark Commission and approved or denied based on their appropriateness to and compatibility with the structure, blockface, and this district. The Commission may not approve any colors or color schemes (or their equivalents) that are specifically excluded by this ordinance.

COLOR PLACEMENT

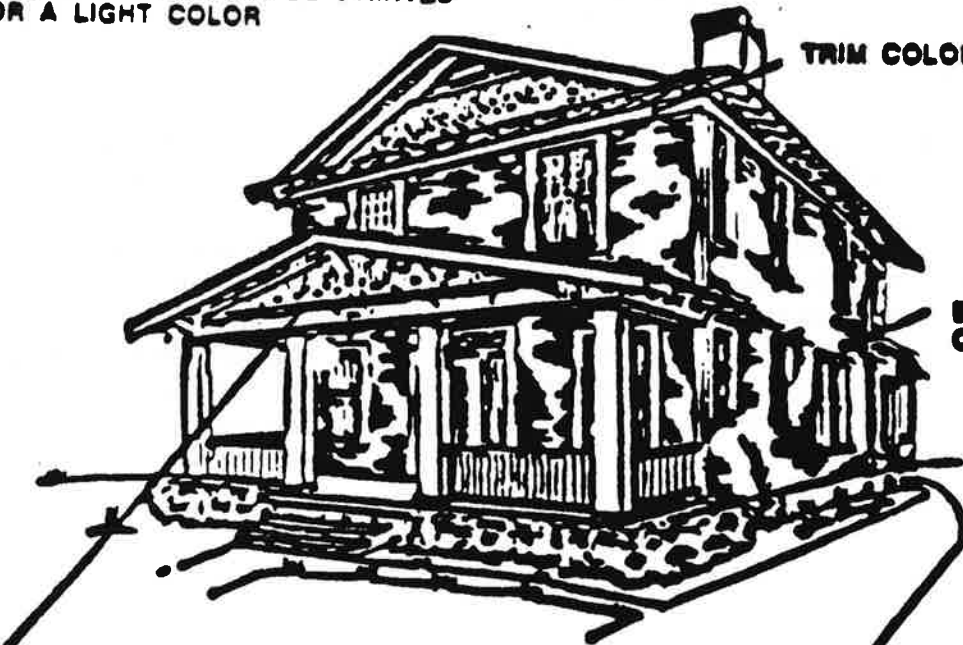
**COLUMN COLOR : SHOULD BE PAINTED
WHITE OR A LIGHT COLOR**

TRIM COLOR: MAJOR TRIM ON HOUSE

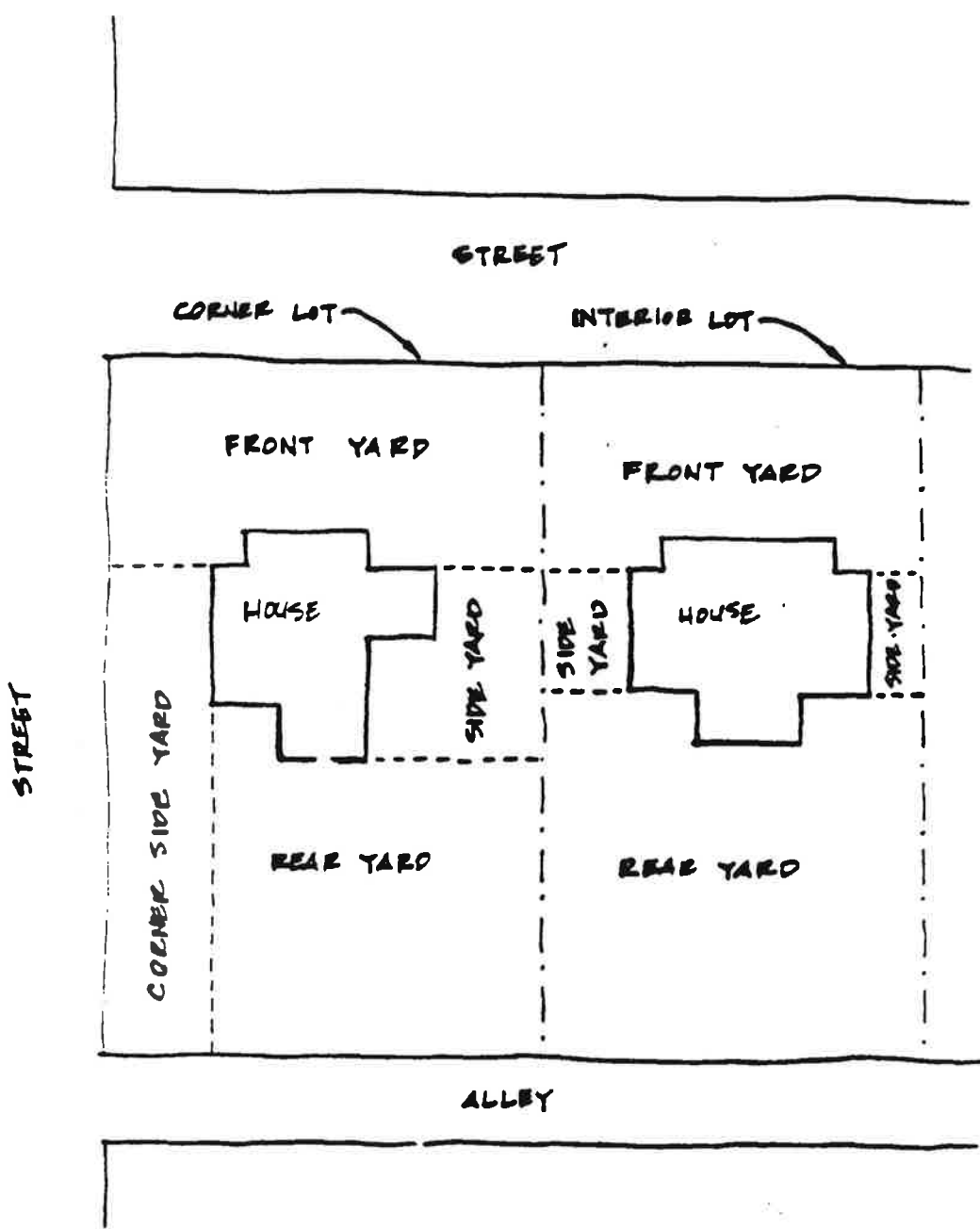
**BODY COLOR: MAIN SIDING
ON HOUSE**

**ACCENT COLOR: SMALL DISCRETE ARCHITECTURAL FEATURES
ON HOUSE SUCH AS INNERMOST WINDOW FRAMES
OR NARROW MOLDING STRIPS**

