

BRIEFING Videoconference 10:00 a.m.

PUBLIC HEARING Videoconference 1:00 p.m.

Individuals who wish to speak in accordance with the Landmark Commission Rules of Procedure should contact the Office of Historic Preservation at phyllis.hill@dallascityhall.com by **Thursday, April 1**st at **5:00 PM**. The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 95 and bit.ly/cityofdallastv.

The public may listen to the meeting as an attendee at the following videoconference link: https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e4c8419b8961f2b7a3a382091de0024cd

Password: a8CMSMQPP75

You may also request an email invitation by emailing phyllis.hill@dallascityhall.com

Murray G. Miller, Director, Office of Historic Preservation
Jennifer Anderson, Senior Planner
Liz Casso, Senior Planner
Melissa Parent, Planner
Marsha Prior, Planner

BRIEFING ITEMS

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

PUBLIC TESTIMONY

Minutes from February 1, 2021

ACTION ITEM: To move July 5, 2021 Landmark Commission hearing to July 6, 2021 due to the July 4th Holiday.

1. 3000 MARTIN LUTHER KING JR. BLVD

James Madison High CA201-216(LC) Liz Casso

2. 4503 REIGER AVE

Bianchi House CA201-272(LC) Liz Casso

Request:

- 1. Install fencing, paving and new signage in front yard.
- 2. Replace all non-historic windows.

Applicant: Kline, Brent **Application Filed:** 2/4/21 **Staff Recommendation:**

- 1. Install fencing, paving and new signage in front yard Approve Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for hardscaping in preservation criteria Section 2.3, for fences in preservation criteria Section 2.7, for signage in preservation criteria Sections 5.1 and 5.3 and that it meets the contributing standards in City Code Section 51A-4.501(q)(6)(C)(i).
- Replace all non-historic windows Approve Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.13, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Install fencing, paving and new signage in front yard Approve with conditions Approve with the condition that solid steel pickets are used, and not hollow tube.
- 2. Replace all non-historic windows Approve Approve as submitted.

Request:

Construction of a one-story rear addition.

<u>Applicant:</u> Gibson, Mike <u>Application Filed:</u> 3/4/21 <u>Staff Recommendation:</u>

Construction of a one-story rear addition - Approve the request and drawings dated 4/5/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construction of a one-story rear addition – Approve – Approve as submitted.

3. 300 S HARWOOD ST

Harwood Historic District CA201-268(LC) Liz Casso

4. 312 S HARWOOD ST

Harwood Historic District CA201-269(LC) Liz Casso

Request:

Construct a park, including new landscape, hardscape, gold ring arbor, metal trellis, outdoor seating and other outdoor furnishings, lighting, and signage.

Applicant: Parks for Downtown Dallas - Sarah Hughes

Application Filed: 3/4/21 **Staff Recommendation:**

Construct a park, including new landscape, hardscape, gold ring arbor, metal trellis, outdoor seating and other outdoor furnishings, lighting, and signage – Approve - Approve the request and drawings dated 4/5/21 for a Certificate of Appropriateness to construct a park, including new landscape, hardscape, gold ring arbor, metal trellis, outdoor seating and other outdoor furnishings, lighting, and signage with the finding the proposed work is consistent the criteria for landscaping and exterior lighting in preservation criteria Section 2.4, and new signage in preservation criteria Section 7, and meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct a park, including new landscape, hardscape, gold ring arbor, metal trellis, outdoor seating and other outdoor furnishings, lighting, and signage – Approve - Approve as submitted.

Request:

- 1. Replace window on west, east and south elevations with aluminum windows.
- 2. Replace glass block infilled openings on west and south elevations with aluminum windows.
- 3. Modify window and door openings on south elevation and infill with salvaged brick.
- 4. Install screens at electric meters.
- 5. Install lights at parapet.

<u>Applicant:</u> Parks for Downtown Dallas - Sarah Hughes <u>Application Filed:</u> 3/4/21

Staff Recommendation:

- 1. Replace window on west, east and south elevations with aluminum windows Approve Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Replace glass block infilled openings on west and south elevations with aluminum windows Approve Approve

the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3. Modify window and door openings on south elevation and infill with salvaged brick Approve Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4. Install screens at electric meters Approve Approve the request and drawings dated 4/5/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Install lights at parapet Approve Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for lighting in preservation criteria Section 2.4, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Replace window on west, east and south elevations with aluminum windows Approve Approve as submitted.
- 2. Replace glass block infilled openings on west and south elevations with aluminum windows Approve Approve as submitted.
- 3. Modify window and door openings on south elevation and infill with salvaged brick Approve Approve as submitted.
- 4. Install screens at electric meters Approve Approve as submitted.
- Install lights at parapet Approve Approve as submitted.

Request:

- 1. Modify entry to accommodate steps to elevated floor on west elevation.
- 2. Install new aluminum storefront system on west elevation.
- 3. Replace missing entry surround with frit glass west elevation.
- 4. Create new opening on north elevation wall for new restrooms with overhead coiling grilles.
- 5. Modify openings on east elevation.
- 6. Install signage.

5. 408 S HARWOOD ST

Harwood Historic District CA201-270(LC) Liz Casso

<u>Applicant:</u> Parks for Downtown Dallas - Sarah Hughes <u>Application Filed:</u> 3/4/21 <u>Staff Recommendation:</u>

- Modify entry to accommodate steps to elevated floor on west elevation - Approve - Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- Install new aluminum storefront system on west elevation

 Approve Approve the request and drawings dated
 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3. Replace missing entry surround with frit glass west elevation Approve Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4. Create new opening on north elevation wall for new restrooms with overhead coiling grilles - Approve -Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the noncontributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 5. Modify openings on east elevation Approve Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- Install signage Approve Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for signage in preservation criteria Section 7.1, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

- 1. Modify entry to accommodate steps to elevated floor on west elevation Approve Approve as submitted.
- Install new aluminum storefront system on west elevation
 Approve Approve as submitted.
- 3. Replace missing entry surround with frit glass west elevation Approve Approve as submitted.
- Create new opening on north elevation wall for new restrooms with overhead coiling grilles - Approve – Approve as submitted.
- 5. Modify openings on east elevation Approve Approve as submitted.
- 6. Install signage Approve Approve as submitted.

6. 412 S HARWOOD ST

Harwood Historic District CA201-271(LC) Liz Casso

Request:

- 1. Replace wood storefronts and transoms on west and south elevations.
- 2. Replace door on west elevation.
- 3. Add second door in storefront on west elevation.
- 4. Infill windows on north elevation to address code.
- 5. Install lighting at parapet.

<u>Applicant:</u> Parks for Downtown Dallas - Sarah Hughes Application Filed: 3/4/21

Staff Recommendation:

- Replace wood storefronts and transoms on west and south elevations – Approve - Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Replace door on west elevation Approve Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Add second door in storefront on west elevation Approve Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(q)(6)(C)(i).
- 4. Infill windows on north elevation to address code Approve Approve the request and drawings dated 4/5/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5. Install lighting at parapet Approve Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for lighting in preservation criteria Section 2.4, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Replace wood storefronts and transoms on west and south elevations. Approve Approve as submitted.
- 2. Replace door on west elevation Approve Approve as submitted.

- 3. Add second door in storefront on west elevation Approve Approve as submitted.
- 4. Infill windows on north elevation to address code Approve Approve as submitted.
- 5. Install lighting at parapet Approve Approve as submitted

7. 5833 COLUMBIA AVE

Junius Heights Historic District CD201-013(JKA) Jennifer Anderson

8. 5807 REIGER AVE

Junius Heights Historic District CA201-240(JKA) Jennifer Anderson

Request:

Demolish main structure using the standard "non-contributing because newer than the period of significance."

Applicant: Steel Toe Stiletto - Tam Pham

<u>Application Filed:</u> 3/4/21 Staff Recommendation:

Demolish main structure using the standard "non-contributing because newer than the period of significance" – Approve – The proposed demolition meets the standards in City Code Section 51A-4.501(h)(4)(D) because the structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the integrity of the historic overlay district.

Task Force Recommendation:

Demolish main structure using the standard "noncontributing because newer than the period of significance" - Approve.

Request:

Construct accessory structure.

<u>Applicant:</u> Conklin, Katie <u>Application Filed:</u> 2/4/21 <u>Staff Recommendation:</u>

Construct accessory structure – Approve with Conditions – Approve drawings dated 4-5-21 with the condition that the rafter tails, wall trim, and window trim match the details on the main structure with the finding that the work is consistent with preservation criteria Section 9.1 through 9.9 and meets the standards in City Code section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct accessory structure – Approve with Conditions – Approve plans as shown with the condition that additional architectural details should match the main structure and details should be noted for rafter tails, wall trim, window trim, siding, paint color, and eave height. New structure must follow zoning restrictions which is single-family.

9. 5419 WORTH ST

Junius Heights Historic District CA201-238(JKA) Jennifer Anderson

10. 4921 VICTOR ST

Munger Place Historic District CA201-278(MLP) Melissa Parent

11. 5010 WORTH ST

Munger Place Historic District CA201-220(MLP) Melissa Parent

Request:

Replace front door.

Applicant: Eberhart, Mary **Application Filed:** 2/4/21 **Staff Recommendation:**

Replace front door – Approve – Approve image with the finding that the proposed work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(q)(6)(C)(i).

Task Force Recommendation:

Replace front door – Deny – Deny the replacement of the front door based on the fact that the current door appears to be original per 5.1.

Request:

Construct new two-story rear accessory structure.

Applicant: Jordan, Jeff and Shannon

<u>Application Filed: 3/4/21</u> Staff Recommendation:

Construct new two-story rear accessory structure – Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct new two-story rear accessory structure – Approve with conditions - Match eaves with main structure; overhang should be extended. Break up window layout on front facade.

Request:

Replace existing ribbon drive with new shared-driveway configuration.

<u>Applicant:</u> Orlovsky, Barabra <u>Application Filed:</u> 2/4/21 **Staff Recommendation:**

Replace existing ribbon drive with new shared-driveway configuration – Approve - the criteria for fences in the preservation criteria Section 51P-97.111(c)(2)(I)(ii)(aa) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace existing ribbon drive with new shared-driveway configuration – Approve with Conditions - The task force recommends approval with the condition that a score line or other visible means of denoting the property line along the

length of the drive in order to maintain the appearance of ownership boundary.

12. 5014 WORTH ST

Munger Place Historic District CA201-221(MLP) Melissa Parent

13. 4706 SWISS AVE

Peak's Suburban Addition Neighborhood Historic District CA201-219(MP) Marsha Prior

Request:

Replace existing ribbon driveway to create shared driveway configuration.

Applicant: Ruprecht, Tom & Shelley

<u>Application Filed:</u> 2/4/21 Staff Recommendation:

Replace existing ribbon driveway to create shared driveway configuration – Approve - Approve drawings dated 4/5/2021 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-97.111(c)(2)(I)(ii)(aa) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace existing ribbon driveway to create shared driveway configuration – Approve with Conditions - The task force recommends approval with the condition that a score line or other visible means of denoting the property line along the length of the drive in order to maintain the appearance of ownership boundary.

Request:

- 1. Revise dimensions of addition to match size of existing deck.
- 2. Add three decorative vents to foundation skirt.
- 3. Replace rear door.
- 4. Add fretwork in top, rear gable.

Applicant: Anderson, Jim Application Filed: 2/4/21 Staff Recommendation:

- 1. Revise dimensions of addition to match size of existing deck Approve Approve drawings dated 4/5/2021 with the finding the work is consistent with preservation criteria for Sections 4.2 and 4.3 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- Add three decorative vents to foundation skirt Approve

 Approve drawings and photo dated 4/5/2021 with the
 finding the work meets the standard in City Code Section
 51A-4.501(g)(6)(C)(ii).
- 3. Replace rear door Approve Approve drawings and photo dated 4/5/2021 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4. Add fretwork in top, rear gable Approve Approve drawings and photo dated 4/5/2021 with the finding the

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

Task Force Recommendation:

- 1. Revise dimensions of addition to match size of existing deck Approve.
- 2. Add three decorative vents to foundation skirt Approve Approve as submitted for addition of foundation vents.
- 3. Replace rear door Approve Approve change of door.
- 4. Add fretwork in top, rear gable Approve Approve as submitted for addition of fretwork.

14. 2510 SOUTH BLVD

South Blvd/Park Row Historic District CA201-146(MP)
Marsha Prior

Request:

Construct a two-story house and two-car detached accessory structure.

Applicant: Gipson, Jon **Application Filed:** 2/4/21 **Staff Recommendation:**

Construct a two-story house and two-car detached accessory structure – Approve with conditions – Approve drawings and specifications dated 4/5/2021 with the condition that the entrance design be strengthened, that the roof overhangs be a minimum of 12", that the widest portion of the front column be a minimum ratio of 1:6 (width to height), and that a limewash treatment is not applied to the brick with the finding the work is otherwise generally consistent with preservation criteria Sections 3(b)(1), 3(b)(2)(A), 3(b)(3), 3(b)(4), 3(b)(5)(A), 3(b)(5)(C), and 3(b)(6)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct a two-story house and two-car detached accessory structure - No quorum, comments only. On front facade, all substructures to be subdivided by more than one window. Section 5A of ordinance number 155 12; overhangs to be 12 inches or more. Section 2C; columns should be massive with minimum width of 1/6 height of column. Section 4.

15. 5520 SWISS AVE

Swiss Avenue Historic District CA201-264(MLP) Melissa Parent

16. 5623 SWISS AVE

Swiss Avenue Historic District CA201-224(MLP) Melissa Parent

17. 5627 SWISS AVE

Swiss Avenue Historic District CA201-223(MLP) Melissa Parent

Request:

Install new screens on side porch of main structure.

<u>Applicant:</u> Manners, Michelle <u>Application Filed:</u> 3/4/21 Staff Recommendation:

Install new screens on side porch of main structure – Approve with conditions - Approve photos and specifications dated 4/5/2021 with the condition that the "Better Vue Invisible Screen" gauge or equivalent be used, with the finding that the proposed work, if mitigated, would be consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(iii)(cc) and will meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install new screens on side porch of main structure – Approve with conditions - Provide sample of screen gauge, should be least visible as possible.

Request:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness.

<u>Applicant:</u> Lozano, Concepcion <u>Application Filed:</u> 2/4/21 <u>Staff Recommendation:</u>

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness – Approve - Approve photos and specifications dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness – Approve with conditions - Task force recommends approval with the condition that the wall be sufficiently covered in stucco and ivy such that no CMU block be visible.

Request:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness.

Applicant: Lozano, Concepcion

<u>Application Filed:</u> 2/4/21 Staff Recommendation:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness – Approve - Approve drawings and specifications dated 4/5/21 with the finding the proposed work is consistent with the criteria for

fences in the preservation criteria Section 51P-63.116(2)(B)(v) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness – Approve with conditions - Task force recommends approval with the condition that the wall be sufficiently covered in stucco and ivy such that no CMU block be visible.

18. 5731 SWISS AVE

Swiss Avenue Historic District CA201-274(MLP) Melissa Parent

Request:

- 1. Remove carport addition on rear accessory structure.
- 2. Replace two garage doors on rear accessory structure and reconfigure with one large garage door.
- 3. Replace existing tile roof on rear accessory structure with new composition roof in "Gray."

<u>Applicant:</u> Nepveux, Leslie <u>Application Filed:</u> 3/4/21 Staff Recommendation:

- 1. Remove carport addition on rear accessory structure Approve Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Replace two garage doors on rear accessory structure and reconfigure with one large garage door - Approve -Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Replace existing tile roof on rear accessory structure with new composition roof in "Gray" - Approve - Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- Remove carport addition on rear accessory structure Approve – Approve as submitted.
- 2. Replace two garage doors on rear accessory structure and reconfigure with one large garage door Approve Add specification for garage door. Approve as submitted.
- Replace existing tile roof on rear accessory structure with new composition roof in "Gray" – Approve – Approve as submitted.

19. 1701 N MARKET ST

West End Historic District CA201-217(LC) Liz Casso

20. 337 S EDGEFIELD AVE

Winnetka Heights Historic District CA201-277(MLP) Melissa Parent

Request:

Replace 89 pairs and 20 triple-ganged sets of non-historic wood windows with aluminum clad wood windows.

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

<u>Application Filed: 2/4/21</u> Staff Recommendation:

Replace 89 pairs and 20 triple-ganged sets of non-historic wood windows with aluminum clad wood windows – Approve – Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for window setbacks in preservation criteria Section 5.5, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace 89 pairs and 20 triple-ganged sets of non-historic wood windows with aluminum clad wood windows – Approve – Approve as submitted.

Request:

- 1. Construct new rear accessory structure.
- 2. Construct new pergola at rear facade of main structure.
- 3. Install new 6'-0" wood fence inside and rear yards.

Applicant: Khong, Marcus **Application Filed:** 3/4/21 **Staff Recommendation:**

- 1. Construct new rear accessory structure Approve Approve drawings and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Construct new pergola at rear facade of main structure -Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Install new 6'-0" wood fence inside and rear yards Approve Approve site plan and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(C)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Construct new rear accessory structure Approve with conditions - Submit with note and dimensions of roof overhang, soffit material, siding material, and profile dimension. Provide cut sheets to garage pedestrian door, garage door, and roof shingles.
- 2. Construct new pergola at rear facade of main structure -Approve with conditions - Provide enlarge detail, connection details, color. Provide dimensions of lumber materials.
- 3. Install new 6'-0" wood fence inside and rear yards -Approve - Approve as submitted

Paint wood elements of main and accessory structures.

Brand: Behr. Body color: OR-W13 "Shoelace." Trim and

21. 201 N WINNETKA AVE

Winnetka Heights Historic District CA201-222(MLP) Melissa Parent

Staff Recommendation: Paint wood elements of main and accessory structures. Brand: Behr. Body color: OR-W13 "Shoelace." Trim and Accent: N510-7 "Blackout" - Approve - Approve specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C) and it meets the standards in City Code Section 51A-4.501(q)(6)(C)(i).

Task Force Recommendation:

Accent: N510-7 "Blackout."

Applicant: McCord, Cindv Application Filed: 2/4/21

Paint wood elements of main and accessory structures. Brand: Behr. Body color: OR-W13 "Shoelace." Trim and Accent: N510-7 "Blackout" - Approve with conditions - Paint colors acceptable. Provide some clarity with a numeric keyote phot/elevations of each proposed paint items, provide keynote legend.

22. 233 S WINDOMERE AVE

Winnetka Heights Historic District CA201-273(MLP) Melissa Parent

Request:

Request:

- 1. Paint main and accessory structure Brand: Behr. Main: N380-5 "Naturalist Gray." Trim" HDC-MD-08 "Whisper White." Accent: "Behr Black."
- 2. Install new garage door on rear accessory structure.

Applicant: Perez, Lindsay **Application Filed:** 3/4/21 Staff Recommendation:

1. Paint main and accessory structure Brand: Behr. Main: N380-5 "Naturalist Gray." Trim" HDC-MD-08 "Whisper White." Accent: "Behr Black" - Approve - Approve specifications dated 4/5/2021 with the finding the

- proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Install new garage door on rear accessory structure Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- Paint main and accessory structure. Brand: Behr. Main: N380-5 "Naturalist Gray." Trim" HDC-MD-08 "Whisper White." Accent: "Behr Black" – Approve with conditions-Note the elements of what makes the body, trim 1 and trim 2. Submit images of the houses next door, adjacent/across the street to ensure color schemes are dissimilar and sympathetic to each (house colors have using the same color pallet all too often.)
- 2. Install new garage door on rear accessory structure Approve with conditions Revise drawing of garage to reflect cut sheet selected, be sure it is graphically represented, and dimensions are provided. Mark the selection on the cut sheet. Revise drawing to represent the roof pitch, overhang, and show dimension. Note if there is a soffit or exposed rafter, if soffit note material.

23. 410 N WINNETKA AVE

Winnetka Heights Historic District CA201-227(MLP)
Melissa Parent

Request:

Construct new two-story accessory structure in rear yard.

Applicant: Haynes, Suzanne **Application Filed:** 2/4/21 **Staff Recommendation:**

Construct new two-story accessory structure in rear yard - Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct new two-story accessory structure in rear yard – Approve – Approve as submitted.

24. 410 N WINNETKA AVE

Winnetka Heights Historic District CD201-012(MLP) Melissa Parent

Request:

Demolish rear accessory structure under standard "Replace with more appropriate/compatible structure."

<u>Applicant:</u> Haynes, Suzanne <u>Application Filed:</u> 2/4/21 <u>Staff Recommendation:</u>

Demolish rear accessory structure under standard "Replace with more appropriate/compatible structure" - Approve - Approve photos dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Demolish rear accessory structure under standard "Replace with more appropriate/compatible structure" – Approve – Approve as submitted

COURTESY REVIEW

1. 1401 COMMERCE ST

Magnolia Building CR201-003(LC) Liz Casso

Request:

Courtesy review - Construct a three-story addition at the east elevation; install a pedestrian canopy at the Commerce Street main entrance; replace upper level metal balustrade with historically appropriate balustrade; restore window frames and sashes, and replace glazing; and restore façade, clean masonry, masonry patch/dutchman repair work as needed.

Applicant:

Gensler - Felicia Santiago, AIA Application Filed: 3/4/21 Staff Recommendation:

Courtesy review - Construct a three-story addition at the east elevation; install a pedestrian canopy at the Commerce Street main entrance; replace upper level metal balustrade with historically appropriate balustrade; restore window frames and sashes, and replace glazing; and restore façade, clean masonry, masonry patch/dutchman repair work as needed. - Recommend conceptual approval of the addition with the condition the applicant restudy and possibly strengthen the horizontal reference lines incorporated into the design, restudy the scale of the proposed canopy, and with the understanding that final designs for the proposed addition and pedestrian canopy, as well as any associated elevations, renderings, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy review - Construct a three-story addition at the east elevation; install a pedestrian canopy at the Commerce Street main entrance; replace upper level metal balustrade with historically appropriate balustrade; restore window frames and sashes, and replace glazing; and restore façade, clean masonry, masonry patch/dutchman repair work as needed. - Generally supportive of the proposed projects with the following comments: Reconsider the proposed pedestrian canopy design which bifurcates the historic main entrance and may have an adverse impact; More clearly define the horizontal lines pulled from the historic structures design into the design of the addition, and consider researching other designs by the Magnolia Hotel's original architect; take care with the design and type of service doors for the addition that will face Commerce street as they are appear very plain blank in the preliminary design, and have the potential to be very noisy and negatively impact the proposed ballroom above; and use the Secretary of the Interior's Standards for the Treatment of Historic Structures as guidance when the preservation criteria is lacking.

DISCUSSION ITEMS:

1. 701 DUMONT ST

Junius Heights Historic District CA201-280(JKA) Jennifer Anderson

Request:

- 1. Construct addition.
- 2. Replace front door on front porch.
- 3. Rebuild column and remove railing on front porch.
- 4. Replace two vinyl windows on west elevation with wood windows.
- 5. Replace eight vinyl windows on rear elevation with wood windows.

<u>Applicant:</u> Nepveux, Leslie <u>Application Filed:</u> 3/4/21 <u>Staff Recommendation:</u>

- 1. Construct addition Approve drawings dated 4-5-21 with the condition that the windows in the addition are 1-over-1 with the finding that the proposed work is consistent with preservation criteria Section 8.1, 8.3, 8.5, 8.6, 8.12, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Replace front door on front porch Approve image dated 4-5-21 with the finding that the work is consistent with preservation criteria Section 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- Rebuild column and remove railing on front porch -Approve drawings dated 4-5-21 with the finding that the proposed work is consistent with preservation criteria Section 7.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4. Replace two vinyl windows on west elevation with wood windows - Approve specifications dated 4-5-21 with the finding that the work is consistent with preservation criteria Section 5.2 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5. Replace eight vinyl windows on rear elevation with wood windows Approve specifications dated 4-5-21 with the finding that the work is consistent with preservation criteria Section 5.2 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- Construct addition Approve. Vote: 5:2. In Favor -Schmidt, Trecartin, Raith, Graham, Bowen. Opposed: Cohen, Aveton. Reason for Opposition: Changes character of the block face. It is important to preserve our historic character.
- Replace front door on front porch Approve. Vote: 5:2. In Favor - Trecartin, Graham, Mesh, Bowen, Schmidt. Opposed: Cohen, Raith. Reason for opposition: Doors should match.
- 3. Rebuild column and remove railing on front porch Deny without Prejudice. Does not conform with original column design as found in historic documentation (photo). In Favor: Schmidt, Mesh, Cohen. Raith, Bowen, Graham. Opposition: Aveton. Reason for opposition: do not agree with going back to the original design.
- Replace two vinyl windows on west elevation with wood windows – Approve. No additional comments submitted by Task Force.
- 5. Replace eight vinyl windows on rear elevation with wood windows Approve. No additional comments submitted by Task Force.

2. 704 GLENDALE ST

Junius Heights Historic District CA201-281(JKA) Jennifer Anderson

Request:

Install 8' wood fence and gate inside yard.

<u>Applicant:</u> Nepveux, Leslie <u>Application Filed:</u> 3/4/21 <u>Staff Recommendation:</u>

Install 8' wood fence and gate inside yard – Approve – Approve site plan and image dated 4-5-21 with the finding that the work is consistent with preservation criteria Section

3.6(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install 8' wood fence and gate inside yard – Deny without Prejudice – Proposed fence is in the front 50% of the structure.

Request:

- 1. Install landscaping in front yard.
- 2. Replace roll step and lead walk.

<u>Applicant:</u> Michel, Jordan <u>Application Filed:</u> 3/4/21 Staff Recommendation:

- 1. Install landscaping in front yard Approve Approve site plan and images dated 4-5-21 with the finding that the proposed work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Replace roll step and lead walk Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work.

Task Force Recommendation:

- 1. Install landscaping in front yard Approve Approve landscaping plants for the front yard as shown.
- 2. Replace roll step and lead walk Deny without Prejudice Existing lead walk and steps to be retained.

Request:

Replace primary and secondary doors on front porch.

Applicant: Chandler, Donovan Application Filed: 3/4/21 Staff Recommendation:

Replace primary and secondary doors on front porch – Approve with Conditions – Approve specifications with the condition that the replacement doors are wood instead of fiberglass with the finding that the work is consistent with preservation criteria Section 5.1 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace primary and secondary doors on front porch – Deny without Prejudice – No comments provided by task force.

3. 5917 REIGER AVE

Junius Heights Historic District CA201-285(JKA) Jennifer Anderson

4. 5421 VICTOR ST

Junius Heights Historic District CA201-282(JKA) Jennifer Anderson

5. 5919 VICTOR ST

Junius Heights Historic District CA201-286(JKA) Jennifer Anderson

6. 5523 WORTH ST

Junius Heights Historic District CA201-283(JKA) Jennifer Anderson

7. 707 N MARSALIS AVE

Lake Cliff Historic District CA201-275(MLP)

Request:

- 1. Replace primary and secondary door on front porch. Work completed without a Certificate of Appropriateness.
- 2. Replace door on first level of the front facade. Work completed without a Certificate of Appropriateness.

<u>Applicant:</u> Rose, Preston <u>Application Filed:</u> 3/4/21 Staff Recommendation:

- 1. Replace primary and secondary door on front porch. Work completed without a Certificate of Appropriateness Approve Approve specifications dated 4-5-21 with the finding that the completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- Replace door on first level of the front facade. Work completed without a Certificate of Appropriateness – Approve – Approve specifications dated 4-5-21 with the finding that the completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

- Replace primary and secondary door on front porch. Work completed without a Certificate of Appropriateness

 Deny without Prejudice – Replacement door should be compatible with style and materials with the district.
- Replace door on first level of the front facade. Work completed without a Certificate of Appropriateness – Deny without Prejudice – Replacement door should be compatible with style and materials with the district.

Request:

Install 8' wood fence inside and rear yard.

Applicant: Trutex Contracting Solutions - Mark Sherrard

Application Filed: 3/4/21 **Staff Recommendation:**

Install 8' wood fence inside and rear yard – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district.

Task Force Recommendation:

Install 8' wood fence inside and rear yard – Deny without Prejudice – Fence is in the front 50% of the structure.

Request:

 Replace all existing aluminum windows with new vinyl windows. Work completed without Certificate of Appropriateness.

Melissa Parent

- 2. Install new wood fence inside and front yards. Work initiated without Certificate of Appropriateness.
- 3. Install new landscaping.

<u>Applicant:</u> Dunlap, Josh <u>Application Filed:</u> 3/4/21 Staff Recommendation:

- 1. Replace all existing aluminum windows with new 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)(ii) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district. The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
- Install new wood fence inside and front yards. Work initiated without Certificate of Appropriateness - Deny without prejudice -
- 3. Install new landscaping Approve Approve site plan dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

- 1. Replace all existing aluminum windows with new vinyl windows. Work completed without Certificate of Appropriateness Deny without prejudice Applicant has been advised to revise drawings as discussed, fully read and review Lake Cliff ordinance before moving on to Landmark. (The discussion seemed to be limiting vandalism and stabilizing site. Hopefully revisions to the submission, applicants resubmit will be for improvements as sympathetic to the property and its surrounding historic structures.) Considering this is a non-contributing structure, we have denied without prejudice, but task force is also concerned that a significant approach is made for improvements that are sympathetic to the historic area.
- 2. Install new wood fence inside and front yards. Work initiated without Certificate of Appropriateness Deny without prejudice.
- 3. Install new landscaping Deny without prejudice Task force did not review landscape plan

8. 5006 JUNIUS ST

Munger Place Historic District CA201-267(MLP) Melissa Parent

9. 4935 REIGER AVE

Munger Place Historic District CA201-276(MLP) Melissa Parent

Request:

- 1. Wall off one window from the interior on the main structure.
- 2. Reconfigure fenestration pattern on rear facade

Applicant: Wright, Laurel **Application Filed:** 3/4/21 **Staff Recommendation:**

- 1. Wall off one window from the interior on the main structure – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
- Reconfigure fenestration pattern on rear facade Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-97.111(c)(1)(S)(vii)(cc) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Wall off one window from the interior on the main structure Deny without prejudice Side facade window should not be blocked off.
- 2. Reconfigure fenestration pattern on rear facade Approve Approve as submitted

Request:

Replace existing ribbon driveway with new concrete driveway.

Applicant: Cantrell, Robert Application Filed: 3/4/21 Staff Recommendation:

Replace existing ribbon driveway with new concrete driveway – 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 for additions in Section 51P-97.111(c)(2)(I)(ii)(aa) that states "The maximum permitted width of a driveway in the front yard is 10 feet. The driveway width may be expanded to a maximum of 10 feet at any point behind the front facade."

Task Force Recommendation:

Replace existing ribbon driveway with new concrete driveway – Approve with conditions - Recommend they

10. 2401 SOUTH BLVD

South Blvd/Park Row Historic District CA201-266(MP)
Marsha Prior

11. 5420 BRYAN ST

Swiss Avenue Historic District CA201-225(MLP) Melissa Parent

12. 1208 E 10TH ST

Tenth Street Neighborhood Historic District CA201-218(MP)

retain ribbon up to front facade of house. Expansion to 20 feet wide after front facade to comply with ordinance.

Request:

- 1. Replace siding on second-story bay window with wood.
- 2. Install natural stone on front walkway and steps.

<u>Applicant:</u> Deering, Steven <u>Application Filed:</u> 3/4/21 <u>Staff Recommendation:</u>

- Replace siding on second-story bay window with wood Approve with conditions – Approve proposed work with the condition that wood is used for the replacement and that the lower panels remain as recessed with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Install natural stone on front walkway and steps Deny without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because walkways with natural stone are not common to the district and would have an adverse effect on the historic overlay district.

Task Force Recommendation:

- 1. Replace siding on second-story bay window with wood Approve Owner clarified wood siding repair will match existing appearance and color.
- 2. Install natural stone on front walkway and steps Approve Approve as submitted; owner clarified the stone walkway will not change the existing width.

Request:

Install in-ground swimming pool in front and side yards.

Applicant: Liggett, Vince **Application Filed:** 2/4/21 **Staff Recommendation:**

Install in-ground swimming pool in front and side yards — Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

Task Force Recommendation:

Install in-ground swimming pool in front and side yards – Approve – Approve as submitted

Request:

1. Replace windows with wood one-over-one windows.

Marsha Prior

- 2. Replace iron columns with wood columns on front porch and add mail slot, address numbers, and exterior lights.
- 3. Construct landing on rear.
- 4. Install 4' wood fence.
- 5. Regrade side and rear yards and install wood retaining wall.

Applicant: bcWorkshop - Lizzie MacWillie

<u>Application Filed:</u> 2/4/21 <u>Staff Recommendation:</u>

- Replace windows with wood one-over-one windows Approve with conditions – Approve proposed work with the condition that windows are one-over-one, wood on the exterior, remain at their current size and location, and that window trim remains as is with the finding the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Replace iron columns with wood columns on front porch and add mail slot, address numbers, and exterior lights – Approve with conditions – Approve drawings and specifications dated 4/5/2021 with the condition that the columns be 6x6 with a base and capital with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Construct landing on rear Approve with conditions Approve drawings dated 4/5/2021 with the condition that the landing floor is a wood decking with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4. Install 4' wood fence Approve with conditions Approve site plan dated 4/5/2021 with the condition that the fence drop to 3'6" when it reaches a point 10' from the back of the front corner of main structure with the finding the work is consistent with preservation criteria Sections 1.11, 1.13, and 1.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5. Regrade side and rear yards and install wood retaining wall Deny without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because regrading and wood retaining walls are not common to the district and its period of significance, and thus, would have an adverse effect on the historic overlay district.

Task Force Recommendation:

 Replace windows with wood one-over-one windows - No quorum, comments only. Mr. Johnson made the comment that true wood, one-over-one windows is what

is in the ordinance and disagrees with aluminum clad windows. Mr. Wallace commented that in the spirit of longevity and the preservation of the main structure that metal clad windows, although noncompliant, are acceptable.

- 2. Replace iron columns with wood columns on front porch and add mail slot, address numbers, and exterior lights No quorum, comments only. Mr. Johnson and Mr. Wallace made the comment that replacing the non-historic metal columns with traditional wood columns matches the ordinance and are acceptable.
- 3. Construct landing on rear No quorum; comments only. Both members made the comment since the porch is on the rear facade, it is acceptable.
- 4. Install 4' wood fence No quorum: comments only. Mr. Johnson made the comment that the fence should more closely follow the contour of the site and does not accept the height of what was presented but accepts the material. Mr. Wallace made the comment he has no objection to the fence.
- 5. Regrade side and rear yards and install wood retaining wall No quorum, comments only. Mr. Johnson made the comment that the gabion wall has no precedent in the district and recommended a French drain and corrugated metal panels to keep water from under the house. Mr. Wallace made the comment that since it is a natural material and no language in the ordinance specifically disallows the technique, he has no objection to what was presented.

13. 106 S CLINTON AVE

Winnetka Heights Historic District CA201-265(MLP)
Melissa Parent

Request:

Replace all windows on main structure with new vinyl windows.

<u>Applicant:</u> Kelcher, Mark <u>Application Filed:</u> 3/4/21 <u>Staff Recommendation:</u>

Replace all windows on main structure with new vinyl windows – Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for additions in Section 51P-87.111(a)(17)(F)(iii) that states "All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (windowpanes). Front doors must contain at least one light. Sidelights must be compatible with the door"

Task Force Recommendation:

Replace all windows on main structure with new vinyl windows – Deny - Vinyl Windows submitted doesn't comply with Landmark Ordinance.

14. 100 N CLINTION

Winnetka Heights Historic District Murray G. Miller

Request:

Determination of demolition by neglect

OTHER BUSINESS ITEMS:

- Approval of Minutes February 1, 2021
- Action Item: To move July 5⁻ 2021 Landmark Commission Hearing to July 6, 2021 due to the July 4th Holiday observed by the City of Dallas
- Ad-Hoc Committee meeting update Commissioner Steiner, Chair, Ad-Hoc Committee

DESIGNATION COMMITTEE:

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

EXECUTIVE SESSION NOTICE

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

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



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-216(LC) PLANNER: Liz Casso

LOCATION: 3000 MLK Jr. Blvd DATE FILED: February 4, 2020

STRUCTURE: Main & Contributing DISTRICT: James Madison High (H-62)

COUNCIL DISTRICT: 7 MAPSCO: 46-T

ZONING: PD No. 595 (R-5(A) Subdistrict) CENSUS TRACT: 0203.00

APPLICANT: Jacobs & Associates

REPRESENTATIVE: Brent Kline

OWNER: DALLAS ISD

REQUEST:

1) Install fencing, paving and new signage in front yard.

2) Replace all non-historic windows.

BACKGROUND / HISTORY:

- James Madison High School (formerly Old Forest Avenue High School) is an Italian Renaissance Style building, constructed in 1915-1916. In 1949-1950 there were two rear additions constructed on the rear elevation, two wings located on both far ends of the rear elevation. There was also a small addition constructed in the center of the rear elevation.
- 2. At the January 4, 2011 meeting of the Landmark Commission (LMC), a request for a Certificate of Appropriateness (CA) to construct a dumpster enclosure, enclose an existing loading area on the rear elevation, in-kind repairs to windows, and reinstallation of AC units (CA101-068(MD)) was approved.
- At the December 2, 2019 meeting of the LMC, a request for a CA to construct new storm shelter addition, and plan three Live Pak trees (CA190-062(LC)) was approved.

PROJECT DESCRIPTION:

The applicant is proposing improvements to the front yard of the school in order to make it a more usable space for gatherings and exterior classroom functions. There is also a desire to improve the experience of arriving at the school for the students and parents, and enhance security. The project scope includes the addition of fencing, pavers, low

height seasonal landscaping, new signage, and the reconstruction of historic brick retaining walls with cast stone balustrades.

The fencing will be a six-foot tall metal picket fence with decorative finials, and a black painted finish. It will include multiple pedestrian gates. Only the fence in the center of the front yard will include a brick base to which new school signage will be attached. The signage consists of post mounted dark bronze lettering.

New hardscaping will be added to various sections of the front yard. A combination of two different colored concrete pavers, and grey concrete sidewalk will be used. The pavers will be a red and dark grey tone intended to compliment the brick tones of the school building. Incorporated into the new hardscaping will be landscape beds for low seasonal landscaping.

There is existing two brick retaining walls at the front of the school. Both are in disrepair. They are located at the far left and far right edges of the front façade, and extend out perpendicular from it. The existing walls are original. However, they previously had cast stone balustrades across their tops. It is unknown when they were lost. The applicant intends to repair/reconstruct the brick retaining walls using the existing brick, and new matching brick as needed. This work will include the reconstruction of the cast stone balustrades using both original school drawings and existing historic balustrades that still exist on the exterior of the structure.

All the existing windows on the school are non-historic aluminum replacements installed in the 1980s. The existing windows do not match the historic windows in style, type or material. The proposed replacements will be custom made Kawneer aluminum windows to match the style and mullion configuration of the historic wood windows, and will have exterior applied muttons to match the historic as well. Windows at the front elevation that were closed off with metal plates will be reopened with new replacement windows. Basement level windows, which have suffered water damaged, will have new flashing and windows installed. The new windows are shorter than existing by approximately 6-8 inches, which is required in order to better waterproof these windows. The replacement windows consist of both operable and fixed windows, depending on the location.

RELEVANT PRESERVATION CRITERIA:

James Madison High School (H-62), Ordinance No. 21886, Exhibit A

Section 2. Site and Site Elements

- 2.3. New sidewalks, walkways, steps, and driveways must be of brush finish concrete or other material if deemed appropriate. No exposed aggregate, artificial grass, carpet, asphalt, or artificially-colored monolithic concrete paving is permitted.
- 2.7 No fences are permitted in the no-build zone, except as required for school security.

Section 3. Structure

Fenestration and Openings

- 3.12 Original doors and windows and their openings should remain intact and be preserved. When replacement of an existing 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 or existing doors and windows.
- 3.13 Total replacement of windows and doors that have been altered and no longer match the historic appearance is strongly recommended.

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:

Standards for Rehabilitation

- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Guidelines for Rehabilitating Historic Buildings

Windows

Designing the Replacement for Missing Historic Features
Recommended

Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Building Site

Recommended

Retaining the historic relationship between buildings and the landscape.

Installing protective fencing, bollards, and stanchions on a building site, when necessary for security, that are as unobtrusive as possible.

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

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

ANALYSIS:

The proposed work is consistent with the preservation criteria for new fencing, hardscaping and landscaping. The criteria states that fencing is only permitted in the front yard for security purposes (Section 2.7). The school is landlocked and has very limited outdoor space on campus. To be able to use the front yard for outdoor class functions and gatherings a fence is needed for security. In addition, the metal picket fence style was selected for its openness so as to protect views of the front of the school. The proposed pavers and concrete sidewalk are appropriate and permissible (Section 2.3). The tones are intended to compliment the school building. The applicant provided an analysis and diagram of the various defined spaces of the front yard (Figure 9). The placement of the proposed new hardscaping is coordinated with those defined spaces and would negatively impact them. The proposed low seasonal planting beds are appropriate and will enhance the school (Section 2.5). The addition of this fencing, hardscaping and landscaping is consistent with the Secretary of the Interior's Standards for Rehabilitation #3 and #9. The work is identifiable as new, easily reversible and would not have an adverse impact on the character of the site, which also meets the Dallas Development Code for contributing structures.

The restoration and reconstruction of the historic retaining walls with balustrades is highly desirable because it is the return of a historic feature. This work is consistent with the Secretary of the Interior's Standard for Rehabilitation #6. This work also meets the

standards for contributing structures in the Dallas Development Code because it is consistent with the preservation criteria, would not have an adverse impact on the site or on any future preservation.

The preservation criteria states that total replacement of windows that have been altered and no longer match the historic appearance is strongly recommended (Section 3.13). In addition, it states that when replacement of an existing window is necessary due to damage or structural deterioration, replacement windows must express mullion size, light configuration, and material to match the original (Section 3.12). The proposed windows are consistent with the preservation criteria, except that the material does not match the original, which was wood. However, the Secretary of the Interior's Standard for Rehabilitation #6 states that replacement features should match the old in design, color, texture and, where possible, materials. Factors that went into choosing the proposed material includes both cost and durability. The cost of custom made wood windows may be too high for the school to be able to replace all the existing windows, which is badly needed due to their deteriorated condition. Overall, the appearance of the proposed new windows is more in-keeping with the historic windows than what is existing today. Staff does not believe the proposed windows would have an adverse impact on this historic site.

STAFF RECOMMENDATION:

- 1) Install fencing, paving and new signage in front yard. Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for hardscaping in preservation criteria Section 2.3, for fences in preservation criteria Section 2.7, for signage in preservation criteria Sections 5.1 and 5.3 and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace all non-historic windows. Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.13, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install fencing, paving and new signage in front yard. Approve with the condition that solid steel pickets are used, and not hollow tube.
- 2) Replace all non-historic windows. Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Brent Kline			
Mailing Address: 701 Canyon Dr., S	uite 110,		OFFICE USE ONLY
City, State and Zip Code: Coppell, TX 75019		Main Structure:	
Daytime Phone: <u>972-331-5699</u> Alternate Phone: <u>817-614-2753</u>			Contributing
Relationship of Applicant to Owner:	Architect		
PROPERTY ADDRESS: 3000 Marti	n Luther King Jr.		Non-contributing
Historic District: Overlay District No	o. 62 - James Madiso	on High School	
Formerly Forest Avenue High Shool			
PROPOSED WORK:			
Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach			
extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.			
The project consists improvements to the existing plaza, involving the addition of pavers, wrought			
iron looking fencing, brick columns. cast stone caps & balustrades, and wall mounted lettering.			
	11/1		
Signature of Applicant: <u>Sut 8</u>	Clin_	Date: 2/3/2021	
Signature of Owner:		Date:	
	APPLICANT)	_ Date	
APPLICATION DEADLINE:			
Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00			
NOON, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the			
approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.			
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to			
contact a Preservation Planner at 214/670-4209 to make sure your application is complete.			
OTHER:			
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's			
decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at			
1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.			
Please review the enclosed Review and Action Form			
Memorandum to the Building Official, a Certificate of Appropriateness has been:			
☐ APPROVED. Please release the b	uilding permit.		
■ APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions.			
 DENIED. Please <u>do not</u> release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please <u>do not</u> release the building permit or allow work. 			
- · · ·			
Signed drawings and/or specifications are enclosedYesNo			
Sustainable Construction and Dev	elopment		Date
Certificate of Appropriateness	City of Dallas	Histori	c Preservation
act attoace of whitehing telless	Only of Dallas	matori	Rev. 060518

THOUSE HOLLING

JAMES MADISON HIGH SCHOOL - IMPROVEMENTS

February 03, 2021 Dallas Landmark Commission 1500 Marilla Street Dallas, Texas 75201

Dear Landmark Committee

Dallas Independent School District has an on going project that includes the addition of a competition gymnasium to the back of the building that was submitted in July of 2020 and approved by the Landmark Commission. The School District has placed an emphasis on improving the experience of arriving at school as the students and parents walk to the front doors.

A plan was developed to accomplish this earlier but thought that it would not fit within the budget. Recently it was decided to add this portion of the project back to the scope of work.

The concept behind the design for this campus is to make the area at the front of the school more useful and take the space back to its roots where the front if the school was used as a gathering space in th mornings & after school and exterior classroom function. Unlike 1915 there is the added need for building in security needs to the definition of the space also.

So we are submitting a plan that has added back the original design for the retaining walls on each side of the existing monumental stairs to define two areas. The inclusion of a wrought iron look fencing around the area adjacent to the street to be utilized by the students and staff to enhance the security of the space The intent is for the space to be used for classroom function also. Finally the wrought iron look fencing would extend around both parking areas to add security to the parent and teacher's parking lots.

Please refer to the attached drawings for illustrations on the intended renovations. Let us know if you have any questions concerning the intent.

Sincerely,

Brent E. Kline

Principal - Jacobs & Associates





JAMES MADISON HIGH SCHOOL - EXTERIOR WINDOW REPLACEMENT

February 3,2021 Dallas Landmark Commission 1500 Marilla Street Dallas, Texas 75201

Dear Landmark Committee

Dallas Independent School District is in the process of completing documentation for an addition of a Competition Gymnasium and general renovations to the facility. In November of 2019 a package of general renovations was submitted to the Landmark Commission for Staff Review and were approved.

Since then the district has also decided replace all of the exterior windows on the building as part of the overall project. So the following submittal is for the replacement of the windows only.

The windows will be replaced with windows of the same configuration, section details and profile of the ones currently installed in the building.

Please refer to the attached drawings for illustrations on the intended renovations and additions.

Let us know if you have any questions concerning the intent.

Sincerely,

Brent E. Kline

Principal - Jacobs & Associates







SUPPLEMENTARY INFORMATION



Figure 1 – Aerial view of the subject property (Google Maps, 2019)



Figure 2 – View of the subject property as seen from Martin Luther King Jr. Blvd (Existing North (Front) Elevation)



Figure 3 – View of the subject property as seen from Martin Luther King Jr. Blvd (Facing Southwest)



Figure 4 – View of the subject property as seen from Martin Luther King Jr. Blvd (Facing Southeast)



Figure 5 – View of the subject property as seen from Pennsylvania Avenue (Facing North)



Figure 6 – Streetscape and adjacent properties to the east



Figure 7 – Streetscape and adjacent properties to the west



Figure 8 – Streetscape and adjacent property to the northwest



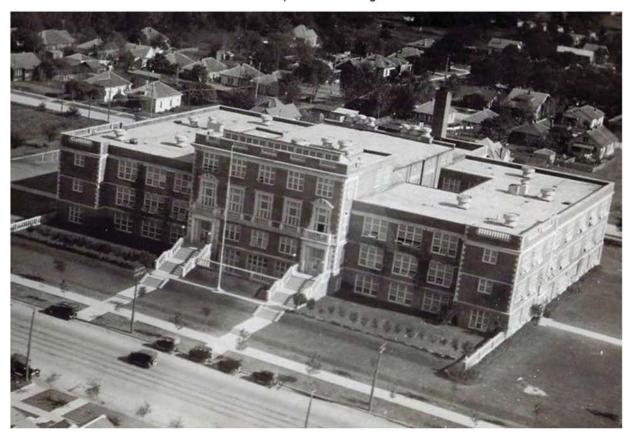
Figure 9 – Streetscape and adjacent property to the northeast



Project Summary

Original Building Photo.

Below shows the original building with retaining walls that had brick columns and cast stone balustrades between the columns. We are proposing adding these columns and balustrades back to the top of the retaining walls.





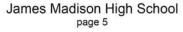




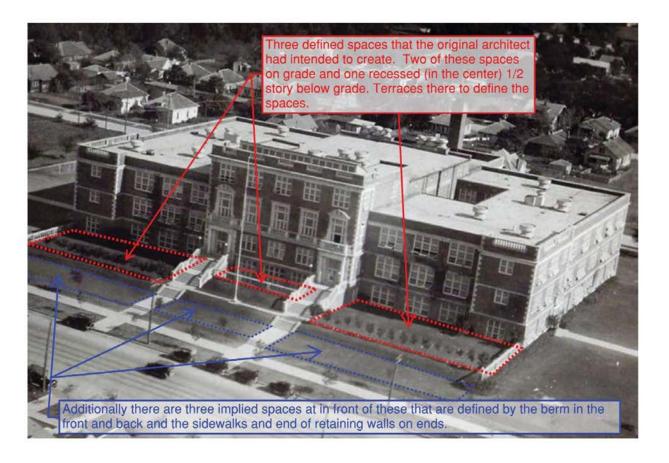
Figure 8 – Request #1 – Historic Photo, date unknown



Project Summary

Original Design Created Plateaus in Front Yard

Below illustrates that the original architect had defined six areas in the front plaza with the use of sidewalks, retaining walls and the building.





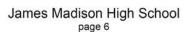




Figure 9 – Request #1 – Analysis of Historic Front Plaza

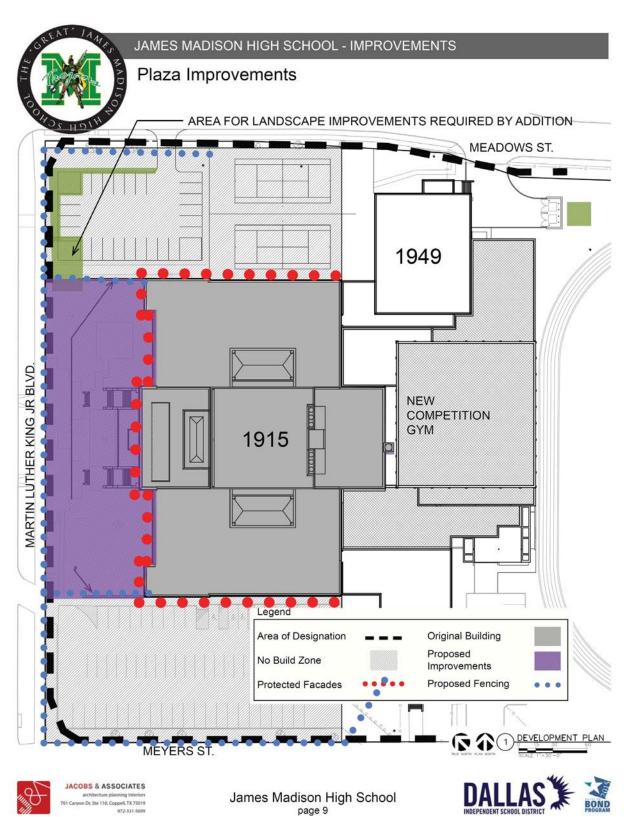


Figure 10 – Request #1 – Site Plan







James Madison High School





JAMES MADISON HIGH SCHOOL - IMPROVEMENTS

Plaza Improvements



DALLAS BO

View from MLK Blvd. & Meyer Street

James Madison High School

JACOBS & ASSOCIATES architecture planning intimient 781 Campin D, the 181 Cappel, TX 70078 973-881-5699











Figure 13 – Request #1 – Rendering of Proposed Alterations

Plaza Improvements



Figure 14 – Request #1 – Rendering of Proposed Alterations

CA201-216 (LC)



Figure 15 – Request #1 – Rendering of Proposed Alterations

CA201-216 (LC)

JAMES MADISON HIGH SCHOOL - IMPROVEMENTS

Plaza Improvements







Figure 16 – Request #1 – Rendering of Proposed Alterations

Plaza Improvements



Project Summary

Original Side Elevation

Below is a piece of the 1915 side elevation showing that the retaining walls had brick columns and cast stone balustrades.

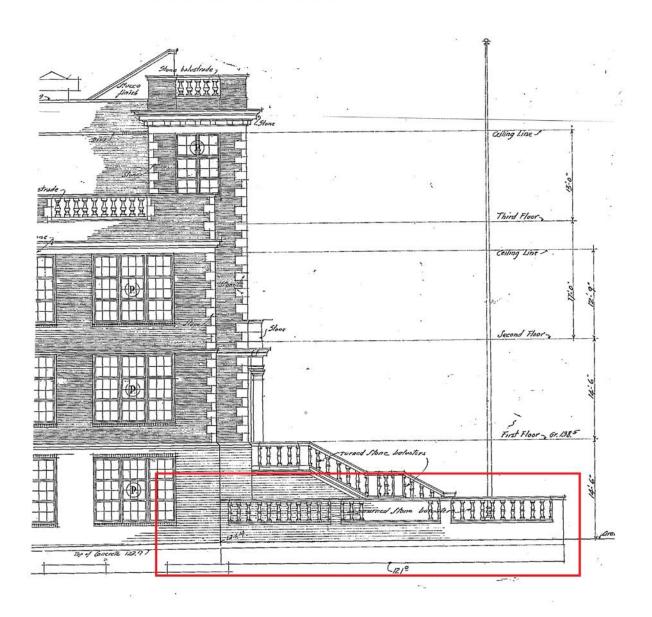
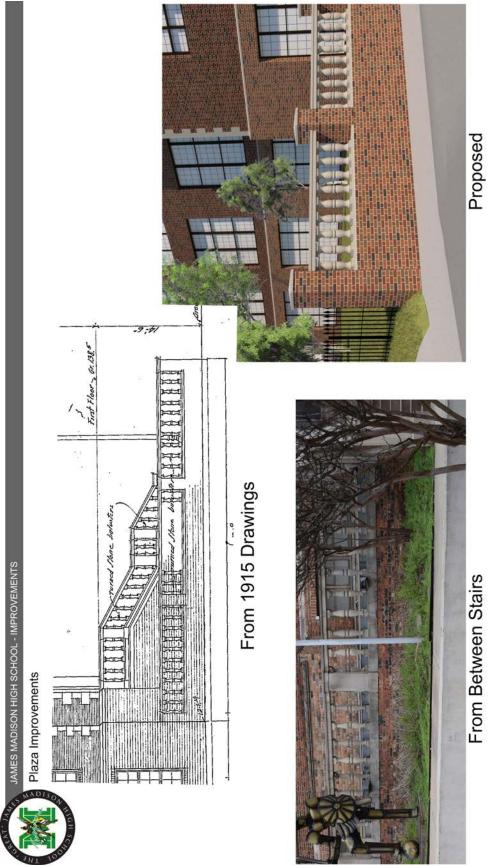






Figure 17 – Request #1 – Original Side Elevation



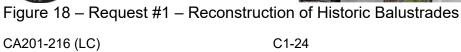














Figure 19 – Request #1 – Rendering of Proposed Signage

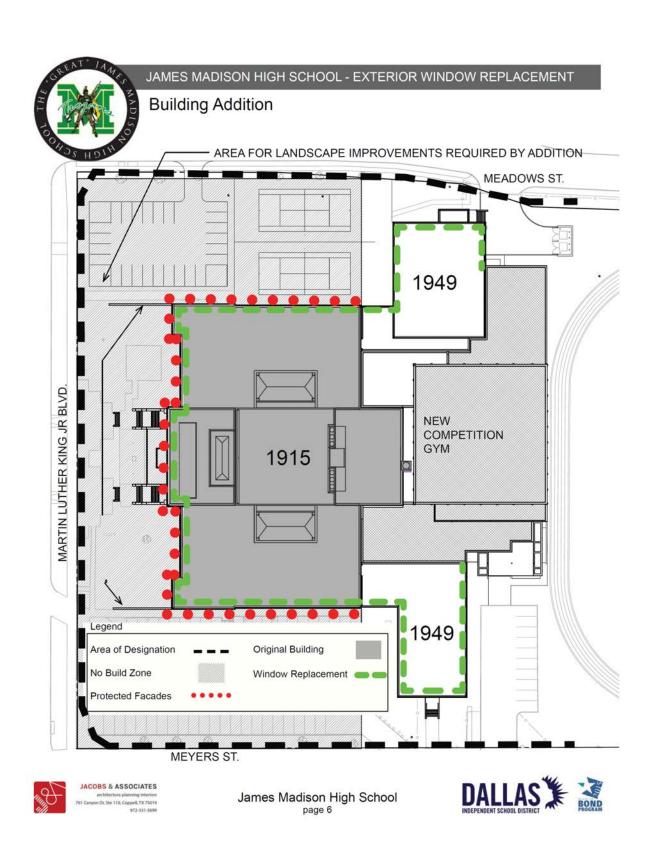


Figure 20 - Request #2 - Site Plan



Exterior Renovations

Exterior Window Replacement

All of the exterior windows around the perimeter of the building are to be replaced with new Bronze anodized aluminum window systems with applied muttons. The majority of windows are to be configured exactly as they are today with exception of windows at the front of the building which we would like to return to their original configuration. Also all windows on the original part of the building will have applied muttons installed configured like the original windows.



- 1. Images this page of the front Facade showing all of the windows are to be replaced. In addition the two sets of double doors at the top of the stairs are to be replaced so that a new hollow metal frame can be installed to match the new anodized aluminum window.
- 2. Above image without muttons also windows above main entry doors are configured differently. Intent is to change back to the original configuration and with applied muttons on all windows. Red rectangle around windows to change mullion configuration.



Original Drawings with Muttons







Figure 21 – Request #2 – Existing and Historic Window Conditions







1. Above image of current condition without muttons.

Below the original 1915 drawings.

All new replacement windows are to have applied muttons like the original windows.

Original Drawings with Muttons







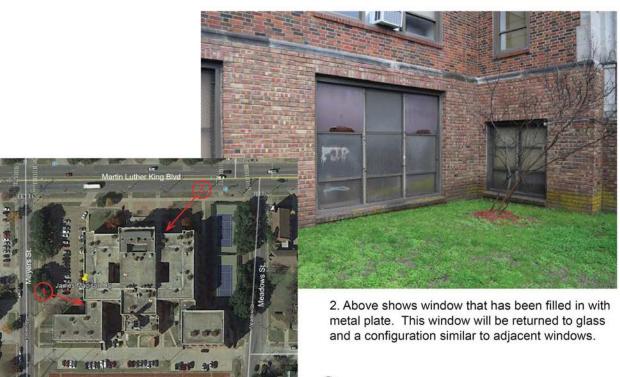
Figure 22 – Request #2 – Existing and Historic Windows Conditions

Exterior Renovations

· Exterior Windows to be Replaced - Continued

1. Image to the right shows the 1949 wing to the right and original building to the left.







James Madison High School

DALLAS ** ROND

Figure 23 – Request #2 – Existing Window Conditions

Key Plan

CHENT JAMES

JAMES MADISON HIGH SCHOOL - EXTERIOR WINDOW REPLACEMENT

Exterior Renovations

Exterior Facade:

 Replace some of the metal flashing, wood and windows between two monumental stair along MLK Blvd.



1. Both windows currently are approximately 11'4" wide by 2'-11" high.

They would be replaced with a window 11'-4" wide by 2'-3" high to allow for proper flashing of the sill to prevent water from infiltrating the wood framing.

The window would be a 2" wide x 4 1/2" deep bronze aluminum window frame with 1" clear insulated glass panes to match the existing windows as shown below.

2. Above is the window on the left side to be replaced.



3. Above is the window on the right side to be replaced. Flashing would also be replaced with light bronze to match window replacement.







James Madison High School



Figure 24 – Request #2 – Existing Window Conditions

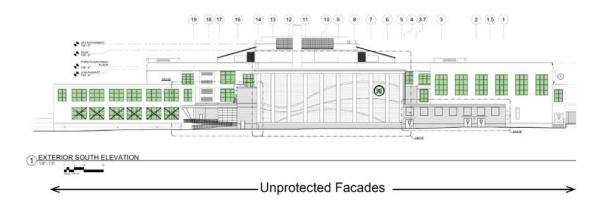


Exterior Renovations

Exterior Facade:

· Replace Exterior Windows





1. Above are two of the four elevations showing the windows to be replaced. Windows marked with "X" are windows to have security screens installed over them. Highlighted in Green are windows to be replaced.



James Madison High School



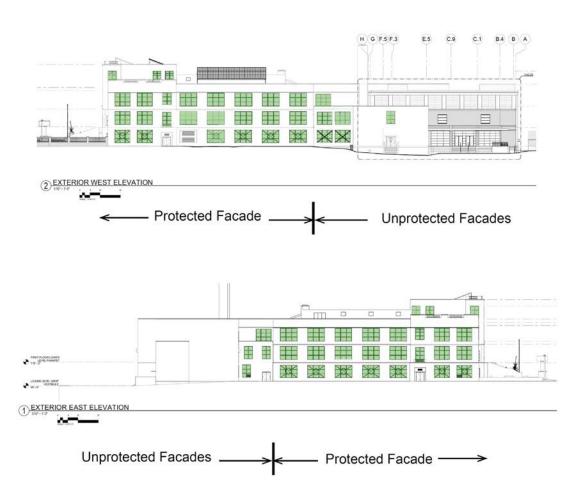
Figure 25- Request #2 - Proposed Windows to be Replaced



Exterior Renovations

Exterior Facade:

Replace Exterior Windows



1. Above are two of the four elevations showing the windows to be replaced. Windows marked with "X" are windows to have security screens installed over them. Highlighted in Green are windows to be replaced.





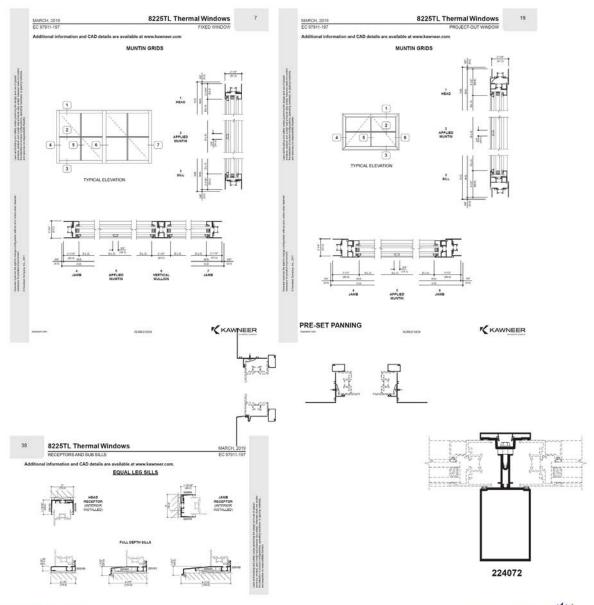
Figure 26 – Request #2 – Proposed Windows to be Replaced

Exterior Renovations

Exterior Facade:

Exterior Windows - Manufacturer's System

The window system will be comprised of a combination of fixed windows, operable windows and associated accessories to make up the profile to match the current windows. Below are a few of the components if Kawneer is the accepted bidder.









JACOBS & ASSOCIATES

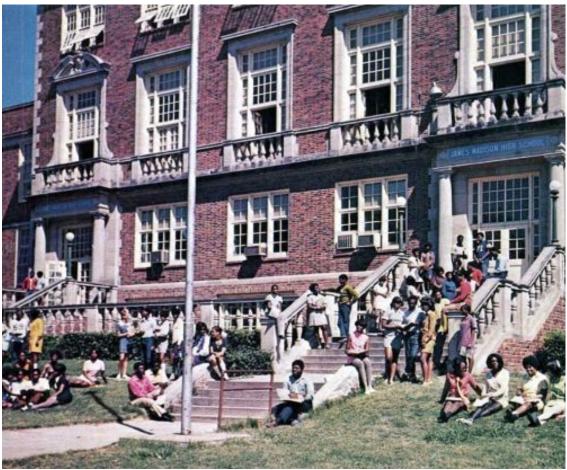


Figure 28 – Request #2 – Historic Photo Showing Original Windows, 1970



Figure 29 – Request #2 – Historic Photo Showing Original Windows, 1970



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-272(LC) LOCATION: 4503 Reiger Avenue

STRUCTURE: Contributing COUNCIL DISTRICT: 2

ZONING: PD 98

PLANNER: Liz Casso

DATE FILED: March 4, 2021

DISTRICT: Bianchi House (initiated)

MAPSCO: 46-F

CENSUS TRACT: 0015.02

APPLICANT: Michael Gibson

REPRESENTATIVE: Jay Firsching (Architexas)

OWNER: GIBSON MICHAEL

REQUEST: Construction of a one-story rear addition.

BACKGROUND / HISTORY:

- The Bianchi House is a Lang and Witchell designed Mission Style house constructed in 1912. The Landmark Commission initiated designation as a City of Dallas Landmark on November 7, 2016. The designation process was put on hold due to Covid 19.
- 2. At the June 4, 2018 meeting of the Landmark Commission (LMC), a request for a Certificate of Appropriateness (CA) to install a temporary barrier to enclose the front porch (CA178-556(LC)) was approved.
- At the January 7, 2019 meeting of the LMC, a request for a CA to construct a two story addition with details to be applied for at a later time, as well as the installation of a tile roof (CA189-157(LC)) was approved with the condition that a matte-finish barrel-style tile be used.
- 4. At the May 6, 2019 meeting of the LMC, a request for a CA to install a flat, green, glazed (highly glossy), French style Ludowici tile roof (CA189-157(LC)) was approved.
- 5. This project is also a federal tax credit project and has been reviewed and approved by the National Park Service and Texas Historical Commission.

PROJECT DESCRIPTION:

The proposed one-story addition will be located at the northeast corner of the structure. It will be clad in stucco with a cast stone base. The stucco will be painted a color to blend in with the red brick of the main structure. The exact color is yet to be determined and will be submitted in a later CA application. The roof of the addition is hipped with a slope to match the main structure that will tie in behind the main roof ridge of the historic house. It will be clad in tile, to match the tile approved for the main structure in a previously approved CA. Wood elements, such as soffits and cornice, will match the historic house.

The proposed windows are Pella Reserve Series Traditional double hung units designed to closely resemble the historic one-over-one windows on the main structure. They are aluminum clad wood windows. The proposed exterior doors for the addition are also Pell Reserve Series Traditional wood unites with clad exteriors.

The existing rear elevation is inset in the center with triple ganged windows in that area. The addition would enclose this inset. However, this original portion of the rear wall will be maintained with a slight alteration. The right-most window will become a door opening. The other two windows, as well as the brick wall, will be maintained. The new rear wall of the addition in this location will consist of paired glass doors that will allow views into this newly enclosed space, and views of the original rear inset wall. The addition will open up onto a rear deck.

(In-kind repairs and restoration of the main structure has been approved under a separate CA application.)

RELEVANT PRESERVATION CRITERIA:

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:

Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

New Exterior Additions to Historic Buildings and Related New Construction Recommended

Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.

Designing a new addition that is compatible with the historic building.

Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

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

ANALYSIS:

The Bianchi House is in the process of being designated and does not yet have adopted preservation criteria, so the Secretary of the Interior's Standards for Rehabilitation, as well as the contributing structures standards in the Dallas Development Code apply.

The proposed work is consistent with Secretary of the Interior's Standards for Rehabilitation #9 and #10. The proposed addition is compatible with the historic structure in design, location and configuration, scale, and materials. It is subordinate to the historic structure and differentiated with the use of the stucco cladding. The placement of the addition allows for minimal loss of historic fabric at the northeast corner, and maintains a good portion of the original rear elevation including the inset section which, though becoming an interior space, will still be visible through the new paired glass doors.

The proposed work is consistent with the contributing structures standards in the Dallas Development Code because the work meets the Secretary of the Interior's Standards, will

not have an adverse impact on the historic structure or site as a whole, and will not adversely impact future preservation or maintenance of the structure.

STAFF RECOMMENDATION:

Approve the request and drawings dated 4/5/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Construction of a one-story rear addition. – Approve as submitted.

Certificate	of Appropriateness	(CA)
City of Dallas	Landmark Commission	3 - 1



Name of Applicant: Mike Gibson	
Mailing Address: 5520 Tremont St.	OFFICE USE ONLY
City. State and Zip Code: Dallas, TX 75214	Main Structure:
Daytime Phone: 216-526-3007 Alternate Phone:	Contributing
Relationship of Applicant to Owner : Self	Contributing
PROPERTY ADDRESS: 4503 Reiger Ave.	Non contributing
Historic District: Individual Landmark (Initiated)	
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if n specified in the submittal criteria checklist for type of work proposed.	
Proposed one-story addition at the northeast corner of the property.	Masonry base and roof to
match main structure. Main siding material is to be stucco painted to	
the rear, the central inset is to be enclosed to provide a connecting s	
The existing wall of this inset will have one window modified to a cas	
will be retained. This wall will be left exposed. The new north wall wil	l be largely glass. Additional
details and drawings of the addition and related details are attached.	
Signature of Applicant: Date:	1/17/2021
Signature of Owner: Date:	
(IF NOT APPLICANT)	
Application material must be completed and submitted by the <u>FIRST TH NOON</u>. (see official calendar for exceptions), before the Dallas Landr approval of any change affecting the exterior of any building. This form along must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dal	mark Commission can consider the g with any supporting documentation
Please use the enclosed criteria checklist as a guide to complea pplications cannot be reviewed and will be returned to you for more in contact a Preservation Planner at 214/670-4209 to make sure your application.	nformation. You are encouraged to
OTHER: In the event of a denial, you have the right to an appeal within 30 day decision. You are encouraged to attend the Landmark Commission hearing 1:00 pm in Council Chambers of City Hall (see exceptions). Information	g the first Monday of each month at ation regarding the history of past
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has bee	n:
□ APPROVED. Please release the building permit. □ APPROVED WITH CONDITIONS. Please release the building permit i □ DENIED. Please do not release the building permit or allow work. □ DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.	
Signed drawings and/or specifications are enclosedYesNo	
Office of Historic Preservation Date	
Certificate of Appropriateness City of Dallas	Historic Preservation



Didaco and Ida Bianchi House 4503 Reiger Ave. Dallas, Dallas County, Texas **CA Application Continued**

Building Addition

A previous CA submitted for this project included an addition that was subsequently submitted to the National Park Service and SHPO found to be out of compliance with the Secretary's Standards. In consultation with those agencies, the addition has been revised from one story to two and improved in design to bring it into compliance. The massing has been reduced to make it less prominent and the new arrangement has far less physical impact on the historic structure.

As with the previous proposal, the addition is set at the northeast corner of the main structure but has been significantly reduced in height and size. The lower cast stone walls of the addition will match the main structure, as will the roof material (clay tile). Roofs will be hipped with a slope to match the main structure.

The addition will be differentiated as new with stucco cladding as the primary wall material, painted in a color to blend with the main structure. Stucco is currently excluded as an exterior material in the draft historic overlay ordinance, but we and the federal and state reviewers believe stucco is an appropriate material for a building of this style and will provide effective differentiation. We will seek an amendment to the draft ordinance prior to its final adoption to account for this material.

Wood elements including soffit and cornice will match the main structure.

Windows will be Pella Reserve Series Traditional double hung units in a design closely resembling that of the main house. Windows will be wood, and the owner would like approval for a metal clad version which is largely indistinguishable from the unclad version. Only one new window will be visible from the street and will be set back near the rear elevation of the house.

The impacts to the interior of the house are greatly reduced in this scheme. The rear bedroom will no longer need the modifications presented previously because there is no longer a stairway and connecting corridor. The plan at the central bath and adjoining closets will require less modification as well.

To connect to the addition, the new plan calls for an infill structure at the existing inset at the back of the house. The wall at the rear of the proposed family room will be retained with one window converted to a cased opening and the other window retained and left exposed. The new rear wall of the connecting structure will be largely glass to provide views to the interior and to the yard from inside. Exterior doors will be Pella Reserve Series Traditional wood units with clad exteriors. The west wall of this area will be modified to connect to the proposed laundry room. A door to the addition will be added to the east wall.

Dallas Austin San Antonio	Page 1

SUPPLEMENTARY INFORMATION



Figure 1 – Aerial view of the subject property (Google Maps, 2019)



Figure 2 – View of the subject property as seen from Reiger Avenue (Existing South (Front) Elevation)



Figure 3 – Existing North (Rear) Elevation



Figure 4 – View of subject property as seen from Carroll Avenue facing (Existing North and West Elevations)



Figure 5 – Existing West Elevation



Figure 6 – Existing East Elevation



Figure 7 – Historic Photo, circa 1912

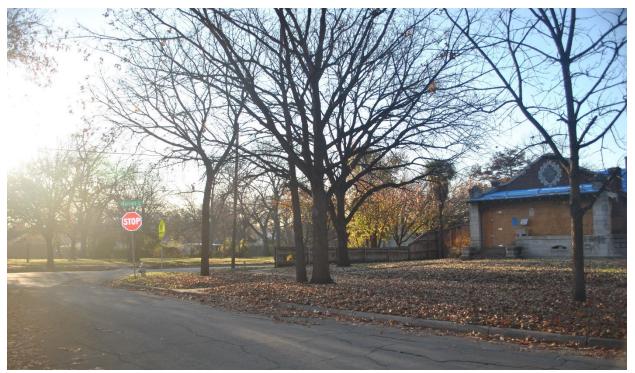


Figure 8 – Streetscape and adjacent properties to the west



Figure 9 – Streetscape and adjacent properties to the east



Figure 10 – Streetscape and adjacent property to the southeast



Figure 11 – Streetscape and adjacent property to the southwest

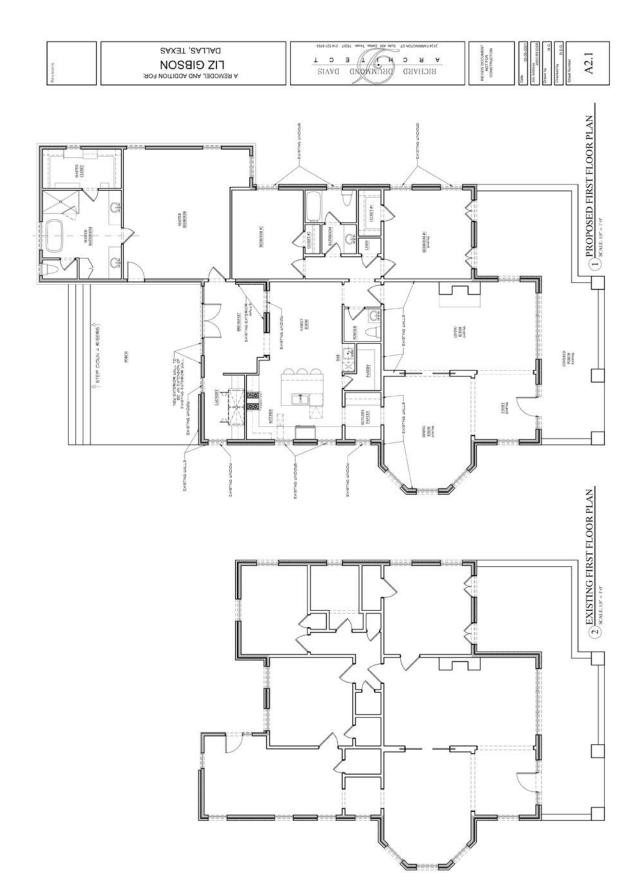


Figure 12 – Existing and Proposed Floor Plans

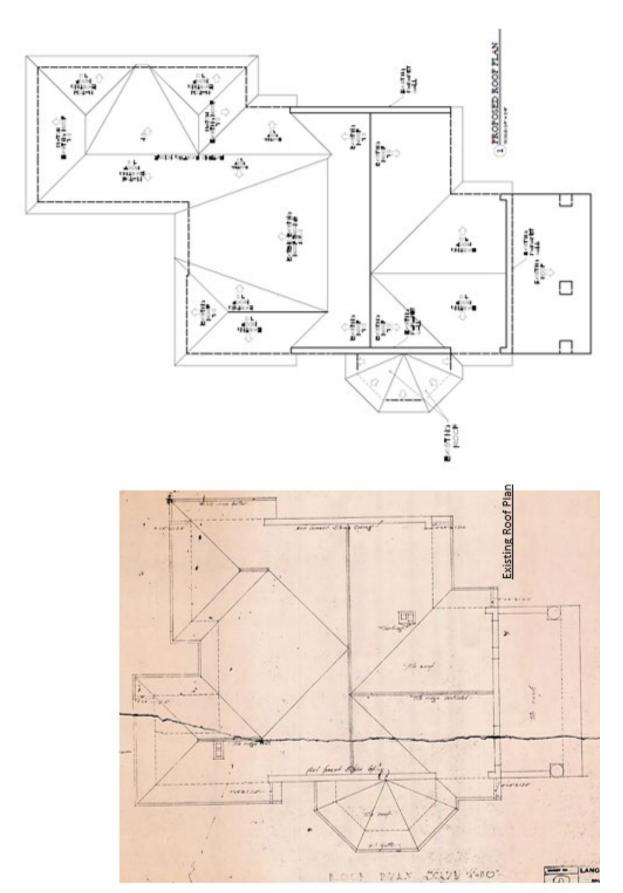


Figure 13 – Existing and Proposed Roof Plans

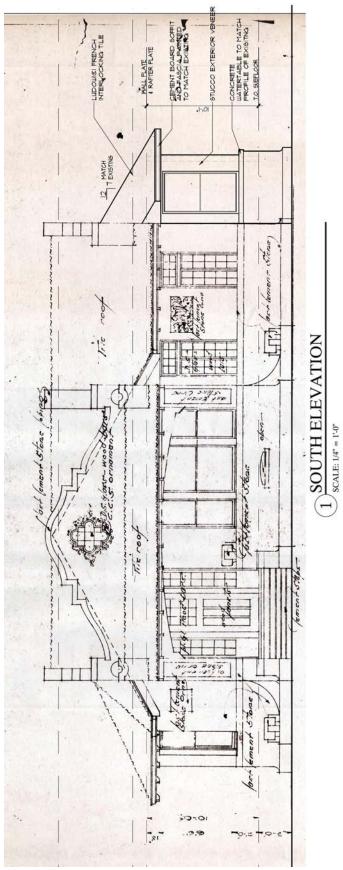


Figure 14 – Proposed South (Front) Elevation

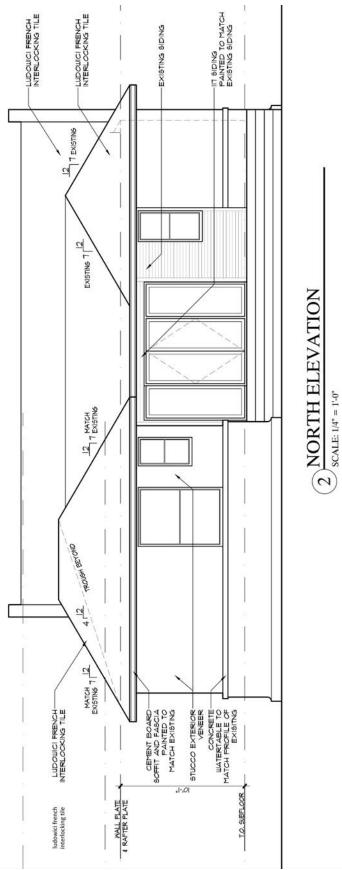
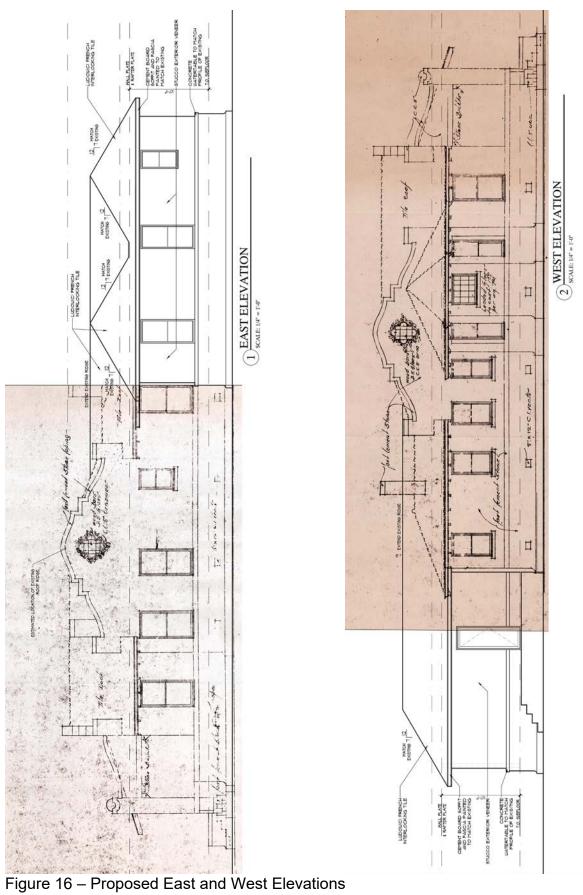


Figure 15 – Proposed North (Rear) Elevation



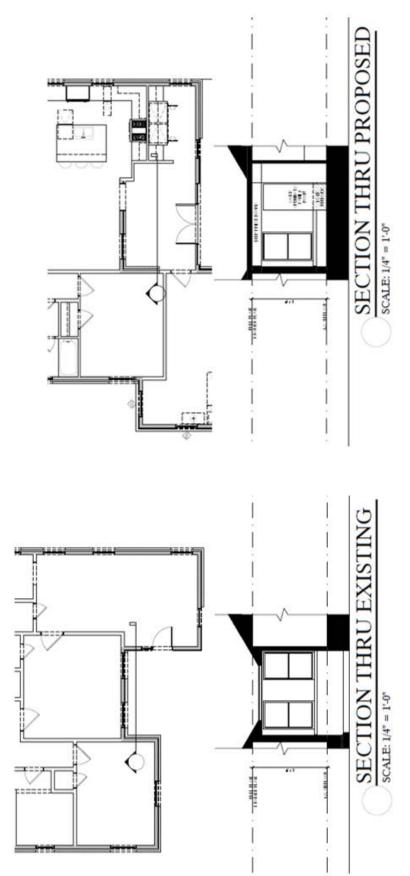


Figure 17 – Existing and Proposed Rear Elevation Section

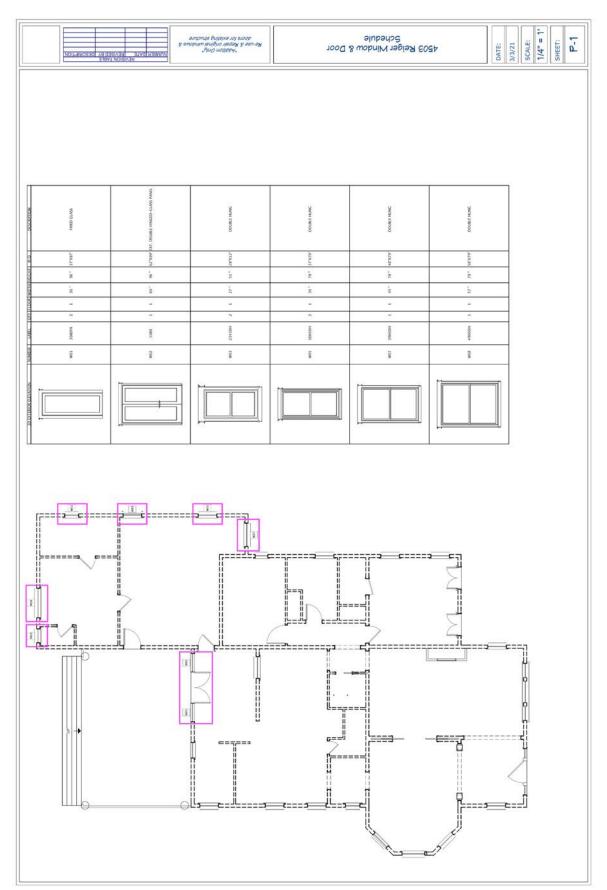


Figure 18 – Proposed Window and Door Schedule CA201-272(LC) C2-20

Figure 19 – Proposed Pella Rear Doors

Rough Opening: 132 - 1/4" X 96"



Figure 20 – Proposed Pella Rear Doors



Pella® Reserve™ Traditional In-Swing Patio Door

Detailed Product Descriptions - Aluminum-Clad Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard" wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay stains from mold and mildew. Plus, an additional ingredient adds protection
- against termite damage.

