



CITY OF DALLAS
LANDMARK COMMISSION
Monday, May 3, 2021
AGENDA

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 29, 2021 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=efb3992cb045338cca0e3a73b3f1007cf>

Password: CfpUkpDE733

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

1. Accuracy in Application Presentation – Murray G. Miller
2. Secretary of the Interior's Standards Presentation – Murray G. Miller
3. Design Review Presentation – Murray G. Miller

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

PUBLIC TESTIMONY

Minutes from the April 5, 2021, Landmark Commission meeting

1. 5534 SEARS ST

H/134
Adams-Gullet Duplex
CE201-003(MLP)
Melissa Parent

Request

A Certificate of Eligibility (CE) for a tax exemption on the added value of land and improvements for a period of ten years and approval of an estimated \$29,261 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Perritt, Carolyn

Application Filed: 4/5/21

Staff Recommendation: Approval of the Certificate of Eligibility and approval of an estimated \$29,261 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 231 W Jefferson ST

H/112
Texas Theater
CE201-004(MLP)
Melissa Parent

Request:

A Certificate of Eligibility (CE) for a tax exemption on the added value of land and improvements for a period of ten years and approval of an estimated \$1,700,000 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Epstein, Barak

Application Filed: 4/5/21

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of an estimated \$1,700,000 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

3. 6116 REIGER AVE

J.L. Long Middle School
CA201-318(LC)
Liz Casso

Request:

Install new hardscaping at northeast side of building.

Applicant: DISD - Coy Frazier

Application Filed: 4/1/21

Staff Recommendation:

Install new hardscaping at northeast side of building - Approve the request and drawings dated 5/3/21 with the finding that although the proposed work does not comply with preservation criteria Section 3.3 that states that sidewalks must be constructed out of brush finish concrete, it meets the criteria for LMC approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Install new hardscaping at northeast side of building -
Approve as submitted.

4. 100 S GLASGOW DR

Woodrow Wilson High School
CA201-314(LC)
Liz Casso

Request:

Construct metal shade structure at facade on
southeast elevation.

Applicant: DISD - Coy Frazier

Application Filed: 4/1/21

Staff Recommendation:

Construct metal shade structure at entrance on
southeast elevation - Approve the request and
drawings dated 5/3/21 with the finding the proposed
work is consistent with preservation criteria Section
4.1 for new construction and additions, and meets the
contributing standards in City Code Section 51A-
4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct metal shade structure at entrance on
southeast elevation - Approve both options as
designed with the following comments: Task Force
prefers design Option 1 and has some concerns that
Option 2, with includes the punched-through "W"
design on the overhead panels, may not hold up well
over time through normal wear and tear and exposure
to the elements.

5. 3311 ELM ST

Continental Gin Historic District
CA201-315(LC)
Liz Casso

Request:

Paint a mural by Shepard Fairey on the water tower.

Applicant: Snyder, John

Application Filed: 4/1/21

Staff Recommendation:

Paint a mural by Shepard Fairey on the water tower -
Approve the request and drawings dated 5/3/21 with
the finding the proposed work is consistent with the
criteria for color in preservation criteria Section 7, for
the water tower in preservation criteria Section 13,
and meets the contributing standards in City Code
Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Paint a mural by Shepard Fairey on the water tower -
Approve as submitted.

6. 909 1ST AVE

Fair Park Historic District
CA201-339(JKA)

Request:

Install marquee above Music Hall entrance.

Applicant: City of Dallas Parks and Recreation -
Stefan Kessler

Jennifer Anderson

Application Filed: 4/1/21

Staff Recommendation:

Install marquee above Music Hall entrance – Approve drawings dated 5/3/21 with the finding that the work is consistent with preservation criteria Section 9.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install marquee above Music Hall entrance – Approve with the recommendation that flashing lights or other displays that could negatively impact patrons with light sensitivity issues with their vision [are considered].

7. 3939 GRAND AVE

Fair Park Historic District
CA201-343(JKA)
Jennifer Anderson

Request:

Install ADA directional signage in front of the Hall of State.

Applicant: City of Dallas Parks and Recreation - Stefan Kessler

Application Filed: 4/1/21

Staff Recommendation:

Install ADA directional signage in front of the Hall of State - Approve drawings dated 5/3/21 with the finding that the work is consistent with preservation criteria Section 9.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install ADA directional signage in front of the Hall of State – Approve subject to mounting details outlined in Fair Park standards.

8. 4939 TREMONT ST

Munger Place Historic District
CA201-226(MLP)
Melissa Parent

Request:

1. Construct new porch in rear of main structure.
2. Construct new two-story rear accessory structure.
3. Install new landscaping in rear yard.
4. Construct new 8'-0" wood fence in cornerside yard.

Applicant: Guernsey, Chloe

Application Filed: 2/4/21

Staff Recommendation:

1. Construct new porch in rear of main structure – Approve drawings and specifications dated 5/3/2021 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-97.111(c)(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct new two-story rear accessory structure – Approve drawings and specifications dated

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5/3/2021 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Sections 51P-97.111(c)(1)(A)(i), 51P-97.111(c)(1)(A)(ii), 51P-97.111(c)(1)(A)(iii), 51P-97.111(c)(1)(A)(iv) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Install new landscaping in rear yard – Approve site plan and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Construct new 8'-0" wood fence in corner side yard - Approve specifications dated 5/3/2021 with the finding that although the proposed work does not comply with Section 51P-97.111(c)(2)(B)(iii)(cc) that states "A fence in a corner side yard may not be directly in front of the corner side facade." it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because while the proposed work is appropriate and compatible with the structure and district.

Task Force Recommendation:

1. Construct new porch in rear of main structure – Approve
2. Construct new two-story rear accessory structure – Approve with Conditions that the structure does not exceed the ordinance maximum of 1200 sf. and maintain no less than the setback of the original structure.
3. Install new landscaping in rear yard – Approve
4. Construct new 8'-0" wood fence in corner side yard - Approve

9. 4939 TREMONT ST

Munger Place Historic District
CD201-011(MLP)
Melissa Parent

Request:

Demolish rear accessory structure under the "imminent threat to public health/safety" standard

Applicant: Guernsey, Chloe

Application Filed: 2/4/21

Staff Recommendation:

Demolish rear accessory structure under the "imminent threat to public health/safety" standard - Approve proposed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Demolish rear accessory structure under the "imminent threat to public health/safety" standard - Approve. The task force recommends approval of the demolition of the accessory structure. The members appreciate the effort taken by the applicant to explore measures to save the structure but acknowledge that the proposed structure is more in keeping with the character of the main structure and would be a better addition to the quality of the neighborhood.

10. 5006 JUNIUS ST

Munger Place Historic District
CA201-319(MLP)
Melissa Parent

Request:

Construct new rear accessory structure.

Applicant: Wright, Laurel

Application Filed: 4/1/21

Staff Recommendation:

Construct new rear accessory structure - Approve drawings and specifications dated 5/3/2021 with the finding that the proposed work is consistent with the criteria for additions in the preservation criteria Sections 51P-97.111(c)(1)(A)(i), 51P-97.111(c)(1)(A)(ii), 51P-97.111(c)(1)(A)(iii), 51P-97.111(c)(1)(A)(iv) and 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 - Recommend revising the elevation to have hip roof on all four sides in lieu of only front and back with gable ends to match existing structure.

11. 4724 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA201-317(MP)
Marsha Prior

Request:

Construct carport in rear yard.

Applicant: Nepveux, Leslie

Application Filed: 4/1/21

Staff Recommendation:

Construct carport in rear yard - Approve plans, drawings, and specifications dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct carport in rear yard – Approve as submitted.

12. 2635 SOUTH BLVD

South Blvd/Park Row Historic District
CA201-313(MP)
Marsha Prior

Request:

1.Rehabilitate second-story balcony on main structure and paint. Brand: Sherwin Williams SW 7006 "Extra White."

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2. Extend existing second-floor of accessory structure to match entire length and width of first floor.
3. Add third garage door opening on southeast side of accessory structure.
4. Replace two existing garage door openings on accessory structure.
5. Replace existing aluminum windows on accessory structure with wood one-over-one windows.
6. Repair and replace, as needed, the existing siding with wood siding to match.