**BODY
TRIM
ACCENT**

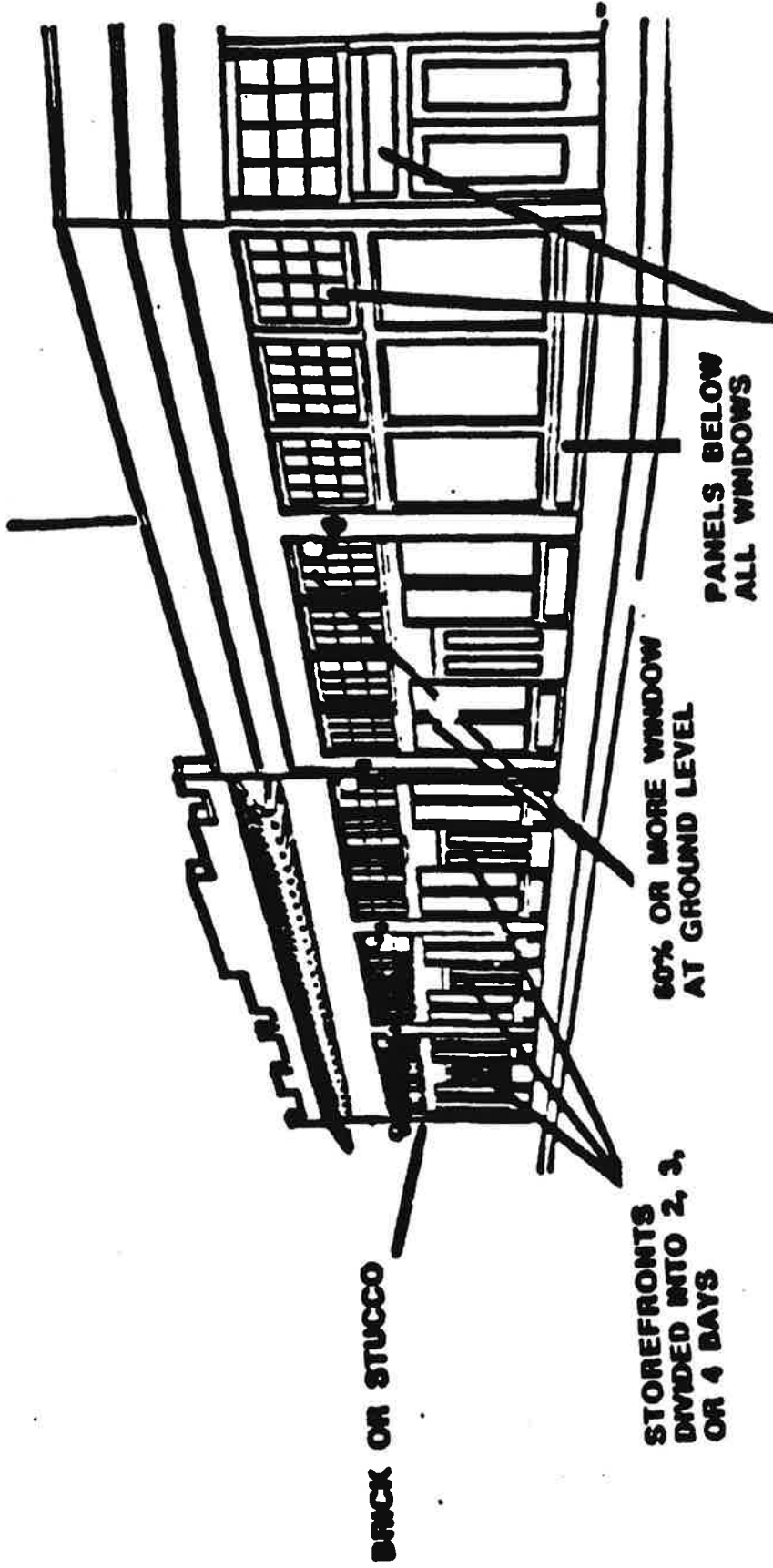


D



III

FLAT ROOF



BRICK OR STUCCO

STOREFRONTS
DIVIDED INTO 2, 3,
OR 4 BAYS

60% OR MORE WINDOW
AT GROUND LEVEL

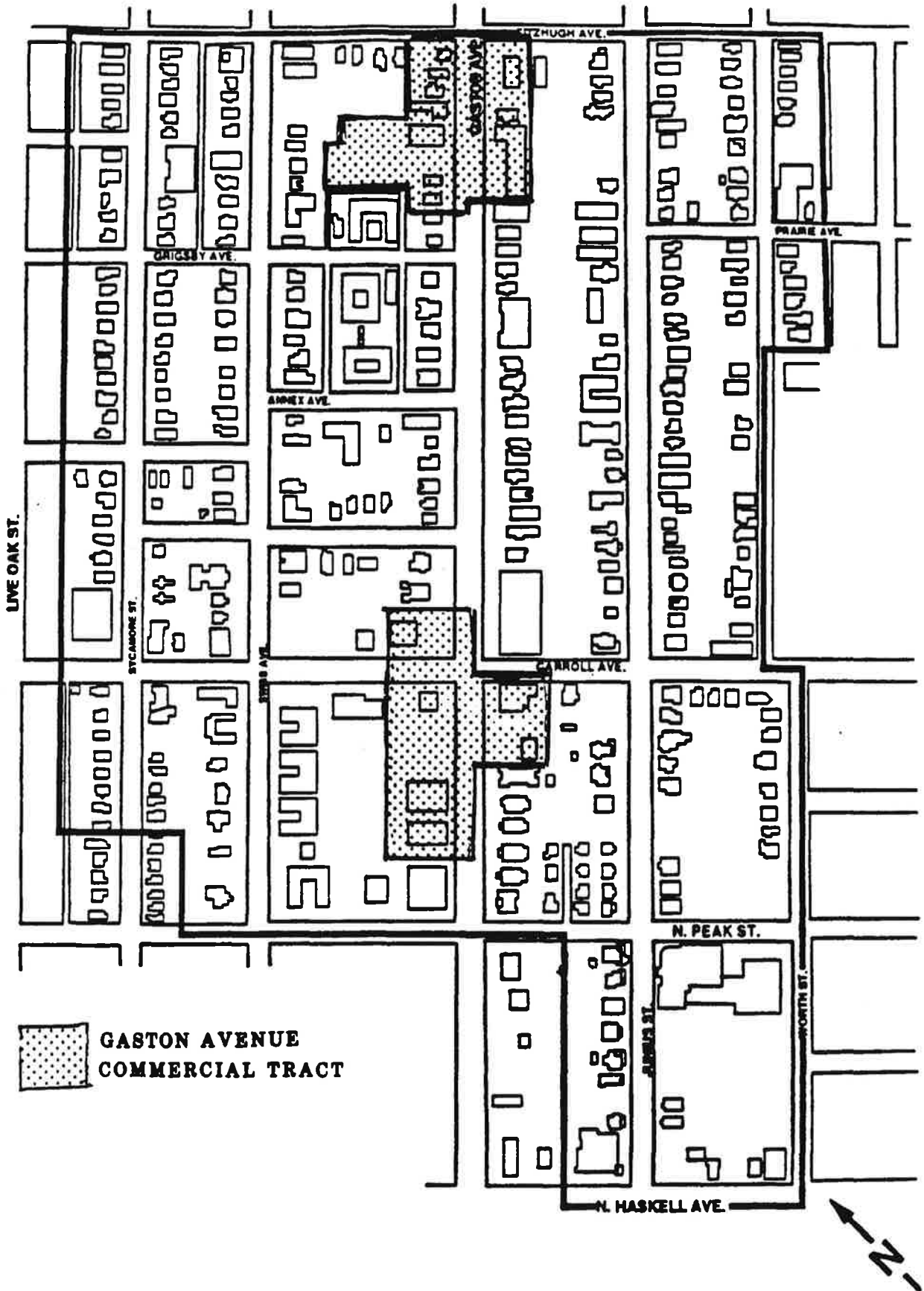
PANELS BELOW
ALL WINDOWS

TRANSOM WINDOWS
ABOVE ALL DOORS
AND WINDOWS

COMMERCIAL STRUCTURES FOR THE GASTON TRACT

F

Peak's Suburban Addition Historic District



**Dallas Landmark Commission
Landmark Nomination Form**

1. Name

historic: Peak's Suburban Addition
and/or common: Millcreek Neighborhood date: 4/19/93

2. Location

address:
location/neighborhood: Sycamore, Worth, Fitzhugh, Carroll, (Junius and Worth, 1 block further west to Haskell)
block: _____ lot: _____ land survey: _____ tract size: _____

3. Current Zoning

R-75, PD No. 98, PD No. 362, PD No. 298, MF2

4. Classification

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

5. Ownership

Current Owner: V ious
Contact: _____ Phone: _____
Address: _____ City: _____ State: _____ Zip: _____

6. Form Preparation

Date: 4/19/93 - 1/11/95
Name & Title: _____
Organization: Designation Task Force
Contact: Kate Singleton Phone: 821-7533

7. Representation on Existing Surveys

Alexander Survey (citywide) _____ local _____ state _____ national National Register
H.P.L. Survey (CBD) _____ A _____ B _____ C _____ D _____ Recorded TX Historic Ldmk
Oak Cliff _____ TX Archaeological Ldmk
Victorian Survey
Dallas Historic Resources Survey, Phase IV high _____ medium _____ low

For Office Use Only

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

8. Historic Ownership

original owner: Various
significant later owner(s):

9. Construction Dates

original: 1890-present
alterations/additions:

10. Architect

original construction: Various
alterations/additions:

11. Site Features

natural:
urban design:

12. Physical Description

| | | | | | |
|--|---------------------------------------|------------------------------------|---|------------|--|
| Condition, check one: | | | | Check one: | |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input type="checkbox"/> original site | | |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered | <input type="checkbox"/> moved(date_____) | | |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | | | |

Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc). elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

Peak's Suburban Addition developed over a long period of time beginning with the large estates of Jefferson Peak and William Gaston built in 1855 and 1871 respectively. The topography of the area was very hilly with numerous creeks, marshes and bogs. These natural obstacles made a trip from these East Dallas estates to the Dallas Court House an arduous journey.

In order to diminish his isolation, Gaston gave land to friends and business associates promoting that additional homes be built. Large scale residential construction was delayed, however, until the marshes and bogs were filled and the land leveled. This process took place over several years.

The architectural styles of the homes eventually built span several decades, creating diversity in design and size of residences and civic buildings. The architectural styles found in the district are predominantly Queen Anne, Folk Victorian, Craftsman, Prairie, Mission, Neoclassical, Colonial Revival, and Tudor. See appendix . These drawings were taken from A Field Guide to American Houses by Virginia and Lee McAlester

The street names are primarily derived from the names of early pioneers who were instrumental in establishing this area.

Fitzhugh Avenue: named for L.H. Fitzhugh, early settler and land owner ¹.

Grigsby Avenue: named for John Grigsby, early land developer ¹. Major land owner who received a 4,605 acre land tract from Sam Houston.

Annex Avenue: boundary of the Old Fairfield Annex to East Dallas ¹. Annex Avenue from Swiss to Gaston originally was named Elmira.

Carroll Avenue: named for Carroll Peak, son of Jefferson Peak ⁴.

Peak Street was originally named Martha Street for Martha Peak, wife of Jefferson Peak. Upon his death Mrs. Peak changed the name to Peak in honor of her husband. Jefferson Peak was a major land owner ¹. Jefferson moved to Dallas in 1854 when Dallas population was under 200 people. ³ He constructed the first brick residence which was located at the corner of Peak and Worth Streets. Peak died in 1885 ⁴. He bequeathed one half block of land to the Dallas First Christian Church with the provision that instrumental music not be used for services or the land reverts back to his heirs.

Haskel Avenue was named for Horatio Nelson Haskel Alderman of East Dallas in 1883 ¹.

Sycamore Street originally named Matt Street for Mathias Peak, son of Jefferson Peak ⁴.

Swiss Avenue named for Swiss Colony immigrants, who settled along this street in 1870.

Gaston Avenue was named for Captain William Gaston. Early day Banker and land developer ¹. Gaston founded Dallas First Bank and purchased large tracts of land in East and South Dallas including 400 acres along Swiss Avenue. He donated the land for the State Fair and promoted its growth. He maneuvered the railroads to locate in the City of East Dallas in 1872-73 away from the City of Dallas which promoted development on his land holdings. Gaston Avenue was originally named Wallace Street, for Wallace Peak, son of Jefferson Peak ⁴.

Junius Street named for Junius Peak, landowner and Texas Ranger. ¹ Junius was born in 1846. ³ son of Jefferson Peak. ⁴ Early Dallas Police Chief 1874-78. ³ June Peak's home still stand at 4409 Worth Street. His daughter Florence Peak lived in this house on Worth Street until about 1980.

Worth Street is named for Worth Peak, 8th of eleven children of Jefferson and Martha Peak.

Victor Street named for George Victor Peak, ¹ son of Jefferson Peak. ⁴

Reiger Street named for John F. Reiger, Reiger addition 1890. ¹

13. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

Peak's Suburban Addition also known as Mill Creek is the earliest developed portion of East Dallas. It was the first neighborhood east of Dallas' central business district to be developed, "starting with Victorian houses and followed by frame two story Prairie homes, brick mansions and finally frame cottages and bungalows" (Older Neighborhoods, 1986:32). In addition to the single family residences, there are many historic apartment complexes as well as commercial and institutional buildings throughout the district, especially along the old streetcar routes. The major forces that shaped the development of East Dallas were the arrival of the railroads, the establishment of the Texas State Fair, and the network of street railways that determined the routes of growth.