 Interior exposed surfaces are [clear pine] [mahogany] [douglas fir], edge-banded and veneered. Any curved member may have visible finger-jointed surfaces.

 • Exterior surfaces are clad with aluminum at the head and jambs.

- Components are assembled with screws, staples and concealed corner locks.
 Frame depth between 5-7/8" (149mm) to 8-5/8" (219mm), for wall depth between 4-9/16" (1116mm) to 7-5/16" (186mm).
 Optional factory-applied EnduraClad" exterior trim.
- Solid extruded aluminum sill with [Mill] [Nickel] [Bronze] [Black] [anodized to match anodized cladding] finish. [Mahogany threshold for mahogany door] [[oak] [composite black] threshold for [pine] [douglas fir] door]. - or -
- Sill is 1/2" low profile. Material and finish are extruded aluminum with [mill] [Bronze] [anodized to match anodized cladding] finish.

- · Select softwood, immersion treated with Pella's EnduraGuard" wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are veneered with [clear pine] [mahogany] [douglas fir].

 Any curved member may have visible finger-jointed surfaces.

 Exterior surfaces are clad with extruded aluminum.

 Panel hinge stiles and rails are three-ply construction, randomly finger-jointed

- blocks laminated with water-resistant glue and veneered on both sides.

 Panel lock stiles are constructed with LVL core with finger-jointed edge bands on
- both sides and veneered on both faces.

 Corners are urethane-silicone hybrid-sealed and secured with metal fasteners.

 Panel thickness is 2-1/16" (52mm).
- Panel exterior profile is [ogee] [putty glaze], interior profile is ogee.

Weatherstripping

 Dual-durometer extruded polymer along perimeter of door frame. On bottom panels, dual-durometer extruded polymer interior air seal and rigid polymer exterior facing bristle-strip.

Glazing System

- Quality fully-tempered float glass complying with ASTM C 1048.
 Custom and high altitude glazing available.
 Urethane-glazed 13/16* dual-seal insulating glass [clear] [obscure] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort Low-E] [NaturalSun Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E with argon]. - or -
- Silicone-glazed 1" triple-pane, dual-seal insulating glass [Advanced Low-E] [SunDefense™ Low-E] [NaturalSun Low-E] with [argon] [krypton]].
- - Urethane-glazed 7/8" dual-seal impact-resistant insulating glass 1 PVB.
 Laminated clear exterior light. Tempered interior light is [Advanced Low-E] [clear] [bronze] [gray] [green].

Exterior

- Aluminum-clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Color is [Standard] [custom]₁
- or - Aluminum-clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.
 - · Color is [Standard] [custom] 1.

• [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [paint] [stain] 1]

Hardware

Hinges

- Hinges are adjustable to help with installation.
- Doors under 7' 0" frame height will have three (3) hinges per panel.

 Doors over 7' 0" frame height up to and including 8' 0" frame height will have
- four (4) hinges per panel.

 Doors over 8' 3" frame height up to and including 9' 0" frame height will have Five (5) hinges per panel.

 Doors over 9' 0" frame height will have six (6) hinges per panel.

- Mortised and keyed multi-point locking system, center deadbolt and shoot-bolts at head and sill will engage simultaneously.

 Doors 8' 0" frame height and below will have one (1) strike at the head, one (1)
- strike at the sill and one (1) center deadbolt.

 Doors over 8' 0" frame height up to and including 10' 0" frame height will have
- one (1) strike at the head, one (1) strike at the sill and three (3) locking points at
- Solid brass handles and keylock with K-keyway cylinder.
 Key cylinder finish is [Brass] [Stainless Steel] [Matte Black].

Finish

Hardware finish is (Handle, Hinges and Strike) [baked enamel [White] [Champagne] [Brown] [Matte Black]] [PVD High Performance finish [Bright Brass] [Satin Nickel]] [Oil-Rubbed Bronze] [Antique Brass] [Distressed Bronze] [Distressed Nickel] [Polished Nickel] [Polished Chrome].

Optional Products

Grilles

- Integral Light Technology" grilles
 Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid [Pine] [mahogany] [douglas fir]. Interior surfaces are [unfinished, ready for site
 - [manogary] (douglas iir), interior surfaces are [uninished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain].]

 Exterior grilles are [5/8" putty glaze profile] [7/8" [putty glaze] [ogee] profile] [1-1/4" [putty glaze] [ogee] profile] [2" ogee profile] that are extruded aluminum, finished to match door cladding.

 Patterns are [Traditional] [Prairie] [Top Row] [Cross] [New England] [Victorian].

 Insulating glass contains non-glare spacer between the panes of glass.

 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.
- · Grilles-Between-the-Glass 2
 - Insulating glass contains 3/4* contoured aluminum grilles permanently installed between two panes of glass (exterior air-space on triple-pane
 - insulating glass).
 Patterns are [Traditional] [Prairie] [Cross] [Top Row]
 - Interior color is [White] [Tan 3] [Brown 3] [Putty 3] [Black] [Morning Sky Gray] [Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone].
 - Exterior color₄ is [Standard]₁.
- Roomside Removable Grilles
 [[3/4"] [1-1/4"] [2"] Regular] [[1-1/4"] [2"] Colonial] profile. [Traditional] [Prairie] patterns that are removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain]₁].
 - Exterior [unfinished, ready for site finishing] [factory primed] [finish color matched to exterior cladding 4].

Screens

- Finish matches exterior cladding.
- Hinged Insect Screens:
 Compliance: ASTM D 3656 and SMA 1201.
 - Screen Cloth: InView™ Vinyl-coated fiberglass, 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201.
 - Extruded-aluminum frame, hinged to door frame Complete with necessary hardware.
- Hardware Color: [White] [Tan] [Brown] [Matte Black].

- Exterior Sliding Insect Screens:
 Compliance: ASTM D 3656 and SMA 1201.
 Screen Cloth: InViewT^M Vinyl-coated fiberglass, 18/18 mesh fiberglass screen cloth complying with the performance requirements of
 - Extruded-aluminum frame, top hung on 2 adjustable nylon rollers.
- Complete with necessary hardware.
 Hardware Color: [White] [Tan] [Brown] [Matte Black].

Sensors

Optional factory installed integrated security sensors available in vent units.

ISD-26

⁽¹⁾ Contact your local Pella sales representative for current color options

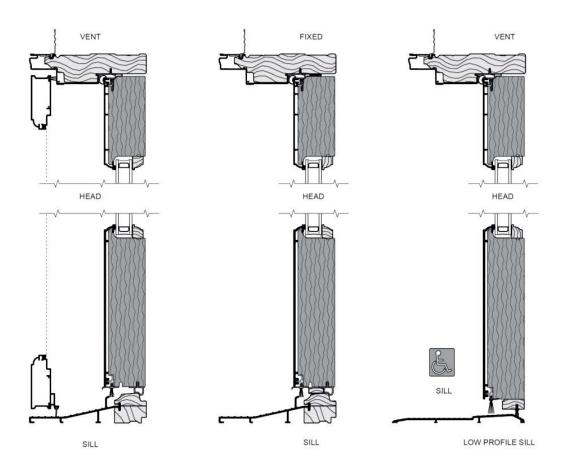
⁽²⁾ Available in clear or Low-E insulating glass with argon, and obscure insulated glass.

⁽³⁾ Tan, Brown or Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

⁽⁴⁾ Appearance of exterior grille color will vary depending on Low-E coating on glass.



Unit Sections - Aluminum-Clad Exterior - Wood Collection



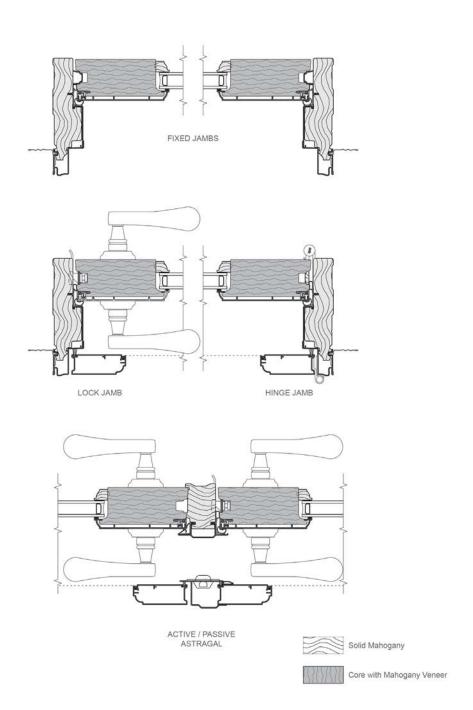


Scale 3" = 1' 0" All dimensions are approximate. Water resistance is 0 psf for doors with low profile sill.

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Unit Sections - Aluminum-Clad Exterior - Wood Collection



Scale 3" = 1' 0"
All dimensions are approximate.

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ISD-29

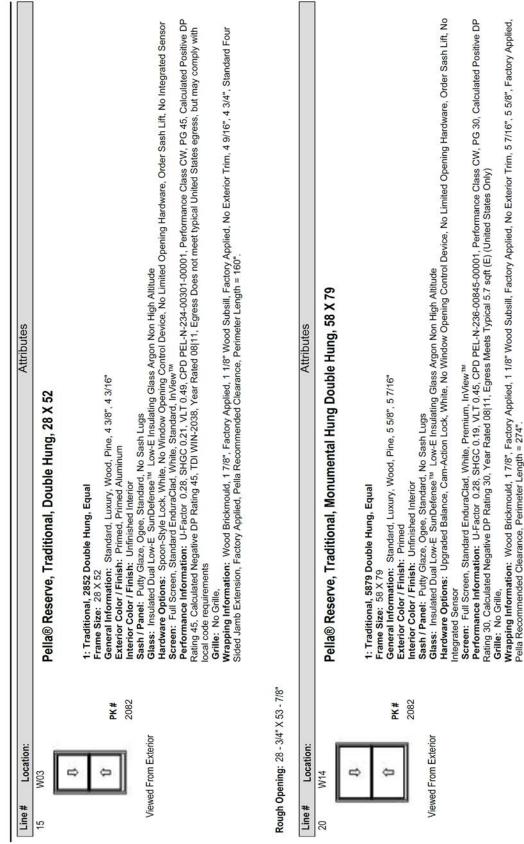


Figure 24 – Proposed Pella Windows

Rough Opening: 58 - 3/4" X 80 - 7/8'

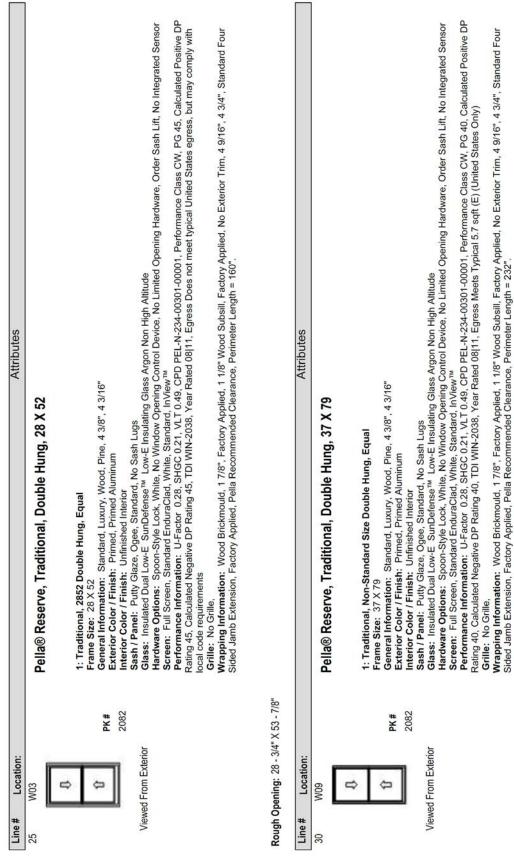


Figure 25 – Proposed Pella Windows

CA201-272(LC)

Rough Opening: 37 - 3/4" X 80 - 7/8"

	Attributes	1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 46 X 79 1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 46 X 79 General Information: Slandard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Unfinished Interior Standard, No Sash Lugs Gass: Insulation Brain Color / Finish: Unfinished Interior Sash Lugs Gass: Insulated Dual Low-E SunDefense In Lugs Gass: Insulated Dual Low-E SunDefense Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, Standard, Hungew Insulating Glass Argon Non Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, Standard, White, Standard, Inview Integrated Sensor Screen: Full Screen, Standard, White, Standard, 17,10,49, CPD PEL-N-234-00301-00001, Performance Information: U-Factor 0.28, SHGC 0.21, VLT 0.49, CPD PEL-N-234-00301-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, TDI WIN-2038, Year Rated 08[11, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille Wrapping Information: Wood Brickmould, 17/8", Factory Applied, 11/8" Wood Subsill, Factory Applied, No Exterior Trim, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pelia Recommended Clearance, Perimeter Length = 250".	
v		PK##	101
	Line # Location:	35 W13 10 Viewed From Exterior	
 Fi	gu		•

Rough Opening: 46 - 3/4" X 80 - 7/8"



Figure 27 – Proposed Pella Windows



$Pella^*$ Reserve TM Traditional Hung Window

Special Sizes and Dimensions

Special Size Frame Dimensions*

Sash configuration	Vent-Equal	Cottage	Fixed
Sash Glass Ratio Top % : Bottom %	50 : 50	40 : 60	NA
Shortest Unit	24-3/8"	40-1/4"	17"
Frame Size	(619)	(1 022)	(432)
Tallest Unit	96"	81"	71"
Frame Size	(2 438)	(2 057)	(1 803)
Unit Frame	14" to 48"	14" to 48"	17" to 59"
Width Range	(356 to 1 219)	(356 to 1 219)	(432 to 1 499)

Opening Dimensions

Clad Exterior Units:Dimensions shown in standard size tables are rough opening dimensions.

Wood Exterior Units:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
Brickmould	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.

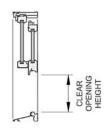
Equal Sash Only

	Vent Units	Fixed and Transom Units
Visible	Width = Frame - 5.647"	Width = Frame - 5.75"
Glass	Height = (Frame - 8.681") ÷ 2	Height = Frame - 5.75"
A	Width = Frame - 4.375"	Width = Frame - 4.375"
Actual Glass	Height = (Frame - 5.983") ÷ 2	Height = Frame - 4.375"
Clear	COW = Frame Width - 3.4375"	
Opening*	COH = (Frame Height ÷ 2) - 4.4375"	
Vent Area Ft²	(COW x COH) ÷ 144	









W-HG-19

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

^{*} Some units with custom glazing may have limited travel. Integrated Rolscreen* is only available on sizes greater than or equal to 34" tall and 21" wide and less than or equal to 84" tall and 48" wide.

See your local Pella sales representative for specific size information.



Pella® Reserve™ Traditional Hung Window

Detailed Product Description - Aluminum-Clad Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage. Interior exposed surfaces are [clear pine] [mahogany] [douglas fir].

- Exterior surfaces are clad with aluminum.
 Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127mm) for a wall depth of 3-11/16" (94mm). Optional factory applied jamb extensions available between 3-13/16" (97mm) Optional factory applied extensions available between 3-13/16 (97) and 9-3/16" (233mm).
 Vinyl jamb liner with wood / clad inserts.
 Optional factory installed fold-out installation fins with flexible fin corners.
 Optional factory-applied EnduraClad® exterior trim.

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] [douglas fir]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are clad with extruded aluminum butt-jointed at all corners of the sash with through stile construction and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
 Sash thickness is 1-7/8" (47mm).
- Double-Hung: Upper sash has surface-mounted wash locks for easy tilt-in cleaning] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].

 • Lower sash has concealed wash locks in lower check rail allowing sash to tilt in for
- easy cleaning.
 Simulated-Hung units have non-operable upper and lower sashes.
- Sash exterior profile is [ogee] [putty glaze], interior profile is ogee.

Weatherstripping

- Water-stop santoprene-wrapped foam at head and sill.
 Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- · Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

Glazing System

- · Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.

 Silicone-glazed dual-pane 13/16* dual-seal insulating glass [[annealed] [tempered]], [[clear] [[Advanced Low-E] [SunDefense™ Low-E] [NaturalSun Low-E] [AdvancedComfort Low-E] with argon] [[Ibronze] [gray] [green] Advanced Low-E [with Argon]] [obscure] [Reflective Bronze].
- Silicone-glazed dual-pane 13/16" dual-seal [[annealed] [tempered]] non-impact laminated glass [[clear] [[Advanced Low-E] [SunDefense Low-E] with Argon]] [[bronze] [gray] [green] Advanced Low-E [with argon]].

- · Aluminum-clad exteriors shall be finished with EnduraClad* protective finish, in a multi-step, baked-on finish.

 • Color is [standard] [custom]₁.
- Aluminum-clad exteriors shall be finished with EnduraClad Plus protective finish
- with 70% fluoropolymer resin in a multi-step, baked-on finish.

 Color is [standard] [custom]₁.

[Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain] 1].

- (1) Contact your local Pella sales representative for current designs and color options.
- (2) Available in clear or Low-E insulating glass only.
- (3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.
- (4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

Figure 29 – Proposed Pella Windows

- (5) Full screens are available on units ≤ 96" height
- (6) Integrated Rolscreen only available on sizes ≥ 34" tall and 21" wide, and ≤ 84" tall and 48"
- (7) Vivid View screen is not available when frame height is > 84° or when both frame width and frame height are > 48°.

Hardware

- · Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
 Optional sash lift furnished for field installation. Two lifts on units with frame width
- Optional sast in curriance for first and analysis of the sast and greater.

 Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]]

 [Bright Brass] [Satin Nickel] [Oil-rubbed Bronze] [Antique Brass] [Distressed Bronze] [Distressed Nickel].

Optional Products

Sash

Exterior sash lugs
 Optional factory applied accessory. Exterior finish is [Standard 1] [Custom 1].

Grilles

- Integral Light Technology* grilles
 Interior grilles are [5/8*] [7/8*] [1-1/4*] [2*] ogee profile that are solid [pine] [mahogany] [douglas fir]. Interior surfaces are [unfinished, ready for site
 - finishing] [factory primed] [pine: factory prefinished [paint] [stain] 1].

 Exterior grilles are [5/8" putty glaze profile] [7/8" [putty glaze] [ogee] profile]
 [1-1/4" [putty glaze] [ogee] profile] [2" ogee profile] that are extruded

 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 Insulating glass contains non-glare spacer between the panes of glass Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.
- · Grilles-Between-the-Glass 2
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.

 Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row

 - Interior color is [White] [Tan3] [Brown3] [Putty3] [Black] [Morning Sky Gray] [Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone].
 - Exterior color₄ is [standard]₁.
- Roomside Removable grilles
 [[3/4"] [1-1/4"] [2"] traditional] [[1-1/4"] [2"] colonial] profile, with [Traditional] [Prairie] patterns that are removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain]].
 - Exterior [unfinished, ready for site finishing] [factory primed] [finish color matched to exterior cladding 4].

- Integrated Rolscreen* (for rectangular units only),

 Retractable screen integrated into [lower sash] [both upper and lower sash].

 Screen rollers are fixed and concealed within the frame, screen is held to the sash by magnets which release when the bottom sash is tilted for cleaning, and when the upper sash is opened past 18".
 - InView Screen cloth, black vinyl-coated 18/18 mesh fiberglass screen cloth complying with ASTM D 3656 and the performance requirements of SMA - or -
- [Half-Size] [Full-Size 4] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll-form] [premium extruded] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.

 Full screen spreader bar placed on units > 37" width or > 65" height.

 Screen frame finish is [standard screen: baked ename]] [premium extruded:
- [baked enamel] [anodized]], color to match window cladding.
- · Vivid View* screens:
 - [Half-Size] [Full-Size] PVDF 21 / 17 mesh, minimum 78 percent light transmissive screen, set in a [standard roll-form] [premium extruded] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.

 - Full screen spreader bar placed on units > 37" width or > 65" height.
 Screen frame finish is [standard screen: baked enamel] [premium extruded: [baked enamel] [anodized]], color to match window cladding.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
 Optional factory applied window opening control device. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

Optional factory installed integrated security sensors available in vent units.

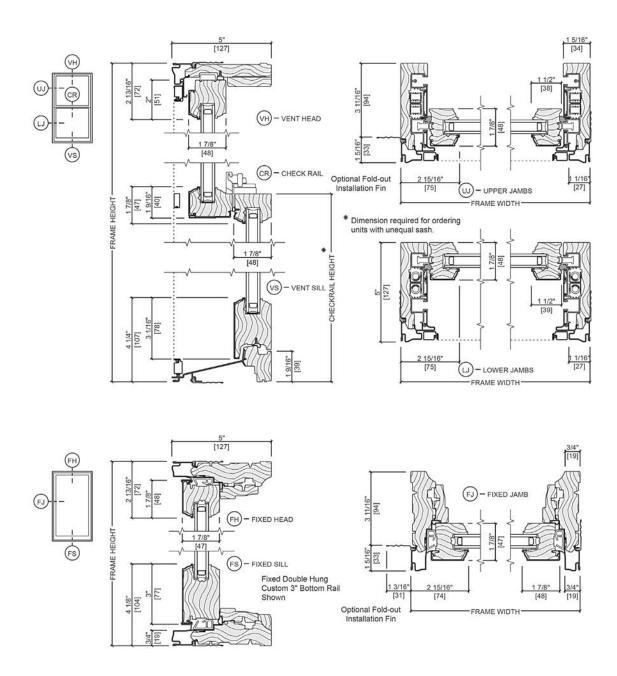
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W-HG-30

CA201-272(LC)



Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile



Scale 3" = 1' 0"
All dimensions are approximate

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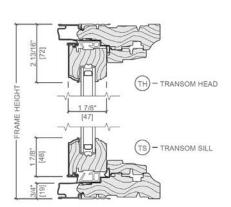
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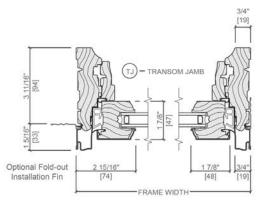


Pella® Reserve™ Traditional Hung Window

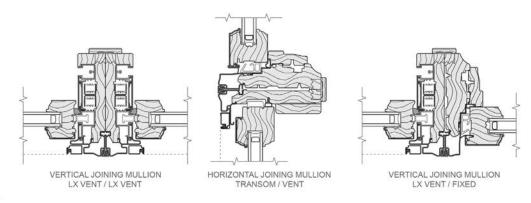
Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile







Typical Joining Mullions



Scale 3" = 1' 0"

All dimensions are approximate.

See www.Pella.com for mullion limitation and reinforcing requirements.

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C2-33

W-HG-34



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-268(LC) LOCATION: 300 S Harwood Street STRUCTURE: Non-Contributing COUNCIL DISTRICT: 2 &14 ZONING: PD-357 (Subdistrict 4) PLANNER: Liz Casso

DATE FILED: March 4, 2021 DISTRICT: Harwood (H-48)

MAPSCO: 45-Q

CENSUS TRACT: 0031.01

APPLICANT: Parks for Downtown Dallas

REPRESENTATIVE: Sarah Hughes

OWNER: HARWOOD PARK LLC

REQUEST: Construct a park, including new landscape, hardscape, gold ring arbor, metal trellis, outdoor seating and other outdoor furnishings, lighting, and signage.

BACKGROUND / HISTORY:

- 1. This park site is made up of several lots. Only a portion of the park is located within the Harwood Historic District. The following addresses are those that fall within the historic district boundary, and that will make up the green spaces of the park: 300 S Harwood, 308 S Harwood, 404 S Harwood, 2008 Jackson Street and 2010 Jackson Street. The addresses for the portion of the park outside the historic district boundary include: 2012 Jackson Street, 2011 Young Street, 2017 Young Street, 2023 Young Street, 2027 Young Street, 2027 Wood Street, 307 Pearl Expressway, 309 Pearl Expressway. The applicant, Parks for Downtown Dallas, owns or controls all these lots.
- 2. 300 S Harwood, 308 S Harwood, 404 S Harwood, and 2010 Jackson have been vacant lots for many years, and do not have case histories.
- 3. Dallas City Council approved the Downtown Parks Master Plan Update in 2013. Four priority park sites were identified in the plan, including a 3.8 acre site to become Harwood Park. Only a portion of the park (less than half) is located within the Harwood Historic District boundary. The majority of the park is outside the historic district.
- 4. At the January 8, 2017, meeting of the Landmark Commission (LMC), a request for a Certificate of Demolition (CD) to demolish the non-contributing structure at 2008 Jackson (CD178-005(LC)) was approved.

5. At the October 7, 2019 meeting of the Landmark Commission (LMC), a request for a Courtesy Review (CR) to construct a park at this site (CR189-001(LC)) was reviewed, and comments and feedback was given to the applicant.

PROJECT DESCRIPTION:

The boundary for the proposed park consists of Jackson Street on the North, Harwood Street on the West, Young Street on the South, and Pear Expressway on the East. Wood Street, which runs through the center of the park, parallel to Jackson and Young is to be vacated.

The park will include multiple entry plazas into the park, two event lawns, various types of gardens, a central promenade (along vacated Wood Street), interactive water feature, children's playground, dog park, and sports court. It will have a raised shade structure, flexible seating, various types of lighting, bike racks, water fountains, signage and hardscaping.

The shade structure (Gold Ring Arbor) will be constructed at the northwest corner of the park, adjacent to the entry plaza at the corner of Harwood and Jackson. It will include a raised seating area, and arbor made from large gold metal rings salvaged from the Statler Hotel with steel supports, and planter pedestals at each corner.

A trellis will be constructed along Harwood Street between the structures at 312 S Harwood and 408 S Harwood. It will consist of a steel beams supported by cast in place concrete columns with mesh panels on top. It is intended that vines be allowed to grow on the columns and mesh panels. Brick seating walls with concrete caps will be constructed beneath sections of the trellis.

Various types of paving will be used throughout the park. Paving will include Unilock pavers in various colors, both broom-finished and sandblasted grey concrete, and decomposed granite in tan. The existing paving mosaics in the sidewalks will remain.

Various types of lighting are proposed for the park. Lighting includes multiple types of accent lighting, multiple types of light posts, bollard lights, and handrail lighting. Existing streetlights around the perimeter of the park will remain.

Park signage will include park identification signage at the park entrances, area identity signage (for the various park zones), park dedication signage, rules and regulations signage, and building identification signage. Signage may be incorporated into pavers or permanent seating walls. Many of the signs will have gold lettering, framing or other gold elements that have been inspired by the salvaged gold rings used to create the Gold Ring Arbor.

The proposed trees and landscaping are primarily low water, native plants. Trees to be planted will include Monterrey Oak, Mexican Sycamore, Cedar Elm, Texas Redbud, Texas Ash, Yaupon Holly, Bald Cypress, Chinkapin Oak, Crape Myrtle, Mexican Buckeye, and Rusty Blackhaw Viburnum. Other plans include Wintercreeper, Sedges,

Turk's Cap Sabal Minor, Bamboo Muhly, Shrubby Boneset, Mexican Bush Sage, Whales, Tongue Agave, Liriope, Late Boneset, Inland Sea Oats, and Cross Vine.

The applicant has provided extensive and detailed application materials including a park masterplan, paving material plan, site furnishing plan, lighting plan, tree and landscaping plans, etc. Please review the attached application materials for additional project details.

RELEVANT PRESERVATION CRITERIA:

Harwood Historic District (H-48), Ordinance No. 27421, Exhibit A

Section 2. Site and Site Elements in Tract A & Tract C.

<u>2.4</u> Landscaping and exterior lighting installed after February 28, 1990, must enhance the structure and its surroundings and must not obscure significant views of or from contributing structures.

Section 7. Signs in Tract A

7.1 Signs must be compatible with the significant architectural qualities of the district.

Al signs must comply with Article VII of the Dallas Development Code, as amended, and are subject to the certificate of appropriateness review process.

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:

Standards for Rehabilitation

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

Building Site

Alterations and Additions for a New Use

Recommended

Designing new onsite features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and are compatible with the historic character of the property.

Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape.

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

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

ANALYSIS:

The proposed park is consistent with the preservation criteria which states that landscaping and exterior lighting must enhance the structures and surroundings and must not obscure significant views of or from contributing structures (Section 2.4). The park was designed to enhance, not only the Harwood Historic District, but also downtown Dallas. In addition, the project meets the Secretary of the Interior's Standards for Rehabilitation #9 and #10. The park and its features are clearly identifiable as a new, and are a compatible addition to the district. It is not negatively impacting historic materials, features, or spatial relationships that characterize the property. Originally, there were more structures along Harwood that over the years were demolished, which did change spatial relationships between the street and the built environment of these two blocks in the district. By maintaining the structures that remain, and adding the trellis feature along Harwood where buildings previously were located, the district is partially regaining a spatial relationship it used to have between the line of buildings along Harwood, and the street.

The preservation criteria for new structures was written to apply to the construction of new buildings. It does not address open-air structures such as the Gold Ring Arbor and trellis. However, these features do meet the standard for non-contributing structures in the Dallas Development code because the work is compatible with the historic district.

The proposed signage meets the preservation criteria because it is compatible with the historic district and meets the Dallas Development Code (Section 7).

STAFF RECOMMENDATION:

Approve the request and drawings dated 4/5/21 for a Certificate of Appropriateness to construct a park, including new landscape, hardscape, gold ring arbor, metal trellis, outdoor seating and other outdoor furnishings, lighting, and signage with the finding the proposed work is consistent the criteria for landscaping and exterior lighting in

preservation criteria Section 2.4, and new signage in preservation criteria Section 7, and meets the meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Construct a park, including new landscape, hardscape, gold ring arbor, metal trellis, outdoor seating and other outdoor furnishings, lighting, and signage. – Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA		ı	1
	Office Use (Only	

Name of Applicant: Parks for Downtown	n Dallas		
Mailing Address: 901 Main Street #60)9		OFFICE USE ONLY
City, State and Zip Code: Dallas, Texas 75202			
Daytime Phone: 214 977-8247 Alternate Phone: 469 363-3651			
Relationship of Applicant to Owner: Sa	ame		CONTRACTOR
PROPERTY ADDRESS: 400 S. Harwi			Non-contributing
Historic District: Harwood Street His	toric District		
PROPOSED WORK:			20 100
List all proposed work simply and accu	rately, use extra sh	eet if needed. Attach	all documentation
specified in the submittal criteria checklis	t for type of work pro	posed. DO NOT write	"see attached."
		1275 1 00100 W VAND 1977	
Construction of the Harwood Park, a par			
the 400 block fronting on Harwood Stree			
the east, and Jackson St. on the north. F			
and sport court. The Park will incorporate			
Street (see CA Applications for each built		ne closing of Wood S	t. in the center of
the block (added through the block in the	e 1960s).		
Signature of Applicant:	cadoris Dat	e: 3-3-21	
Signature of Owner:	Dat	ο.	
(IF NOT APP		c	
APPLICATION DEADLINE:			
Application material must be completed and NOON, (see official calendar for exception approval of any change affecting the exterior must be filed with a Preservation Planner at Complete and Complete a	ons), before the Dalla of any building. This fo	is Landmark Commission along with any supp	on can consider the orting documentation
Please use the enclosed criteria checl applications cannot be reviewed and will b contact a Preservation Planner at 214/670-42	e returned to you for	more information. You	are encouraged to
OTHER:			
In the event of a denial, you have the right decision. You are encouraged to attend the 1:00 pm in Council Chambers of City Ha certificates of appropriateness for individual a	Landmark Commission (see exceptions).	n hearing the first Mono Information regarding	day of each month at the history of past
Please review the enclosed Review and Action Fo Memorandum to the Building Official, a Certific		has been:	
APPROVED. Please release the buildin APPROVED WITH CONDITIONS. Please DENIED. Please do not release the buildin DENIED WITHOUT PREJUDICE. Please	se release the building ilding permit or allow w	ork.	
Signed drawings and/or specifications are end	closedYesN	0	
	Total and the second of the se		
Office of Uistoria Personation		D-4-	
Office of Historic Preservation		Date	
Certificate of Appropriateness	City of Dallas	Historic	Preservation Rev. 010220

SUPPLEMENTARY INFORMATION



Figure 1 – Aerial view of the subject property (Google Maps, 2019)

Note: Dashed line indicates portion of site that is outside the Harwood Historic District boundary.

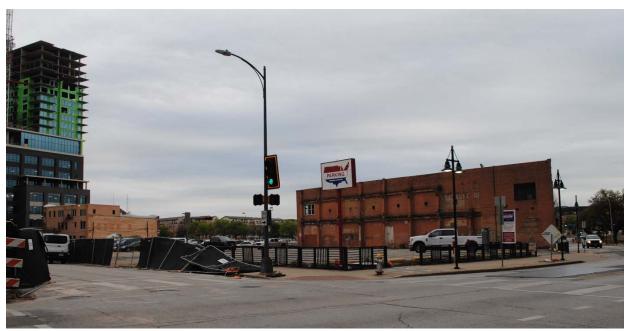


Figure 2 – View of the subject property as seen from the corner of S. Harwood and Commerce (Facing southeast)



Figure 3 – View of the subject property as seen from the corner of S. Harwood and Wood Streets (Facing Southeast)



Figure 4 – View of the subject property as seen from the corner of S. Harwood and Wood Streets (Facing Northeast)



Figure 4 – View of the subject property as seen from the corner of S. Harwood and Young Streets (Facing Northeast)



Figure 5 – Streetscape and adjacent property to the north



Figure 6 – Streetscape and adjacent property to the south



Figure 7 – Streetscape and adjacent property to the southwest



Figure 8 – Streetscape and adjacent property to the northwest

The follow	wing is the entire Harw	ood Park Project attachment.



Harwood Park

LANDMARK COMMISSION CA APPLICATION March 04, 2021

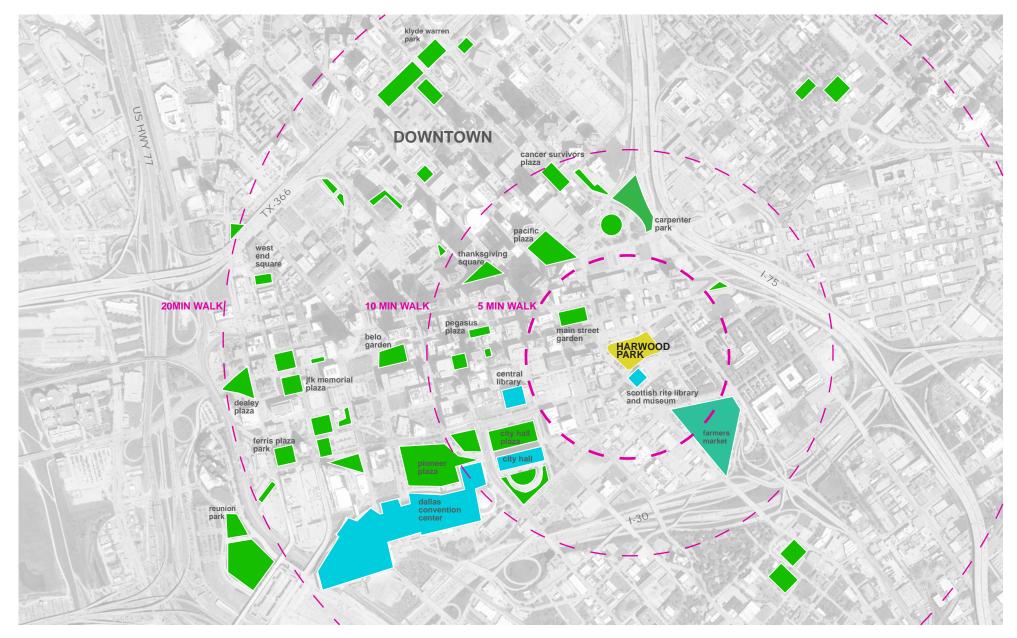
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S. HARWOOD STREET BUIL	DINGS	59
- 312 S. HARWOOD		60
- 408 S. HARWOOD		71
- 412 S. HARWOOD		80

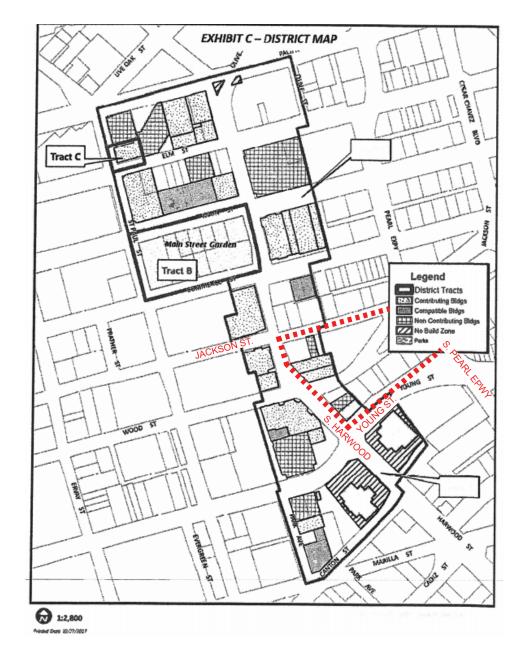


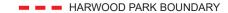
OVERALL PARKDESIGN













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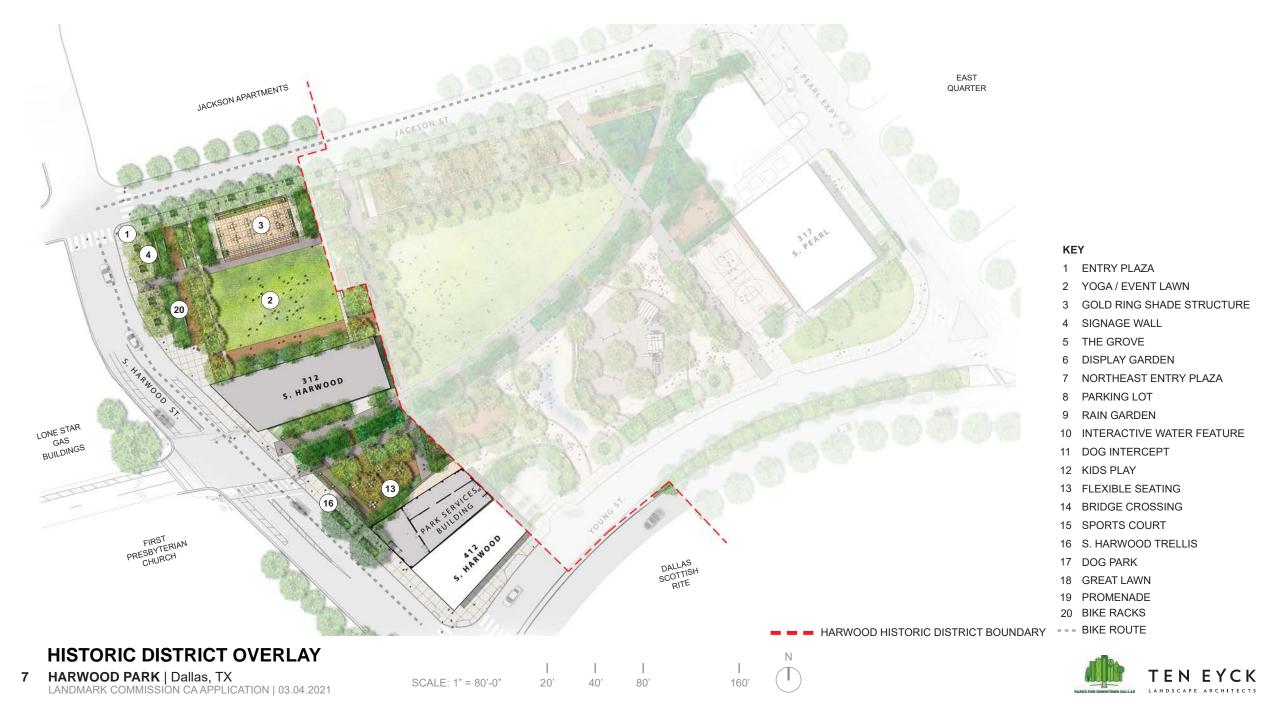


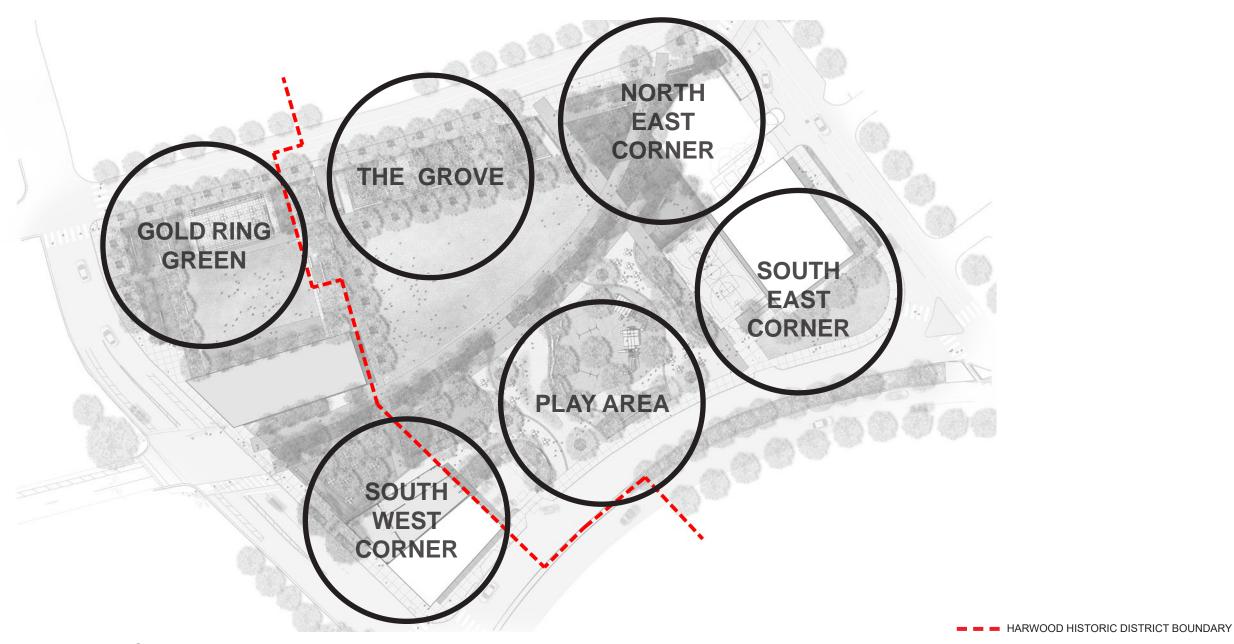




- 1 ENTRY PLAZA
- 2 YOGA / EVENT LAWN
- 3 GOLD RING SHADE STRUCTURE
- SIGNAGE WALL
- 5 THE GROVE
- 6 DISPLAY GARDEN
- 7 NORTHEAST ENTRY PLAZA
- 8 PARKING LOT
- 9 RAIN GARDEN
- 10 INTERACTIVE WATER FEATURE
- 11 DOG INTERCEPT
- 12 KIDS PLAY
- 13 FLEXIBLE SEATING
- 14 BRIDGE CROSSING
- 15 SPORTS COURT
- 16 S. HARWOOD TRELLIS
- 17 DOG PARK
- 18 GREAT LAWN
- 19 PROMENADE
- 20 BIKE RACKS
- --- BIKE ROUTE





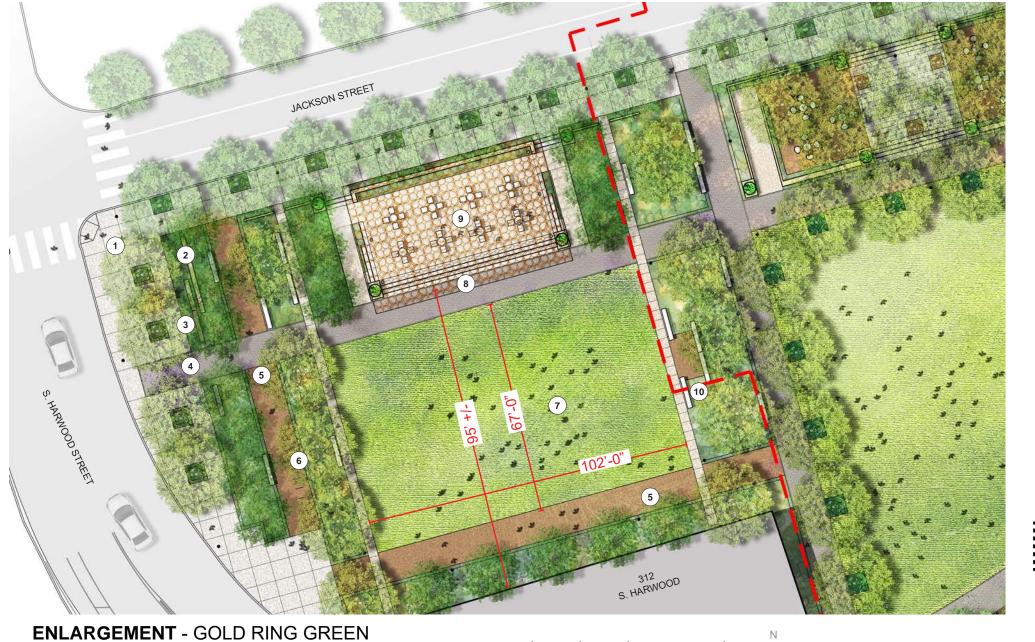


PARK AREAS









- 1 ENTRY PLAZA
- 2 SIGNAGE WALL
- 3 PLANTING AREA
- 4 UNIT PAVING
- 5 STABILIZED DG & STEEL HEADER
- 6 BIKE RACKS
- 7 LAWN
- 8 GOLD RING ARBOR
- 9 RAISED SEATING AREA
- 10 BENCHES
- HARWOOD HISTORIC DISTRICT BOUNDARY







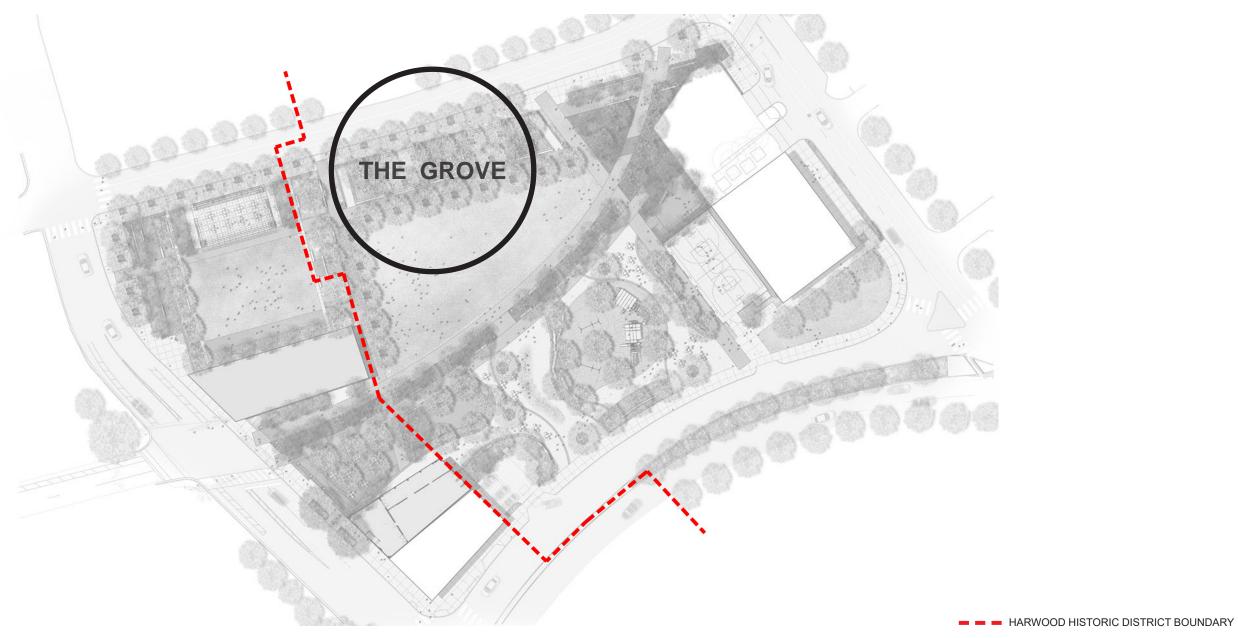
PERSPECTIVE - CORNER OF JACKSON & S. HARWOOD TOWARD GOLD RING GREEN





PERSPECTIVE - GOLD RING GREEN AND ARBOR BEYOND







- 1 UNIT PAVING
- 2 STABILIZED DG
- 3 SLOPED WALK 5% (8' WIDE)
- 4 CONCRETE STEPS
- 5 ACCENT PLANTERS
- 6 RECLAIMED STONE PAVING
- 7 GREAT LAWN
- 8 LOW CONCRETE WALL
- 9 PLANTING AREA
- 10 SHADE TREES
- HARWOOD HISTORIC DISTRICT BOUNDARY

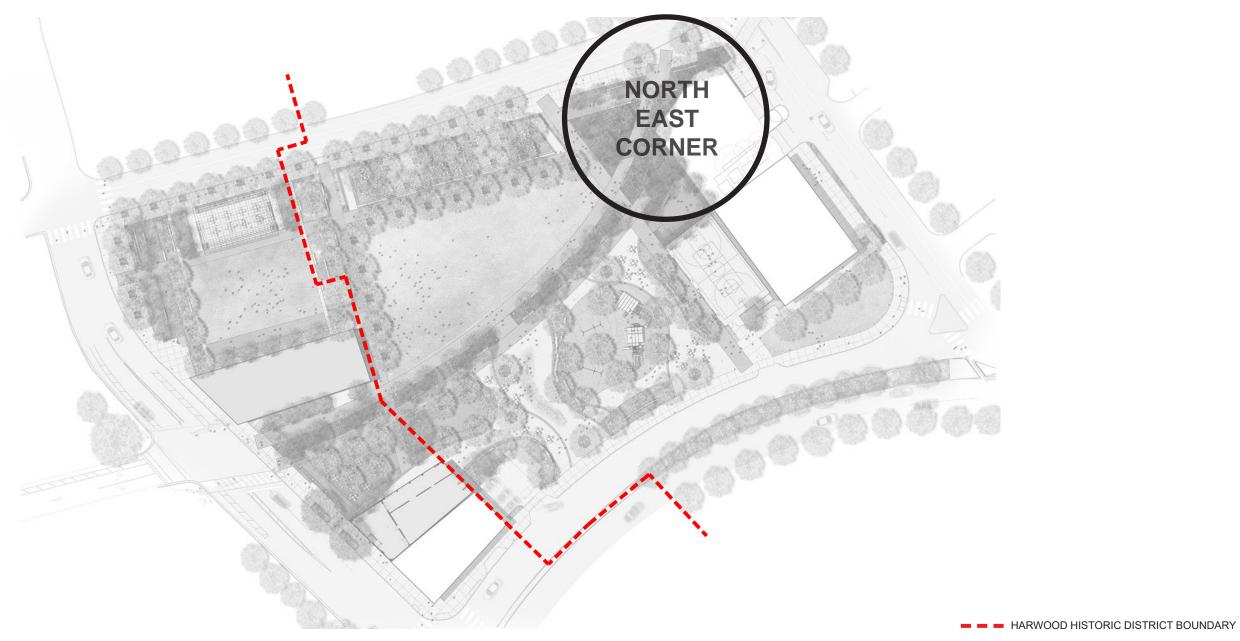






PERSPECTIVE - THE GROVE LOOKING SOUTH TOWARD SCOTTISH RITE





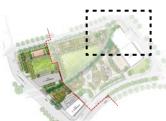




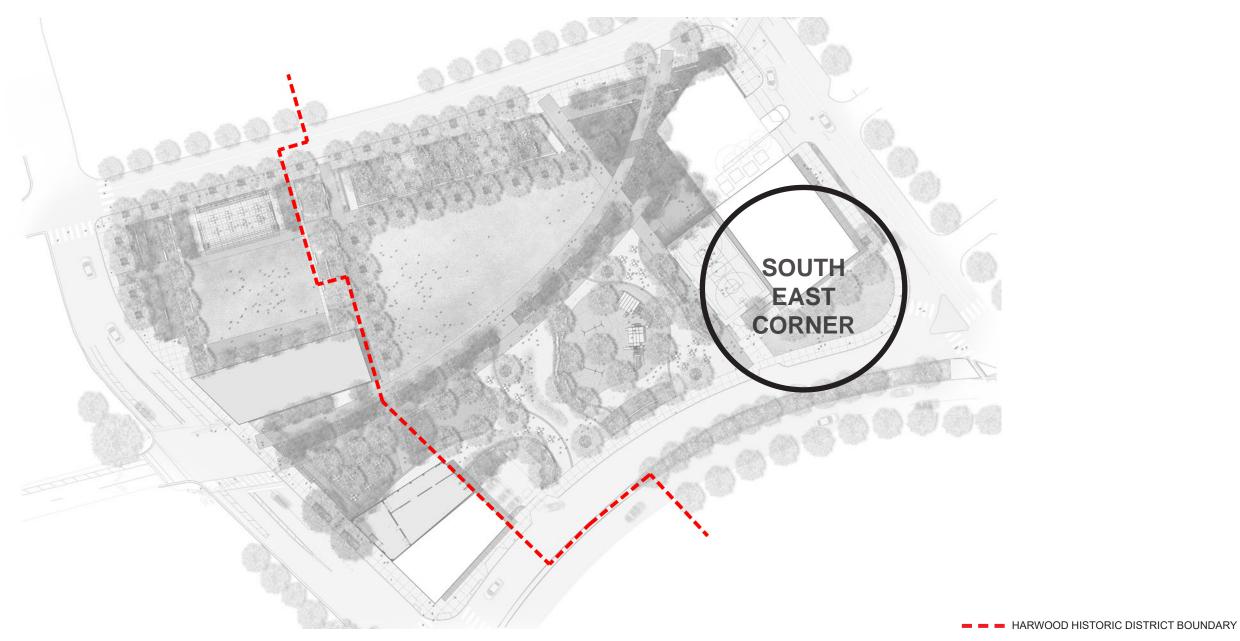
ENLARGEMENT - NORTH EAST CORNER

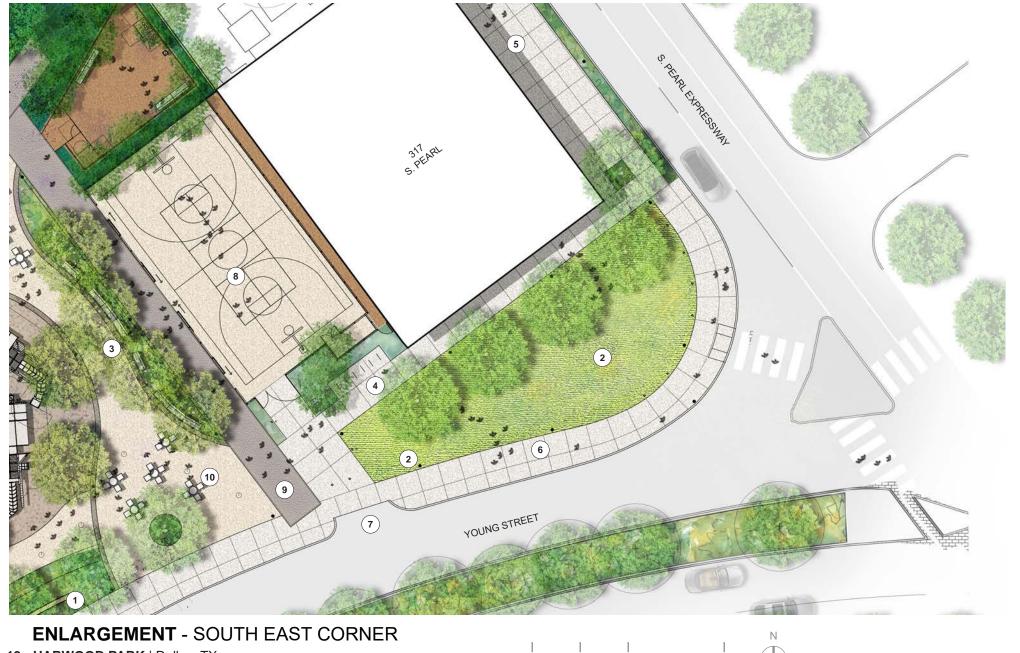
17 HARWOOD PARK | Dallas, TX LANDMARK COMMISSION CA APPLICATION | 03.04.2021

- 1 ENTRY PLAZA
- 2 UNIT PAVING
- 3 SIGNAGE WALL
- 4 7' H BRICK WALL
- 5 PLANTING AREA
- 6 STABILIZED DG
- 7 BRIDGE
- 8 PRIVATE PARKING
- 9 RAIN GARDEN
- 10 DOG PARK





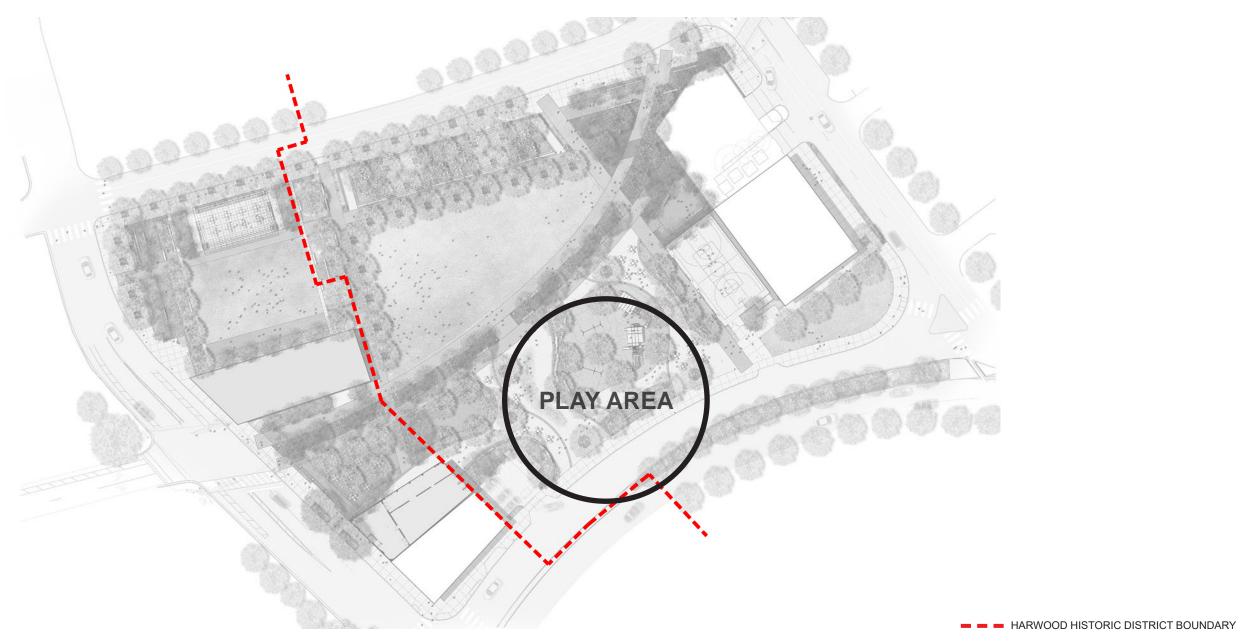




- 1 SIGNAGE WALL
- 2 DOG INTERCEPT
- 3 BENCH
- 4 BIKE RACKS
- 5 BUILDING ACCESS
- 6 ROW CONCRETE
- 7 EXISTING CURB CUT
- 8 SPORTS COURT
- 9 UNIT PAVING
- 10 SHADE TREES











- 1 PROMENADE 9 INTERACTIVE W.F. 5 PLAZA
- 2 RAIN GARDEN 6 PARKING 10 PLANTING AREA
- GAMES COURT 7 UNIT PAVING 11 FLEXIBLE SEATING
- 4 DOG PARK 8 BENCHES 12 SHADE TREES
- 13 PLAY STRUCTURE
- 14 BRIDGE CROSSING
- 15 BIKE RACKS
- 16 R.O.W. SIDEWALK 20 PLAY SURFACING

-- HARWOOD HISTORIC DISTRICT BOUNDARY



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SCALE: 1" = 40'-0"

17 SPORTS COURT

19 EXISTING CURB CUT

18 SWINGS









PERSPECTIVE - MAMMOTH PLAY STRUCTURES







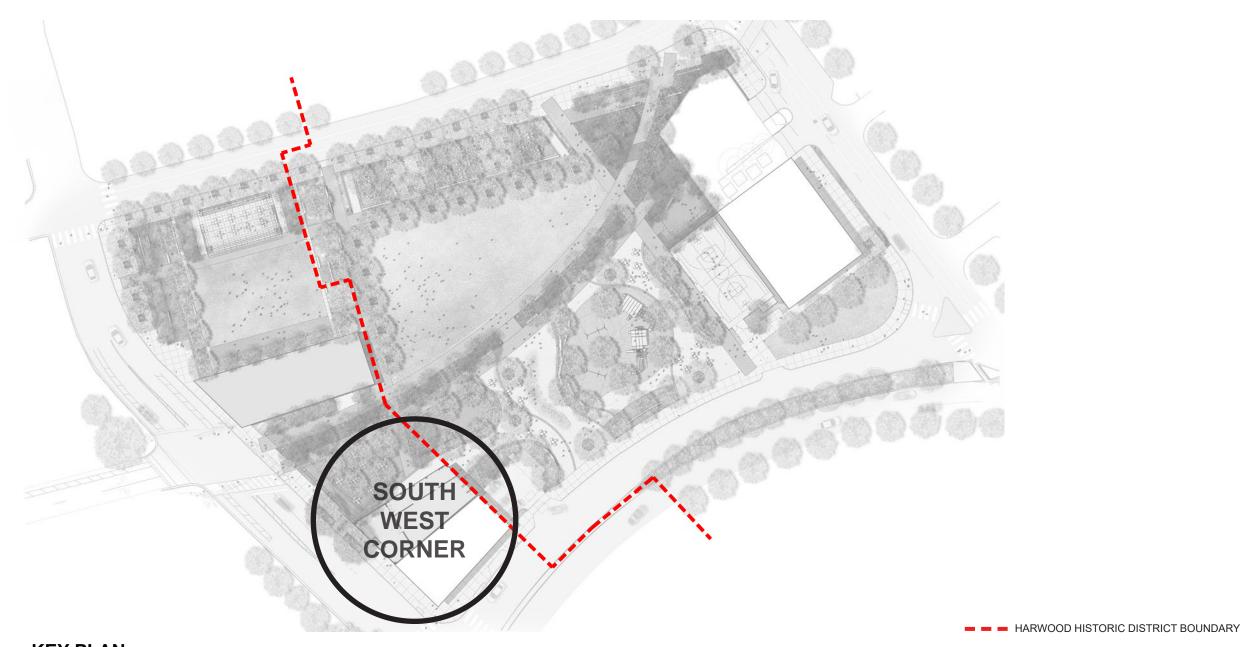




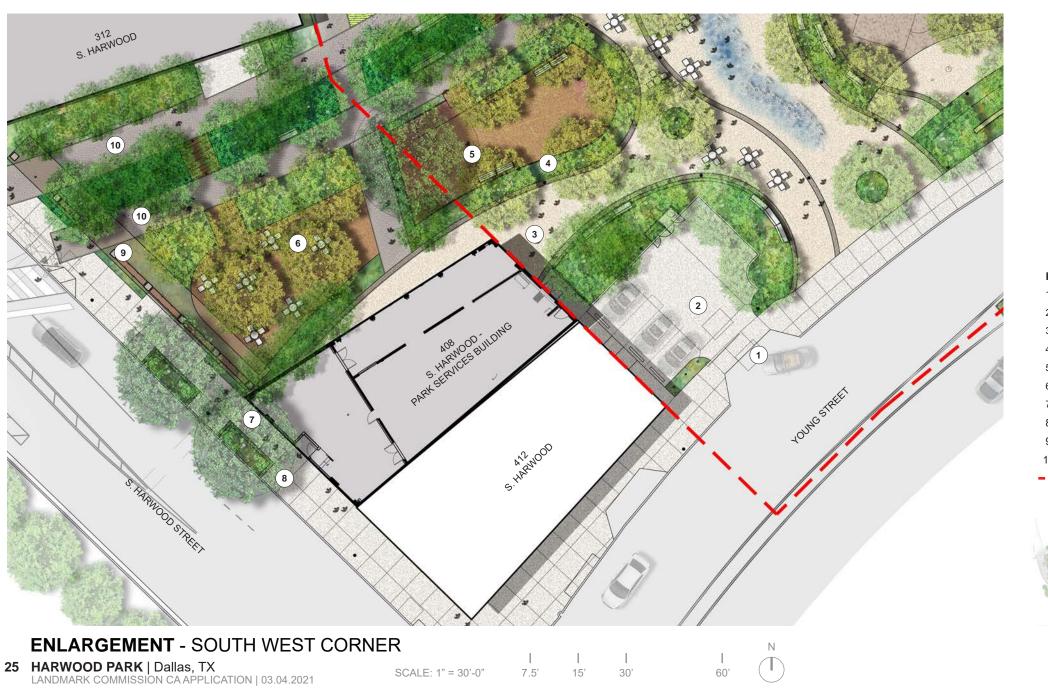


DETAILS - ADDITIONAL PLAY STRUCTURES





TEN EYCK



- 1 EXISTING CURB CUT
- 2 PARKING
- 3 PLAZA
- 4 PLANTING AREA
- 5 DOG PARK
- 6 GAMES COURT
- 7 R.O.W. SIDEWALK
- 8 EXISTING SHADE TREES
- 9 S. HARWOOD TRELLIS
- 10 PROMENADE
- -- HARWOOD HISTORIC DISTRICT BOUNDARY







PERSPECTIVE - S. HARWOOD ST LOOKING NORTH



HARWOOD HISTORIC DISTRICT







- 5 STABILIZED DG 1 ENTRY PLAZA
- 2 SIGNAGE WALL 6 BIKE RACKS
- 3 PLANTING AREA 7 RAISED SEATING AREA
- 4 UNIT PAVING

8 GOLD RING ARBOR

- 9 LAWN 10 BENCHES

11 PROMENADE

12 RAIN GARDEN

- 13 GAMES COURT
- 14 R.O.W. SIDEWALK
- 15 SHADE TREES
- 16 S. HARWOOD TRELLIS
- 18 BOLLARDS
- 19 NEW TRAFFIC SIGNALS
- 20 RELOCATED CITY STD LIGHTS
- 21 EXISTING TREES

ENLARGEMENT - S. HARWOOD ST FRONTAGE



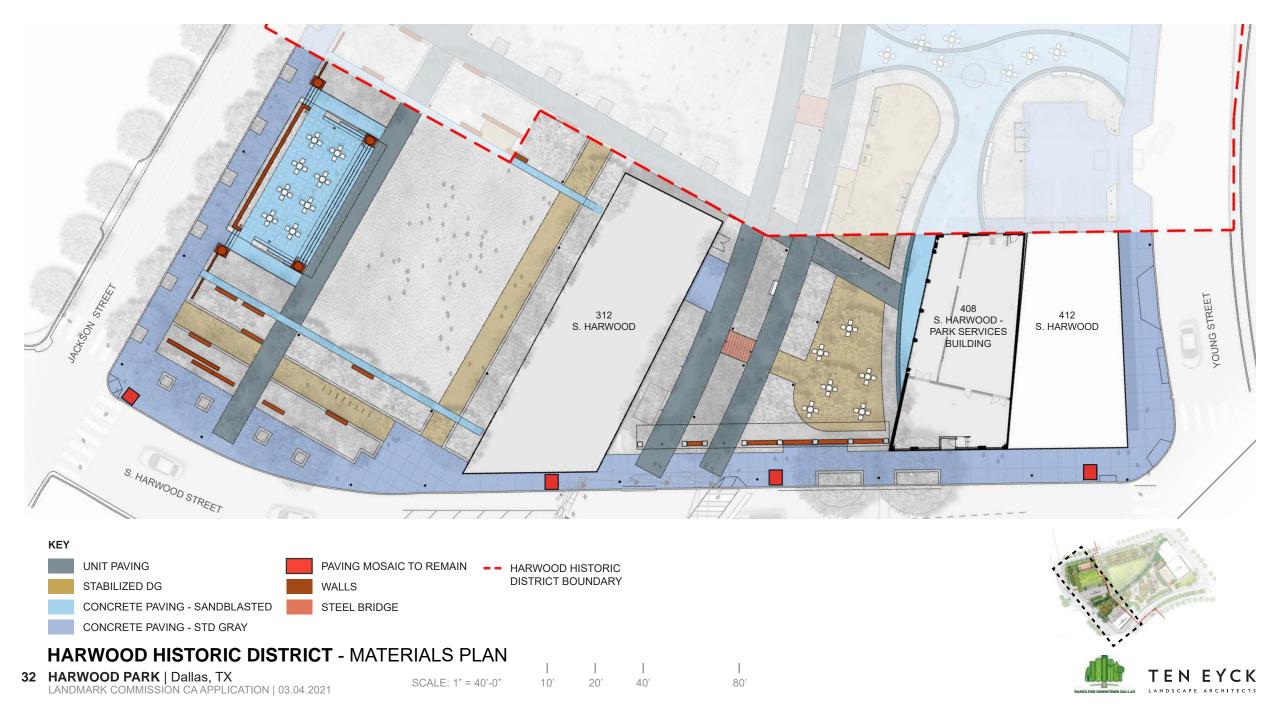
-- HARWOOD HISTORIC

DISTRICT BOUNDARY



MATERIALS







COPTHORNE UNIT PAVER - REFERENCE



UNIT PAVING - SCHEME 1, HERRINGBONE UNILOCK COPTHORNE PAVERS CUSTOM MELK BLUE COLOR MIX





UNIT PAVING - SCHEME 2, HERRINGBONE UNILOCK COPTHORNE PAVERS STANDARD COLORS, RANDOM MIX







UNIT PAVING - SCHEME 3, HERRINGBONE UNILOCK MATTONI PAVERS STANDARD COLORS, RANDOM MIX



MATTONI UNIT PAVER - REFERENCE



MATTONI PAVER IN HERRINGBONE PATTERN -REFERENCE

SCHEME 1

SCHEME 2

SCHEME 3





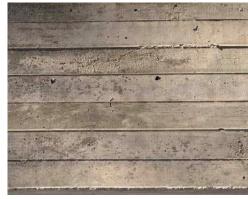
STABILIZED DECOMPOSED GRANITE (DG) **REGIONAL SOURCE** NATURAL FINISH, COLOR TAN



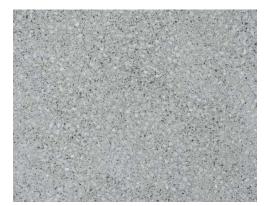
STEEL HEADER AT DECOMPOSED GRANITE **REGIONAL SOURCE** NATURAL STEEL, 1/2" TH



PAVING MOSAIC EXISTING TO REMAIN 4 TOTAL ON S. HARWOOD



WALLS BOARD FORM CONCRETE INTEGRAL COLOR



CONCRETE PAVING STD. GRAY CONCRETE LIGHT / MED BROOM FINISH

PAVING



SANDBLASTED CONCRETE PAVING INTEGRAL COLOR MEDIUM SANDBLAST FINISH



STEEL PEDESTRIAN BRIDGE ARCHITECTURAL BAR GRATE DECKING NATURAL STEEL



BRICK SEATWALLS SITE-RECLAIMED MATERIAL W/ PRECAST CONCRETE CAP, SANDBLASTED

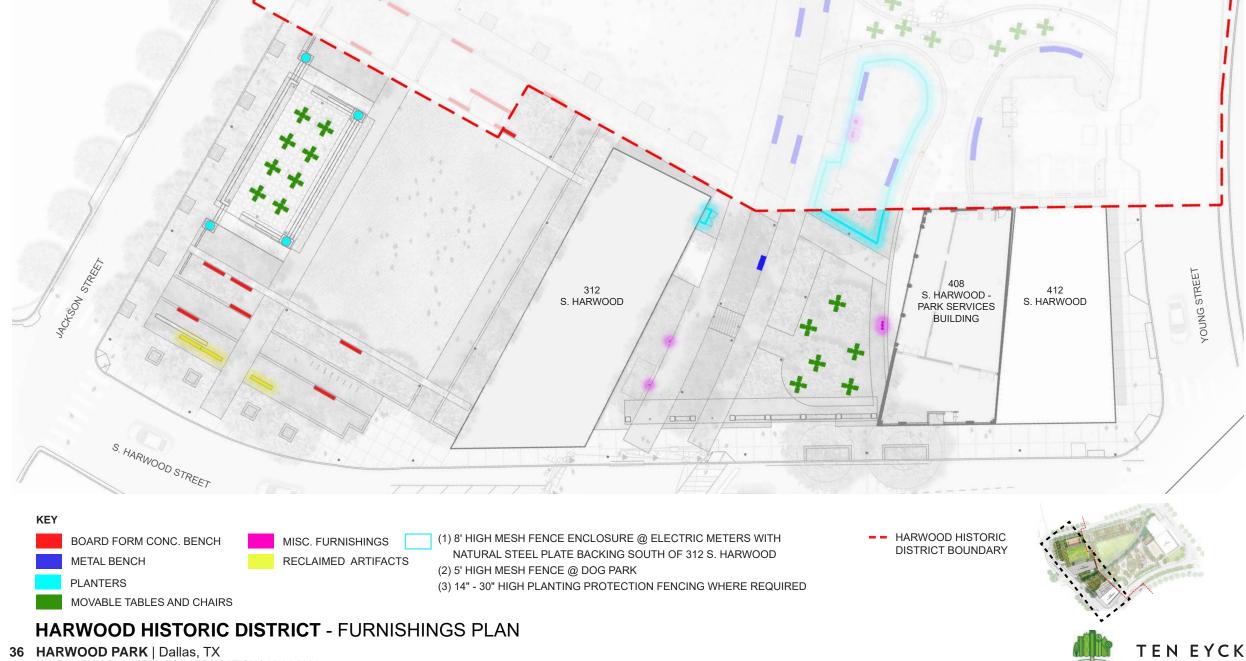


WALLS



FURNISHINGS







METAL SLAT BENCHES LANDSCAPE FORMS STUDIO 431 CUSTOM COLOR: GRAY, BLACK, BRONZE



TABLES AND CHAIRS LANDSCAPE FORMS PARC CENTRE ARMLESS CHAR AND 30" DIA. TABLE COLOR: GRAY, BLACK, BRONZE



BIKE RACKS LANDSCAPE FORMS RING BIKE RACK STAINLESS STEEL



TRASH AND RECYCLING RECEPTACLES MM CITE PRX RECEPTACLES POWDER COATED COLOR: GRAY, BLACK, BRONZE



DOG WASTE RECEPTACLES ZERO WASTE GLADIATOR, SINGLPUL SYSTEM COLOR: GRAY, BLACK, BRONZE



FOLDABLE BOLLARD 3'H, 6" DIA., FLAT TOP **BRUSHED STAINLESS STEEL**



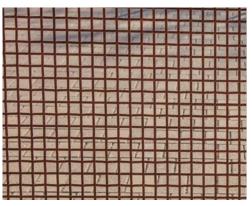
DRINKING FOUNTAIN MOST DEPENDABLE FOUNTAIN WITH BOTTLE FILLER COLOR: GRAY, BLACK, BRONZE



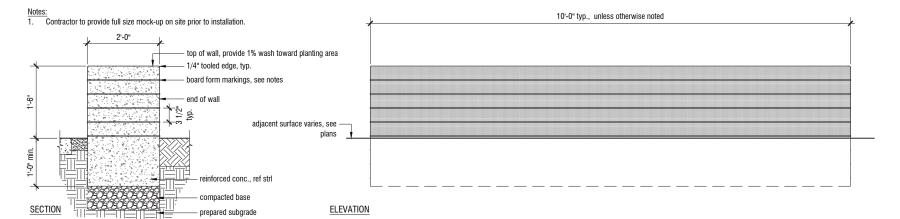
PLANTER KORNEGAY MONDO SERIES COLOR: LIMESTONE, GRAY, TAN



POWER PEDESTALS FOXFAB POWER PEDESTAL COLOR: BLACK, GRAY OR BRONZE



ELEC METER ENCLOSURE, DOG PARK & PLANTING FENCING WOVEN WIRE MESH, 1"X1" OPENING NATURAL STEEL



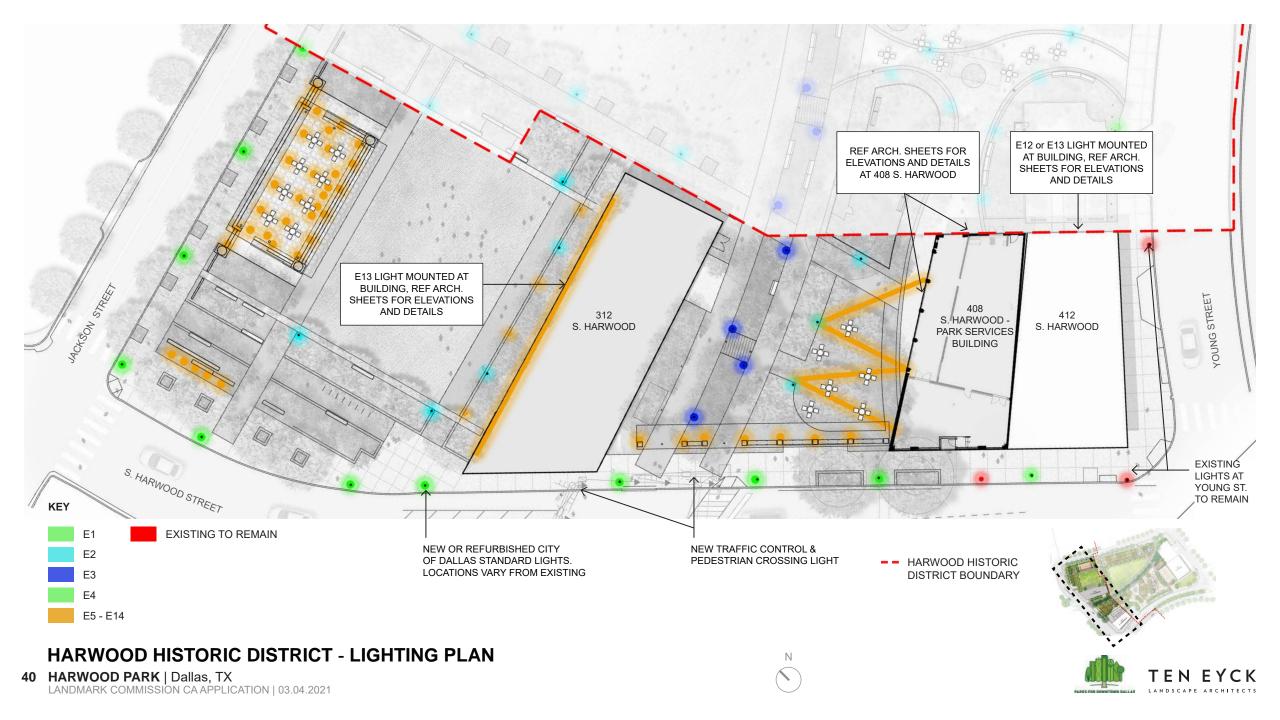
CONCRETE SEAT WALLS BOARD FORM CONCRETE INTEGRAL COLOR

SITE FURNISHINGS



LIGHTING







Key: E1 (16' mounting height) Type: Light Post (City of Dallas Standard) Color: Approved City Standard



Key: E4 (20' mounting height) Type: Light Post (City of Dallas Standard) Color: Approved City Standard



Key: **E9** Type: Accent Light Color: Black, Bronze or Aluminum / Gray



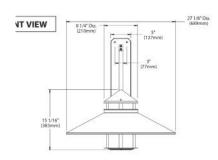
Key: E2 Type: Light Post Color: Black, Bronze or Aluminum / Gray



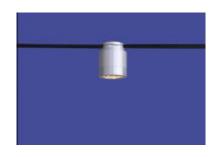
Key: **E5** Type: Handrail Light Color: Black, Bronze or Aluminum / Gray



Key: **E10** Type: Accent Light Color: Black, Bronze or Aluminum / Gray



Type: Light Post Head at reclaimed pole Color: Black, Bronze or Aluminum / Gray



Key: E6 Type: Catenary Light Color: Black, Bronze or Aluminum / Gray



Key: **E11** Type: Accent Light Color: Black, Bronze or Aluminum / Gray



Key: E3's post - reclaimed precast concrete pole Type: Reclaimed Light Pole from CoD Boneyard Color: gray



Key: **E7** Type: Accent Light Color: Black, Bronze or Aluminum / Gray



Key: **E12** Type: Accent Light Color: Black, Bronze or Aluminum / Gray











Key: E13
Type: Accent Light
Color: Black, Bronze or Aluminum / Gray

Key: **E14** Type: Bollards Light

Color: Black, Bronze or Aluminum / Gray





Key: EXAMPLE OF EXISTING PEDESTRIAN LIGHT POLES ON S. HARWOOD





Key: EXISTING LIGHTS TO REMAIN ON CORNER OF S. HARWOOD AND ALONG YOUNG STREET





SIGNAGE





KEY

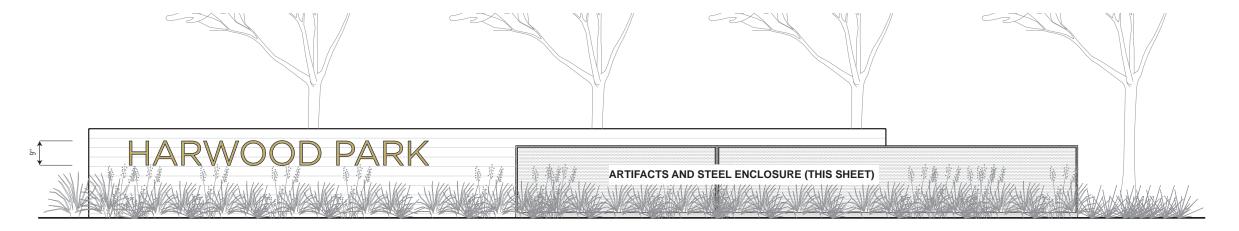
- 1 PARK IDENTITY 5 BUILDING IDENTITY
- 2 AREA IDENTITY 6 ROOM IDENTITY
- 3 CITY DEDICATION
- 4 RULES & REGULATIONS

HARWOOD HISTORIC DISTRICT - SIGNAGE PLAN

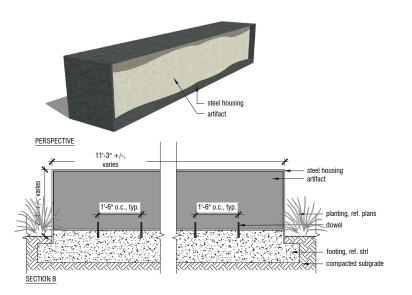
44 HARWOOD PARK | Dallas, TX
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PARK IDENTITY WALL -BOARD FORM CONCRETE WALL WITH 9" SANDBLASTED AND GOLD LEAF / PAINT FILLED LETTERS



RECLAIMED ARTIFACTS -

RECLAIMED ARTIFACTS FROM THE I.C. HARRIS SERVICE CENTER W/ NATURAL OR PTD. STEEL ENCLOSURE

SIGNAGE - PARK IDENTITY





RECLAIMED ARTIFACTS FROM THE I.C. HARRIS SERVICE CENTER



BOARD FORM CONCRETE WALL



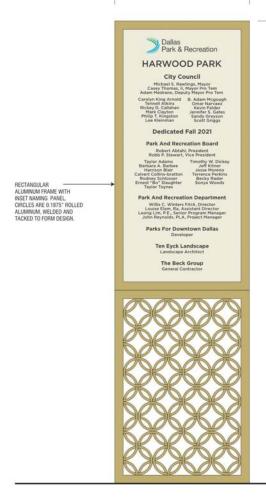
SIGNAGE WALL AT S. HARWOOD & JACKSON STREET







AREA IDENTITY SIGNAGE -SANDBLASTED AND GOLD LEAF / PAINT FILLED LETTERS ON WALL SURFACES OR ETCHED LETTERS IN PAVING







CITY DEDICATION -

FREE STANDING OR PIN MOUNTED TO BUILDING, ATTACHED AT MORTAR JOINTS

PTD STEEL BLADE SIGN

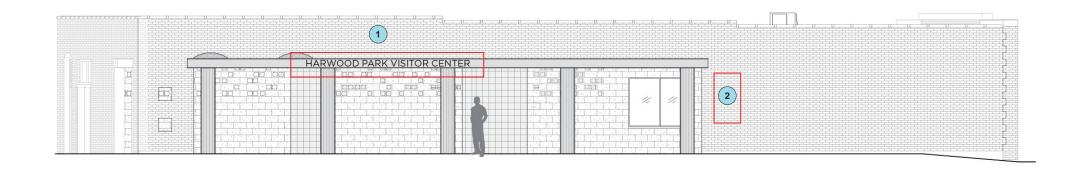




HARWOOD PARK VISITOR CENTER

02 CUT LETTERS - 408

CUT ALUMINUM LETTERS, PAINTED TO MATCH THE OTHER SIGNAGE IN THE PARK.