Applicant: McPhaul, Victoria

Application Filed: 3/4/21

Staff Recommendation:

1. Rehabilitate second-story balcony on main structure and paint. Brand: Sherwin Williams SW 7006 "Extra White"-- Approve drawings dated 5/3/2021 with the condition that the doorway leading to second floor balcony is sealed off to disallow access to the balcony with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Extend existing second-floor of accessory structure to match entire length and width of first floor -- Approve drawings dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Add third garage door opening on southeast side of accessory structure -- Approve drawings and illustration dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace two existing garage door openings on accessory structure -- Approve drawings and illustration dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Replace existing aluminum windows on accessory structure with wood one-over-one windows -- Approve drawings dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Repair and replace, as needed, the existing siding with wood siding to match -- Approve drawings dated 5/3/2021 with the condition that replacement wood is a match in dimensions, profile, and material as original

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

Task Force Recommendation:

1.Rehabilitate second-story balcony on main structure and paint. Brand: Sherwin Williams SW 7006 “Extra White” --No quorum; comments only: proposed color is appropriate; balustrade size and shape is appropriate.

2.Extend existing second-floor of accessory structure to match entire length and width of first floor -- No quorum; comments only: the addition appears to complete the accessory structure massing.

3.Add third garage door opening on southeast side of accessory structure -- No quorum; comments only: please clarify this will match the other 2 garage doors type/size & be installed spaced to match existing.

4.Replace two existing garage door openings on accessory structure – No quorum; comments only: proposed door image is appropriate style.

5.Replace existing aluminum windows on accessory structure with wood one-over-one windows -- No quorum; comments only: please clarify paint color.

6. Repair and replace, as needed, the existing siding with wood siding to match -- No quorum; comments only: please clarify the siding will match existing profile and dimension.

13. 5620 SWISS AVE

Swiss Avenue Historic District
CA201-321(MLP)
Melissa Parent

Request:

Install new landscaping in rear yard.

Applicant: Rolston, David

Application Filed: 4/1/21

Staff Recommendation:

Install new landscaping in rear yard - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install new landscaping in rear yard - Approve as submitted

14. 100 N MOORE ST

Tenth Street Neighborhood Historic District
CA201-327(MP)
Marsha Prior

Request:

Reconstruct 10th Street including modifications to street width, curbs and sidewalks.

Applicant: Oyekanmi, Gbenro

Application Filed: 4/1/21

Staff Recommendation:

Reconstruct 10th Street including modifications to street width, curbs and sidewalks - Approve plans dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Reconstruct 10th Street including modifications to street width, curbs and sidewalks - No quorum; comments only: we recommend that existing retaining walls and steps from the sidewalk are preserved and we recommend that sidewalks exist on both sides of the street and that the travel lanes go down to 9' each if necessary.

DISCUSSION ITEMS:

1. 5527 WORTH ST

Junius Heights Historic District
CA201-344(JKA)
Jennifer Anderson

Request:

1. Construct horizontal addition.
2. Construct vertical addition and dormers on west and east elevations.
3. Install two wood windows on west elevation.

Applicant: Nepveux, Leslie

Application Filed: 4/1/21

Staff Recommendation:

1. Construct horizontal addition - Deny without Prejudice because the work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) since it is not consistent with preservation criteria Section 4.1, 4.2, 8.5, or 8.14 and because the proposed work would have an adverse impact on the structure.
2. Construct vertical addition and dormers on west and east elevations – Deny without Prejudice because the work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) since it is not consistent with preservation criteria Section 4.1, 4.2, 8.5, or 8.14 and because the proposed work would have an adverse impact on the structure.
3. Install two wood windows on west elevation - Approve drawings dated 5/3/21 with the finding that the work is consistent with preservation criteria Section 5.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Construct horizontal addition – Deny without Prejudice – Addition appears to be in the front 50 percent of the protected side.
2. Construct vertical addition and dormers on west and east elevations – Deny without Prejudice - Height of the addition not shown on the elevation. Is it taller than the surrounding structures? Per 8.6 additions must have compatibility with similar structures on the block. Drawing of proposed rooflines and massing in perspective with heights would be helpful. Need to verify heights and massing.
3. Install two wood windows on west elevation – Approve - No comments submitted by Task Force.

2. 5919 VICTOR ST

Junius Heights Historic District
CA201-345(JKA)
Jennifer Anderson

Request:

1. Replace 26 wood windows with vinyl windows. Work partially completed without a Certificate of Appropriateness.
2. Replace two doors with metal doors on the upper balcony of the front facade. Work completed without a Certificate of Appropriateness.
3. Replace two doors with metal doors on the rear facade. Work completed without a Certificate of Appropriateness.

Applicant: Rose, Preston

Application Filed: 4/1/21

Staff Recommendation:

1. Replace 26 wood windows with vinyl windows. Work partially completed without a Certificate of Appropriateness - Deny without Prejudice because the partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) since it is not compatible with the historic overlay district and the applicant did not meet the burden of proof required to justify the work.
2. Replace two doors with metal doors on the upper balcony of the front facade. Work completed without a Certificate of Appropriateness - Deny without Prejudice because the completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) since it is not compatible with the historic overlay district.

3. Replace two doors with metal doors on the rear facade. Work completed without a Certificate of Appropriateness - Approve specifications dated 5-3-21 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:

1. Replace 26 wood windows with vinyl windows. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice because materials not compatible with historic district. Structure is only one year outside official period of significance. Vote: 4:1. For: Mesh, Raith, Aveton, Schmidt. Against: Bowen. Reason for opposition: Street view looks historic with the vinyl windows.
2. Replace two doors with metal doors on the upper balcony of the rear facade. Work completed without a Certificate of Appropriateness – Approve with Conditions that eight divided light panels [are installed] instead of a single pane. Vote: 3:2. For: Bowen, Aveton, Schmidt. Against: Mesh, Raith. Reason for opposition: The propositions are different in a modern door with fake mullions than an historic door.
3. Replace two doors with metal doors on the rear facade. Work completed without a Certificate of Appropriateness - No comments on the rear doors were provided by Task Force.

3. 237 E 6TH ST

Lake Cliff Historic District
CA201-322(MLP)
Melissa Parent

Request:

1. Install new wood railing on front porch of main structure. Paint Behr "Twinkling Lights."
2. Install new wood front door on main structure.

Applicant: Simonds, Will

Application Filed: 4/1/21

Staff Recommendation:

1. Install new wood railing on front porch of main structure. Paint Behr "Twinkling Lights" -
2. Install new wood front door on main structure -

Task Force Recommendation:

1. Install new wood railing on front porch of main structure. Paint Behr "Twinkling Lights" - Approve with Conditions - Railings: provide complete vertical and horizontal dimensions all spaces and wood members, Suggest lowering top of railing from 34"

to at least and maximum 30". Provide color and paint information.

2. Install new wood front door on main structure – Approve with Conditions - Door selection: the wavy oval pattern isn't a historic look, provide a different diffused glass i.e. Orange peel/dimple or Florentine/burst patterns that are in keeping with historic material and look or decide for a plain glass.

4. 4317 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA201-330(MP)
Marsha Prior

Request:

Paint brick building. Brand: Sherwin Williams, SW 2829 "Classical White."

Applicant: Reihani, Chloe

Application Filed: 4/1/21

Staff Recommendation:

Paint brick building. Brand: Sherwin Williams, SW 2829 "Classical White" - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because painted brick would have an adverse effect on the historic overlay district.

Task Force Recommendation:

Paint brick building. Brand: Sherwin Williams, SW 2829 "Classical White" - Recommend allowing painting of brick on sides and rear facades with customized paint to match buff colored brick. Orange brick on sides to remain unpainted. Front facade to remain unpainted. Any voids on side that were orange brick to be replaced with matching orange brick.

5. 514 N PRAIRIE AVE

Peak's Suburban Addition Neighborhood Historic District
CA201-311(MP)
Marsha Prior

Request:

Install wrought iron gate and return fence. Work completed without a Certificate of Appropriateness.