The early settlement East Dallas from 1855 until the City of East Dallas' incorporation in 1882 was agricultural in nature. The first recorded settlement occurred in 1855 when Captain Jefferson Peak purchased a large tract of land far to the northeast of Dallas and built a farmhouse near the corner of Worth and Peak streets. Peak had passed through Texas in 1846 to fight in the Mexican War and in 1855 he returned with his family to settle east of the emerging town of Dallas (Butterfield 1875: Peak). An 1880's map of East Dallas shows that Peak owned roughly half the land bounded by Ross Avenue to the north, Main Street to the south, and Haskell and Carroll Street to the west; constituting more than a quarter of the historic district.

After the Civil War, Peak was joined by Confederate Captain William H. Gaston who purchased 400 acres along White Rock Road (now Swiss Avenue) where he built an enormous Greek Revival home in 1871 (razed) (Mabry, 1984:4). Gaston was a powerful force in Dallas' early development. Within a few years of his arrival in 1867, he purchased vast tracts of land in South and East Dallas, founded Dallas' first bank, donated land for the County Fair (present site of Baylor Hospital), and eventually parlayed the small exposition into the State Fair (Mabry, 1984:10 Gaston n.d.:1.) Most importantly, Gaston, with backing from local businessmen, brought the railroads to Dallas in 1872 and 1873, which ultimately made the city's fortune. His impact in East Dallas was achieved by maneuvering both the Houston and Texas Central (H&TC) and the Texas and Pacific (T&P) railroads to a junction approximately one and a half miles to the east of the Courthouse. In doing so, Gaston helped orchestrate Dallas' growth away from the Trinity River towards the railroad station on his lands in East Dallas. The resulting housing shortage encouraged Jefferson Peak and other landowners to begin subdividing their lands.

Although the railroads promised to spur building activity in East Dallas, the area remained sparsely settled due to an economic downturn in 1875 that stalled development for some time (Powers 1969:19). The area was heavily wooded, especially along Mill Creek as it flowed through Exall Park along Hall Street, just east of the historic district, toward the Cedars in South Dallas (McDonald 1978: 137). There was little building or street construction in the project area east of Washington Street prior to the late 1870s although the Butterfield and Rundlett Official Map of Dallas shows East Dallas as a platted entity by 1875 (Mabry 1984: 16). A small commercial district sprang up around the depot and consisted of a few boarding houses, lumber yards and restaurants that survived only because of the railroad traffic (Powers 1969: 14). One mule-drawn streetcar line, operated by the Dallas Street Railroad Company, ran out Ross Avenue and up San Jacinto Street. Built by Colonel William J. Keller in 1875, the San Jacinto line, as it was known, was the only line to serve the area until 1882. Its primary purpose was to bring passengers from the depot to the downtown Dallas business district (Powers 1969: 19, 36).

Beyond the tiny cluster of commercial structures near the depot, the remainder of East Dallas at this time consisted of large estates, like those of Jefferson Peak and William Gaston, and a number of smaller family farms (Map, East Dallas: 1880s). The early character of the region was articulated by William Gaston when, upon completing his mansion at 3900 Swiss Avenue in 1873, he lamented being all alone out in the country and offered free land to his friends so he would have company. Gaston's nearest neighbor to his 400 acre plantation were Jefferson Peak, a mile to the east in the center of the historic District, and Swiss immigrants, Jacob Nussbaumer and Henry Boll, who lived nearly the same distance to the west (Saxon, 1983: 9). This semi-rural condition persisted until Dallas began to recover from the depression in the latter part of the 1870s.

When the economy improved, East Dallas began to experience the same wild, uncontrolled growth that was afflicting central and south Dallas (McDonald. 1978: 137). Many businesses began building east along the streetcar line that stretched from downtown Dallas to the railroad depot. The fairgrounds drew people to the area and many began investing in property nearby. By 1882, the community had grown so rapidly that its leading citizens, among them Peak, Gaston and rancher Christopher Columbus Slaughter, met and voted to incorporate as the separate municipality of East Dallas (Saxon, 1983: 10). At the time of its annexation in 1889, the land area of East Dallas was actually larger than that of Dallas. The city of Dallas acquired East Dallas, along with several unincorporated suburban parcels, on the last day of December, 1889, to make Dallas the largest city in Texas for the 1890 census (Keith, 1930: 168; Dallas Morning News, October 1, 1935). It was both the first and last time in its history that Dallas had the honor.

East Dallas' single largest landowner, Jefferson Peak, platted his first subdivision in 1874 along Ross Avenue, (Mabry 1984:3) but by the mid-1880s, Captain Peak still owned most of the land bounded by Ross Avenue, Main Street, Haskell and Carroll Streets (Map East Dallas: 1880s). It wasn't

until after Peak's death in 1885 that his son, Junius, began large-scale subdivision of the family's extensive holdings. The land around the Old Peak homestead at Worth and Peak Street was sold as Peak's Addition in 1897 and its subdivision spurred many housing starts in the area. (McDonald 1978: 120). Major East Dallas streets still bear Peak's name and those of his children: Junius, Worth, Victor, and Carroll. Although the original Peak farmhouse is gone, Junius Peak's home still stands at 4409 Worth Street.

Another highly influential force in East Dallas real estate development during the late 1880s and early 1890s was Jefferson Peak's son-in-law, Thomas Field. Through his firm, Field and Field Real Estate and Financial Agents, Thomas Field either owned, controlled, or influenced the sale of large parcels of East Dallas real estate. He "flamboyantly promoted his extensive East Dallas holdings in 1884 with the construction of a palatial residence in the middle of his property" (McDonald 1978: 137) located on Peak Avenue between Gaston and Junius streets (razed 1922). His grandiose and unfettered real estate promotion was characteristic of the boomtown that enveloped all of Dallas during the years between the arrival of the railroads and the depressions of the 1890s. Many elaborate mansions were constructed on Swiss and Gaston Avenue during the 1890s in addition to smaller but substantial homes on Live Oak, Junius, and Worth Streets (Saxon 1983: 16). Most of the largest homes were demolished and their lots sold for redevelopment between 1920 and 1950 (Sanborn maps 1905, 1922; City of Dallas directories).

The proliferation of street car lines between 1887 and 1893 was probably the single most important factor contributing to the success of East Dallas during that period. Some of those living in East Dallas rented hansom cabs to commute to the city or the union depot (Eidt. conversation 1990). Others undoubtedly used their own horsedrawn buggies, as evidenced by the number of personal stables situated at the rear of the grand residences along Swiss and Gaston Avenue (Sanborn maps. 1905; Gooden 1986: 46). However, those who did own horses and buggies began to prefer the thrift and convenience of the streetcar. A ride downtown at this time cost five cents or less, cheaper than the cost to board a horse and carriage (Nichols conversation March 30, 1990). As Dallas grew further and further away from the central business district, it was imperative that reliable transportation be available for workers. Many neighborhoods existed only due to streetcar access and developers took advantage of that fact.

Streetcar service was initiated about 1888. The Bryan line, as it was known, became the major crosstown streetcar serving the northern section of East Dallas (Powers 1969: 78; Eidt, conversation, 1990) opening up all of East Dallas to wide-scale development. Between 1886 and 1890, Dallas real estate transfers jumped from under \$6 million to \$14 million, much of it concentrated in East Dallas. The completion of the Bryan line was followed by the opening of Middleton Brother's Addition, Hunstable's College Hill Addition, Livingston Place, Peak's Addition, Caruth Heights, Nussbaumer and McCoy's Addition, and the Belmont Addition between 1888 and 1892 (McDonald 1978: 153). All were accessible to the Bryan line.

Typically, there was little planning involved in the opening of these additions beyond running a streetcar line out to a vacant field owned by the operators, subdividing the land, and selling it for a handsome profit. Lots were often sold before streets and utilities could be laid out (McDonald 1978: 153), sometimes on the mere promise that streetcar lines would be introduced.

The suburban land boom was in full swing when nearly all building came to an abrupt halt with the economic crash of 1893. While some Texas communities were unharmed by the nationwide depression, Dallas had become linked to eastern and northern markets and their leading banking institutions. When those institutions foundered, Dallas followed. The failure of the Philadelphia & Reading Railroad in February 1893 started a nationwide panic that left 158 national banks and 415 state and private banks in ruin. Five Dallas banks failed in the crash and local business and agricultural concerns suffered as a result (McDonald 1978: 70). Unchecked real estate speculation prior to the crash left Dallas overbuilt and many newly opened additions in or near the project area remained vacant for years afterward (Dallas Morning News, October 1, 1935). Many individuals who had figured prominently in the East Dallas real estate frenzy lost fortunes in the downturn. Thomas Field not only lost several major projects in progress but lost his palatial homes, as well. The effects of the depression reverberated throughout the city and had repercussions on many of the city's enterprises, including streetcar and real estate consortiums, essentially ending the early, speculative era (Powers 1969: 92). The depression did, however, allow time for some reflection and the next phase of development in East Dallas was a more cautious endeavor.

Although Dallas began to rebound from the depression about 1898, East Dallas did not fully recover for almost a decade after the crash. (Dallas Morning News, October 1, 1935). When the economy began to pick up there was a resurgence of residential building in the area. Churches and schools were constructed to accommodate the increased population. Davy Crockett Elementary School, built in 1903 by the firm of C. W. Bulger and son on Carroll Street, is the oldest extant school in the city of Dallas. Bulger and Son also designed the Classical Gaston Avenue Baptist Church, built between 1902 and 1904 at the southwest corner of Gaston and Haskell avenues (McDonald 1978:). The East Dallas Christian Church at 631 N. Peak was built shortly after 1905, replacing an earlier dwelling on that site. The imposing Neo-Classical mansion at the corner of Peak and Swiss avenue was originally built as a residence, but served the prestigious Terrill School for Boys as a dormitory through the 1920s (Sanborn maps 1905, 1922: City Directories). Dominating the 4100 block of Junius Street at North Haskell Avenue, is the Gothic Revival Grace Methodist Episcopal Church designed by W.A. Caan in 1903. The church sanctuary and its 1925 education annex are listed on the National Register of Historic Places. Parishioner Henrietta Eidt recounted that Grace Church was considered to be "the silk-stocking church of East Dallas" because of the many well-to-do residents of exclusive Munger Place who attended its services (Eidt conversation March 30, 1990). These East Dallas institutional and religious

structures are among the city's outstanding architectural landmarks remaining from the early 1900s.