NORTH ELEVATION - 408

KEY

- 1 BUILDING IDENTITY BACKLIT LETTERS
- 2 CITY DEDICATION SURFACE MOUNTED OPTION DEPICTED

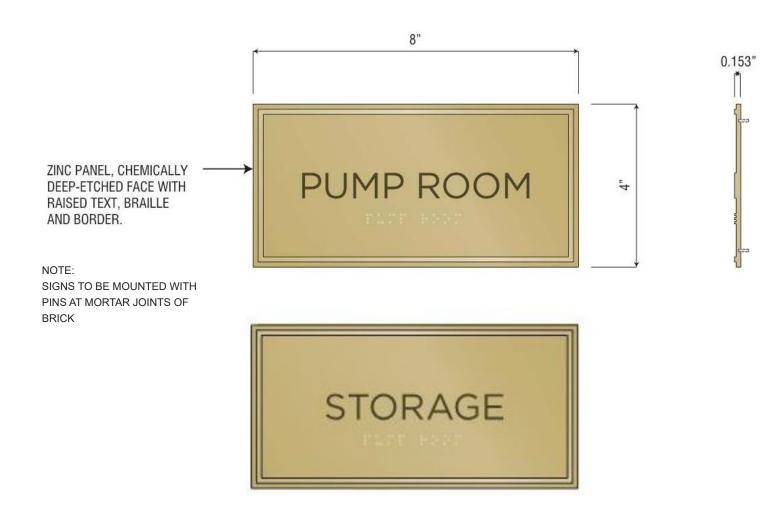
SIGNAGE - BUILDING IDENTITY

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NOTE:

- REFERENCE ARCHITECTURE SHEETS FOR DETAILS
- SURFACE MOUNTED SIGNS TO BE MOUNTED WITH PINS AT MORTAR JOINTS OF BRICK











SIGNAGE COLOR SCHEME

CLASSROOM 122



GOLD RING ARBOR













RECLAIMED GOLD RINGS FROM THE I.C. HARRIS SERVICE CENTER



STRUCTURAL STEEL COLOR: **OPTION 1 - NATURAL STEEL / CORTEN**

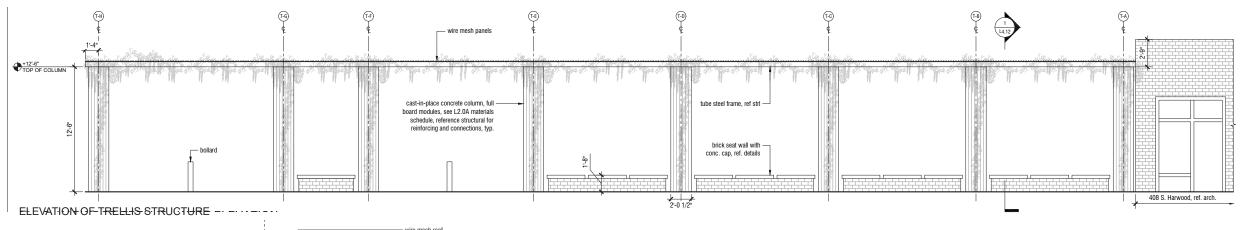
SW 7048 **URBANE BRONZE** EXTERIOR / INTERIOR LOCATION NUMBER: 245-C7

STRUCTURAL STEEL COLOR: OPTION 2 - PTD. STEEL - URBANE BRONZE



S. HARWOOD TRELLIS





wire mesh roof 2'-0" tube steel beam, ref. structural light fixture; see RCP for locations vines on trellis, typical, ref. planting plans cast-in-place concrete column, full board modules, ref. materials schedule 2 L4.11 brick seat wall - conc sidewalk, ref. details varies; see plan reinforced concrete footing, ref. structural





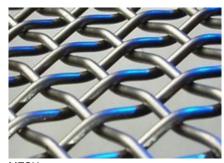
BOARD FORM CONCRETE COLUMN



STRUCTURAL STEEL COLOR: OPTION 2 - PTD. STEEL -**URBANE BRONZE**



SITE RECLAIMED BRICK SEAT WALL



MESH: WOVEN WIRE MESH, LOCK CRIMP, NATURAL STEEL



PRECAST CONCRETE CAP



SECTION OF TRELLIS STRUCTURE





PLANTING





LARGE TREES



Platanus mexicana **Mexican Sycamore**



Quercus muehlenbergii Chinkapin Oak



Ulmus crassifolia Cedar Elm

SMALL TREES



Cercis canadensis var. texensis **Texas Redbud**



Fraxinus albicans **Texas Ash**



Ilex vomitoria Yaupon Holly



Quercus polymorpha **Monterrey Oak**



Taxodium distichum **Bald Cypress**



Lagerstroemia indica **Crape Myrtle** Watermelon Red



Ungnadia speciosa Mexican Buckeye



Viburnum rufidulum Rusty Blackhaw Viburnum





Agave ovatifolia Whale's tongue agave



Chasmanthium latifolium **Inland Sea Oats**



Ilex vomitoria 'Nana' **Dwarf Yaupon Holly**



Bignonia capreolata Crossvine



Euonymus fortunei Winter Creeper



Liriope muscari **Big Blue Liriope**



Carex divulsa Berkeley Sedge



Eupatorium havanensis & Eupatorium serotinum Shrubby & Late Boneset



Malvaviscus drummondii Turk's Cap



Carex oshimensis 'Everillo' **Everillo Sedge**



Ficus pumila **Creeping Fig**



Muehlenbergia dumosa **Bamboo Muhly**



Nasella tenuissima **Mexican Feathergrass**



Salvia leucantha **Mexican Bush Sage**



Rhaphiolepis indica 'Majestic Beauty' **Indian Hawthorne**



Nepeta x faassenii 'Walker's low' **Walker's Low Catmint**



Sabal minor **Dwarf Palmetto**











LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-269(LC) LOCATION: 312 S Harwood Street STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14

ZONING: PD-357 (Subdistrict 4)

PLANNER: Liz Casso

DATE FILED: March 4, 2021 DISTRICT: Harwood (H-48)

MAPSCO: 45-Q

CENSUS TRACT: 0031.01

APPLICANT: Parks for Downtown Dallas

REPRESENTATIVE: Sarah Hughes

OWNER: HARWOOD PARK LLC

REQUEST:

- 1) Replace windows on west, east and south elevations with aluminum windows.
- 2) Replace glass block infilled openings on west and south elevations with aluminum storefront systems and windows.
- 3) Modify window and door openings on south elevation and infill with salvaged brick.
- 4) Install screens at electric meters.
- 5) Install lights at parapet.

BACKGROUND / HISTORY:

- 1. 312 S Harwood is an Art Moderne Style commercial structure, constructed in 1917 for the Roth Sign Company and Texas Battery Corporation. But it was Robb and Rowley Theatres Inc., who renovated the building sometime between 1930 and 1955, and added the stucco and enamel metal panel façade that exists today. The replacement of windows and storefronts with glass block occurred between 1955 and 1960. This structure is contributing to the Harwood Historic District.
- At the July 5, 1994 meeting of the Landmark Commission (LMC), a request for a Certificate of Appropriateness (CA) to install a window opening on the second floor and a new garage door replacement (no case number) was conceptually approved.
- 3. At the December 6, 1994 meeting of the LMC, a request for a CA to replace four windows previously infilled with glass block and install new windows and doors on the side and rear elevations (no case number) was approved.

4. The proposed rehabilitation of 312 S Harwood is part of the proposed Harwood Park project.

PROJECT DESCRIPTION:

It should be noted that this entire structure is to be rehabilitated to the "Film Row" period of significance (1920-1960) (see Figures 10 and 11). Much of the work that will be done to this structure is repair of existing features, removal of non-historic alterations, and restoration of historic features based on documentation, which will be approved by Staff in a separate CA application. The proposed work in this application are those items that do not meet the criteria for Routine Maintenance.

None of the historic windows or storefront systems remain on the structure. In addition, several original openings were infilled with glass block. There are some historic photos of 312 S Harwood, though the windows and storefronts are not particularly visible. There is no evidence of exactly what they looked like, or their material. Most likely they were steel. The request is to replace the existing windows and glass blocked window openings with new aluminum windows in a compatible design. New aluminum storefront systems will be installed as well.

The window and door openings on the first floor of the south elevation, which is a secondary elevation, will be modified to improve visual connections with the park. None of these openings are in their original size and configuration, and all the windows have been infilled with glass block. A non-historic pedestrian door will be removed, and the opening infilled with matching brick. The glass blocks will be removed from the window openings and new one-over-one aluminum windows will be installed. The width and height of the existing openings will be modified to accommodate the new windows.

The existing electrical meters on the south elevation will be screened with a new metal screen cover that will be attached to the structure. It will be painted to blend in with the masonry wall.

Wall mounted, exterior, accent light fixtures will be installed along the parapet (aimed downward) on the north elevation of the structure, which faces into the park. They will have either a black, grey or bronze finish.

RELEVANT PRESERVATION CRITERIA:

Harwood Historic District (H-48), Ordinance No. 27421, Exhibit A

Section 2. Site and Site Elements in Tract A & Tract C.

<u>2.4</u> Landscaping and exterior lighting installed after February 28, 1990, must enhance the structure and its surroundings and must not obscure significant views of or from contributing structures.

Section 3. Contributing Structures in Tract A & Tract C

3.1 Facades

a. All facades of the contributing structures in this district are protected facades.

3.2 Fenestration and Openings

- a. Original doors and windows and their openings must remain intact and be preserved and renovated whenever practical. Where replacement is proposed due to damage or structural deterioration, replacement doors and windows must express mullion size, light configuration, and material to match original doors and windows. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.
- b. Except for purposes of eliminating a safety hazard, new door and window openings are permitted only in locations where there is evidence that original openings have been infilled with other material.
- c. Glass and glazing must match original materials as near as practical. No tinted glass or reflective glazing is permitted.

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:

Standards for Rehabilitation

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Guidelines for Rehabilitating Historic Buildings

Windows

Designing the Replacement for Missing Historic Features Recommended

Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced did not coexist with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Alterations and Additions for a New Use

Recommended

Adding new window openings on rear or other secondary, less visible elevations, if required by a new use. The new openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.

Entrances and Porches

Alterations and Additions for a New Use

Recommended

Designing and constructing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the building (i.e., ensuring that the new entrance or porch is clearly subordinate to historic primary entrances or porches).

Storefronts

Designing the Replacement for Missing Historic Features Recommended

Designing and installing a new storefront when the historic storefront is completely missing or has previously been replaced by one that is incompatible. It may be an accurate restoration based on documentary and physical evidence, but only when the historic storefront to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

- (g) <u>Certificate of Appropriateness</u>.
 - (6) Standard certificate of appropriateness review procedure.
 - (C) <u>Standard for approval</u>. The landmark commission must grant the application if it determines that:
 - (i) for contributing structures:
 - (aa) the proposed work is consistent with the regulations

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

ANALYSIS:

The preservation criteria strongly encourages the replacement of windows and doors that have been modified from their historic appearance (Section 3.2(a)). Where possible, new replacements should match the historic. In this case we do not know what the historic windows and storefronts looked like. Guidance from the Secretary of the Interior's Standards recommends that a new design that is compatible with the historic building be used. The proposed aluminum replacements, which have a similar appearance to steel windows and doors, are compatible with the historic architecture and compliment the structure.

The modifications to the openings on the south elevation are consistent with preservation the preservation criteria because there were clearly openings, similar to what is proposed, in those locations at one time. The criteria only permits new openings where there is evidence of an historic opening in those locations (Section 3.2(b)).

The addition of a metal screen for the electrical meters is appropriate. The color of the screen will blend in with the structure. The preservation criteria does not specifically address this work. However, it is in-keeping with the Secretary of the Interior's Standard for Rehabilitation #9 because this alteration will not harm historic materials or features, that characterize the property. The work would be identifiable as a new feature but is compatible with the historic building.

The proposed lighting is to be installed on the parapet of a secondary elevation and will not harm the historic structure. The work is consistent with the preservation criteria for exterior lighting as it will enhance the structure as well as the future park (Section 2.4).

Staff is supportive of the proposed work to rehabilitate the structure. In addition, all requested items meet the contributing structures standards in the Dallas Development code because the work meets the preservation criteria and will not have an adverse impact on the historic structure or district.

STAFF RECOMMENDATION:

- Replace windows on west, east and south elevations with aluminum windows. –
 Approve the request and drawings dated 4/5/21 with the finding the proposed work
 is consistent with the criteria for fenestration and openings in preservation criteria
 Section 3.2, and that it meets the contributing standards in City Code Section 51A4.501(g)(6)(C)(i).
- 2) Replace glass block infilled openings on west and south elevations with aluminum storefront systems and windows. Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Modify window and door openings on south elevation and infill with salvaged brick.

 Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install screens at electric meters. Approve the request and drawings dated 4/5/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install lights at parapet. Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for lighting in preservation criteria Section 2.4, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- Replace windows on west, east and south elevations with aluminum windows. Approve as submitted.
- 2) Replace glass block infilled openings on west and south elevations with aluminum storefront systems and windows. Approve as submitted.
- 3) Modify window and door openings on south elevation and infill with salvaged brick.

 Approve as submitted.
- 4) Install screens at electric meters. Approve as submitted.
- 5) Install lights at parapet. Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA		ι)
	Office Use Only		

Rev. 010220

Name of Applicant: Parks for Downtown Dallas				
Mailing Address : 901 Main Street #609	OFFICE USE ONLY			
City, State and Zip Code: Dallas, Texas 75202	Main Structure:			
Daytime Phone: 214 977-8247 Alternate Phone: 469 363-3651 Relationship of Applicant to Owner: Same	Contributing			
District of the Administration of the Control of th	Non-contributing			
PROPERTY ADDRESS: 312 S. Harwood Street				
Historic District: Harwood Street Historic District				
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached."				
Restoration of Harwood Street facade including stucco repair, window and storefront replacement, porcelain enamel metal panel repairs, and painting. Repairs to party walls including brick repair and				
repointing, infill of windows, window and selective door replacement and enlargement of windows				
facing the park. Roof replacement and coping repairs. Application of anti-graffiti coating over brick.				
	3			
Signature of Applicant: An Weadows Date: 3-3-2	1			
Signature of Owner: Date:				
APPLICATION DEADLINE:				
Application material must be completed and submitted by the <u>FIRST THURSDAY OF EACH MONTH, 12:00 NOON.</u> (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.				
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.				
OTHER:				
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.				
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:				
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.				
Signed drawings and/or specifications are enclosedYesNo				
Office of Historic Preservation Date				
Certificate of Appropriateness City of Pallac Historia	Decemention			

SUPPLEMENTARY INFORMATION

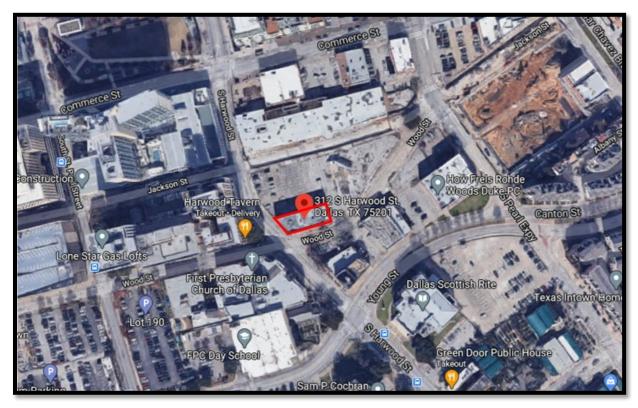


Figure 1 – Aerial view of the subject property (Google Maps, 2021)



Figure 2 – View of the subject property as seen from S. Harwood Street (Existing West (Front) Elevation)



Figure 3 – View of the subject property as seen from S. Harwood Street (Existing South Elevation)



Figure 4 – View of the subject property as seen from S. Harwood Street (Existing North Elevation)



Figure 5 – View of the subject property as seen from S. Harwood Street (Existing North Elevation)

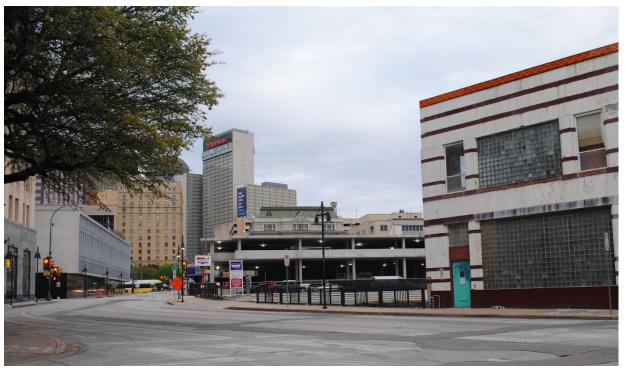


Figure 6 – Streetscape and adjacent property to the north



Figure 7 – Streetscape and adjacent property to the south



Figure 8 – Streetscape and adjacent property to the southwest



Figure 9 – Streetscape and adjacent property to the northwest



BACKGROUND:

glass block was added in place of the storefront, and later, in place of the windows above the storefront. The other windows were replaced with aluminum and vinyl windows. Many of these allerations date to when the building was converted to residential use by artist Pamela Nelson, additional changes included the replace-ment of windows and new windows and door openings. A building to the north, since demoished, shared a The building is situated in what will become the Harwood Park. As part of the redevelopment of the area the building exterior will be restored to the "Film Row" period of significance (1920 – 1960s). The building is a contributing building in the Harwood Historic District and a contributing building in the Harwood Historic District. Built in 1917 for the Roth Sign Company and the Texas Battery Corporation. In 1930 the building was occupied by Robb and Rowley Theatres Inc. which renovated the building and added the distinctive stucco and enamel metal panel facade sometime before 1955. The alteration includes the addition of stucco over the brick and porcelain enamel metal panels as a water table, belt courses and at the parapet wall coping, and painting of other masonry elements such as window sills. The storefront was also altered. Sometime later, HISTORY:

EXISTING CONDITION:

This two story load bearing brick building was designed as a warehouse type of building for automotive in-dustry storage. The condition of the facade materials is fair. Some of the enamel metal panels are damaged painted stucco is peeling and common brick is in need of repair.

PROPOSAL:

extant materials of this period, replace windows and storefront with a compatible design. Repair party wall facades; leave masonry openings but enlarge openings on South Elevation to improve visual connections with Restore Harwood Street Facade to Robb & Rowley Theatres era based on photographic evidence. Repair

ATTACHMENTS:

AD1.3, AD1.4, A1.3, A1.4, A3.2

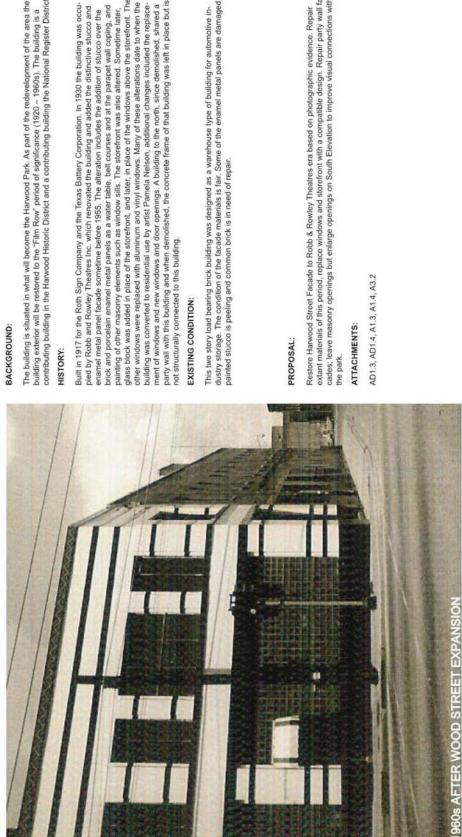


Figure 10 - Background/ History/ Existing Conditions

312 S. HARWOOD

HARWOOD PARK | Dallas, TX 312, 408 AND 412 S. HARWOOD LANDMARK COMMISSION CAAPPLICATION | 03.04.2021

BUILDING EVOLUTION

- ORIGINAL ELEVATION:
 Photograph taken c. 1931.
 Original Harwood Street Elevation. 2. FIRST RENOVATION:
- Addition of stucco and porcelain enamel pan-1930s or 1940s.

Renovation occurred at some point in the late

Photograph taken c. 1955.

- els. No glass block at corner facade; storefront and
 - upper story windows visible.

 Harwood Street elevation not visible, glass block assumed to not exist.

- Street expansion.
 Glass block at first floor on Harwood and Wood
 Streets. Upper-story windows visible.
 No glass block at second floor. SECOND RENOVATION:
 Photograph taken in the 1960s after the Wood

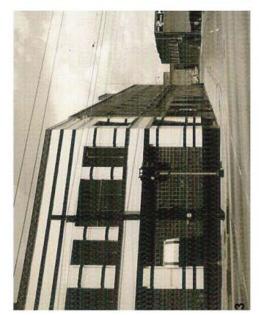
EXISTING ELEVATION:
 Photograph taken 2020
 Glass block at second floor, and all windows





Figure 11 – Building Evaluation





312 S. HARWOOD - BUILDING EVOLUTION

HARWOOD PARK | Dallas, TX 312, 408 AND 412 S. HARWOOD LANDMARK COMMISSION CA APPLICATION | 03.04.2021

TENEYCK MÇCOY

Remove metal straps and bollard. Repoint deteriorated mordar. Replace unmatched or damaged brick. Infill openings with salvaged brick. Repoint coping stones. Clean brick.

Remove paint.
Repair stucco and repaint.
Replace windows with aluminum windows.
Replace glass block with aluminum windows at

WEST ELEVATION - PROPOSED WORK

Replace glass block with aluminum storefront

2nd floor.

system at 1st floor.
Restore porcelain enamel metal panels.
Add anti-graffiti coating.
Reroof building.

SOUTH ELEVATION - PROPOSED WORK

- Repoint coping stones.
 Clean brick.
 Replace windows with aluminum windows.
 Replace glass block with aluminum window.
- Replace glass block with aluminum windows.
 Replace glass block with aluminum windows.
 Remove door and add windows at first floor.
 Repaint garage door.
 Install screens at electric meters.
 Add anti-graffit coating

BUILDING - ALTERNATE

Repoint 100% of building.



312 S. HARWOOD - PROPOSED ELEVATIONS

HARWOOD PARK | Dallas, TX 312, 408 AND 412 S. HARWOOD LANDMARK COMMISSION CA APPLICATION | 03.04.2021

Remove paint and graffti. Infill openings with salvaged brick. Replace damaged brick. Repoint deteriorated mortar. Repoint coping stones. Clean brick Replace windows with aluminum. Restore United Artists door repaint other door. Add anti-graffti coating Remove concrete structural frame from demol-ished adjacent building. Remove plaster from demolished adjacent Remove miscellaneous electrical, light, sign, Perform repairs per East Elevation notes. Protect ghost signs. Install lights at parapet. Add anti-graffiti coating NORTH ELEVATION - PROPOSED WORK EAST ELEVATION - PROPOSED WORK NORTH ELEVATION - PROPOSED NORTH ELEVATION - EXISTING **EAST ELEVATION - PROPOSED EAST ELEVATION - EXISTING**

TEN EYCK MCCOY

312 S. HARWOOD - PROPOSED ELEVATIONS HARWOOD PARK I Dallas, TX 312, 408 AND 412 S. HARWOOD LANDMARK COMMISSION CA APPLICATION | 03.04.2021

Figure 14 – Existing and Proposed East and North Elevations



LIGHT FIXTURE Black, Bronze or Aluminum/Gray

HARWOOD PARK | Dailas, TX 312, 408 AND 412 S. HARWOOD LANDMARK COMMISSION CAAPPLICATION | 03.04.2021

312 S. HARWOOD - WINDOWS AND MATERIALS

TEN EYC

KOLBE

ALUMINUM CASEMENT AND SINGLE HUNG WINDOWS

KOLBE

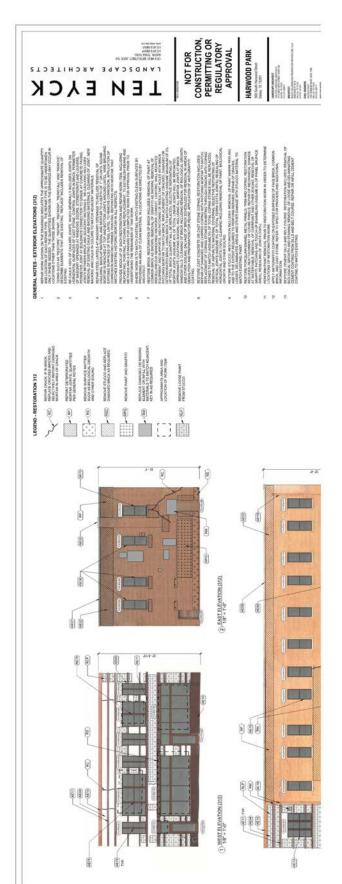


Figure 16 – Proposed Exterior Elevations



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-270(LC) LOCATION: 408 S Harwood Street STRUCTURE: Non-Contributing

COUNCIL DISTRICT: 2

ZONING: PD-357 (Subdistrict 4)

PLANNER: Liz Casso

DATE FILED: March 4, 2021 DISTRICT: Harwood (H-48)

MAPSCO: 45-Q

CENSUS TRACT: 0031.01

APPLICANT: Parks for Downtown Dallas

REPRESENTATIVE: Sarah Hughes

OWNER: PFDD YOUNG & HARWOOD LLC

REQUEST:

- 1) Modify entry to accommodate steps to elevated floor on west elevation.
- 2) Install new aluminum storefront system on west elevation.
- 3) Replace missing entry surround with frit glass west elevation.
- 4) Create new opening on north elevation wall for new restrooms with overhead coiling grilles.
- 5) Modify openings on east elevation.
- 6) Install signage.

BACKGROUND / HISTORY:

- 408 S Harwood is a one-story commercial structure, constructed in 1940 for Herber Brothers Motion Pictures. The original storefront, surrounds and awnings were removed some time after 1960. This structure is non-contributing to the Harwood Historic District. However, it is listed as contributing to the Downtown Dallas National Register District.
- At the August 1, 2000, meeting of the Landmark Commission (LMC), a request for a Certificate of Appropriateness (CA) to install an attached sign, painted window signs, new French doors, and interior mounted burglar bars, (no case number) was approved. A request to remove door openings was denied.
- 3. At the May 7, 2018 meeting of the LMC, a request for a CA install a small cell wireless node in front of the structure (CA178-467(LC)) was approved.
- 4. The proposed rehabilitation of 408 S Harwood is part of the proposed Harwood Park project.

PROJECT DESCRIPTION:

It should be noted that this entire structure is to be rehabilitated. Much of the work that will be done to this structure is repair of existing features, removal of non-historic alterations, and restoration of historic features based on documentation, which will be approved by Staff in a separate CA application. The proposed work in this application are those items that do not meet the criteria for Routine Maintenance.

Historic images of the structure offer some idea as what the original storefront system and glass surround looked like, but specific details are unknown. The request is to install a new aluminum storefront system that his compatible with the historic architecture.

The work will include a change to the front entry configuration. Due to the grade of the site, the applicant is required raise the slab inside the building in order to make it usable and meet code. To do this, the central entry will be recessed. The entry door will located on the right side of the recessed entrance, facing into the alcove (see Figure 14 for proposed floor plan). It will open onto a landing, followed by steps up onto the raised interior floor. Storefront windows will be located in the center of the recessed entrance facing Harwood, and will somewhat mimic the look of front facing entry doors, which originally the structure had, though not recessed. The interior space is small and the landing and steps needed could not be accommodated from the center, which is why the door was located on the right.

Historic photos indicate that dark colored glass surround the front storefront system. The applicant also found evidence of where it had been attached, though none of the original glass remains. New, period appropriate, frit or epoxy back-painted glass will be installed in the original location. The glass will be a dark grey tone.

The public restrooms for the new Harwood Park are to be located within 408 S Harwood. New openings, with overhead coiling metal doors will be installed on the north and east (rear) elevations, which face into the park. A pump for the park's water features will also be housed in the structure. Two window openings on the east elevation will be modified to create access into the pump roof.

Flat attached signage for a visitors' center, restrooms, storage and pump rooms will be installed on the structure. The visitor center signage consists of cut aluminum letters, painted a brass color to match other signage in the park, will be installed over the restroom trances on the north elevation. Smaller brass colored metal signs with etched text, as well as braille will be installed at the restrooms, pump room and storage room entries.

RELEVANT PRESERVATION CRITERIA:

Harwood Historic District (H-48), Ordinance No. 27421, Exhibit A

Section 7. Signs in Tract A

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

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:

Standards for Rehabilitation

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Guidelines for Rehabilitating Historic Buildings

Windows

Designing the Replacement for Missing Historic Features
Recommended

Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced did not coexist with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Alterations and Additions for a New Use

Recommended

Adding new window openings on rear or other secondary, less visible elevations, if required by a new use. The new openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.

Entrances and Porches

Alterations and Additions for a New Use

Recommended

Designing and constructing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the building (i.e., ensuring that the new entrance or porch is clearly subordinate to historic primary entrances or porches).

Storefronts

Designing the Replacement for Missing Historic Features

Recommended

Designing and installing a new storefront when the historic storefront is completely missing or has previously been replaced by one that is incompatible. It may be an accurate restoration based on documentary and physical evidence, but only when the historic storefront to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Code Work Required Life Safety

Recommended

Using existing openings on secondary or less-visible elevations or, if necessary, creating new openings on secondary or less-visible elevations to accommodate second egress requirements.

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

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

ANALYSIS:

As 408 S Harwood is considered a non-contributing structure to the historic district, the proposed work need only meet the standard for non-contributing structures in the Dallas Development Code, which states that proposed work must be compatible with the historic district as a whole. Even so, the proposed new storefront systems and glass surround on the west elevation are appropriate are intended to bring the structure closer to historic conditions. The modification to the entry to meet code is minor, reversable and in-keeping with the Secretary of the Interior's Standard for Rehabilitation #9. Further guidance from the Secretary of the Interior's Standards recommends that replacement features, where the original is unknown, be compatible with the historic structure. Staff believes the

proposed work is not only compatible with the historic structure, but also with the historic district as a whole.

The proposed new openings, modifications to existing openings and new signage on the north and east elevations are necessary to accommodate the new use of the building. The north and east elevations are secondary elevations. There would be no loss or impact to distinctive historic features that characterize the district. This work is also consistent with Secretary of the Interior's Standard for Rehabilitation #9, as well as the non-contributing standard in the Dallas Development Code.

STAFF RECOMMENDATION:

- 1) Modify entry to accommodate steps to elevated floor on west elevation. Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Install new aluminum storefront system on west elevation. Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Replace missing entry surround with frit glass west elevation. Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4) Create new opening on north elevation wall for new restrooms with overhead coiling grilles. Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 5) Modify openings on east elevation. Approve the request and drawings dated 4/5/21 with the finding that the proposed work meets the non-contributing standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 6) Install signage. Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for signage in preservation criteria Section 7.1, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Modify entry to accommodate steps to elevated floor on west elevation. Approve as submitted.
- 2) Install new aluminum storefront system on west elevation. Approve as submitted.
- 3) Replace missing entry surround with frit glass west elevation. Approve as submitted.
- 4) Create new opening on north elevation wall for new restrooms with overhead coiling grilles. Approve as submitted.
- 5) Modify openings on east elevation. Approve as submitted.
- 6) Install signage. Approve as submitted.

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

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City of Dallas Landmark Com	nission	Offic	ce Use Only
Name of Applicant: Parks for Downtown Mailing Address: 901 Main Street #60 City, State and Zip Code: Dallas, Texas Daytime Phone: 214 977-8247 A Relationship of Applicant to Owner: Sa PROPERTY ADDRESS: 408 S. Harwo Historic District: Harwood Street His	75202 Iternate Phone: 469 Ime	363-3651	OFFICE USE ONLY Main Structure: Contributing Non-contributing
PROPOSED WORK: List all proposed work simply and accurate specified in the submittal criteria checklist	rately, use extra she t for type of work prop	et if needed. Attach osed. <mark>DO NOT write</mark>	all documentation see attached."
Restoration of Harwood Street facade in glass infill panels. Repairs to party walls large openings and other changes relate and restroom building. Roof replacements brick.	including brick repaired to the adaptive use	and repointing, alter of the building for a	rations to create park maintenance
Signature of Applicant: Applicant: Signature of Owner:	Date	3-3-21	
APPLICATION DEADLINE: Application material must be completed and NOON, (see official calendar for exception approval of any change affecting the exterior must be filed with a Preservation Planner at Company of the	ons), before the Dallas of any building. This for	Landmark Commissi along with any supp	on can consider the orting documentation
Please use the enclosed criteria check applications cannot be reviewed and will be contact a Preservation Planner at 214/670-42	e returned to you for r	more information. You	lication. Incomplete are encouraged to
OTHER: In the event of a denial, you have the righ decision. You are encouraged to attend the I 1:00 pm in Council Chambers of City Hal certificates of appropriateness for individual are	Landmark Commission I (see exceptions). ddresses is available for	hearing the first Mond Information regarding	lay of each month at the history of past
Please review the enclosed Review and Action For Memorandum to the Building Official, a Certific		as been:	
APPROVED. Please release the building APPROVED WITH CONDITIONS. Please DENIED. Please do not release the building DENIED WITHOUT PREJUDICE. Please Signed drawings and/or specifications are end	se release the building p lding permit or allow wo e <u>do not</u> release the bu	rk.	
Office of Historic Preservation	ī	Date	
Certificate of Appropriateness	City of Dallas	Historic	Preservation Rev. 010220

CA201-270(LC)

SUPPLEMENTARY INFORMATION

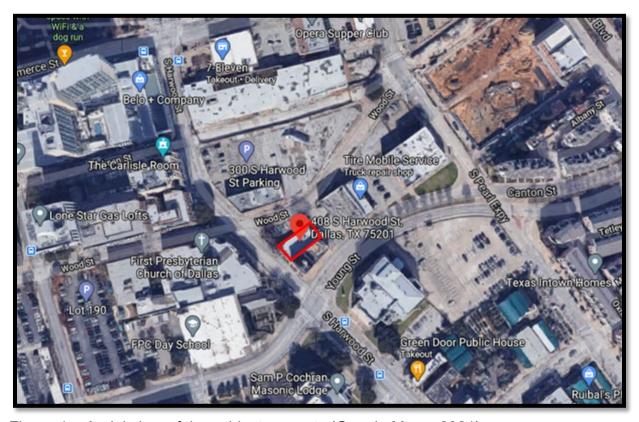


Figure 1 – Aerial view of the subject property (Google Maps, 2021)



Figure 2 – View of the subject property as seen from S. Harwood Street (Existing West (Front) Elevation)



Figure 3 – View of the subject property as seen from Wood Street (Existing North Elevation)



Figure 4 – View of the subject property as seen from rear parking lot (Existing East Elevation)



Figure 5 – Streetscape and adjacent property to the north



Figure 6 – Streetscape and adjacent property to the south



Figure 7 – Streetscape and adjacent property to the southwest



Figure 8 – Streetscape and adjacent property to the northwest





BACKGROUND:

The building is situated in what will become the Harwood Park. As part of the redevelopment of the area the building will be redeveloped as the Park Services Building which will include restrooms and park support spaces. The building is non-contributing building in the Harwood Historic District and a contributing building the National Register District.

HISTORIC CONDITION:

Built in 1940 for the Herber Brothers Motion Pictures. At some point affer the 1960s the awnings, storefront and surrounds were removed and the Harwood Street elevation was painted light yellow.

One story load bearing brick building. The face brick on the Harwood Street facade has been painted. A surround at the entry is missing. The wood storefront is not historic and is in poor condition. Party wall (north) and rear wall (east) windows appear to be historic and are in fair condition.

EXISTING CONDITION:

Storefront will be replaced with an appropriate aluminum storefront, modified for steps required due to raised floor level 1.0° inside the building. Party wall and rear facade will be modified to suit the adaptive use of this Restore Harwood Street facade using a back painted frit glass to simulate 1930s pigmented structural glass. PROPOSAL:

AD1.1, AD1.2, A1.1, A1.2, A3.1

building for park restrooms. ATTACHMENTS:

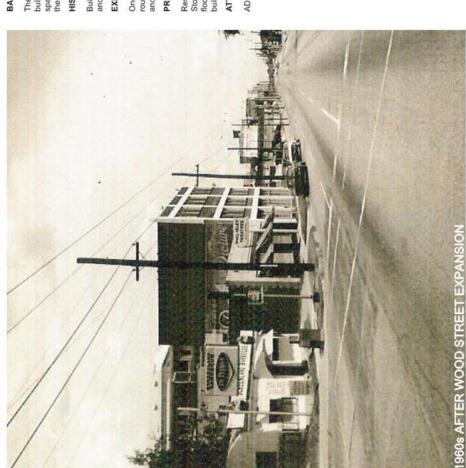


Figure 9 – Background/ History/ Existing Conditions

HARWOOD PARK | Dailas, TX 312, 408 AND 412 S. HARWOOD LANDMARK COMMISSION CAAPPLICATION | 03.04,2021 408 S. HARWOOD

CA201-270(LC)

C5-12















WEST ELEVATION - KNEE WALL AT STOREFRONT

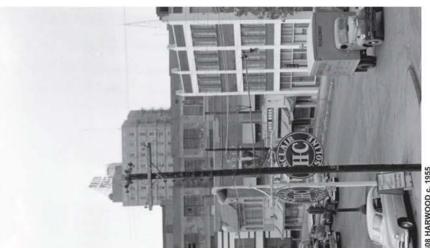


Figure 10 – Existing Conditions

408 S. HARWOOD - EXISTING CONDITIONS

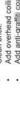
HARWOOD PARK | Dallas, TX 312, 408 AND 412 S. HARWOOD LANDMARK COMMISSION CAAPPLICATION | 03.04.2021

WEST ELEVATION - PROPOSED WORK

- Remove paint.
 Repoint 100% of brick.
 Repoint 100% of coping.
- Replace storefront with aluminum compat
 - ible design.
 Replace missing surround with frit glass.

NORTH ELEVATION - PROPOSED WORK

- Remove portion of wall and salvage brick for repairs.
 Repoint deteriorated mortar.





NORTH ELEVATION - EXISTING

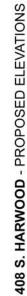


NORTH ELEVATION - PROPOSED





WEST ELEVATION - PROPOSED



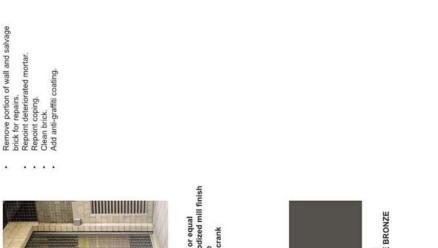
HARWOOD PARK | Dallas, TX 312, 408 AND 412 S. HARWOOD LANDMARK COMMISSION CAAPPLICATION | 03.04.2021

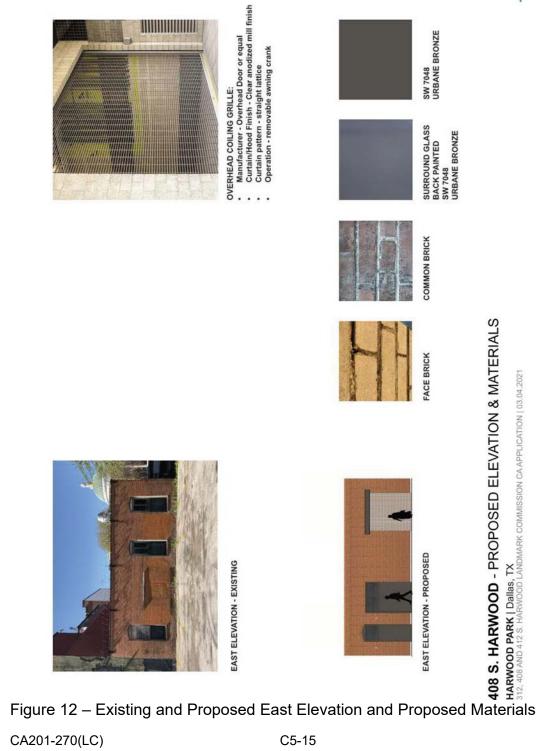




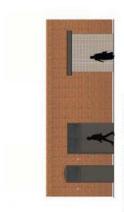


Figure 11 – Existing and Proposed West and North Elevations









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EAST ELEVATION - PROPOSED WORK

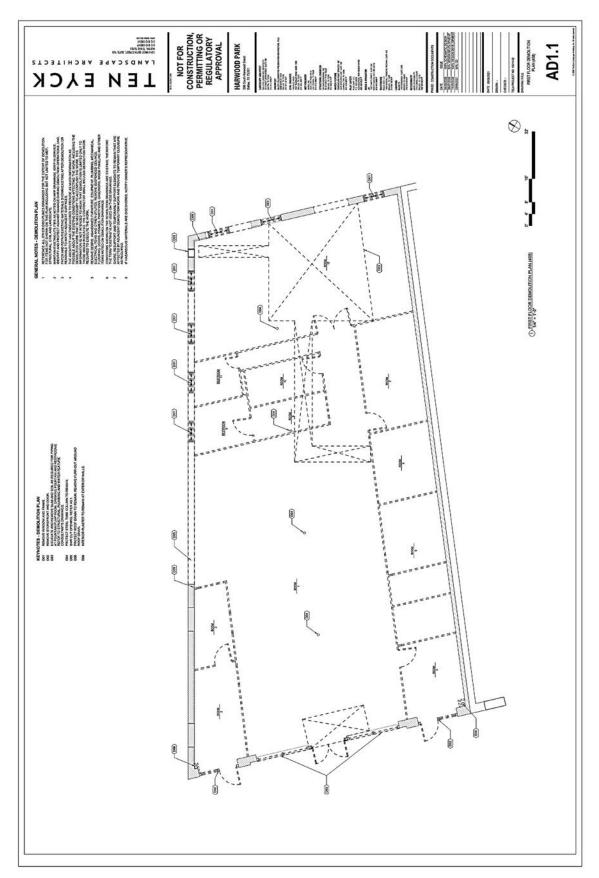


Figure 13 – First Floor Demo Plans

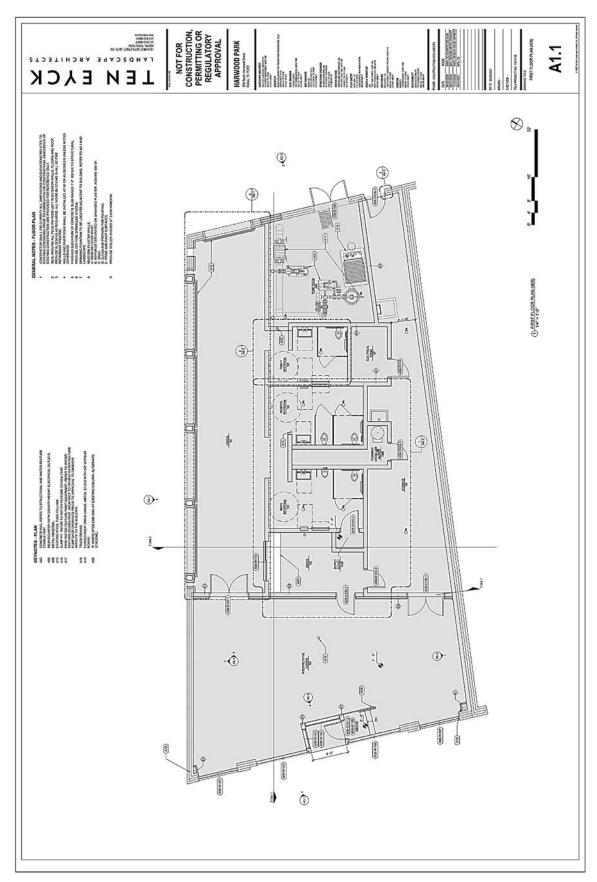


Figure 14 – Proposed First Floor Plan

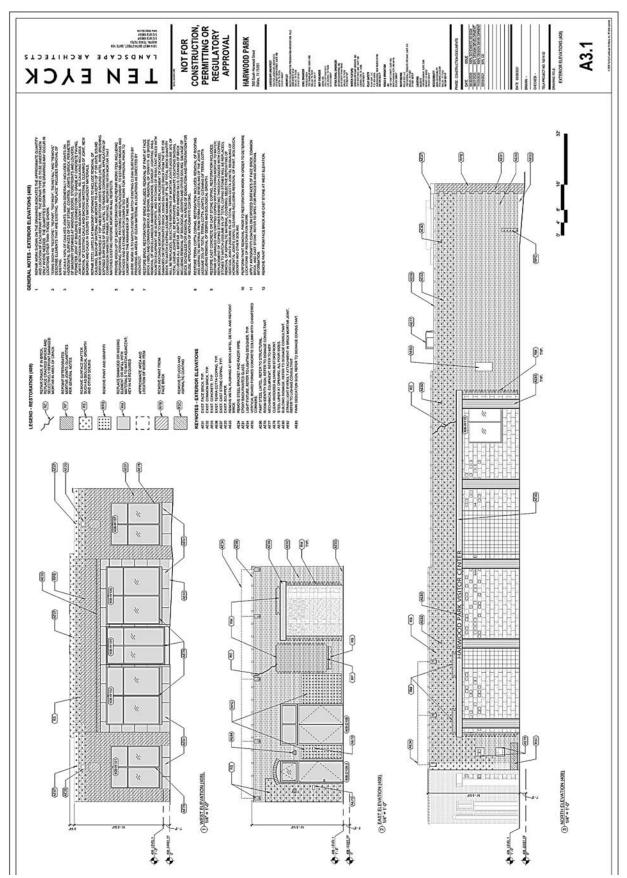
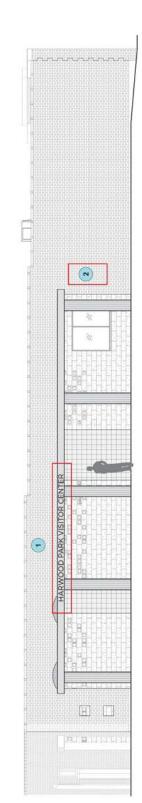


Figure 15 – Proposed Exterior Elevations

HARWOOD PARK VISITOR CENTER

02 CUT LETTERS - 408

CUT ALUMINUM LETTERS, PAINTED TO MATCH THE OTHER SIGNAGE IN THE PARK. LETTERS ARE APPLIED TO THE WEB OF THE I-BEAM WITH VHB ADHESIVE AND SILICONE.



01 NORTH ELEVATION - 408

1 BUILDING IDENTITY - BACKLIT LETTERS

2 CITY DEDICATION - SURFACE MOUNTED OPTION DEPICTED

HARWOOD PARK | Dallas, TX LANDMARK COMMISSION CAAPPLICATION | 03.04.2021 SIGNAGE - BUILDING IDENTITY



- SURFACE MOUNTED SIGNS TO BE MOUNTED WITH PINS AT MORTAR JOINTS OF BRICK

- REFERENCE ARCHITECTURE SHEETS FOR DETAILS

Figure 16 - Proposed Signage

CA201-270(LC)

C5-19





0.153

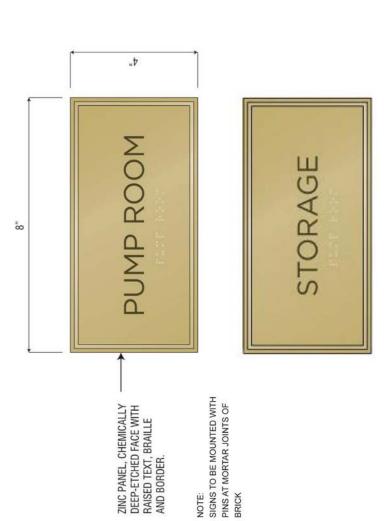


Figure 17 – Proposed Signage

NOTE: REFERENCE ARCHITECTURE SHEETS FOR DETAILS

SIGNAGE - ROOM IDENTITY

HARWOOD PARK | Dallas, TX LANDMARK COMMISSION CAAPPLICATION | 03.04.2021



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-271(LC) LOCATION: 412 S Harwood Street STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 2

ZONING: PD-357 (Subdistrict 4)

PLANNER: Liz Casso

DATE FILED: March 4, 2021 DISTRICT: Harwood (H-48)

MAPSCO: 45-Q

CENSUS TRACT: 0031.01

APPLICANT: Parks for Downtown Dallas

REPRESENTATIVE: Sarah Hughes

OWNER: HARWOOD PARK LLC

REQUEST:

- 1) Replace wood storefronts and transoms on west and south elevations.
- 2) Replace door on west elevation.
- 3) Add second door opening in storefront on west elevation.
- 4) Infill windows on north elevation to address code.
- 5) Install lights at parapet.

BACKGROUND / HISTORY:

- 412 S Harwood is a three-story commercial structure, constructed circa 1921 for Paramount Pictures. Originally two stories, a third floor was added sometime before 1955. It previously included a storefront entry off Young Street that was removed prior to 1955. The original storefront system off the Harwood Street was replaced sometime after 1955. This structure is contributing to the Harwood Historic District.
- 2. There is no CA case history for this address.
- 3. The proposed rehabilitation of 412 S Harwood is part of the proposed Harwood Park project.

PROJECT DESCRIPTION:

It should be noted that this entire structure is to be rehabilitated to the "Film Row" period of significance (1920-1960). Much of the work that will be done to this structure is repair of existing features, removal of non-historic alterations, and restoration of historic features based on documentation, which will be approved by Staff in a separate CA application.

The proposed work in this application are those items that do not meet the criteria for Routine Maintenance.

The existing non-historic wood storefront windows and transoms on the west and south elevations, as well as the metal door on the west elevation, are not historic. They will be replaced with new wood storefront systems to match those seen in historic photos of the structure as close as possible. The metal door will be replaced with a wood door. In addition, it is proposed to modify the right-most storefront window by adding a second front entry door opening. Historically the west elevation appears to have only ever had one door in the left-most bay. The application indicates that the proposed second door is an alternative option and may not be installed. Two paint color options have been submitted for the storefronts and include a grey-green color similar to the existing, and a dark red-brown color that is complementary to the brick tones.

There are two small original window openings on the second floor of the north elevation. Both openings are to be removed and infilled with brick to meet building code, which does not allow openings on a wall that falls on the property line, particularly as there is no setback between 412 S Harwood, and the adjacent 408 S Harwood building.

Wall mounted, exterior, accent light fixtures will be installed along the parapet (aimed downward) on the north and east elevations of the structure, which faces into the park. They will have either a black, grey or bronze finish.

RELEVANT PRESERVATION CRITERIA:

Harwood Historic District (H-48), Ordinance No. 27421, Exhibit A

Section 2. Site and Site Elements in Tract A & Tract C.

<u>2.4</u> Landscaling and exterior lighting installed after February 28, 1990, must enhance the structure and its surroundings and must not obscure significant views of or from contributing structures.

Section 3. Contributing Structures in Tract A & Tract C

- 3.1 Facades
 - a. All facades of the contributing structures in this district are protected facades.
- 3.2 Fenestration and Openings
 - a. Original doors and windows and their openings must remain intact and be preserved and renovated whenever practical. Where replacement is proposed due to damage or structural deterioration, replacement doors and windows must express mullion size, light configuration, and material to match original doors and windows. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.

- b. Except for purposes of eliminating a safety hazard, new door and window openings are permitted only in locations where there is evidence that original openings have been infilled with other material.
- c. Glass and glazing must match original materials as near as practical. No tined glass or reflective glazing is permitted.

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:

Standards for Rehabilitation

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Guidelines for Rehabilitating Historic Buildings

Windows

Designing the Replacement for Missing Historic Features

Recommended

Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced did not coexist with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Alterations and Additions for a New Use

Recommended

Adding new window openings on rear or other secondary, less visible elevations, if required by a new use. The new openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.

Storefronts

Designing the Replacement for Missing Historic Features
Recommended

Designing and installing a new storefront when the historic storefront is completely missing or has previously been replaced by one that is incompatible. It may be an accurate restoration based on documentary and physical evidence, but only when the historic storefront to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

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

ANALYSIS:

The preservation criteria strongly encourages the replacement of windows and doors that have been modified from their historic appearance (Section 3.2(a)). Where possible, new replacements should match the historic. The design of the proposed new storefront windows and doors is based on historic photos and will bring the structure closer to historic conditions. Not only is the work consistent with the preservation criteria, it is also consistent with the Secretary of the Interior's Standard for Rehabilitation #6.

The removal of the two window openings on the north elevation will have a minimal impact on the integrity of the historic structure, and no impact on the district as a whole. The work is required to meet building code.

The proposed lighting is to be installed on the parapet of two secondary elevations and will not harm the historic structure. The work is consistent with the preservation criteria for exterior lighting as it will enhance the structure as well as the future park (Section 2.4).

Staff is supportive of the proposed work to rehabilitate the structure. In addition, all requested items meet the contributing structures standards in the Dallas Development code because the work meets the preservation criteria, will not have an adverse impact on the historic structure or district, and will not negatively impact future preservation and maintenance of the structure.

STAFF RECOMMENDATION:

- 1) Replace wood storefronts and transoms on west and south elevations. Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace door on west elevation. Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Add second door opening in storefront on west elevation. Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for fenestration and openings in preservation criteria Section 3.2, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Infill windows on north elevation to address code. Approve the request and drawings dated 4/5/21 with the finding the proposed work meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install lights at parapet. Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for lighting in preservation criteria Section 2.4, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Replace wood storefronts and transoms on west and south elevations. Approve as submitted.
- 2) Replace door on west elevation. Approve as submitted.
- 3) Add second door opening in storefront on west elevation. Approve as submitted.
- 4) Infill windows on north elevation to address code. Approve as submitted.
- 5) Install lights at parapet. Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

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	Office Use Only	7	

Rev. 010220

Name of Applicant: Parks for Downtown Dallas	
Mailing Address : 901 Main Street #609	OFFICE USE ONLY
City, State and Zip Code: Dallas, Texas 75202	Main Structure:
Daytime Phone: 214 977-8247 Alternate Phone: 469 363-3651	RESOLUTION DE LA CONTRACTION DEL CONTRACTION DE LA CONTRACTION DEL CONTRACTION DE LA
Relationship of Applicant to Owner : Same	Contributing
PROPERTY ADDRESS:412 S. Harwood Street	Non-contributing
Historic District: Harwood Street Historic District	
PROPOSED WORK:	
List all proposed work simply and accurately, use extra sheet if needed. Attach specified in the submittal criteria checklist for type of work proposed. DO NOT write	e "see attached."
Replacement and restoration of storefront along Harwood and Young Street facac	les including brick
repair and repointing. Minor repairs and painting of windows and doors. Removal	of roof- top
bulkheads, decking, and railing. Repairs to party walls including brick repair and re	
of paint from brick, removal and replacement of stucco on rear facade. Roof replacement	
repair. Application of anti-graffiti coating over brick.	
Signature of Applicant: An MMeadows Date: 3-3-21	
Signature of Owner: Date:	
# (# - ***********************************	
APPLICATION DEADLINE: Application material must be completed and submitted by the <u>FIRST THURSDAY OF ENOON</u> , (see official calendar for exceptions), before the Dallas Landmark Commissi approval of any change affecting the exterior of any building. This form along with any supp must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 752	on can consider the orting documentation
Please use the enclosed criteria checklist as a guide to completing the app applications cannot be reviewed and will be returned to you for more information. You contact a Preservation Planner at 214/670-4209 to make sure your application is complete.	lication. Incomplete u are encouraged to
OTHER:	
In the event of a denial, you have the right to an appeal within 30 days after the Landecision. You are encouraged to attend the Landmark Commission hearing the first Mond 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding certificates of appropriateness for individual addresses is available for review in 5BN of City	lay of each month at the history of past
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:	
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance w DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.	
Signed drawings and/or specifications are enclosedYesNo	
Office of Historic Preservation Date	
Date	
Certificate of Appropriateness City of Dallas Historic	Preservation

SUPPLEMENTARY INFORMATION

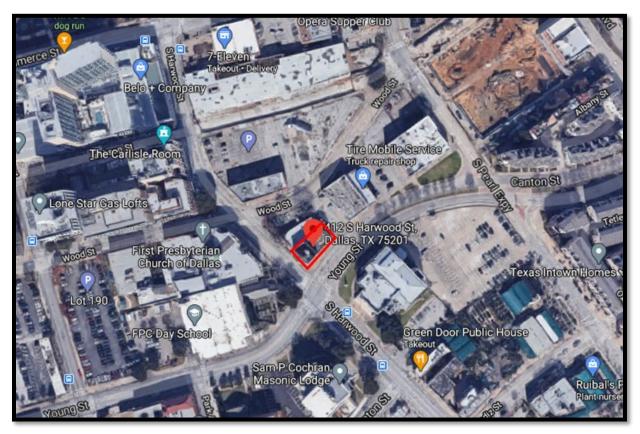


Figure 1 – Aerial view of the subject property (Google Maps, 2021)



Figure 2 – View of the subject property as seen from S. Harwood Street (Existing West Elevation)



Figure 3 – View of the subject property as seen from Young Street (Existing South Elevation)



Figure 4 – View of the subject property as seen from Wood Street (Existing North Elevation)



Figure 5 – View of the subject property as seen from Rear Parking Lot (Existing East Elevation)



Figure 6 – Streetscape and adjacent property to the north



Figure 7 – Streetscape and adjacent property to the south



Figure 8 – Streetscape and adjacent property to the southwest



Figure 9 – Streetscape and adjacent property to the northwest



BACKGROUND:

The building is situated in what will become the Harwood Park. As part of the redevelopment of the area the building exterior will be restored to the "Film Row" period of significance (1920 – 1960s). The building is a contributing building in the Harwood Historic District and a contributing building the National Register District. Built in c.1921 for Paramount Pictures the building included spaces for offices and storage for film distribution A third floor and other smaller penthouse structures were added to the building by Paramount Pictures as the deck with several penthouse structures added before 1955 occupy the eastern 2/3 of the footprint. Paint was applied over the concrete frame and is peeling. The east facing party wall is covered in an asphaltic material that is failing. The storeforth at Young Street has been filled in sometime before 1955. The wood storefront and transmoms at Young Street and Hawwood Street was replaced at some point after 1955 with a wood and distribution center expanded operation sometime before 1955. The third story was added at a later date and occupies approximately 1/3 of the footprint of the building on the Harwood Street side. An accessible roof HISTORY:

EXISTING CONDITION:

Three-story exposed to view (exoskeletal design in modern architecture) concrete frame warehouse type building with brick infill and steel windows. The brick is in fair condition, windows are in good condition and the concrete frame coating is peeling.

PROPOSAL:

Restore Harwood Street and Young Street storefronts. Remove bulkheads and roof deck. Repair brick, remove asphaltic material and restore stucco. Repair/repaint windows. Restore missing finials at third floor.

AD1.1, A1.1, A3.1

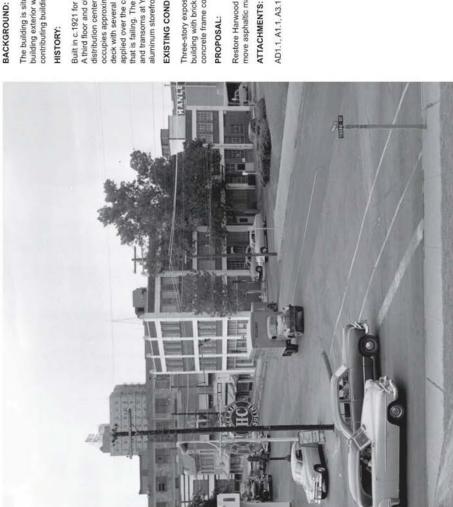


Figure 10 - Background/ History/ Existing Conditions

HARWOOD PARK | Dallas, TX 312, 408 AND 412 S. HARWOOD LANDMARK COMMISSION CAAPPLICATION | 03.04.2021 412 S. HARWOOD

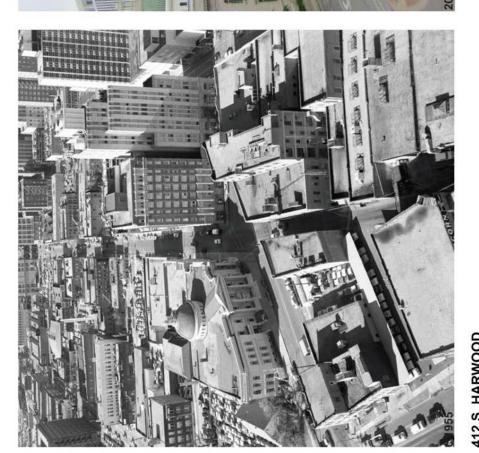


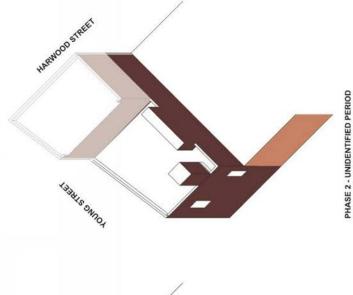
Figure 11 – Historic and Existing Conditions

412 S. HARWOOD
HARWOOD PARK | Dallas, TX
312, 408 AND 412 S. HARWOOD LANDMARK COMMISSION CAAPPLICATION | 03.04.2021



PHASE 3 - UNIDENTIFIED PERIOD (BY c.1955)





HAMMOOD STREET

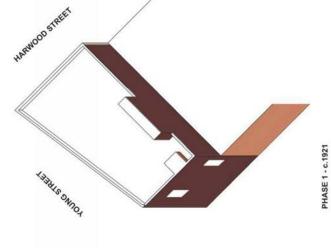


Figure 12 – Building Evolution

HARWOOD PARK | Dallas, TX 312, 408 AND 412 S. HARWOOD LANDMARK COMMISSION CAAPPLICATION | 03.04.2021 412 S. HARWOOD - BUILDING EVOLUTION



OBLIQUE OF EAST AND NORTH ELEVATIONS



STEEL WINDOW













HARWOOD PARK | Dallas, TX 312, 408 AND 412 S. HARWOOD LANDMARK COMMISSION CA APPLICATION | 03.04.2021 412 S. HARWOOD - EXISTING CONDITIONS

WEST BRICK MORTAR DETERIORATION

Figure 13 – Existing Conditions

WEST ELEVATION - PROPOSED WORK

- Remove paint and re-coat concrete frame. Repoint coping stones. Reconstruct finials on concrete frame at
 - top of third floor.
- Repoint deteriorated mortar Clean brick.
- Repaint windows.

 Replace wood storefronts and transoms.

 Replace door.

 Replace second floor roof. Add anti-graffiti coating

SOUTH ELEVATION - PROPOSED WORK

- Perform repairs per West Elevation. Remove miscellaneous electrical and un-
- Repaint fire escape and garage door.
 Remove roof top bulkheads; and railing;
 infill roof deck and reroof.
 Relicoate electrical currently in drain pipe.
 Replace gutter and drain pipes.

Add anti-graffiti coating

BUILDING - ALTERNATE

- Reroof third floor of building.

 Add second door in storefront west elevation.

 Recoat structural frame.

SOUTH ELEVATION - PROPOSED

WEST ELEVATION - PROPOSED



Figure 14 – Existing and Proposed West and South Elevations

NORTH ELEVATION - PROPOSED WORK Remove roof railing Remove penthouse and bulkheads. Infill roof framing and deck at openings left after removal of penthouse and bulkheads. Replace parapet coping stones. Replace stucco. Repaint stucco. Repaint windows. Add anti-graffiti coating Remove roof railing Remove penthouse and bulkheads. Infill roof framing and deck at openings left after removal of penthouse EAST ELEVATION - PROPOSED WORK Repaint existing EFIS Remove paint from 3rd floor brick. Repoint damaged mortar. Replace parapet coping stones. Infill windows - to address code Add anti-graffiti coating NORTH ELEVATION - PROPOSED NORTH ELEVATION - EXISTING EAST ELEVATION - PROPOSED **EAST ELEVATION - EXISTING**

Figure 15 – Existing and Proposed East and North Elevations
CA201-271(LC)
C6-17



Figure 16 – Proposed Paint Colors (Options 1 and 2) and Lighting

CA201-271(LC)

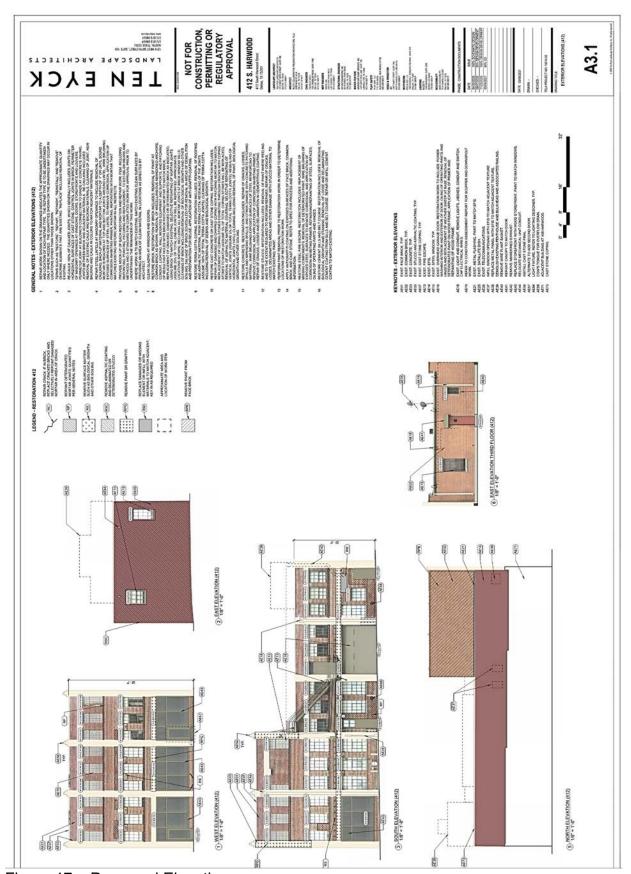


Figure 17 – Proposed Elevations



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CD201-013(JKA) LOCATION: 5833 Columbia Avenue STRUCTURE: Main, Non-Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 397 PLANNER: Jennifer Anderson DATE FILED: 03/04/2021 DISTRICT: Junius Heights

MAPSCO: 46-C

CENSUS TRACT: 0013.01

APPLICANT: Steel Toe Stiletto LLC

REPRESENTATIVE: Tam Pham

OWNER: GALAVIZ JUAN CARLOS & ROSA MARIA

REQUEST(S): Demolish main structure using the standard "non-contributing because newer than the period of significance."

BACKGROUND / HISTORY: The house was built in 1979 and was severely damaged in a fire on Christmas Day 2020.

PROJECT DESCRIPTION: The main structure is proposed for demolition using the "non-contributing" standard.

RELEVANT PRESERVATION CRITERIA: City Code Section 51A-4.501(h)(4)(D) allows for the demolition of a structure that is non-contributing to the historic district, was built outside of the period of significance of the district, and the demolition will not adversely affect the historic character of the property or the integrity of the historic overlay district.

ANALYSIS: Two standards of demolition apply to this case, but only one final standard can be used for the application. The "imminent threat to public health and safety" standard requires a high level of documentation by a structural engineer or architect. The owner's insurance company declined to itemize the damage or estimate the cost of repair since they determined that the cost to repair the home exceeded the home's value, so the owner is unable to meet the requirements to use the "imminent threat" standard. Instead, the "non-contributing" standard was chosen since the home was built in 1979. The period of significance for Junius Heights is from 1900 to 1940. The proposed demolition meets all of the criteria listed that allows Landmark Commission to approve the request since it is non-contributing to the Junius Heights historic district, it is newer than the period of historic

significance for the historic overlay district, and the structure's demolition will not adversely affect the integrity of the historic overlay district.

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

TASK FORCE RECOMMENDATION(S): Demolish main structure using the standard "non-contributing because newer than the period of significance" – Approve – No further comments provided by Task Force.

Certificate for Demolition and Removal (CD) City of Dallas Landmark Commission	CD
1. Name of Applicant: STEEL TOE STILETTO LUCTION MAILING Address: 1914 Skillman St. #110183 City D Daytime Phone: 214-533-1706 Alternate P Relationship of Applicant to Owner: CONTRACTOR	ALLAS State TX Zip 75206 hone:
ADDRESS OF PROPERTY TO BE DEMOLISHED: 5833 () Historic District:	OLUMBIA AVE zip 75214
Proposed Work: 2. Indicate which demolition standard you are applying (choose ONE or Replace with more appropriate/compatible structure No economically viable use Imminent threat to public health / safety Demolition noncontributing structure because newer than perior Intent to apply for certificate of demolition pursuant to 51-A-4.501(i) or Certificate of Demolition for residential structures with no more than 3,000 squares. 3. Describe work and submit required documents for the demolition state (please see attached checklist) DEMO NON- CONTRIBUTING STRUCTURE THAT	od of significance of the Dallas CityCode; are feet of floor area pursuant to a court order andard you are applying:
Application Deadline: This form must be completed before the Dallas Landmark Commission can consider structure within a Historic District. This form along with any supporting document each month by 12:00 Noon so it may be reviewed by the Landmark Commismonth, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for except Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist Incomplete applications cannot be reviewed and will be returned to you for more Preservation Planner at 214/670-4209 to make sure your application is complete.	tation must be filed by the first Thursday of nission on the first Monday of the following tions to deadline and meeting dates).
Other: In the event of a denial, you have the right to an appeal. You are enhearing the first Monday of each month. Information regarding the history of certific for review.	icates for individual addresses is also available
7	13/21
(IF NOT APPLICANT) Review the enclosed Review and Action Form	
Memorandum to the Building Official, a Certificate for Demolition and Re APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in ac DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE Please do not release the building permit or allow work.	ccordance with any conditions.
Office of Historic Preservation Date	
NOTE: THIS APPLICATION WILL EXPIRE 180 DAYS	AFTER THE APPROVAL DATE
Certificate for Demolition & Removal City of Dallas Historic	Preservation Poy 010222



Aerial image



Main structure (Google Streetview image)

Certificate of Demolition & Removal Request

5833 Columbia Ave, Dallas, TX 75214

The purpose of the demolition request for the 5833 Columbia is to tear down existing non-conforming structure that was significantly damaged from a fire on December 25, 2020. The severity of the structural damage to the home are irreparable. Attached is an email from the homeowner's insurance adjuster indicating the total loss of the property. This request is to demolish the building due to the non-conforming status and remediate current property hazards & will ultimately prepare the property to build a new contributing in-fill structure that will be presented for approval at a later date.

Statement by the applicant





Rear façade



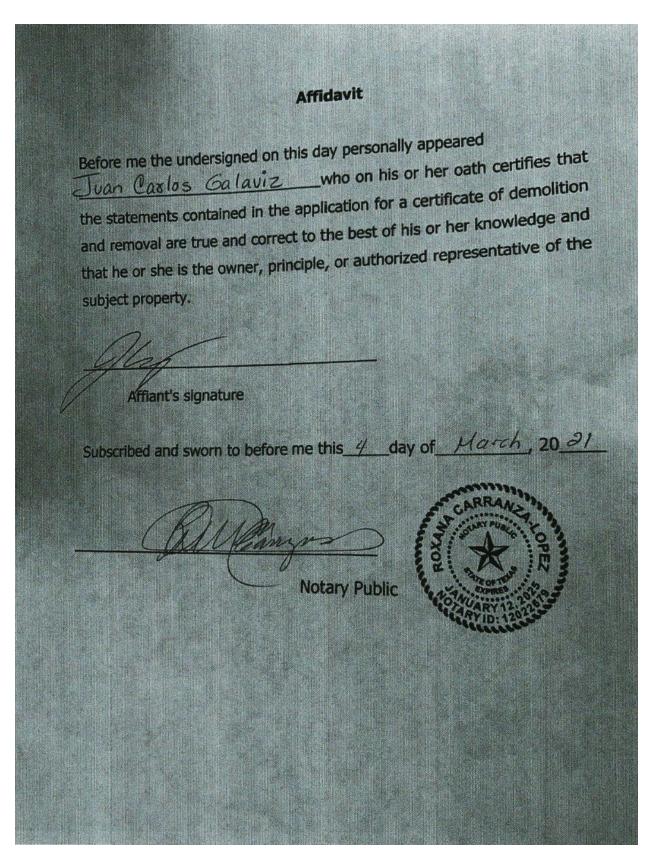




Side façade



Email from insurance company to the owner and contractor.



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 03/11/2021 TIME: 5:30 PM

MEETING PLACE: Videoconference

Applicant Name: STEEL TOE STILETTO Address: 5833 COLUMBIA Date of CA/CD Request: 03/04/21 RECOMMENDATION: Approve Approve with conditions Deny Deny without prejudice Recommendation / comments/ basis: Demolish main structure using the standard "non-contributing structure." Task force members present ✓ Aaron Trecartin ✓ Laura Koppang ✓ Noel Aveton Barbara Cohen Mary Mesh √ Rene Schmidt (Chair) ✓ Eric Graham Mimi Bowen ✓ Terri Raith Ex Officio staff members present | ✓ Jennifer Anderson Simple Majority Quorum:

✓ yes no (four makes a quorum) Maker: Barbara Cohen 2nd: Mary Mesh Task Force members in favor: Unanimous Task Force members opposed: Basis for opposition:

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

DATE March 11, 2021

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.

CHAIR, Task Force Rene Schmidt



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-240(JKA) LOCATION: 5807 Reiger Avenue

STRUCTURE: Main & Accessory, Contributing

COUNCIL DISTRICT: 14

ZONING: PD No. 397

PLANNER: Jennifer Anderson DATE FILED: February 4, 2021 DISTRICT: Junius Heights

MAPSCO: 46-C

CENSUS TRACT: 0013.01

APPLICANT: Katie Conklin

OWNER: Webster, Peggy

REQUEST(S): Construct accessory structure.

BACKGROUND / HISTORY: None

PROJECT DESCRIPTION: A 599 sq. ft. accessory structure is proposed for the rear yard.

RELEVANT PRESERVATION CRITERIA:

Accessory structures - Section 9.2 and 9.6

Must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building (9.2). The eave height of the accessory structure cannot be higher than the eave height on the main building (9.6).

ANALYSIS: The proposed accessory structure is proposed to be two stories tall and 599 square feet. The maximum size for an accessory structure in Junius Heights is 600 square feet. The eave height on the main structure and the proposed accessory structure is 19 feet, while the roof height of the accessory structure will be 6 inches less than the main structure at 22 ½ feet. All setbacks are compliant with those required in the preservation criteria. It will be partially visible from the public right-of-way. The scale, shape, roof form and #117 siding is compatible with the main structure, and the windows are proposed to be wood. The rafter tails, wall trim, window trim, and paint color will match existing, but are not detailed on the drawing. The accessory structure will be partially visible from the public right-of-way and will have a minor effect on the historic overlay district.