Applicant: Sullivan, Richard

Application Filed: 4/1/21

Staff Recommendation:

Install wrought iron gate and return fence -

Deny without prejudice because the proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install wrought iron gate and return fence – Approval of fence as drawn in location noted because it doesn't hide architectural features though location of fence is not allowed per ordinance. Suggest adding dimensions to houses on site plan and midpoint (50 percent) line.

6. 518 N PRAIRIE AVE

Peak's Suburban Addition Neighborhood Historic District
CA201-312(MP)
Marsha Prior

Request:

Install wrought iron gate and return fence. Work completed without a Certificate of Appropriateness.

Applicant: Warren, Andy

Application Filed: 4/1/21

Staff Recommendation:

Install wrought iron gate and return fence - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because the work is inconsistent with preservation criteria Section 2.11 and 2.14 for location and fence tops.

Task Force Recommendation:

Install wrought iron gate and return fence – Approval of fence as drawn in location noted because it doesn't hide architectural features though location of fence is not allowed per ordinance. Suggest adding dimensions to houses on site plan and midpoint (50 percent) line.

7. 3037 WARREN AVE

Wheatley Place Historic District
CA201-328(MP)
Marsha Prior

Request:

Install six-over-six vinyl windows on side and rear elevations. Work completed without a Certificate of Appropriateness.

Applicant: Ross Legacy & Dallas Housing Foundation - Scottie Smith

Application Filed: 4/1/21

Staff Recommendation:

Install six-over-six vinyl windows on side and rear elevations - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 9.7 which states that new construction must have appropriate materials.

Task Force Recommendation:

Install six-over-six vinyl windows on side and rear elevations – No quorum, comments only: we recommend changing the proposed windows to one over one windows instead of six over six windows.

8. 108 S ROSEMONT AVE

Winnetka Heights Historic District
CD201-015(MLP)
Melissa Parent

Request:

Demolish rear accessory structure under standard "noncontributing structure because newer than period of significance."

Applicant: Semrad, Paul

Application Filed: 4/1/21

Staff Recommendation:

Demolish rear accessory structure under standard "noncontributing structure because newer than period of significance" - Approve photos dated 5/3/2021 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 "noncontributing structure because newer than period of significance" - Deny without prejudice. Provide survey need to know if contributing or not. Provide professional architectural analysis of structure, type of disrepair, and percentages. Report needs to assess what percentage of historic material is in disrepair. Report needs to have photos with keynotes of material of disrepair.

9. 425 N ROSEMONT AVE

Winnetka Heights Historic District
CA201-320(MLP)
Melissa Parent

Request:

1. Install new 8'-0" wood fence and wrought iron swing gates in rear and side yards.
2. Install new landscaping.

Applicant: Wright, Laurel

Application Filed: 3/4/21

Staff Recommendation:

1. Install new 8'-0" wood fence and wrought iron swing gates in rear and side yards – 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 landscaping - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install new 8'-0" wood fence and wrought iron swing gates in rear and side yards - Deny without prejudice. Fence/gate does not comply with ordinance with location going the plan shows that it goes past front of the building and beyond towards sidewalk, this is denied, and would suggest, but beyond the building towards the front sidewalk.

Gate location recommended to set back from the front.

2. Install new landscaping – Approve with Conditions. Landscape selection/species seems to be in keeping with ordinance, although it would be best to provide a top down, site plan of landscape

10. 314 S WINNETKA AVE

Winnetka Heights Historic District
CA201-323(MLP)
Melissa Parent

Request:

1. Install new landscaping in front yard.
2. Replace existing concrete walkway with new brick walkway in front yard.

Applicant: Gomez, John

Application Filed: 4/1/21

Staff Recommendation:

1. Install new landscaping in front yard - Approve site plan and specifications dated 5/3/2021 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Sections 51P-87.111(b)(3)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace existing concrete walkway with new brick walkway in front yard – Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.

Task Force Recommendation:

1. Install new landscaping in front yard – Approve. Landscape seems proper as shown.
2. Replace existing concrete walkway with new brick walkway in front yard – Approve with Conditions - Sidewalk provide photos of damaged areas that are being suggested to replace. Show photos concrete at general pathway as well as close to steps of both areas the porch steps and wings and at the front waterfall and its steps. Show extent of damage with photos. Provide dimension drawings of waterfall to ensure match existing of them being rebuilt is accurately and done properly, if extent damage is where they need to be replaced. Approve upon conditions that owner provide:
 1. Replace all items as shown in the plan, document all damages, landscape as shown.

2. Replace all without side pathways, side pathways leave as, landscape as shown.
3. Omit work on all hardscape, only landscape.

11. 401 N WINNETKA AVE

Winnetka Heights Historic District
CA201-326(MLP)
Melissa Parent

Request:

1. Move front facade wall of rear accessory structure 3'-0" towards rear property line. "
2. Alter roofline of rear accessory structure.
3. Replace two existing garage doors with one new garage door to fill opening.
4. Install new wood railing on rear accessory structure and paint White.
5. Replace one window on side facade of rear accessory structure with new French door.
6. Reconfigure fenestration pattern on east elevation of rear accessory structure with new windows and doors.

Applicant: Joncas, Mathieu

Application Filed: 4/1/21

Staff Recommendation:

1. Move front facade wall of rear accessory structure 3' - 0" towards rear property line. - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Alter roofline of rear accessory structure – 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. Replace two existing garage doors with one new garage door to fill opening - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install new wood railing on rear accessory structure and paint White - 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.
5. Replace one window on side facade of rear accessory structure with new French door - Approve drawings and specifications dated

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5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

6. Reconfigure fenestration pattern on east elevation of rear accessory structure with new windows and doors - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Move front facade wall of rear accessory structure 3'-0" towards rear property line. - Deny without prejudice
2. Alter roofline of rear accessory structure – Deny without prejudice. - Rear accessory is good, provide more dimensions. Show all vertical and horizontal dimensions of all new elements, show existing dimension to clarify what is proposed. Suggestion: to revise design garage, (keep footprint), but revise design to accommodate a compatible porch/portico design remodel if keeping flat roof. If garage design, then a possible revision of the roof design would be needed to revise. Revise garage elevations with more design elements
3. Replace two existing garage doors with one new garage door to fill opening – Deny without prejudice.
4. Install new wood railing on rear accessory structure and paint White – Deny without prejudice
5. Replace one window on side facade of rear accessory structure with new French door - Approve
6. Reconfigure fenestration pattern on east elevation of rear accessory structure with new windows and doors – Approve. Window placement seems fine.

OTHER BUSINESS ITEMS:

- Approval of Minutes – April 5, 2021
- 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:

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



Historic Preservation Tax Incentive Program

Step 1 Application to the Landmark Commission

Address: 5543/5545 Sears St.

Applicant: Carolyn Perritt

Contact info: 469-360-5840

Submission Date: 12/31/2020



Application Requirements

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

Additional Requirements

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

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

residential units created in the proposed project.

Additional Requirements (cont).

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

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 5543/5545 Sears St. DALLAS TX 75206

Legal description: Lot w.62 ft. lot 16 B/1981

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

Building name (if applicable): _____

Historic district or pending historic district: Historic overlay district 134 (Adams-Gullett Duplex)

Year the historic structure was built: 1931

Is this a contributing structure? NO

Owner Information

Please list all of the property owner(s): Gerald Graham Blow & Carolyn Perritt Revocable Living Trust

Mailing address: PO BOX 140384

City, state and zip code: DALLAS TX 75206

Phone number: 469-360-5840 Fax number: _____

Email: carolynperritt@gmail.com

Applicant Information (if different from the property owner)

Applicant name: _____

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Rehabilitation Information

Estimated Rehabilitation Investment: \$29,261

Current Use: residential Proposed Use: residential

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

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

Projected Construction Time and Estimated Date of Completion: March-August 2021

Lien Holder Information (if applicable)

Primary mortgage company: Nationstar Mortgage LLC d/b/a Mr. Cooper

Contact person: Customer Service 888-480-2432

Correspondence address: 8950 Cypress Waters Blvd., Coppell TX 75019

Secondary mortgage company: none

Contact person: _____

Correspondence address: _____

Other lienholder: none

Contact person: _____

Correspondence address: _____

Financial Information

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

The date this application is submitted to the city: 12/31/2020

Improvement Value: \$54,610

Land Value: \$108,500

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

Is this in a TIF district? No

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

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: _____

Retail Square Footage: _____

Office Square Footage: _____

Residential Square Footage: _____

Number of Jobs Created: _____

Type of Exemption that is being applied for:

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

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

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

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

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

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

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

Cost Estimates

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

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

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

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

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

	Amount
1. Restore/replace all windows	\$ 29,261.00
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
Total estimated expenditures of applicable costs:	\$ 29,261.00

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

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

Statement of Understanding

THE STATE OF Texas §
COUNTY OF Dallas §

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

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

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

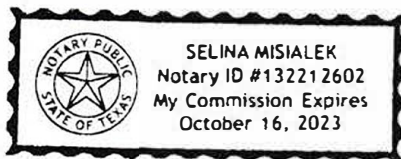
I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by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

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

Owner's Name: Carolyn Perritt, Gerald Blow

Owner's Signature: *CPerritt* *G. Blow*

This instrument was acknowledged before me on Dec. 31, 2020
by (print name of owner) Carolyn Perritt + Gerald Blow



Notary Stamp

Selina Misialek
Notary Signature

CSC Construction Services, llc.