East Dallas grew tremendously after about 1902, especially east of Washington Avenue and into the project area, as many old estates and farmlands were subdivided for new residences. Between 1902 and 1922 the entire project area became filled in, particularly along streetcar routes, with only an occasional vacant lot between buildings or estates. The 1899 Sanborn maps show Haskell Avenue as the eastern boundary of most development, but by 1905 that boundary extended to Carroll Street below Gaston Avenue and all the way east to Fitzhugh Avenue above it (Gooden 1986). In 1905 the development between Haskell Avenue and Carroll Street north of Elm Street was almost entirely residential with the exception of the schools, churches, one store, a carpenter's shop, and a nursery. Ross Avenue continued its role as "Dallas' Fifth Avenue" with the erection of magnificent Colonial Revival and Prairie-influenced homes, almost all of which have been demolished. One of the few remaining palatial residences on Ross Avenue is that built by Charles H. Alexander. c. 1906. at the northeast corner of Ross Avenue and Annex Street. It was purchased and restored by the Dallas Women's Forum in 1930 (McDonald 1978: 141. 143). An exception to the overall residential character of East Dallas was the placement of the Dallas Consolidated Street Railway complex, covering three-quarters of the block between Elm and Main streets where they crossed Peak Avenue (Sanborn maps. 1899. 1905).

Two factors took shape in 1905 that had a major impact on housing styles and development in East Dallas. One was the shift in the popularity from the latter Victorian-era styles to the emerging Prairie and Mission Revival styles. The other was the development of Munger Place, one of Dallas' first planned heavily-restricted, neighborhoods (Gooden 1986: 51). After carefully researching several restricted residence parks in other sites, Roberts S. Munger bought raw farmland near prestigious St. Mary's College and began development of Munger Place. Between 1905-1925, some of Dallas' most promising architects gained their reputations building modern, progressive homes in Mission Revival, Colonial Revival, and Spanish Colonial Revival variations on Frank Lloyd Wright's Prairie Style. The Munger Place development lay immediately to the east and many Peak Surburban Addition homes constructed during this time were built in the same styles.

Commercial enterprises began to spring up in the 1920s and tended to proliferate on the streetcar lines, especially at the intersections of two lines. A comparison of 1905 and 1922 Sanborn maps shows the profound influence these intersecting carlines had in converting residential areas to commercial. Interurban railways began running in the area about 1908 and had an influence on the neighborhoods through which they ran, although they did not offer local service. The Bryan interurban line was established in 1908 and ran along the same street as the streetcar (Gooden 1986: 55). It is notable that by 1922, Bryan Street, especially where it intersects with Peak Avenue, had the most commercial buildings in the area. Automobiles were also having an impact on the area. The first

automobile was registered in Dallas County in 1901. By 1917 registration had increased to about 15,000 most of it in the city of Dallas (Gooden 1986: 56). The automobile eventually changed the way suburban growth and development occurred in Dallas and served to push the city even further from its center.

During the teens and 1920s, a number of fine Mission Revival and Prairie Style homes as well as smaller bungalows and cottages, were built in the pockets to completely fill in the remainder of East Dallas. By 1922, almost no vacant areas remained in the project area with the exception of the large estates built before about 1905. When their wealthy owners began moving to the more fashionable developments further out, these estates were broken up for re-development one by one. The sporadic evolution and re-definition of the area continued to contribute to the uneven appearance of East Dallas. The 1922 Sanborn maps show many large homes with a handful of large estates remaining on Swiss and Gaston avenues, but commercial development had already replaced residences along the crosstown streetcar routes of Bryan Street. In 1922 there was a fire on Peak Street that burned 32 homes to the ground (WPA Paul Myers "Parks" pg. 6 Box 4J57, 1940). The homes were replaced with commercial enterprises taking advantage of the streetcar frontage.

One of the most outstanding changes that took place in the project area between about 1915 and 1930 was the advent of large apartment buildings, many of which remain in the project area.

The Great Depression and the Texas Centennial in 1936 both encouraged multi-family use of older dwellings to East Dallas. The hard years of the depression forced some families to take in boarders. During the Centennial, large houses in East Dallas were divided into rooms that rented for \$1.00 per night (Eidt conversation March 30, 1990).

14. Bibliography

1. The WPA Dallas Guide and History, published by Dallas Public Library and the University of North Texas Press 1992.
2. Memorial and Biographical History of Dallas County, the Lewis Publishing Co. 1892.
3. A History of Greater Dallas and Vicinity, Volume II L.B Hill Editor, the Lewis Publishing Co. 1909.
4. Jefferson Peak Will, location ?

15. Attachments

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

16. Inventory of Structures-Historic District Only (Page ___ of ___)

Please complete this form for each structure in a proposed historic district

a. Location and Name

b. Development History

Original owner: _____

Architect/builder: _____

Construction/alteration dates: _____

c. Architectural Significance

Dominant style: _____

Condition: _____ Alterations: _____

d. Category

| | | |
|--|---|---|
| Contributing _____ | Compatible _____ | Non-contributing _____ |
| <i>excellent example of an architectural style that is typical of or integral to the district; retaining essential integrity of design</i> | <i>supportive of the district in age, style and massing but is not representative of the significant style, period and detailing, or area of significance typical of the district</i> | <i>intrusive; detracts from the character of the district</i> |

e. Statement of Significance

Designation Merit

- | | | | |
|---|-----------------|---|-----------------|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Dallas, State of Texas or the United States. <u>X</u></p> | <p><u>X</u></p> | <p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. _____</p> | <p>_____</p> |
| <p>B. Location as the site of a significant historical event. _____</p> | <p>_____</p> | <p>H. Embodiment of elements of architectural design, detail, material or craftsmanship which represent a significant architectural innovation. _____</p> | <p>_____</p> |
| <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. <u>X</u></p> | <p><u>X</u></p> | <p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. <u>X</u></p> | <p><u>X</u></p> |
| <p>D. Exemplification of the cultural, economic, social or historical heritage of the city. <u>X</u></p> | <p><u>X</u></p> | <p>J. Unique location of singular physical characteristics representing an established and familiar feature of a neighborhood, community or the city. <u>X</u></p> | <p><u>X</u></p> |
| <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. <u>X</u></p> | <p><u>X</u></p> | <p>K. Archaeological value in that it has produced or can be expected to produce data affecting theories or historic or prehistoric value. _____</p> | <p>_____</p> |
| <p>F. Embodiment of distinguishing characteristics of an architectural style or specimen. <u>X</u></p> | <p><u>X</u></p> | <p>L. Value as an aspect of community sentiment of public pride. <u>X</u></p> | <p><u>X</u></p> |

Recommendation

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

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

Date:

Kate Singleton 885

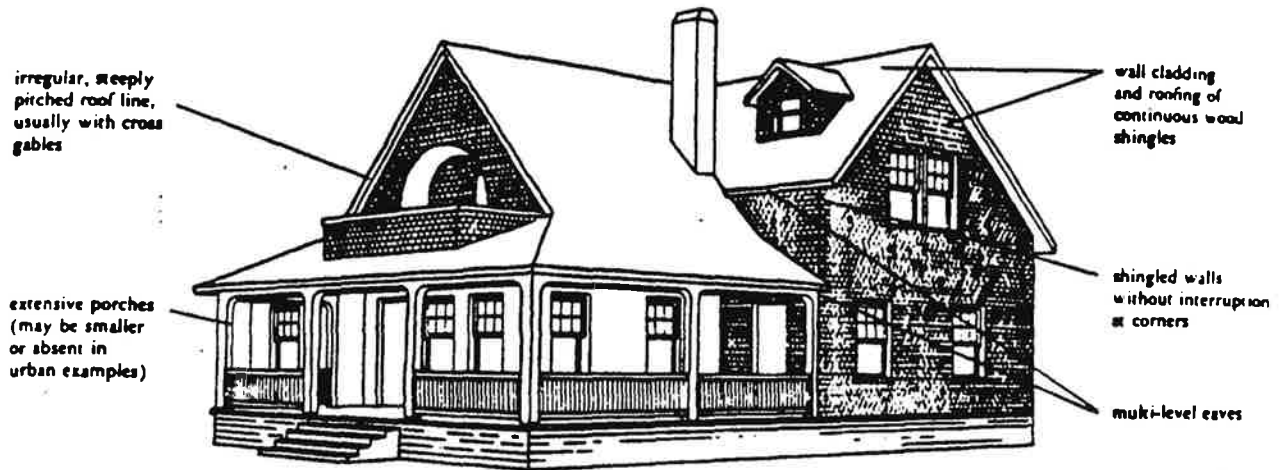
Kate Singleton, Chair
Neighborhood Designation Task Force

Tiffany Strickland

Tiffany Strickland, Urban Planner
Historic Preservation

Shingle

1880-1900



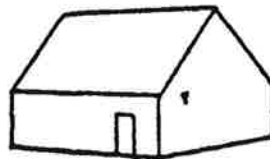
asymmetrical facade

HIPPED ROOF WITH
CROSS GABLES



page 292

SIDE-GABLED ROOF



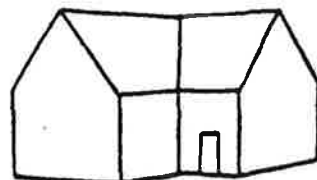
page 293

FRONT-GABLED ROOF



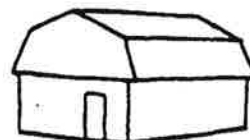
pages 294-5

CROSS-GABLED ROOF



pages 296-7

GAMBREL ROOF



pages 298-9

Colonial Revival

1880-1955

windows with double-hung sashes, usually with multi-pane glazing in one or both sashes



windows frequently in adjacent pairs

accentuated front door, normally with decorative crown supported by pilasters or extended forward and supported by slender columns to form entry porch; fanlights or sidelights may be present

facade normally with symmetrically balanced windows and center door (less commonly with door off-center)