STAFF RECOMMENDATION(S): Construct accessory structure – Approve with Conditions – Approve drawings dated 4-5-21 with the condition that the rafter tails, wall

trim, window trim, and paint color match the details on the main structure with the finding that the work is consistent with preservation criteria Section 9.1 through 9.9 and meets the standards in City Code section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION(S): Construct accessory structure – Approve with Conditions – Approve plans as shown with the condition that additional architectural details should match the main structure and details should be noted for rafter tails, wall trim, window trim, siding, paint color, and eave height. New structure must follow zoning restrictions which is single-family.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA	- ()
	Office Use Only	

Rev. 010220

Name of Applicant: KATELYN CONKLIN			
Mailing Address: 2346 FENESTRA DR.	OFFICE USE ONLY		
City, State and Zip Code: DALLAS, TX 75228	Main Structure:		
Daytime Phone: 717-713-5017 Alternate Phone:	Contributing		
<u></u>	Non-contributing		
PROPERTY ADDRESS: 5807 REIGER AVE. Historic District: JUNIUS HEIGHTS			
HISTORIC DISTRICT.			
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached."			
2 STORY NEW CONSTRUCTION GARAGE ACCESSORY STRUCTURE	, NEW		
DRIVEWAY OFF ALLEY			
r @DNR/IN 2.4.2021			
Signature of Applicant: K. CONKLIN Date: 2.4.2021			
Signature of Owner: Date:			
APPLICATION DEADLINE:			
Application material must be completed and submitted by the <u>FIRST THURSDAY OF EACH MONTH, 12:00 NOON</u> , (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.			
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.			
OTHER:			
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.			
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:			
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.			
Signed drawings and/or specifications are enclosedYesNo			
Office of Historic Preservation Date			
Cartificate of Annyonviatonoes City of Dollas Historia	Preservation		



Aerial image



Main structure



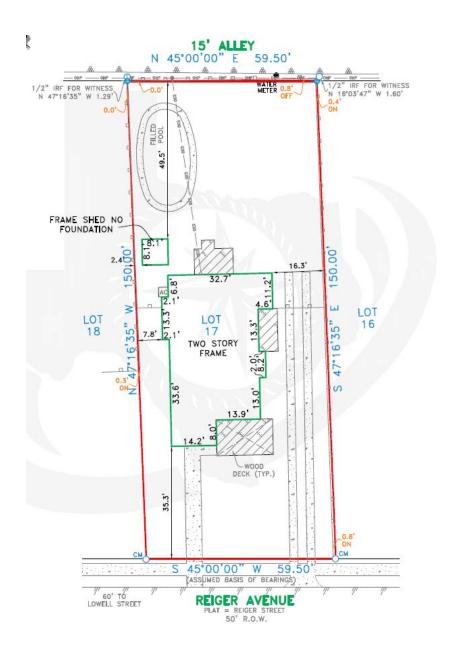
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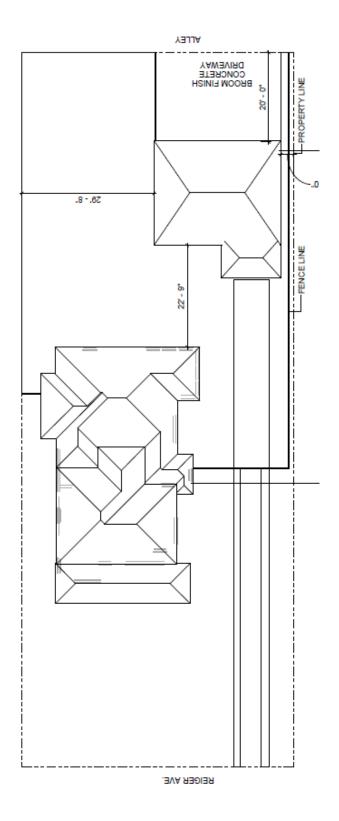
_To Right



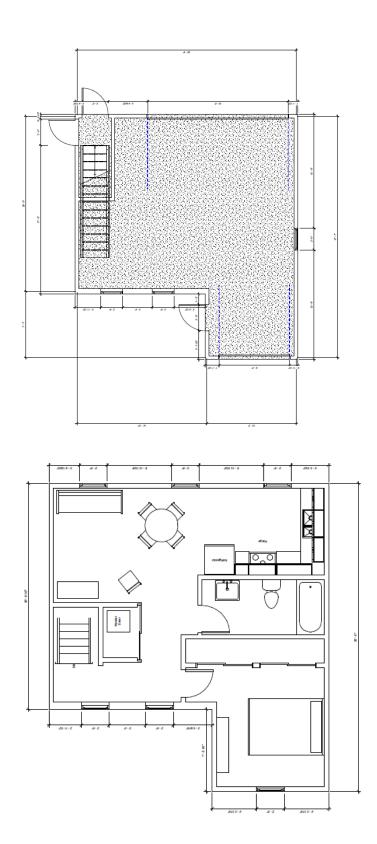
Across Street



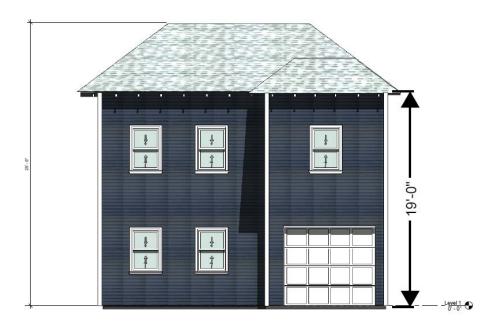
Site survey



Proposed site plan



First and second floor plans



1) FRONT-STREET FACING 3/8" = 1'-0"

MAIN STRUCTURE EAVE HEIGHT: 19'
NEW STRUCTURE EAVE HEIGHT: 19'
MAIN STRUCTURE EAVE OVERHANG: 18"
NEW STRUCTURE EAVE OVERHANG: 18"



Proposed front and southwest facades



RIGHT SIDE- APARTMENT FACING 3/8" = 1"-0"



BACK-ALLEY FACING

Proposed northeast and rear facades

NOTES:

ISOLOS.

SIDING TO MATCH HOUSE SIDING: 117 WOOD SIDING
EXTERIOR PAINT BODY AND TRIM COLOR TO MATCH HOUSE
ROOF TO BE ASPHALT SHINGLES TO MATCH HOUSE
TOP OF ROOF LINE TO NOT EXCEED TOP OF HOUSE ROOF LINE
RAFTER TAILS TO MATCH HOME
WINDOWS TO BE DOUBLE HUNG JELD-WEN 2500 SERIES ALL WOOD
WINDOWS IN WHITE TO MATCH HOUSE
-ALL PAINT AND TRIM DETAILS TO MATCH HOME, INCLUDING
CORNER BOARDS AND WINDOW TRIM
-EAVE DETAILS TO MATCH MAIN HOME



DOUBLE GARAGE DOOR: 16'X8' WHITE STEEL GARAGE DOOR

SINGLE GARAGE DOOR: 8'X8' WHITE STEEL GARAGE DOOR

36"X84" PAINTED WOOD ENTRY DOOR (2-ONE ON LEFT SIDE, ONE ON BACK SIDE)



117 Siding #2 Yellow Pine



ASPHALT SHINGLES TO MATCH HOUSE SHINGLES



JELD WEN 2500 SERIES ALL WOOD WINDOW TO MATCH HOUSE

Specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

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

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 02/11/2021 TIME: 5:30 PM

MEETING PLACE: Virtual Meeting

Applicant Name: Katie Conklin	
Address: 5807 Reiger	
Date of CA/CD Request: 02/04/2021	
RECOMMENDATION:	
Approve ✓ Approve with conditions Deny Deny without prejudice	
Recommendation / comments/ basis:	
1. Auxillary Structure: Approve plans as shown with the condition that additional architectual details should match the	main stru
The following elements should be noted in the rendering:	
1. Rafter tail design. 2 .Wall trim at corners. 3. Window trim. 4. Siding 5. Paint colors, 6. Eave height.	
New structure must follow current zoning restrictions which is single family.	
Task force members present	
✓ Aaron Trecartin Laura Koppang ✓ Noel Aveton ✓ Barbara Cohen ✓ Mary Mesh ✓ Rene Schmidt (Chair)	
✓ Eric Graham ✓ Mimi Bowen ✓ Terri Raith	
Elic Gialiani	
Ex Officio staff members present Jennifer Anderson	
Ex Officio stati ilientoers present V J Jennifer Anderson	
Simple Majority Quorum: yes no (four makes a quorum)	
Maker: Aaron Trecartin	
2 nd : Mary Mesh	
Task Force members in favor: All in favor	
Task Force members opposed: None	
Basis for opposition:	
CHAIR, Task Force Rene Schmidt DATE Feb. 11, 2021	
DATE 1 CD. 11, 2021	

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

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



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-238(JKA) LOCATION: 5419 Worth Street STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 397 PLANNER: Jennifer Anderson DATE FILED: February 4, 2021 DISTRICT: Junius Heights

MAPSCO: 46-B

CENSUS TRACT: 0013.02

APPLICANT: Mary Eberhart

REPRESENTATIVE: Michael Eberhart

OWNER: REGGIE MARY D

REQUEST(S): Replace front door.

BACKGROUND / HISTORY:

08/01/2016 - Landmark approved replacement of a non-historic front primary door with the existing nine-light door (CA156-646(MP)).

PROJECT DESCRIPTION: The non-original wood front door is proposed for replacement with a wood door.

RELEVANT PRESERVATION CRITERIA:

Section 5.2 states that non-original doors can be replaced with doors that are appropriate.

ANALYSIS: The existing door was installed in 2016 to replace an inappropriate metal door with a half-moon light and is not original to the structure. The door was a poor fit for the frame, so a new wood door is proposed for replacement. The replacement door is an appropriate material and the three simulated divided lights are compatible with the Craftsman style of the home.

STAFF RECOMMENDATION(S): Replace front door – Approve – The proposed work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION(S): Replace front door — Deny — Deny the replacement of the front door based on the fact that the current door appears to be original per 5.1.

Note: The Task Force based their recommendation on the assumption that the existing door was original and sited preservation criteria Section 5.1 stating that original doors should not be replaced, but Staff has demonstrated that the door was not original.

Certificate of Appro	opriateness (CA)
City of Dallas Landmark	

CA	-	[)
	Office Use O	nly	

Name of Applicant: Many Eherhert			
Mailing Address: 5419 Work St.	OFFICE USE ONLY		
City, State and Zip Code: Dallas, TX 75214	Main Structure:		
Daytime Phone: <u>337-255-6364</u> Alternate Phone: <u>972-333-2059</u> Relationship of Applicant to Owner: Owner	Contributing		
	Non-contributing		
PROPERTY ADDRESS: 54/9 Worth St. Dallas, TX 75214 Historic District: Junius Heights			
Lustone District			
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attac specified in the submittal criteria checklist for type of work proposed. DO NOT write	h all documentation e "see attached."		
Replace Front door with Craftsman style door			
Replace Broken ald back windows			
Signature of Applicant: May flow Date: 2-3-21			
Signature of Owner: Date:			
(IF NOT APPLICANT)			
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF NOON. (see official calendar for exceptions), before the Dallas Landmark Commiss approval of any change affecting the exterior of any building. This form along with any supmust be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75 Please use the enclosed criteria checklist as a guide to completing the ap	sion can consider the porting documentation 201.		
applications cannot be reviewed and will be returned to you for more information. You contact a Preservation Planner at 214/670-4209 to make sure your application is complete	ou are encouraged to		
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the La decision. You are encouraged to attend the Landmark Commission hearing the first Mor 1:00 pm in Council Chambers of City Hall (see exceptions). Information regardin certificates of appropriateness for individual addresses is available for review in 5BN of Cit	nday of each month at g the history of past		
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:			
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.			
Signed drawings and/or specifications are enclosedYesNo			
Office of Historic Preservation Date			
Certificate of Appropriateness City of Dallas Historic	c Preservation Rev. 010220		



Aerial image



Main structure



To right



To left



Across street

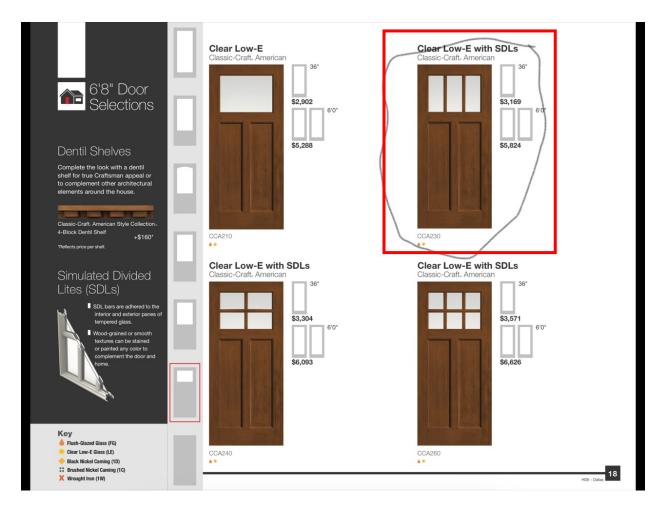




Existing front primary door



Previous door that was replaced by existing door in 2016.



Proposed door specifications

- 5.2 It is recommended that non-original or altered original doors and windows that do not match the historic appearance of the main building be replaced with appropriate doors and windows.
- 5.3 Replacement doors and windows must express mullion size, light configuration, and material to match the original.

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 02/11/2021 TIME: 5:30 PM

MEETING PLACE: Virtual Meeting

Applicant Name: Mary Eberhart Address: 5419 Worth Street Date of CA/CD Request: 02/04/2021 RECOMMENDATION: Approve _____Approve with conditions 🗸 Deny Deny without prejudice Recommendation / comments/ basis: Deny the replacement of the front door based on the fact that the current door appears to be original. Per 5.1 Task force members present ✓ Aaron Trecartin Laura Koppang Noel Aveton ✓ Barbara Cohen Mary Mesh Rene Schmidt (Chair) ✓ Eric Graham Mimi Bowen Terri Raith Ex Officio staff members present Jennifer Anderson Simple Majority Quorum: √ yes no (four makes a quorum) Maker: Barbara Cohen 2nd: Eric Graham Task Force members in favor: All Task Force members opposed: None Basis for opposition: CHAIR, Task Force Rene Schmidt DATE Feb. 22, 2021

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

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



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-278(MLP)

LOCATION: 4921 Victor

STRUCTURE: Accessory & Non-contributing

COUNCIL DISTRICT: 14

ZONING: PD-97

PLANNER: Melissa Parent DATE FILED: March 4, 2021 DISTRICT: Munger Place

MAPSCO: 46-B

CENSUS TRACT: 0013.02

APPLICANT: Shannon and Jeff Jordan

OWNER: BERNHARDT V J

REQUEST:

Construct new 2-story rear accessory structure.

BACKGROUND / HISTORY:

The main structure is listed as non-contributing to the Munger Place Historic District.

PROJECT DESCRIPTION:

Construction of a two-story rear accessory structure.

ANALYSIS:

The proposed new structure is compatible with the main structure and district in architectural style and detailing. All proposed materials are compatible with the character and appearance of the district, including #117 wood siding, roofing, doors, and wood windows. Given the location of the proposed accessory structure, the degree of visibility will be minor and its impact on the character and appearance of the district will be minor.

STAFF RECOMMENDATION:

Construct new 2-story rear accessory structure. - Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

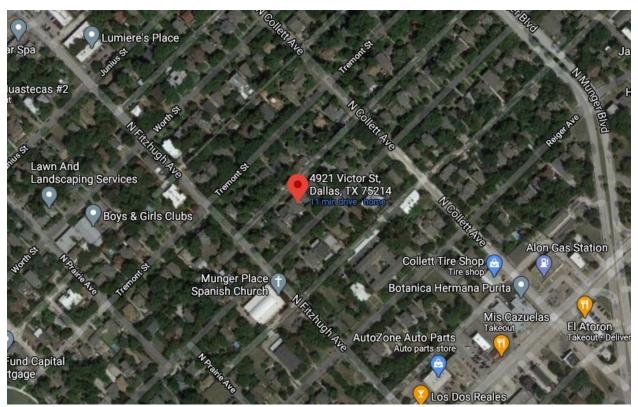
TASK FORCE RECOMMENDATION:

Construct new 2-story rear accessory structure. – Approve with conditions - Match eaves with main structure; overhang should be extended. Break up window layout on front facade.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Marine of Augillania -	J450200		
Name of Applicant: Shannon and Jet Mailling Address: 4921 Victor Street		- Builde	ng
City, State and Zip Code: Dallas, Text		Inspe	
Daytime Phone: 214-769-8395	Fax:		e see signed nas before
Relationship of Applicant to Owner:	Come FBX		ngs before a permit:
resistionship of Applicant to Owner.	Same		
PROPERTY ADDRESS: 4921 Victor Historic District: Munger Place	Street, Dallas, Texas 75214	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	No er's Initials
Thatoric District, Morges France		——————————————————————————————————————	
PROPOSED WORK: Please describe your proposed work material as requested in the submittal		Utach extra sheets and sug	pplemental
Build two-story garage in rear of property	Plans attached.	Sec. 1	
		RECEIVED B	Υ
		MAR 0 4 2020	
Signature of Applicant: George Jeffre	ry Jordan Date	Current Plannin	~
Standard of Communication Same			Э
Signature of Owner: Same	LODI ICANTI		
NOON. (see official calendar for exce approval of any change affecting the externust be filed with a Preservation Planner fax this form to 214/676-4210. DO NO	rior of any building. This form at City Hall, 1500 Manile 58	along with any supporting doo N, Dallas, Texas, 75201. You	umentation
Please use the enclosed criteria ch applications cannot be reviewed and wi contact a Preservation Planner at 214/670	I be returned to you for m	ore information. You are end	Incomplete ouraged to
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In the event of a denial, you have the	right to an appeal within 3	days after the Landmark Co	mmission's
decision. You are encouraged to attend to 1:00 pm in Council Chambers of City certificates of appropriateness for individual	Hall (see exceptions). In	formation regarding the histo	ch month at ory of past
Please review the enclosed Review and Action Memorandum to the Building Official, a Certific		Y.	
APPROVED. Please release the but APPROVED WITH CONDITIONS. P. DENIED. Please do not release the DENIED WITHOUT PREJUDICE. PI	lease release the building pe building permit or allow work		nditions.
Sustainable Construction and Deve	lopment	Date	
Certificate of Appropriateness	City of Dallas	Historic Preserva	and or
Anterior of obligations and a	City or Dallas	Restoric Preserva	



Aerial image



Main Structure



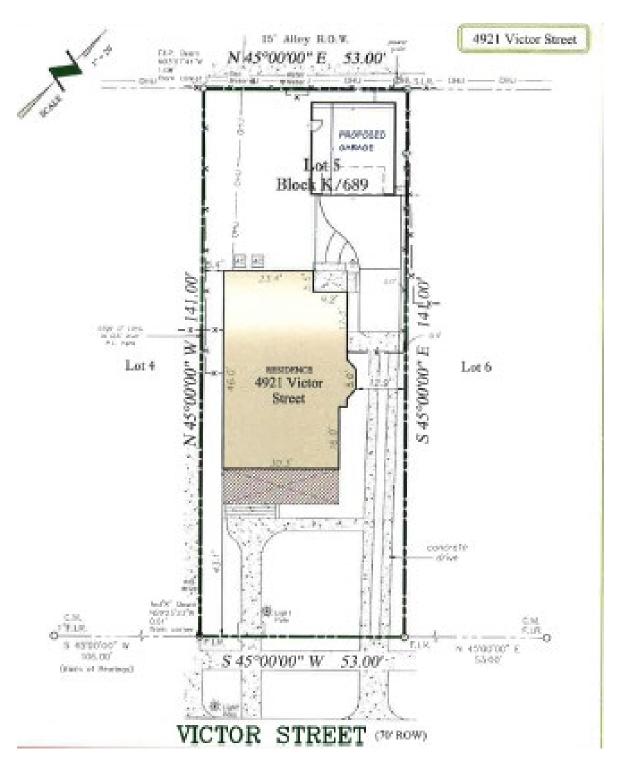
Property adjacent to the right



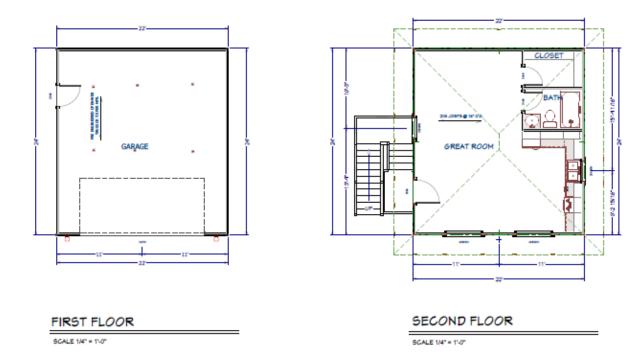
Property adjacent to the left



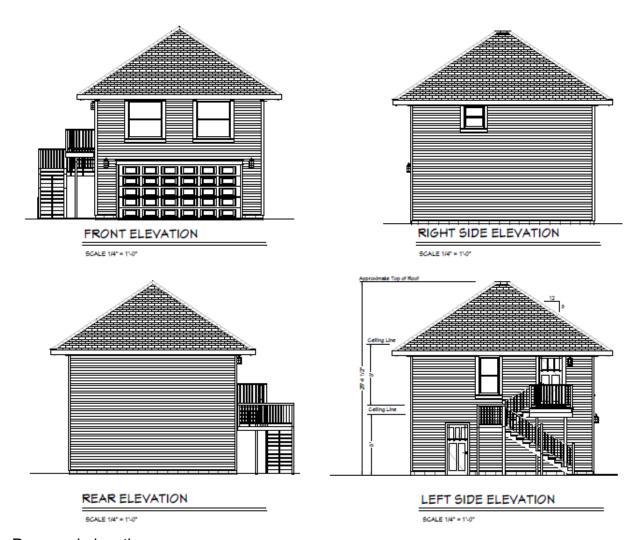
View across Victor



Proposed site plan



Proposed floorplans



Proposed elevations









Renderings provided by applicant

NON-CONTRIBUTING STANDARDS:

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT SWISS AVENUE/MUNGER PLACE

DATE: 03/09/2021
TIME: 5:30 pm
MEETING PLACE: Virtual
Applicant Name: Shannon & Jeff Jordan
Address: 4921 Victor
Date of CA/CD/CR Request: 03/04/2021
Date of CAPCE/Cit Request: 03/04/2021
RECOMMENDATION:
Approve X Approve with conditions Deny Deny without prejudice
Recommendation / comments/ basis:
Match eaves with main structure; overhang should be extended. Break up window layout on front façade.
· · · · · · · · · · · · · · · · · · ·
Task force members present
(Chair) X_ Kari Houston Osborn (Munger Alt.) Mark Guest (Prof) Kelly Gordon X_ Richard Catron
Wesley Powell X Greg Johnston X Emily Stevenson
VACANT (MP alt)
Ex Officio staff members present : Melissa ParentX_
Simply Majority Quorum: X_yesno (four makes a quorum) Maker: Johnston
2 nd : Stevenson Task Force members in favor: unanimous
Task Force members opposed: Basis for opposition:
Dasis for opposition.
CHAIR, Task Force DATE 03/09/2021
ACCUSATION OF THE PROPERTY OF

The task force recommendation will be reviewed by the Landmark Commission on Monday, April 1, 2021 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-220(MLP)

LOCATION: 5010 Worth

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14

ZONING: PD-97

PLANNER: Melissa Parent DATE FILED: February 4, 2021

DISTRICT: Munger Place

MAPSCO: 46-B

CENSUS TRACT: 0013.02

APPLICANT: Barbara & Daniel Orlovsky

OWNER: ORLOVSKY DANIEL T

REQUEST:

Replace existing ribbon drive with new shared-driveway configuration.

BACKGROUND / HISTORY:

The main structure is listed as contributing to the Munger Place Historic District.

PROJECT DESCRIPTION:

Removal of the existing ribbon driveway to construct a shared-driveway configuration.

ANALYSIS:

Currently the subject property and the neighboring one (5014 Worth) each have a ribbon driveway. The driveway ribbons are extremely close to each other and to the structures, and as such, causes difficulty maneuvering since vehicles can only enter/exit the driveway one car/one property at a time. This configuration is also a violation of the ordinance, as it stipulates that ribbons of separate driveways must be at least 1-foot apart, which they are not as existing. The new shared driveway would remove the ribbons and create one larger concrete pad driveway that provides easier access for the property owners.

While concrete driveways in this district are generally only allowed a 10-foot max width in the front yard space and the proposed shared driveway width is 16-feet wide, each property only contains 8 feet of driveway, which adheres to the ordinance criteria.

STAFF RECOMMENDATION:

Replace existing ribbon drive with new shared-driveway configuration. - Approve - Approve drawings dated 4/5/2021 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-97.111(c)(2)(I)(ii)(aa) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

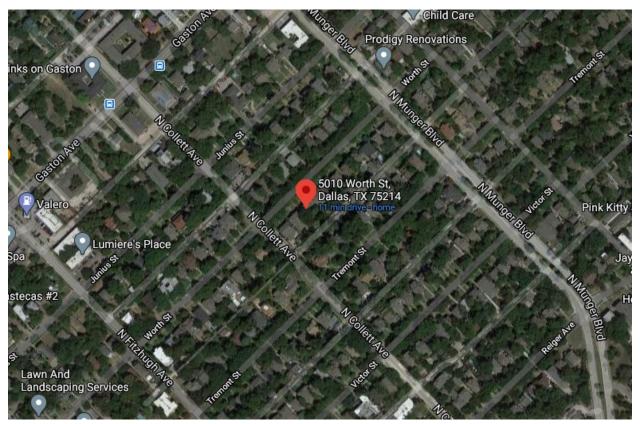
TASK FORCE RECOMMENDATION:

Replace existing ribbon drive with new shared-driveway configuration. – Approve with conditions - The task force recommends approval with the condition that a score line or other visible means of denoting the property line along the length of the drive in order to maintain the appearance of ownership boundary.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



			Contract of the Contract of th	
Name of Applicant BARBARA +	DAME OR	LDVSK	y .	
	PATH STREET	7		OFFICE USE ONLY
City, State and Zip Code: DALLA	s TX	7521		Main Structure:
Daytime Phone: 2/4 923 9275	Alternate Phone:	214 40	2 7572	√ Contributing
Relationship of Applicant to Owner:	SELF			Non-contributing
PROPERTY ADDRESS: 50/0	WORTH S	77 74	11.45	Non-contributing
Historic District: AUNAGE	B - W	FORIC	DISTRICT	
PROPOSED WORK: List all proposed work simply and ac specified in the submittal criteria check	curately, use ext list for type of wo	ra sheet	if needed. Attac	th all documentation te "see attached."
Demo ribbon drives and infill from parkway				
Regrade to correct level and slope. Form an				
approximately 70' by 16' with slight slope to				
alley. Broom finish. Includes demo of eroder				
steps. Cushion sand to be brought in as neces				
allow water absorption for trees, grass, and		or varieties a)		
	manne,		RECEIV	ED BY -
Signature of Applicant L	Mes	Date:	30 Vennam	2021
Signature of Owner 2.	- 4	Date:	FED WA	Cura
(IF NOT A	PPLICANT)	_ Lyano		
APPLICATION DEADLINE:			Current P	danning
Application material must be completed a NOON, (see official calendar for excep approval of any change affecting the exterior	stions), before the	Dallas L	THURSDAY OF andmark Commis	EACH MONTH, 12:00 sion can consider the
must be filed with a Preservation Planner a				
Please use the enclosed criteria che applications cannot be reviewed and will contact a Preservation Planner at 214/670-	be returned to yo	ou for mo	re information. Y	ou are encouraged to
OTHER:				
in the event of a denial, you have the ri	obt to an appeal	within 30	days after the La	ndmark Commission's
decision. You are encouraged to attend th				
1:00 pm in Council Chambers of City I certificates of appropriateness for individua				
Please review the enclosed Review and Action Memorandum to the Building Official, a Cert		eness has	been;	
☐ APPROVED. Please release the built	ding permit.			
☐ APPROVED WITH CONDITIONS. PI	ease release the bu	ilding pen	mit in accordance	with any conditions
DENIED. Please do not release the !	building permit or a	flow work.		
☐ DENIED WITHOUT PREJUDICE. Ple	ase <u>do not</u> release	the buildi	ng permit or allow	work.
Signed drawings and/or specifications are	enclosedYes	Na		
Sustainable Construction and Devel	ooment			Date
	THE COURT OF THE PARTY OF THE P			
Certificate of Appropriateness	City of Dallas		Migdani	c Preservation
	series ser acadimie	Si:	rinnight	Rev. 061419



Aerial image



Main Structure



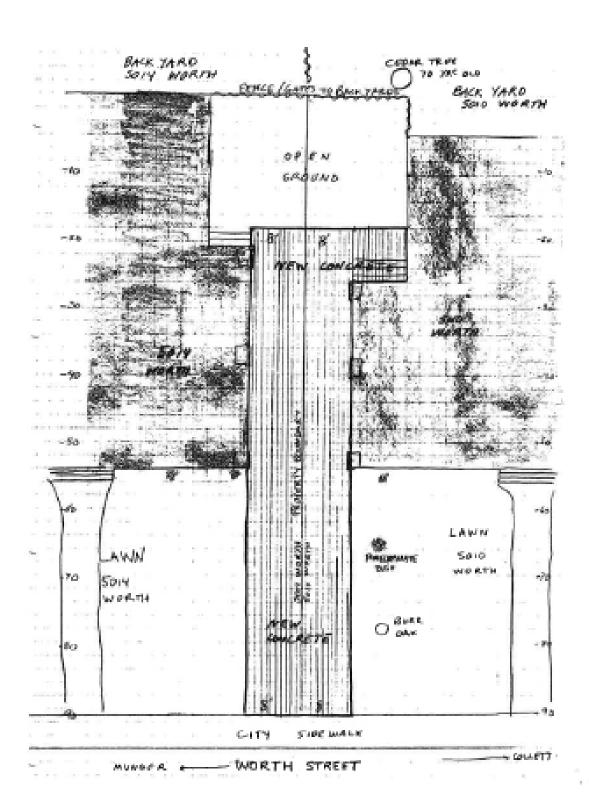
Property adjacent to the right



Property adjacent to the left



View across Worth



Proposed site plan





Existing driveway conditions

Section 51P-97.111(c) Preservation criteria for Tract A
(2) Landscaping

(I) Sidewalks, driveways, and curbing

(ii) Width, style, and spacing

(aa) The maximum permitted width of a driveway in the front yard is 10 feet. The driveway width may be expanded to a maximum of 10 feet at any point behind the front facade.

CONTRIBUTING STANDARDS:

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

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

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

TASK FORCE RECOMMENDATION REPORT SWISS AVENUE/MUNGER PLACE

DATE: 02/09/2021 TIME: 5:30 pm MEETING PLACE: Virtual Applicant Name: Barbara Orlovsky Address: 5010 Worth Date of CA/CD/CR Request: 02/04/2021 RECOMMENDATION: Deny Approve x Approve with conditions Deny without prejudice Recommendation / comments/ basis: The Task Force recommends approval with the condition that a score line or other visible means of denoting the property line along the length of the drive, in order to maintain the appearance of ownership boundary. Task force members present (Chair) Kari Houston Osborn (Munger Alt.) Mark Guest (Prof) x Kelly Gordon Richard Catron x Greg Johnston x Emily Stevenson Wesley Powell VACANT (MP alt) Ex Officio staff members present : Melissa Parent X Simply Majority Quorum: <u>x</u> yes no (four makes a quorum) Maker: Emily Stevenson 2^{nd.} Kelly Gordon Task Force members in favor: Task Force members opposed:

CHAIR, Task Force DATE 02/09/2021

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 1, 2021 via

videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

Basis for opposition:



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-221(MLP)

LOCATION: 5014 Worth

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14

ZONING: PD-97

PLANNER: Melissa Parent DATE FILED: February 4, 2021

DISTRICT: Munger Place

MAPSCO: 46-B

CENSUS TRACT: 0013.02

APPLICANT: Tom & Shelley Ruprecht

OWNER: HEROLD J THOMAS & FARROW

REQUEST:

Replace existing ribbon driveway to create shared driveway configuration.

BACKGROUND / HISTORY:

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

PROJECT DESCRIPTION:

The subject property and the neighbor would like to combine their driveway into a shared-driveway configuration.

ANALYSIS:

Currently the subject property and the neighboring one (5014 Worth) each have a ribbon driveway. The driveway ribbons are extremely close to each other and to the structures, and as such, causes difficulty maneuvering since vehicles can only enter/exit the driveway one car/one property at a time. This configuration is also a violation of the ordinance, as it stipulates that ribbons of separate driveways must be at least 1-foot apart, which they are not as existing. The new shared driveway would remove the ribbons and create one larger concrete pad driveway that provides easier access for the property owners.

While concrete driveways in this district are generally only allowed a 10-foot max width in the front yard space and the proposed shared driveway width is 16-feet wide, each property only contains 8 feet of driveway, which adheres to the ordinance criteria.

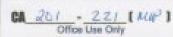
STAFF RECOMMENDATION:

Replace existing ribbon driveway to create shared driveway configuration. - Approve - Approve drawings dated 4/5/2021 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-97.111(c)(2)(I)(ii)(aa) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

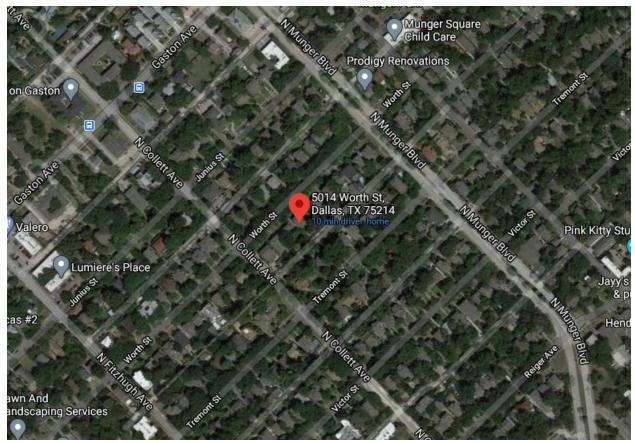
TASK FORCE RECOMMENDATION:

Replace existing ribbon driveway to create shared driveway configuration. – Approve with conditions - The task force recommends approval with the condition that a score line or other visible means of denoting the property line along the length of the drive in order to maintain the appearance of ownership boundary.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission CA 201 - 221 [MW]



ame of Applicant: TOM + SHELLEY RUPRECHT			
lailing Address: 5014 MORTH 3T.	OFFICE USE ONLY		
ity, State and Zip Code: DALLAS, TX 752/4	Main Structure:		
sytime Phone: 2,14 642 3954 Alternate Phone: 2,14 843 03-63	—		
elationship of Applicant to Owner: SELF			
ROPERTY ADDRESS: 504 WARTH ST. DILLAS, TX 75214	Non-contributing		
PROPOSED WORK: ist all proposed work simply and accurately, use extra sheet if needed. Att pecified in the submittal criteria checklist for type of work proposed. DO NOT v	ach all documentation write "see attached."		
Demo ribbon drives and infill from parkway apron to area between side porch steps of 501 Regrade to correct level and slope. Form and pour new concrete with #4 rebar at 16" cent approximately 70' by 16' with slight slope to center shared property line and from water drives alley. Broom finish. Includes demo of eroded side porch steps of 5010 Worth to pour 8' by steps. Cushion sand to be brought in as necessary. 19' from end of driveway to provide allow water absorption for trees, grass, and plants.	ers, measuring and to street and toward — 7' slab as base for brick —		
ignature of Applicant: 5m Romant Date: 1/30/206	6		
	V 4 2020		
ignature of Owner: The Rent Date: 1/30/20 OF NOT APPLICANT) Date: 1/30/20	2-/		
(FNOT APPLICANT) CLITTON	DI		
APPLICATION DEADLINE:	rianning		
oplication material must be completed and submitted by the FIRST THURSDAY (IOON, (see official calendar for exceptions), before the Dalias Landmark Compproval of any change affecting the exterior of any building. This form along with any smust be filed with a Preservation Planner at City Hall, 1500 Manila 5BN, Dalias, Texas,	nission can consider the supporting documentation		
Tease use the enclosed criteria checklist as a guide to completing the pplications cannot be reviewed and will be returned to you for more information. ontact a Preservation Planner at 214/670-4209 to make sure your application is complete.	You are encouraged to		
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the lecision. You are encouraged to attend the Landmark Commission hearing the first I i:00 pm in Council Chambers of City Hall (see exceptions). Information regar artificates of appropriateness for Individual addresses is available for review in 5BN of	donday of each month st ding the history of past		
Please review the enclosed Review and Action Form Aemorandum 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 accordang DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allowed the permit or allowe			
Signed drawings and/or specifications are enclosedYesNo			
Sustainable Construction and Development	Date		
Certificate of Appropriateness City of Dallas His	toric Preservation Rev. 061419		



Aerial image



Main Structure



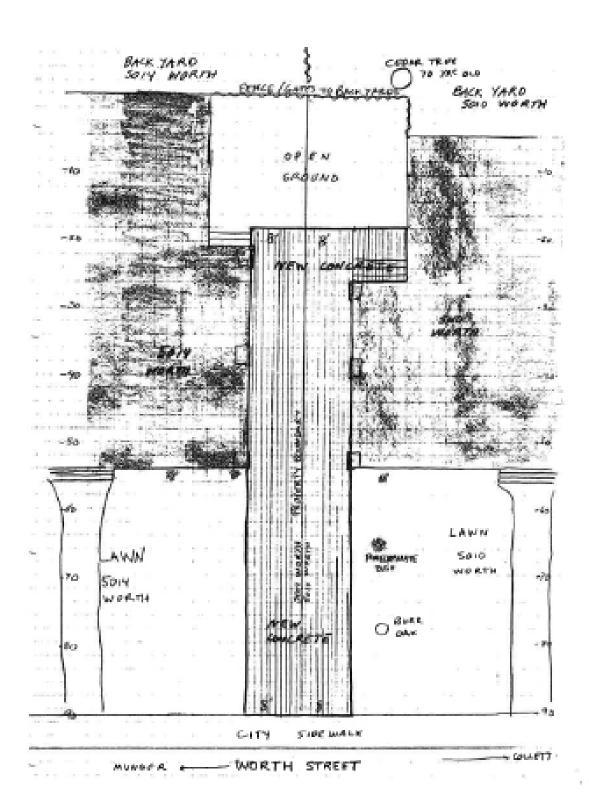
Property adjacent to the right



Property adjacent to the left



View across Worth



Proposed site plan





Existing driveway conditions

Section 51P-97.111(c) Preservation criteria for Tract A

- (2) Landscaping
 - (I) Sidewalks, driveways, and curbing
 - (ii) Width, style, and spacing
- (aa) The maximum permitted width of a driveway in the front yard is 10 feet. The driveway width may be expanded to a maximum of 10 feet at any point behind the front facade.

CONTRIBUTING STANDARDS:

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

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

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

TASK FORCE RECOMMENDATION REPORT SWISS AVENUE/MUNGER PLACE

DATE: 02/09/2021 TIME: 5:30 pm

MEETING PLACE: Virtual

And Versel Versel. There & Challer Brown ha

Applicant Name: Tom & Shelley Ruprecht Address: 5014 Worth

Date of CA/CD/CR Request: 02/04/2021

RECOMMENDATION:
ApprovexApprove with conditions DenyDeny without prejudice
Recommendation / comments/ basis:
The Task Force recommends approval with the condition that a score line or other visible means of
denoting the property line along the length of the drive, in order to maintain the appearance of ownership
boundary.
Task force members present
x Mark Guest (Prof) x Kelly Gordon Murger Alt. Wesley Powell x Greg Johnston x Emily Stevenson VACANT (MP alt) X Greg Johnston X Emily Stevenson
Ex Officio staff members present : Melissa ParentX
Simply Majority Quorum:yes no (four makes a quorum)
Maker: Emily Stevenson 2nd: Kelly Gordon
Task Force members in favor: 4
Task Force members opposed: 0 Basis for opposition:
CHAIR, Task Force DATE 02/09/2021

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 1, 2021 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and ditzens to provide public comment.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-219(MP) LOCATION: 4706 Swiss Ave

STRUCTURE: Main & Noncontributing

COUNCIL DISTRICT: 2 ZONING: R-7.5 (A) PLANNER: Marsha Prior DATE FILED: Feb 4, 2021

DISTRICT: Peak's Suburban Addtn

MAPSCO: 46-A

CENSUS TRACT: 0015.04

APPLICANT: Jim Anderson

OWNER: ANDERSON JAMES MARK & SARA BLOCH

REQUEST:

The applicant requests a Certificate of Appropriateness to:

- 1) Revise dimensions of approved addition to match size of existing deck.
- 2) Add three decorative vents to foundation skirt.
- 3) Replace rear door.
- 4) Add fretwork in top, rear gable.

BACKGROUND / HISTORY:

At the October 5, 2020, Landmark hearing, the Commissioners approved the request for a rear addition with balcony with the condition that the corner boards between the main structure and the addition are maintained to delineate the historic residence from the new addition (CA190-674(MP)). The CA also proposed to repair a rear wood door, but upon further review, the door is believed to be irreparable.

The house is a historic Queen Anne Victorian Style residence that was moved into the historic district from another location circa 1988.

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

PROJECT DESCRIPTION:

The project consists of several alterations to a previously approved rear addition.

a. The dimensions of the original plan were slightly off from the existing deck. The original drawings had the dimensions at 26'-4" long and 13'-4" wide. The corrected measurements are 26'-11" long and 14'-7" wide (Figure 14);

- b. The installation of cast iron foundation vents that measure 14" x 22" and triangularshaped wood fretwork (two side measuring 54" and the longer side 82") for the rear gable; and
- c. The replacement of the existing wood door on the rear, which has a crack in the panel, with a wood door of the same size.

RELEVANT PRESERVATION CRITERIA:

Peak's Suburban Addition Preservation Ordinance

- 4.0 New Construction and Additions
 - 4.2 New construction, additions to historic structures, accessory buildings, porches and balconies must be of appropriate massing, roof form, shape, materials detailing and color and must have fenestration patterns and solids-to-voids ratios that are typical of the historic structure.
 - 4.3 The height of new construction, accessory buildings, or vertical or horizontal additions to existing non-protected structures or facades may not exceed the height of similar historic structures in this district.

Development Code

City Code Section 51A-4.501(g)(6)(C)(ii) -

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

ANALYSIS:

The proposed revisions in width and length remain in keeping with preservation criteria for new construction and height (Sections 4.2 and 4.3) and the proposed vents, door, and fretwork are complimentary to the Victorian style of the main structure. Furthermore, the proposed new features will be on the rear and not visible from the public right-of-way, and therefore, would not have an adverse effect on the character of the historic residence or historic overlay district.

STAFF RECOMMENDATION:

- Revise dimensions of approved addition to match size of existing deck Approve

 Approve drawings dated 4/5/2021 with the finding the work is consistent with preservation criteria for Sections 4.2 and 4.3 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Add three decorative vents to foundation skirt Approve Approve drawings and photo dated 4/5/2021 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Replace rear door Approve Approve drawings and photo dated 4/5/2021 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

4) Add fretwork in top, rear gable – Approve – Approve drawings and photo dated 4/5/2021 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Revise dimensions of addition to match size of existing deck Approve Approve.
- 2) Add three decorative vents to foundation skirt Approve Approve as submitted for addition of foundation vents.
- 3) Replace rear door Approve Approve change of door.
- 4) Add fretwork in top, rear gable Approve Approve as submitted for addition of fretwork.

City of Dallas Landmark Con		Office Use Only
Name of Applicant httl A4060000 Mailing Address 4730 5 to City, State and Dip Code: 1004045 Deytine Phone: 214 (220 787) Relationship of Applicant to Owner: PROPERTY ADDRESS: 4730 Historic District: 10045 5 5696	AVENUE TX 75204 10 Fex OUMPS-	Building Inspection: Please use signed dinnelings before localing permit: Yes No Floreon's Initials
Signature of Applicant:	CRECKING CONTROL TO FLATER 14.7" LISPANH FEDT FOULDWITH FEDT FOULDWITH FEDT FOULDWITH FOULDWI	ACTUAL SIZE OF DECK E 7 26/4/70 26/11/2 SEP AND CONTUST BE SENSE ARLE - GABLE WAS
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OTHER: In the event of a denial, you have the ri- decision. You are encouraged to attend the 1.00 pm in Council Chambers of City I conflicates of appropriates for individual Presse reliefs the end Action Memorandum to the Building Official, a Cartifical	Hali (see exceptions). Infor al actoresses is available for rev Farm	mation regarding the history of past
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SUPLEMENTARY INFORMATION

Existing Conditions

Site Conditions



Figure 1 – Aerial view of the subject property.



Figure 2 – View of the subject property as seen from Swiss Avenue, facing south.



Figure 3 – View to left of subject property as seen from Swiss Avenue, facing east.



Figure 4 – View to right of subject property as seen from Swiss Avenue, facing west.



Figure 5 – View across from subject property as seen from Swiss Avenue, facing north.

Elevations (See folder for better quality)

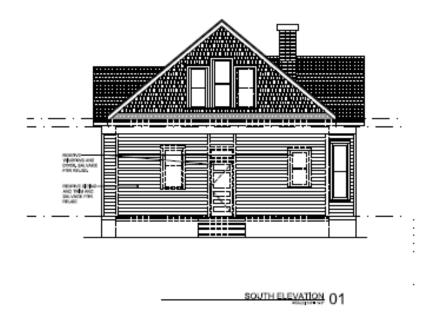


Figure 6 -- Existing rear elevation.



Figure 7 -- Existing right (west) elevation.



Figure 8 -- Existing left (east) elevation.

Photographs



Figure 9 -- Rear elevation.



Figure 10 -- Rear elevation.



Figure 11 -- View of left side of subject property from sidewalk.



Figure 12 -- Close up view of left side of subject property from sidewalk.



Figure 13 -- View of right side of subject property from sidewalk.

Proposed Changes (see folder for better quality)

Floor Plans

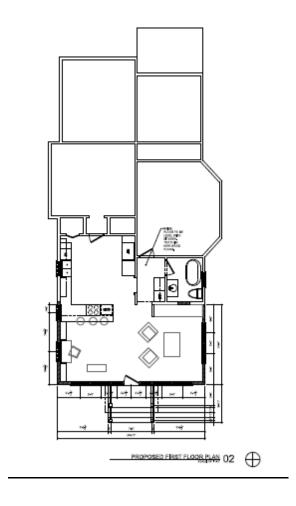


Figure 14 -- Request #1, proposed first floor plan to match width and length of existing deck; widt14h to change from previously approved 13'-4" to 14'-7" and length from 26'-4" to 26'-11".

Elevations and Roof Plan

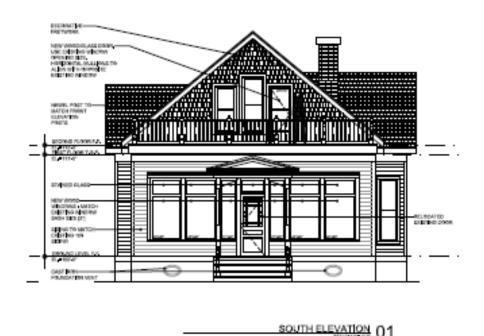


Figure 15 -- Proposed rear elevation.



Figure 16 -- Proposed right (west) side elevation.



Figure 17 -- Proposed left (east) side elevation.

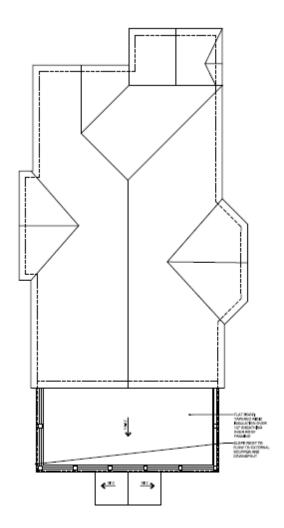


Figure 18 -- Proposed roof plan.

ATTACHMENTS

Attachment 1 – Examples of proposed features.



Request #2 – Proposed decorative vents.



Request #3 – Proposed rear door.



Request #4 – Proposed fretwork for rear gable.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-146(MP)
LOCATION: 2510 South Blvd
STRUCTURE: Main & Noncontributing

COUNCIL DISTRICT: 7

ZONING: PD-595

PLANNER: Marsha Prior DATE FILED: Feb 4, 2021

DISTRICT: South Blvd/Park Row

MAPSCO: 46-S

CENSUS TRACT: 0203.00

APPLICANT: Jon Gipson

OWNER: GIPSON JON PHIL

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1) Construct a two-story house and two-car detached accessory structure.

BACKGROUND / HISTORY:

On November 2, 2020, the Landmark Commission denied without prejudice a proposed two-story main structure and a detached accessory structure with the finding that it did not meet preservation criteria in the South Boulevard/Park Row ordinance for new construction, the Secretary of the Interior's Standards for the Treatment of Historic Properties, No. 9, and thus, did not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) (CA201-006(MP)). The Landmark Commission shared Staff concerns, which included: the design was not in keeping with existing character; foundation reveal was shorter than typical; a-typical size, style, and placement of windows; uncharacteristic roof form; and shallow boxed eaves.

During the same hearing, the Landmark Commission approved the proposed landscape plan, fence, concrete flatwork, and lamp post (CA201-006(MP)).

The property is a vacant lot in the South Boulevard/Park Row Historic District.

PROJECT DESCRIPTION:

The proposed work is to construct a two-story house and detached accessory structure to serve as a two-car garage. Materials include a brick veneer with a limestone wash, stucco, wood clad windows, and an iron door. The proposed main structure includes a variety of multi-pane windows with the more decorative and complex windows on the front

elevation. The accessory structure is a simple design with gable roof, garage door, and a person entry door.

RELEVANT PRESERVATION CRITERIA:

SECTION 3. All alterations, reconstructions and additions to the exterior of any building or structure within the district shall conform to the following criteria. Whether or not a proposed alteration, reconstruction or addition is in conformity with the given criterion shall be determined by the Historic Landmark Preservation Committee in accordance with the provisions of Chapter 19A of the Dallas City Code:

- (b) Preservation criteria. Construction of new buildings and structures and redevelopment of buildings and structures existing at the time of the passage of this ordinance shall be in compliance with the following criteria and with the existing architectural patterns within the subdistrict. For the purpose of the subsection, "redevelopment" shall mean any alteration to the exterior of a building or structure which is existing as of the effective date of this ordinance:
- (1) Height. Buildings and structures may be erected to, but shall not exceed a height of 36 feet.
- (2) Roofs.
 - (A). In order to maintain the predominant architectural characteristics of the district, roof patterns shall be of complex design through the use of separate substructure roof roofs and dormer windows.
- (3) Front Entrance.

In order to maintain the strong visual definition of the entrance as the central element of the front façade, front entrances to all primary buildings shall be detailed with a porch or canopy treatment or be recessed.

(4) Columns.

In order to maintain the quality of massive columns as a predominant architectural characteristic, all columns shall have a minimum width, measured at its widest part of 1/6 of the height of the column.

- (5) Window Openings.
 - (A) Window openings within the front façade shall contain two or more windows.

- (C) Windows shall contain three or more lights.
- (6) Material.
- (B) The façade material for new buildings shall be of stucco, brick or wood.

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Secretary of the Interior's Standards for Rehabilitation No. 9 –

New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

ANALYSIS:

The predominant character of the street is represented by a mix of the following styles: Prairie, Craftsman, Bungalow, Colonial Revival and Tudor Revival.

<u>Height</u> - the 35' height of the proposed main structure is consistent with the preservation criteria pertaining to height.

<u>Roofs – While</u> the proposed roof form sustains the predominant architectural characteristics of complexity in a harmonious manner, an 8" overhang is too shallow and would not satisfy the preservation criteria that requires a minimum of a 12" overhang.

<u>Front Entrance</u> — The proposed front entrance incorporates a canopy, however, the canopy appears too modest to express a "strong visual definition". A strong visual definition of the front entrance is a key characteristic of traditional entrances in the district.

<u>Columns – The front porch column appears to be 10' in height and 12" wide at the widest portion, Visually, the column appears vertically emphasized, owing to its proportions, which should be 1:6. This means that the widest part of the column should be at least 20" to satisfy the preservation criteria that focuses on the quality of massive columns.</u>

<u>Window Openings</u> - The number, style, and size of windows on each elevation reflect the predominant fenestration pattern. Houses in this district incorporate multiple sets of windows on each elevation so that the window pattern fully encircles the house to provide light and circulation. The majority of windows that establish the predominant character of the fenestration pattern as seen from the public right-of-way incorporate 2 or more multilight windows.

During the development period of this district, imitation materials were not commonly used. While the proposed wood clad windows would not have existed during the period of significance, the matter that is of greatest relevance in assessing the effects of new construction on the character and appearance of the district is whether the proposed windows are compatible with the character of the district. In this instance, it will be important that window proportions and their physical dimensions, including the character of muntins be compatible with traditional wood windows in the area.

<u>Material</u> – While it is proposed that brick, wood and stucco be used, consistent with the preservation criteria, the proposed limewash over the brick veneer does not respond to the traditional character of brick in the district, which has a period of significance between 1900 and 1925. It is therefore considered that the limestone wash gives the house an appearance that is not compatible with the historic overlay district.

Having regard to the foregoing, it is considered that the current proposed design and its features are substantively in keeping with the predominant traditional context, and that several important details identified can be addressed through the recommended conditions.

STAFF RECOMMENDATION:

Construct a two-story house and two-car detached accessory structure – Approve with conditions – Approve drawings and specifications dated 4/5/2021 with the condition that the entrance design be strengthened, that the roof overhangs be a minimum of 12", that the widest portion of the front column be a minimum ratio of 1:6 (width to height), and that a limewash treatment is not applied to the brick with the finding the work is otherwise generally consistent with preservation criteria Sections 3(b)(1), 3(b)(2), 3(b)(5), 3(b)(5)(A), 3(b)(5)(C), 3(b)(7), and 3(b)(8)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

 Construct a two-story house and two-car detached accessory structure – No quorum, comments only – On front façade, all substructures to be subdivided by more than one window. Section 5A of ordinance number 155 12; overhangs to be 12 inches or more. Section 2C; columns should be massive with minimum width of 1/6 height of column. Section 4.

Certificate of Appropriateness (CA)



Name of Applicant:	Jon Gipson			1
Mailing Address	1900 North Hall Street #507			OFFICE USE ONLY
City, State and Zip Co	ate and Zip Code: Dallas, Toxas 15204		Main Structure:	
Daytime Phone:	469-251-9191 Alterna	te Phone:		Contributing
Relationship of Applic	ant to Owner : _ser			Cantributing
PROPERTY ADDRES	SS; 2510 South Boulevard, Dalla	a, TX 75215		non-conditioning
Historic District	South Bouleward - Park Row			
	RK: k simply and accurately ttal criteria checklist for to			
- Construction of new, two-s	story residential home and detachs	ad two-car garage		
- Installation of guttering on	home and detached garage			
- installation of new, wood f	ence			
- Installation of new, post m	ounled light to replace existing ligh	ht located near front etc	ф	41.7 maredia
- Installation of new sidewal	k from city sidewalk to porch, new	driveway from street to	garage (existing steps	will remain)
Signature of Applicant	Jon Gipson	Date	11/20/20	
Signature of Owner:	0	Date		
Ciginal and Civilian	(IF NOT APPLICANT			-
must be filed with a Pres	affecting the exterior of any servation Planner at City Ha	all, 1500 Marilla 58	N, Dallas, Texas, 7	5201.
applications cannot be	osed criteria checklist a reviewed and will be retu Planner at 214/670-4209 to	imed to you for a	nore information.	You are encouraged to
OTHER: In the event of a denia	al, you have the right to a uraged to attend the Landr hambers of City Hall (see	mark Commission	hearing the first Mo Information regard	onday of each month a
decision. You are encou 1:00 pm in Council Cl	eness for individual addres		review in poly or r	
decision. You are encor 1:00 pm in Council Cl certificates of appropriat Please review the encloser	eness for individual addres d Review and Action Form ding Official, a Certificate of	ses is available for		
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SUPLEMENTARY INFORMATION

Existing Conditions

Site Conditions

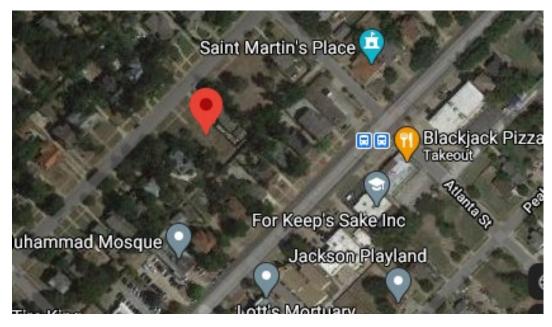


Figure 1 – Aerial view of the subject property.



Figure 2 – View of the subject property as seen from South Blvd, facing south.



Figure 3 – Main structure to left of subject property as seen from South Blvd, facing south.



Figure 4 – Main structure to right of subject property as seen from South Blvd, facing south.



Figure 5 – Main structures across from subject property as seen from South Blvd, facing north.

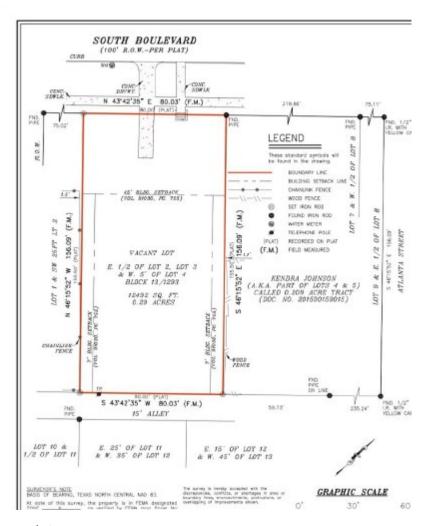


Figure 6 – Survey plat.

Proposed Changes (See folder for better quality)

<u>Site</u>

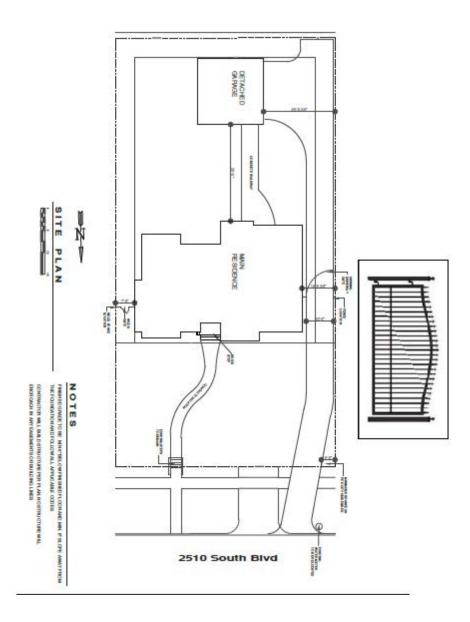


Figure 7 – Site plan; front yard setback to be 45'. Note: Fencing and concrete flat work have been previously approved.

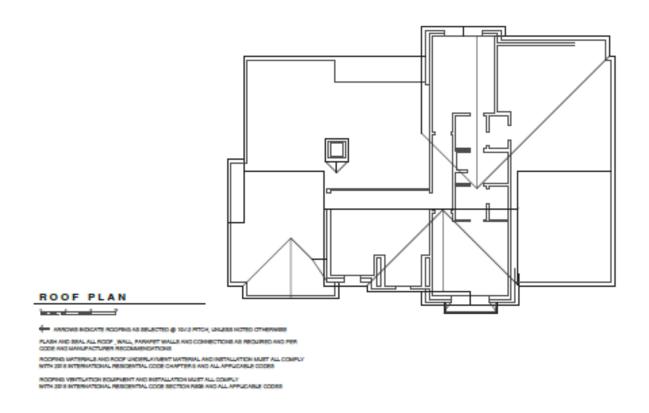


Figure 8 – Proposed roof plan.

Elevations

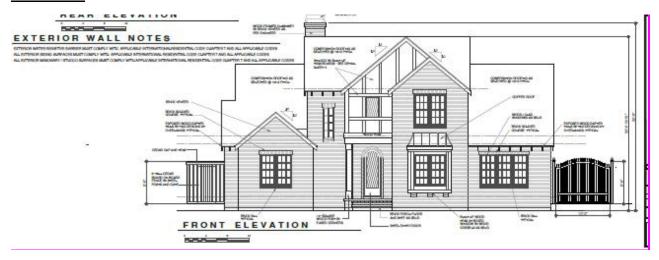


Figure 9 -- Proposed front elevation.

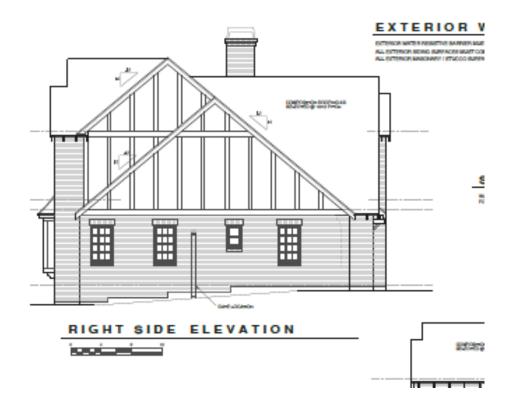


Figure 10 – Proposed right elevation.

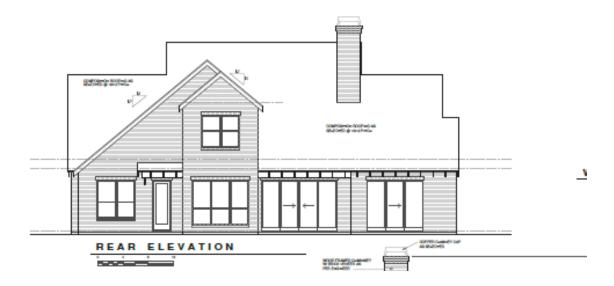


Figure 11 – Proposed rear elevation.

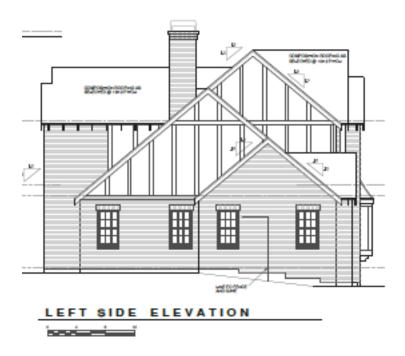


Figure 12 – Proposed left elevation.

<u>Details</u>



Figure 13 -- Detail for windows.

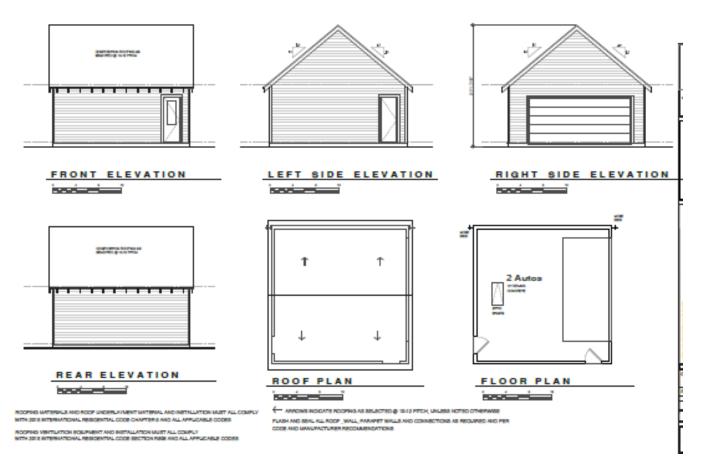


Figure 14 -- Proposed accessory structure.

Contextual Relationships



Figure 15 – Contextual relationship as viewed in aerial.



Figure 16 -- Streetscape elevation.

ATTACHMENTS

Attachment 1 – Specifications for main and accessory structures.

BRICK: MERIDIAN BRICK - HICKORY TRAIL



BOARD & BATTEN WOOD SIDING: SW7551 GREEK VILLA (BASE) SW7046 ANONYMOUS (TRIM)

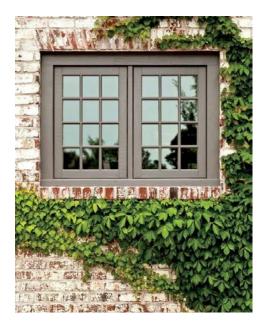


MASONRY APPLICATION: ROMABIO RIPOSO BEIGE LIMEWASH



HOUSE TRIM PAINT COLOR: SW7551 GREEK VILLA

Exterior finishes for main structure (proposed brick, paint, and limewash).



Example of proposed limewash treatment on brick. Note: photo is not from the SBPR Historic District.



Example of proposed limewash treatment on brick. Note: photo is not from the SBPR Historic District.



Example of proposed limewash treatment on brick. Note: photo is not from the SBPR Historic District.

ARCHITECTURAL COMPOSITION SHINGLE ROOF: DARK BROWN IN COLOR



GUTTERING: HALF ROUND IN BRONZE / BROWN



Proposed composition roof shingles and gutter.



Proposed chimney cap.

WALL MOUNTED LAMP ON BOTH SIDES OF FRONT DOOR: BRONZE



EXTERIOR LANDSCAPE LIGHTING ACROSS FRONT OF HOUSE: BRONZE



Proposed exterior wall mounted and landscape lights.

LIGHTING OVER GARAGE DOOR: BRONZE GOOSENECK



Proposed lighting for accessory structure.

MAILBOX: MOUNTED NEAR FRONT DOOR



Malibox Dimensions: 11.25 in. W x 15 in. H x 4.5 in. D

HOUSE NUMBERS: BRONZE IN COLOR

1234 5678 90

Specifications

- · Zero number width 6"
- . One number width 1-3/4"
- Two number width 4-1/4"
- . Five number width 4"
- . Height of all numbers 6"
- Depth ¾"

Proposed mailbox and address numbers.

BOARD & BATTEN WOOD SIDING - SW7551 GREEK VILLA (BASE) SW7046 ANONYMOUS (TRIM)



PAINTED WOOD CLAD GARAGE DOOR:SW7048 ANONYMOUS



GARAGE SOLID ENTRY DOOR:



2610 South Boulevard : F

Proposed garage door, paint colors, and personal entry door.

REAR HOME ENTRY DOOR & GARAGE ENTRY DOOR: SW7046 ANONYMOUS



GARAGE GUTTERING: HALF ROUND IN BRONZE / BROWN



Proposed person entry door, paint color, and gutters for accessory structure.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-264(MLP)

LOCATION: 5520 Swiss

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14

ZONING: PD-63

PLANNER: Melissa Parent DATE FILED: March 4, 2021 DISTRICT: Swiss Avenue

MAPSCO: 36-X

CENSUS TRACT: 0014.00

APPLICANT: Michelle Manners

OWNER: MILLER JANICE SUE

REQUEST:

Install new screens on side porch of main structure.

BACKGROUND / HISTORY:

The structure is listed as contributing to the Swiss Avenue Historic District.

PROJECT DESCRIPTION:

This project consists of the addition of full-length screens to the corner side façade porch. It is proposed that the screens be inconspicuously attached to the back of the decorative wood elements and columns on the porch.

ANALYSIS:

While the installation of screens to porches is not uncommon in the district, is less common on highly visible corner side façades. The ordinance does not include guidelines for the screening-in of side façade porches directly, there are specific guidelines for the size of gauging for window screens, which is 18 X 16 gauge. The original screen proposed by the applicant appears dark as the gauging is rather tight, which could obstruct architectural elements of the structure or make an otherwise sense of openness appear enclosed. As proposed, the screen gauge will likely have an impact on the character and appearance of the district that may be considered adverse.

STAFF RECOMMENDATION:

Install new screens on side porch of main structure – Approve with conditions – Approve photos and specifications dated 4/5/2021 with the condition that the "Better Vue Invisible Screen" gauge or equivalent be used, with the finding that the proposed work, if mitigated,

would be consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(iii)(cc) and will meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

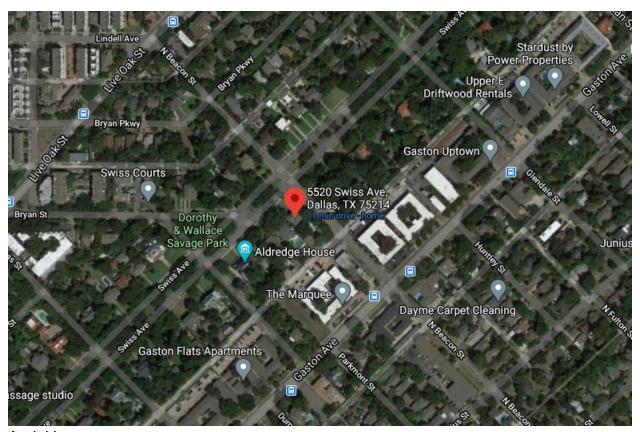
TASK FORCE RECOMMENDATION:

Install new screens on side porch of main structure. – Approve with conditions - Provide sample of screen gauge, should be least visible as possible.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Wichelle	Wanners			
Mailing Address: 5520 รับ City, State and Zip Code: ประเทศ Daytime Phone: 214 - 101 - เมษษ์ Relationship of Applicant to Owner:	NISS AND TX 75214 Alternate Phone: 469-569-669 5015	Main Structure:		
PROPERTY ADDRESS: 5520 Swiss Ave. Historic District: Swiss Ave.				
PROPOSED WORK: List all proposed work simply and ac specified in the submittal criteria check	klist for type of work proposed. DO NO			
Screen in side porch. Retain all thin as pic	stured RECE	IVED BY		
	# Funda	0 4 2020		
Signature of Applicant: \(\gamma\lambda \text{Line}\)	Warnes Date: 5-1-21	Planning		
Signature of Owner:	Date:			
APPLICATION DEADLINE: Application material must be completed a NOON, (see official calendar for excel approval of any change affecting the exten must be filed with a Preservation Planner of	ptions), before the Dallas Landmark Co for of any building. This form along with an	mmission can consider the ny supporting documentation		
Please use the enclosed criteria chi applications cannot be reviewed and will contact a Preservation Planner at 214/670	I be returned to you for more informati	on. You are encouraged to		
OTHER: In the event of a denial, you have the ridecision. You are encouraged to attend the 1:00 pm in Council Chambers of City contificates of appropriateness for individual	he Landmark Commission hearing the fin Hall (see exceptions). Information re al addresses is available for review in 5BN	at Monday of each month at garding the history of past		
Please review the enclosed Review and Action Memorandum to the Building Official, a Cert	tificate of Appropriateness has been:			
DENIED. Please do not release the				
Signed drawings and/or specifications are	enclosedYesNo			
Office of Historic Preservation	Dete			
Cartificate of Appropriateness	City of Dallas H	Interio Preservation		



Aerial image



Main Structure



Property adjacent to the right



View across N Beacon



View across Swiss





View of subject porch from the street



108 Inch x 100 Ft Super Screen



Screen Gauge specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-63.116(1) Building placement, form, and treatment (P) Windows and doors.

(iii) <u>Screens, storm doors, and storm windows.</u> Screens, storm doors and storm windows may be permitted if: (cc) The screen mesh is 18 x 16 gauge.

CONTRIBUTING STANDARDS:

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

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

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

TASK FORCE RECOMMENDATION REPORT

SWISS AVENUE/MUNGER PLACE

DATE: 03/09/2021 TIME: 5:30 pm
MEETING PLACE: Virtual
Applicant Name: Michelle Manners
Address: 5520 Swiss
Date of CA/CD/CR Request: 03/04/2021
RECOMMENDATION:
ApproveX_Approve with conditions DenyDeny without prejudice
Recommendation / comments/ basis:
Provide sample of screen gauge, should be least visible as possible
Task force members present
(Chair) X_ Kari Houston Osborn (Munger Alt.) Mark Guest (Prof) Kelly Gordon X Richard Catron
Wesley Powell X Greg Johnston X Emily Stevenson
VACANT (MP alt)
Ex Officio staff members present : Melissa ParentX
Simply Majority Quorum: _X_ yes no (four makes a quorum)
Maker: Stevenson
Task Force members in favor: unanimous
Task Force members opposed:
Basis for opposition:
CHAIR, Task Force DATE 03/09/2021

The task force recommendation will be reviewed by the Landmark Commission on Monday, April 1, 2021 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-224(MLP)

LOCATION: 5623 Swiss

STRUCTURE: Main & Non-contributing

COUNCIL DISTRICT: 14

ZONING: PD-63

PLANNER: Melissa Parent DATE FILED: February 4, 2021

DISTRICT: Swiss Avenue

MAPSCO: 36-X

CENSUS TRACT: 0014.00

APPLICANT: Concepcion Lozano

OWNER: LOZANO CONCEPCION L ETAL

REQUEST:

Retain the recent construction of a concrete block fence in the rear yard without Certificate of Appropriateness.

BACKGROUND / HISTORY:

3/13/2019 – Landmark Commission denied without prejudice construction of a new concrete block fence along rear property line (CA189-281(MLP)).

9/10/2019 – Landmark Commission denied without prejudice construction of a new concrete block fence along rear property line and installation of climbing roses along fence (CA189-726(MLP)).

The main structure is listed as non-contributing to the Swiss Avenue Historic District.

PROJECT DESCRIPTION:

8inX8in Concrete block fence already constructed on a vacant lot without a CA.

ANALYSIS:

If concrete block is left exposed, is not permitted by the ordinance, however, the work undertaken, subsequently included covering it with stucco and ivy. The subsequent work leaves the streetscape appearing as if this property were still a vacant lot, while provided some added security for property owners along the alleyway. This means that the work undertaken will not have an adverse effect on the character and appearance of the district.

STAFF RECOMMENDATION:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness. - Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

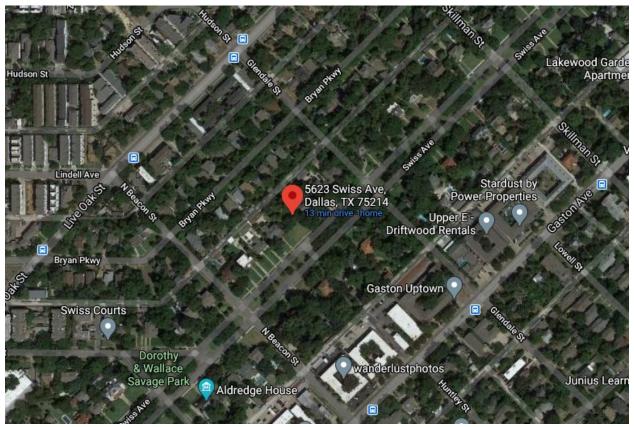
TASK FORCE RECOMMENDATION:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness. – Approve with conditions - Task force recommends approval with the condition that the wall be sufficiently covered in stucco and ivy such that no CMU block be visible.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Concepcion L L	ozano		
Mailing Address: 5619 Swiss Ave			OFFICE USE ONLY
City, State and Zip Code: Dallas, TX	75214		Main Structure:
	Alternate Phone:		Contribution
Relationship of Applicant to Owner:	Self		
PROPERTY ADDRESS: 5623 Swiss Historic District SAHD	Ave		Non-contributing
PROPOSED WORK: List all proposed work simply and accepted in the submittal criteria check. Replace chain link fence with 9' x 73' Co	list for type of work p norete Cinder block fe	roposed. DO NOT write	r all documentation r see attached." VED BY
Materials: Grey Concrete Cinder Blocks	with stucco finish.	95,039	attorios
Concrete Solid Cap Block for Top Cap	of fence.	FEB	0 4 2020
6' x 8' Wood Gate Door for alley access			
Landscape: Blue by Leaf and bushes to o	over the feace from S	wiss Ave views	- Plenning
APPLICATION DEADLINE: Application material must be completed as NOON, (see official calendar for except approval of any change affecting the extent must be filed with a Preservation Planner at	nd submitted by the tions), before the Da or of any building. This I City Hall, 1500 Marilia	itas Landmark Commiss form along with any supp a 5BN, Dallas, Texas, 752	ion can consider the orting documentation 01.
Please use the enclosed criteria che applications cannot be reviewed and will contact a Preservation Planner at 214/670 -	he returned to you t	or more information. You	fication. Incomplete a are encouraged to
OTHER: In the event of a denial, you have the rig decision. You are encouraged to attend the 1:00 pm in Council Chambers of City H contificates of appropriateness for individual	 Landmark Commissi iall (see exceptions) addresses is available 	on hearing the first Mono	lay of each month at
Proase review the enclosed Review and Action F Memorandum to the Building Official, a Certif	orm Scate of Appropriatenes	s has been:	-
APPROVED. Please release the build APPROVED WITH CONDITIONS. Please do not release the build DENIED. Please do not release the build DENIED WITHOUT PREJUDICE. Please	ase release the buildin	UNIVERSE.	alifantas merenana
Signed drawings and/or specifications are e		No	
Office of Historic Preservation		Date	
Certificate of Appropriateness	City of Dallas	Historia	Preservation



Aerial image



Vacant lot



Property adjacent to the right



Property adjacent to the left

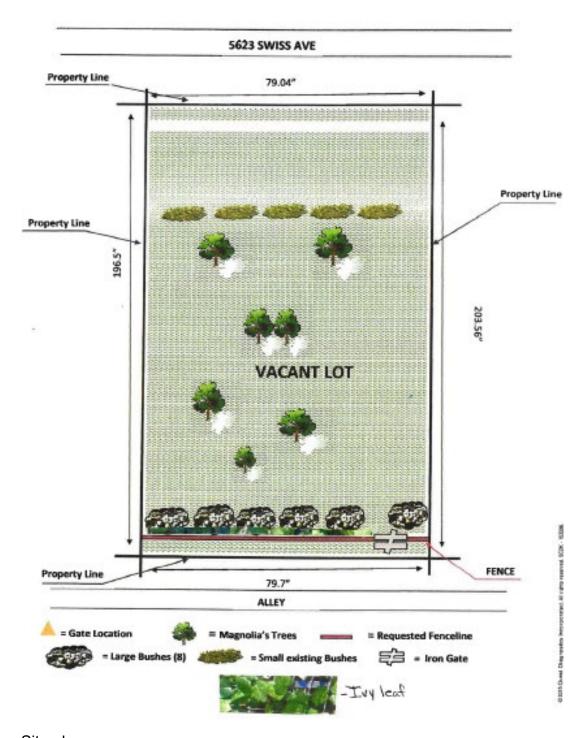


View across Swiss





Views of fencing already constructed with stucco and ivy covering



Site plan





8 in. x 8 in. x 16 in. Concrete Block

8 in. x 2-1/4 in. x 16 in. Concrete Solid Cap Block





(species of ivy not provided)



gate for required alley access

Materials

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

NON-CONTRIBUTING STANDARDS:

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT SWISS AVENUE/MUNGER PLACE

DATE: 02/09/2021 TIME: 5:30 pm
MEETING PLACE: Virtual
MEETING PLACE. VIIIIII
Applicant Name: Concepcion Lozano
Address: 5623 Swiss
Date of CA/CD/CR Request: 02/04/2021
RECOMMENDATION:
Approve x _Approve with conditions DenyDeny without prejudice
Recommendation / comments/ basis:
The Task Force recommends approval with the condition that the wall be sufficiently covered with stucco
The Task Porce recommends approval with the condition that the wall be sufficiently covered with stucco
and ivy such that no CMU block be visible.
March all Transactions and Series Visities Vis Televisies
Task force members present
(Chair) Kari Houston Osborn (Munger Alt.)
K Mark Guest (Prof) Kelly Gordon Richard Catron
Wesley Powell <u>x</u> Greg Johnston <u>x</u> Emily Stevenson VACANT (MP alt)
VACANI (MP alt)
Ex Officio staff members present : Melissa Parent X
Simply Majority Quorum: _x_ yes no (four makes a quorum)
Maker: Emily Stevenson
2 nd : Greg Johnston
Task Force members in favor: 3
Task Force members opposed: 1
Basis for opposition:
CHAIR, Task Force DATE 02/09/2021

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 1, 2021 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and ditzens to provide public comment.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-223(MLP)

LOCATION: 5627 Swiss

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14

ZONING: PD-63

PLANNER: Melissa Parent DATE FILED: February 4, 2021

DISTRICT: Swiss Avenue

MAPSCO: 36-X

CENSUS TRACT: 0014.00

APPLICANT: Concepcion Lozano

OWNER: LOZANO RAUL ET AL

REQUEST:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness.

BACKGROUND / HISTORY:

The structure is listed as contributing to the Swiss Avenue historic district.

PROJECT DESCRIPTION:

8inX8in Concrete block fence already constructed on a vacant lot without a CA.

ANALYSIS:

If concrete block is left exposed, is not permitted by the ordinance, however, the work undertaken, subsequently included covering it with stucco and ivy. The subsequent work leaves the streetscape appearing as if this property were still a vacant lot, while provided some added security for property owners along the alleyway. This means that the work undertaken will not have an adverse effect on the character and appearance of the district.