3010 Shady Grove Rd.
Midlothian, TX 76065
(469) 337-1745

Proposal NO: 1155
DATE: December 28, 2020

Proposal To:

Jobsite Location: 5543 Sears St.
Dallas, TX 75206

ITEM	DESCRIPTION OF SERVICES			AMOUNT
	1 st Floor: Scrape and remove all loose paint, putty glazing, and sealants on window sashes and exterior jambs and brickmold. Spot repair damaged or rotten brickmolding as noted in survey. Feather edge sand exterior of sashes and jambs, prime, apply new putty glazing where missing or removed, apply perimeter sealants, and finish paint	14	\$ 350.00	\$ 4,900.00
	2nd Floor: Scrape and remove all loose paint, putty glazing, and sealants on window sashes and exterior jambs and brickmold. Spot repair damaged or rotten brickmolding as noted in survey. Feather edge sand exterior of sashes and jambs, prime, apply new putty glazing where missing or removed, apply perimeter sealants, and finish paint	15	\$ 415.00	\$ 6,225.00
	1 st Floor: Remove sills and subsills that have been covered with a cementitious coating and replace with new treated 2" x 6" subsills and treated 1" x 6" sills.	13	\$ 325.00	\$ 4,225.00
	2nd Floor: Remove sills and subsills that have been covered with a cementitious coating and replace with new treated 2" x 6" subsills and treated 1" x 6" sills.	15	\$ 375.00	\$ 5,625.00
	Allocation made for replicating 5 sets (10 sashes) of window sashes (6 over 6 configuration, 1 3/8" thickness, 1/8" clear annealed glass, prime and finish paint)	10	\$ 425.00	\$ 4,250.00
Subtotal				\$ 25,225.00
Contractor OH&P 16%				\$ 4,036.00
TOTAL DUE				\$ 29,261.00

The following proposal includes for the restoration of the window jambs and sashes on the exterior only. Windows are to be sealed closed as non-operable with the exception of units that have air conditioners or mandated by fire code as a secondary egress (specific unit to be specified at a later time). No allocation has been made for installation of new ropes or reconnecting weights.

**CERTIFICATION OF TRUST
THE GERALD GRAHAM BLOW AND CAROLYN PERRITT
REVOCABLE LIVING TRUST AGREEMENT**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

The undersigned hereby certify that they created a Revocable Living Trust. This Trust is known as: THE GERALD GRAHAM BLOW AND CAROLYN PERRITT REVOCABLE LIVING TRUST, dated the 18 day of July, 20 18, GERALD GRAHAM BLOW and CAROLYN PERRITT, Settlers and Trustees, having an address at 6246 Velasco Avenue, Dallas, Dallas County, Texas.

IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

Description of Trust

The parties hereto desire to confirm the establishment of a Revocable Trust for the benefit of the Settlers (as husband and wife) and containing herein the following provisions:

1. The Settlers are designated as the Trustees to serve until both of their deaths, resignations or incompetence. As Trustees, the Settlers each have authority to act independently on behalf of the Trust.
2. Upon the end of the terms of the original Trustees, CLIFFORD LYNCH and LISA HAMPTON are designated as Successor Co-Trustees. Upon the death, incapacity, or resignation of one of the Co-Trustees, the remaining Trustee shall continue to serve.
3. Any Trustee/Settlor has the power and authority to manage and control, buy, sell, and transfer the trust property, in such manner as the Trustee may deem advisable, and shall have, enjoy and exercise all powers and rights over and concerning said property and the proceeds thereof as fully and amply as though said Trustee were the absolute and qualified owner of the same, including the power to grant, bargain, sell and convey, encumber and hypothecate, real and personal property, and the power to invest in corporate obligations of every kind, stocks, preferred or common, and to buy stocks, bonds and similar investments on margin or other leveraged accounts, except to the extent that such management would cause includability of an irrevocable trust in the Estate of a Trustee.
4. Following the death of both husband and wife, the Trust continues or is distributed in whole or in part for the benefit of other named Beneficiaries according to the terms of the Trust.
5. While both Settlers are living and competent, except when there shall be a Corporate Trustee, either Trustee may add money to or withdraw money from any bank or savings and loan or checking account owned by the Trust without the approval of the other Trustee or other Settlor, provided, however, that the ownership of funds received and deposited, whether community property or non-community property shall remain the same and the Settlor removing or adding funds shall gain no additional ownership interest therein than was present prior to the withdrawal from or addition to the Trust Account.
6. All property transferred into the Trust which had an original source as community property shall remain community property unless other provisions shall have been made therefor.

7. All separate property transferred into the Trust remains separate property unless other provisions have been made therefore.

8. Unless otherwise indicated to a prospective transferee, the Trustee has full power to transfer assets held in the name of the Trust and subsequent transferees are entitled to rely upon such transfers provided the chain of title is not otherwise deficient.

9. The Trust Agreement also states that any bank, corporation, brokerage firm or other entity or any individual may conclusively presume that the Trustee has full power and authority and such person or institution shall be held harmless and shall incur no liability by reason of so presuming.

10. The Trustee of this Trust shall indemnify and hold harmless any bank, corporation, brokerage firm or other entity or individual from and against any and all losses, suits, obligations, fines, damages, judgments, penalties, interest, claims, injunctive relief, charges, costs, and expenses (including any reasonable attorneys' fees and disbursements) which may be imposed on, incurred, or paid by, or asserted against any such bank, corporation, brokerage firm or other entity or individual by reason of, or on account of, or in connection with the Trust Agreement whether or not arising out of actions of the Trustee.

11. The situs of the Trust is the State of Texas.

12. The use of this Certification of Trust is for convenience only and the Trust solely controls as to provisions and interpretations, and any conflict between this abstract and the Trust shall be decided in favor of the Trust.

13. No purchaser from or other person dealing with the Trustee shall be under any obligation to ascertain or inquire into the power of the Trustee to purchase, sell, exchange, pledge lease distribute, or otherwise deal with any securities or other property held by the trustee or comprising any part of the trust estate.

IN WITNESS WHEREOF, the parties have hereto executed this Summary of Trust this date.

SETTLORS/TRUSTEES:



GERALD GRAHAM BLOW



CAROLYN PERRITT

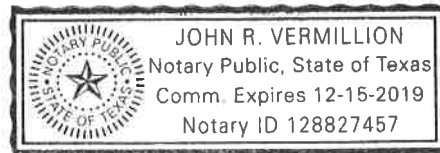
STATE OF TEXAS

COUNTY OF DALLAS

On this the 13th day of July, 2018, before me, a Notary Public, personally appeared GERALD GRAHAM BLOW and CAROLYN PERRITT, personally known to me to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it for the purposes herein expressed.