ASYMMETRICAL



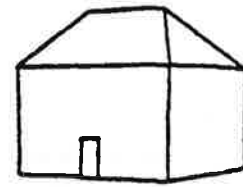
pages 326-7

HIPPED ROOF WITH FULL-WIDTH PORCH



pages 328-9

HIPPED ROOF WITHOUT FULL-WIDTH PORCH



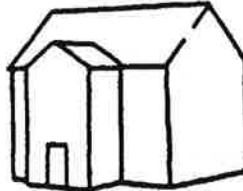
pages 330-1

SIDE-GABLED ROOF



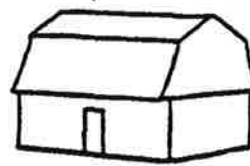
pages 332-3

CENTERED GABLE



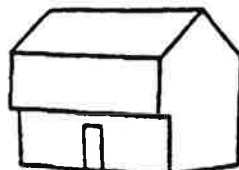
pages 334-5

CAMBREL ROOF



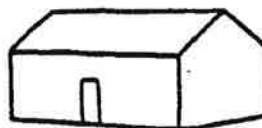
pages 336-7

SECOND-STORY OVERHANG



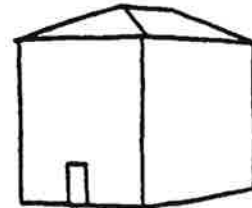
DATE 118

ONE-STORY



DATE 119

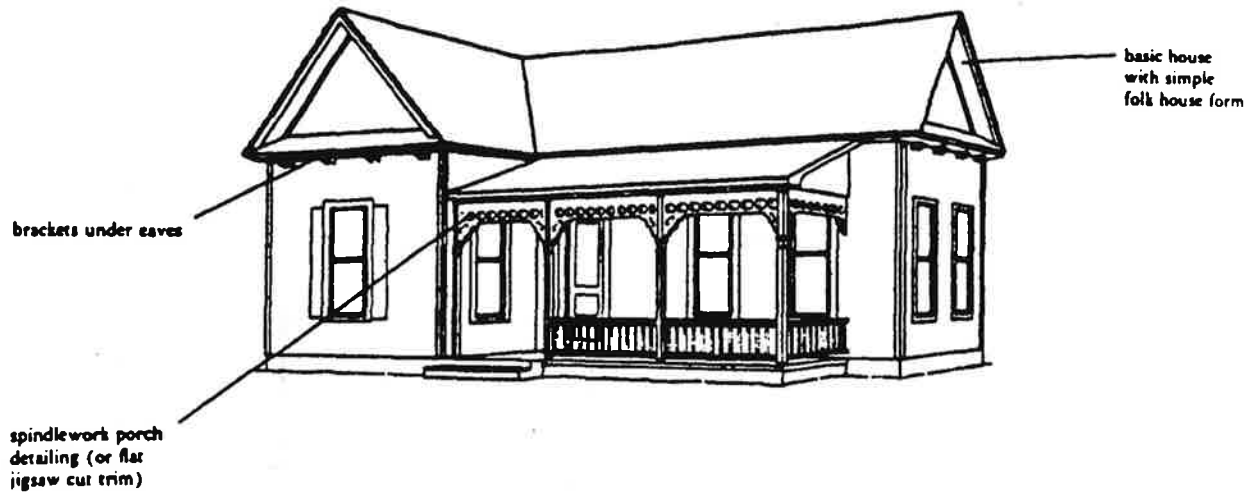
THREE-STORY



DATE 140-1

Folk Victorian

ca. 1870-1910

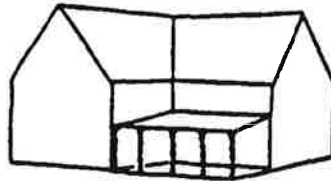


FRONT-GABLED ROOF



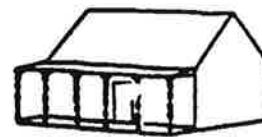
page 311

GABLE FRONT AND WING



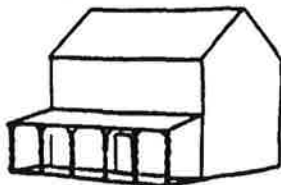
page 312

SIDE-GABLED ROOF, ONE-STORY



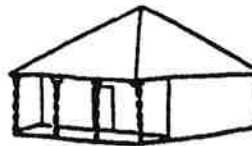
page 313

SIDE-GABLED ROOF, TWO-STORY



pages 314-15

PYRAMIDAL



pages 316-17

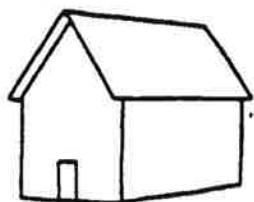
Stick

1860-ca. 1890



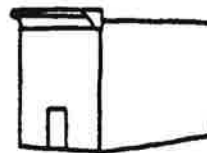
all identifying features rarely present in combination

GABLED ROOF



pages 158-9

TOWN HOUSE



page 160

TOWERED
page 161

Neoclassical

1895-1950

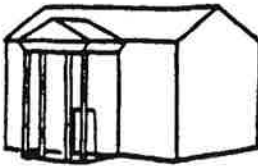


columns typically have Ionic or Corinthian capitals

facade dominated by full-height porch with roof supported by classical columns

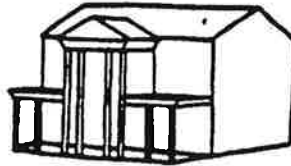
facade with symmetrically balanced windows and center door

FULL-HEIGHT ENTRY PORCH



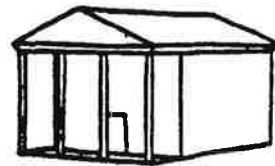
pages 346-7

FULL-HEIGHT ENTRY PORCH WITH LOWER FULL-WIDTH PORCH



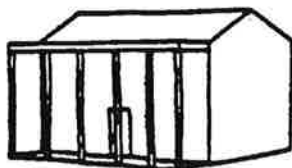
page 348

IONT-GABLED ROOF



page 349

FULL-FACADE PORCH



pages 350-1

ONE-STORY



pages 352-3

PRINCIPAL SUBTYPES

Queen Anne

1880-1910



roof of irregular shape, usually with dominant front-facing gable

partial or full-width asymmetrical porch, usually one-story high and extended along one or both side walls

textured shingles (and/or other devices) used to avoid smooth-walled appearance

asymmetrical facade

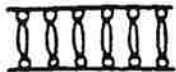
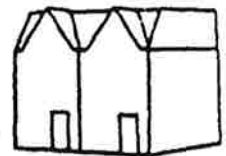
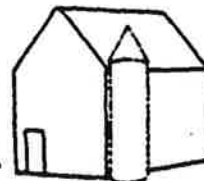
SHAPE SUBTYPES

HIPPED ROOF WITH LOWER CROSS GABLES

CROSS-GABLED ROOF

FRONT-GABLED ROOF

TOWN HOUSE



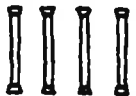
SPINDLEWORK

pages 169-73

page 174

page 175

pages 186-7



FREE CLASSIC

pages 176-9

page 180

page 181

pages 186-7



HALF-TIMBERED

pages 182-3

pages 182-3

pages 182-3

pages 186-7



PATTERNED MASONRY

pages 184-5

pages 184-5

pages 184-5

pages 186-7

DECORATIVE DETAILING SUBTYPES

PRINCIPAL SUBTYPES

Martha M. Peak dec'd.

Martha M. Peak Executrix. In County Court, Dallas County, Texas, 1st Nov. Term. To the Hon. E. G. Power, Judge of said Court. Your petitioner Martha M. Peak, respectfully represents to the Court that Jefferson Peak, late a citizen of Dallas County departed his life on the 21st day of October 1885 A.D. that he was at the time of his death a resident citizen of said Dallas County, Texas. Your petitioner further shows that the said Jefferson Peak on the 18th day of Nov. 1879, executed in writing in due form of law his last will and testament thereby disposing of all his property, real, personal and mixed, and therein appointing your petitioner, sole executrix of said last will and testament. That said will was signed by the said Jefferson Peak and witnessed by St. C. Field, John M. Simmons and J. L. Leonard. That the estate of the said Jefferson Peak consisted of real, personal and mixed property, situated in Dallas, Denton, Hasarvo and Henderson Counties in the state aforesaid and of the probable value of \$90,000⁰⁰. That your petitioner is a citizen of Dallas County and is not disqualified by law from accepting letters testamentary. Wherefore your petitioner craves and asks said last will and testament, and this the application for the property of said will, and prays that notice be given and that at the next term of this Court, the said will may be admitted to Probate, and letters testamentary thereon be issued to your petitioner and for all other proper relief your petitioner will ever pray.

Martha M. Peak

Filed 13th day of Nov. A. D. 1885.

W. M. C. Hill, C. C. D. C. T.

Petition record. No 2 Page 87 L. H. Hughes Deputy.

State of Texas }
 County of Dallas }
 Jefferson Peck of the County of Dallas, and State of Tex,
 being now of sound mind and in good health, do, make,
 ordain, and declare this to be my last will and testament
 and I do hereby dispose of all the Estate owned by me in
 manner, form as hereinafter expressed.

My first desire is, that all my just debts be paid as
 soon after my death as the same can be conveniently done by
 my executrix hereinafter named, and she, my may said executrix,
 is fully authorized to sell so much of my real estate, as may be
 for that purpose upon such terms and conditions as to her may
 seem best, and to convey by deed such estate, as she may sell
 for that purpose.

And after distributing my estate between my devisees and le-
 gates, I will and bequeath to the First Christian Church of the
 City of Dallas one half of a block of land in my Suburban
 Addition to the City of Dallas, this half block to be selected
 out of said Addition by the Trustees of said Church, and my
 executrix, this bequest to the said Church is for the purpose
 of building a Church house on the land or lots hereby be-
 queathed, but if the said Church sees fit or proper to sell
 said Lot, and buy other property, herewith they are authorized
 so to do; but the lot or its proceeds are to be used solely for
 Church purposes. This bequest is however upon this condition
 that, if the said church should hereafter at any time use
 instrumental music in said Church services or in any Sunday
 or Lord's day school in the said first Christian Church,
 then this bequest is to become absolutely void and the
 said property hereby bequeathed or any other that may have
 been purchased with the funds arising from the sale of
 the land hereby bequeathed is to revert to, and become part

his education for his profession, and in setting him up in business some three or more times largely beyond any of my other children, and I do not desire that one of my children shall have or receive from my Estate more, than an other, and feeling that a share of one half of one tenth of my Estate with what I have heretofore advanced him will fully equalize him with my other children. I hereby give devise and bequeath to my said son Carroll M. Peak one twentieth part of all my Estate not heretofore disposed of by this will.