STAFF RECOMMENDATION:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness. - Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-63.116(2)(B)(v) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

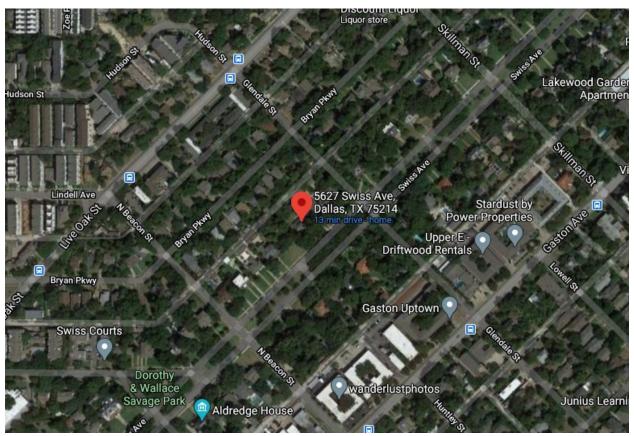
TASK FORCE RECOMMENDATION:

Construct concrete block fence in rear yard. Work completed without Certificate of Appropriateness. – Approve with conditions - Task force recommends approval with the condition that the wall be sufficiently covered in stucco and ivy such that no CMU block be visible.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Concepcion L	Lozano	
Mailing Address : 5619 Swiss Av	LIMP CO.	OFFICE USE ONLY
City, State and Zip Code: Dallas, T)		Main Structure:
Daytime Phone: 214-704-5600	_ Alternate Phone	X Contributing
Relationship of Applicant to Owner:	Self	
PROPERTY ADDRESS: 5627 Swi Historic District: SAHD	ss Ave	Non-contributing
PROPOSED WORK: List all proposed work simply and a specified in the submittal criteria cher	occurately, use extra sheet in cklist for type of work propositions.	f needed. Attach all documentation ed. DO NOT write "see attached."
Replace chain link fence with 9' x	70' Concrete Cinder block	fenceRECEIVED BY
Materials: Grey Concrete Cinder		
	ock for Top Cap of fence.	EEB 0 4 2020
6' x 8' Wood Gate Doo		PED 9 4 2004
Landscape: Blue Ivy Leaf to cover		· ·
- Codi to Cove	UND ROTTOD TIGHT CHAISS PLACE	Current Planning
Signature of Applicant:	Date:	Guillan
Signature of Owner Lough HAV.	S. BAN Date:	Dec. 12th 2001
/ of Not	ans reach	12- 2021
APPLICATION DEADLINE:	· · · · · · · · · · · · · · · · · · ·	
Application material must be completed NOON, (see official calendar for exce approval of any change affecting the exte must be filed with a Preservation Planner	eptions), before the Dallas Lar rior of any building. This form of	ndmark Commission can consider the
Please use the enclosed criteria ch applications cannot be reviewed and w contact a Preservation Planner at 214/670	hecklist as a guide to com	pleting the application. Incomplete
OTHER:		ATT
In the event of a denial, you have the decision. You are encouraged to attend to 1:00 pm in Council Chambers of City certificates of appropriateness for individual.	the Landmark Commission hose Hall (see exceptions). Infor al addresses is available for rev	ring the first Monday of each month at
Phoses review the enclosed Review and Action Memorandum to the Building Official, a Cer	Form	
APPROVED. Please release the but APPROVED WITH CONDITIONS. P. DENIED. Please do not release the DENIED WITHOUT PREJUDICE. Ple	lease release the building permi	
Signed drawings and/or specifications are	enclosedYesNo	vite ou charing con 2000 il 4
Office of Historic Preservation	Date	
Certificate of Appropriateness	City of Ballas	Historic Preservation Rev. 010020



Aerial image



Main Structure



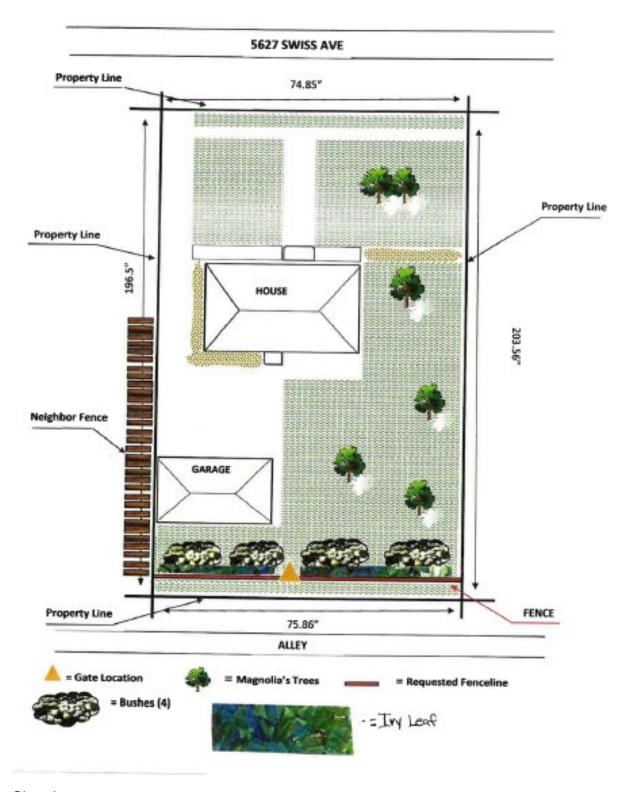
Property adjacent to the right



Vacant lot adjacent to the left



View across Swiss



Site plan





Views of fencing already constructed with stucco and ivy covering





8 in, x 8 in, x 16 in, Concrete Block

8 in. x 2-1/4 in. x 16 in. Concrete Solid Cap Block

Č



(species of ivy not provided)



gate for required alley access

CA201-223(MLP)

C17-9

Materials

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-63.116(2) Landscaping

(B) Fences

(v) Materials. A fence must be constructed of one or more of the following materials: metal or plastic-coated chain link, wrought iron, wood, brick, or stucco. Exposed concrete bocks are not permitted.

CONTRIBUTING STANDARDS:

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

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

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

TASK FORCE RECOMMENDATION REPORT SWISS AVENUE/MUNGER PLACE

DATE: 02/09/2021 TIME: 5:30 pm MEETING DI ACE: 1

MEETING PLACE: Virtual

Applicant Name: Concepcion Lozano

Address: 5627 Swiss Date of CA/CD/CR Request: 02/04/2021

RECOMMENDATION:
ApprovexApprove with conditions DenyDeny without prejudice
Recommendation / comments/ basis:
The Task Force recommends approval with the condition that the wall be sufficiently covered with stucco
and ivy such that no CMU block be visible.
Task force members present
(Chair) Kari Houston Osborn (Munger Alt.) Mark Guest (Prof) Kelly Gordon Richard Catron Wesley Powell Greg Johnston Emily Stevenson VACANT (MP alt) Sreg Johnston Emily Stevenson
Ex Officio staff members present : Melissa ParentX
Simply Majority Quorum: x yes no (four makes a quorum)
Maker: Emily Stevenson 2nd: Greg Johnston
Task Force members in favor: 3 Task Force members opposed: 1
Basis for opposition:
CHAIR, Task Force DATE 02/09/2021

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 1, 2021 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-274(MLP)

LOCATION: 5731 Swiss

STRUCTURE: Accessory, Contributing

COUNCIL DISTRICT: 14

ZONING: PD-63

PLANNER: Melissa Parent DATE FILED: March 4, 2021 DISTRICT: Swiss Avenue

MAPSCO: 36-Y

CENSUS TRACT: 0014.00

APPLICANT: Leslie Nepveux

OWNER: EHRHARDT JOHN A

REQUEST:

1) Remove carport addition on rear accessory structure.

- 2) Replace two garage doors on rear accessory structure and reconfigure with one large garage door.
- 3) Replace existing tile roof on rear accessory structure with new composition roof in "Gray."

BACKGROUND / HISTORY:

A CA (no CA#) for roof repairs was approved in 2004, but it was not called out whether the repairs were for the main, accessory, or both structures, and there is no associated documentation.

6/21/2012 – Routine approval was given for roof repairs (CA112-061(CH)).

Staff was able to determine that a CA (CA112-061(CH)) for roof repairs on both the main and accessory structure was approved in 2012 after damage from a hail storm. The CA does state that materials should be in-kind, however there is no accompanying documentation of what that material was at the time, therefore staff are unable to verify if the entire tile roof still existed at that time.

The main structure is listed as contributing to the Swiss Avenue Historic District.

PROJECT DESCRIPTION:

The proposed work consists of alterations to a rear accessory structure, including the removal of a non-historic carport, reconfiguring the garage doors, and replacing roofing.

The garage structure currently has 3 garage doors on the front façade. The proposed work will involve the removal of 2 doors and the reinstallation of one larger door to fit the existing openings. The current doors are not wide enough to be used as intended.

The existing garage roof is primarily composition shingles, with a small section of the original tile roof left. It is proposed to replace the tiles with matching composition roofing and to retain the existing tiles for use on the main structure.

ANALYSIS:

Removal of the carport from the accessory structure will lend to bringing the structure back to its original state. Staff was unable to determine when the carport was added, but it appears to be a modern addition, and therefore its removal will not have any adverse effects on the character and appearance of the district.

The proposed alteration would allow larger vehicles to be within the structure and would be minimally visible from the street, resulting in no adverse effects on the structure or the character and appearance of the district.

The replacement of the roof tiles comes with an intent to further preserve the main structure by retaining tiles from the garage. While the proposed work would have an adverse effect on the accessory structure, the effects of the proposed work would only have a minor impact on the character and appearance of the district.

STAFF RECOMMENDATION:

- 1) Remove carport addition on rear accessory structure. Approve Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace two garage doors on rear accessory structure and reconfigure with one large garage door. Approve Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Replace existing tile roof on rear accessory structure with new composition roof in "Gray." Approve Approve proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

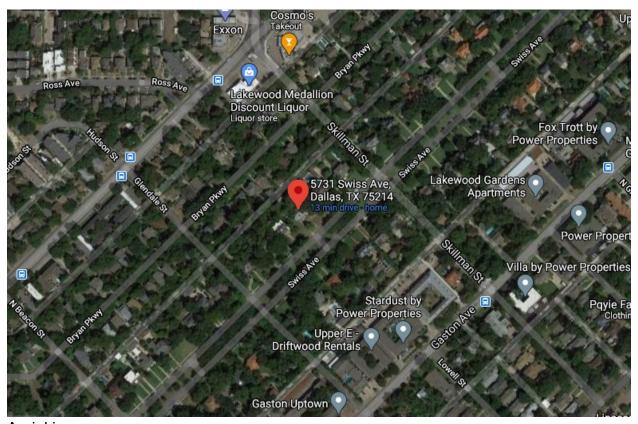
TASK FORCE RECOMMENDATION:

- 1) Remove carport addition on rear accessory structure. Approve Approve as submitted.
- 2) Replace two garage doors on rear accessory structure and reconfigure with one large garage door Approve Add specification for garage door. Approve as submitted.
- 3) Replace existing tile roof on rear accessory structure with new composition roof in "Gray." Approve Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: LESLIE NEPVE	ing.		
Mailing Address: 718 DUMAS	THE PARTY.		OFFICE USE ONLY
City, State and Zip Code: DALLAS, TI	EXAS 75214		Main Structure:
	Alternate Phone:		A Contributing
Relationship of Applicant to Owner:/	ARCHITECT		4- 3000000000000000000000000000000000000
	S AVENUE	[Non-contributing
Historic District SWISS AV	ENUE		
PROPOSED WORK: List all proposed work simply and acc specified in the submittal criteria checkli	st for type of work pro		
TREMOVE CARPORT AT GARAGE TREMOVE SIDE YARD FENCE AN ROLLING GATE:		WOOD FENCE AN	D METAL -
*REMOVE GARAGE DOORS. COM	ARINE 2 DOODS IN	TORRESTOR	PANIMO
*REMOVE GARAGE SLATE ROOF	THES AND DEDI	ACE MITH COMPO	SITION BOOK
SLATE TO BE REUSED ON MAIN	HOUSE ROOF FOI	REPAIRS	OTHOR NOOF.
chni			120 -
Signature of Applicant:	Dal Dal	e: 3.4.2021	10
Signature of Owner:	Date Date	e: Currera?Pla	nning.
APPLICATION DEADLINE: 7	(Manageri)		-
Application material must be completed an NOON, (see official calendar for except approval of any change affecting the exterior must be filed with a Preservation Planner at	ions), before the Dalls r of any building. This to	s Landmark Commiss	ion can consider the orting documentation
Please use the enclosed criteria chec applications cannot be reviewed and will i contact a Preservation Planner at 214/670-4	be returned to you for	more information. You	lication. Incomplete u are encouraged to
OTHER: In the event of a denial, you have the rig decision. You are encouraged to attend the 1:00 pm in Council Chambers of City Ha certificates of appropriateness for individual a	Landmark Commission of (see exceptions). addresses is available for	hearing the first Mono Information reparding	day of each month at the history of past
Please review the enclosed Review and Action Fr Memorandum to the Building Official, a Certifi		has been:	
APPROVED. Please release the buildi APPROVED WITH CONDITIONS. Please do not release the buildi DENIED WITHOUT PREJUDICE. Please	ase release the building	ark.	
Signed drawings and/or specifications are en	nclosedYesN	0	
Office of Historic Preservation	-	Date	
Certificate of Appropriateness	City of Dallas	Historic	Preservation feer, 010220



Aerial image



Main Structure



Property adjacent to the right



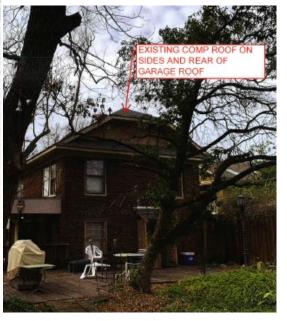
Property adjacent to the left



View across Swiss







Existing conditions

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

CONTRIBUTING STANDARDS:

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

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

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

TASK FORCE RECOMMENDATION REPORT SWISS AVENUE/MUNGER PLACE

TIME: 5:30 pm
MEETING PLACE: Virtual
Applicant Name: Leslie Nepveux
Address: 5731 Swiss
Date of CA/CD/CR Request: 03/04/2021
RECOMMENDATION:
X Approve Approve with conditions Deny Deny without prejudice
A ApproveApprove with conditions DeltyDelty without prejudice
Recommendation / comments/ basis:
Add specification for garage door. Approve as submitted.
Task force members present
(Chair) X Kari Houston Osborn (Munger Alt.) Mark Guest (Prof) Kelly Gordon Richard Catron Wesley Powell Greg Johnston Emily Stevenson
Mark Guest (Prof) Kelly Gordon X Richard Catron
Wesley Powell X Greg Johnston X Emily Stevenson
VACÁNT (MP alt)
De Officie steff country of Malicon Breeze W
Ex Officio staff members present : Melissa ParentX
Simply Majority Quorum: X yes no (four makes a quorum)
Maker: Johnston
2nd. Osborne
Task Force members in favor: unanimous
Task Force members opposed:
Basis for opposition:
CHAIR, Task Force DATE 03/09/2021

The task force recommendation will be reviewed by the Landmark Commission on Monday, April 1, 2021 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

DATE: 03/09/2021



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-217(LC) LOCATION: 1701 N Market St STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

PLANNER: Liz Casso

DATE FILED: February 4, 2021 DISTRICT: West End (H-2)

MAPSCO: 45-K

CENSUS TRACT: 0021.01

APPLICANT: Wiss, Janney, Elstner Associates, Inc.

REPRESENTATIVE: Sarah Van Domelen

OWNER: MARKET ROSS TX OFFICE OWNER LLC

REQUEST: Replace 89 pairs and 20 triple-ganged sets of non-historic wood windows with aluminum clad wood windows.

BACKGROUND / HISTORY:

- 1. At the October 10, 2015 meeting of the Landmark Commission (LMC), a request for a Certificate of Appropriateness (CA) to install new doors and sidelights on the south and west elevations (CA145-678(MD)) was approved.
- 2. At the January 5, 2016 meeting of the LMC, a request for a CA to install a projecting sign on the southeast corner (CA156-161(MD)) was approved.
- 3. At the August 8, 2018 meeting of the LMC, a request for a CA to install a retractable awning on the west elevation (CA178-760(LC)) was approved.
- 4. At the November 4, 2019 meeting of the LMC, a request for a CA to replace 42 steel framed windows on the 2nd and 3rd floors of the north, west and east elevations, and six wood windows on the 1st floor of the north elevation with aluminum frame (CA190-014(LC)), and replace storefront doors and sidelights on the north, east and west elevations with aluminum storefront systems (CA190-015(LC)) was approved.
- 5. 1701 N Market includes three structures that comprise the entire block. The entire property is contributing to West End Historic District.

PROJECT DESCRIPTION:

The existing windows for replacement are not historic or original to the structures. They are Anderson wood windows that were installed in the 1980s. Based on historic photos, they appear to have been replaced in-kind at that time. The windows have deteriorated and require replacement.

The proposed new windows are Marvin Ultimate Single Hung aluminum clad wood windows. They will match the existing windows in style, type and muntin layout. The windows have simulated divided lites with interior and exterior muntin grids, and spacers within. The windows will have a black finish color.

There will be 89 paired windows replaced on the east, south and west elevations of the building on the south end of the block. Twelve triple ganged sets of windows on the east elevation of the building in the center of the block will be replaced. Eight triple ganged sets of windows on the west elevation of the center building will be replaced as well.

RELEVANT PRESERVATION CRITERIA:

West End Historic District (H-2), Ordinance No. 22158, Exhibit B

Section 5. Construction and Renovation Criteria

No construction of new buildings or renovation of existing buildings shall adversely affect any historical or architectural feature of such building or the district as a whole. All constructions of new buildings and renovations of existing buildings must generally comply with the following guidelines:

5.5 Window Setback

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

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:

Standards for Rehabilitation

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Guidelines for Rehabilitating Historic Buildings

Windows

Designing the Replacement for Missing Historic Features Recommended

Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary

and physical evidence, but only when the historic feature to be replaced did not coexist with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

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

ANALYSIS:

The proposed work is consistent with West End Preservation Criteria 5.0 which states that renovations to an existing building shall not adversely affect the building or the district as a whole. Section 5.5 states that all windows must be appropriate to the building. In addition, the proposed work is consistent with the Secretary of the Interior's Standards for Rehabilitation #6, which states that replacement of a feature should match the old in design, color, texture and, where possible, materials. The proposed windows will match the historic windows in style, size, setback, and muntin profile. They are wood windows, though they are aluminum clad. Clad windows are not prohibited in the preservation criteria, nor are they deemed unacceptable in the Secretary of the Interior's Standards guidelines for rehabilitating buildings.

The concern over use of clad wood windows on historic structures is that clad windows may have joints in the cladding that can make them look very different from a painted wood window. However, the design of clad wood windows has been improving. The cladding on the Marvin Ultimate Series windows has been designed to follow the profile

of the wood window beneath in order to maintain the look of an actual wood window. The finish of the aluminum cladding is intended to have a painted finish look, and may be painted over in the future.

The applicant has provided example photos from another rehabilitation project that used the Marvin Ultimate windows (Figures 15-17). In Figure 15, there is one aluminum clad wood replacement window adjacent to original historic wood windows. It is difficult to tell which window is the replacement in the photo.

Overall, Staff does not believe the proposed replacement windows would cause an adverse impact to the structure or the historic district. The proposed work meets Dallas Development Code for contributing structures, because it is consistent with the preservation criteria, will not have an adverse impact on the structure or district, and will not have an adverse impact on the future preservation and maintenance of the structure or district

STAFF RECOMMENDATION:

Approve the request and drawings dated 4/5/21 with the finding the proposed work is consistent with the criteria for window setbacks in preservation criteria Section 5.5, and that it meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Wiss, Janney, Elstner Associates, Inc. (attn: Sarah Van Domelen						
Mailing Address : 6363 N. State Highway 161, Suite 550	OFFICE USE ONLY					
City, State and Zip Code: Irving, Texas 75038	Main Structure:					
Daytime Phone: 312-372-0555 Alternate Phone: 716-725-5187	Contributing					
Relationship of Applicant to Owner : Architect/Engineer	Non-contributing					
PROPERTY ADDRESS: 1701 North Market Street	Non contributing					
Historic District: West End						
PROPOSED WORK:						
List all proposed work simply and accurately, use extra sheet if needed. Attacl	all documentation					
specified in the submittal criteria checklist for type of work proposed. DO NOT write						
Replace 89 pairs and 20 triple-ganged sets of non-historic wood windows (installed in the 1	980s) with new					
aluminum-clad wood windows of matching style and type. Alternate to paint existing ground	floor storefronts,					
atypical windows, and exterior doors black to match new windows. Drawings and specificat	ions are attached.					
Signature of Applicant: Date: Date:						
Signature of Owner:	<u></u> (5					
APPLICATION DEADLINE:						
Application material must be completed and submitted by the FIRST THURSDAY OF E	EACH MONTH, 12:00					
NOON, (see official calendar for exceptions), before the Dallas Landmark Commiss	ion 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 app	56553600					
applications cannot be reviewed and will be returned to you for more information. Yo						
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.	10					
APPROVED WITH CONDITIONS. Please release the building permit in accordance v DENIED. Please do not release the building permit or allow work.	vith any conditions.					
DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow	work.					
Signed drawings and/or specifications are enclosedYesNo						
Office of Historic Preservation Date						
Certificate of Appropriateness City of Dallas Historic	Preservation Rev. 010220					

SUPPLEMENTARY INFORMATION

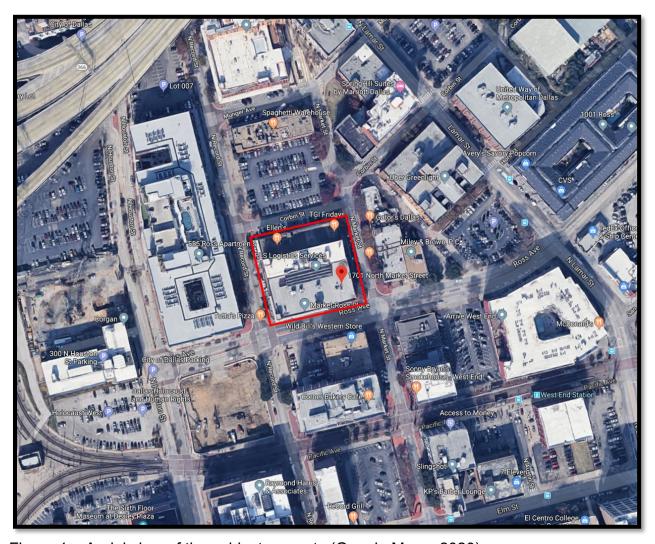


Figure 1 – Aerial view of the subject property (Google Maps, 2020)



Figure 2 – View of the subject property as seen from N. Market Street (Facing West)



Figure 3 – View of the subject property as seen from N. Market Street (Facing Northwest)



Figure 4 – View of the subject property as seen from N. Houston Street (Facing East)



Figure 5 – Streetscape and adjacent property to the south

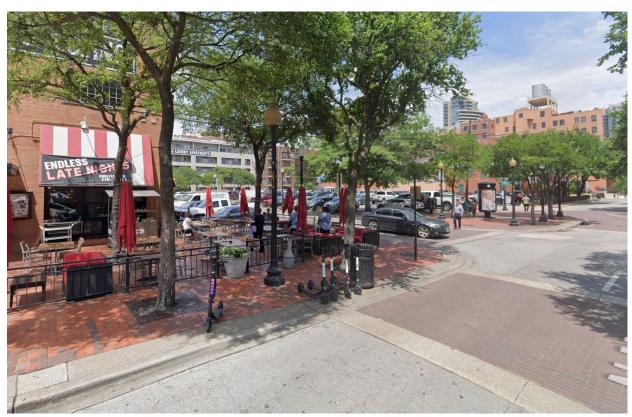


Figure 6 – Streetscape and adjacent property to the north

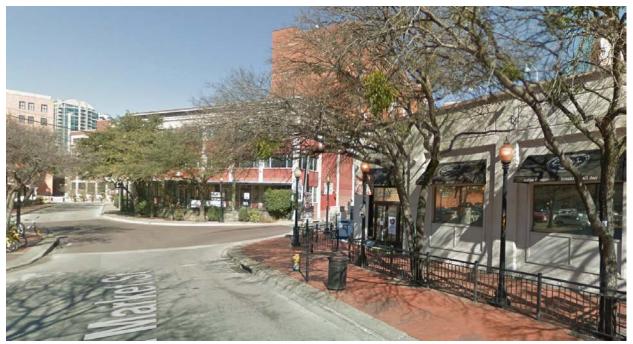


Figure 7 – Streetscape and adjacent property to the northeast



Figure 8 – Streetscape and adjacent property to the southeast

MARKET ROSS PLACE

Buildings A & B - Window Replacement 1701 North Market Street Dallas, Texas 75202

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

1 KEY PLAN



Wiss, Janney, Elstner Associates, In 6363 N. State Highway 161, Suite 55 Inving, Toxas 75038 972.550.7777 tell 972.550.7770 flax

WJE ARCHITECTS
MATERIALS SCIE

- REMOVE 89 PAIRS OF EXISTING, NON-HISTORIC WOOD FRAMED WINDOWS ON THE EAST, SOUTH, AND WEST FACADES OF BUILDING A (WINDOW TYPE A).
- REMOVE 12 TRIPLE-GANGED SETS OF EXISTING, NON-HISTORIC WOOD FRAMED WINDOWS ON THE EAST FACADE OF BUILDING B (WINDOW TYPE B).
 - REMOVE 8 TRIPLE-GANGED SETS OF EXISTING, NON-HISTORIC WOOD FRAMED WINDOWS ON THE WEST FACADE OF BUILDING B (WINDOW TYPE C).

Window Replacement 1701 N. Market St. Dallas, TX 75202

Market Ross Place

- INSTALL NEW ALUMINUM-CLAD WOOD FRAMED WINDOWS AS FOLLOWS
 - a. SYSTEM: MARVIN ULTIMATE SINGLE HUNG
- DESIGN: MATCH EXISTING WINDOW STYLE, TYPE, AND MUNTIN LAYOUT

2000 McKinney Avenue, Suite 1000

Dallas, Texas 75201

Lincoln Property Company

WJE Job Number: 2018.0380.1

ARCHITECTS AND ENGINEERS:

- MUNTINS: SIMULATED DIVIDED LITES WITH INTERIOR AND EXTERIOR MUNTIN GRIDS AND SPACERS WITHIN IGU
- GLAZING: 1" INSULATING GLAZING UNIT (IGU) WITH CLEAR GLASS AND CLEAR LOW-E COATING (SOLARBAN 60 ON #2 SURFACE)

Company 2000 McKinney Ave. Suite 1000

Dallas, TX 75201

Lincoln Property

- COLOR; BLACK ("EBONY" PER MARVIN COLOR CHART; COLOR OF ORIGINAL WINDOWS IS UNKNOWN) ALUMINUM FINISH: HIGH-PERFORMANCE ORGANIC FINISH (2-COAT FLUOROPOLYMER)
 - ALTERNATE: PAINT BUILDING A GROUND FLOOR STOREFRONTS, ATYPICAL WINDOWS, AND EXTERIOR DOORS BLACK (SHERWIN WILLIAMS TRICORN BLACK SW 6258) TO MATCH NEW WINDOWS.

- BUILDING C WINDOW REPLACEMENT WAS PREVIOUSLY APPROVED UNDER CA190-014(LC).

SK-01

SCOPE OF WORK



PROPOSED SCOPE OF WORK:

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

 WINDOWS PROPOSED FOR REPLACEMENT ARE NOT ORIGINAL. THEY ARE ANDERSON WOOD WINDOWS WITH INSULATED GLAZING UNITS THAT WERE INSTALLED IN THE 1980s. CONCRETE AND MASONRY REPAIRS AND BUILDING B NORTH FACADE WINDOW REPLACEMENT WERE PREVIOUSLY APPROVED UNDER CA190-019(LC). NOTES: January 29, 2021 - Landmarks Commission Irving, Texas 75038

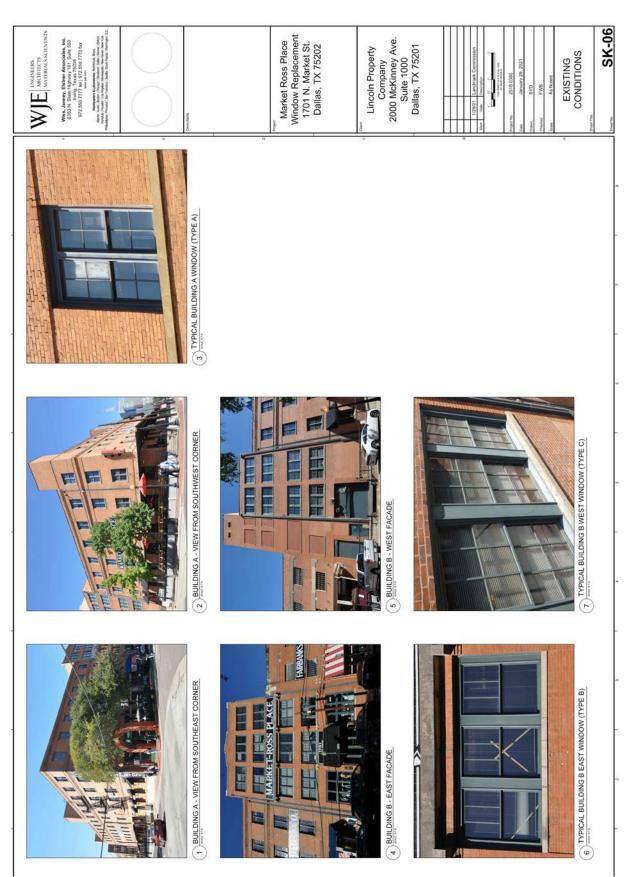


Figure 10 – Existing Conditions

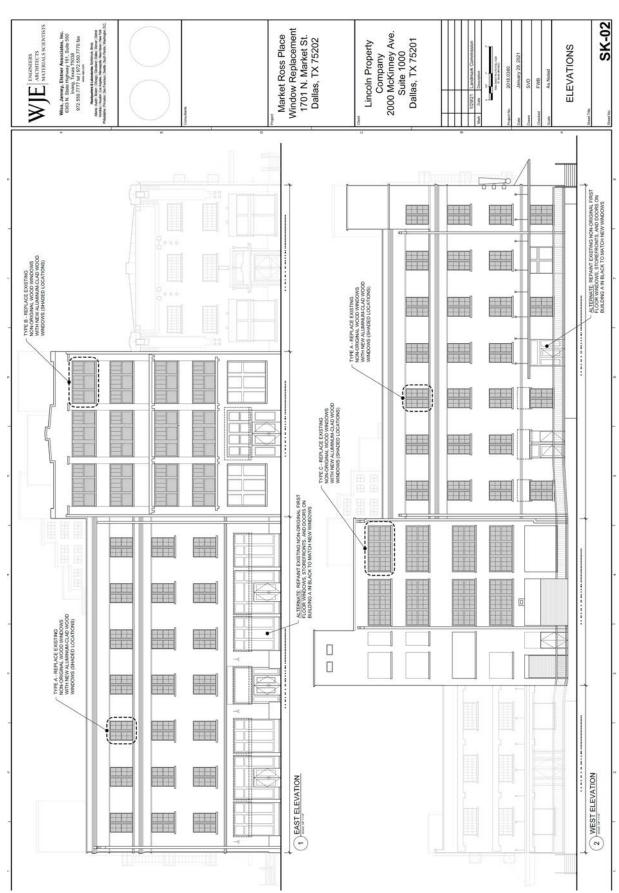


Figure 11 – Proposed East and West Elevations CA201-217(LC) C19-13

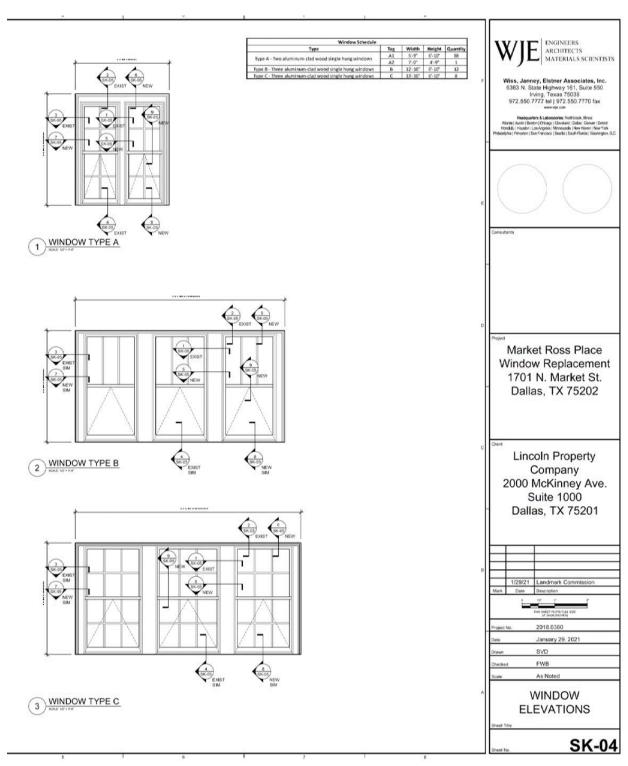


Figure 13 – Window Elevations

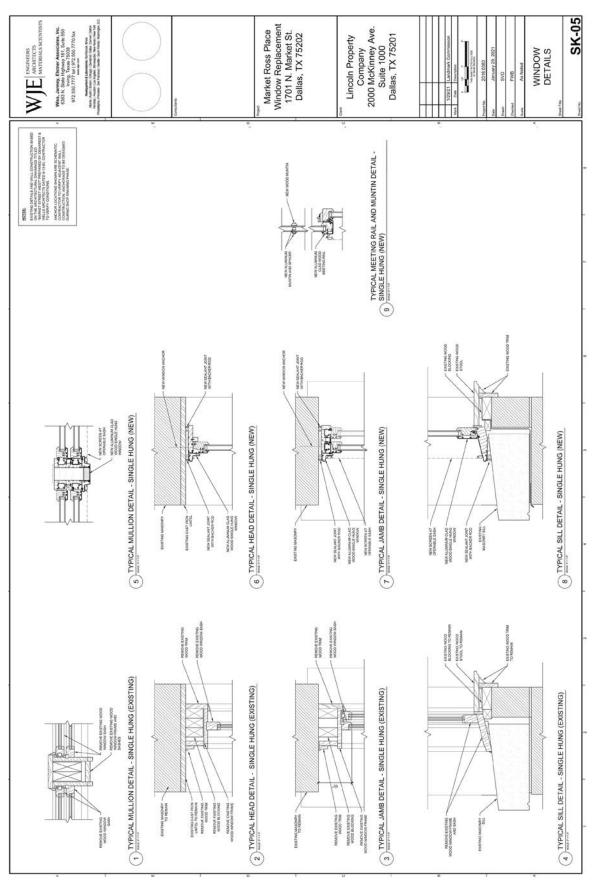


Figure 14 – Window Details



Figure 15 – Example Photo of Proposed Marvin Window Adjacent to Historic Wood Windows; Can you tell which is the replacement?



Figure 16 – Example Photo of Proposed Marvin Window CA201-217(LC) C19-17



Figure 17 – Example Photo of Proposed Marvin Window



Figure 18 – Historic Photo, date unknown



Figure 19 – Historic Photo, 1978 (prior to 1980 window replacement)



Figure 20 – Historic Photo, 1978 (prior to 1980 window replacement)



Figure 21 – Historic Photo Close-up, 1978 (prior to 1980 window replacement)
CA201-217(LC)
C19-20



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-277(MLP)
LOCATION: 337 S Edgefield
STRUCTURE: Main & Contributing

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 1

ZONING: PD-87

PLANNER: Melissa Parent DATE FILED: March 4, 2021 DISTRICT: Winnetka Heights

MAPSCO: 54-E, 54-F

CENSUS TRACT: 0052.00

APPLICANT: Marcus Khong

OWNER: RAMIREZ LORENZO

REQUEST:

1) Construct new rear accessory structure.

- 2) Construct new pergola at rear facade of main structure.
- 3) Install new 6'-0" wood fence in side and rear yards.

BACKGROUND / HISTORY:

The main structure is listed as non-contributing to the Winnetka Heights Historic District.

PROJECT DESCRIPTION:

Construction of an accessory structure, construction of a pergola along the rear façade of the main structure, and erecting 6'-high wood fencing in the rear yard.

ANALYSIS:

All requested work adheres to the ordinance. The proposed pergola will not be visible from the public right-of-way. The new garage is similar in style to many accessory structures in the district. It will be minimally visible from the public right-of-way. Neither of the proposed structures will have an adverse effect on the character and appearance of the district. The proposed fence will being located in the rear and rear 50% of the side yards per the ordinance.

STAFF RECOMMENDATION:

1) Construct new rear accessory structure. - Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-

- 87.111(a)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Construct new pergola at rear facade of main structure. Approve Approve drawings and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new 6'-0" wood fence in side and rear yards. Approve Approve site plan and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-87.111(b)(2)(C)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

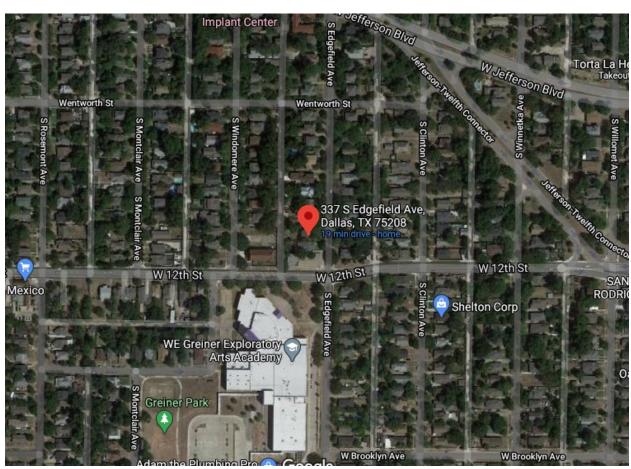
- Construct new rear accessory structure. Approve with conditions Submit with note and dimensions of roof overhang, soffit material, siding material, and profile dimension. Provide cut sheets to garage pedestrian door, garage door, and roof shingles.
- Construct new pergola at rear facade of main structure. Approve with conditions

 Provide enlarge detail, connection details, color. Provide dimensions of lumber materials.
- 3) Install new 6'-0" wood fence in side and rear yards. Approve Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Marcus Khong		
Mailing Address: 2808 Butterfield Stage Rd		OFFICE USE ONLY
City, State and Zip Code: Highland Village, TX	Main Structure:	
Daytime Phone: 940-222-5214 Alterns Relationship of Applicant to Owner: Owner	✓ Contributing	
relationship of Applicant to Owner . Owner		Non-contributing
PROPERTY ADDRESS: 337 S Edgefield Ave. I	Dallas, TX 75208	Not continuing
Historic District: Winnetka Heights		
PROPOSED WORK: List all proposed work simply and accurately specified in the submittal criteria checklist for the construct a covered, two car garage in the backgard 2) Put	ype of work propos	sed. DO NOT write "see attached."
		4) Initial 6 ft wood lance between new two car.
garage and main structure (West Elevation) 5) Install 6 ft wor		
East Elevation) 6) ReplaceReplicate three additional window Commission to be beauted up	is (#30,31,32) in window o	
Commission to be boarded up		RECEIVED BY
Signature of Applicant	Date: _	3 March 2021 MAN 0: 4 27/27
Signature of Owner:	Date:	2000
(IF NOT APPLICANT	0	Current Planning
APPLICATION DEADLINE:		Current Planning
Application material must be completed and subr NOON, (see official calendar for exceptions), approval of any change affecting the exterior of any must be filed with a Preservation Planner at City Ha	before the Dallas L building. This form	andmark Commission can consider the along with any supporting documentation
Please use the enclosed criteria checklist applications cannot be reviewed and will be retucntact a Preservation Planner at 214/670-4209 to	amed to you for me	ore information. You are encouraged to
OTHER: In the event of a denial, you have the right to a decision. You are encouraged to attend the Landa 1:00 pm in Council Chambers of City Hall (see certificates of appropriateness for individual addres	nark Commission he exceptions). Inf	saring the first Monday of each month at formation regarding the history of past.
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of	Appropriateness has	beent
APPROVED. Please release the building pen APPROVED WITH CONDITIONS. Please release the building DENIED. Please do not release the building DENIED WITHOUT PREJUDICE. Please do not penied without PREJUDICE.	sese the building per permit or allow work.	()
Signed drawings and/or specifications are enclosed	YesNo	
Office of Historic Preservation	Da	te
Certificate of Appropriateness City	y of Dallas	Historic Preservation Rev. 010220



Aerial image



Main Structure



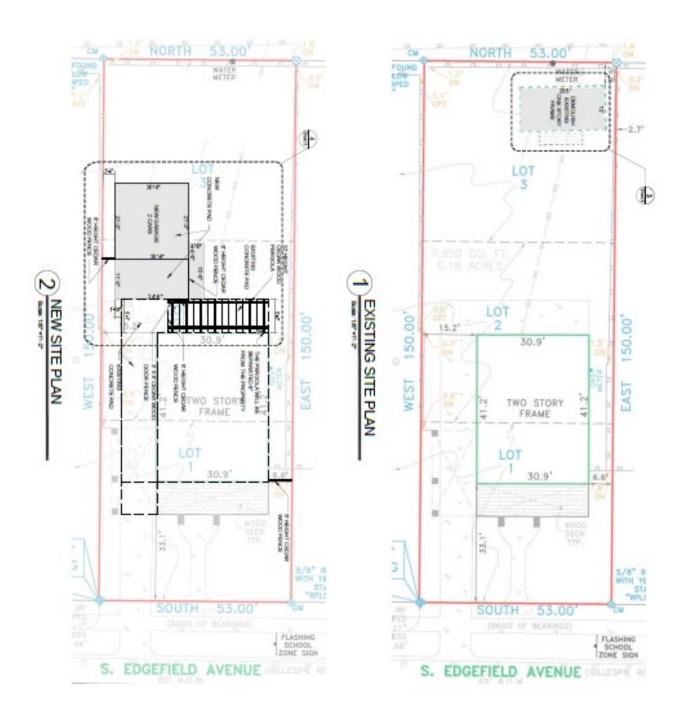
Properties adjacent to the right



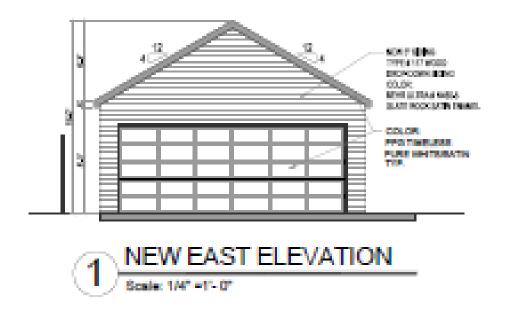
Property adjacent to the left

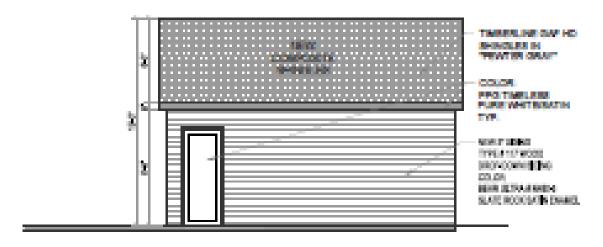


View across S Edgefield



Site plan - includes garage, pergola, and fencing

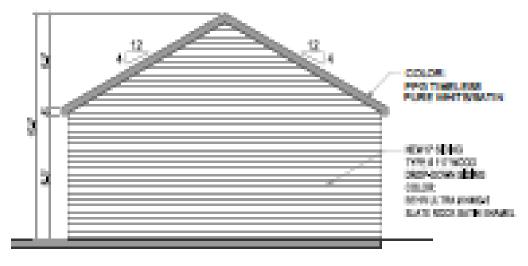




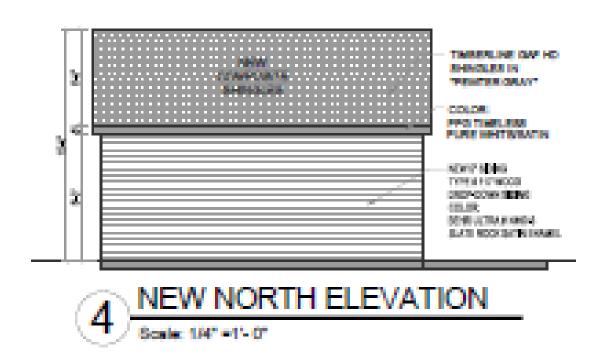


Proposed garage elevations

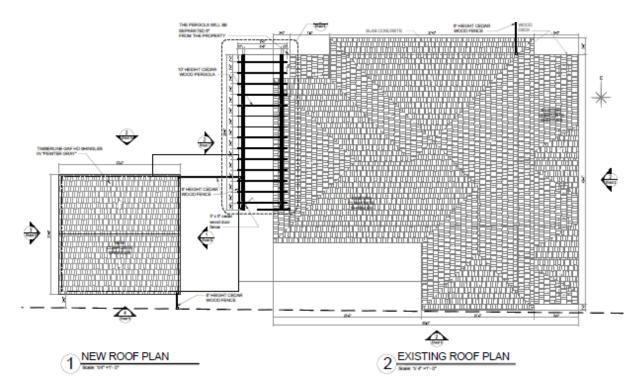
Request #1 – New garage



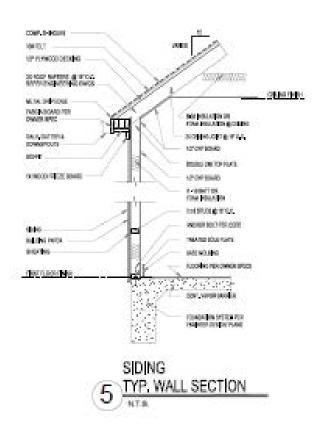
3 NEW WEST ELEVATION Scale: 1/4" =1'-0"



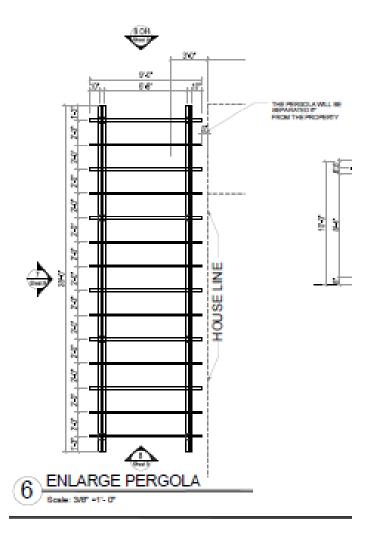
Garage elevations



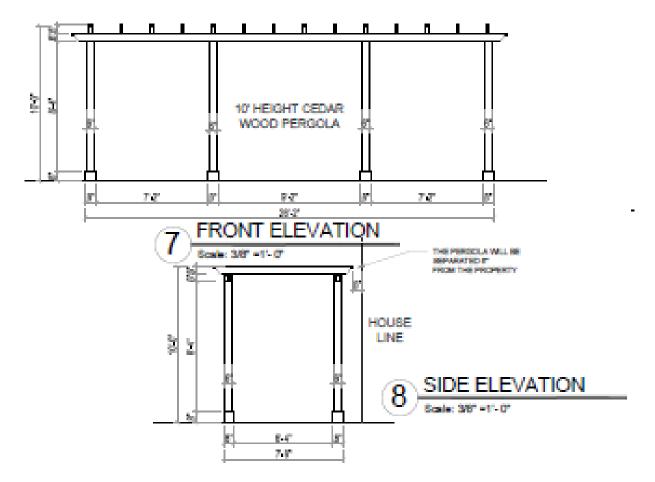
Roof plan



WEST ELEVATION TO THE PROPERTY OF THE PROPERT



Proposed pergola at rear facade



Proposed pergola

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

CONTRIBUTING STANDARDS:

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

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

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

A TASK FORCE RECOMMENDATION REPORT WINNETKA HEIGHTS / LAKE CLIFF

DATE: 03/10/2021 TIME: 5:30pm MEETING PLACE: Virtual

APPLICANT NAME: Marcus Khong PROPERTY ADDRESS: 337 S Edgefield DATE of CA / CD REQUEST: 03/10/2021

RECOMMENDATION:			
Approval x Approval with conditions Denial Denial without prejudice			
Recommendation / comments/ basis:			
 Elevation at North Wall at front NE corner of house. No to Option B. Option A looks to be in 			
kind to original/existing. Option A is good, applicant is requesting to construction wall at exterior			
inside face to block window to utilize for a TV, no to such exterior walls at interior face of			
windows, leave windows free of blockout, walls, keep in kind to historic aesthetics and view.			
Windows, provide dimension details/cut sheets on all new windows, providing profile details and			
dims. (The note on drawings referring to match existing/historic is not approved, always provide			
accurate details)			
Garage, submit with notes and dimensions of roof overhang, soffit material, siding material and			
profile dimension. Provide cut sheets to garage pedestrian door, garage door, and roof shingles.			
 Pergola, provide enlarge detail, connection details, color. Provide dimension of lumber materials. 			
			
Task force members present			
x Alfredo Pena x Mia Ovcina Michelle Walker			
Christine Escobedo x Nicholas Dean VACANT (LC Resident)			
x_ Jeff Cummings (Chair) Amber Teague VACANT (LC Alt)			
Ex Officio staff members present _X_ Melissa Parent			
Simple Majority Quorum:x_yes no			
Maker: Nick			
Task Force members in favor: all			
Task Force members in rayor: an Task Force members opposed:			
Basis for opposition:			
DESIS DE OPPOSITION.			
CHAIR, Task Force Jeff Cummings DATE 03/010/2021			
The task force recommendation will be reviewed by the Landmark Commission on Monday, March 1, 2021 via			

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

videoconference.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-222(MLP)
LOCATION: 201 N Winnetka

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 1

ZONING: PD-87

PLANNER: Melissa Parent
DATE FILED: February 4, 2021
DISTRICT: Winnetka Heights

MAPSCO: 54-B, 54-F

CENSUS TRACT: 0046.00

APPLICANT: Cindy McCord

OWNER: MCCORD CINDY TRUELOVE

REQUEST:

Paint wood elements of main and accessory structures. Brand: Behr. Body color: OR-W13 "Shoelace." Trim and Accent: N510-7 "Blackout."

BACKGROUND / HISTORY:

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

PROJECT DESCRIPTION:

The applicant is requesting to modify the color scheme of the wood elements of the main and accessory structures.

ANALYSIS:

The main building is primarily masonry – brick is <u>not</u> requested to be painted. The new color scheme would modify the current natural color scheme of green and brown to a white and black color scheme. Task force asked that a color map be provided to show where specifically the accent/trim colors will be located.

STAFF RECOMMENDATION:

Paint wood elements of main and accessory structures. Brand: Behr. Body color: OR-W13 "Shoelace." Trim and Accent: N510-7 "Blackout."- Approve - Approve specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Paint wood elements of main and accessory structures. Brand: Behr. Body color: OR-W13 "Shoelace." Trim and Accent: N510-7 "Blackout." – Approve with conditions - Paint colors acceptable. Provide some clarity with a numeric keynote phot/elevations of each proposed paint items, provide keynote legend.

Certificate of Appropriateness (CA)	- 222 [MIN]
	Office Use Only
Name of Applicant: CINOU Mc Coco	
City, State and Zip Code: Oallan JK 75208	OFFICE USE ONLY
Daytime Phone: 314-803-0937 Alternate Phone: 214-803-0937 Relationship of Applicant to Owner: Set 1	Main Structure: ✓ Contributing
PROPERTY ADDRESS: SOI N. MALANETKA AND Nolles 7520	Non-contributing
Historic District: Winnetka delata	
PROPOSED WORK:	
List all proposed work simply and accurately, use extra sheet if needed. Atta specified in the submittal criteria checklist for type of work proposed. DO NOT w	
Repair / prop + paint exterior of blone + ansiviary Builde	
	quant inon hail
Replace upoven concrete on approach to front o	orthopolygines
Conesete not tock)	ED BY
A . TI A . RECEIV	CDLD ID 1
Signature of Applicant Cindy McCol Date: On 30,5	2021
Signature of Owner: Date:	
APPLICATION DEADLINE: Current F	A ROLL OF THE PARTY OF THE PART
Application material must be completed and submitted by the FIRST THURSDAY OF NOON, (see official calendar for exceptions), before the Dallas Landmark Commapproval of any change affecting the exterior of any building. This form along with any sumust be filed with a Preservation Planner at City Hall, 1500 Marilla 58N, Dallas, Texas, 7	ission can consider the apporting documentation
Please use the enclosed criteria checklist as a guide to completing the a applications cannot be reviewed and will be returned to you for more information. You contact a Preservation Planner at 214/670-4209 to make sure your application is comple	You are encouraged to
OTHER:	330
In the event of a denial, you have the right to an appeal within 30 days after the L decision. You are encouraged to attend the Landmark Commission hearing the first M- 1:00 pm in Council Chambers of City Hall (see exceptions). Information regard certificates of appropriateness for individual addresses is available for review in SBN of C	onday of each month at ing the history of past
Please review the enclosed Review and Action Form	AU CHILL
Memorandum to the Building Official, a Certificate of Appropriateness has been:	
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allo	
Signed drawings and/or specifications are enclosed Yes No	TO STANDARD

CA201-222(MLP)

Office of Historic Preservation

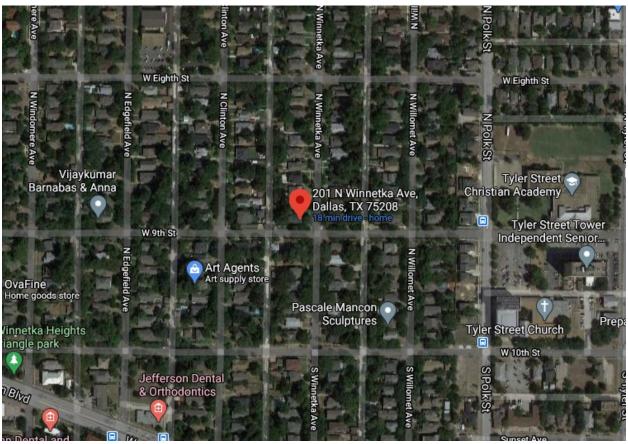
Certificate of Appropriateness

City of Daglas

Date

Historic Preservation

Rev. 01/0220



Aerial image



Main Structure



Property adjacent to the right



View across N Winnetka



View across W 9th St.



Main

Trim/Accent





Existing color scheme

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a) Building placement, form, and treatment (8) Color

(C) <u>Dominant and trim colors</u>. All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district

CONTRIBUTING STANDARDS:

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

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

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

A TASK FORCE RECOMMENDATION REPORT WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/09/2021 TIME: 5:30pm MEETING PLACE: Virtual

APPLICANT NAME: Cindy McCord PROPERTY ADDRESS: 201 N Winnetka DATE of CA / CD REQUEST: 02/09/2021

RECOMMENDATION: Approval X Approval with conditions Denia	l Denial without prejudice
Recommendation / comments/ basis:	
APPROVED	
Paint colors acceptable	
 Provide some clarity with a numeric keynote on items, provide keynote legend. 	photo/elevation of each proposed paint
nema, province neglinor negeria.	
Task force members present	
x Alfredo Pena x Mia Ovcina	Michelle Walker
x Christine Escobedo Nicholas Dean	VACANT (LC Resident)
x_ Jeff Cummings (Chair) Amber Teague	VACANT (LC Alt)
Ex Officio staff members present X Melissa Parent	
<u> </u>	
Simple Majority Quorum: _xyesno Maker: Fred	
Maker: Fred 2nd- Mia	
Task Force members in favor: All	
Task Force members opposed: None	
Basis for opposition:	
CHAIR, Task Force	DATE 02/09/2021

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 1, 2021 via videoconference

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-273(MLP) LOCATION: 233 S Windomere

STRUCTURE: Main & Accessory, Contributing

COUNCIL DISTRICT: 1

ZONING: PD-87

PLANNER: Melissa Parent DATE FILED: March 4, 2021 DISTRICT: Winnetka Heights

MAPSCO: 54-E

CENSUS TRACT: 0052.00

APPLICANT: Lindsay Perez

OWNER: CALDERON ANDRES & KRISTIN

REQUEST:

Paint main and accessory structure. Brand: Behr. Main: N380-5 "Naturalist Gray."
 Trim" HDC-MD-08 "Whisper White." Accent: "Behr Black."

2) Install new garage door on rear accessory structure.

BACKGROUND / HISTORY:

The structure is listed as non-contributing to the Winnetka Heights Historic District.

PROJECT DESCRIPTION:

The scope of work includes installation of a garage door on the side façade of the rear accessory structure with accompanying driveway approach from the rear alley, and painting of the main and accessory structures in a new color scheme.

ANALYSIS:

Currently the rear accessory structure does not have a garage door and is used primarily as storage. The garage door will be installed on a façade that currently has no openings and will only be visible from the interior of the lot. Trim sizes have been called out to match the window/door trim on the existing main structure.

The existing color scheme is a white body color with cream and navy accents/trims. The new colors would modify it to a main color of grey with white and black accent/trim. Color schemes on nearby properties are predominantly subdued shades of taupe and gray

STAFF RECOMMENDATION:

- 1) Paint main and accessory structure. Brand: Behr. Main: N380-5 "Naturalist Gray." Trim" HDC-MD-08 "Whisper White." Accent: "Behr Black." Approve specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new garage door on rear accessory structure. Approve Approve drawings and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

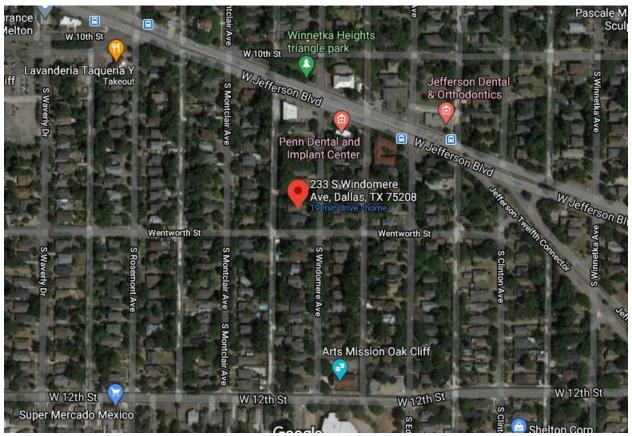
TASK FORCE RECOMMENDATION:

- 1) Paint main and accessory structure. Brand: Behr. Main: N380-5 "Naturalist Gray." Trim" HDC-MD-08 "Whisper White." Accent: "Behr Black." Approve with conditions Note the elements of what makes the body, trim 1 and trim 2. Submit images of the houses next door, adjacent/across the street to insure color schemes are dissimilar and sympathetic to each (house colors have using the same color pallet all too often.)
- 2) Install new garage door on rear accessory structure. Approve with conditions -Revise drawing of garage to reflect cut sheet selected, be sure it is graphically represented and dimensions are provided. Mark the selection on the cut sheet. Revise drawing to represent the roof pitch, overhang, and show dimension. Note if there is a soffit or exposed rafter, if soffit note material.

Certificate	of Appropriateness	(CA)
	Landmark Commission	Chicanopar



그 마음이 되는 그리네요요. 그런 그는 이 사람이 없다.		
Name of Applicant Sria. Jose 5 Mailing Address: 2004 Inchested City, State and Zip Code: Fare 5 Daytime Phone: 44-83> \$539 Relationship of Applicant to Owner:	Rack Dr. = 75)26 Fax	Building Inspection: Please see signed drawings before issuing permit:
PROPERTY ADDRESS: 235 5 1/2 Historic District: Wagetha Heist	odomice Ave Dalles	TX 25208 Yes No Historic Planner's Initials:
PROPOSED WORK: Please describe your proposed work extra sheets if necessary and supplem	ental material as requested	
Convert tot detached boild: wallstenautel a gasage door needed and paint to match p small entry down into galage	, i nstall galage door out that exists (Paid	ec. Cot exercis in back , repair replace siding as less recognificated by Dobis, provi ECEIVED BY Dobis, provi
Signature of Applicant:	Date: /	1-4-2020
Signature of Owner: 3 0 14	PRLICANT) Date: C	ultretterPlanning
APPLICATION DEADLINE: Application material must be completed a NOON, (see official calendar for excepa proval of any change affecting the exteri must be filed with a Preservation Planner a	ptions), before the Dallas La lor of any building. This form a	indmark Commission can consider the long with any supporting documentation
Please use the enclosed criteria che applications cannot be reviewed and will contact a Preservation Planner at 214/670	I be returned to you for mor	re information. You are encouraged to
OTHER: In the event of a denial, you have the ridecision. You are encouraged to attend the 1:00 pm in Council Chambers of City I certificates of appropriateness for individual Please review the enclosed Review and Action Momorandum to the Building Official, a Certifical	ne Landmark Commission her Hall (see exceptions). Info il addresses is available for re Form	aring the first Monday of each month at ormation regarding the history of past
APPROVED. Please release the built APPROVED WITH CONDITIONS. PLOENIED. Please do not release the DENIED WITHOUT PREJUDICE. Please	ease release the building pern building permit or allow work.	
Sustainable Construction and Devel	opment	Date
Certificate of Appropriateness	City of Dallas	Historic Preservation Rev. 111408



Aerial image



Main Structure



Property adjacent to the right



Property adjacent to the left



View across S Windomere





Whisper White HDC-MD-08



Main body

Trim #1

Trim #2



Behr visual test provided by applicant

Proposed color scheme

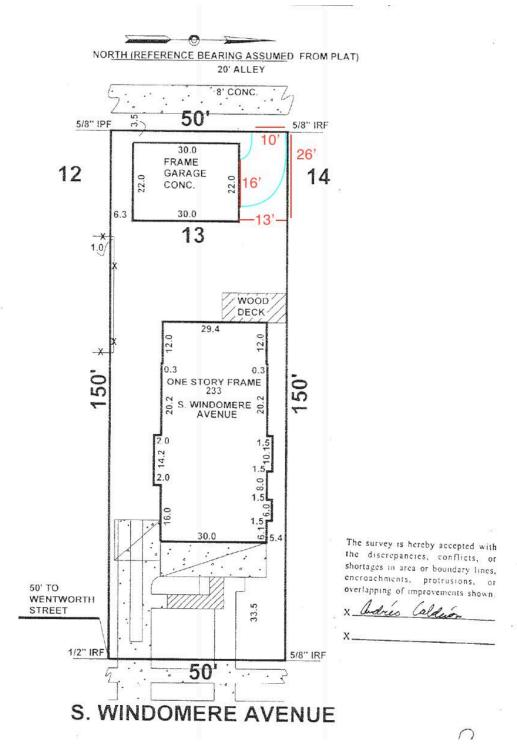








Nearby color schemes requested by TF



Proposed site plan





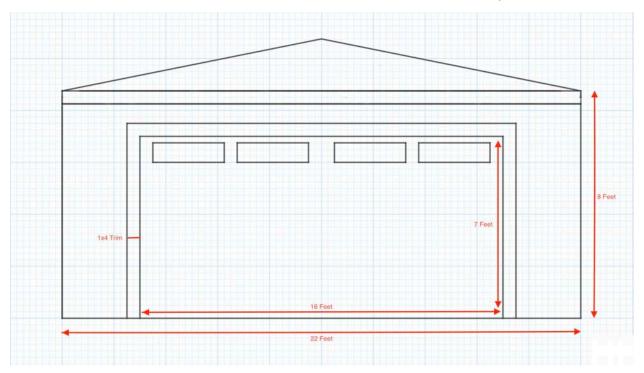
Existing accessory structure - Facade where new garage door will be placed

Clopay

Classic Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated White with Plain Windows



Proposed door



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a) Building placement, form, and treatment

- (1) <u>Accessory buildings</u>. Accessory buildings are only permitted in the rear yard and must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.
- (8) Color
- (C) <u>Dominant and trim colors</u>. All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district

CONTRIBUTING STANDARDS:

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

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

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

A TASK FORCE RECOMMENDATION REPORT WINNETKA HEIGHTS / LAKE CLIFF

DATE: 03/10/2021 TIME: 5:30pm MEETING PLACE: Virtual

APPLICANT NAME: Lindsay Perez PROPERTY ADDRESS: 233 S Windomere DATE of CA / CD REQUEST: 03/10/2021

DECOMO CENTRATION	
RECOMMENDATION:	The state of the s
Approvalx_Approval with conditions_Denial	Denial without prejudice
Recommendation / comments/ basis:	
1. Mars de alemente afrodes melles de la de prim 1 and pri	3
 Note the elements of what makes the body, trim 1 and tri 	m 2
5 Calminda in the Calminda and San Sin and San	4
Submit the images of the houses next door, adjacent/acro	
to insure colors are dissimilar and sympathetic to each (1	ouse colors have using the same color
pallet has been all too often)	
Revise drawing of garage to reflect cut sheet selected, be	sure it is graphically represented and
dimension are provided. Mark the selection on cut sheet.	
 Revise drawing to represent the roof pitch, overhang and or exposed rafter, if soffet note material. 	snow dimension. Note if there is a sorrit
or exposed raties, it somet note material.	
Task force members present	
x Alfredo Pena x Mia Ovcina	Michelle Walker
Christine Escobedo x Nicholas Dean	VACANT (LC Resident)
x Jeff Cummings (Chair) Amber Teague	VACANT (LC Alt)
Ex Officio staff members present X Melissa Parent	
•	
Simple Majority Quorum: x yes no	
Maker: Nick	
2 nd : Fred	
Task Force members in favor: all	
Task Force members opposed:	
Basis for opposition:	
CHAIR Task Force Leff Commings	DATE 03/010/2021

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 1, 2021 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-227(MLP) LOCATION: 410 N Winnetka

STRUCTURE: Accessory & Non-contributing

COUNCIL DISTRICT: 1

ZONING: PD-87

PLANNER: Melissa Parent
DATE FILED: February 4, 2021
DISTRICT: Winnetka Heights

MAPSCO: 54-B

CENSUS TRACT: 0046.00

APPLICANT: Suzanne Haynes

OWNER: DUNNHAYNES SUZANNE E & JAMES M HAYNES

REQUEST:

Construct new two-story rear accessory structure.

BACKGROUND / HISTORY:

12/15/2020: Landmark Commission denied without prejudice demolition of a new accessory structure as the replacement construction was not previously approved (CD201-005(MLP), CA201-081(MLP)). Landmark Commission approved construction of a new rear addition.

The main structure is listed as non-contributing to the Winnetka Heights Historic District.

PROJECT DESCRIPTION:

Construction of a two-story rear accessory structure.

ANALYSIS:

This application was previously reviewed at the December 2020 Landmark hearing. They were denied without prejudice as there were some questions regarding visibility and scale/massing of the proposed structure. While the main structure is a one-story, the proposed accessory is two-stories. The applicant did provide photo evidence of that condition on several other properties around the district.

While the structure itself is physically taller than the main structure, staff was able to confirm that grading on the property is a mitigating condition because the property slopes towards the rear and will result in the structure sitting below the height of the main structure. It will also be minimally visible from the street. Materials proposed are compatible with the main structure and district, and adhere to the ordinance.

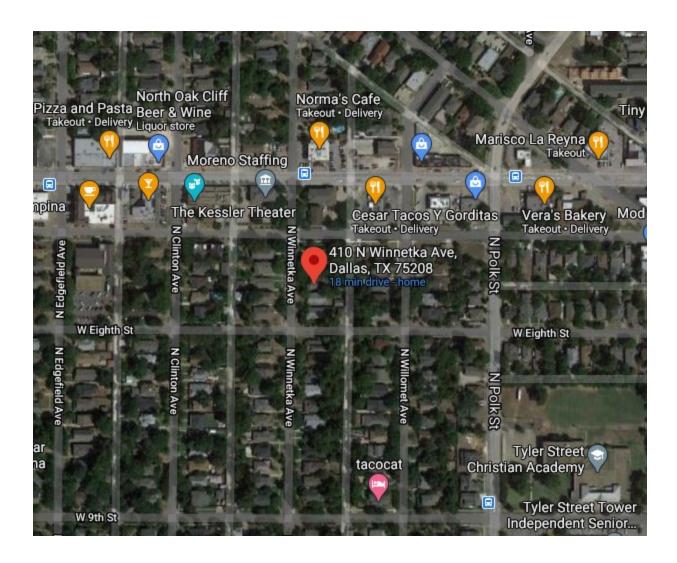
STAFF RECOMMENDATION:

Construct new two-story rear accessory structure – Approve - Approve drawings and specifications dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Construct new two-story rear accessory structure – Approve – Approve as submitted

Certificate of Appropria	nission	CA) CA	01 - 227 [MW] Office Use Only
Relationship of Applicant to Owner: SE PROPERTY ADDRESS: Hip No. 111	69 AV2 75204) Hernate Phone ELF	E · DALLAS TX	OFFSCE USE ONLY Main Structure: Contributing Non-contributing
Historic District WINNETKA HENG	HTS		2598
PROPOSED WORK: List all proposed work simply and accur specified in the submittal criteria checklist	rately, use extra for type of work	sheet if needed. A proposed DO NOT	tach all documentation write "see attached."
Construct new sted struct	me at requi	med soft brock	
		RECEI	VED BY
		FEB	0 4 2020
Signature of Applicant: SWM Signature of Owner:		Date: 2/4/21 Current	Planning
APPLICATION DEADLINE: Application material must be completed and NOON, (see official calendar for exception approval of any change affecting the exterior amust be filled with a Preservation Planner at C	submitted by the	Allas Landmark Comr	mission can consider the
Please use the enclosed criteria chock applications cannot be reviewed and will be contact a Preservation Planner at 214/670-420	list as a guide	to completing the	application. Incomplete
OTHER: In the event of a denial, you have the right decision. You are encouraged to attend the I 1:00 pm in Council Chambers of City Hall certificates of appropriateness for individual ac-	t to an appeal wi sindmark Commit (686 exception idresses is availal	thin 30 days after the sion hearing the first i	Landmark Commission's Wonday of each morth at
Please review the enclosed Review and Action For Memorandum to the Building Official, a Certifica	779		
APPROVED. Please release the building APPROVED WITH CONDITIONS. Please DENIED. Please do not release the build DENIED WITHOUT PREJUDICE. Please	g permit. 6 release the build	ting permit in accordan	Albania de la Calenda de Calenda
Signed drawings and/or specifications are end		on the first first that the second construction of the second construction	n e considerativo
Office of Historic Preservation		Date	
Certificate of Appropriateness	City of Dallas	Hist	oric Preservation Rev. 010220



Aerial image



Main Structure



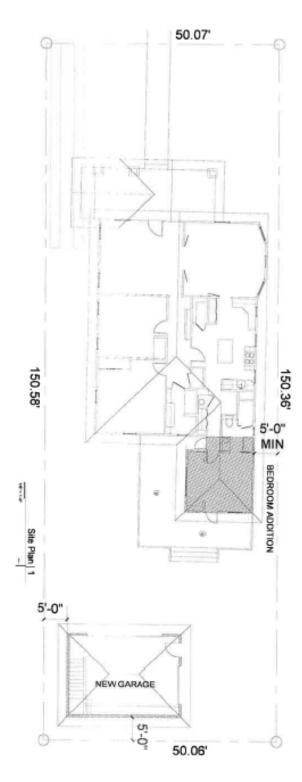
Property adjacent to the right



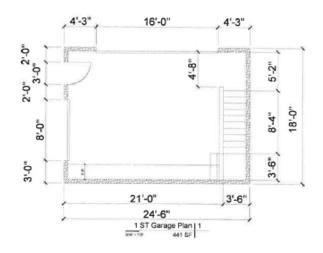
Property adjacent to the left

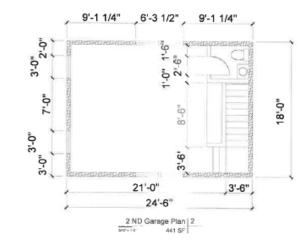


View across N Winnetka

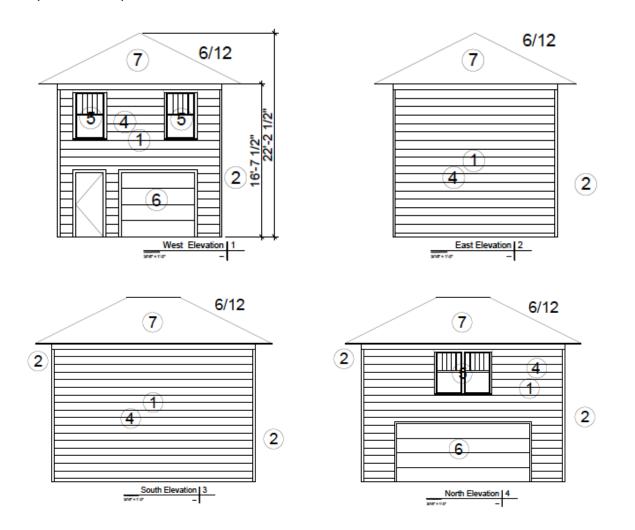


Proposed site plan (rear addition previously approved)

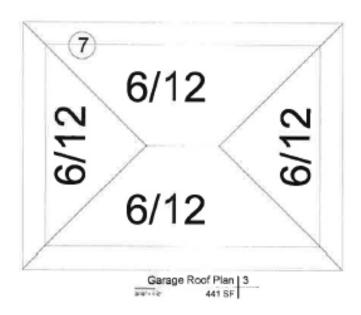




Proposed floor plans



Proposed elevations



Proposed roof plan



#117 wood siding to match main structure



Main



Accent



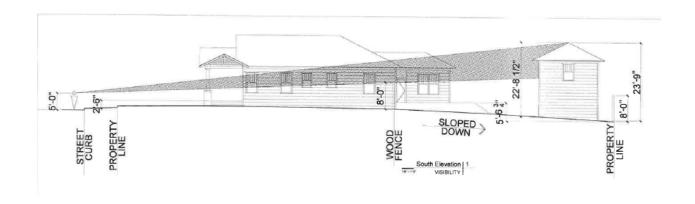
Trim



Windows will match existing

Proposed garage door style

Specifications







Visibility study

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

NON-CONTRIBUTING STANDARDS:

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CD201-012(MLP) LOCATION: 410 N Winnetka

STRUCTURE: Accessory & Non-contributing

COUNCIL DISTRICT: 1

ZONING: PD-87

PLANNER: Melissa Parent
DATE FILED: February 4, 2021
DISTRICT: Winnetka Heights

MAPSCO: 54-B

CENSUS TRACT: 0046.00

APPLICANT: Suzanne Haynes

OWNER: DUNNHAYNES SUZANNE E & JAMES M HAYNES

REQUEST:

Demolish rear accessory structure under standard "Replace with more appropriate/compatible structure."

BACKGROUND / HISTORY:

12/15/2020: Landmark Commission denied without prejudice demolition of an accessory structure as the replacement construction was not previously approved (CD201-005(MLP), CA201-081(MLP)). Landmark Commission approved construction of a new rear addition.

The main structure is listed as non-contributing to the Winnetka Heights Historic District.

PROJECT DESCRIPTION:

Demolition of a rear accessory structure under standard "replace with a more appropriate/compatible structure."

ANALYSIS:

While the 1920s and 1950s Sanborn maps show that an accessory structure did exist on the property during the period of significance, the structure that exists on this property today is not the same structure. The existing structure is on the opposite side of the lot. Staff has been unable to determine a construction date. Both the main and the accessory structure are non-contributing.

STAFF RECOMMENDATION:

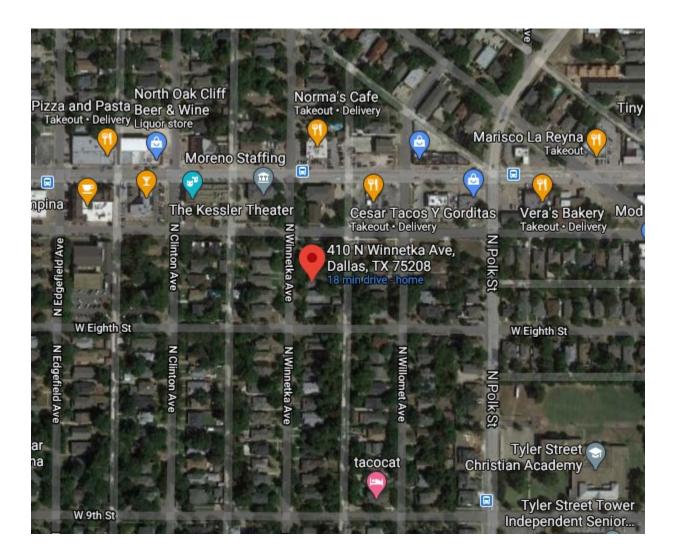
Demolish rear accessory structure – Approve - Approve photos dated 2/1/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Demolish rear accessory structure under standard "Replace with more appropriate/compatible structure." – Approve – Approve as submitted.

Certificate for Demolition and Removal (CD City of Dallas Landmark Commission	Office Use Only
1. Name of Applicant: SUZANN & HAVINGS MAILING Address: 410 N · Winvictea Avz. City Daytime Phone: 214 · 803 · 7887 Relationship of Applicant to Owner: SELF	Dallas State TX zip 75208 te Phone:
ADDRESS OF PROPERTY TO BE DEMOLISHED: 410 N. Historic District: WINNET KA HEIGHTS	NINNETHA AVE, DAUASTX
Proposed Work: 2. Indicate which demolition standard you are applying (choose ON Replace with more appropriate/compatible structure No economically viable useImminent threat to public health / safetyDemolition noncontributing structure because newer than pIntent to apply for certificate of demolition pursuant to 51-A-4.501 Certificate of Demolition for residential structures with no more than 3,000 3. Describe work and submit required documents for the demolition (please see attached checklist) Dispol 45 h Chromat 5 head Shadung and revise.	alE option): Deriod of significance I(i) of the Dallas City Code; square feet of floor area pursuant to a court order in standard you are applying:
Application Deadline: This form must be completed before the Dallas Landmark Commission can constructure within a Historic District. This form along with any supporting documenth by 12:00 Noon so it may be reviewed by the Landmark Commonth, 1500 Meritla SBN, Dallas, Texas, 75201. (See official calendar for excluse Section 51A-3.103 OF THE Dallas City Code and the enclosed che incomplete applications cannot be reviewed and will be returned to you for a Preservation Planner at 214/670-4209 to make sure your application is completed.	mentation must be filed by the first Thursday of ommission on the first Monday of the following reeptions to deadline and meeting dates). extilet as a guide to completing the application. more information. You are encouraged to contact a ste.
Other: In the event of a denial, you have the right to an appeal. You en hearing the first Monday of each month. Information regarding the history of a for review.	certificates for individual addresses is also available
	2/4/21
5. Signature of Owner:Date:	
Review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate for Demolition and APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building	in accordance with any conditions.
	positive and white.
Office of Historic Preservation Date	
NOTE: THIS APPLICATION WILL EXPIRE 180 DA Cortificate for Demolition & Removal City of Police Management	LYS AFTER THE APPROVAL DATE

Rev. 010220



Aerial image



Main Structure



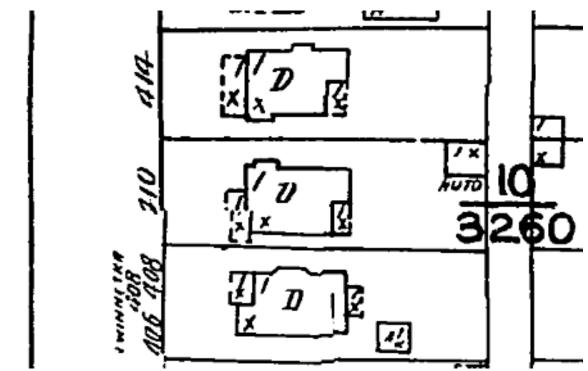
Property adjacent to the right



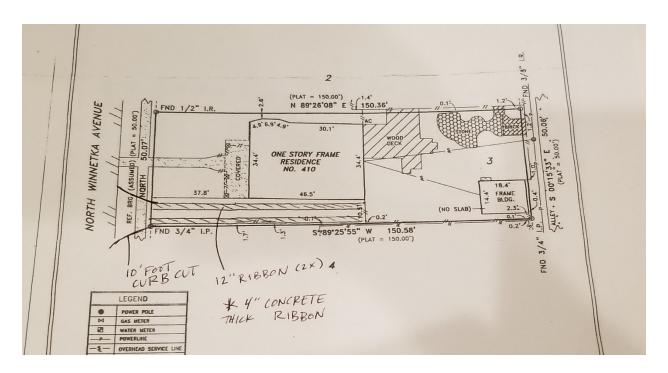
Property adjacent to the left



View across N Winnetka



1920s Sanborn Map (vol 5A/Sheet 534) - no change found on the 1950s Sanborn map



Existing Survey



Exterior photos of existing structure



Photos of interior foundation damage



November 3, 2020

Mr. Eddie Bond DiBO Construction P.O. Box 811 Rockwall, Texas 75087

Re: 410 North Winnetka

Dallas, Texas

Mr. Bond,

At your request I visited the above reference site on Monday November 2, 2020 in order to evaluate the condition of a back-yard storage structure. This structure is at the southeast corner of the back-yard and appears to be the original garage.

Nevertheless, it is a wood framed structure with a tin metal roof deck over 1" x 6" wood lath boards at approximately 24" on center, supported by 2" x 6" wood rafters at approximately 24" on center. Refer to the attached seventeen (17) photos.

Relative to its structural condition, it is in a rather stressful condition. The concrete floor is extremely cracked/broken as a result of perimeter edge settlements. Some of these slab cracks are three (3) to four (4) inches wide. This not really acceptable for continued structural support. Also, the wall framing around the door opening is extremely decayed/rotted. The door will not open without the help of the red handle spade. This spade is used as a lever to lift the hinge side up, so you can open the door. Also, the south wall seems to be leaning outward against the neighbor's fence. This is also not acceptable.