Notary Public, State of Texas



THE GERALD GRAHAM BLOW AND CAROLYN PERRITT

REVOCABLE LIVING TRUST AGREEMENT

DATED: July 13, 2018

**BETWEEN: GERALD GRAHAM BLOW AND CAROLYN PERRITT,
AS SETTLORS**

**AND: GERALD GRAHAM BLOW AND CAROLYN PERRITT,
AS TRUSTEES**

GERALD GRAHAM BLOW AND CAROLYN PERRITT, residents of the State of Texas, County of Dallas, do hereby establish a Trust upon the conditions and for the purposes hereafter set forth.

ARTICLE ONE

Section 1.01. Trust Estate Defined

This Revocable Trust is formed to hold title to real and personal property for the benefit of the Settlers of this Trust and to provide for the orderly use and transfer of these assets upon the death of the Settlers. The "Trust Estate" is defined as all property, transferred or conveyed to and received by the Trustee, held pursuant to the terms of this instrument. The Trustee is required to hold, administer, and distribute this property as provided in this Trust Agreement.

Section 1.02. Definitions

As used in this Trust Agreement,

- a) The term "husband" shall mean GERALD GRAHAM BLOW.
- b) The term "wife" shall mean CAROLYN PERRITT.
- c) The term "Settlor" shall refer individually and collectively to Husband and Wife.
- d) The term "descendant" shall mean the lawful issue of a deceased parent in the line of descent but does not include the issue of any parent who is a descendant of the deceased person in question and is living at the time in question.
- e) The terms "child" and "descendant" include any issue born to decedent or legally adopted by the decedent or a posthumous child of a decedent, and a posthumous child is to be considered as living at the time of his or her parent's death.
- f) The term "survives" or "surviving," unless otherwise indicated herein, shall be construed to mean surviving the decedent for at least sixty (60) days. If the person

referred to dies within sixty (60) days of the death of the decedent, the reference to him or her will be construed as if he or she had failed to survive the decedent; provided, however, that any such person will have during such period the right to the use and the enjoyment as a life tenant of all property in which his or her interest will fail by reason of death during such period.

- g) The term "issue" will include all natural and adopted children, if applicable, and descendants and those legally adopted into the line of descent.
- h) The term "per stirpes" means strict per stirpes and does not mean per capita with representation. Beneficiaries entitled to take under a "per stirpes" clause will include both natural and adopted children and their descendants.
- i) The terms "Trust Assets" and "Trust Estate" include all assets of any trust created hereunder and income derived from such assets and all proceeds of any description derived from the sale, exchange or other disposition of such assets.
- j) When required to give reasonable effect to the context in which used, pronouns in the masculine, feminine or neuter gender include each other, and nouns and pronouns in the plural or singular number include each other.

Section 1.03. Trustee Designation

Husband and wife are hereby designated as Co-Trustees. The Co-Trustees shall serve jointly and severally and either shall have full authority to act for the Trust independently. Should either husband or wife become unable because of death, incapacity, or other cause, to serve as a Co-Trustee, or should either resign as Co-Trustee before the natural termination of this Trust, the remaining Co-Trustee, husband or wife, shall thereafter serve as sole Trustee. The term "Trustee" as used in this Trust Agreement shall refer collectively to husband and wife so long as they serve as Co-Trustees, to the spouse who serves as the sole Trustee, and/or to any successor Trustee who assumes the role of Trustee. These Trustees shall serve in the order as provided in Section 9.01. of this Trust Agreement.

Section 1.04. Additions to Trust Properties

- a) The Trustee, at any time during the continuance of this Trust in his or her sole discretion after consideration of the possible tax consequences to all concerned, is authorized to receive into the Trust additions of cash and other properties from any source whatsoever, whether by gift, will, or otherwise. However, the Trustee shall accept all assets which any person or persons may give, devise, or bequeath by Last Will and Testament to this Trust, and shall accept all assets transferred to this Trust pursuant to the provisions of any other Trust document or documents.
- b) In addition, any person or persons may designate this Trust as the Beneficiary, Primary or Contingent, of death benefits, whether insurance benefits, pension benefits, or other benefits. Until such benefits mature, the Trustee shall have no responsibility with respect to those benefits.

Section 1.05. Apportionment

The Trustee of the Trust is directed to apportion receipts and expenditures of the types described below between principal and income as follows:

- a) Whenever the principal, or any part thereof, of the trust property is invested in securities purchased at a premium or at a discount, any premium will be charged against principal and any discount will be credited to principal;
- b) Any stock dividends and rights to purchase additional stock issued on securities held in trust will be treated as principal, but all other dividends, except liquidating distributions, will be treated as income; and
- c) The amount of any applicable depletion allowance for federal income tax purposes will be treated as income.

Section 1.06. Separate Property to Remain Separate

All property that a Settlor transfers to the Trustee pursuant to this instrument which was community property, quasi-community property, or separate property at the time of the transfer shall remain, respectively community property, quasi-community property, or the separate property of the Settlor transferring such property to the Trust.

Community and quasi-community property transferred to the Trustee by the Settlers shall be their community property, and treated as such. This property, as invested and reinvested, together with the rents, issues and profits therefrom (hereinafter referred to as "the Community Estate" or the "Community Property") shall retain its character as community property during the joint lifetimes of the Settlers in spite of any change in the situs of the Trust, subject, however, to the provisions of this Agreement.

Section 1.07. Discretionary Termination

The Trustee may terminate any trust when, in the opinion of the Trustee, the principal is reduced to such an extent that it is not in the best interest of the Beneficiary or Beneficiaries to continue the trust. The judgment of the Trustee with respect to this decision to terminate will be final and not subject to judicial review. If the Trustee terminates a trust according to this Section, the date the trust terminates will be deemed the date fixed for termination of the trust, and the Trustee will distribute the assets of the terminating trust to the Beneficiary or Beneficiaries pursuant to this Agreement.

Section 1.08. Amendment and Revocation

- a) At any time during the joint lives of the Settlers, jointly as to community property and individually as to separate property, the Settlers may, by a duly executed instrument filed with the Trustee:
 - i) Amend this Trust Agreement in any manner; and/or
 - ii) Revoke this Trust Agreement in part or in whole.

- b) After the death of the first Settlor to die, the surviving Settlor may, by a duly executed instrument filed with the Trustee:
 - i) Amend this Trust Agreement in any manner as it effects his or her share of the community property and his or her separate property; and/or
 - ii) Revoke this Trust Agreement in part or in whole as it effects his or her share of the community property and his her separate property.
- c) If the Trust Agreement is revoked in part or in whole, the Trustee shall transfer title to all Trust property so effected by the revocation back into the individual names(s) of the Settlor(s). An instrument of amendment or revocation shall be effective immediately upon its proper execution by the Settlor(s), but until a copy has been received by a Trustee, that Trustee shall not incur any liability or responsibility either for failing to act in accordance with such instrument or for acting in accordance with the provisions of this Trust Agreement without regard to such instrument.
- d) At any time during the term of this agreement, the Settlor(s) may withdraw from the Trust Estate all or any part of the principal and accumulated income of the Trust to satisfy liabilities lawfully incurred in the administration of this Trust which withdrawals shall be allocated to community property or separate property as determined by the characterization of the liability as either a liability of the community estate or a liability of the separate estate of a Settlor.

Section 1.09. Revocation or Alteration by Settlor Alone

The rights of revocation, withdrawal, alteration and amendment reserved in this Article must be exercised by the Settlor, and may not be exercised by any other person, including an agent, a guardian or a conservator.

Section 1.10. Irrevocability

Except as otherwise provided, on the death of either Settlor, the designation of Beneficiaries of specific gifts in this Trust shall become irrevocable, and not subject to amendment or modification.

Section 1.11. Settlor Powers

The surviving Settlor shall be the Trustee unless and until he or she resigns in writing, or is determined incapacitated under the terms provided herein. The surviving Settlor shall retain all absolute rights to discharge or replace any successor Trustee, so long as the Settlor is competent.

Section 1.12. Distributions to a Second Trust

The Trustee of this Trust Agreement is an authorized trustee who has full or limited discretion to distribute the principal of a trust in accordance with the specific terms herein. It is my express intention that the Trustee may distribute all or part of the principal of that trust in favor of a trustee of a second trust for the benefit of one or more current beneficiaries of the first trust who are eligible to receive income or principal from the trust and for the benefit of one or more successor or presumptive remainder beneficiaries of the first trust

who are eligible to receive income or principal from the trust, in accordance with the provisions of Chapter 112 Subchapter D of the Texas Property Code, or succeeding statutes

ARTICLE TWO

Section 2.01. Trust Income

During the joint lives of the Settlor, the Trustee shall at least annually, unless otherwise directed by both Settlor in writing, pay to or apply for the benefit of husband and wife, all of the net income from the Trust Estate in the same proportions as each of the spouse's respective interests in the Trust Estate.