To my son Wallace Peak, I devise and bequeath one equal tenth part of my whole estate, not heretofore disposed of by special legacy.

To my beloved daughter Lillie A. Harwood, I devise and bequeath one equal tenth part of my whole Estate.

To my grandson Wallace D. Peak, only child of my son Jefferson Peak, I devise and bequeath one equal tenth part of my Estate. -

To my beloved daughter Juliet A. Fowler I devise and bequeath one equal tenth part of my Estate.

To my son Junius Peak, I devise and bequeath one equal tenth part of my Estate.

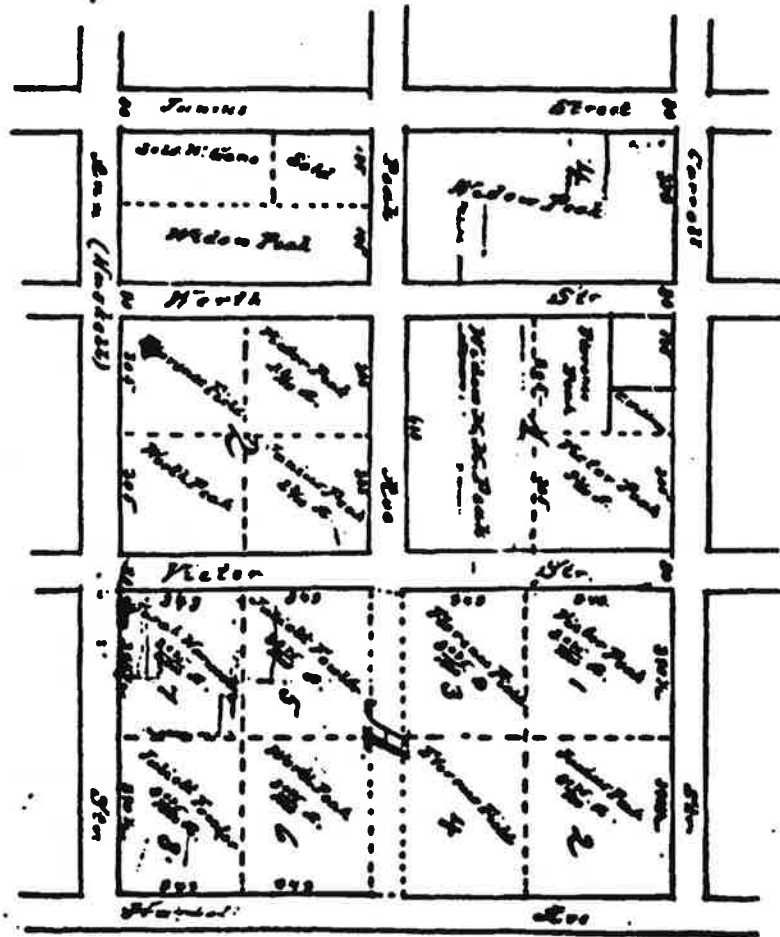
To my beloved daughter Florence Field, wife of Thomas Field, I devise and bequeath one equal tenth part of my Estate.

To my son Worth Peak, I devise and bequeath one equal tenth part of my Estate.

To my son George Victor Peak, I devise and bequeath one equal tenth part of my Estate.

To my son Matthias L. Peak, I devise and bequeath one equal tenth part of my Estate.

Having thus, as I conceive made an equal distribution of my whole estate among my children and grand children



This plat is only intended to
 show the property south of Junius
 St. The property ought for
 Abstractor did not deem it
 necessary to show entire map
 of estate, which however is all
 right.

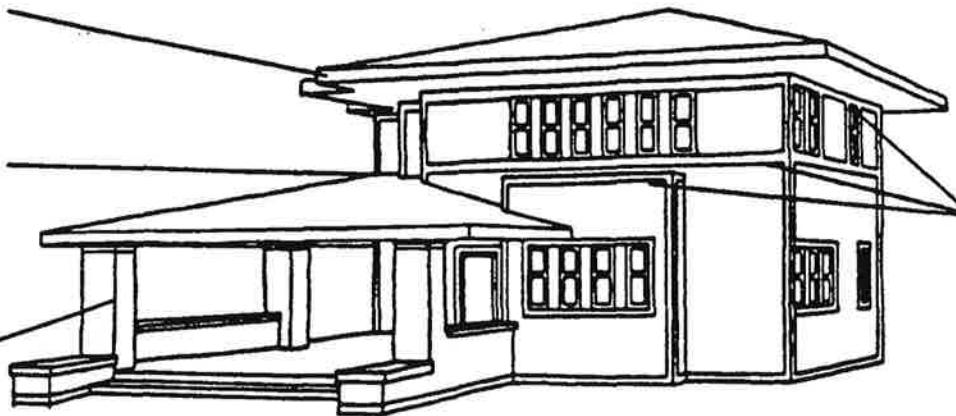
Prairie

1900-1920

low-pitched roof
with widely
overhanging eaves

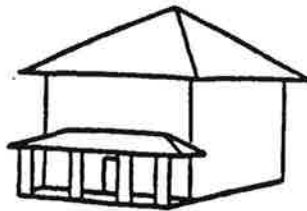
two stories with
one-story porches
or wings

massive square
porch supports



detail emphasizing
horizontal lines

HIPPED ROOF, SYMMETRICAL,
WITH FRONT ENTRY



pages 444-5

HIPPED ROOF, SYMMETRICAL,
NO FRONT ENTRY



pages 446-7

HIPPED ROOF,
ASYMMETRICAL



pages 448-9

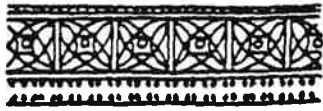
GABLED ROOF



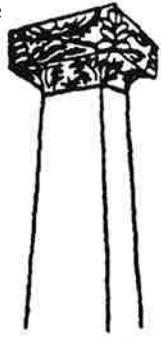
pages 450-1

PRINCIPAL SUBTYPES

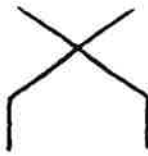
SULLIVANESQUE
stylized floral and circular geometric



bands at cornice or door



column capitals



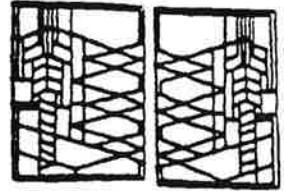
cerra cerra
medallion



column
elaboration
and capitals

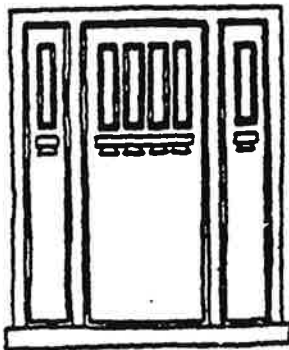
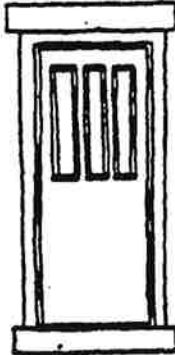
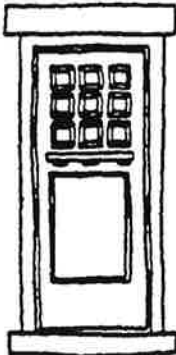
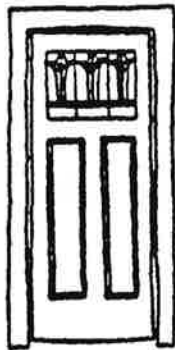
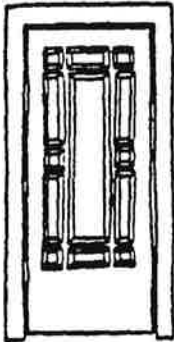
angular geometric

Prairie

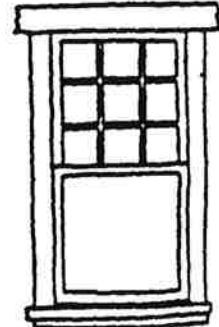
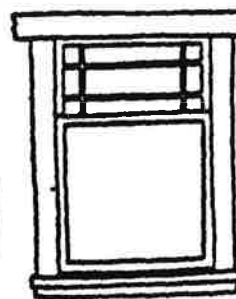
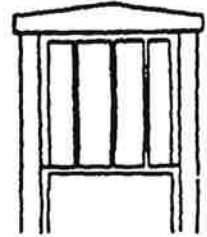
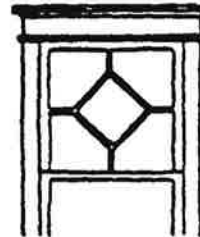
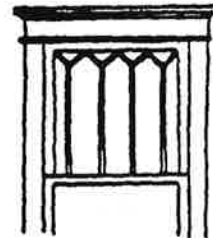
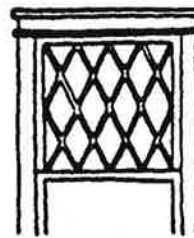


leaded glass windows

DECORATIVE DETAIL



TYPICAL DOORS



FOUND IN BOTH
CRAFTSMAN & PRAIRIE

TYPICAL WINDOW GLAZING & SURROUNDS
Casement windows common on Prairie high-style examples

Prairie



gable



through-cornice



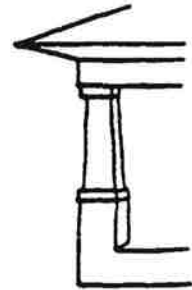
Palladian

COMMON DORMER VARIANTS



COMMON PORCH VARIANTS

MOST COMMON VERNACULAR FORM



COMMON PORCH SUPPORT VARIANTS

Craftsman

1905-1930

low-pitched gabled roof (occasionally
hipped) with wide,
unenclosed eave overhang

decorative (false)
beams or braces
under gables

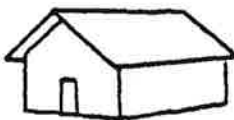
roof rafters
usually exposed

porches, either full-
or partial-width,
with roof supported
by square columns

columns or column
bases frequently
continue to ground
level (without break
at level of porch floor)