Therefore, my suggestion is to demolish the entire structure, including the concrete slab/foundation. Rebuilding this structure, with structural improvements and integrity is in order. Expensive rehab work is not the way to go.

Should you need further assistance, call or e-mail me.

Regards,

Joe P. Hill, P.E. President JPH:sb

Attachments: Seventeen Photos

JOE P. HILL
34297
GENSON
7.2020

Texas Firm F-2335

JOE P. HILL, P.E., INC.

CONSULTING STRUCTURAL ENGINEERING 1801 N. Hampton Rd., Suite 440

DeSoto, TX 75115-2399 972-283-5111

PRESERVATION CRITERIA CITED FOR STAFF REOMMENDATION

NON-CONTRIBUTING STANDARDS:

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CR201-003(LC) LOCATION: 1401 Commerce Street

STRUCTURE: Contributing COUNCIL DISTRICT: 14

ZONING: PD-619

PLANNER: Liz Casso

DATE FILED: February 4, 2021 DISTRICT: Magnolia Building (H-7)

MAPSCO: 45-P

CENSUS TRACT: 0031.01

APPLICANT: Gensler

REPRESENTATIVE: Felicia Santiago, AIA

OWNER: HOLTZE MAGNOLIA LLLP

REQUEST: Courtesy review - Construct a three-story addition at the east elevation; install a pedestrian canopy at the Commerce Street main entrance; replace upper level metal balustrade with historically appropriate balustrade; restore window frames and sashes, and replace glazing; and restore façade, clean masonry, masonry patch/dutchman repair work as needed.

BACKGROUND / HISTORY:

- 1. 1401 Commerce Street, the Magnolia Building, is a Beaux-Arts Renaissance Style skyscraper, constructed in 1922. In 1938, a twenty-five story addition was constructed on the east elevation, north-most section, to accommodate HVAC ductwork and equipment. This addition was later converted to usable hotel room space.
- 2. The Magnolia Building was listed on the National Register of Historic Places in 1974. It was designated a City of Dallas Landmark in 1997.
- At the July 1, 2004 meeting of the Landmark Commission (LMC), a request for a Certificate of Appropriateness (CA) to install two louvres in second story windows on the west elevation (CA034-167(JA)) was approved.
- 4. On March 3, 2017 Staff approved an emergency CA to begin removal of the concrete panel cladding on the 1938 addition due to public safety concerns (CA167-329(LC)) as these panels were failing and falling off the structure.

5. At the May 7, 2018 meeting of the LMC, a request to replace the exterior cladding on the 1938 addition at the northeast corner of the structure (CA178-440(LC)) was approved.

PROJECT DESCRIPTION:

The Magnolia Hotel was recently purchased. The new owner would like to make repairs and updates that would allow it to compete as a luxury hotel. This will include in-kind repairs and restoration to the exterior, as well as construction of a three-story addition on the east elevation, and the addition of a pedestrian canopy over the Commerce Street entrance.

The exterior of the structure will be cleaned and repaired in-kind as needed. This work would include conducting an overall conditions assessment of the exterior materials in order to determine the appropriate course of action for repair work. Cleaning would use the least aggressive means possible and will follow Secretary of the Interior's Standards.

The windows will be surveyed and restored to their original finishes, including weatherproofing maintenance work. The applicant is proposing to replace the glazing for improved acoustic and energy efficiency needed for the hotel.

The existing metal pipe railings at the 1st and 2nd penthouse levels are not original to the structure. The applicant intends to replicate the original cast stone balustrades that once were installed in these locations.

A three-story addition is proposed for the east elevation. It will include building services at the ground level, a two-story tall ballroom at the second level, and a rooftop pool deck. The design will include a notch or glass hyphen element to create a transition from the historic hotel to the new addition. It is anticipated that the building material will be complimentary to the historic cladding, but specific materials have not yet been determined. Also, it is the intention that the existing east façade cladding and openings be retained within the new addition. The direction for the proposed addition is a design that is contemporary and distinguished from the historic hotel, but also compatible with and subordinate to the historic architecture.

The applicant is also considering the addition of a pedestrian canopy at the Commerce Street entrance. This would both add prominence to the entrance and provide cover for hotel guests arriving at or departing from the hotel. Existing canvas awnings over windows and entrances on the west and south elevations would likely be removed. The preliminary design is for a flat glass canopy with metal frame and supports at the Commerce Entrance. The canopy would be wide and extend across not only the central entrance area that is flanked by two large columns, but also across to the immediate window bays on each side of the central entrance area.

RELEVANT PRESERVATION CRITERIA:

Magnolia Building (H-7), Ordinance No. 23371

(See figures 30-33 to view the exhibit drawings referenced in the preservation criteria below.)

Section 2. Treatment of Altered Portions

A. The first and second floor elevations on Commerce Street and Akard Street, which were altered in 1949: may be retained and maintained in their present state until any exterior remodeling of the first and second floor elevations occurs; any remodeling must be a restoration of the original elevations, including color, materials, and design, as indicated in Attachments C and D, with these exceptions permitted:

- 1. necessary changes in identifying signs;
- 2. new openings for entrances are permitted in the infill area indicated in Attachments C and D: and
- 3. restoration of the decorative metal grillwork of the original design is optional.
- B. The metal pipe railings which replaced the original stone balustrades at the first and second penthouse levels: may be retained in their present state until exterior remodeling begins above the second floor. When any exterior remodeling occurs above the second floor, the pipe railings must be replaced by balustrades which restore the color and general composition of the original balustrades, as indicated in Attachment E.

Section 5. Window Treatment and Glazing

A. Windows must be glazed with transparent glass, must be unobstructed, and may not be blocked-off by opaque material.

- B. Clear or dark tinted glass is permissible, provided all glazing is consistent. Reflective glass or reflective film is prohibited in any window.
- C. Original window frames and sashes should be retained, and should remain a light color similar to the color of the limestone. If replacement is necessary, the one-over-one light, width and color of original frames and sashes, and the setback of glass within the frame, must be retained in the new windows.

Section 6. Buildable Volume Within the Site, Indicated in Attachment B:

New building volume outside the present exterior envelope of the Magnolia Building is not permitted within the 160' X 100.13' site, with the following exceptions:

C. New building may occur within the buildable volume indicated on Attachment B, on the site of the Mobil-Keating Building, three stories high on the front portion of approximately 80', and 25 stories high on the rear portion of approximately 20', aligned with the depth of the mini-wing.

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:

Standards for Rehabilitation

- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

Masonry: Stone, Brick, Terra Cotta, Concrete, Adobe, Stucco, and Mortar Recommended

Cleaning soiled masonry surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes.

Roofs

Designing the Replacement for Missing Historic Features
Recommended

Designing and installing a new roof covering for a missing roof or a new feature, such as a dormer or a monitor, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Windows

Repairing

Recommended

Repairing window frames and sash by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods. Repair may include the limited replacement in kind or with compatible substitute material of those extensively deteriorated, broken, or missing components of features when they are surviving prototype, such as sash, sills, hardware, or shutters.

Replacing

Recommended

Replacing all of the components in a glazing system if they have failed because of faulty design or materials that have deteriorated with new material that will improve the window performance without noticeably changing the historic appearance.

New Exterior Additions to Historic Buildings and Related New Construction Recommended

Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.

Designing a new addition that is compatible with the historic building.

Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

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

ANALYSIS:

The purpose of this Courtesy Review is to seek comments and feedback from the Landmark Commission on the proposed addition, pedestrian canopy, balustrade restoration, and other repairs. The applicant will return with a Certificate of

Appropriateness application in the future for actual approval of any work. No motion or action is required by the Landmark Commission for this Courtesy Review.

The proposed work that includes cleaning, in-kind repairs, and restoration of historic features on the Magnolia Building is appropriate. This work will most likely be approved at the staff level, depending on the final scope of work that will be determined after a conditions assessment and window survey is completed.

The proposed location, height and massing of the addition is consistent with the preservation criteria. Staff is supportive of a design that is both contemporary and compatible with the historic architecture. The applicant conducted a façade analysis (Figure 15) to understand the vertical and horizontal rhythm and spacing patterns on the historic structure so that they may be incorporated into design of the addition. In the preliminary renderings of the addition, the vertical spacing is clearly articulated. However, Staff agrees with the Task Force that the horizontal rhythm could more strongly be incorporated in the design.

The preservation criteria states that any remodeling of the Commerce Street ground floor level must be restoration (Section 2(A)). It is unclear if the Commerce Street entrance ever had a pedestrian canopy feature. Staff continues to research this. In any case, the addition of a pedestrian canopy for the hotel use is reasonable. However, the width and placement of the canopy across so many bays may not be appropriate. This was also a comment from Task Force who was concerned about a new canopy bifurcating the large entry columns in the center of the façade. It is recommended that the applicant restudy the design and scale of the proposed canopy.

STAFF RECOMMENDATION:

Recommend conceptual approval of the addition with the condition the applicant restudy and possibly strengthen the horizontal reference lines incorporated into the design, restudy the scale of the proposed canopy, and with the understanding that final designs for the proposed addition and pedestrian canopy, as well as any associated elevations, renderings, and details are submitted for final Landmark Commission review.

TASK FORCE RECOMMENDATION:

Generally supportive of the proposed projects with the following comments: Reconsider the proposed pedestrian canopy design which bifurcates the historic main entrance and may have an adverse impact; More clearly define the horizontal lines pulled from the historic structures design into the design of the addition, and consider researching other designs by the Magnolia Hotel's original architect; take care with the design and type of service doors for the addition that will face Commerce street as they are appear very plain blank in the preliminary design, and have the potential to be very noisy and negatively impact the proposed ballroom above; and use the Secretary of the Interior's Standards for the Treatment of Historic Structures as guidance when the preservation criteria is lacking.

Courtesy Review Form (CR) City of Dallas Landmark Commission

CR()

This review is a courtesy review only and not

permission to alter the site or any structure on the site. To alter a site within a historic overlay district or alter, place, construct, maintain, or expand any structure on a site within a historic overlay district, a certificate of appropriateness must be obtained in accordance with Dallas Development Code § 51A-4.501(g) and the preservation criteria in the historic overlay district ordinance.

Name of Applicant: Gensler (Felicia Santiago)
Mailing Address: 5005 Greenville Avenue
City, State and Zip Code: Dallas, TX 75206
Daytime Phone: <u>214-866-2427</u> Fax:
Relationship of Applicant to Owner: Architect
PROPERTY ADDRESS: 1401 Commerce Street
Historic District: Historic Overlay District #7: Magnolia Building
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.
Conceptual design: 1. Three-story addition to the east lot. The addition will contain building services off at ground level, a roof top pool deck, and will connect to the existing building with a glass hyphen design element. 2. Pedestrian canopy at the Commerce Street side.
 Replace upper level metal balustrade with historically appropriate ballustrade. Window restoration of frames and sashes, update glazing for improved acoustic and energy characteristics. Facade restoration, masonry cleaning, masonry patch/dutchman repair work as needed.
Signature of Applicant: Date: 3/3/2021
Signature of Owner: Mital Patel Date: 3/3/2021
(IF NOT APPLICANT)
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, by NOON before the Dallas Landmark Commission may consider the courtesy review of any change affecting the site or the exterior of any structure. This CR form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5CN, Dallas, Texas, 75201.
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4538 to make sure your application is complete.
*Information regarding past courtesy reviews for individual addresses is available for review in 5CN of City Hall.
Memorandum to the Building Official: This review is a <u>Courtesy Review only</u> , do not issue building permits based on this CR form.
 □ COURTESY APPROVAL (Certificate of Appropriateness must still be obtained) □ COURTESY APPROVAL WITH COMMENTS (Certificate of Appropriateness must still be obtained) □ COURTESY DISAPPROVAL (Certificate of Appropriateness may be considered without a waiver)
Department of Sustainable Development and Construction Date
Courtesy Review Form City of Dallas Historic Preservation THIS CR FORM IS NOT A CERTIFICATE OF APPROPRIATENESS OR PERMISSION TO ALTER THE SITE OR ANY STRUCTURES ON THE SITE
OR ANY STRUCTURES ON THE SITE

MAGNOLIA BUILDING – Landmark CR 1401 COMMERCE STREET DALLAS, TEXAS 03/04/2021

This Courtesy Review presents conceptual design changes to the building and the site:

- Three-story addition to the east lot. The addition will contain building services at ground level, a roof top pool deck, and will connect to the existing building with a glass hyphen design element.
- 2. Pedestrian canopy at the Commerce Street side.
- 3. Replace upper level metal balustrade with historically appropriate balustrade.
- Window restoration of frames and sashes, update glazing for improved acoustic and energy characteristics.
- 5. Facade restoration, masonry cleaning, masonry patch/dutchman repair work as needed.

BACKGROUND OF THE MAGNOLIA BUILDING

Located at 1401 Commerce Street, Dallas, Texas 75201, The Magnolia Hotel (sometimes called the Magnolia Building, originally the Magnolia Petroleum Building) is a 29-story, Beaux-Arts Renaissance style, upscale hotel in the Main Street District of downtown Dallas, Texas. For many years it was the tallest building in the state after surpassing the Adolphus Hotel and it remained the tallest for 31 years until the Gables Republic Tower opened in 1954. The structure is a Dallas Landmark and is part of the Dallas Downtown Historic District. Additionally it is designated on the National Register of Historic Places (NRHP) and Registered Texas Historic Landmark (RTHL). The buildings historic areas of significance include industry, economics and architecture. The Magnolia was designed by Alfred Charles Bossom, FRIBA, with Dallas architects Land & Witchell. Bossom was born in Islington, London and studied architecture at the Regent Street Polytechnic and the Royal Academy of Arts.

The building, which opened in August 1923 at a cost of US \$4 million, was originally the headquarters for the Magnolia Petroleum Company. In 1934, the company erected its trademark neon Pegasus on the building's roof (the Pegasus logo later became the logo of Mobil Oil who merged with Magnolia Petroleum in 1959) to celebrate the American Petroleum Institute's annual meeting, held in Dallas for the first time. The rotating winged horse came to represent the city of Dallas and is identified as one of its most recognizable and endearing landmarks. The Magnolia Petroleum Company (later Mobil Oil), used the building until 1977, when it moved out of downtown.

The period of significance for the Magnolia Hotel improvements is 1922. The project will include restoration work for the building enclosure as well as a building addition. The addition will benefit hotel guests and visitors by providing a necessary update to compete as a luxury hotel in this present day.

1. THREE-STORY ADDITION

We propose a three-story addition to the eastern lot of the project site. The addition will contain building services at ground level, dual height ballroom, a roof top pool deck, and will connect to the existing building with a glass hyphen design element. Signage will be added to the site for ease of use, the locations have not yet been determined.

We anticipate the building materials to be complimentary to the historic cladding materials. The overall massing design intent is to be secondary to the primary historic structure. At the connection point between the addition and the historic structure we intend to provide a recessed touchpoint such as a notched set back masonry or glass hyphen design element. The east façade of the historic building will remain with the stone cladding and window openings intact to reside within the new addition.

2. PEDESTRIAN CANOPY

The structure currently has multiple fabric building canopies located at the street level of Commerce Street and at the east façade vehicle entrance. The conceptual design provides an updated street level canopy at Commerce Street. This overhead cover will provide some shade and rain protection for the guests and visitors of this historic building. We are researching historical evidence of a canopy at the Commerce side.

3. BALUSTRADE

The existing metal pipe railings at the 1^{st} and 2^{nd} penthouse levels are not original to the building. We propose replacing these metal pipe railings with historically appropriate stone balustrades. As indicated in the Historic Overlay #7 Magnolia Building guidelines, we intend to update the balustrade with the remodeling effort that will occur.

4. WINDOW RESTORATION

We intend to complete a window survey for the historic building and later additions. There are multiple window types that vary in size. We anticipate restoring the windows to their original finishes as well as providing weatherproofing maintenance to the frames and sashes. Additionally we propose updating the existing glazing for improved acoustic and energy characteristics. By today's hospitality standards quiet sleeping arrangements are preferred. We intend to investigate and propose a glazing solution that will compliment the historic window profile and also provides acoustic comfort inside the building.

5. FACADE RESTORATION

The exterior building cladding includes several material types including brick, stone, metal, Terra Cotta, stucco, and others. We intend to assess the overall condition of the exterior materials prior to determining the appropriate course of action for any repair work necessary for the life of the building and safety of the building tenants.

As a general observation the building would benefit from cleaning. This cleaning is important for aesthetic improvements as well as for the maintenance of the building cladding materials. We anticipate cleaning will be accomplished through the least aggressive means possible to reduce distress to the cladding, per the Secretary of Interior Standards.

SUPPLEMENTARY INFORMATION

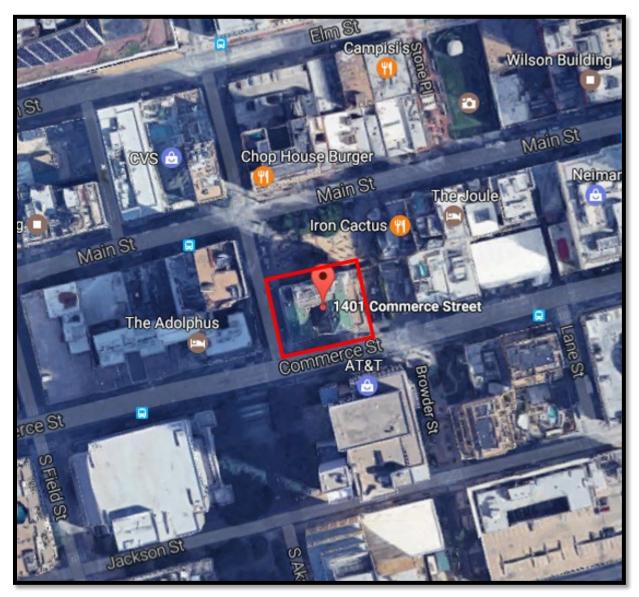


Figure 1 – Aerial view of the subject property (Google Maps, 2019)



Figure 2 – View of the subject property as seen from the AT&T Discovery District Outdoor Plaza on the south side of Commerce Street (Facing Northeast)



Figure 3 – View of the subject property as seen from the corner of Commerce and Browder Streets (Facing Northwest)

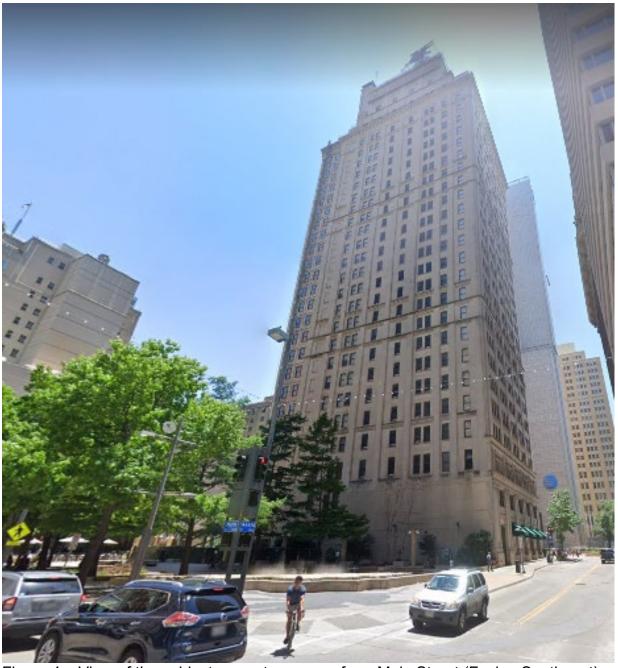


Figure 4 – View of the subject property as seen from Main Street (Facing Southeast)



Figure 5 – View of Proposed Addition Location at East Elevation



Figure 6 – Commerce Street Main Entrance



Figure 7 – Streetscape and adjacent property to the west on Commerce Street



Figure 8 – Streetscape and adjacent property to the east on Commerce Street



Figure 9 – Streetscape and adjacent property to the south on Commerce Street (facing southeast)



Figure 10 – Streetscape and adjacent property to the south on Commerce Street (facing southwest)

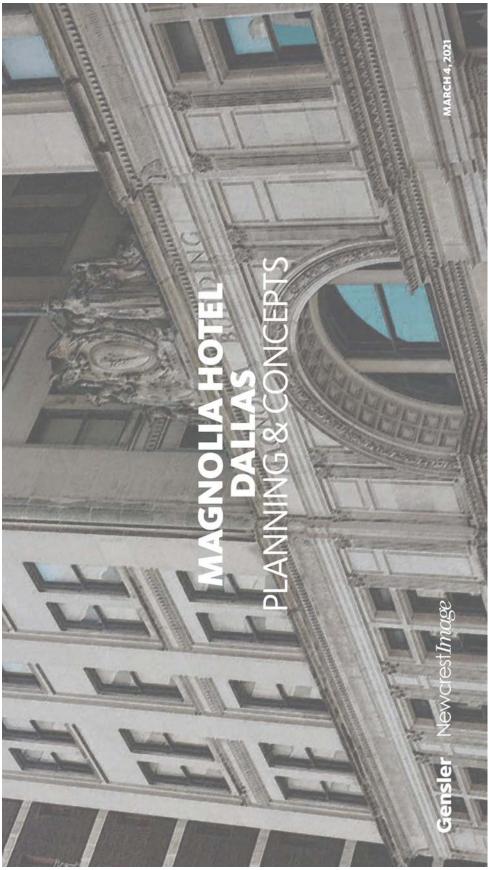


Figure 11 – Applicant Courtesy Review Presentation – Cover Page

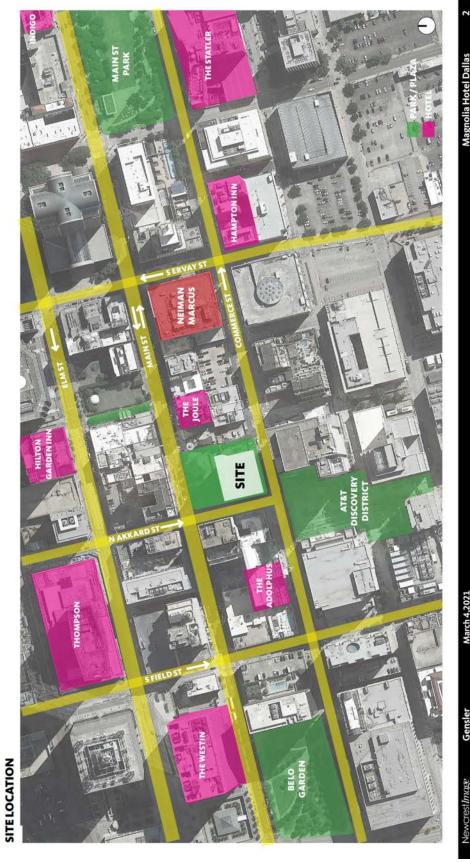


Figure 12 – Applicant Courtesy Review Presentation – Site Location CR201-003(LC) CR1-18

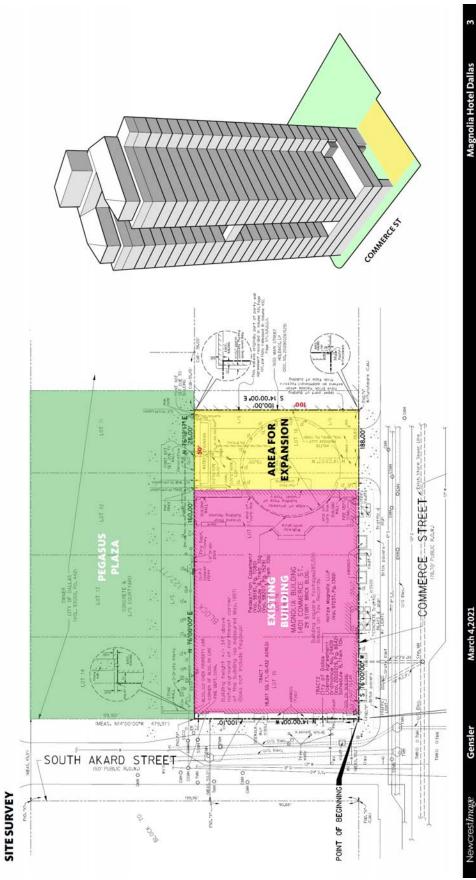


Figure 13 – Applicant Courtesy Review Presentation – Site Survey CR201-003(LC) CR1-19

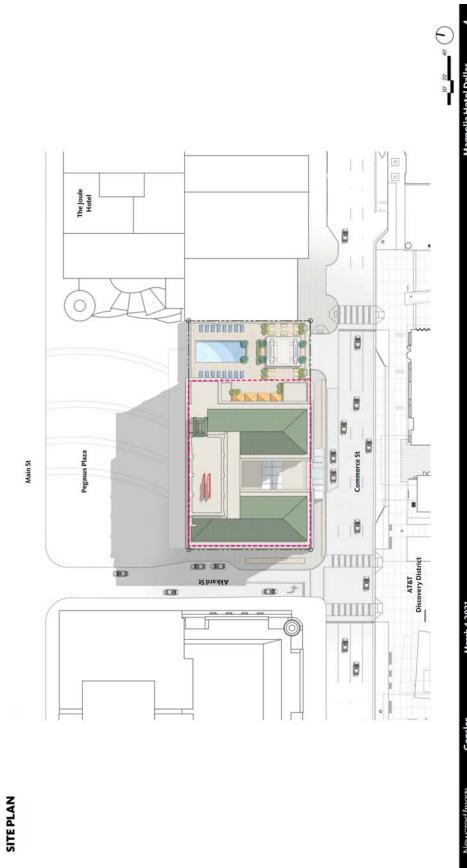


Figure 14 – Applicant Courtesy Review Presentation – Site Plan CR201-003(LC) CR1-20

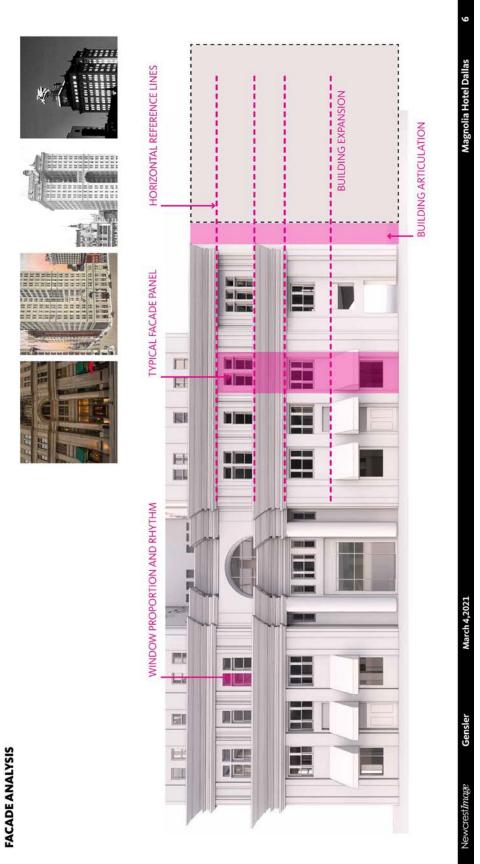


Figure 15 – Applicant Courtesy Review Presentation – Façade Analysis
CR201-003(LC)
CR1-21

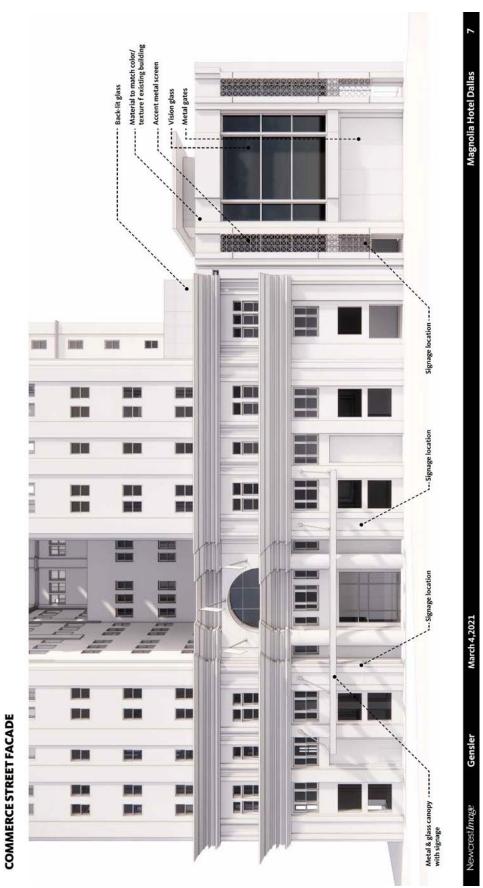


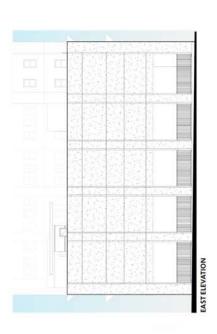
Figure 16 – Applicant Courtesy Review Presentation – Commerce Street Facade CR201-003(LC) CR1-22

Figure 17 – Applicant Courtesy Review Presentation – Project References
CR201-003(LC)
CR1-23

PROJECT REFERENCES



Figure 18 – Applicant Courtesy Review Presentation – Illustrative Elevation
CR201-003(LC) CR1-24



CONCEPT ELEVATIONS

Figure 20 – Concept Elevations

J

NORTH ELEVATION

CR201-003(LC)

CR1-26

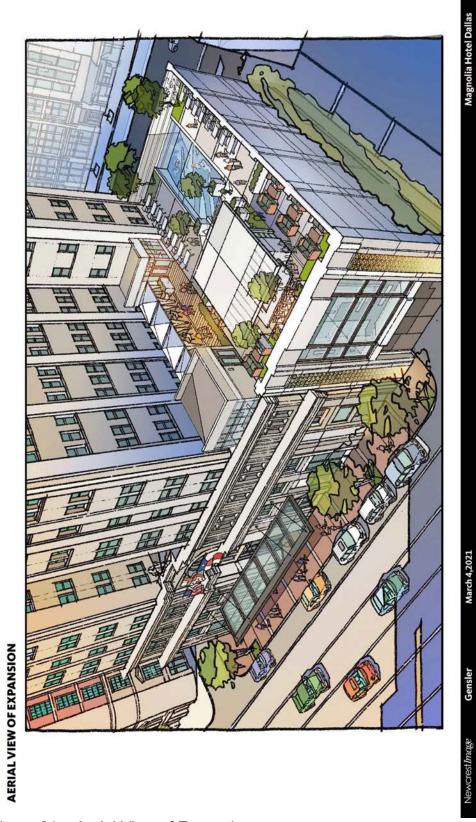


Figure 21 – Aerial View of Expansion

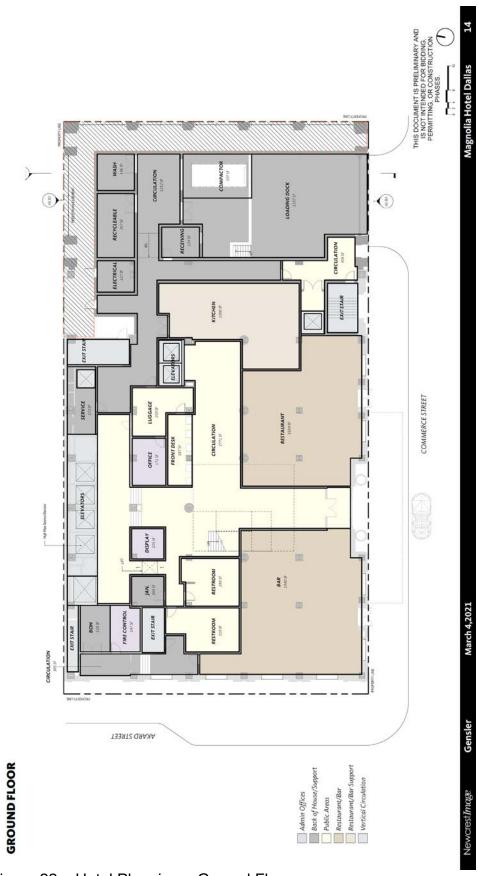


Figure 22 – Hotel Planning – Ground Floor CR201-003(LC) CR1-28



Figure 23 – Hotel Planning – Level 2

CR201-003(LC)



Figure 24 – Hotel Planning – Level 3
CR201-003(LC) CR1-30



Figure 25 – Hotel Planning – Level 4

CR201-003(LC) CR1-31

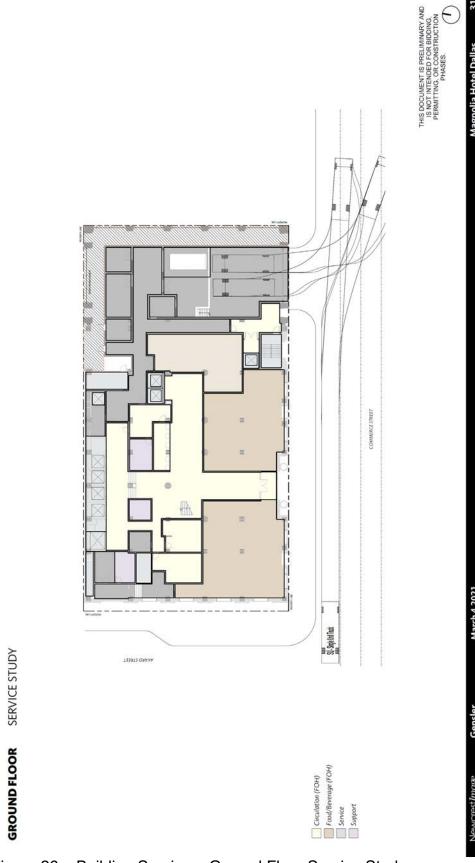


Figure 26 – Building Service – Ground Floor Service Study CR201-003(LC) CR1-32

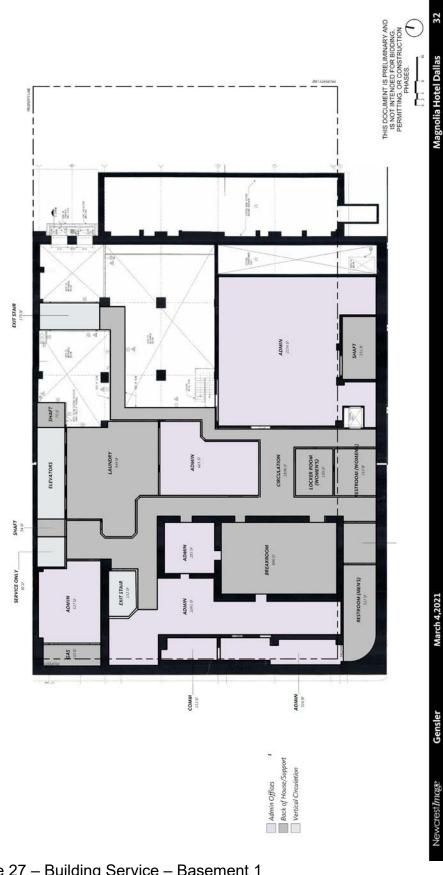


Figure 27 – Building Service – Basement 1 CR201-003(LC) CR1-33

BASEMENT1

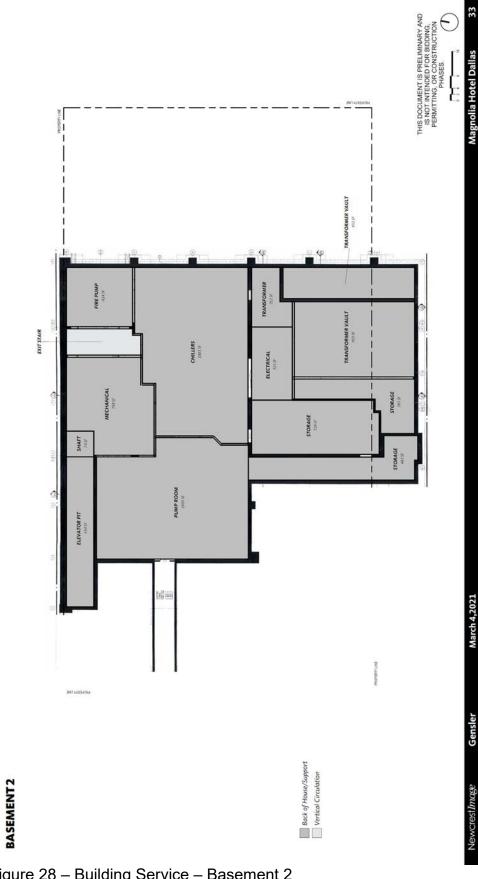


Figure 28 – Building Service – Basement 2 CR201-003(LC) CR1-34

Figure 29 – Building Service – Building Section CR201-003(LC) CR1-35

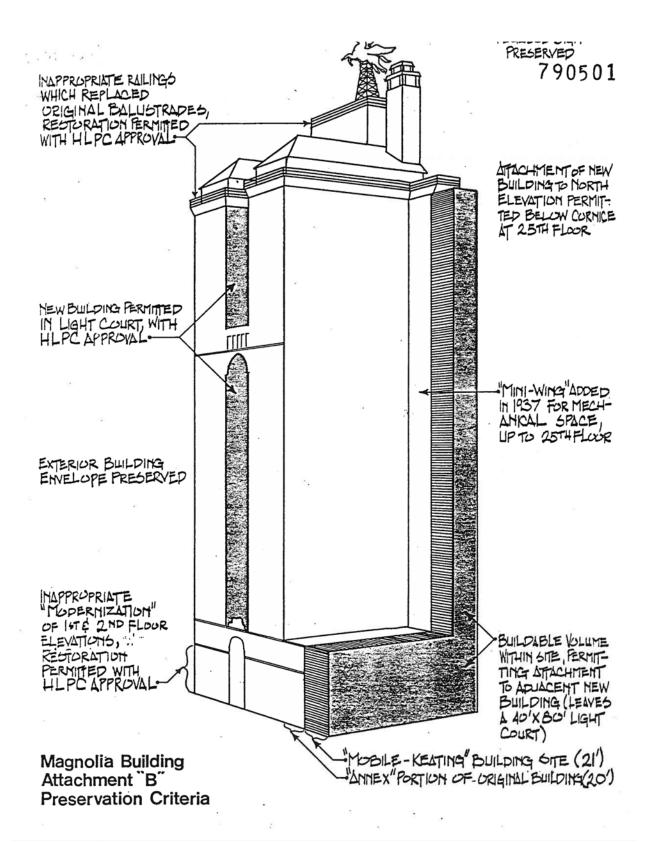
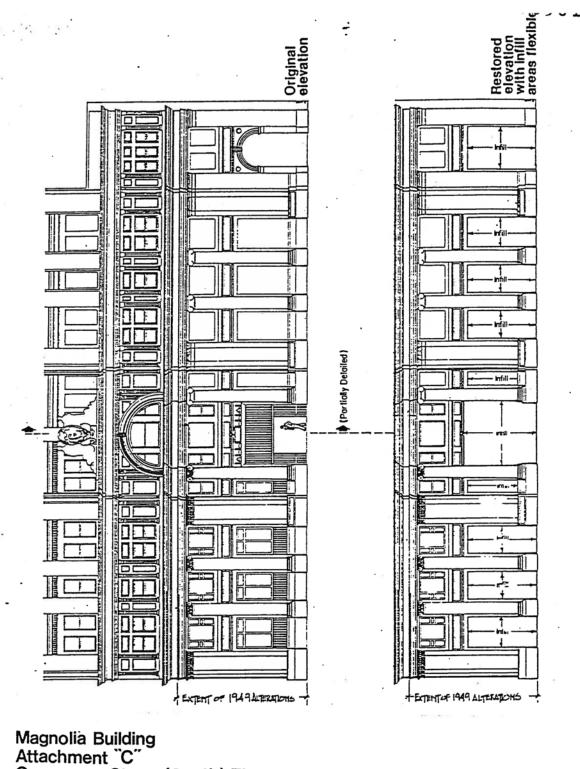
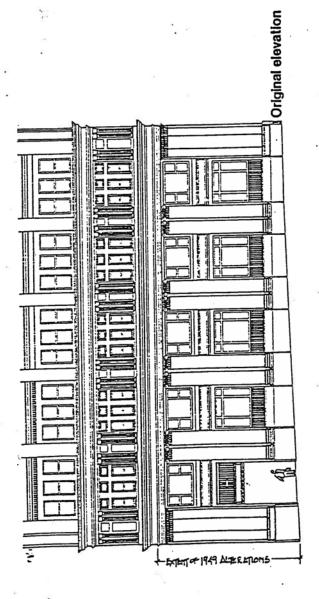


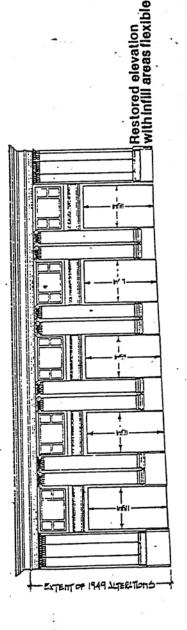
Figure 30 – Preservation Criteria Exhibit B



Commerce Street (South) Elevation

Figure 31 – Preservation Criteria Exhibit C

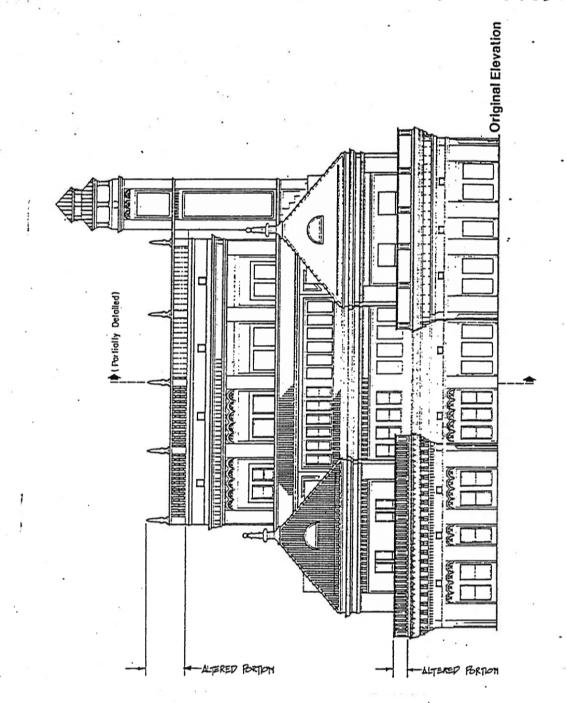




Magnolia Building Attachment "D" Akard Street (West) Elevation

Figure 32 – Preservation Criteria Exhibit D





Magnolia Building Attachment "E" South Elevation - Penthouse Level

Figure 33 – Preservation Criteria Exhibit E



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-280 (JKA) LOCATION: 701 Dumont Street STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 397 PLANNER: Jennifer Anderson DATE FILED: March 4, 2021 DISTRICT: Junius Heights

MAPSCO: 46-B

CENSUS TRACT: 0014.00

APPLICANT: Leslie Nepveaux

OWNER: BALL NATHANIEL H & MICHELLE R

REQUEST(S):

- 1. Construct addition.
- 2. Replace front door on front porch.
- 3. Rebuild column and remove railing on front porch.
- 4. Replace two vinyl windows on west elevation with wood windows.
- 5. Replace eight vinyl windows and door on rear elevation with wood windows.

BACKGROUND / HISTORY: The existing front porch column and railing are alterations that were installed prior to the establishment of the Junius Heights historic district.

PROJECT DESCRIPTION: A horizontal addition is proposed for the rear 50% of the main structure. A total of 10 vinyl windows, the non-original front door, and non-original front porch column are proposed to be replaced, and non-original front porch railing is proposed to be removed.

RELEVANT PRESERVATION CRITERIA:

Section 8.5 states that the massing, shape, building and roof form, materials, solid-to-void ratio, details, color, and genera appearance of additions must be compatible with the existing historic structure. Section 8.6 states that the height of horizontal additions must not exceed the height of similar historic structures on the block.

Section 7.3 states that **historic** columns, details, railings, and trim on porches and balconies are protected.

Section 5.1 states that non-original windows and doors that do not match the historic appearance of the structure can be replaced, and section 5.2 states that all replacement windows and doors must match the mullion size, light configuration, and material of the original.

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Additions - Standards for Rehabilitation

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

ANALYSIS:

Request #1: The proposed horizontal addition is compatible with the overall building form, scale, and solid-to-void ratio of the main structure, and the eaves, siding, shingles, and colors are proposed to match the exterior finishes on the main structure. The majority of structures in the surrounding block are one-story, although exceptions exist. The proposed addition height is 23 feet and 3 inches, which is in the middle range of other two-story structures in the adjacent blocks. In 2018, a horizontal addition with a roof height of 22 feet and 6 inches was approved by Landmark at 710 Dumas behind the main structure. A two-story structure with a roof height of 22 feet is across the street from the main structure. Two two-story structures are adjacent to the main structure on Junius Street and the roof height on both is 24 feet. The addition would be visible from the front of the structure since the existing roof plane would be extended towards the rear to achieve the additional height needed. The view most impacted by the proposed addition is from the corner of Junius and Dumont Street, and both of the taller two-story structures are visible from this vantage point (see page 26) which decreases the impact of the additional height. The massing of the proposed addition is appropriate since it is located in the rear 50% of the structure. The renderings submitted illustrate that the addition will not have an adverse impact on the historic district. All details including siding, trim work, and roofing materials are to match the existing structure, and paint will be requested at a later date. To help distinguish the new construction from the historic structure, 1-over-1 windows should be installed on the addition instead of the proposed 8-over-1 windows.

Request #2: The existing front door is not original to the structure according to historic photos of the property. The proposed replacement door is a salvaged wood door with a light pattern that matches the windows and is appropriate for the structure. Therefore, it is considered that the proposed replacement door is compatible with the character and appearance of the district.

Request #3: The existing porch column and railing are not original to the structure according to historic photos of the property. An early photo of the house appears to show

a brick column and no railing. The railing is proposed for removal, and the existing wood column is failing and must be rebuilt. The design of the proposed column copies the existing style and is a simple Craftsman style with a wood pier that is appropriate for the structure. Staff disagrees with Task Force that the applicant should be forced to copy the brick column design found in the historic photo since the column's original dimensions and detailing are not clear in the photo, and the existing column design is appropriate for the structure. The Junius Heights ordinance states that historic porch features are protected, and does not mention non-historic features. The removal of the railing is appropriate since no railing appears to have existed at this location historically.

Requests #4 and 5: Ten existing vinyl windows are proposed to be replaced with wood windows. The two replacement windows on the west elevation (interior side yard) are proposed to be 6-over-1 wood windows to match the other historic windows on the home. Eight of the rear façade windows are proposed to be wood 1-over-1 windows to match the existing windows. One 1-over-1 window on the rear façade is proposed for replacement with a 10-light window. The Junius Heights ordinance does not address the alteration of façade openings in the rear 50% of a structure. The door proposed for replacement on the rear elevation is a salvaged wood door in a style that is appropriate for the home and compliments the style of the historic windows. The proposed window and door replacements are consistent with the Junius Heights preservation criteria and are an improvement for the structure since they are replacing inappropriate vinyl windows. The windows and door on the rear façade will not be visible from the public right-of-way due to the existing fence. Note that the fence is compliant with the preservation criteria so it can be rebuilt at its current location.

STAFF RECOMMENDATION(S):

- 1. Construct addition Approve with conditions Approve drawings dated 4-5-21 with the condition that the windows in the addition are 1-over-1 with the finding that the proposed work is consistent with preservation criteria Section 8.1, 8.3, 8.5, 8.6, 8.12, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Replace front door on front porch Approve Approve image dated 4-5-21 with the finding that the work is consistent with preservation criteria Section 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Rebuild column and remove railing on front porch Approve Approve drawings dated 4-5-21 with the finding that the proposed work is consistent with preservation criteria Section 7.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4. Replace two vinyl windows on west elevation with wood windows Approve Approve specifications dated 4-5-21 with the finding that the work is consistent with preservation criteria Section 5.2 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5. Replace eight vinyl windows and door on rear elevation with wood windows Approve Approve specifications dated 4-5-21 with the finding that the work is

consistent with preservation criteria Section 5.2 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

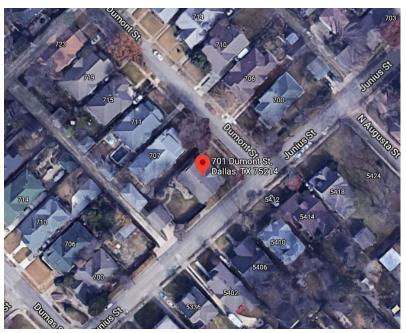
TASK FORCE RECOMMENDATION(S):

- Construct addition Approve Approve as shown in submitted form. Vote: 5:2. In Favor - Schmidt, Trecartin, Raith, Graham, Bowen. Opposed: Cohen, Aveton. Reason for Opposition: Changes character of the block face. It is important to preserve our historic character.
- Replace front door on front porch Approve Vote: 5:2. In Favor Trecartin, Graham, Mesh, Bowen, Schmidt. Opposed: Cohen, Raith. Reason for opposition: Doors should match.
- 3. Rebuild column and remove railing on front porch Deny without Prejudice Does not conform with original column design as found in historic documentation (photo). In Favor: Schmidt, Mesh, Cohen. Raith, Bowen, Graham. Opposition: Aveton. Reason for opposition: do not agree with going back to the original design.
- 4. Replace two vinyl windows on west elevation with wood windows Approve No additional comments submitted by Task Force.
- 5. Replace eight vinyl windows and door on rear elevation with wood windows Approve No additional comments submitted by Task Force.

Certificate	of Appropriateness	(CA)
City of Dallas	Landmark Commission	

GA	t]
	Office Use Only	

Name of Applicant: LESLIE NEF	VEUX				
Mailing Address : 718 DUMAS	3		OFFICE USE ONLY		
City, State and Zip Code: DALLAS	, TEXAS 75214		Main Structure:		
Daytime Phone: 602-758-9795	Alternate Phone:				
Relationship of Applicant to Owner:	ARCHITECT		Contributing		
704 DI	IMONIT		Non-contributing		
	JMONT				
Historic District: JUNIUS HEIG	апто				
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached." REMOVE VINYL WINDOWS ON WEST AND SOUTH ELEVATION AND REPLACE WITH					
WOOD WINDOWS.					
CONSTRUCT SECOND FLOOR ADDITION OVER EXISTING FIRST FLOOR FOOTPRINT IN REAR 50% OF MAIN STRUCTURE. ————————————————————————————————————					
FOOTPRINT IN REAR 50% OF I	WAIN STRUCTURE.				
haa	· 0				
Signature of Applicant:	Da Da	te: 2.2.2021			
Signature of Owner:	Da	te: 2.2.2021			
,	•				
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 Act Memorandum to the Building Official, a C		s has been:			
 □ APPROVED. Please release the building permit. □ APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. □ DENIED. Please do not release the building permit or allow work. □ DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work. Signed drawings and/or specifications are enclosedYesNo 					
Office of Historic Preservation		Date			
Certificate of Appropriateness	City of Dallas	Historic	c Preservation Rev. 010220		



Aerial image



Main structure



To right of main structure



To left of main structure



Across street from main structure



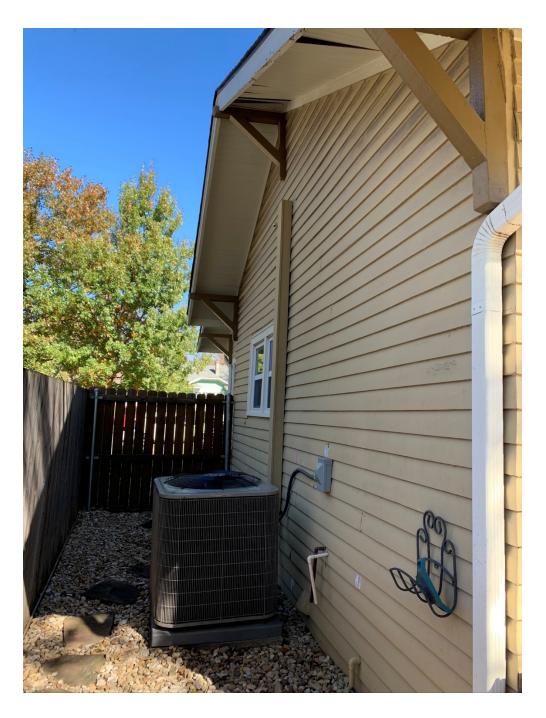


Southwest (Junius Street) side of main structure





Southwest (Junius Street) side of main structure



Northeast side



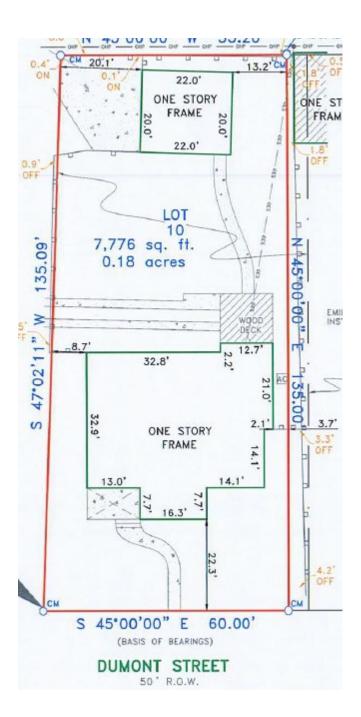
Northeast side



Rear facade



Front porch column



Site survey

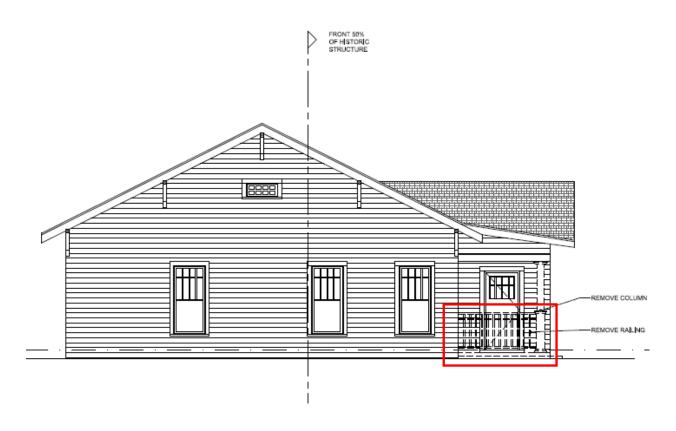


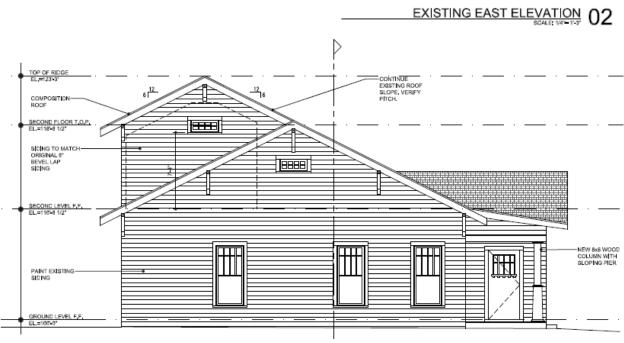
EXISTING NORTH ELEVATION 8CALE; 167-1-197 01



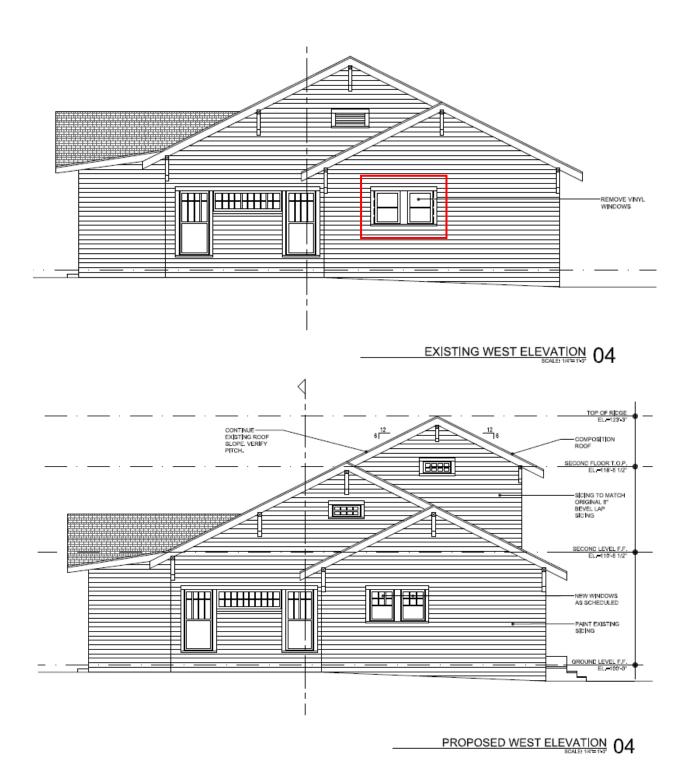
PROPOSED NORTH ELEVATION 01

Existing (top) and proposed (bottom) front elevations with proposed porch changes in red

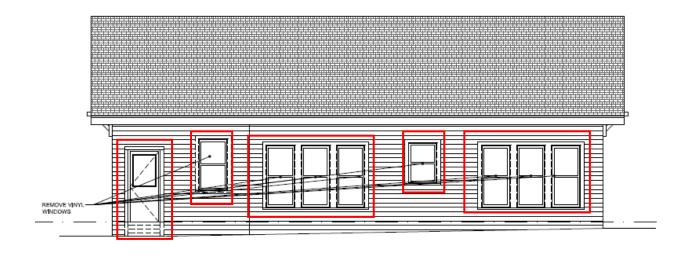




Existing (top) and proposed (bottom) east elevations



Existing (top) and proposed (bottom) west elevations with proposed window replacement in red

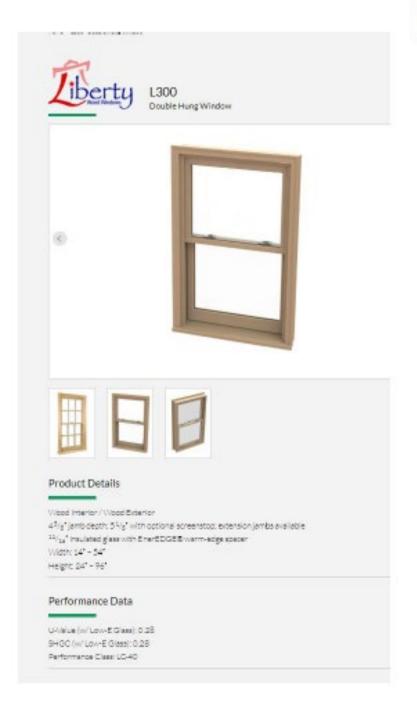


EXISTING SOUTH ELEVATION SCALE 10/E 107



PROPOSED SOUTH ELEVATION SCALE: 1/4=1/47

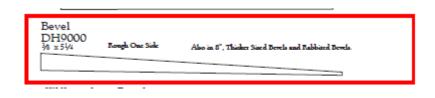
Existing (top) and proposed (bottom) rear elevations with proposed window replacement in red



Window specifications



Door specifications





PRODUCTS AVAILABLE NEAR ZIP CODE:

HEATHER BLEND

75206

Siding and shingle specifications



Before (top) and after renderings





Before (top) and after renderings





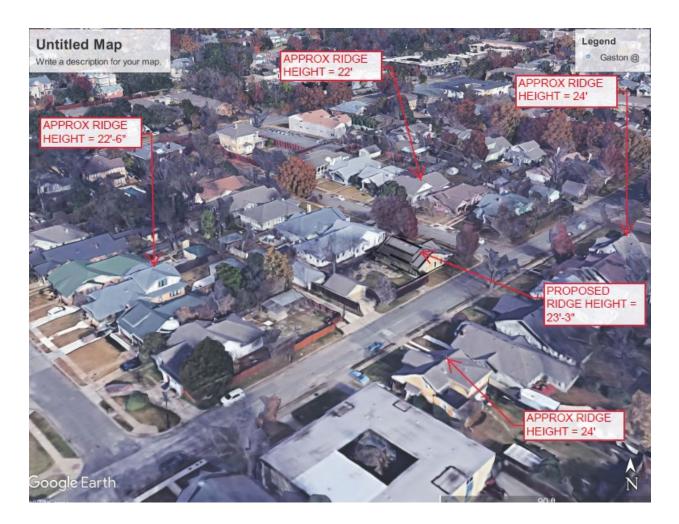
Before (top) and after renderings



Before (top) and after renderings



Before (top) and after renderings

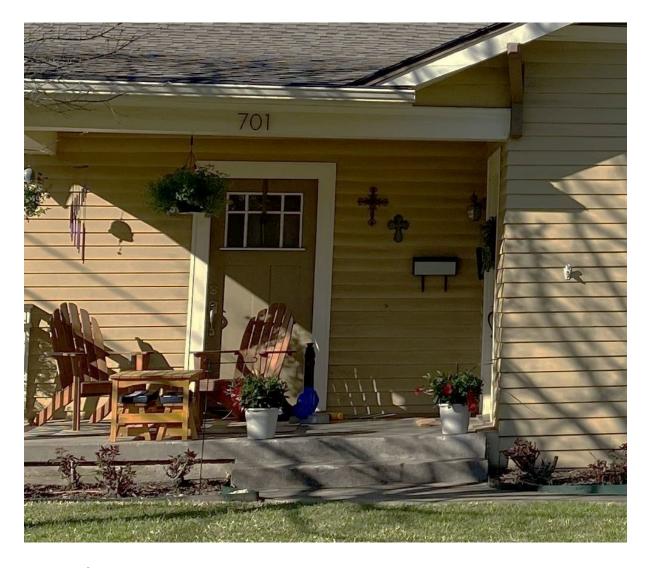


Height of surrounding horizontal additions and two-story structures.





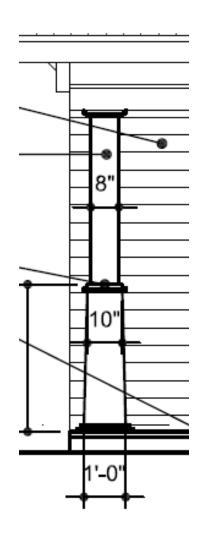
Two-story structures visible from corner of Dumont and Junius.



Existing front door

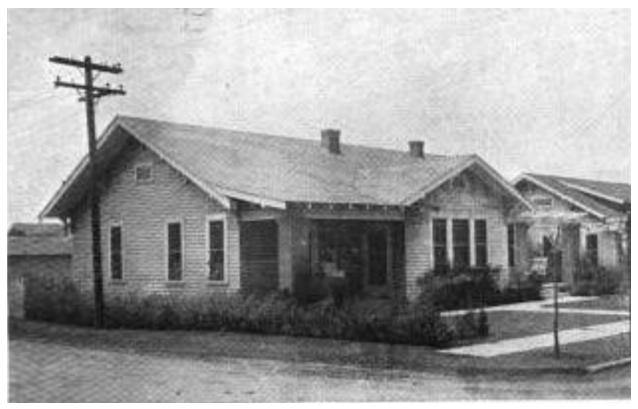


Proposed front door



Column detail





Historic photos of 701 Dumont

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION Request #1: Additions:

- 8.1 New construction and vertical and horizontal additions to existing main buildings are permitted.
- 8.3 New construction and vertical or horizontal additions must be compatible with the historic architectural styles for that tract as listed below. Architectural styles are illustrated in Exhibit D.
 - d. Tract D: Except as otherwise provided in this paragraph, new construction and additions must be in the Prairie or Craftsman style, typical to contributing main buildings within this tract. New construction and additions to a school building must be compatible with the existing school building.
- 8.5 The massing, shape, building and roof form, materials, solid-to-void ratios, details, color, and general appearance of additions must be compatible with the existing historic structure.
- 8.6 The height of new construction and vertical or horizontal additions must not exceed the height of similar historic structures on the block.
- 8.12 Vinyl, aluminum, or exterior insulated finish systems (EIFS) are not permitted as cladding materials for the construction of a new main building or an addition to an existing historic structure. Cementitious siding is not permitted as cladding of a horizontal or vertical addition.
- 8.14 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

Requests #2, 4, and 5: Fenestrations

- 5.2 It is recommended that non-original or altered original doors and windows that do not match the historic appearance of the main building be replaced with appropriate doors and windows.
- 5.3 Replacement doors and windows must express mullion size, light configuration, and material to match the original.

Request #3: Porches

7.3 Historic columns, detailing, railings, and trim on porches and balconies are protected.

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 03/11/2021 TIME: 5:30 PM

MEETING PLACE: Videoconference

Applicant Name: LESLIE NEPVEUX		
Address: 701 DUMONT Date of CA/CD Request: 03/04/21		
Date of CA/CD Request. 03/04/21		
RECOMMENDATION:		
ApproveApprove with conditions DenyDeny without prejudice		
Recommendation / comments/ basis:		
Recommendation / Comments/ basis. Proposal: Replace front door on front porch. Motion Eric Graham/Aaron Trecartin: Approve as submitted. In Favor: Trecartin.		
Graham, Mesh, Bowen, Schmidt, Aveton. Opposed: Cohen and Raith. Reason for Opposition: Doors should match		
Rebuild column and remove railing on front porch. Motion: Aaron Trecartin/Koppang: Deny without prejudice column design		
since it does not conform with original design as found in historic documentation (i.e., a photo). In Favor: All except Aveton. 4.1		
Opposed: Aveton. Reason for opposition-doesn't agree with going back to the original design.		
3. Proposal: Replace two vinyl windows on west elevation with wood windows. Motion Mesh/Cohen to approve as shown. : I		
In Favor: All. Opposition: none		
4. Proposal: Replace 8 vinyl windows on rear elevation with wood windows. Motion Graham/Raith to approve as shown.		
In Favor: All, Opposition: none		
5. Contruct addition. Motion Trecartin/Raith: Approve as shown on submitted form. In Favor: Schmidt, Trecartin, Raith, Grahar		
Bowen, Opposed: Aveton, Cohen. Reason for Oppostion: Changes character of the block face. It is important to preserve our historic character. Abstain: Mesh		
Income characters. 7 Establis mesh		
Task force members present		
✓ Aaron Trecartin		
☐ Barbara Cohen ☐ Mary Mesh ☐ Rene Schmidt (Chair)		
✓ Eric Graham ✓ Mimi Bowen ✓ Terri Raith		
Ex Officio staff members present _ ✓ _ Jennifer Anderson		
Simple Majority Quorum: ves no (four makes a quorum)		
Maker: See Above		
2 nd :		
Task Force members in favor:		
Task Force members opposed:		
Basis for opposition:		
CHAIR, Task Force Tene Schmidt DATE March 11, 2021		

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

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



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-281(JKA) LOCATION: 704 Glendale Avenue STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 397 PLANNER: Jennifer Anderson DATE FILED: March 4, 2021 DISTRICT: Junius Heights

MAPSCO: 36-Y

CENSUS TRACT: 0014.00

APPLICANT: Leslie Nepveaux

OWNER: LAWSON DEBORA & ANDREW

REQUEST(S): Install 8' wood fence and gate in side yard.

BACKGROUND / HISTORY: None.

PROJECT DESCRIPTION: An 8' tall wood fence is proposed in the front 50% of the side

yard.

RELEVANT PRESERVATION CRITERIA:

Section 3.6 states that fences in interior side yards must be located in the rear 50 % of the side yard and behind the open front porch of an adjacent house. The Landmark Commission may allow a fence that is located five feet behind the porch of the house where fence is located if they determine that more screening or privacy is necessary. Fences in the front 50% of an interior side yard may not exceed 8 feet, and fences in the rear yard and rear 50% of the interior side yard may not exceed 9 feet.

ANALYSIS: The fence and gate return is proposed to be 5 feet from the corner of the front façade of the main structure. The applicant has demonstrated a need for more security, and the ordinance allows for fences to be approved five feet behind the front porch in cases where more security is needed. 704 Glendale is a contributing structure, so this request was evaluated using the standards found in the preservation criteria and not based on the locations of neighboring fences, although the impact of a fence at the location proposed will be lessened due to the adjacent fence returns. No significant architectural features on the home will be obstructed by the proposed fence since the room above the carport will still be visible over the fence line.

STAFF RECOMMENDATION(S): Install 8' wood fence and gate in side yard – Approve – Approve site plan and image dated 4-5-21 with the finding that the work is consistent with preservation criteria Section 3.6(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION(S): Install 8' wood fence and gate in side yard – Deny without Prejudice – Proposed fence is in the front 50% of the structure.



Aerial image



Main structure



To right



To left

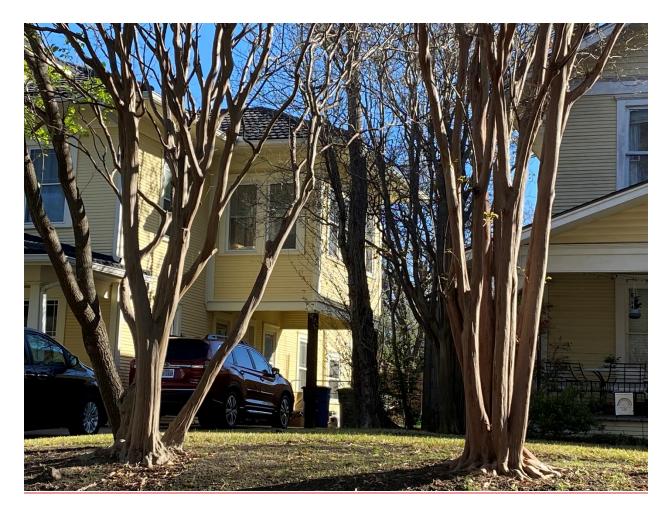


Across street





Front and side yard

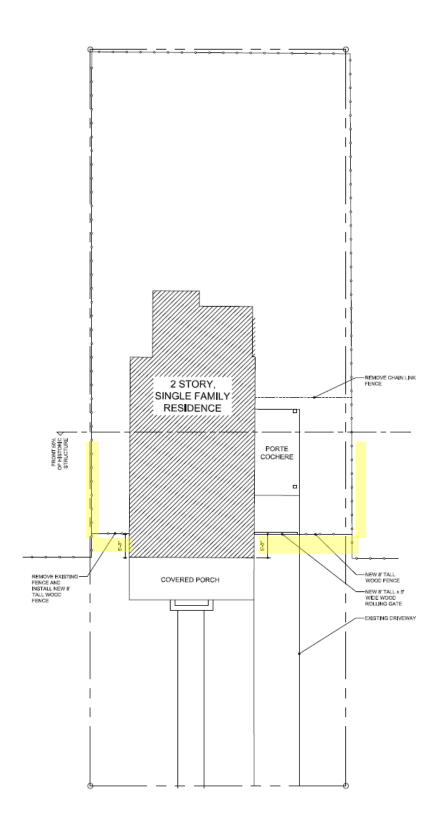


View of side of structure from the street





Rear yard



Proposed site plan



Proposed stain color

Why do we want it? Security.

We have lived at 704 Glendale since July 2016. In that time we have had:

- · 2 attempted home break-ins at rear doors
- A group of youth came and banged on the side door at night when my husband was out of town
- A fugitive was chased by a <u>police</u> helicopter up Glendale St. and turned on Junius St.
- Our cars have been broken into multiple times with $\underline{\text{kids}}$ toys, tools, clothes, and CDs of $\underline{\text{kids}}$ music stolen
- We hear gunshots at night sometimes (sometimes it's fireworks, but some are guns)
- We want our 2 year old and 4 year old to be able to play in the yard safely
- Police advice to us after one of the attempted break-ins was to put up a fence in front of the side door located under the carport on the side of the house

Security needs provided by the applicant

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 3.6(a)(2)

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

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 03/11/2021 TIME: 5:30 PM

MEETING PLACE: Videoconference

Ann Francis Vancous LEOUSE MEDIUS
Applicant Name: LESLIE NEPVEUX
Address: 704 GLENDALE Date of CA/CD Request: 03/04/21
Date of CA/CD Request. 03/04/21
RECOMMENDATION:
Approve Approve with conditions Deny ✓ Deny without prejudice
Recommendation / comments/ basis:
Deny without prejudice because proposed fence is in front 50% of the structure. Per 3.6
Task force members present
Aaron Trecartin
Barbara Cohen Mary Mesh Rene Schmidt (Chair)
✓ Eric Graham ✓ Mimi Bowen ✓ Terri Raith
Ex Officio staff members present / Jennifer Anderson
Lx Officio stati members present V Jennifer Anderson
Simple Majority Quorum: ✓ yes no (four makes a quorum)
Maker: Mesh
2 nd : Trecartin
Task Force members in favor: Unanimous
Task Force members opposed:
Basis for opposition:
CHAIR, Task Force Rene Schmidt DATE March 11, 2021

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

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



LANDMARK COMMISSION

April 5, 2021

FILE NUMBER: CA201-285(JKA) LOCATION: 5917 Reiger Avenue STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 397 PLANNER: Jennifer Anderson DATE FILED: March 4, 2021 DISTRICT: Junius Heights

MAPSCO: 46-C

CENSUS TRACT:0013.01

APPLICANT: Jordan Michel

OWNER: MICHEL JORDAN S & DONNICE

REQUEST(S):

Install landscaping in front yard.
 Replace roll steps and lead walk.

BACKGROUND / HISTORY: None.

PROJECT DESCRIPTION: New planting beds with foundation plants, and perennials are proposed for the front yard, and the roll step and lead walk are proposed for replacement.

RELEVANT PRESERVATION CRITERIA:

Section 3.5(b) states that landscaping must be appropriate and enhance the structure and surroundings and not obscure significant views of protected facades. Section 3.2 states that replacement of existing walkways must be consistent with the original style.

ANALYSIS: The new planting beds in the front of the house will contain a mixture of foundation plants and perennials, and will be lined with flagstone that will be flush with the ground and will not be visible from the street. The plantings proposed to be in front of the structure are perennials and shrubs that will be under 3 feet tall and will not obstruct views of the home, particularly since the porch is raised. The mature size of a yaupon holly is approximately 15 ft. tall, but is a thin growing plant that will not block significant views of the structure since it is proposed for the side of the planning bed. Creeping rosemary is proposed along the sidewalk to help contain the dirt that runs off of the yard and onto the sidewalk. The roll step and lead walk are proposed for replacement, and both appear to be original to the property. The applicant did not provide evidence that the

roll steps were failing and required replacement, and both appear to be in stable condition. Also, drawings were not provided for the dimensions of the new roll step to ensure that they will match the existing steps. Roll steps and lead walks are considered character-defining features in Junius Heights and therefore, the removal of same would have an adverse effect on the character and appearance of the district.

STAFF RECOMMENDATION(S):

- 1. Install landscaping in front yard Approve The proposed work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Replace roll steps and lead walk Deny without Prejudice Approve site plan and images dated 4-5-21 with the finding that the proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work.