Section 2.02. Protection of Settlor in Event of Incapacity

During the joint lives of the Settlor, should either Settlor become incapacitated as defined in Section 2.03 below, the Trustee may, in the Trustee's absolute discretion, pay income and principal for the benefit of the incapacitated Settlor, and may pay to or apply for the benefit of that Settlor such sums from the net income and from the principal of the Settlor's separate Estate as the Trustee, in the Trustee's absolute discretion, believes is necessary or advisable for the medical care, comfortable maintenance, and welfare of the Settlor.

Section 2.03. Incapacity

Any Trustee or any Beneficiary hereunder will be deemed incapacitated for the purposes of this agreement if he or she comes into possession of any of the following:

- a) A jurisdictionally applicable court order holding the party to be legally incapacitated to act on his or her own behalf and appointing a guardian or conservator to act for him or her, or
- b) Written certificates which are duly executed, witnessed, and acknowledged of two licensed physicians, each certifying that the physician has examined the person and has concluded that, by reason of accident, mental deterioration, or other cause, such person has become incapacitated and can no longer act rationally and prudently in his or her own financial best interests, or
- c) Evidence which such Trustee or Beneficiary deems to be credible and currently applicable that a person has disappeared, is unaccountably absent, or is being detained under duress, and that he or she is unable to effectively and prudently look after his or her own best interests, then in that event and under those circumstances:
 - 1) Such person is deemed to have become incapacitated, as that term is used in this Trust Agreement, and
 - 2) Such incapacity is deemed to continue until such court order, certificates, and/or circumstances are inapplicable or have been revoked.

A physician's certificate to the effect that the person is no longer incapacitated shall revoke a certificate declaring the person incapacitated. The certificate which revokes the earlier certificate may be executed either (i) by one of the originally certifying physician or (ii) by two other licensed, physicians. No Trustee shall be

under any duty to institute any inquiry into a person's possible incapacity. The reasonable expense of any such inquiry shall be paid from the Trust Assets.

Section 2.04. Principal Invasion

During the joint lives of the Settlers, should the net income of assets contained in this Trust be insufficient to provide for the care, maintenance or support of the Settlers as herein defined, the Trustee may, in the Trustee's sole and absolute discretion, pay to or apply for the benefit of the Settlers or either of them, or any of their dependents, such amounts from the principal of the Trust Estate as the Trustee deems necessary or advisable for the care, maintenance or support of the Settlers.

Section 2.05. Residence

If the Settlor's residence property is a part of the Trust, the Settlers shall have possession of and full management of the residence and shall have the right to occupy it rent free. Any expenses arising from the maintenance of the property and from all taxes, liens, assessments, and insurance premiums are to be paid from the Trust to the extent that assets are available for payment. It is the intent of the Settlers to retain all homestead rights available to them under the applicable state law.

ARTICLE THREE

Section 3.01. Provisions After the First Death

On the death of either Settlor leaving the other Settlor surviving him or her, the Trustee shall collect all insurance proceeds payable to the Trustee by reason of such death, and all bequests and devises distributable to the Trust Estate.

Section 3.02. Control of Assets

The surviving settlor may, at any time by written notice, require the Trustee either to make any nonproductive property of this Trust productive or to convert productive property to nonproductive property, each within a reasonable time. The surviving spouse may further require the Trustee to invest part or all, of this share of Trust Assets for the purpose of maximizing income rather than growth, or growth rather than income.

Section 3.03. Surviving Settlor as Beneficiary and Disclaimer Provisions

The surviving Settlor shall remain the sole beneficiary of the income and principal of the Trust Estate entire Trust Estate for his or her lifetime.

The surviving Settlor may disclaim any power or any interest in any property held in trust or otherwise for, or to be distributed to or for his or her benefit of under the Trust Agreement within the time limits and under the conditions permitted by the laws regulating disclaimers. A disclaimer by the surviving Settlor may be exercised by the delivery to our Trustee of an irrevocable and unconditional refusal to accept any power or any interest in any property passing to the surviving Settlor.

If the surviving Settlor exercises a disclaimer with respect to any interest in any trust property, any such disclaimed interest shall be added to a separate sub-trust of the Family Trust and held, administered and distributed to "Share B" or "Share C" described in Section 3.04 of this Trust Agreement. Notwithstanding any other provisions of the Trust Agreement to the contrary, any such disclaimed interest and interest thereon shall not be subject to any power of appointment held by the surviving settlor other than a power of appointment limited by an ascertainable standard subject to health, education, maintenance and support

Section 3.04. Division of Shares

Upon the death of either Settlor, if the deceased Settlor is survived by the other Settlor, and the surviving Settlor disclaims any portion of the Trust Estate, the trust estate, including any additions made by reason of the deceased Settlor's death, shall be divided into one, two or three shares, depending upon the total value of the Trust Estate.

The Trustee, in its sole discretion, may defer the division or distribution of the trust estate until six months after the deceased Settlor's death. If the division or distribution of the trust estate is so deferred, the deferred division or distribution shall be made as if it had taken place at the time prescribed above, and all rights given to the beneficiaries under the provisions of this Agreement which follow shall be considered to have accrued and vested as of that prescribed time.

The first such share ("Share A") shall consist of the surviving Settlor's community property and separate property interest in the assets of the Trust Estate. It is the intention of the Settlers that the surviving spouse shall have absolute control over the disposition of Share A.

The second such share ("Share B") shall consist of all assets of the Trust Estate having an aggregate value up to the amount necessary to fully utilize the remaining unified credit of the deceased Settlor under Section 2010 of the Internal Revenue Code. The assets of Share B shall be held as hereafter provided in Section 3.04 of this Agreement.

The third such share ("Share C") shall consist of all assets not allocated to Share A or Share B. The assets of Share C shall be held as hereafter provided in Section 3.05 of this Agreement.

Section 3.05. Credit Shelter Trust

If either of the Settlers survives the other, the Trustee shall set apart and hold as a separate trust (the "credit shelter trust") the assets referred to as Share B in Section 3.03 above. The Trustee shall hold, manage, invest and reinvest the assets of this credit shelter trust, shall collect the income therefrom, and shall pay the net income to or for the benefit of the surviving Settlor, in convenient installments but at least quarter-annually; provided that the surviving Settlor may elect to pass any portion of said income to the remainder beneficiaries of the trust.

In addition, the Trustee may pay to or for the benefit of the surviving Settlor, for the health, education, maintenance or support of the surviving Settlor, any part or all of the principal of this trust, as the Trustee may determine in its sole discretion, without considering other resources available to the surviving Settlor. The surviving Settlor shall have the right to demand and receive from the principal of this trust in each of its fiscal years the greater of \$5,000 or five percent of the fair market value of such principal determined as of the last day of such fiscal year. Such right shall lapse to the extent it is not exercised in any year. Any commission payable with respect to principal so withdrawn shall be charged against such principal.

The plan of distribution and all terms of this credit shelter trust shall be irrevocable and unamendable at any time after said credit shelter trust comes into being.

The credit shelter trustee(s) shall invest the assets of the credit shelter trust to produce a reasonable income for the benefit of the surviving Settlor without subjecting the principal to unreasonable risk of loss. The credit shelter trustee(s) shall be authorized and empowered to invest, reinvest, manage, transfer and convey any and all property held in this credit shelter trust, including all powers now or hereafter conferred upon trustees by applicable state law, and also those powers appropriate to the orderly and effective administration of the trust.

The credit shelter trustee(s) shall make a written accounting to all income and remainder beneficiaries or to their guardians at least annually and at the time that all assets of this credit shelter trust are distributed. Said accounting shall consist of a record showing assets on hand at the time of the last accounting, plus additions, minus expenses and distributions, which shall equal current assets on hand. The credit shelter trustee(s) shall not be required to obtain authority or approval of any court in the exercise of any power conferred upon the trustee(s), nor shall said trustee(s) be required to make accountings or reportings to any court.