FRONT-GABLED ROOF



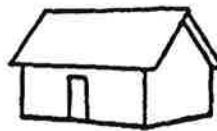
pages 456-7

CROSS-GABLED ROOF



pages 458-9

SIDE-GABLED ROOF



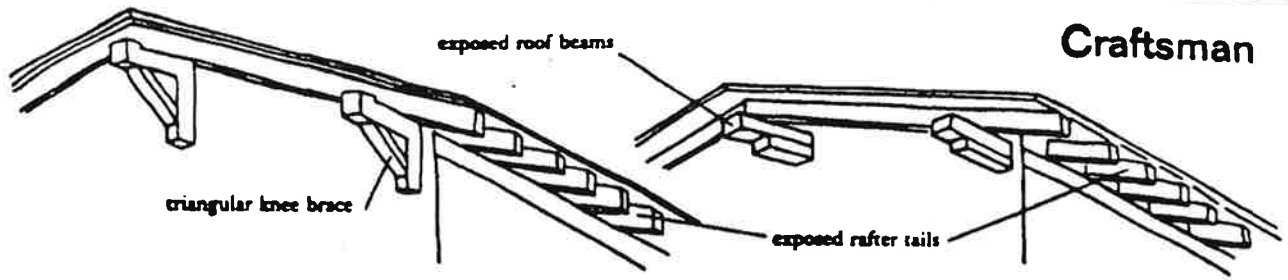
pages 460-1

HIPPED ROOF

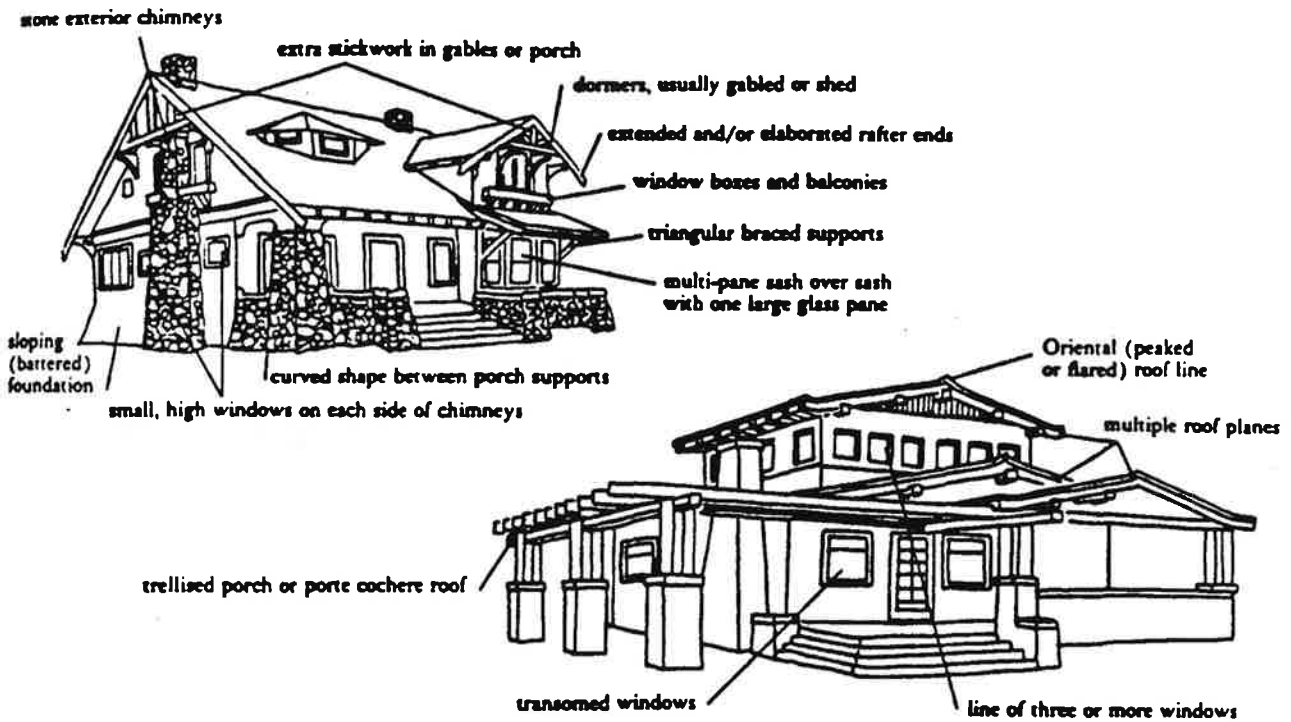


page 461

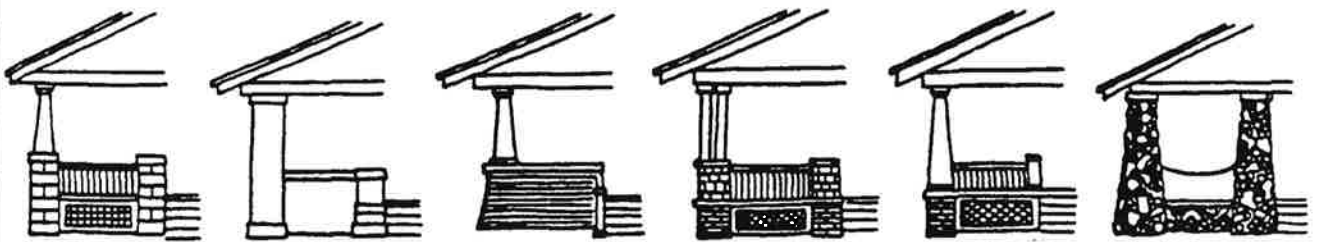
Craftsman



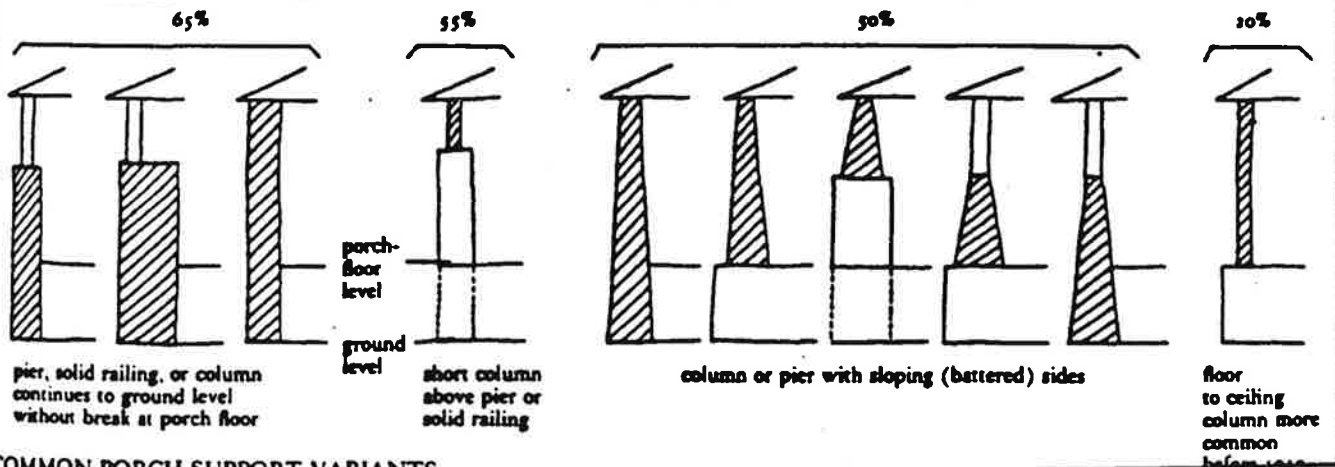
TYPICAL ROOF-WALL JUNCTIONS



TYPICAL ELABORATIONS



SOME TYPICAL PORCH SUPPORTS AND PORCH RAILINGS A pier without column is common



COMMON PORCH SUPPORT VARIANTS

Mission

1890-1920

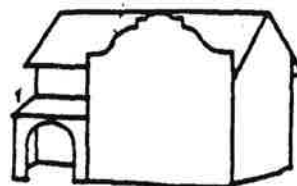


SYMMETRICAL



pages 412-13

ASYMMETRICAL



pages 414-15

Tudor

1890-1940

massive chimneys, commonly crowned by decorative chimney pots

facade dominated by one or more prominent cross gables, usually steeply pitched

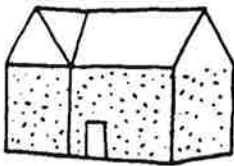
decorative half-timbering present on about half of examples



steeply pitched roof, usually side-gabled (less commonly hipped or front-gabled).