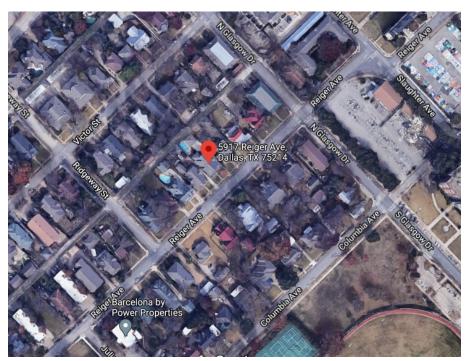
TASK FORCE RECOMMENDATION(S):

- 1. Install landscaping in front yard Approve Approve landscaping plants for the front yard as shown.
- 2. Replace roll steps and lead walk Deny without Prejudice Existing lead walk and steps to be retained.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Jordan Michel Mailing Address: 5917 Reiger Avenue City, State and Zip Code: Dallas TX 75214 Daytime Phone: 972-251-0700 Alternate Phone: Relationship of Applicant to Owner: owner PROPERTY ADDRESS: 5917 Reiger Ave Historic District: Junius Heights PROPOSED WORK:	OFFICE USE ONLY Main Structure: Contributing Non-contributing	
List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached."		
Replace existing lead walk with similar brushed concrete steps with roll top (to even out steps and	create symetrical landing)	
Replace existing concrete path parallel to porch with gray flagstone; Add pea gravel in ∼6ft radius under chinese pistache		
Plant new weeping yaupon near south corner of house and oakleaf hydrangea at eastern corner		
Plant creeping rosemary on the slope near the sidewalk; Move hesperaloe from foundation to eas	stern corner of lawn;	
Add smaller (<4ft) plants as indicated in plan; Replace turf in boulevard between sidewalk and stre	eet with TX native grasses	
Signature of Applicant: Jordan Michel Date: March 3, 2021		
Signature of Owner: Date:Date:		
APPLICATION DEADLINE: Application material must be completed and submitted by the <u>FIRST THURSDAY OF EACH MONTH, 12:00 NOON</u> , (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.		
Please use the enclosed criteria checklist as a guide to completing the applications cannot be reviewed and will be returned to you for more information. contact a Preservation Planner at 214/670-4209 to make sure your application is comp	You are encouraged to	
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the decision. You are encouraged to attend the Landmark Commission hearing the first 1:00 pm in Council Chambers of City Hall (see exceptions). Information regar certificates of appropriateness for individual addresses is available for review in 5BN of	Monday of each month at rding the history of past	
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:		
 □ APPROVED. Please release the building permit. □ APPROVED WITH CONDITIONS. Please release the building permit in accordan □ DENIED. Please do not release the building permit or allow work. □ DENIED WITHOUT PREJUDICE. Please do not release the building permit or all 		
Signed drawings and/or specifications are enclosedYesNo		
Office of Historic Preservation Date		
Certificate of Appropriateness City of Dallas Hist	oric Preservation Rev. 010220	



Aerial image



Main structure



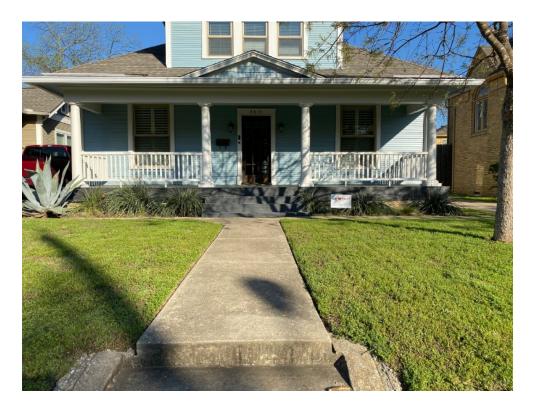
To right



To left

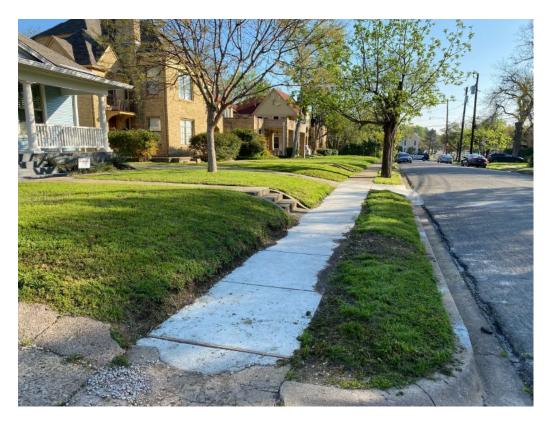


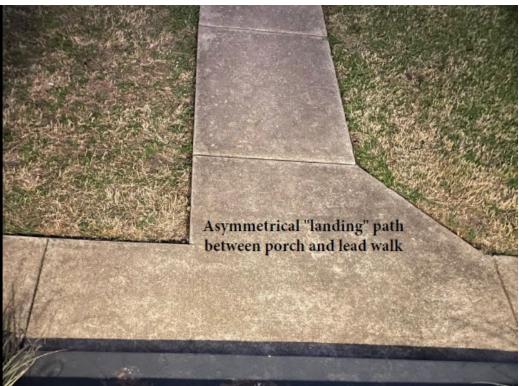
Across street





Existing lead walk and roll step with applicant's notes

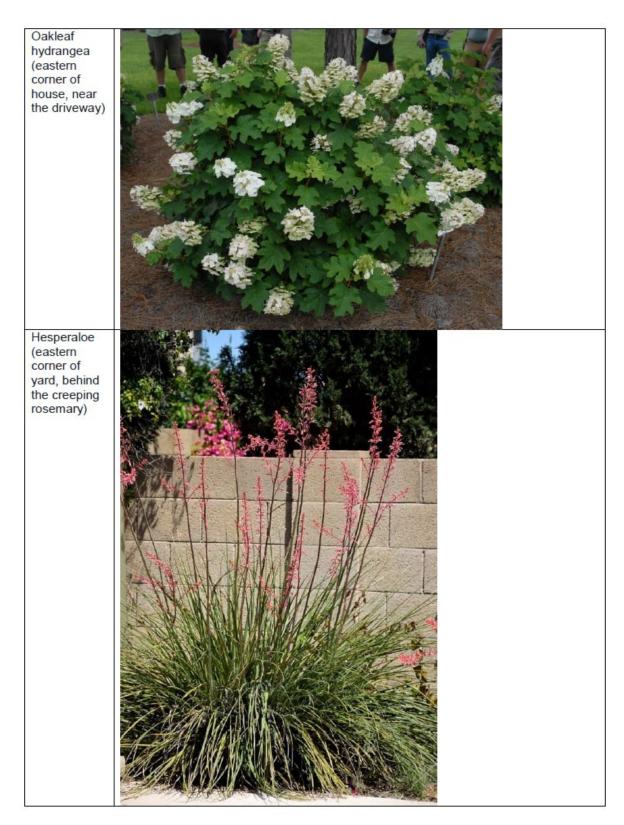




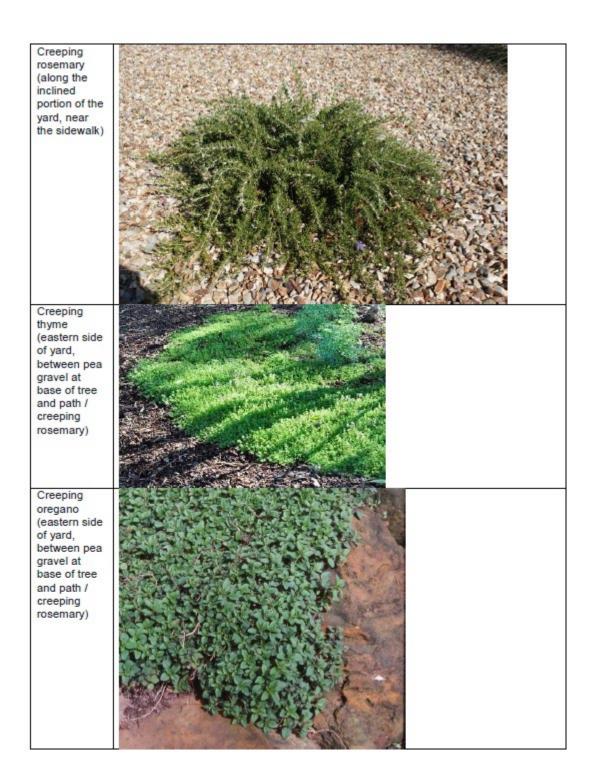
Existing roll step and walkway. sidewalk, and walkway in front yard



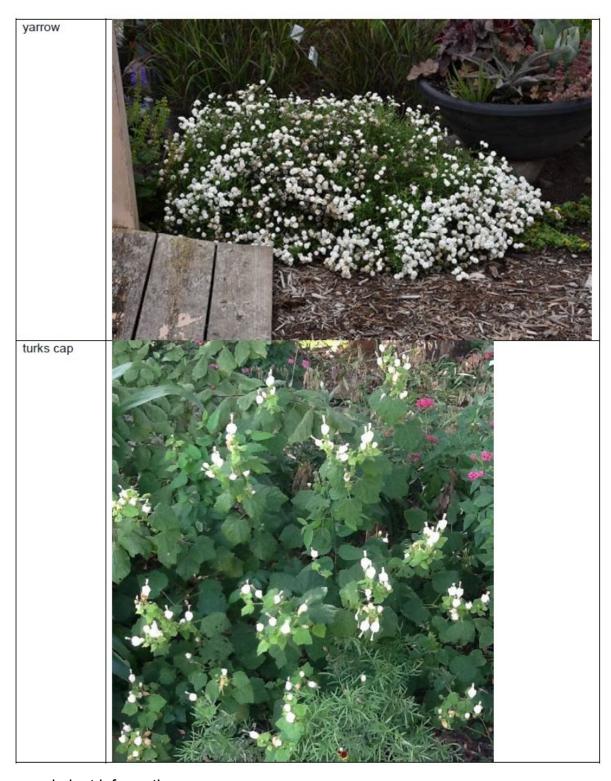
Proposed site plan



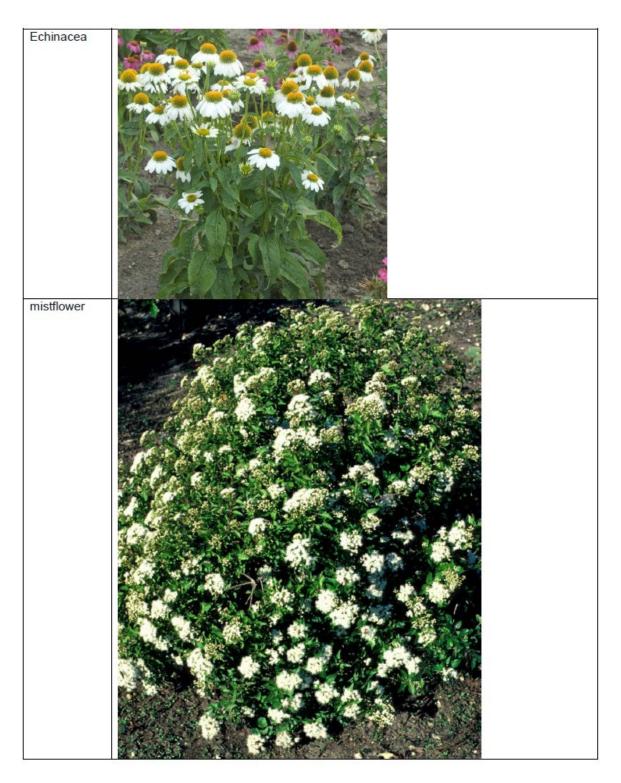
Proposed plant information



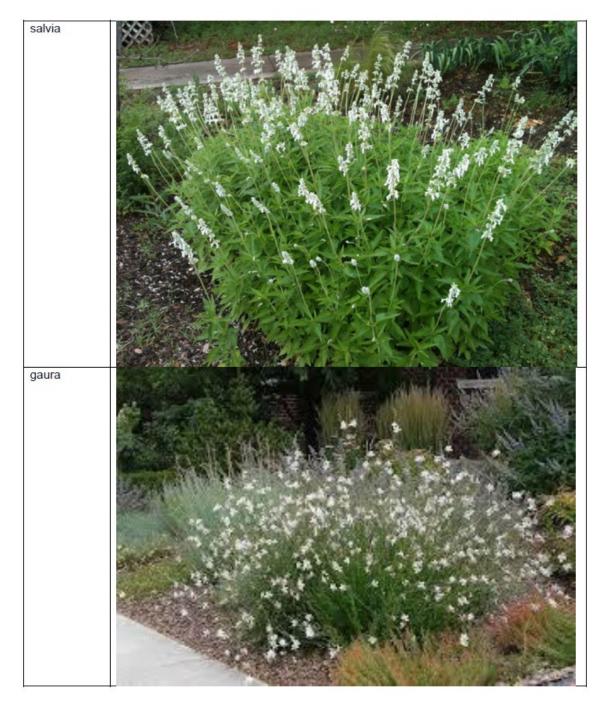
Proposed plant information



Proposed plant information



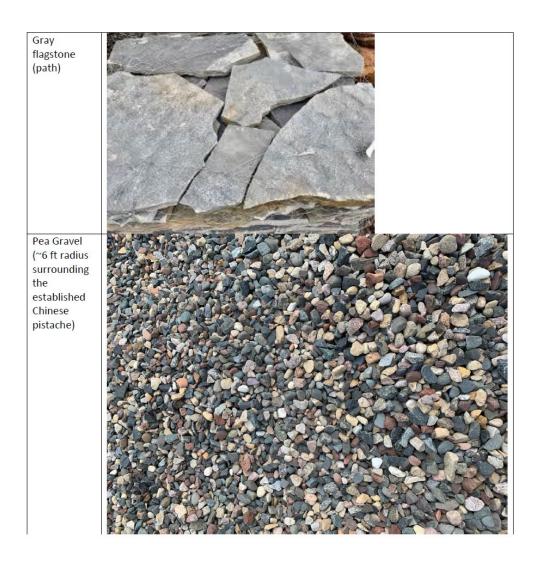
Proposed plant information



Proposed plant information



Proposed plant information



Proposed plant information

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

- Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
- 3.2 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted. Replacement of existing walkways and steps must be consistent with the original style.

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 03/11/2021 TIME: 5:30 PM

MEETING PLACE: Videoconference

Applicant Name: JORDAN MICHEL
Address: 5917 REIGER
Date of CA/CD Request: 03/04/21
RECOMMENDATION:
Approve Approve with conditions Deny Deny without prejudice
Recommendation / comments/ basis:
1. Approve landscape plants for the front yard as shown. No comptempory corten style steel for edging. Existing lead-walk
and steps to be retained.
Task force members present
✓ Aaron Trecartin ✓ Laura Koppang ✓ Noel Aveton
Barbara Cohen
Fric Graham
Ex Officio staff members present Jennifer Anderson
Simple Majority Quorum: ves no (four makes a quorum)
Maker: Barbara Cohen
2 nd : Eric Graham
Task Force members in favor: Unanimous
Task Force members opposed:
Basis for opposition:
CHAIR, Task Force Rene Schmidt DATE March 11, 2021

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

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



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-282(JKA) LOCATION: 5421 Victor Street STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 397 PLANNER: Jennifer Anderson DATE FILED: March 4, 2021 DISTRICT: Junius Heights

MAPSCO: 46-C

CENSUS TRACT: 0013.02

APPLICANT: Donovan Chandler

OWNER: GUNDERT EMILY & DONOVAN

REQUEST(S): Replace primary and secondary doors on front porch.

BACKGROUND / HISTORY: The front porch originally had a balcony over it according to the 1922 Sanborn. The balcony was removed before the Junius Heights Historic District was established.

PROJECT DESCRIPTION: The primary and secondary door on the front porch are failing to properly latch and lock, and do not properly fit into the door frames. Both doors are proposed for replacement with fiberglass doors. Staff explored the option of changing the proposed door material from fiberglass to wood with the owner and, while the owner stated he is open to exploring that option, he would like to move forward with the proposed fiberglass option.

RELEVANT PRESERVATION CRITERIA:

Section 5.1 states that damaged doors can be replaced and that replacement doors must express the mullion size, light configuration, and material to match the original.

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Standards for Rehabilitation

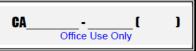
Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

ANALYSIS: The primary and secondary doors are both wood. The primary (solid) door is not believed to be original since the style is not consistent with an historic Craftsman style door. The secondary (15-lite) door style is consistent, but the beam that cuts into the top of the door frame and the non-historic features of the door frame suggests that the door may have been modified when the second floor balcony was removed from the porch. The style proposed for both doors is compatible with Craftsman style and the light configuration proposed for the secondary door matches the windows, but the proposed fiberglass material is not consistent with the Junius Heights preservation criteria which states that replacement doors must express the same material as the original material, which was wood.

STAFF RECOMMENDATION(S): Replace primary and secondary doors on front porch – Approve with Conditions – Approve specifications with the condition that the replacement doors are wood instead of fiberglass with the finding that the work is consistent with preservation criteria Section 5.1 and 5.3 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION(S): Replace primary and secondary doors on front porch – Deny without Prejudice – No comments provided by task force.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Rev. 010220

Name of Applicant: Donovan and Emily Chandler				
Mailing Address : 5421 Victor St	OFFICE USE ONLY			
City, State and Zip Code: Dallas, TX 75214	Main Structure:			
Daytime Phone: 702-556-1809 Alternate Phone: Relationship of Applicant to Owner: Self and Spouse	Contributing			
Relationship of Applicant to Owner: Sell and Spouse	Non-contributing			
PROPERTY ADDRESS: 5421 Victor St, Dallas, TX 75214 Historic District: Junius Heights				
PROPOSED WORK:				
List all proposed work simply and accurately, use extra sheet if needed. Attack specified in the submittal criteria checklist for type of work proposed. DO NOT write				
We would like to replace our two front doors. Both are a security hazard a	s they don't latch,			
one doesn't deadbolt, both have air gaps which are drafty and let in water	. The wood frame			
on the partial glass door is warping out of plumb. The door repair experts	said it would be			
foolish to try to repair them - they need to be replaced.				
Signature of Applicant: DKChandler Date: 3 Mar 2021				
Signature of Owner: Emily Gundert Chandler Date: 3 Mar 2021				
APPLICATION DEADLINE:				
Application material must be completed and submitted by the <u>FIRST THURSDAY OF EACH MONTH, 12:00 NOON</u>, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.				
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.				
OTHER:				
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.				
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:				
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.				
Signed drawings and/or specifications are enclosedYesNo				
Office of Historic Preservation Date				
Certificate of Appropriateness City of Dallas Historic	Preservation			



Aerial image



Main structure









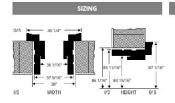


YOUR **PROFESSIONAL-CLASS** PRODUCT

Signet Smooth Fiberglass Entry Door with Clear Glass













QUOTE INFORMATION

Job: Chandler

Tag: Front

DETAILS

Signet Single Entry Door in FrameSaver Frame 36" x 84" Nominal Size Unit Size: 37 9/16" x 85 11/16" Frame Depth: 4 9/16"

Frame Depth: 4 9/16"

2" Flat Brickmold - Shipped Unattached
Right Hand Inswing - Inside Looking Out

440 Style Signet Smooth Fiberglass Door Inside

1 Panel 440 Style Signet Oak Fiberglass Door Outside
ComforTech DLA-UV

Cottage (6-Lite) SDL Grid - 1V x 2H

Snow Mist White Inside / Clay Outside SDL Grids (Dusty

Gray Shadow Grids) Snow Mist White Inside / Clay Outside

Hardware
Oil Rubbed Bronze Melrose Grip Handle with Deadbolt

Outside Egg Handle Inside

Textured Clay Aluminum Frame Cladding - Loose on Unit

4 Tubes of Clay Bronze ZAC Auto-Adjusting Threshold (5 5/8" Depth)

Aged Bronze Ball Bearing Hinges Security Plate

Oak Quarter Round (1/2" x 3/4") Shoemold - Unfinished

INFORMATION AND WARNINGS

On inswing doors with brickmold cladding and brickmold that is shipped loose, ProVia recommends that caulking be applied where the brickmold meets the full wood frame



YOUR **PROFESSIONAL-CLASS** PRODUCT

Signet Smooth Fiberglass Entry Door









Job: Chandler Tag: Side

Signet Single Entry Door in FrameSaver Frame 36" x 80" Nominal Size Unit Size: 37 9/16" x 81 11/16"

Frame Depth: 4 9/16" No Brickmold

Left Hand Inswing - Inside Looking Out

002-440 Style Signet Smooth Fiberglass Door Inside 002-440 Style Signet Oak Fiberglass Door Outside

Snow Mist White Inside / Clay Outside

Hardware
Oil Rubbed Bronze Melrose Grip Handle with Deadbolt Outside

Egg Handle Inside Black/Bronze Mail Slot (3" x 10")

Frame

Textured Clay Aluminum Frame Cladding - Loose on Unit Snow Mist White Inside Frame

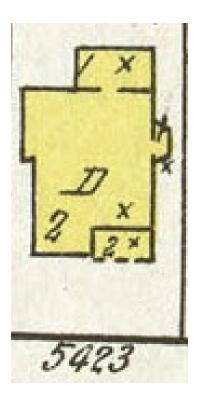
4 Tubes of Clay

Bronze ZAC Auto-Adjusting Threshold (5 5/8" Depth) Aged Bronze Spring Bommer Hinges

Security Plate INFORMATION AND WARNINGS

Mail slot location may allow exterior access to interior handleset (potential security concern).





1922 Sanborn Map

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

- 5.1 Historic doors and windows must remain intact and their openings must be preserved on protected facades, except that doors and windows may be replaced if necessary due to damage or deterioration.
- 5.3 Replacement doors and windows must express mullion size, light configuration, and material to match the original.

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 03/11/2021 TIME: 5:30 PM

MEETING PLACE: Videoconference

Applicant Name: DONOVAN CHANDLER Address: 5421 VICTOR Date of CA/CD Request: 03/04/21 **RECOMMENDATION:** Approve Approve with conditions Deny ✓ Deny without prejudice Recommendation / comments/ basis: Deny without prejudice. Motion: Mesh/Trecartin. Submitted doors do not meet the requirements of the Ordinance. Per 4.1b Task force members present ✓ Aaron Trecartin Laura Koppang Noel Aveton ✓ Barbara Cohen Rene Schmidt (Chair) Mary Mesh ✓ Eric Graham ✓ Mimi Bowen Terri Raith Ex Officio staff members present | Jennifer Anderson Simple Majority Quorum: ✓ yes no (four makes a quorum) Maker: Mesh 2nd: Trecartin Task Force members in favor: Unanimous Task Force members opposed: Basis for opposition: CHAIR, Task Force Rene Schmidt DATE March 11, 2021

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

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



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-286(JKA) LOCATION: 5919 Victor Street STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 397 PLANNER: Jennifer Anderson DATE FILED: March 4, 2021 DISTRICT: Junius Heights

MAPSCO: 36-Y

CENSUS TRACT: 0013.01

APPLICANT: Preston Rose

OWNER: ROSE PRESTON WESTAWAY

REQUEST(S):

1. Replace primary and secondary door on front porch. Work completed without a Certificate of Appropriateness.

2. Replace door on first level of the front facade. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: None.

PROJECT DESCRIPTION: Three doors on the front façade of the structure were replaced with metal doors without a Certificate of Appropriateness. The door on the first level was not original, and it is unknown if the primary or secondary doors were original.

RELEVANT PRESERVATION CRITERIA:

The property is non-contributing to the Junius Heights Historic District, so any exterior changes must be compatible with the historic overlay district (non-contributing standard of approval).

ANALYSIS: The period of significance for Junius Heights is from 1900 to 1940. The structure was built in 1941 so it is not contributing to the historic overlay district, although only by one year. No photos exist of the original doors, and the photos of the doors that were removed exist only though Google Streetview images. The images show a partial view of a 15-lite door on the front porch, and a non-historic solid plywood door on the lower level. The original windows on the home are wood, so it is possible that the original doors were wood as well. The doors that were installed without a Certificate of

Appropriateness are metal. The standard of approval for non-contributing structures does not specify materials and states that the changes must be compatible with the historic overlay district. The style of the door is compatible, and the material will not be apparent from the public right-of-way, so it will not have an adverse effect on the historic overlay district

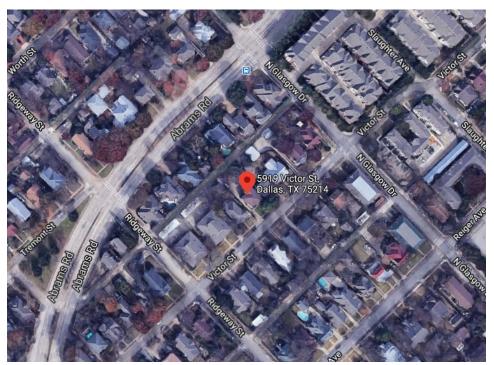
STAFF RECOMMENDATION(S):

- 1. Replace primary and secondary door on front porch. Work completed without a Certificate of Appropriateness Approve The completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2. Replace door on first level of the front facade. Work completed without a Certificate of Appropriateness Approve The completed work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION(S):

- Replace primary and secondary door on front porch. Work completed without a Certificate of Appropriateness – Deny without Prejudice – Replacement door should be compatible with style and materials with the district.
- 2. Replace door on first level of the front facade. Work completed without a Certificate of Appropriateness Deny without Prejudice Replacement door should be compatible with style and materials with the district.

Certificate of Appropria	mission	, on	()	
Name of Applicant: Mailing Address: City, State and Zip Code: Daytime Phone: 817-975-8105 Relationship of Applicant to Owner: PROPERTY ADDRESS: Historic District:	Iternate Phone:	Dallas, TA	OFFICE USE ONLY Main Structure: Contributing Non-contributing	
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached."				
Replace front Door.	Non una	1 Cont	0	
already replaced.		unal front	Docr off	
because I could	not find	SOME Char	24	
100000	in the	Sport Bile	-1.	
Signature of Applicant: 8th and 8C Date: 3/2/21				
Signature of Owner:	Date	e:		
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 Certific		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 end				
Office of Historic Preservation		Date		
Certificate of Appropriateness	City of Dallas	Historic	Preservation Rev. 010220	



Aerial image



Main structure



To right



To left



Across street

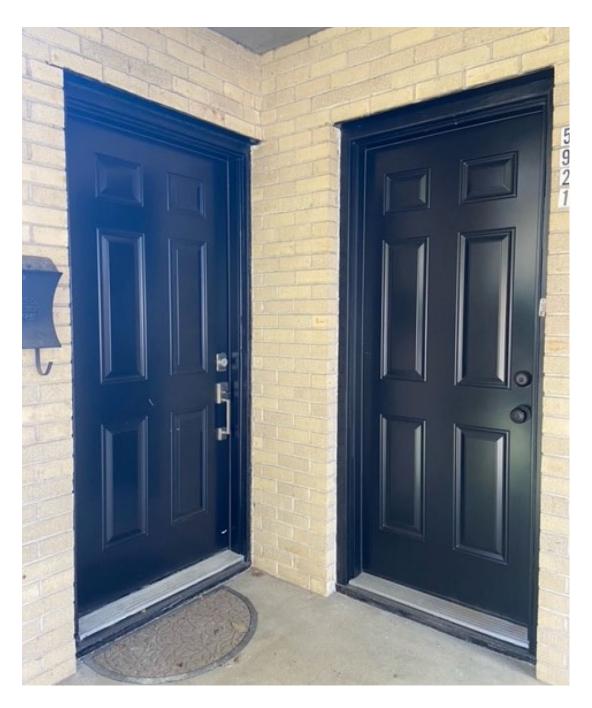




Main structure



The doors for request #1 are on the front porch on the right side. The door for request #2 is on the left side.



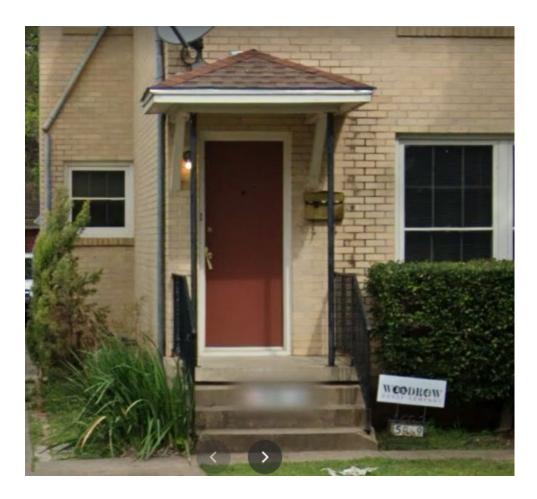
Request #1: Primary and secondary door



Request #1: Partial view of previous door on front porch (Google Streetview)

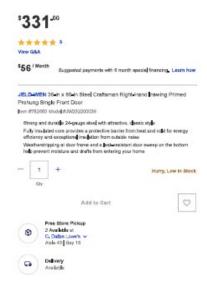


Request #2: Door on first level. Installed without a CA.



Request #2: Previous door (Google Streetview)





Proposed door specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

NON-CONTRIBUTING STANDARDS:

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

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

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 3-11-21 TIME: 5:30 PM

MEETING PLACE: Videoconference

Applicant Name: Preston Rose Address: 5919 Victor	
Date of CA/CD Request: 3-4-21	
RECOMMENDATION:	
Approve Approve with conditions	Deny _✓ _Deny without prejudice
Recommendation / comments/ basis:	
Replacement door should be compatible in style and material	als with district.
Mimi Bowen had left the meeting and Laura Koppang was no	ot voting because of technical issues.
Task force members present	
Aaron Trecartin Laura Koppang	
✓ Barbara Cohen ✓ Eric Graham ✓ Mimi Bowen	✓ Rene Schmidt (Chair) ✓ Terri Raith
Ex Officio staff members present Jennifer A	Anderson
Simple Majority Quorum: 🗸 yes 🔲 n	no (four makes a quorum)
Maker: Aaron Trecartin	
2 nd : Mary Mesh	
Task Force members in favor: All	
Task Force members opposed: Basis for opposition:	
Date to opposition.	
CHAIR, Task Force Rene Schmidt	DATE March 11, 2021

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

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



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-283(JKA)
LOCATION: 5523 Worth Street

STRUCTURE: Main, Non-Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 397 PLANNER: Jennifer Anderson DATE FILED: March 4, 2021 DISTRICT: Junius Heights

MAPSCO: 46-C

CENSUS TRACT: 0013.02

APPLICANT: Trutex Contracting Solutions

REPRESENTATIVE: Mark Sherrard

OWNER: LANDRY MICHAEL K & MARVIN JAMES

REQUEST(S): Install 8' wood fence in side and rear yard.

BACKGROUND / HISTORY: The existing fence was approved by Landmark Commission in 2007 (CA067-298(JA)).

PROJECT DESCRIPTION: An 8' fence is proposed for the front 50% of the side yard to replace the existing fence.

RELEVANT PRESERVATION CRITERIA:

The property is non-contributing, so work must be compatible with the historic overlay district in order to be approved.

ANALYSIS: The existing fence is in the same location as the proposed fence, which is flush with the front corner façade on the northeast side and several feet back on the southwest side. While the fence returns on the neighboring properties on either side is even with the proposed fence, there are no other fence returns in the front 50% of the interior side yards along the same blockface. Fences that are approved in the front 50% are normally approved to be 5 feet back from the front corner façade on both sides in cases where an exception is granted by the Landmark Commission. While this property is non-contributing, both properties next to the structure are contributing, and fences located closer than 5 feet from the front corner façades obscure the architecture of the properties and create an adverse effect for the historic overlay district.

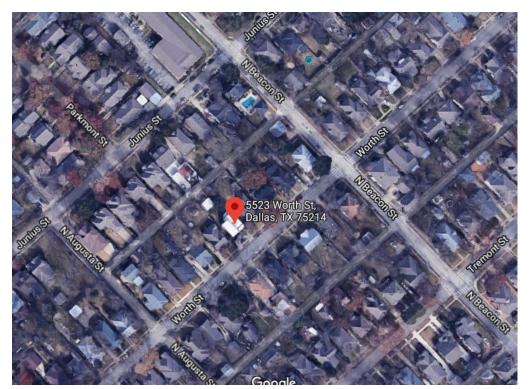
STAFF RECOMMENDATION(S): Install 8' wood fence in side and rear yard – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district.

TASK FORCE RECOMMENDATION(S): Install 8' wood fence in side and rear yard – Deny without Prejudice – Fence is in the front 50% of the structure.

Certificate	of Appropriateness	(CA)
	Landmark Commission	,

CA	-	Į]
	Office Use Only		

or Danies Editariant Commission	
Name of Applicant: TRUTEX CONTRACTIVE SOLUTIONS - MARKSHERRARD Mailing Address: 2505 N BELT LIVE RD City, State and Zip Code: TX 75182 Daytime Phone: (469) 682 4133 Alternate Phone: Relationship of Applicant to Owner: CONTRACTOR PROPERTY ADDRESS: 5523 WORTH 5	OFFICE USE ONLY Main Structure: Contributing Non-contributing
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attac specified in the submittal criteria checklist for type of work proposed. DO NOT write.	
REPLACE EXISTING FONCE WITH SIMILAR. 8' TALL CEDAR BOARD ON BOARD FENCE WITH KICKBARD + TOP STELL POSTS STAINED	APPEARANCE TRIM
Signature of Applicant:	
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF INDON, (see official calendar for exceptions), before the Dallas Landmark Commission approval of any change affecting the exterior of any building. This form along with any supprints the filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 752	sion can consider the porting documentation 201.
Please use the enclosed criteria checklist as a guide to completing the applications cannot be reviewed and will be returned to you for more information. Yo contact a Preservation Planner at 214/670-4209 to make sure your application is complete.	ou are encouraged to
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Lar decision. You are encouraged to attend the Landmark Commission hearing the first Mon 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding certificates of appropriateness for individual addresses is available for review in 5BN of City	day of each month at g the history of past
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:	
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow with signed drawings and/or specifications are enclosedYesNo	-
Office of Historic Preservation Date	
Certificate of Appropriateness City of Dallas Historic	: Preservation Rev. 010220



Aerial image



Main structure



To right



To left

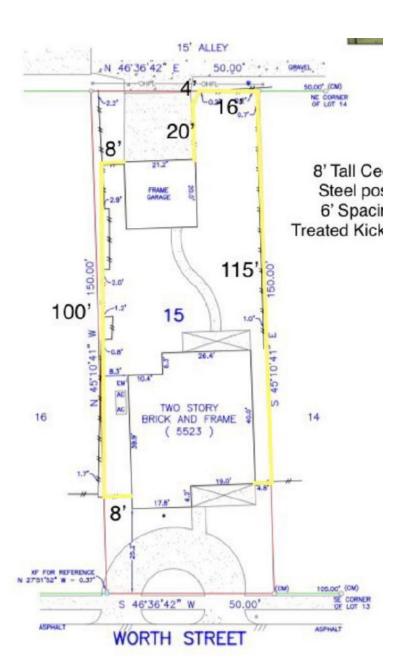


Across street





Existing fence



Proposed site plan





Existing fence returns



Proposed fence style

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

NON-CONTRIBUTING STANDARDS:

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 03/11/2021 TIME: 5:30 PM

MEETING PLACE: Videoconference

Applicant Name: TRUTEK - MARK SHEPPAR Address: 5523 WORTH Date of CA/CD Request: 03/04/21 **RECOMMENDATION:** Approve Approve with conditions Deny V Deny without prejudice Recommendation / comments/ basis: Deny without Prejudice. Fence is in front 50% of structure. Mimi Bowen not present; left at 7:40. Task force members present ✓ Aaron Trecartin Laura Koppang Noel Aveton Rene Schmidt (Chair) ✓ Barbara Cohen Mary Mesh ✓ Eric Graham Mimi Bowen Terri Raith Ex Officio staff members present | Jennifer Anderson Simple Majority Quorum: ✓ yes no (four makes a quorum) Maker: Mary Mesh 2nd: Barbara Cohen Task Force members in favor: Unanimous Task Force members opposed: Basis for opposition: CHAIR, Task Force Rene Schmidt DATE March 11, 2021

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

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



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-275(MLP) LOCATION: 707 N Marsalis

STRUCTURE: Main & Non-contributing

COUNCIL DISTRICT: 1 ZONING: PD-468 PLANNER: Melissa Parent DATE FILED: March 4, 2021

DISTRICT: Lake Cliff MAPSCO: 45-W

CENSUS TRACT: 0020.00

APPLICANT: Josh Dunlap

OWNER: WOOD MICHELE S

REQUEST:

1) Replace all existing aluminum windows with new vinyl windows. Work completed without Certificate of Appropriateness.

- 2) Install new wood fence in side and front yards. Work initiated without Certificate of Appropriateness.
- 3) Install new landscaping.

BACKGROUND / HISTORY:

The structure is listed as non-contributing to the Lake Cliff Historic District.

Currently there is a faux-wood look steel fence in the front yard, as the applicant has asserted they are dealing with security issues at this time, but that this section of fencing is intended to come down, and there is not a definitive timeline for that at this time.

PROJECT DESCRIPTION:

The work already undertaken includes the replacement of all windows and the installation of new fencing. The project also proposes to install landscaping for the property.

ANALYSIS:

This structure is a multi-family apartment complex that was constructed in the 1960s and is a non- contributing resource to the district. Ordinance criteria stipulates that windows must remain intact unless absolutely necessary, but because the work has already been completed, no assessment of the previous window conditions has been provided. The previously existing windows were aluminum, and in-kind replacements of windows would

be more appropriate for the structure and the district. The newly installed windows are vinyl with aluminum reinforcement.

Most of the fence adheres to the ordinance criteria, however there is a portion of the wood fencing that extends into the font 50% of the side and front yards. The fence is currently constructed backwards, where the structural elements are on the exterior. They should be located in the interior face of the fence, so as not to be visible.

The landscaping plan was not reviewed by the Task Force, but the requested species are all common within our districts. The new trees and bushes will add some much needed greenery to the property and the streetscape.

STAFF RECOMMENDATION:

- 1) Replace all existing aluminum windows with new vinyl windows. Work completed without Certificate of Appropriateness Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
- 2) Install new wood fence in side and front yards. Work initiated without Certificate of Appropriateness. Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
- 3) Install new landscaping. Approve Approve site plan dated 4/5/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

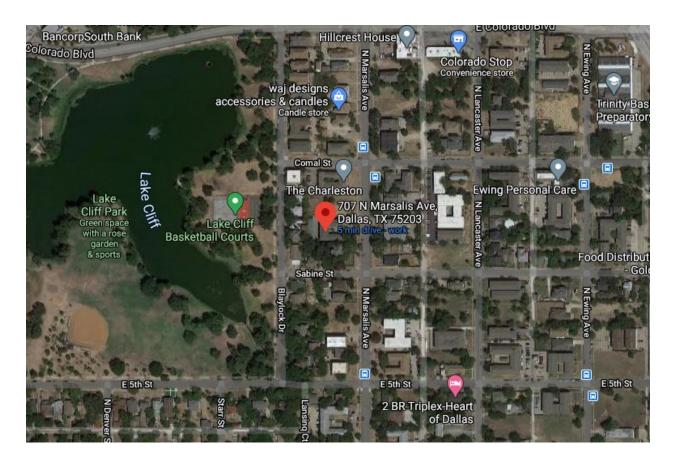
TASK FORCE RECOMMENDATION:

- 1) Replace all existing aluminum windows with new vinyl windows. Work completed without Certificate of Appropriateness. Deny without prejudice Applicant has been advised to revise drawings as discussed, fully read and review Lake Cliff ordinance before moving on to Landmark. (The discussion seemed to be limiting vandalism and stabilizing site. Hopefully revisions to the submission, applicants resubmit will be for improvements an sympathetic to the property and its surrounding historic structures.) Considering this is a non-contributing structure, we have denied without prejudice, but task force is also concerned that a significant approach is made for improvements that are sympathetic to the historic area.
- 2) Install new wood fence in side and front yards. Work initiated 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)(ii) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
- 3) Install new landscaping. Deny without prejudice Landmark did not review landscaping.

Certificate	of Appropriateness	(CA)
City of Dallas	Landmark Commission	10.17



City of Dallas Landmark Co		Offi	ce Use Only
Name of Applicant Or Ov	nual		
Mailing Address: 39 /1 /9/ City, State and Zip Code: 0.4(1.4) Daytime Phone: 97: 189. 7(1) Relationship of Applicant to Owner:	94 Marula Hillio (T Tr 7 Tulos Alternate Phone:		OFFICE USE ONLY Main Structure: Contributing
PROPERTY ADDRESS: 747 Historic District:	N MARKALIS	3/4	✓ Non-contributing
PROPOSED WORK: List all proposed work simply and ac specified in the submittal criteria check	ccurately, use extra she dist for type of work prop	et if needed. Attack	all documentation
LAND SCAPE	BE	CEIVED BY	
FENCE		The same of the sa	
Ulii 00U		MAR 0 4 2020	
Signature of Applicant: Signature of Owner: APPLICATION DEADLINE: Application material must be completed a NOON, (see official calendar for except approval of any change affecting the exterit must be filed with a Preservation Planner at Please use the enclosed criteria chas applications cannot be reviewed and will contact a Preservation Planner at 214/670-OTHER: In the event of a denial, you have the ridecision, You are encouraged to attend the 1:00 pm in Council Chambers of City Incertificates of appropriateness for individual Please review the enclosed Review and Action I	Date Date: PUGANT) Ind submitted by the FIRS stions), before the Dallas or of any building. This form t City Hall, 1500 Marilla 5B seklist as a guide to a be returned to you for a 4209 to make sure your sp ght to an appeal within 3 e Landmark Commission I lail (see exceptions). In	2 - 9 - 9 / ET THURSDAY OF E. Landmark Commission in along with any support. N. Dellas, Texas, 7520 completing the application information. You plication is complete.	ACH MONTH, 12:00 on can consider the arting documentation it. Ication, incomplete are encouraged to imark Commission's ay of each month at
Memorandum to the Building Official, a Certi	rorm ficate of Appropriateness ha	s been:	
APPROVED. Please release the build APPROVED WITH CONDITIONS. Please do not release the build DENIED. Please do not release the build DENIED WITHOUT PREJUDICE, Please do not release the build DENIED WITHOUT PREJUDICE.	ase release the building pe		
Signed drawings and/or specifications are e	nclosedYesNo		
Sustainable Construction and Develo	pment	Da	te
Certificate of Appropriateness	City of Dallas	Historic P	reservation



Aerial image



Main Structure



Vacant lot adjacent to the right



Property adjacent to the left



View across N Marsalis



Photo of newly installed window



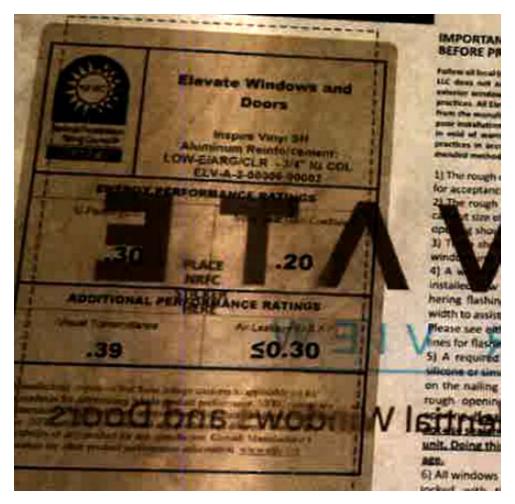
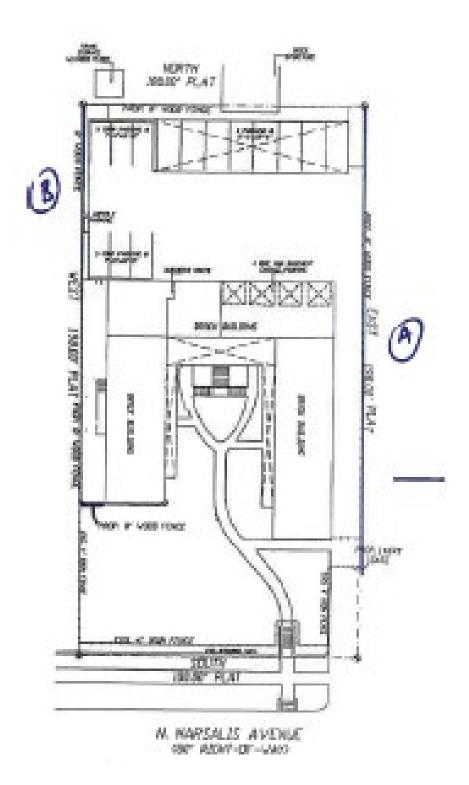
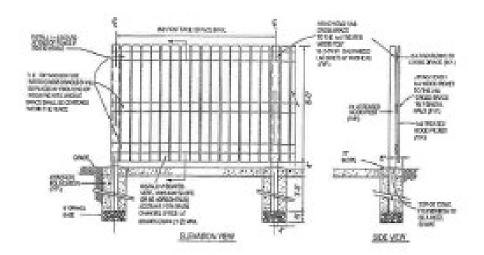


Photo of specification from newly installed window



Fence site plan

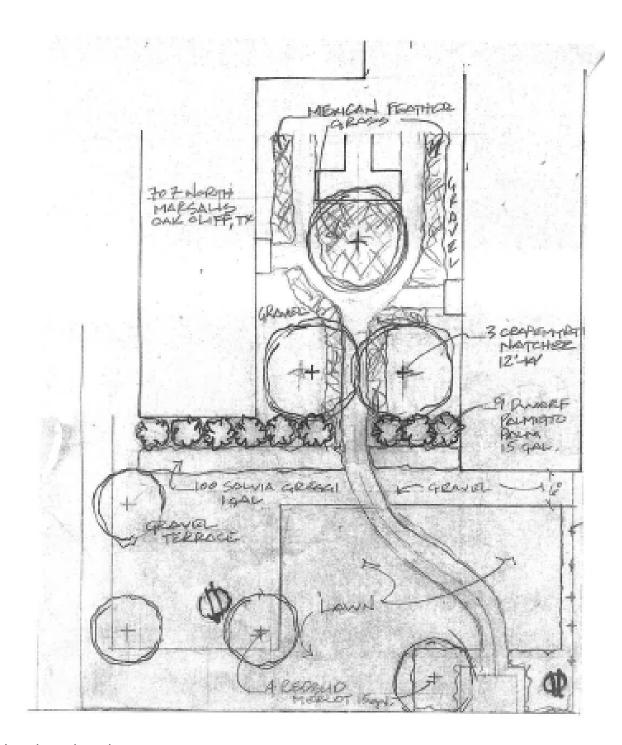


Fencing specification





View of existing fencing – the section highlighted in yellow is slated for removal, no current timeline



Landscaping plan







Dwarf Palmetto Palm



Salvia





Mexican feather grass

Redbud

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

NON-CONTRIBUTING STANDARDS:

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT WINNETKA HEIGHTS / LAKE CLIFF

DATE: 03/10/2021 TIME: 5:30pm MEETING PLACE: Virtual

APPLICANT NAME: Josh Dunlap PROPERTY ADDRESS: 707 N Marsalis DATE of CA / CD REQUEST: 03/10/2021

DATE OF CAT CD.	ALQUEST. USF	10/2021			
RECOMMEND	ATION:				
Approval	Approval with	conditions_	Denial	X	Denial without prejudice
Recommendation /	comments/basis				
detail materials and Looking at what has relation to Lake Cli: Deny without preju. Applicant has been ordinance before mo	dimensions of all been submitted ff ordinance the t udice. revised to revise oving on to Land	I work that has and reviewing askforce has d drawings as d mark. (The di	s been done as the work that ecided to: iscussed, read scussion seen	nd pro t has b i and t ned to	paint plan w/ keynote. Provide posed. een done in relation, both in to fully read and review Lake Cliff be in limiting vandalism and omit will be for improvements and
sympathetic to the p	property and it's s lenied without pr	surrounding his ejudice, but tas	storic structur skforce is also	es.) Conce	omit will be for improvements and onsidering this is a non contributin erned that a significant approach is
Due to time, Taskfo	rce did not revie	wed landscape			
Commission.					
Task force member					
x_ Alfredo Pen Christine Escx_ Jeff Cummir Ex Officio staff mer	obedo ngs (Chair)	x Mia O x Nichol Amber ' Melissa Pare	as Dean Teague		Michelle Walker VACANT (LC Resident) VACANT (LC Alt)
Simple Majority Qu	orum: _xyes	n	0		
Maker: Nick 2nd. – Teff					
Task Force member	s in favor: all				
Task Force member					
Basis for opposition					
CHAIR, Task Force	 Jeff Cumming 	;s		DA	ATE 03/010/2021

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 1, 2021 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and ditzens to provide public comment.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-267(MLP)

LOCATION: 5006 Junius

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14

ZONING: PD-97

PLANNER: Melissa Parent DATE FILED: March 4, 2021 DISTRICT: Munger Place

MAPSCO: 46-B

CENSUS TRACT: 0013.02

APPLICANT: Laurel Wright

OWNER: WILSON CAREY B

REQUEST:

1) Wall off one window from the interior on the main structure.

2) Reconfigure fenestration pattern on rear facade.

BACKGROUND / HISTORY:

The structure is listed as contributing to the Munger Place Historic District.

PROJECT DESCRIPTION:

The proposed work consists of the reconfiguration of the windows on the second story of the rear façade and walling-off one window on the side façade from the interior.

The current structure has a non-historic rear addition which included a second story sleeping porch. All of the window reconfigurations will occur on the rear façade and will not be visible from the street.

ANALYSIS:

The applicant has attested that the current addition is beginning to pull away from the house due to the weight of the windows, and the reconfiguration will aide in fortifying the existing walls with a few small sections of added wall space. The proposal adheres to the ordinance, and all new windows will be wood to match the existing windows on the rest of the main structure.

Both staff and task force had concerns with the request to wall off one window on the side façade. The interior staircase is being reconfigured and the applicant is concerned that the window, which will now be along the staircase, could be a safety hazard. This window

is highly visible from the street and includes a stained glass transom, which the applicant wishes to retain. Task force is concerned that walling the window off will not only change the aesthetic of the window, but trap heat within the space between the new wall and glass, leaving the potential for the window to shatter under heat stress.

STAFF RECOMMENDATION:

- 1) Wall off one window from the interior on the main structure.- Denial without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.
- 2) Reconfigure fenestration pattern on rear facade. Approve Approve drawings and specifications dated 4/5/2021 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-97.111(c)(1)(S)(vii)(cc) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)

TASK FORCE RECOMMENDATION:

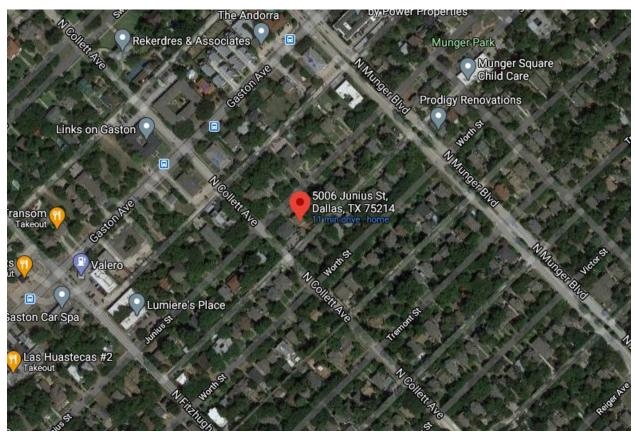
- 1) Wall off one window from the interior on the main structure Deny without prejudice Side façade window should not be blocked off.
- 2) Reconfigure fenestration pattern on rear façade Approve Approve as submitted

	247 [MUP] Use Only		
Name of Applicant: LUNN MATSON LAURET WRIGHT Mailing Address: _13 16 MOTOR COVER City, State and Zip Code: BALLYS: TX 75 20 7 Daytime Phone: 817-948-1211 Fax Relationship of Applicant to Owner: Construction MANAGER PROPERTY ADDRESS: 5000 JUNIUS 57 Historic District MUNGER PLACE	Building Inspection: Please see signed drawings before issuing permit: Yes No Planner's Initials		
PROPOSED WORK: Please describe your proposed work simply and accurately. Attach extra sheets a material as requested in the submittal criteria checklist. LN/LACO LL Survey Forem ATTACHED MAR 0 4 2020	nd supplemental		
Current Plannin	7C		
Signature of Applicant: Saud buy 1 Date: 2/24/2021 Signature of Owner: Date:			
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:80 NOON, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201. You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.			
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4538 to make sure your application is complete.			
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 58N of City Hall.			
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:			
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.	-		
Sustainable Construction and Development Dat	e		

Certificate of Appropriateness

City of Dallas

Historic Preservation Rev. 111408



Aerial image



Main Structure



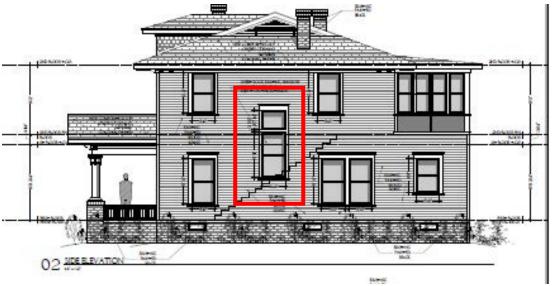
Multi-family property adjacent to the right



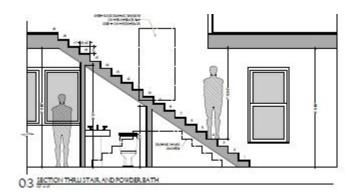
Property adjacent to the left



View across Junius



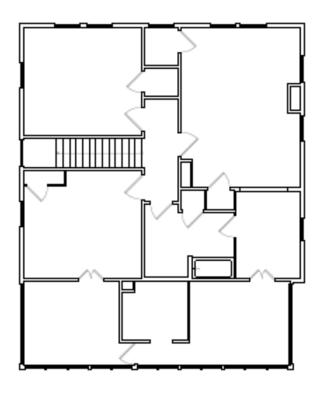
Existing side elevation



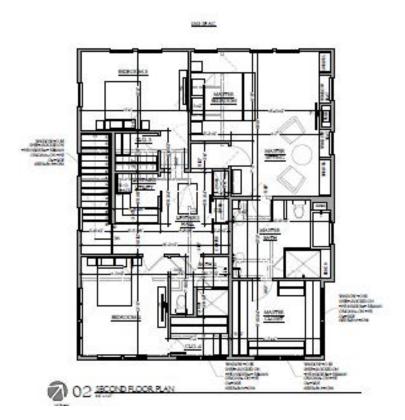
Close up view of interior stair/window



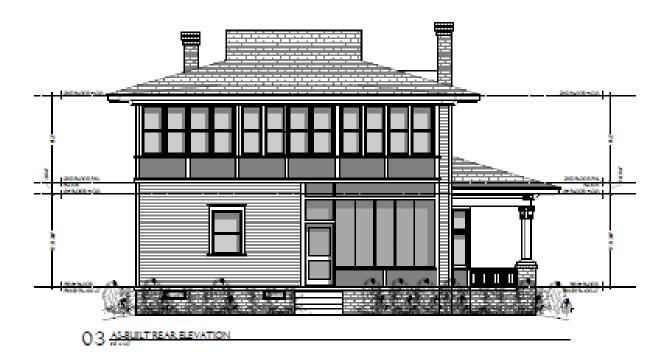
Request to wall of one side façade window from the interior



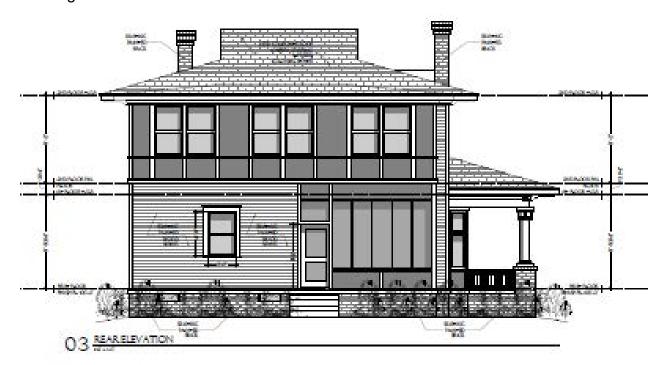




Existing and proposed floorplan for 2ns story window alterations



Existing rear elevation



Proposed rear elevation

Views of existing windows/facade

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

51P-97.111(c) Preservation criteria for Tract A

- (1) Building placement, form, and treatment.
 - (S) Windows and doors

(vii) Style

(cc) All windows, doors, and lights in the front and side facades of a main building must be typical of the style and period of the building and the district. Windows must contain at last two window panes. Windows must have at least a one over one sash design. Front doors must contain at least one light. Sidelights must be compatible with the door.

CONTRIBUTING STANDARDS:

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

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

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

TASK FORCE RECOMMENDATION REPORT SWISS AVENUE/MUNGER PLACE

DATE: 03/09/2021 TIME: 5:30 pm
MEETING PLACE: Virtual
MEDIEVO PERCE. VERME
Applicant Name: Laurel Wright
Address: 5006 Junius
Date of CA/CD/CR Request: 03/04/2021
DECOLO CUE ATTOR
RECOMMENDATION:
ApproveX _Approve with conditions DenyDeny without prejudice
Recommendation / comments/ basis:
Recommendation / comments/ odsis.
Approve w/cond that the side façade window not be blocked off
Task force members present
(Chair) X_ Kari Houston Osborn (Munger Alt.) Mark Guest (Broft) V_ Richard Catron
Mala Guest (Flor) Relly Cordon X Rectand Catton
Wesley Powell X Greg Johnston X Emily Stevenson
VACANT (MP alt)
Ex Officio staff members present : Melissa Parent X
La Officio stati memoris present : Menssa rutentA_
Simply Majority Quorum: X yes no (four makes a quorum)
Maker: Stevenson
2 nd : Johnston
Task Force members in favor: unanimous
Task Force members opposed:
Basis for opposition:
CHAIR, Task Force DATE 03/09/2021

The task force recommendation will be reviewed by the Landmark Commission on Monday, April 1, 2021 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-276(MLP)

LOCATION: 4935 Reiger

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14

ZONING: PD-97

PLANNER: Melissa Parent DATE FILED: March 4, 2021 DISTRICT: Munger Place MAPSCO: 46-B. 46-F

CENSUS TRACT: 0013.02

APPLICANT: Robert Cantrell

OWNER: ALLISON SUSAN

REQUEST:

Replace existing ribbon driveway with new concrete driveway.

BACKGROUND / HISTORY:

The structure is listed as contributing to the Munger Place Historic District.

PROJECT DESCRIPTION:

The proposed work consists of the modification of the footprint and configuration of the existing driveway.

ANALYSIS:

The requested proposal does not adhere strictly to the ordinance in that the driveway extends to approximately 24'-0" in width after the front façade plane of the main structure. The maximum allowed per the ordinance is 20'-0" in width. This proposal would also alter the current configuration of a ribbon driveway to a solid concrete drive. This is the last existing ribbon driveway on the block face, and as such a unique feature, should be maintained at least to the front facade of the main structure. In this regard, the proposed work would have an adverse effect on the character and appearance of the district.

STAFF RECOMMENDATION:

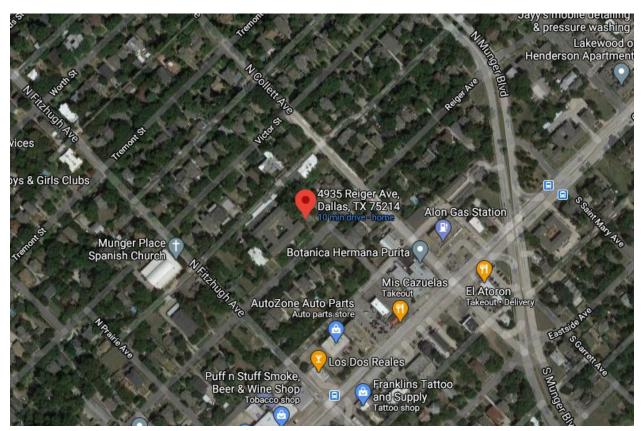
Replace existing ribbon driveway with new concrete driveway. - Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria for additions in Section 51P-97.111(c)(2)(I)(ii)(aa) that states "The maximum permitted width of a

driveway in the front yard is 10 feet. The driveway width may be expanded to a maximum of 10 feet at any point behind the front facade."

TASK FORCE RECOMMENDATION:

Replace existing ribbon driveway with new concrete driveway. – Approve with conditions - Recommend they retain ribbon up to front facade of house. Expansion to 20 feet wide after front facade to comply with ordinance.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission CA 201 - 274 [M4P]				
Name of Applicant: CBEPT CANTRELL Malling Address: D. BOY 12.5 City, State and Zip Code: TROCK CANTRE TO TO TO TO THE Main Structure: Daytime Phone 2H-3BY-4539 Alternate Phone: 2KI-66-5192 Relationship of Applicant to Owner:				
PROPERTY ADDRESS: 4935 REIGER AVE Historic District: MULARE SLACE				
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached."				
TEAR OUT SIDE WALK TO HOUSE AND REPLACE				
IN OTHER TEAR NOT BIBBON DEINE WAN				
AND EXTENED, TO BACK, AND NEW PATTY				
AND WALKWAY RECEIVED BY				
Signature of Applicant:				
Signature of Owner: Date:				
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the				
approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.				
Please use the enclosed criteria checklist as a guide to completing the application, incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.				
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall. Plasse review the enclosed Review and Action Form				
Memorandum to the Ruilding Official, a Certificate of Appropriateness has been;				
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.				
Signed drawings and/or specifications are enclosedYesNo				
Sustainable Construction and Development Date				
Certificate of Appropriateness City of Dallas Historic Preservation				



Aerial image



Main Structure



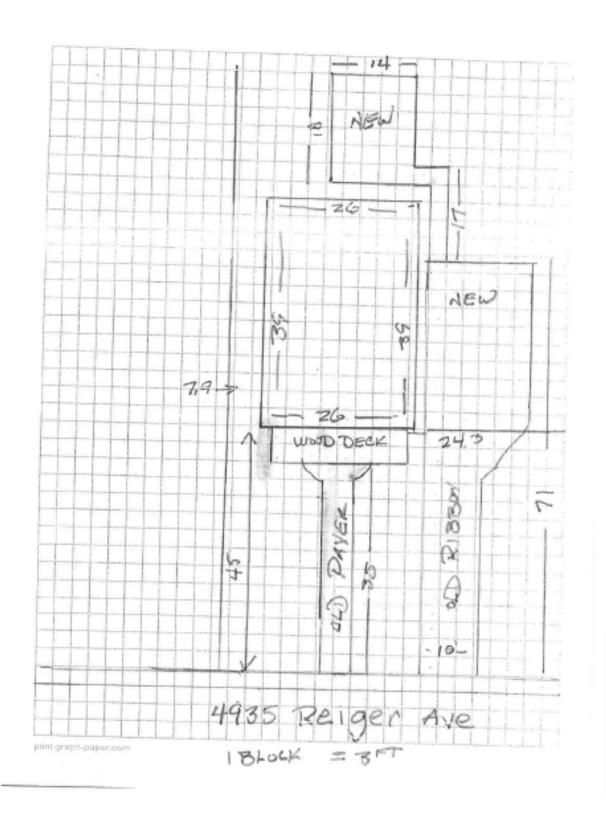
Property adjacent to the right



Multi-family property adjacent to the left



View across Reiger



Proposed site plan

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-97.111(c) Preservation criteria for Tract A
(2) Landscaping

(I) Sidewalks, driveways, and curbing

(ii) Width, style, and spacing

(aa) The maximum permitted width of a driveway in the front yard is 10 feet. The driveway width may be expanded to a maximum of 10 feet at any point behind the front facade.

CONTRIBUTING STANDARDS:

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

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

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

TASK FORCE RECOMMENDATION REPORT SWISS AVENUE/MUNGER PLACE

DATE: 03/09/2021 TIME: 5:30 pm. MEETING PLACE: Virtual Applicant Name: Robert Cantrell Address: 4935 Reiger Date of CA/CD/CR Request: 03/04/2021 RECOMMENDATION: Approve X Approve with conditions Deny Deny without prejudice Recommendation / comments/basis: Recommend they retain ribbon up to front façade of house. Expansion to 20 feet wide after front façade to comply with ordinance. Task force members present (Chair) X Kari Houston Osborn (Munger Alt.) Mark Guest (Prof) Kelly Gordon X Richard Catron Wesley Powell X Greg Johnston X Emily Stevenson VACANT (MP alt) Ex Officio staff members present : Melissa Parent X Simply Majority Quorum: X yes no (four makes a quorum) Maker: Johnson 2nd: Catron. Task Force members in favor: unanimous Task Force members opposed: Basis for opposition:

The task force recommendation will be reviewed by the Landmark Commission on Monday, April 1, 2021 via videoconference.

DATE 03/09/2021

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

CHAIR, Task Force



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-266(MP) LOCATION: 2401 South Blvd STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 7 ZONING: PD No. 595 PLANNER: Marsha Prior DATE FILED: March 4, 2021 DISTRICT: South Blvd/Park Row

MAPSCO: 46-S

CENSUS TRACT: 0203.00

APPLICANT: STEVEN DEERING

OWNER: DEERING STEVEN LEE

REQUEST:

The applicant requests a Certificate of Appropriateness to:

1. Replace siding on second-story bay window with Hardie board.

2. Install natural stone on front walkway and steps.

BACKGROUND / HISTORY:

In August 2018, the Landmark Commission approved the request to install tiles on the front porch with the condition that they also be installed on the face of the porch stair risers (CA178-799(MP)).

The Landmark Commission denied without prejudice, on March 4, 2019, a request to install travertine pavers on the walkway because they are not common to the district and would have an adverse effect. At the same hearing, the Landmark Commission approved stone borders and flower beds on either side of the waterfall steps (CA189-273(MP)).

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

PROJECT DESCRIPTION:

The proposed work is to repair the rotting plyboard on the second-story bay window on the left side elevation. Initially, the proposed replacement material was for Hardie board, but upon discussion with Staff and Task Force, the applicant is willing to use wood. The applicant is also requesting to lay natural stone on the existing concrete walkway and steps from the sidewalk.

CITY OF DALLAS DEVELOPMENT CODE:

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

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

ANALYSIS:

- 1) Per Sanborn map data and notes on CA dated April 27, 1988, the second story bay was constructed sometime in the 1970s, and thus, not original to the main structure. Nevertheless, materials shall be compatible with the historic overlay district. Therefore, Staff and Task Force have recommended the use of wood siding rather than Hardie board and applicant has agreed to use wood.
- 2) Traditionally, front yard walkways were of concrete which remains the dominant material in this district. A recent survey of walkways determined that one walkway on Park Row was of brick, but no other material was observed. Walkways are one of the first features that meets the eye and draws attention to the front of the main structure. Staff believes that the proposed stone would have an adverse effect on the setting of the historic main structure and the character and appearance of the historic overlay district.

STAFF RECOMMENDATION:

- 1) Replace siding on second-story bay window with wood Approve with conditions Approve proposed work with the condition that wood is used for the replacement and that the lower panels remain as recessed with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install natural stone on front walkway and steps Deny without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because walkways with natural stone are not common to the district and would have an adverse effect on the historic overlay district.

TASK FORCE RECOMMENDATION:

- 1) Replace siding on second-story bay window with wood Approve Owner clarified wood siding repair will match existing appearance and color.
- 2) Install natural stone on front walkway and steps Approve Approve as submitted; owner clarified the stone walkway will not change the existing width.

Name of Applicant: Steven	oriateness (CA) commission Decrina	CA [] Office Use Only
Mailing Address: 240 Sout City, State and Zip Code: Dall Daytime Phone: 214-912-4121 Relationship of Applicant to Owner:	Alternate Phone:	OFFICE USE ONLY Main Structure: Contributing Non-contributing
PROPERTY ADDRESS: 2401 Historic District: South Blod	South Blvd Park Row	Non-contributing
PROPOSED WORK: List all proposed work simply and a specified in the submittal criteria chec	occurately, use extra sheet cklist for type of work propo	t if needed. Attach all documentation sed. DO NOT write "see attached."
1. Repair Siding on Side	Atrium with Har	dyboard (Same as Existing) Siding Siding
2. Add Natural Stone of	n top of existing !	walkway and steps to
match the front	Porch	* Approved Historic Dallas Examples Attached *
Signature of Applicant:	Date:	3-3-21
Signature of Owner:	Date:	
(IF NOT	APPLICANT)	
NOON, (see official calendar for exceapproval of any change affecting the extenses the filed with a Preservation Planner	eptions), before the Dallas erior of any building. This form r at City Hall, 1500 Marilla 5BI	
Please use the enclosed criteria of applications cannot be reviewed and w contact a Preservation Planner at 214/67	vill be returned to you for m	ompleting the application. Incomplete nore information. You are encouraged to plication is complete.
decision. You are encouraged to attend	the Landmark Commission h	60 days after the Landmark Commission's nearing the first Monday of each month at information regarding the history of past review in 5BN of City Hall.
certificates of appropriatelless for individu		
Please review the enclosed Review and Action	rtificate of Appropriateness ha	
Please review the enclosed Review and Action Memorandum to the Building Official, a Cer APPROVED. Please release the bu	rtificate of Appropriateness had uilding permit. Please release the building p e building permit or allow wor	ermit in accordance with any conditions.
Please review the enclosed Review and Action Memorandum to the Building Official, a Cel APPROVED. Please release the bu APPROVED WITH CONDITIONS. F DENIED. Please do not release the	rtificate of Appropriateness had be used to	ermit in accordance with any conditions.
Please review the enclosed Review and Action Memorandum to the Building Official, a Cel APPROVED. Please release the bu APPROVED WITH CONDITIONS. F DENIED. Please do not release the DENIED WITHOUT PREJUDICE. P	rtificate of Appropriateness had be including permit. Please release the building permit or allow wor ilease do not release the building permit or allow wor ilease do not release the building permit or allow wor ilease do not release the building permit or allow wor ilease do not release the building permit or not release the building including the notation of the	ermit in accordance with any conditions.

SUPLEMENTARY INFORMATION

Existing Conditions

Site Conditions



Figure 1 – Aerial view of the subject property.



Figure 2 – View of the subject property as seen from South Blvd, facing north.



Figure 3 – View of subject property as seen from South Blvd, facing west.



Figure 4 – View of subject property as seen from South Blvd, facing east.



Figure 5 – View across from subject property as seen from South Blvd, facing south.

Additional Photographs



Figure 6 -- Request #1, left side elevation with second-story bay.



Figure 7 -- Request #1, photo showing close-up of second-story bay window.

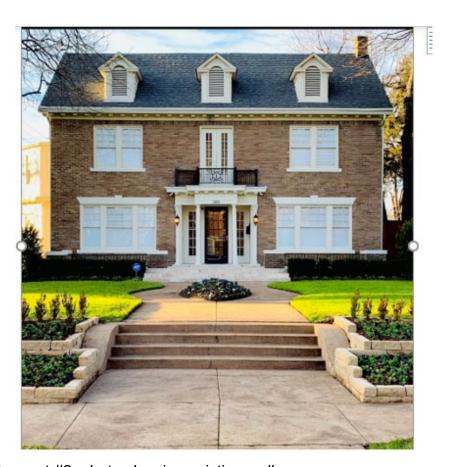


Figure 8 -- Request #2, photo showing existing walkway.

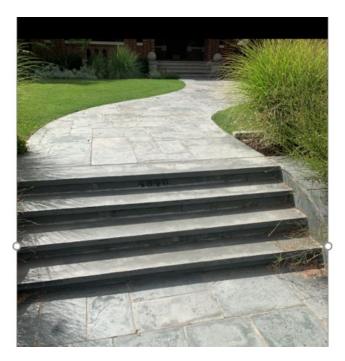
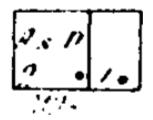
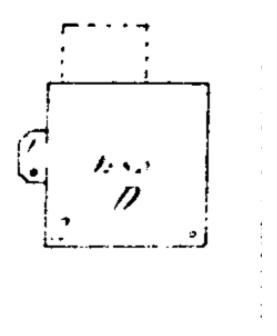


Figure 9 – Request #2, photo submitted by applicant, illustrating example of proposed walkway. **NOTE: EXAMPLE IS FROM SWISS AVENUE HISTORIC DISTRICT, NOT SOUTH BOULEVARD/PARK ROW HISTORIC DISTRICT.**

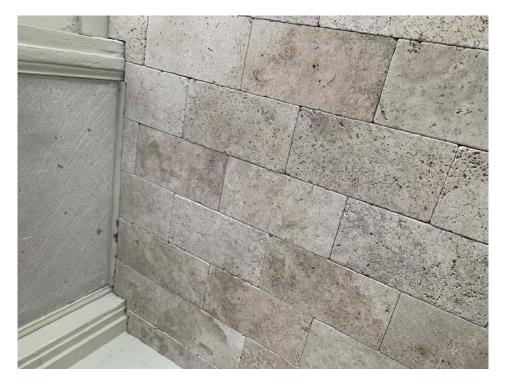
ATTACHMENTS





Attachment 1 – 1952 Sanborn map showing one-story bay on side elevation.

Attachment 2 – Examples of stone



Request #2 – example of proposed stone for walkway.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-225(MLP) LOCATION: 5420 Bryan St.

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14

ZONING: PD-63

PLANNER: Melissa Parent DATE FILED: February 4, 2021

DISTRICT: Swiss Avenue

MAPSCO: 36-X

CENSUS TRACT: 0014.00

APPLICANT: Vince Liggett

OWNER: VAUGHAN ROBERT B

REQUEST:

Install in-ground swimming pool in front and side yards.

BACKGROUND / HISTORY:

The structure is listed as contributing to the Swiss Avenue Historic District.

PROJECT DESCRIPTION:

The proposed work consists of installing an in-ground swimming pool in the front and side yards.

ANALYSIS:

This is the first request for a pool in a front and/or side yard that we have received. Pools are generally listed under the defense to prosecution section of the ordinance as they are typically requested in rear yards and are screened by required 6'-0" fencing. While this property does have fencing around it, it is wrought iron and visibility of the pool would only be obscured as long as the vegetation that is currently placed over the fencing is maintained. This proposed location would be very different from all other historic properties, not just in Swiss Avenue, as a pool in a front or side yard would be uncharacteristic of our historic districts. The applicant was able to obtain a variance from the Board of Adjustment for installation of the pool, however this configuration is inconsistent with the predominant location of pools in the district.

Location in of itself does not necessarily generate an adverse effect. In this instance, the matter to be considered is the extent to which the uncharacteristic pool location would have an adverse effect on the character and appearance of the district. Given that the

degree of visibility from the public right-of-way is minor, it is considered that in this instance, any adverse effects on the character and appearance of the district would be also be minor.

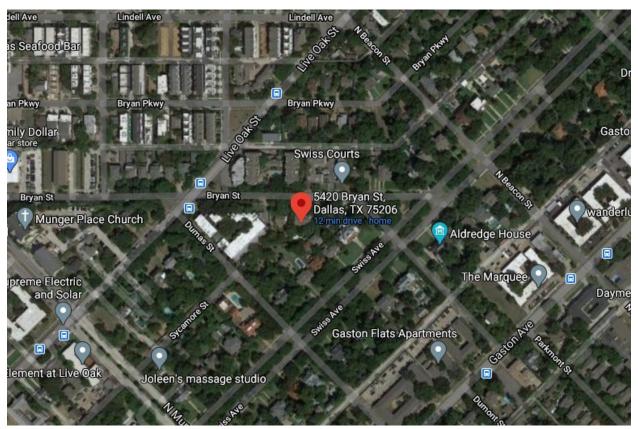
STAFF RECOMMENDATION:

Install in-ground swimming pool in front and side yards — Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

TASK FORCE RECOMMENDATION:

Install in-ground swimming pool in front and side yards. – Approve – Approve as submitted.

Certificate of Approp		CA 201 - 725 (409) Office Use Only
City, State and Zip Code	Alternate Phone: 449 -	OFFICE USE ONLY Main Structure: Contributing Non-contributing
PROPERTY ADDRESS: 5426 Historic District: 500/55	D BRYAN S	TREST
PROPOSED WORK: List all proposed work simply and as specified in the submittal criteria check		
Construction	raf ev-	grown
pool in a	Loveristis	a served
side and	Low you	Ze .
/		
Signature of Owner:	+ Vanta Date	2-2-21 2-2-21
APPLICATION DEADLINE: Application material must be completed a NOON, (see official calendar for excel approval of any change affecting the exter must be filed with a Preservation Planner of the complete of	ptions), before the Dallas L lor of any building. This form :	andmark Commission can consider the along with any supporting documentation
Please use the enclosed criteria che applications cannot be reviewed and will contact a Preservation Planner at 214/670	I be returned to you for mo	re information. You are encouraged to
OTHER: In the event of a denial, you have the ridecision. You are encouraged to attend the 1:00 pm in Council Chambers of City I certificates of appropriateness for individual	ne Landmark Commission he Hall (see exceptions). Infi	aring the first Monday of each month at ormation regarding the history of past
Please review the enclosed Review and Action Memorandum to the Building Official, a Cert	Form ificate of Appropriateness has	been:
APPROVED. Please release the built APPROVED WITH CONDITIONS. Please do not release the DENIED WITHOUT PREJUDICE. Please	ding permit, ease release the building perr building permit or allow work, ease <u>do not</u> release the buildi	mit in accordance with any conditions,
Signed drawings and/or specifications are		
Office of Historic Preservation	Dar	te
Certificate of Appropriateness	City of Dallas	Historic Preservation Per. 010228



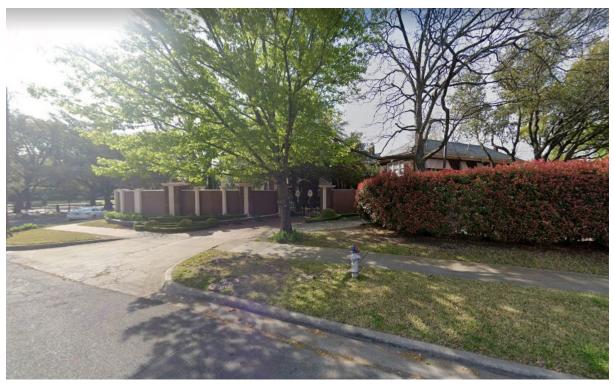
Aerial image



Main Structure



Property adjacent to the right



Property adjacent to the left (Corner property faces Swiss)



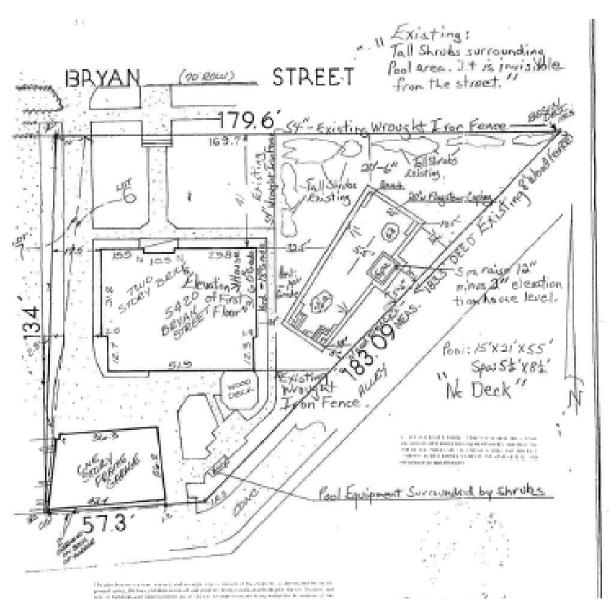
View across Bryan







Photos of yard from street



Proposed site plan

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

CONTRIBUTING STANDARDS:

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

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

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

TASK FORCE RECOMMENDATION REPORT

SWISS AVENUE/MUNGER PLACE

DATE: 02/09/2021	
TIME: 5:30 pm	
MEETING PLACE: Virtual	
Applicant Name: Vince Liggett	
Address: 5420 Bryan St.	
Date of CA/CD/CR Request: 02/04/2021	
RECOMMENDATION:	
X Approve Approve with conditions Deny Deny without prejudice	
Recommendation / comments/ basis:	
The Task Force recommends approval.	
	_
Task force members present	
(Chair) Kari Houston Osborn (Munger Alt.)	
X Mark Guest (Prof) X Kelly Gordon Richard Catron	
Wesley PowellX_ Greg JohnstonX_ Emily Stevenson	
VACANT (MP alt)	
Ex Officio staff members present : Melissa ParentX_	
Simply Majority Quorum: _X_ yes no (four makes a quorum)	
Maker: Kelly Gordon	
2 nd : Mark Guest Task Force members in favor: 4	
Task Force members opposed: 0	
Basis for opposition:	
actions are registroscopies.	
CHAIR. Task Force DATE 02/09/2021	

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 1, 2021 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-218(MP)

LOCATION: 1208 E 10th

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 4

ZONING: PD-388

PLANNER: Marsha Prior DATE FILED: Feb 4, 2021 DISTRICT: Tenth Street

MAPSCO: 55-B

CENSUS TRACT: 0041.00

APPLICANT: Lizzie MacWillie

OWNER: BUILDING COMMUNITY WORKSHOP

REQUEST:

The applicant requests a Certificate of Appropriateness to:

- 1) Replace windows with wood one-over-one windows.
- 2) Replace iron columns with wood columns on front porch and add mail slot, address numbers, and exterior lights.
- 3) Construct landing on rear.
- 4) Install 4' wood fence.
- 5) Regrade side and rear yards and install wood, horizontal retaining wall.

BACKGROUND / HISTORY:

At the July 5, 2016 hearing, the Landmark Commission approved several requests to: 1) repair or replace wood siding; 2) replace roof shingles in Estate Gray color; 3) install a 6' high wood fence with 3'6" gate; 4) landscaping; 5) construct walkway and driveway; 6) install concrete pad in rear side yard for condenser; 7) restore front porch with new wood columns, mail slot, and lights; 8) install steel 6-panel door and wood screen door on front; 9) repair wood windows and replace two aluminum windows with smaller wood windows; 10) remove window on rear right side elevation; 11) remove siding on rear in-set portion of main structure and re-clad with Hardie board; 12) construct landing and stair on rear; 13) install steel 6-panel door with wood screen on rear; and 14) remove shed roof on rear and replace with gable roof (CA156-595(MP)).

On May 1, 2017, the Landmark Commission approved the following requests to: 1) replace several rotted or missing knee braces with new to match; 2) installation of a wood double hung window on rear; and installation of outdoor lights (CA167-445(MP)).

Several routine CAs have also been issued to: paint the main structure (CA156-679(MP); relocate the utility meter from the front to left side elevation (CA167-400(MP); and stain the stair railing in rear (CA167-556(MP)).

In spite of receiving approval for various tasks, little to no work has been initiated or completed.

The property is contributing to the Tenth Street Neighborhood Historic District.

PROJECT DESCRIPTION:

The applicant is requesting approval to replace all windows with wood, one-over, one windows; replace the existing non-historic metal columns with 2x6 wood, squared posts; construct a landing with wood handrail on the rear elevation; install a 4' high wood fence along the rear 50% right side yard, rear yard, left side yard, and front side yard; and install exterior lights, a mail slot, and house numbers.

RELEVANT PRESERVATION CRITERIA:

- 1.11 Side yard fences above three feet, six inches in height must be located a minimum of ten feet back from the front façade of the main building. Fences with a maximum height of three feet, six inches may be located anywhere in the side yard and may connect to a front yard fence.
- 1.13 Fences in side, rear, or cornerside yards must be constructed of one or more of the following materials: wood, brick, stone, iron, a combination of those materials, or other materials if compatible with the appearance of the structure and the architectural qualities of the district.
- 1.14 Tops of fences must be horizontal, stepped or parallel to grade as shown in Exhibit E.
- 2.11 Original doors and windows and their openings must remain intact and be preserved. Where replacement of an original door or window is necessary due to damage or structural deterioration, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows. Replacement of windows and doors that have been altered and no longer match the historic appearance is strongly recommended.

DEVELOPMENT CODE:

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

- (aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay ordinance;
- (bb) the proposed work will not have an adverse effect on the architectural features of the structure;

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

ANALYSIS:

Several of the proposed actions, in conjunction with recommended conditions, will increase the level of historic integrity to the main structure and the historic overlay district. Replacing all windows with wood, one-over-one windows helps to preserve the original fenestration patten, style, and in-kind wood material. Similarly, the removal of the iron porch columns, to be replaced with wood columns that reflect a size, style, and material common during the district's period of significance, enhances the historic look of the main structure and the overall character and appearance of the historic district. Requested changes such as the rear landing and handrail, mail slot, house numbers, and exterior lights are minor features that have no significant impact on the main structure or the character and appearance of the district and the proposed fence meets preservation criteria for material and height provided the recommended conditions are met.

The request for grading and installing a horizontal retaining wall would have an adverse effect on the character and appearance of the district. The Tenth Street Neighborhood sits within a part of Dallas that is locally renowned for its topography and it is a character-defining feature of the district. To re-grade, and thus lose the contours of the land, would alter the natural landscape in a way that is incompatible with the character-defining feature's distinct qualities. Furthermore, retaining walls are more commonly found in front or side yards near the street. In this regard, the proposed replacement windows and columns and the installation of minor works would not have an adverse effect on the character and appearance of the district. On the other hand, the proposed regrading would have an adverse effect on the character and appearance of the district.

STAFF RECOMMENDATION:

- 1) Replace windows with wood one-over-one windows Approve with conditions Approve proposed work with the condition that windows are one-over-one, wood on the exterior, and that they remain at their current size and location with the finding the work is consistent with preservation criteria Section 2.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace iron columns with wood columns on front porch and add mail slot, address numbers, and exterior lights – Approve with conditions – Approve drawings and specifications dated 4/5/2021 with the condition that the columns be 6x6 with a base and capital with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Construct landing on rear Approve with conditions Approve drawings dated 4/5/2021 with the condition that the landing floor is a wood decking with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install 4' wood fence Approve with conditions Approve site plan dated 4/5/2021 with the condition that the fence drop to 3'6" when it reaches a point 10' from the

- back of the front corner of main structure with the finding the work is consistent with preservation criteria Sections 1.11, 1.13, and 1.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Regrade side and rear yards and install wood retaining wall Deny without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because regrading and wood retaining walls are not common to the district and its period of significance, and thus, would have an adverse effect on the historic overlay district.

TASK FORCE RECOMMENDATION:

- 1) Replace windows with wood one-over-one windows No quorum, comments only Mr. Johnson made the comment that true wood, one-over-one windows is what is in the ordinance and disagrees with aluminum clad windows. Mr. Wallace commented that in the spirit of longevity and the preservation of the main structure that metal clad windows, although noncompliant, are acceptable.
- 2) Replace iron columns with wood columns on front porch and add mail slot, address numbers, and exterior lights. No quorum, comments only Mr. Johnson and Mr. Wallace made the comment that replacing the non-historic metal columns with traditional wood columns matches the ordinance and are acceptable.
- 3) Construct landing on rear No quorum, comments only Both members made the comment since the porch is on the rear façade, it is acceptable.
- 4) Install 4' wood fence No quorum, comments only Mr. Johnson made the comment that the fence should more closely follow the contour of the site and does not accept the height of what was presented but accepts the material. Mr. Wallace made the comment he has no objection to the fence.
- 5) Regrade side and rear yards and install gabion landscaping No quorum, comments only Mr. Johnson made the comment that the gabion wall has no precedent in the district and recommended a French drain and corrugated metal panels to keep water from under the house. Mr. Wallace made the comment that since it is a natural material and no language in the ordinance specifically disallows the technique he has no objection to what was presented.