Upon the death of the surviving Settlor, any accrued income shall be paid to the estate of the surviving Settlor and the remaining principal of this credit shelter trust shall be held, administered and disposed of in accordance with the dispositive provisions of this agreement.

Section 3.06. Qualified Terminable Interest Trust

If either of the Settlor survives the other and there are assets allocated to Share C described in Section 3.03 above, then the Trustee shall set apart said assets and hold them as a separate trust ("the qualified terminable interest trust"). The Trustee shall hold, manage, invest and reinvest the assets of this qualified terminable interest trust, shall collect the income therefrom, and shall pay the set income to or for the benefit of the surviving Settlor in convenient installments but at least quarter-annually.

Upon the surviving Settlor's death, any accrued undistributed income shall be distributed to said surviving Settlor's estate, and the remaining principal shall be added to and become part of the Credit Shelter Trust and shall be held and administered and disposed of in accordance with the plan of distribution for the Credit Shelter Trust as provided in Sections 3.04 and 4.03, after provision has first been made for the payment of any estate, inheritance, transfer, succession or other death taxes payable by reason of the inclusion of the value of the Trust property in said surviving Settlor's estate.

The Trustee(s) of the Qualified Terminable Interest Trust are hereby authorized, in the Trustee(s)' sole discretion, to determine whether to elect (under Section 2056(b)(7) of the Internal Revenue Code) to qualify all or a specific portion of the Qualified Terminable Interest Trust created herein for the federal estate tax marital deduction. The Trustee(s) of the Qualified Terminable Interest Trust, in exercising such discretion, shall attempt to minimize, or eliminate if possible, the federal estate tax payable by the estate of the decedent spouse's estate.

If, however, the Trustee(s) of the Qualified Terminable Interest Trust determine that it is in the best interest of the persons who may receive any assets after the decedent spouse's death and after the surviving Settlor's death to pay some federal estate tax in the decedent spouse's estate, taking into consideration any other tax that is to be paid because of the decedent spouse's death and the surviving Settlor's death, and any income tax liability that may be affected by the election, the Trustee(s) of the Qualified Terminable Interest Trust may

elect to take a marital deduction that does not reduce the tax to zero if the payment of the tax will not jeopardize the ability of the Qualified Terminable Interest Trust to provide the surviving spouse with the level of support and maintenance contemplated by this Declaration of Trust. The decision of the Qualified Terminable Interest Trustee(s) to make this election shall be final and binding on all persons.

The Trustee(s) of the qualified terminable interest trust is (are) authorized and empowered to invest, reinvest, transfer, and convey any and all property held in this qualified terminable interest trust. This includes all power now or hereafter conferred upon Trustees by applicable state law, and also those powers appropriate to the orderly and effective administration of the trust.

The Trustee(s) shall make a written accounting to the surviving Settlor at least annually, and shall make a written accounting to all remainder beneficiaries at the time that all assets of this qualified terminable interest trust are distributed.

Section 3.07. Power to Appoint Agents

The surviving spouse shall have the right to retain an accountant and/or attorney at law for professional services on behalf of the Trust Estate or Estates herein. The surviving spouse shall not be responsible for the acts of such agents beyond his or her obligation to use reasonable care in the selection of such agents.

Section 3.08 Maximum Marital Deduction

Except as otherwise expressly stated herein, the term "maximum marital deduction" shall not be construed as a direction by the deceased Settlor to exercise any election respecting the deduction of Estate administration expenses, the determination of the Estate tax valuation date, or any other tax election which may be available under any tax laws, only in such manner as will result in a larger allowable Estate tax marital deduction than if the contrary election had been made.

Section 3.09. Trust Income After the First Death

Following the death of either Settlor and until the death of the surviving Settlor, the Trustee shall at least annually pay to or apply for the benefit of the surviving Settlor all of the net income from the Trust Estate.

Section 3.10. Simultaneous Death

In the event that the two Settlers should die under circumstances in which the order of their deaths cannot be determined, then, in respect to the administration of the separate property of each Settlor (and in respect to the administration of one-half of any community property or quasi-community property) each Settlor shall for purposes of the marital deduction gift be considered to have been survived by his or her spouse.

Section 3.11. Last Expenses

On the death of the first of the Settlers to die, the Trustee shall pay from the Trust the expenses of the deceased Settlor's last illness, funeral, burial, and any inheritance, estate or death taxes that may be due by reason of the Settlor's death, unless the Trustee in his or her absolute discretion determines that other adequate

provisions have been made for the payment of such expenses and taxes. All death taxes upon property not passing under this Agreement shall be apportioned in the manner provided by law.

ARTICLE FOUR

Section 4.01. Second Death

On the death of the last Settlor to die (the "Surviving Settlor"), the Trustee shall distribute the principal of the Trust and any accrued or undistributed income from the principal of the Trust in such a manner and to such persons, including the Estate or the Creditors, as directed in this Trust Agreement.

Section 4.02. Payment of the Second Death Expenses

On the death of the surviving Settlor, the Trustee shall pay from the Trust the expenses of the surviving Settlor's last illness, funeral, burial and any inheritance, estate or death taxes that may be due by reason of the surviving Settlor's death, unless the Trustee in his or her absolute discretion determines that other adequate provisions have been made for the payment of such expenses and taxes.

Section 4.03. Trust Income and Principal Distribution

- a) The Trustee shall apply and distribute the net income and principal of each of the shares of the resulting Trust Estate, after giving effect to the section of this Trust Agreement entitled "Special Directives" to the following Beneficiaries in the indicated fractional shares:
 - i) The Trustee shall distribute GERALD GRAHAM BLOW's share of the Trust Estate, including his remaining separate property and one-half interest in community property, to the UNIVERSITY OF NORTH TEXAS FOUNDATION, INC. to be used in accordance with the last gift agreement on file with said organization and GERALD GRAHAM BLOW.
 - ii) The Trustee shall distribute CAROLYN PERRITT's share of the Trust Estate, including her remaining separate property and one-half interest in community property, to the UNIVERSITY OF NORTH TEXAS FOUNDATION, INC. to be used in accordance with the last gift agreement on file with said organization and CAROLYN PERRITT.
- b) If any Beneficiary, is an individual under the age of 25 years when the distribution is to be made, the Beneficiary's share shall vest in interest indefeasibly but the Trustee may, in his or her discretion, continue to hold that share as a separate trust for such period of time as the Trustee deems advisable, but not to extend beyond the 25th birthday of the Beneficiary. In the meantime, the Trustee is to use as much of the income and principal for the education, comfortable support, maintenance and health of the Beneficiary as the Trustee determines is required. When the Beneficiary reaches the age of 25 years, the Trustee shall distribute to that Beneficiary one

hundred percent (100%) of the then balance of the principal of his or her share of the Trust Estate.

- c) If all of the Settlor's Beneficiaries and their children should fail to survive the final distribution of the Trust Estate, all of the Trust Estate not disposed of as hereinabove provided shall be distributed as provided for in this Trust Agreement.

Section 4.04. Principle of Representation

If the UNIVERSITY OF NORTH TEXAS FOUNDATION, INC is not then in existence or no longer qualifies for both i) an estate tax charitable deduction under Section 2055(a), and ii) an income tax charitable deduction of Section 170(c) of the Code, the Trustee shall distribute such trust to such organization or organizations, that the Trustee, in our Trustee's discretion, most closely matches the Settlor's charitable intent and which do qualify for both the income tax and estate tax charitable deductions, under Sections 170(c) and 2055(a) of the Code, respectively.

If a Trust Beneficiary should fail to survive to collect his or her share, that deceased Beneficiary's share shall be devised to the surviving issue of that deceased Beneficiary per stirpes and with right of representation. Should said deceased Beneficiary not have any surviving issue, said deceased Beneficiary's share of the Trust Estate shall be divided in fractional shares, according to the terms of this Trust Agreement, to the remaining Trust Beneficiaries, per stirpes and with right of representation.