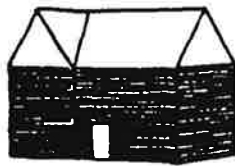
tall, narrow windows, common in multiple groups and with multi-pane glazing

STUCCO WALL CLADDING



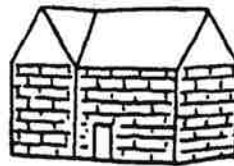
pages 360-1

BRICK WALL CLADDING



pages 362-3

STONE WALL CLADDING



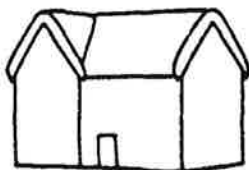
pages 366-7

WOODEN WALL CLADDING



page 368

FALSE THATCHED ROOF



page 369

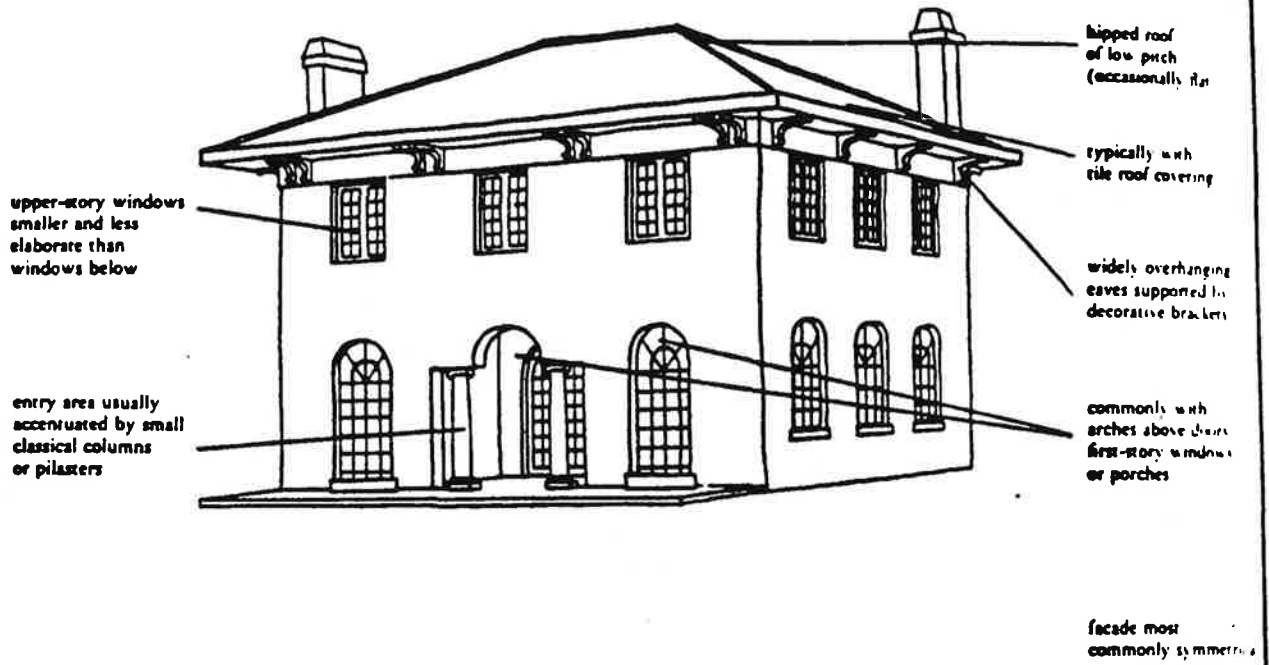
PARAPETED GABLES



pages 370-1

Italian Renaissance

1890-1935



SIMPLE HIPPED ROOF



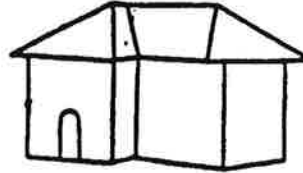
pages 400-1

HIPPED ROOF WITH PROJECTING WING(S)



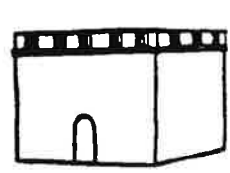
pages 402-3

ASYMMETRICAL



pages 404-5

FLAT ROOF



pages 406-7

SECTION 7

Correspondence

- Notice of application denied
- Request to Appeal from applicant
- Appeal Procedures

December 10, 2018

Altin Korr
4523 Sycamore,
Dallas, TX 75204

**RE: CA189-088(MLP)
REVIEW OF YOUR CERTIFICATE OF APPROPRIATENESS APPLICATION
4523 SYCAMORE ST**

Dear Altin Korr:

Enclosed is a copy of the Certificate of Appropriateness (CA) application that you submitted for review by the Landmark Commission on December 3, 2018.

Please see the enclosed Certificate of Appropriateness for Details.

PLEASE NOTE: You have the right to appeal this decision within 30 days from the Landmark Commission review date. The enclosed ordinance lists the fee schedule for appeals. Also enclosed is an application for appeal which is due in our office by 5:00 P.M on January 3, 2019. For information regarding the appeal process, please call Elaine Hill at 214-670-4206.

Encl. Application for Appeal

If you have any questions, please contact me by email at melissa.parent@dallascityhall.com.



Melissa Parent

Certificate of Appropriateness

December 3, 2018

| | | | |
|--------------------------|------------------|----------------------|---------------------------------------|
| Standard | December 3, 2018 | PLANNER: | Melissa Parent |
| FILE NUMBER: | CA189-088(MLP) | DATE FILED: | November 1, 2018 |
| LOCATION: | 4523 SYCAMORE ST | DISTRICT: | Peak's Suburban Addition Neighborhood |
| COUNCIL DISTRICT: | 2 | MAPSCO: | 46-A |
| ZONING: | MF-2(A),R-7.5(A) | CENSUS TRACT: | 0015.04 |

APPLICANT: Altin Korr

REPRESENTATIVE:

OWNER: WESTWOOD ASSETS LLC

The Landmark Commission decision is: Denied

Information regarding requests:

1) Replace all siding on main structure with Hardie Board siding. Work completed without Certificate of Appropriateness.

Deny

Conditions: The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.2 that states the reconstruction, renovation or repair of opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain, and module size as much as practical.

2) Replace thirteen wood windows on main structure with vinyl windows. Work completed without Certificate of Appropriateness.

Deny

Conditions: The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.10 that states where replacement of an original door or window is necessary, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.

3) Replace wood columns on front porch of main structure. Work completed without Certificate of Appropriateness.

Deny

Conditions: The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.20 that states all original columns, railings, and other trim and detailing that are part of the porch of balcony configuration must be preserved

4) Install new front door. Completed without Certificate of Appropriateness.

Deny

Conditions: The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 3.10 that states Where replacement of an original door or window is necessary, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.



Landmark Commission Chair

December 3, 2018

Date

Please take any signed drawings to Building Inspection for permits.

APPLICATION FOR APPEAL OF LANDMARK COMMISSION DECISION

The Deadline to Appeal this application is January 3, 2019

Director, Development Services Department
Dallas City Hall
1500 Marilla St., RM 5/B/N
Dallas Texas 75201
Telephone 214-670-4209

| |
|--|
| RECEIVED 12/13/18 2018 By _____ Office Use Only Date Received |
|--|

Landmark Case/File No.: CA189-088(MLP)

Property Address: 4523 SYCAMORE ST

Date of Landmark Commission Action: December 3, 2018

Applicant's Name: Altin KORE

Applicant's Mailing Address: 4523 Sycamore st

City: DALLAS State: TX Zip: 75204

Applicant's Phone Number: 214 779 8443 Fax: _____

Applicant's Email: Tino KORE@yahoo.com

IF DIFFERENT FROM ABOVE, PROVIDE PROPERTY OWNER'S INFORMATION.

Owner's Name: _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip: _____

Owner's Phone Number: _____ Fax: _____

Owner's Email: _____

| | | | |
|-----------------------|-----------------|---|-------|
| <u>[Signature]</u> | <u>12-13-18</u> | _____ | _____ |
| Applicant's Signature | Date | Owner's Signature (if individual) | Date |
| | | or Letter of Authorization (from corporation/partnership) | |

Fee for Single Family use/structure: **\$300.00**
Fee for any other use/structure: **\$700.00**

| |
|--|
| RECEIVED DEC 13 2018 By _____ |
|--|

**PROCEDURE FOR APPEAL OF
CERTIFICATES OF APPROPRIATENESS
TO THE CITY PLAN COMMISSION**

(Revised April 2014)

1. Postponements.

- a. The City Plan Commission may grant a postponement if it wishes.
- b. Dallas Development Code §51A-4.701(e), regarding postponement of zoning applications by the applicant, does not apply.

2. Content of the record.

- a. Copies of the complete record will be distributed by staff to the City Plan Commission two weeks before the scheduled hearing.
- b. The parties may request that the record be supplemented.

3. Additional correspondence and briefs.

- a. Additional correspondence or briefs, if any are desired to be submitted by the parties, should be provided to the planning staff for distribution to the City Plan Commission.
- b. The parties should provide each other with copies of any information they submit to the City Plan Commission.
- c. Interested parties should not make any contacts with commission members other than those submitted through the city staff.

4. Representation of the Landmark Commission.

- a. The Landmark Commission will be represented by Laura Morrison.

5. Order of the hearing.

- a. Each side will receive 20 minutes (exclusive of questions from the City Plan Commission) with 5 minutes for rebuttal by appellant.
- b. Order of the hearing.
 - (1) Preliminary matters.
 - (A) Introduction by the Chair
 - (2) Appellant's case (20 minutes). *
 - (A) Presentation by the appellant's representative.
 - (B) Questions from Commission Members.
 - (3) Landmark Commission's case (20 minutes). *
 - (A) Presentation by the Landmark Commission's representative.
 - (B) Questions from Commission Members.
 - (4) Rebuttal/closing by the appellant's representative (5 minutes).
 - (5) Decision by the City Plan Commission. **

* If a party requires additional time to present its case, including testimony and evidence concerning the previous recommendations and actions of the city staff and the Landmark Commission and its task forces, the party shall request that additional time be granted by the City Plan Commission. If the Commission grants one party additional time, the opposing party shall also be granted a similar time extension.

** In considering the appeal, the City Plan Commission shall hear and consider testimony and evidence concerning the previous recommendations and actions of the city staff and the Landmark Commission and its task forces.

6. Introduction of new evidence at the hearing.

- a. The City Plan Commission may only hear new testimony or consider new evidence that was not presented at the time of the hearing before the Landmark Commission to determine whether that testimony or evidence was available at the Landmark Commission hearing.
- b. If the City Plan Commission determines that new testimony or evidence exists that was not available at the Landmark Commission hearing, the City Plan Commission shall remand the case back to the Landmark Commission.
- c. The party attempting to introduce new evidence bears the burden of showing that the evidence was not available at the time of the Landmark Commission's hearing.
- d. Newly presented evidence is subject to objection and cross examination by the opposing party.

7. Remedies of the City Plan Commission.

- a. The City Plan Commission may reverse or affirm, in whole or in part, or modify the decision of the Landmark Commission.
- b. The City Plan Commission shall give deference to the Landmark Commission decision and may not substitute its judgment for the Landmark Commission's judgment. The City Plan Commission shall affirm the Landmark Commission decision unless it finds that it:
 - (1) violates a statutory or ordinance provision;
 - (2) exceeds the Landmark Commission's authority; or
 - (3) was not reasonably supported by substantial evidence considering the evidence in the record.
- c. The City Plan Commission may remand a case back to the Landmark Commission for further proceedings.

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