Certificate of Appropriateness (CA)



City of Dalias Landmark Commission	Office Use Only
Name of Applicant: Elizabeth / buildingcommunityWORKSHO Mailing Address: 1414 Bellevlew Street, Suite 150 City, State and Zip Code: Dallas, TX 75215 Daylime Phone: 214-252-2900 Alternate Phone: Relationship of Applicant to Owner: Employee PROPERTY ADDRESS: 1208 E 10th Street, 75203 Historic District Tenth Street Historic District	OFFICE USE ONLY May (Structure: Contributing Non-contributing
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needs specified in the submittel criteria checklat for type of work proposed, DO I	ed. Attach all documentation
Restoration of north, south, east, and west facades; Replacement of metal colum	n on front porch with wood colum
replacement of roof throughout; Replacement of existing windows throughout; Re	
addition of rear porch; eddition of condenser pad; addition of 4' fence around back	kvard up to driveway on the wed
and condenser unit at east; regrading on sides and rear; addition of gabion lands	rano setainino elemente in setrin
grading and drainage issues.	RECEIVED BY
Signature of Applicant: Liggie MacWillia Date: 2/4/202* Signature of Owner: Date: 47 at 2 APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSE NOON, (see official calendar for exceptions), before the Dates Landmark approval of any change affecting the exterior of any building. This form along with	Current Planning AY OF EACH MONTH. 12:00 Commission can consider the aver supporting documentation
must be filed with a Preservation Planner at City Hall, 1500 Merilla SBN, Daflas, T Please use the enclosed criteria checklist as a guide to completing applications cannot be reviewed and will be returned to you for more inform contact a Preservation Planner at 214970-4208 to make sure your application is:	the application. Incomplete
OTHER: In the event of a denial, you have the right to an appeal within 30 days afte decision. You are encouraged to stdend the Landmark Commission hearing the 1:00 pm in Council Chambers of City Hall (see exceptions), information certificates of appropriateness for individual addresses is available for review in 5i Please mider the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:	or the Landmark Commission's first Monday of each month at regarding the history of past
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance. Please do not release the building permit or allow work. DENIED. Please do not release the building permit or allow work.	
Signed drawings and/or specifications are enclosedYesNo	
Office of Historic Preservation Date	
Certificate of Appropriateness City of Dallas	Historic Preservation Rev. 010220

SUPLEMENTARY INFORMATION

Existing Conditions

Site Conditions



Figure 1 – Aerial view of the subject property.



Figure 2 – View of the subject property as seen from E $10^{\text{th}}\,$ facing south.



Figure 3 – Main structure to left of subject property as seen from E 10th, facing southeast.



Figure 4 – Main structure to right of subject property as seen from E 10th, facing southwest.



Figure 5 – Main structures across from subject property as seen from E 10th, facing north.

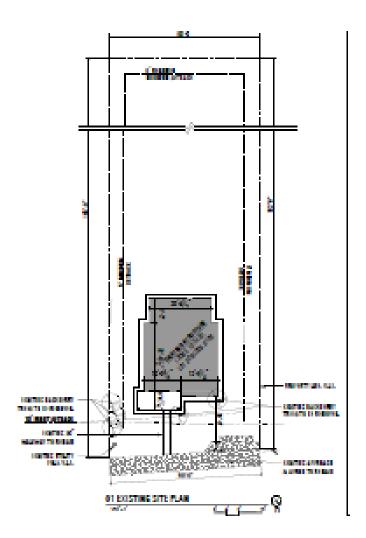


Figure 6 -- Existing site plan.

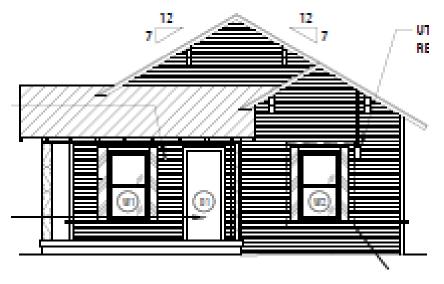


Figure 7 -- Existing front elevation.

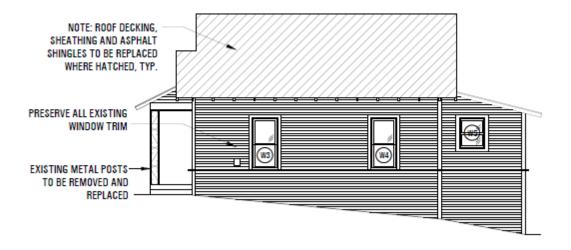


Figure 8 -- Existing right side elevation.

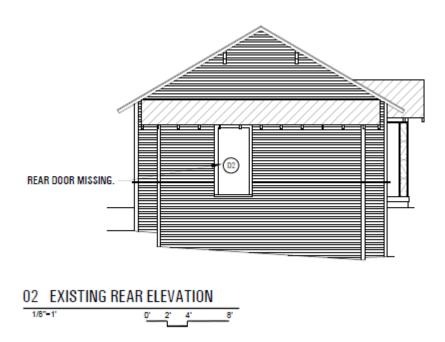


Figure 9 -- Existing rear elevation.

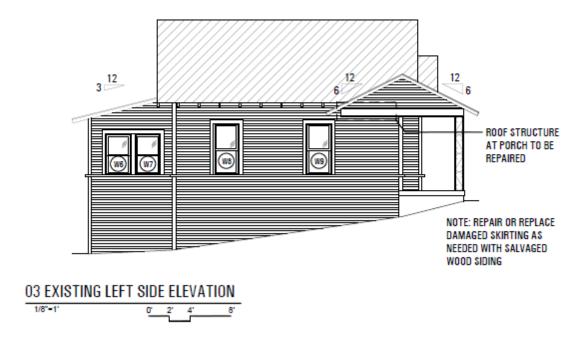


Figure 10 -- Existing left side elevation.

Additional Photos



Figure 11 -- Photo of front elevation.



Figure 12 -- Photo of right side elevation.



Figure 13 -- Photo of rear elevation.



Figure 14 -- Photo of left side elevation.

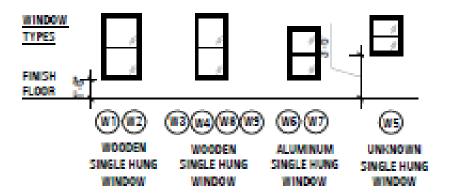


Figure 15 -- Existing windows. Note: Windows 1 and 2 on front elevation; Windows 3, 4, and 5 on right side elevation; Windows 6, 7, 8, and 9 on left side elevation.

Proposed Changes (See folder for better quality)

Site Plan

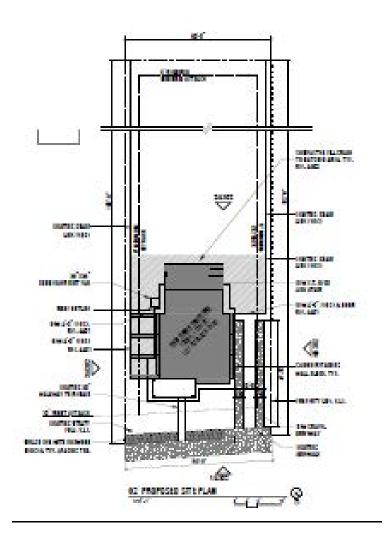


Figure 16 – Proposed site plan.

Demo Plan

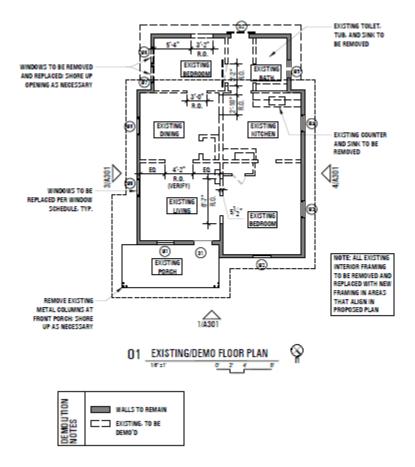


Figure 17 -- Proposed demolition plan.

Floor Plan

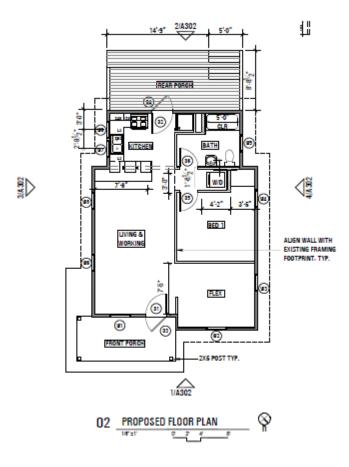


Figure 18 -- Proposed floor plan, front porch, and rear porch.

Elevations

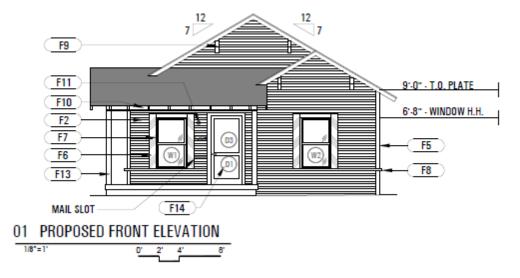


Figure 19 – Proposed front elevation.

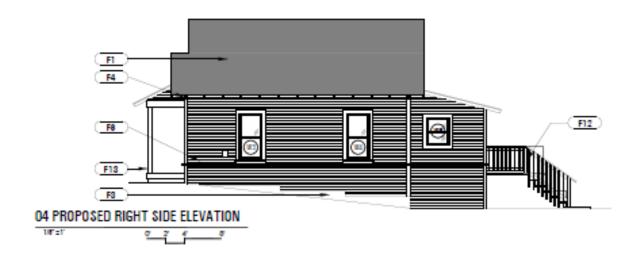


Figure 20 - Proposed right (west) side elevation.

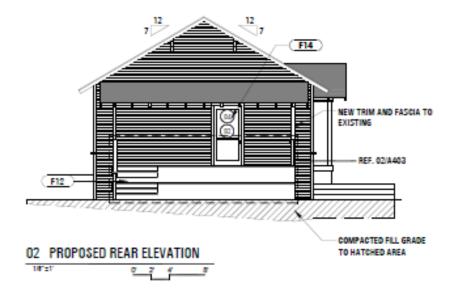


Figure 21 -- Proposed rear elevation.

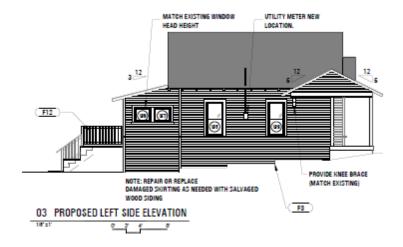


Figure 22 -- Proposed left (east) side elevation.

Roof Plan

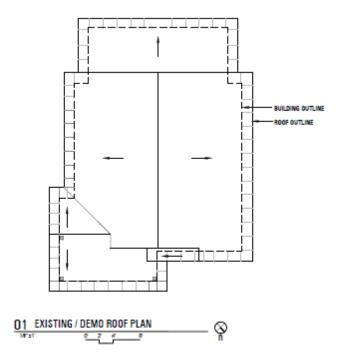


Figure 23 -- Proposed demolition plan for existing roof.

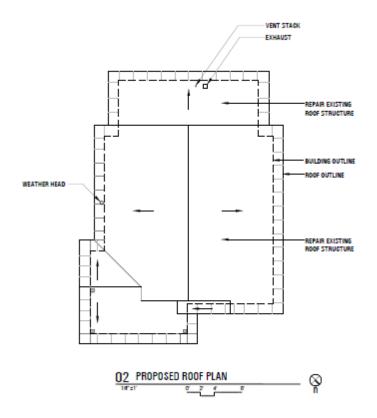


Figure 24 -- Proposed roof plan.

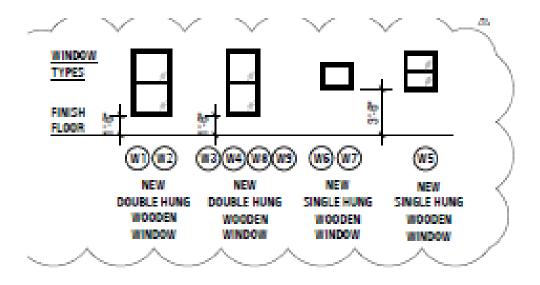
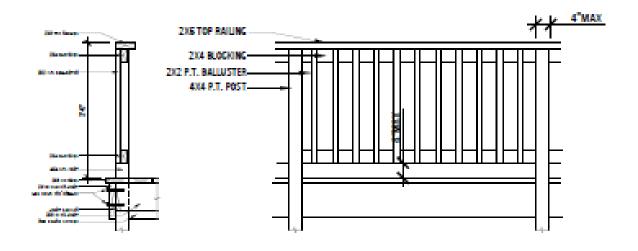


Figure 25 -- Proposed windows.

<u>Details</u>



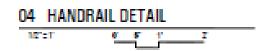


Figure 26 -- Details for proposed rear handrail.

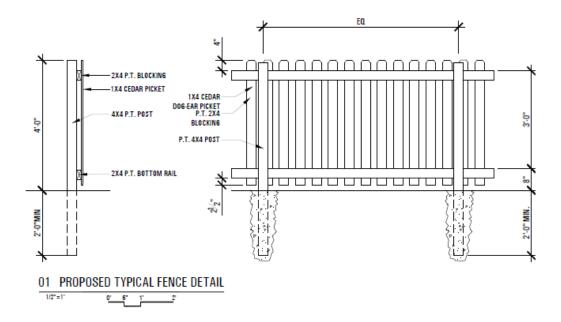


Figure 27 – Proposed fencing detail.

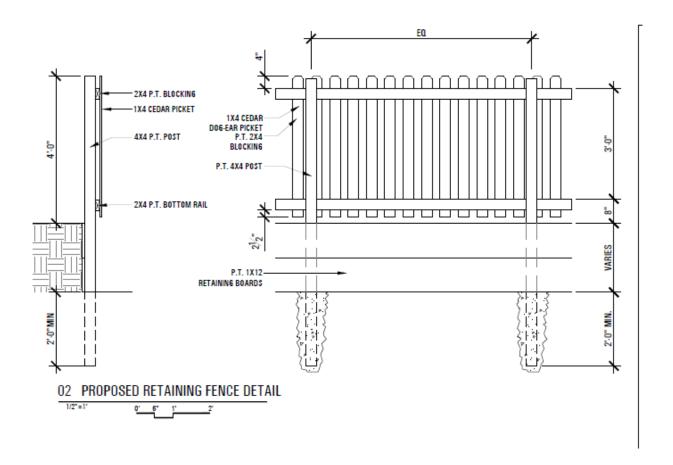


Figure 28 – Proposed retaining wall.

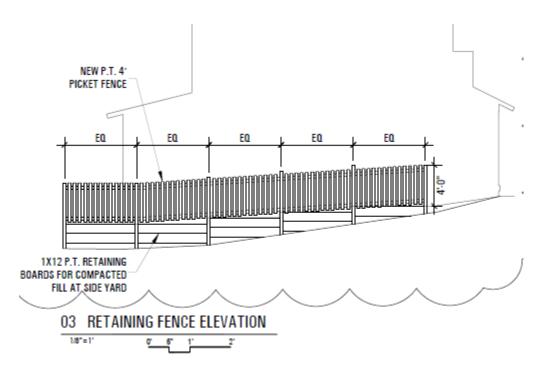


Figure 29 -- Elevation for proposed retaining wall.

ATTACHMENTS

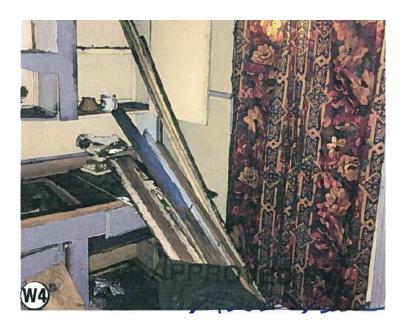
Attachment 1 – Photos of Windows

Note: All windows are boarded up on the outside; photos show the interior. Window number appears in a circle at bottom of photo.





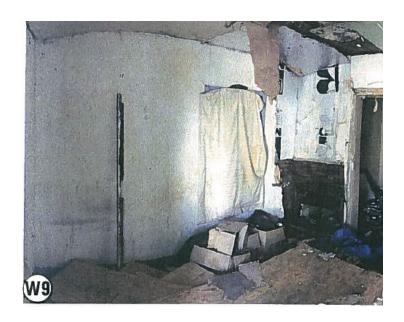




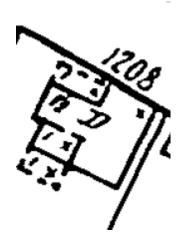








Attachment 2 – Sanborn Maps



CA201-218(MP)

Sanborn Map, 1921-1927, Vol 5, Sheet 508.



Sanborn Map, 1921-1952, Vol 5, Sheet 508.

Attachment 3 – Specifications and illustrations.





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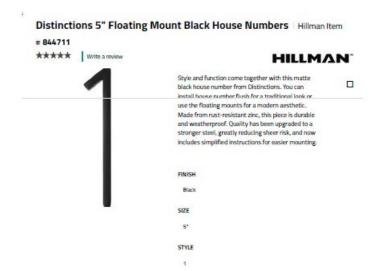
ALL-WOOD

Fore classic, distinctive look, our ell-wood windows and patio do ors offer timeless eigence with exceptional thermal performance. As with all our wood products, long-term durability is ensured by CoreGuard Plus[®], a leading wood treatment against not and insects.



LETTER BOX PLATES







LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER: CA201-265(MLP)

LOCATION: 106 S Clinton

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 1

ZONING: PD-87

PLANNER: Melissa Parent DATE FILED: March 4, 2021 DISTRICT: Winnetka Heights

MAPSCO: 54-F

CENSUS TRACT: 0046.00

APPLICANT: Mark Kelcher

OWNER: CHAMBERLAIN WALLACE P

REQUEST:

Replace all windows on main structure with new vinyl windows.

BACKGROUND / HISTORY:

11/19/1981 – Landmark Commission approved replacement of the front porch (No associated CA#)

The structure is listed as contributing to the Winnetka Heights Historic District.

PROJECT DESCRIPTION:

Replacement of all windows on the main structure with new vinyl windows.

ANALYSIS:

Most of the windows on the structure are wood and appear to be original to the structure. The applicant states in the window survey that the windows are not functional, but we do not know if that is due to major damage or if it is something as simple as broken pulleys. While photo evidence suggests some may be in need of repairs, staff does not feel there is enough information on the condition to warrant full replacements. While the proposed windows maintain the lite patterns in many of the windows, they are vinyl and include multiple dimensions. No elevation drawings were submitted for changes to window opening sizes. Any replacements should be in-kind with new wood windows, as vinyl is not an approved material, and window dimensions should be matched.

STAFF RECOMMENDATION:

Replace all windows on main structure with new vinyl windows - Denial - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it

is inconsistent with the preservation criteria for additions in Section 51P-87.111(a)(17)(F)(iii) that states "All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (window panes). Front doors must contain at least one light. Sidelights must be compatible with the door"

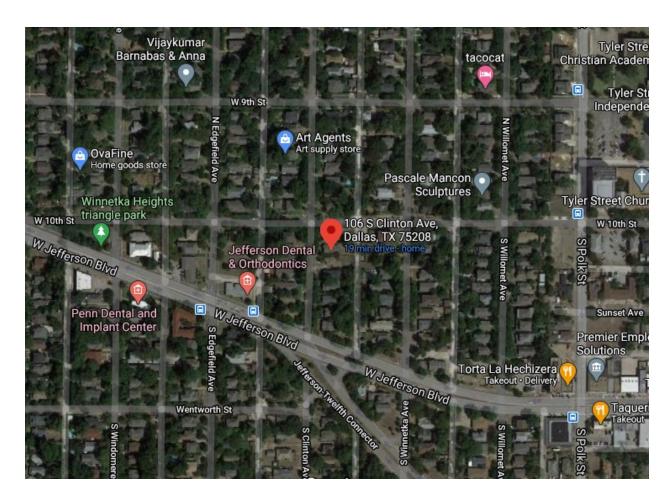
TASK FORCE RECOMMENDATION:

Replace all windows on main structure with new vinyl windows – Denial - Vinyl Windows submitted doesn't comply with Landmark Ordinance.

Certificate of Appropriateness (CA)



City of Dallas Landmark Commission
Name of Applicant: Mark Kelcker Mailing Address: 3500 KIM City, State and Zip Code: Elvino Tx 7506 I Daytime Phone: 214-577-49-20 Atemate Phone: Relationship of Applicant to Owner: 5000
PROPERTY ADDRESS: 106 S. CLINTON Dallas TX
PROPOSED WORK: List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. DO NOT write "see attached." Point replace/repair exterior side.
The state of the s
RECEIVED BY
MAR 0 4 2020
Signature of Applicant: Date: 2-18-21 Signature of Owner: See Dete: Dete: Current Planning
APPLICATION DEADLINE: Application material must be completed and submitted by the <u>FIRST THURSDAY OF EACH MONTH</u> , 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 nust be filed with a Preservation Planner at City Hail, 1500 Marilla 5BN, Dallas, Texas, 76201.
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 entiticates of appropriateness for individual addresses is available for review in 58N of City Hall.
femorandum 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.
igned drawings and/or specifications are enclosedYesNo
ustainable Construction and Development Date
ertificate of Appropriateness City of Dallas Historic Preservation



Aerial image



Main Structure



Property adjacent to the right



Property adjacent to the left



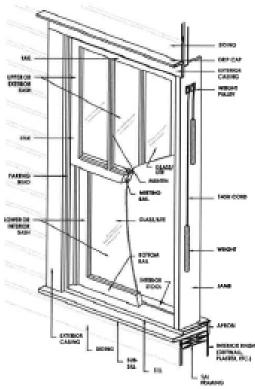
View across S Clinton

COA-	Date Received:
Applicant Name: Mark Kelcher	Received by:

Window Survey Form

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

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



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

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

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

	Total Number of Window Openings on the Structure	15
	Number of Historic Windows on the Structure	0
-	Number of Existing Replacement/Non- Historic Windows	15
	Number of Windows Completely Missing	0
	Total Number of Windows to be Replaced	15

COA-		Date Received:	
Applicant Name:	Mark Kelcher	Received by:	

Window Survey Form—Window Condition Report

Window #	Window Condition
1	Rotten Wood & Non Functioning
2	Rotten Wood & Non Functioning
3	Rotten Wood & Non Functioning
4	Rotten Wood & Non Functioning
5	Rotten Wood & Non Functioning
6	Rotten Wood & Non Functioning
7	Rotten Wood & Non Functioning
8	Rotten Wood & Non Functioning
9	Rotten Wood & Non Functioning
10	Rotten Wood & Non Functioning
11	Rotten Wood & Non Functioning
12	Rotten Wood & Non Functioning
13	Rotten Wood & Non Functioning
14	Rotten Wood & Non Functioning
15	Rotten Wood & Non Functioning
16	
17	
18	
19	
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Window #	Window Condition
21	
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9 & 10







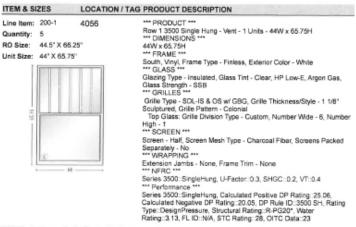




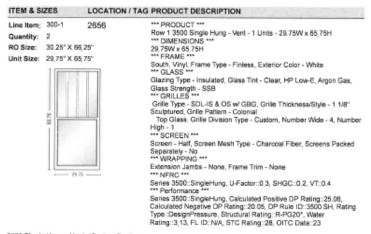
15

ITEM & SIZES LOCATION / TAG PRODUCT DESCRIPTION *** PRODUCT *** Row 1 3500 Single Hung - Vent - 1 Units - 33,75W x 65,75H Line Item: 100-1 Quantity: 3 *** DIMENSIONS ** RO Size: 34.25" X 66.25" 33.75W x 65.75H "FRAME " Unit Size: 33.75" X 65.75" South, Vinyt, Frame Type - Finless, Exterior Color - White Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** GRILLES *** Grille Type - SDL-IS & OS w/ GBG, Grille Thickness/Style - 1 1/8" Sculptured, Grille Pattern - Colonial Top Glass: Grille Division Type - Custom, Number Wide - 4, Number High - 1 *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - No **** WRAPPING **** Extension Jambs - None, Frame Trim - None 33.79 Series 3500: SingleHung, U-Factor: 0.3, SHGC::0.2, VT::0.4 Series 3500: SigleHung, Calculated Positive DP Rating: 25.06, Calculated Negative DP Rating: 20.05, DP Rule ID: 3500 SH, Rating Type: DesignPressure, Structural Rating: R-PG20*, Water Rating::3.13, FL ID: NA, STC Rating: 28, OITC Data: 23

3500 Single Hung - Vent - CustomCustom

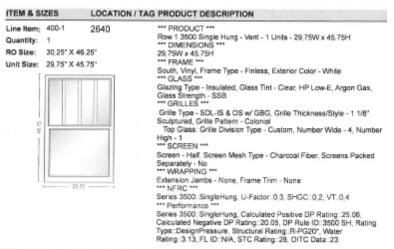


3500 Single Hung - Vent - CustomCustom

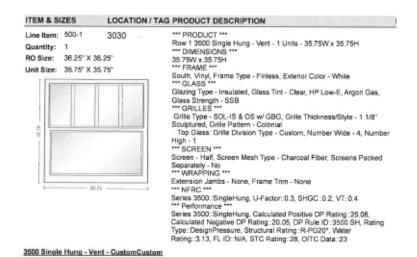


3500 Single Hung - Vent - CustomCustom

Proposed windows for installation



3500 Single Hung - Vent - CustomCustom



ITEM & SIZES LOCATION / TAG PRODUCT DESCRIPTION Line Item: 600-1 *** PRODUCT *** 3016 Attic Row 1 3500 Picture Window - Fixed - 1 Units - 31,25W x 16,25H --- DIMENSIONS *** Quantity: 2 RO Size: 31,75" X 16,75" 31,25W x 16.25H Unit Size: 31.25" X 16.25" *** FRAME *** South, Vinyl, Frame Type - Finless, Exterior Color - White Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Capillary Tubes, Glass Strength - DSB **** GRILLES *** Grife Type - SDL-IS & OS w/ GBG, Grife Thickness/Style - 1 1/8" Sculptured, Grife Pattern - Colonial Single Glass: Grife Division Type - Custom, Number Wide - 4, Number High - 1 *** WRAPPING *** Extension Jambs - None, Frame Trim - None "" NFRC "" Series 3500::DirectSet, U-Factor::0,31, SHGC::0,22, VT::0,43 Series 3500::DirectSet, Calculated Positive DP Rating::50,13, Calculated Negative DP Rating::50,13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Structural Rating::LC-PG50*, Water Rating::7.52, FL ID::18544, STC Rating::27, OITC Data::23

3500 Picture Window - Fixed - CustomCustom

Proposed window specifications

ITEM & SIZES		LOCATION / TAG	PRODUCT DESCRIPTION	
Line Item; Quantity: RO Size: Unit Size:	1 40" X 20,75"	3020 Attic	**** PRODUCT **** Row 1 3500 Picture Window - Fixed - 1 Units - 39.5W x 20,25H **** DIMENSIONS *** 39.5W x 20 25H **** FRAME *** South, Vinyl, Frame Type - Finless, Exterior Color - White **** GLASS *** Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Capitlary Tubes, Glass Strength - DSB **** GRILLES *** Gnille Type - SDL-15 & OS w/ GBG, Grille Thickness/Style - 1 1/8" Soulptured, Grille Pattern - Colonial Single Glass: Grille Division Type - Custom, Number Wilde - 5, Number High - 1 **** WRAPPING *** Extension Jambs - None, Frame Trim - None **** NFRC *** Series 3500::DirectSet, U-Factor::0,31, SHGC::0,22, VT::0,43 **** Parformance *** Series 3500::DirectSet, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3500 PW, Rating Type::DesignPressure, Structural Rating::LC-PG50*, Water Rating::7,5, FL ID::18444, STC Rating::27, OTC Data::23	

3500 Picture Window - Fixed - CustomCustom

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a) Building placement, form, and treatment (17) Windows and doors

(F) Style

(iii) All windows, doors, and lights in the front and side facades of the main building must be typical of the style and period of the building. Windows must contain at least two lights (window panes). Front doors must contain at least one light. Sidelights must be compatible with the door.

CONTRIBUTING STANDARDS:

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

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

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

A TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 03/10/2021 TIME: 5:30pm MEETING PLACE: Virtual

APPLICANT NAME: Mark Kelcher PROPERTY ADDRESS: 106 S Clinton DATE of CA / CD REQUEST: 03/10/2021

RECOMMENDATION:					
ApprovalApproval with conditionsx Denial	Denial without prejudice				
Recommendation / comments/ basis:					
Vinyl Windows submitted doesn't comply with Landmark Ordinance					
Task force members present					
x_ Alfredo Pena x_ Mia Ovcina Christine Escobedo x_ Nicholas Dean x_ Jeff Cummings (Chair) Amber Teague	Michelle Walker VACANT (LC Resident) VACANT (LC Alt)				
Ex Officio staff members present _X_ Melissa Parent					
Simple Majority Quorum:x_yesno					
Maker: Fred					
2 nd : Mia Task Force members in favor: all					
Task Force members opposed:					
Basis for opposition:					
CHAIR, Task Force Jeff Cummings	DATE 03/010/2021				

The task force recommendation will be reviewed by the Landmark Commission on Monday, March 1, 2021 via videoconference.

The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

APRIL 5, 2021

FILE NUMBER:

LOCATION: 100 N CLINTON AVENUE

STRUCTURE: CONTRIBUTING

COUNCIL DISTRICT: 1

ZONING: PD-87

PLANNER: DATE FILED:

DISTRICT: WINNETKA HEIGHTS

MAPSCO: 54-F

CENSUS TRACT: 0046.00

1.0 OWNER

JAMES F. TOWNSEND III

2.0 REQUEST

The Office of Historic Preservation requests that the determination of demolition by neglect for the contributing primary structure located at 100 N Clinton Avenue in the Winnetka Heights Historic District be certified.

3.0 PURPOSE OF THIS REPORT

The purpose of this report is:

- a. to provide the Landmark Commission with the results of an investigation as to whether the contributing primary structure located at 100 N Clinton Avenue in the Winnetka Heights Historic District is being demolished by neglect pursuant to Dallas City Code § 51A-4.501(k); and
- b. to enable the certification and notification provisions outlined in § 51A-4.501(k)(3)(D) of the Demolition by Neglect Procedures provided below

4.0 REGULATIONS AND PROCEDURES

4.1 Relevant Regulations

§ 51A-4.501. Historic Overlay District

(k) Demolition by neglect

(1) <u>Definition</u>. Demolition by neglect is neglect in the maintenance of any structure on property subject to the predesignation moratorium or in a historic overlay district that results in deterioration of the structure and threatens the preservation of the structure.

- (2) <u>Demolition by neglect prohibited</u>. No person shall allow a structure to deteriorate through demolition by neglect. All structures on properties subject to the predesignation moratorium and in historic overlay districts must be preserved against deterioration and kept free from structural defects. The property owner or the property owner's agent with control over the structure, in keeping with the city's minimum housing standards and building codes, must repair the structure if it is found to have any of the following defects:
 - (A) Parts which are improperly or inadequately attached so that they may fall and injure persons or property.
 - (B) A deteriorated or inadequate foundation.
 - (C) Defective or deteriorated floor supports or floor supports that are insufficient to carry the loads imposed.
 - (D) Walls, partitions, or other vertical supports that split, lean, list, or buckle due to defect or deterioration, or are insufficient to carry the loads imposed.
 - (E) Ceilings, roofs, ceiling or roof supports, or other horizontal members which sag, split, or buckle due to defect or deterioration, or are insufficient to support the loads imposed.
 - (F) Fireplaces and chimneys which list, bulge, or settle due to defect or deterioration, or are of insufficient size or strength to carry the loads imposed.
 - (G) Deteriorated, crumbling, or loose exterior stucco or mortar.
 - (H) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken or open windows and doors.
 - Defective or lack of weather protection for exterior wall coverings, including lack of paint or other protective covering.

Determination of Demolition by Neglect for the contributing primary structure located at 100 N Clinton Avenue in the Winnetka Heights Historic District

- (J) Any fault, defect, or condition in the structure which renders it structurally unsafe or not properly watertight.
- (K) Deterioration of any exterior feature so as to create a hazardous condition which could make demolition necessary for the public safety.
- (L) Deterioration or removal of any unique architectural feature which would detract from the original architectural style.

4.2 Relevant Procedures

- (3) <u>Demolition by neglect procedure</u>.
 - (A) <u>Purpose</u>. The purpose of the demolition by neglect procedure is to allow the landmark commission to work with the property owner to encourage maintenance and stabilization of the structure and identify resources available before any enforcement action is taken.
 - (B) <u>Request for investigation</u>. Any interested party may request that the historic preservation officer investigate whether a property is being demolished by neglect.
 - (C) <u>First meeting with the property owner</u>. Upon receipt of a request, the historic preservation officer shall meet with the property owner or the property owner's agent with control of the structure to inspect the structure and discuss the resources available for financing any necessary repairs. After the meeting, the historic preservation officer shall prepare a report for the landmark commission on the condition of the structure, the repairs needed to maintain and stabilize the structure, any resources available for financing the repairs, and the amount of time needed to complete the repairs.
 - (D) <u>Certification and notice</u>. After review of the report, the landmark commission may vote to certify the property as a demolition by neglect case. If the landmark commission certifies the structure as a demolition by neglect case, the landmark commission shall notify the

Determination of Demolition by Neglect for the contributing primary structure located at 100 N Clinton Avenue in the Winnetka Heights Historic District

property owner or the property owner's agent with control over the structure of the repairs that must be made. The notice must require that repairs be started within 30 days and set a deadline for completion of the repairs. The notice must be sent by certified mail.

- (E) <u>Second meeting with the property owner</u>. The historic preservation officer shall meet with the property owner or the property owner's agent with control over the structure within 30 days after the notice was sent to inspect any repairs completed and assist the property owner in obtaining any resources available for financing the repairs.
- (F) Referral for enforcement. If the property owner or the property owner's agent with control over the structure fails to start repairs by the deadline set in the notice, fails to make continuous progress toward completion, or fails to complete repairs by the deadline set in the notice, the landmark commission may refer the demolition by neglect case to the code compliance department, the urban rehabilitation standards board, or the city attorney for appropriate enforcement action to prevent demolition by neglect.

5.0 BACKGROUND INFORMATION

According to the current owner, the subject property was purchased in 1996.

5.1 Previous Relevant Certificates of Appropriateness

- a. On October 21, 1999, a Certificate of Appropriateness (CA) was obtained by the current owner for painting the main structure.
- b. On September 15, 2003, a CA was obtained by the current owner to replace rotted trim, and fascia and to paint the trim, facias and door.
- c. On July 19, 2004, a permit was issued for roof repairs.
- d. On August 5, 2005, a CA was obtained to repair the fence.
- e. On October 7, 2005, a CA was obtained to paint the exterior siding, fascias, rafter tails, doors and windows.
- f. On July 12, 2011, a CA was obtained by the current owner to paint the exterior.

Determination of Demolition by Neglect for the contributing primary structure located at 100 N Clinton Avenue in the Winnetka Heights Historic District

5.2 Recent Status of Repairs

The residential structure has defects as listed in Chapter 51A-4.501(k)(2) and is currently vacant.

- a. On September 25, 2019, the owner of the subject property was issued a Notice of Violation (CF # 2019-727244) (the "Notice") for litter in the rear driveway and the following aspects of violation:
 - unprotected exterior surfaces;
 - fencing, retaining walls and barriers; and
 - maintain structural members free from deterioration

The Notice indicated that the conditions were to be resolved within 30 days,

- b. On September 25, 2019, the Intensive Case Resolution Team (the "ICR Team") assumed the case.
- c. On November 11, 2019, a site visit undertaken revealed that the above repairs had not been undertaken.
- d. On December 3, 2019, an application for a Certificate of Appropriateness (CA190-123(MLP)) to repair damaged wood siding on the main and accessory structure, paint main and accessory structures, and replace the 6'-0" deteriorated wood fence in-kind was approved as routine maintenance subject to in-kind siding not exceeding 20% replacement.
- e. On January 23, 2020, the ICR Team were advised by the owner that work would begin the first week of February pending approval of a home improvement loan.
- f. On February 26, 2020, the owner of the subject property was reissued a Notice of Violation (Case # 20-00199441) (the "Notice") for "building and structural materials not in operating condition". The Notice indicated that the observed conditions were to be resolved by March 27, 2020, the same date that the ICR Team had set to reinspect the property (Attachment 1).
- g. On July 16, 2020, an unsecured pool complaint was received. When the ICR Team contacted the owner, they were advised that he had no financial means to secure the area.
- On July 16, 2020, the pool area was secured by Code Compliance Nuisance Abatement.
- i. On October 15, 2020 a re-inspection took place revealing that the repairs identified in the February 26, 2020 Notice of Violation had not been undertaken and that communication attempts with the applicant had failed.

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Determination of Demolition by Neglect for the contributing primary structure located at 100 N Clinton Avenue in the Winnetka Heights Historic District

- j. On November 10, 2020 a re-inspection took place revealing that the repairs identified in the February 26, 2020 Notice of Violation had not been undertaken and that communication attempts with the applicant had failed.
- k. On December 8, 2020, an Administrative Search Warrant was acted upon by the ICR Team and shortly thereafter, the Director of the Office of Historic Preservation (OHP) was contacted in relation to the potential damage that may have resulted from the forced entry.
- I. The ICR Team had received several complaints from nearby residents and also received enquiries from the District Council's office. With sufficient reason to believe that there were health and safety issues on the interior, a Municipal judge authorized the Administrative Search Warrant.
- m. On December 9, 2020, the ICR Team confirmed the above concerns when they observed "major deterioration in a majority of the walls, floors, ceilings, roof and support members, including exposed wiring and evidence of recent habitation". The case was subsequently referred to the Department of Code Compliance, Community Prosecution/RISK Team (the "CP/RISK Team").
- n. On January 8, 2021, the CP/RISK Team requested that the OHP begin the demolition by neglect process.
- o. On January 12, 2021, the OHP arranged with the owner to conduct a site visit on January 15, 2021, which was accompanied by a representative of the CP/RISK Team. In accordance with the Demolition by Neglect Procedures, this was the <u>first</u> <u>meeting with the property owner</u>.

The results of the January 15, 2021 investigation are outlined below.

6.0 SCOPE OF ACCESS

6.1 Direct (On-Site)

The Office of Historic Preservation sought to carry out this investigation as seen from the exterior. Upon discovering that there were aspects of the exterior envelope that were compromised, it become relevant to confirm whether the impact of such compromises were also contributing to further deterioration of the exterior walls and roof, but that were not readily visible from the exterior. For example, while a hole in the roof was evident when viewed from W 10th Street (also confirmed in information provided by others) it was unclear from the exterior whether further deterioration might be best viewed from the interior. It is for this reason that the OHP requested permission from the owner to gain access to view the inside face of the exterior envelope. This request was denied.

6.2 Indirect (via the findings arising from the Administrative Search Warrant)
Given the constraint regarding access to the interior, the OHP has relied upon photographs and descriptions of the interior as gained from the December 8, 2020

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Administrative Search Warrant. Those aspects that are directly related to the exterior envelope are referenced in this staff report.

7.0 INVESTIGATION FINDINGS

7.1 Condition Defined

Chapter 27 of the Dallas City Code describes *Minimum Building Standards*. The Definitions section defines at least two aspects of condition that are relevant to the subject property – Operating Condition and Urban Nuisance.

- a. OPERATING CONDITION¹ means free of leaks, safe, sanitary, structurally sound, and in good working order.
- b. URBAN NUISANCE² means a premises or structure that:
 - (A) is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare;
 - (B) regardless of its structural condition, is unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children

When undertaking a condition assessment of a historic structure, the following terms may be used for considering a structure through a "preservation lens".

c. POOR CONDITION:

Elements which have been characterized as being in 'poor condition' are those elements that no longer possesses the qualities which they possessed when they first formed part of the building, such as durability, composition, aesthetic merit and functionality. These elements either cannot continue to perform their original function without immediate repair or they are in such a condition that their failure is imminent. These elements are in need of extensive repair and/or replacement.

d. FAIR CONDITION:

Elements which have been characterized as being in 'fair condition' are those elements that partially possesses qualities such as durability, composition, aesthetic merit and functionality, and were still performing satisfactorily at the time of inspection, however, they require a moderate

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¹ Section 27-3(23) of the Dallas City Code defines "operating condition" as being *free of leaks*, *safe, sanitary, structurally sound and in good working order.*

² Section 27-3 (40) of the Dallas City Code

Determination of Demolition by Neglect for the contributing primary structure located at 100 N Clinton Avenue in the Winnetka Heights Historic District

degree of repair in order to deter further deterioration and/or conservation to a sound or good condition.

e. SOUND CONDITION:

Elements which have been characterized as being in 'sound condition' are those elements that mostly possesses qualities such as durability, composition, aesthetic merit and functionality, and were still performing satisfactorily at the time of inspection, however, they may require a minor degree of repair or preventative maintenance in order to deter further deterioration and/or conservation to a good condition.

f. GOOD CONDITION:

Elements which have been characterized as being in 'good condition' are those elements that possesses durability, composition, robustness, aesthetic merit and functionality. These elements are not in need of repair.

7.2 Condition of the Primary Structure

Water is the greatest enemy of a building. Wood is particularly susceptible to deterioration from exposure to water. A wood frame structure incorporates many cavities where water can infiltrate if the exterior envelope provides such opportunities.

The framing within the wall cavities was not observed during this inspection, however, given that there are exterior openings in both the roof and walls, deterioration is possible in these areas.

- a. Wood siding the siding appears to be in fair condition generally, however, this condition will not be fully known until examined from the interior surfaces. There is evidence of localized damage to the siding, such as the area impacted by water run-off from the entrance roof (Figure 5) and loss of fabric (Figures 8, 13, 14 and 15) that are considered to be in poor condition including areas that will require considerable repair or selective replacement.
- b. <u>Exterior woodwork</u> varies from **poor** to **sound** condition with localized areas such as the soffit and rafter tails (Figure 7) of poor condition having the potential to cause more extensive deterioration.
- c. Wooden double hung sash windows appeared to be in generally **fair** condition with evidence of localized deterioration to the sash (Figure 20) and sills (Figures 9 and 21) that are considered to be in **poor** condition including areas that will require considerable repair or selective replacement.
- d. <u>Doors</u> the historic front entry door that served as the access point for the Administrative Search Warrant was concealed by plywood and therefore its condition is unclear. Other doors appear to be in generally **fair** condition with some door sills (Figures 11, 12 and 26) in **poor** condition.

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- e. Roof the roof shingles and plank sheathing, as evident from exterior and attic observations are subject to roof leaks. The hole in the roof (Figure 6) is perhaps the most adverse location for a compromised exterior envelope. While access to view the roof at close range was not practical, the localized damage visible from the street represents a critical area of the roof that is in **poor** condition.
- f. <u>Chimney</u> a single brick chimney penetrates the roof just north of center. Missing mortar above the roof line and uncertain flashing between the chimney and roof surface appear evident (Figure 4). A closer range or magnified view of the chimney would be necessary in order to determine the extent of likely deterioration.
- g. <u>Paint</u> the paint is in **poor** (Figures 16, 17, 18, 19, 23, 24, 25, and 27) to **fair** (Figure 3) condition on most of the building. The paint is failing, particularly on the soffit, localized areas of siding, rafter tails and trim. Addressing paint conditions is an important part of keeping the exterior siding and woodwork from undue exposure to deterioration.

7.3 Repairs Needed to Maintain and Stabilize the Structure

Perhaps of interest in relation to the hole in the roof – the owner is associated with Arrington Roofing.

All areas of the exterior envelope that show signs of water infiltration or that facilitate water ingress are of the highest priority. This includes the roof, exterior walls, windows, sills and flashings. This work should not be limited to exterior repairs since a full account of the extent of deterioration to the exterior envelope will necessitate examining and undertaking repairs that may have affected interior framing.

In particular, the following areas are considered to be repairs that are needed to stabilize the structure:

- The exterior envelope needs to be thoroughly assessed for any deterioration that may be concealed from view;
- The wood siding and trim needs to be repaired where practical and effective or selectively replaced in-kind where it is too deteriorated to be repaired;
- c. The roof needs to be thoroughly assessed and repaired;
- d. The doors and windows including sills, jambs and deteriorated woodwork needs to be repaired where practical or selectively replaced in-kind where they are too deteriorated to be repaired;
- e. Flashings need to be assessed throughout and installed after the underlying conditions have been inspected and made watertight in a manner so as to be effective; and

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f. The exterior woodwork needs to be well-prepared and painted after repairs and scraping of unsound paint has been undertaken

7.4 Order of Magnitude Costs

The OHP requested the estimate of costs used to apply for a loan or the estimate of the work that was described in the 2019 CA application³. The OHP were advised that a written cost estimate had not been prepared and that it was "in the head of the handyman" who was to be used to do the work.

Based on the observed conditions, which were constrained by access, the rehabilitation of historic wood-frame structures can range from \$100 to \$150 per square foot and for a property of this size⁴, a budget could be considerable, however, a rehabilitation budget is not the same as a "make the building watertight" budget. The order of magnitude that this report relates would be more aligned with the latter. An estimate of probable costs to make the building watertight and resolve the demolition by neglect scenario could be determined by the property owner with the assistance of others involved in such work.

7.5 Resources Available for Financing the Repairs

It is understood that the owner has received numerous enquiries from interested buyers, however, the owner has indicated that he has no interest in selling. Staff enquired as to whether the owner was familiar with the tax exemption program and whether there might be interest in such a program to offset some of the repair costs. The owner confirmed that such a program would not likely be beneficial to him if it did not provide upfront funds to carry out the work.

In January 2020, the owner indicated that the repair work outlined in the September 2019 Notice of Violation would be started in February 2020, subject to a pending home improvement loan. When the owner was asked about the cost to undertake the exterior repairs, this information was unknown and staff were referred to a handyman, who apparently had knowledge of costs, but this was not written down.

When the OHP sought clarification of the status of the home improvement loan on March 2, 2021, the owner advised that the loan was not a home improvement loan, rather it was a "signature loan" that did not get approved. The owner subsequently indicated that he no longer wished to share any information with the OHP.

While the nature or criteria associated with certain loan types including the standard reasons for denial are beyond the remit of this report, however, the procedures set out in § 51A-4.501. Historic Overlay District regarding Demolition by Neglect, require that *any resources available for financing the repairs and the*

³ Repair damaged wood siding on the main and accessory structure, paint main and accessory structures, and replace the 6'-0" deteriorated wood fence in-kind

⁴ DCAD indicates that the subject property consists of 2,246 square feet of habitable space

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amount of time needed to complete the repairs be addressed in the report to the LMC. The latter (also discussed below) could be directly impacted by consideration of the resources available for financing.

During the January 15, 2021 site meeting, the OHP enquired as to whether the owner would be interested in the City's Tax Exemption Program and while there was interest, it appeared to be tied to a need for upfront incentives to pay for the work rather than an incentive that would be realized over time as a tax exemption.

7.6 Amount of Time Needed to Complete the Repairs

The owner has asserted: "It is not that we haven't taken action it's that we haven't done it fast enough." Based on observations of exterior rehabilitation projects in the DFW area, it is estimated that the exterior rehabilitation of such properties can take 2-6 months depending on the availability of materials and skilled labor. It can take infinitely longer if a budget for undertaking the work does not exist.

A Notice of Violation was issued on September 25, 2019 for unprotected exterior surfaces; fencing, retaining walls and barriers; and deteriorated structural members.

Thirty days was set as the time to complete the repair work. It was not until December 3, 2019, that an application for a CA was made. The work associated with the December 2019 issuance of the CA, which would have addressed the lack of maintenance, does not appear to have been started as of March 2021, which amounts to a window of opportunity of approximately 18 months to complete the repairs. The OHP does not have any information that would suggest that the repairs are likely to be completed in the near future.

7.7 Summary Observations

Any structure left to its own devices will eventually collapse. The aim of "maintenance" is to prevent deferring important tasks and keeping structures well-away from the physical point of no-return or as the City Code describes as "demolition by neglect". Action is urgently needed to arrest the cause of deterioration and remediate the results of water penetrating the roof and walls. Some of the deterioration observed would not have occurred overnight and many aspects of deterioration would have required both a prolonged period of neglect and the right environmental conditions to produce the conditions that currently exist.

Repairs now will return a number of deferred maintenance details to a condition requiring only routine maintenance; conversely, these problems will accelerate shortly if not addressed.

Once rehabilitated, a comprehensive plan for the periodic maintenance of the building should be developed to organize records, avoid costly repairs, anticipate cyclical replacement of materials, and utilize the best methods and materials from a growing body of research and experience with historic building

Determination of Demolition by Neglect for the contributing primary structure located at 100 N Clinton Avenue in the Winnetka Heights Historic District

maintenance, which often differs significantly from the maintenance of newer buildings.

7.8 Satisfying the Definition of Conditions

a. Operating Condition

In accordance with the City Code's definition of Operating Condition, the subject structure is not free of leaks and would not satisfy the definition of being considered in good working order.

b. Urban Nuisance

In accordance with the Notice of Violation and information obtained, the subject property shows evidence that it is substandard and unfit for human habitation, therefore, satisfying the City Code's definition of Urban Nuisance.

c. Fair to Poor Condition

The structure shows evidence of being in fair to poor condition, satisfying the latter because certain aspects of the exterior siding, roof and windows no longer possess the qualities which they possessed when they first formed part of the building. These aspects of the exterior envelope cannot continue to perform their original function without immediate repairs. Thus, from a preservation perspective, the subject property shows evidence of a lack of maintenance of the most critical nature – that which allows water infiltration.

7.9 Satisfying the Threshold of Demolition by Neglect

Having regard to the foregoing, it will be necessary to return to the definition of demolition by neglect as set out in the Dallas City Code and to consider the type of defects that are considered to contribute to the state of demolition by neglect.

a. Demolition by Neglect Definition⁵

Demolition by neglect is neglect in the maintenance of any structure on property subject to the predesignation moratorium or in a historic overlay district that results in deterioration of the structure and threatens the preservation of the structure.

b. Relevant Defects (taken from pages 2 and 3 of this report titled REGULATIONS AND PROCEDURES)

(H) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken or open windows and doors.

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⁵ § 51A-4.501 (k). Historic Overlay District

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- (I) Defective or lack of weather protection for exterior wall coverings, including lack of paint or other protective covering.
- (J) Any fault, defect, or condition in the structure which renders it structurally unsafe or not properly watertight.

The subject property showed evidence of deteriorated and ineffective waterproofing of exterior walls and roof; defective or lack of weather protection for exterior wall coverings including lack of paint; and conditions that render the structure improperly watertight.

8.0 RECOMMENDATION

- a. That the Landmark Commission certify the primary structure located at 100 N Clinton Avenue as a demolition by neglect case; and
- b. That the property owner or the property owner's agent with control over the structure pertaining to the repairs that must be made, be notified that repairs to the exterior envelope that allow water infiltration (described under Repairs Needed to Maintain and Stabilize the Structure, above) be started within 30 days of the date of the notice

Attached are related documents for information.

Murray G. Miller, Director

Office of Historic Preservation

Attachment 1 – Notice of Violation, February 26, 2020

Attachment 2 – 100 N Clinton Ave. Intensive Case Resolution Team

Determination of Demolition by Neglect for the contributing primary structure located at 100 N Clinton Avenue in the Winnetka Heights Historic District

SUPPLEMENTARY INFORMATION

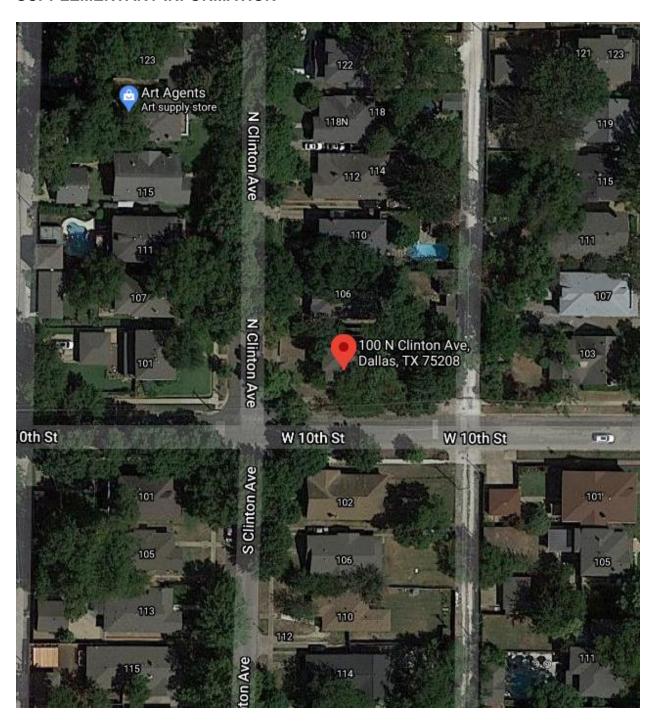


Figure 1 – Aerial view of the subject property highlighted by the red balloon

(Google Maps)

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Figure 2 – View of the subject property as seen from N Clinton Avenue, looking East

Google Street View (March 2020)

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Figure 3 – View of the subject property as seen from N Clinton Avenue, showing the boarded-up door location that served as the point of access for the Administrative Search Warrant

Office of Historic Preservation (January 15, 2021)

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Figure 4 – View of the chimney showing evidence of mortar loss and inadequate flashing

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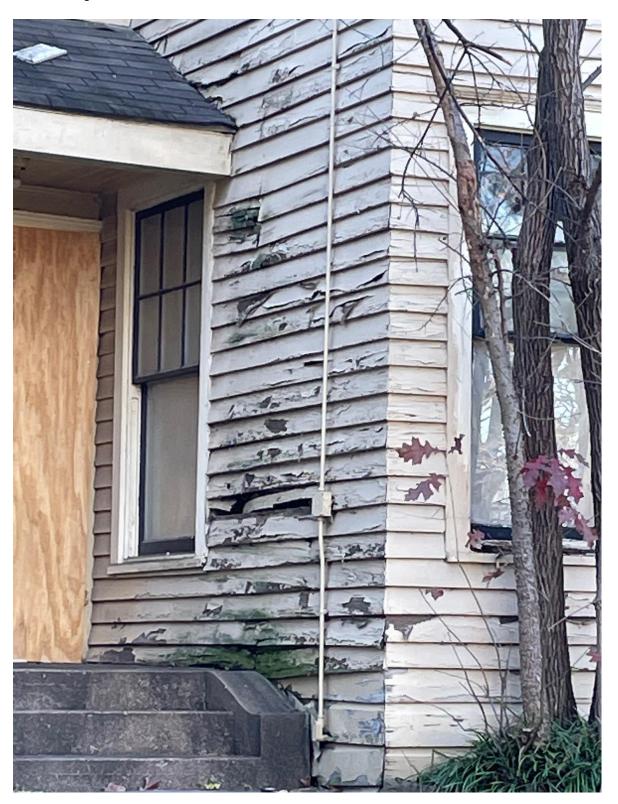


Figure 5 – View of the wood siding adjacent to a front entrance showing extensive moisture damage and material failure that significantly compromises the integrity of the exterior wall.

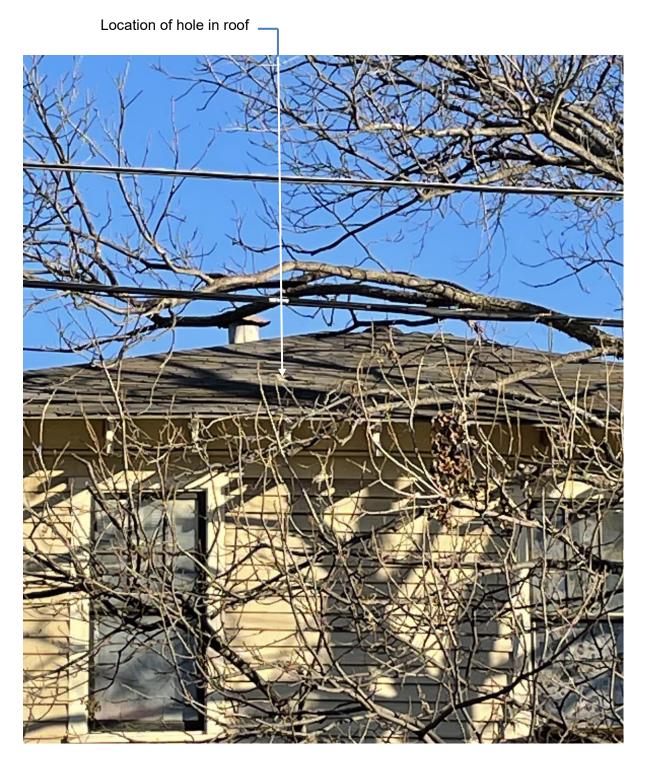


Figure 6 – View of the upper roof slope facing W 10th Street. While the shadows of branches cast across the roof slope make it difficult to discern the referenced hole, the location appears to be the only hole visible from the public right-of-way and likely corroborates the view from the interior that is depicted in Figure 30. Damage such as this compromises the integrity of the roof and presents an immediate risk of direct and continued damage as a result of water infiltration and rodents.

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Figure 7 – View of damaged lower soffit and deterioration of the rafter tails facing W 10^{th} Street. Damage such as this compromises the integrity of the roof at an area that is susceptible to water infiltration and also provides opportunities for birds and rodents.

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Figure 8 – Close-range view of the wood siding adjacent to a front entrance showing extensive moisture damage and material failure that significantly compromises the integrity of the exterior wall.

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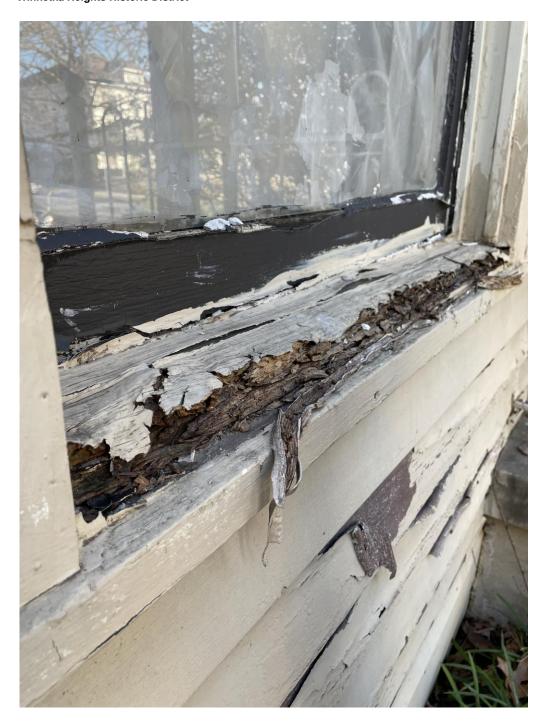


Figure 9 - Close-range view of a wood window sill showing the effects of long-term moisture damage where the physical integrity of wood can lead to disintegration such that it is unable to serve its intended purpose. This type of damage can expose an exterior wall to water infiltration that can go undetected for long periods of time leading to a compromised exterior wall.

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Figure 10 - View of upper sash showing deterioration of the glazing putty, an essential component of weatherproofing

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Figure 11 – View of upper level door showing deterioration of the sill

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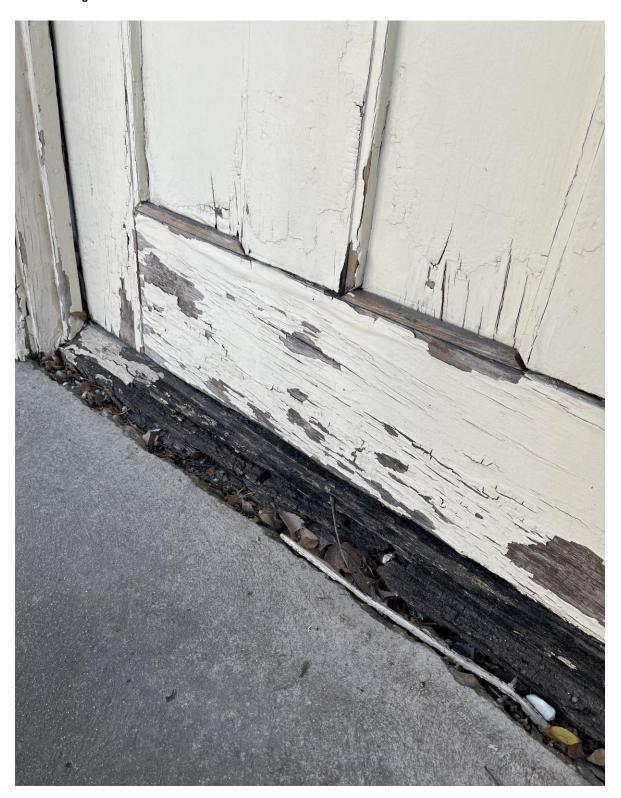


Figure 12 – Close-range view of the door sill, showing opportunities for moisture entrapment

Office of Historic Preservation (January 15, 2021)

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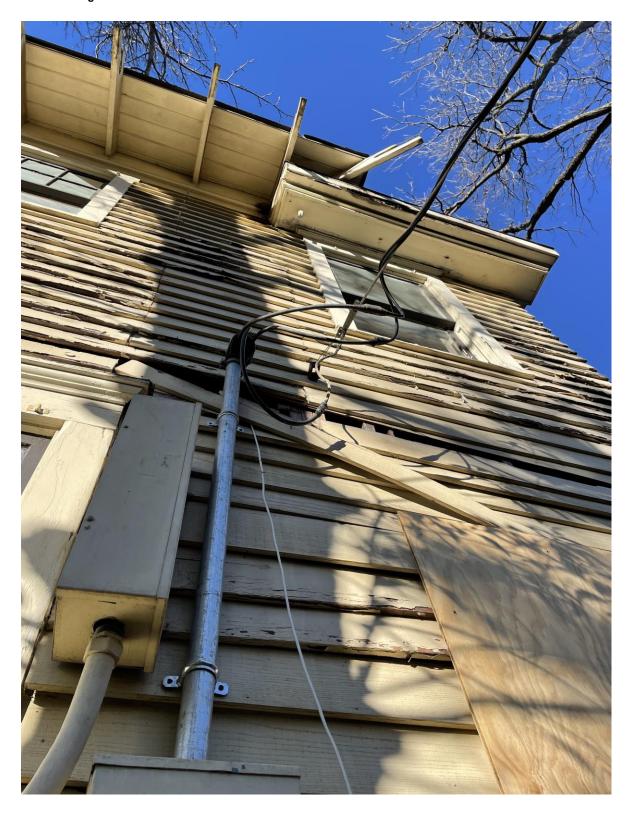


Figure 13 - View of general deterioration of the siding and with a dislodged member exposing the exterior envelop to water infiltration, birds and rodents

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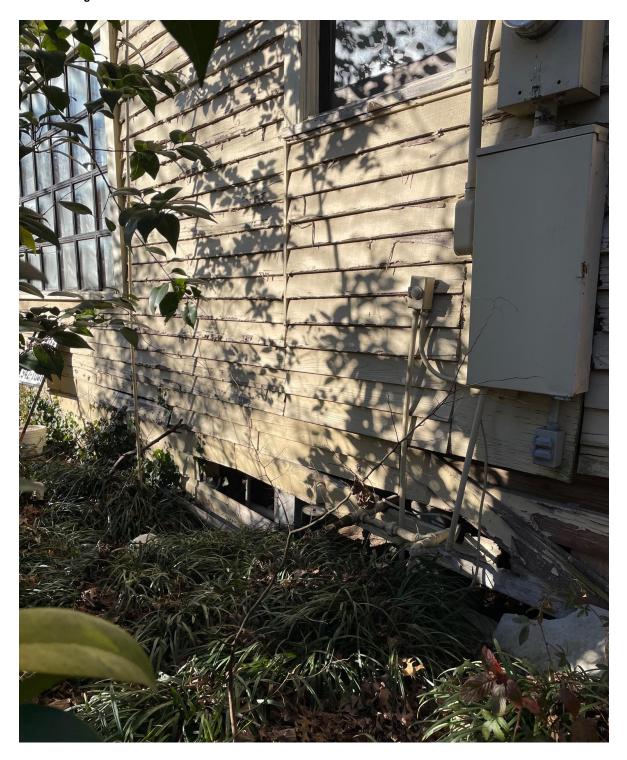


Figure 14 - View of deteriorated, dislodged and missing siding near the ground, providing opportunities for water infiltration and access by rodents

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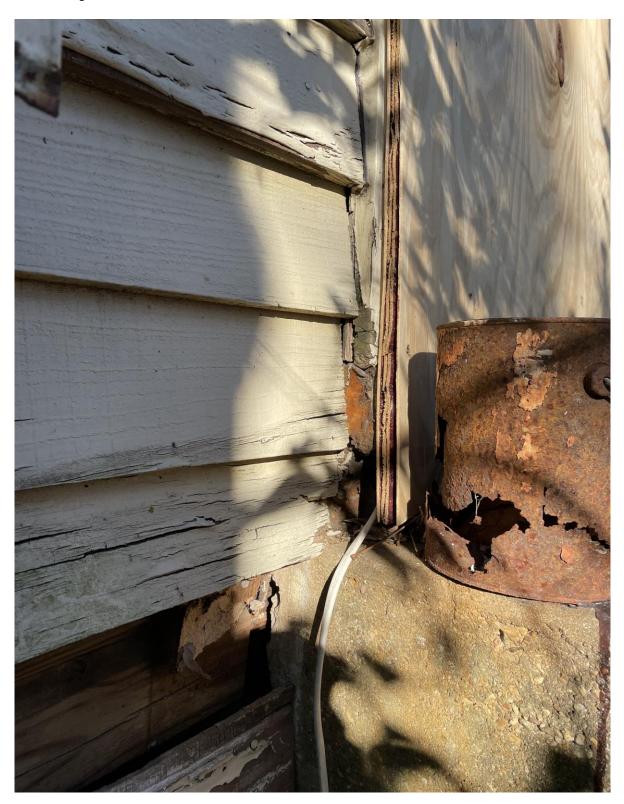


Figure 15 – Close-range view of the siding near grade, showing deteriorating and missing siding as well as exposed wood at the door jamb

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Figure 16 – View of siding showing deterioration of the protective layer of paint and dislodged siding exposing the exterior wall to the elements

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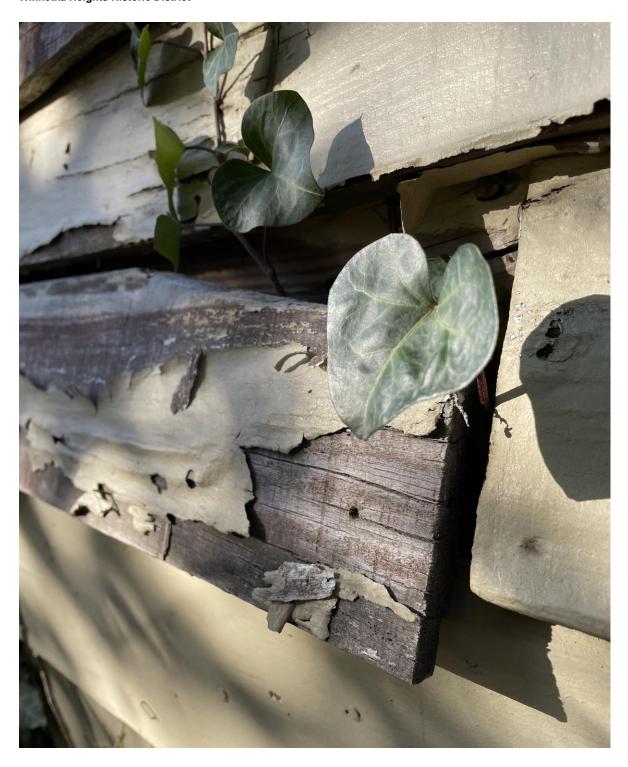


Figure 17 – View of siding showing deterioration of the protective layer of paint and dislodged siding exposing the exterior wall to the elements

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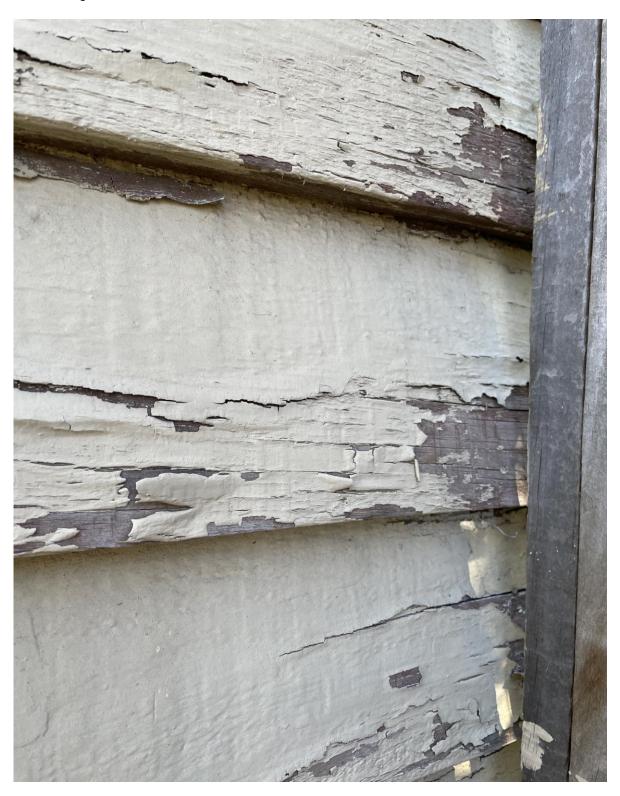


Figure 18 – Close-range view of siding showing deterioration of the protective layer of paint

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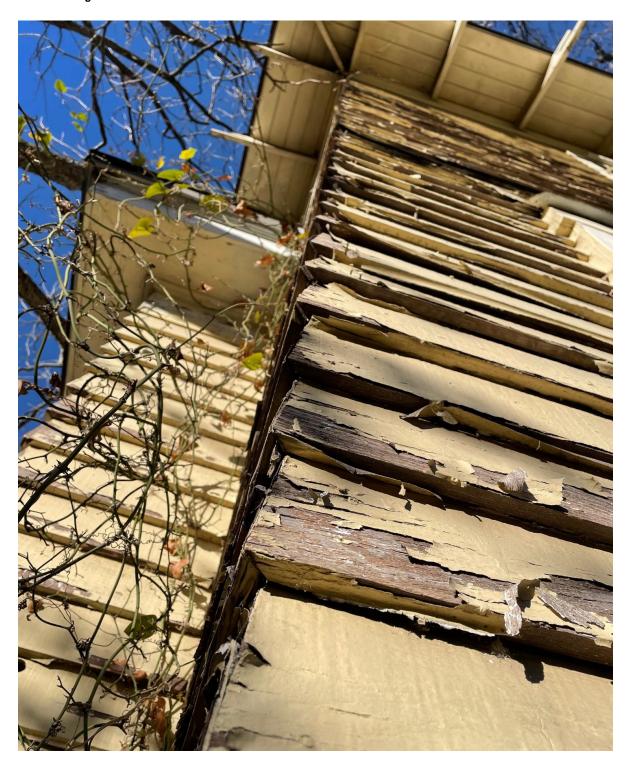


Figure 19 – View of siding showing unprotected mitered corners of the siding and deterioration of the protective layer of paint

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Figure 20 – Detail view of multi-light window showing joint failure and deterioration/loss of the glazing stop, both of which can expose the exterior wall to water infiltration

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Figure 21 – Detail view of multi-light window jamb at the sill showing material failure, loss of protective coating and deterioration at the sill providing opportunities for water infiltration

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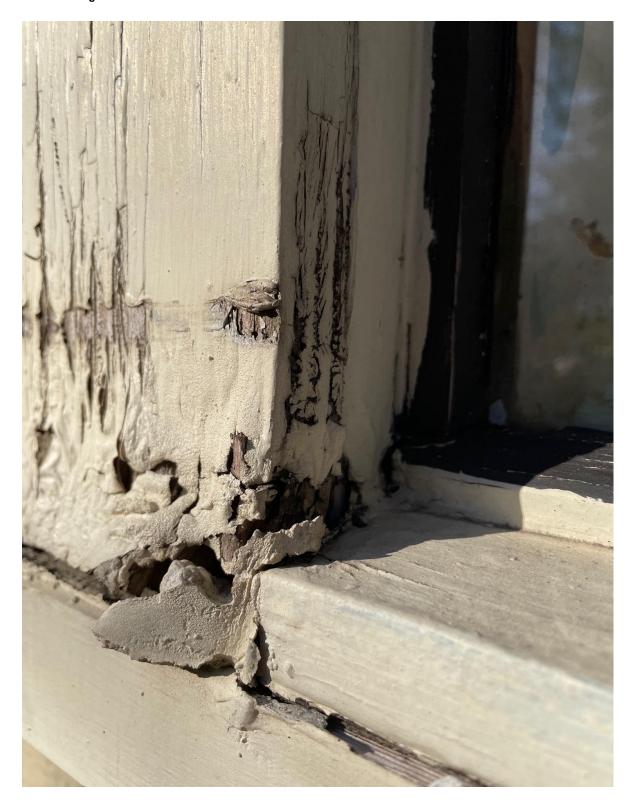


Figure 22 – Detail view of window jamb at the sill showing material failure and deterioration at the lower jamb, an area that is most susceptible to water infiltration and concealed deterioration

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Figure 23 – View of upper wall at exposed rafters showing deteriorating siding, missing siding at the underside of the sloping roof, and drilled holes in the siding all of which provide opportunities for water infiltration and access by birds and rodents

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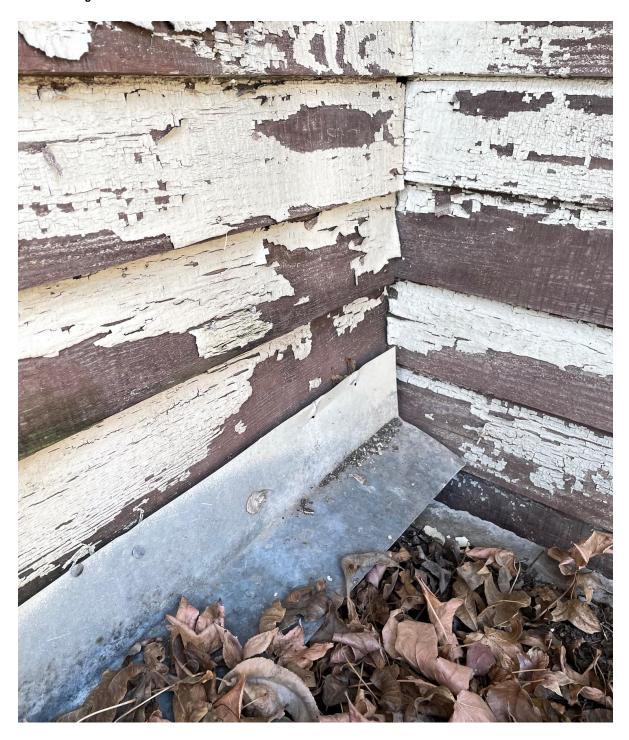


Figure 24 – Detail view of the flashing at the upper wall and balcony floor. Ineffective flashing can provide opportunities for water infiltration

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Figure 25 – Detail view of the flashing at the upper wall of the main structure as it interfaces with the lower roof. Ineffective flashing can provide opportunities for water infiltration

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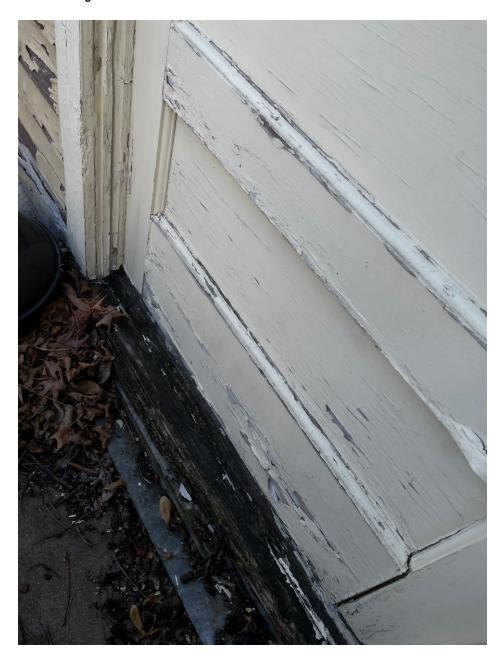


Figure 26 – Detail view of upper level door sill

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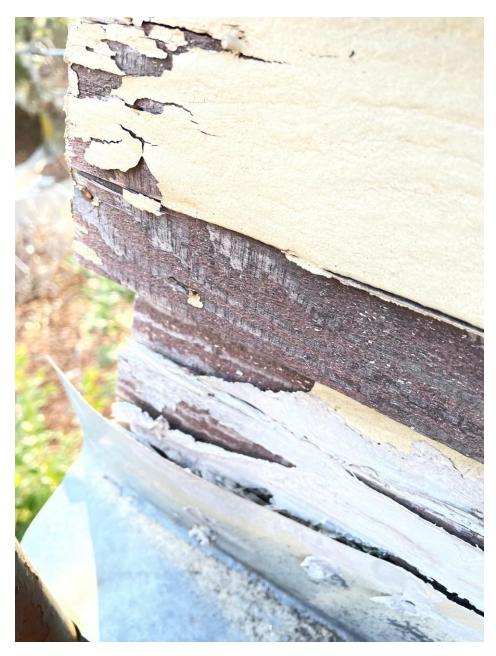


Figure 27 – Detail view of siding and detached flashing
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Figure 28 – Partial view of floor structure on concrete posts

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Figure 29 – View of the drained pool and wood fence beyond
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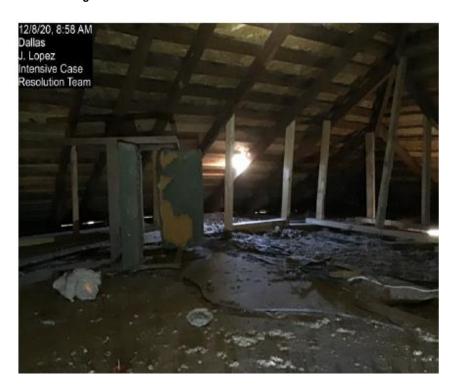


Figure 30 – Interior view of attic showing hole in roof.

Department of Code Compliance, Intensive Case Resolution Team (December 8, 2020)



Figure 31 – Interior view of Kitchen.

Department of Code Compliance, Intensive Case Resolution Team (December 8, 2020)

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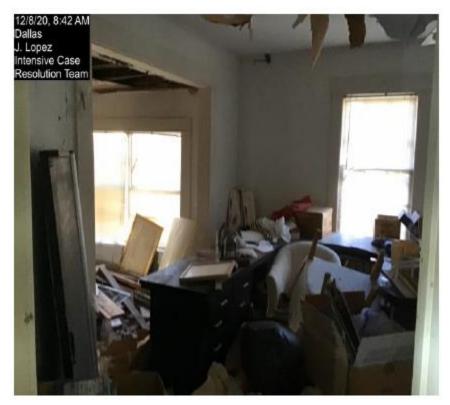


Figure 32 – Interior view of Bedroom/Office.

Department of Code Compliance, Intensive Case Resolution Team (December 8, 2020)





Figure 33 – Interior view of Kitchen.

Department of Code Compliance, Intensive Case Resolution Team (December 8, 2020)

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ATTACHMENT 1



CITY OF DALLAS DEPARTMENT OF CODE COMPLIANCE NOTICE OF VIOLATION

Name: James F Townsend III Case #: 20-00199441

James F Townsend III 1608 W Colorado Blvd Dallas, Texas 75208 USA

Your property located at 100 N CLINTON AVE, DALLAS, TX, 75208 is in violation of the Dallas City Code.

Violations of Dallas City Code:

Violation	Comments	Resolve By Date
Building and structural materials NOT in	Repair unprotected exterior surface and	March 27, 2020
operating condition	rotted wood	•

Violations with an (*) will serve as your Annual Notice

I will reinspect your property on March 27, 2020 to determine if the above described violation(s) have been corrected. If your property is not brought into compliance within the above calendar days, then the City may correct the violation(s) at your expense. All expenses incurred will be billed to you. Failure to pay these expenses will result in a lien being placed on your property. Additionally, if you fail to comply with this notice, the City may issue you a citation for each day a violation is committed. The maximum fine is \$2,000.00 per citation.

Thank you in advance for your cooperation. If you have questions, please call me at (214) 885-7795.

Inspector: JERRY LOPEZ Badge: C1802 Date: February 26, 2020

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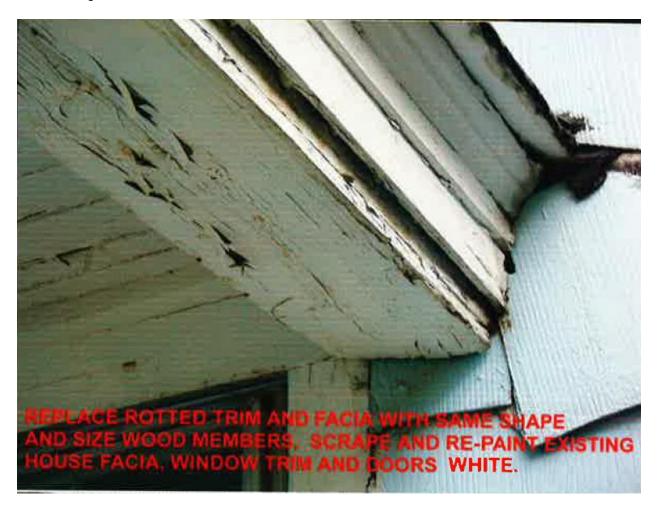


Figure 34 – Detail view of exterior woodwork in 2003

(Preservation Files)