ARTICLE FIVE

Section 5.01. Non-Income Producing Property

During the joint lives of the Settlers, the Trustee is authorized to retain in the Trust for so long as the Trustee may deem advisable, any property received by the Trustee from the Settlers, whether or not such perty is of the character permitted by law for the investment of Trust funds.

Section 5.02. Trustee Powers

The Trustee shall have all powers conferred upon a Trustee by law for the orderly administration of the Trust Estate. If any property is distributed outright under the provision of this Trust Agreement to a person who is a minor, distribution may be made under the Texas Uniform Transfers to Minors Act ("TUTMA"). The Trustee is further authorized to sign, deliver and/or receive any documents necessary to carry out the powers contained within this Section.

The Trustee of any trust created under this Trust Agreement (including any substitute or successor trustee) will have and be subject to all of the powers, duties, and responsibilities granted or imposed by the Texas Trust Code as such Code may provide at the time of administration of the trust, except to the extent that the same are inconsistent with the provisions of this Agreement.

No purchaser from or other person dealing with the Trustee shall be under any obligation to ascertain or inquire into the power of the Trustee to purchase, sell, exchange, pledge lease distribute, or otherwise deal with any securities or other property held by the trustee or comprising any part of the trust estate.

Section 5.03. Specific Powers of Trustee

In addition, the Trustee will have the following specific powers:

- a) Trust Estate - The Trustee may leave invested, any property coming into his/her hands hereunder in any form of investment, even though the investment may not be of the character of investments permitted by law to trustees, without liability for loss or depreciation in value. The Trustee may sell, exchange, or otherwise dispose of and reinvest property which may at any time be a part of the Trust Estate upon such terms and conditions as the Trustee may deem advisable. The Trustee may invest and reinvest the Trust Assets from time to time in any property, real, personal, or mixed, including without limitation securities of domestic and foreign corporations and investment trusts or companies, bonds, debentures, preferred stocks, common stocks, mortgages, mortgage participations, and interests in common trust funds, all with complete discretion to convert realty into personalty or personalty into realty or otherwise change the character of the Trust Estate, even though such investment (by reason of its character, amount, proportion to the total Trust Estate, or otherwise) would not be considered appropriate for a fiduciary apart from this provision, and even though such investment caused part or all of the total Trust Estate to be invested in investments of one type or of one business or company.
- b) The Trustee shall specifically have the power to buy Trust property from or sell Trust property to relatives of the Settlor, Trustees or any beneficiary herein.
- c) Holding Property - The Trustee may hold property in the Trustee's name, as trustee, or in the name of a nominee without disclosing the Trust.
- d) Release of Power - If the Trustee deems it to be in the best interest of the Trust and its beneficiaries, the Trustee, by written instrument signed by such Trustee, will have the power and authority to release, disclaim or restrict the scope of any power or discretion granted in this Trust Agreement or implied by law.
- e) Agents, Employees - The Trustee may employ one or more agents to perform any act of administration, whether or not discretionary, including attorneys, auditors, investment managers or others, as the Trustee shall deem necessary or advisable. The Trustee may compensate agents and other employees, and may delegate to them any and all discretions and powers.
- f) Power to Appoint Signatory - The Trustee shall have authority to appoint signatory powers for banking purposes on accounts held in the name of the Trust; and to appoint an agent to have access to any safe deposit box, vault, storage warehouse or other depository held in the name of the Trust.
- g) Leases - The Trustee may lease any Trust Assets generally or for oil, gas and mineral development, even though the lease term may extend beyond the term of the trust of which the property is a part. The Trustee may enter into any covenants and agreements relating to the property so leased or any improvements which may then or thereafter be erected on such property.

h) Common Funds - The Trustee may hold any of the Trust Assets in a common fund with property from other trust estates and make investments jointly with any other trust, the property of which is included in the common fund.

i) Securities - With respect to securities held in the Trust Estate, the Trustee may exercise all the rights, powers, and privileges of an owner, including, but not limited to, the power to vote, give proxies, and to pay assessments and other sums deemed by the Trustee necessary for the protection of the Trust estate; to participate in voting trusts, foreclosures, reorganizations, consolidations, mergers, and liquidations, and in connection therewith to deposit securities with and transfer title to any protective or other committee under such terms as the Trustee may deem advisable; to exercise or sell stock subscription or conversion rights; and to accept and retain as an investment any securities or other property received through the exercise of any of the foregoing powers, regardless of any limitations elsewhere in this instrument relative to investments by the Trustee.

j) Purchases from Estate - The Trustee may purchase property of any kind from the executor or administrator of our estates.

k) Lending - The Trustee may make loans, secured or unsecured, to the executor or administrator of our estates, to any beneficiary of the Trust or to the Trustee. Further, the Trustee may use Trust Assets to guarantee obligations of any income beneficiary of the Trust (unless such beneficiary is serving as trustee and is not a Settlor).

l) Distributions to or for Beneficiaries - The Trustee may make any distribution contemplated by this Trust Agreement (1) to the beneficiary, (2) if the beneficiary is under a legal disability or if the Trustee determines that the beneficiary is unable to properly manage his or her affairs, to a person furnishing support, maintenance or education for the beneficiary or with whom the beneficiary is residing, for expenditures on the beneficiary's behalf, or (3) if the beneficiary is a minor, to a trustee of an existing trust established exclusively for the benefit of such minor, whether created by this Trust Agreement or otherwise, or to a custodian for the beneficiary, as selected by the Trustee, under the Texas Uniform Gifts to Minors Act. Alternatively, the Trustee may apply all or a part of the distribution for the beneficiary's benefit. Any distribution under this paragraph will be a full discharge of the Trustee with respect thereto. On any partial or final distribution of the Trust Assets, the Trustee may apportion and allocate the assets of the Trust Estate in cash or in kind, or partly in cash and partly in kind, or in undivided interests in the manner deemed advisable at the discretion of the Trustee and to sell any property deemed necessary by the Trustee to make the distribution. The Trustee may distribute gifts of up to an amount equal to the maximum gift tax exclusion allowed by the Internal Revenue Code in effect at the time such distribution is made.

m) Insurance - The Trustee may purchase new life insurance and pay the premiums on existing life insurance on the life of any trust beneficiary and purchase annuities (either commercial or private) from any corporation, trust or individual; and procure and pay the premiums on other insurance of the kinds, forms and amounts deemed advisable by the Trustee to protect the Trustee and the Trust Estate.

n) Borrowing - The Trustee may borrow money from any source, including a trustee, purchase property on credit, and mortgage, pledge, or in any other manner encumber all or any part of the assets of the trust as is advisable in the judgment of the trustee for the advantageous administration of the trust. No purchaser from or other person dealing with the Trustee shall

be under any obligation to ascertain or inquire into the power of the Trustee to purchase, sell, exchange, pledge lease distribute, or otherwise deal with any securities or other property held by the trustee or comprising any part of the trust estate.

o) Repairs - The Trustee may make ordinary and extraordinary repairs and alterations in buildings or other Trust Assets.

p) Reserves - The Trustee may establish such reserves out of income for taxes, assessments, repairs and maintenance as the Trustee considers appropriate.

q) Continuation of Business - The Trustee may continue any business or businesses in which Settlers have an interest at the time of their death(s) for so long as the Trustee may, in its sole discretion, consider necessary or desirable, whether or not the business is conducted by Settlers at the time of their death(s) individually, as a partnership or as a corporation wholly owned or controlled by Settlers, with full authority to sell, settle and discontinue any of them when and upon such terms and conditions as the Trustee may, in its sole discretion, consider necessary or desirable.

r) Retain Property for Personal Use - The Trustee may retain a residence or other property for the personal use of a beneficiary and to allow a beneficiary to use or occupy the retained property free of rent and maintenance expenses. However, if the beneficiary is not a Settlor, this benefit shall be counted against said beneficiary's share of the Trust Estate.

s) Dealings with Third Parties - The Trustee may deal with any person or entity regardless of relationship or identity of any trustee to or with that person or entity and may hold or invest all or any part of the Trust Estate in common or undivided interests with that person or entity.

t) Partitions, Divisions, Distributions - The Trustee will have the power to make all partitions, divisions, and distributions contemplated by this Trust Agreement. Any partitions, divisions, or distributions may be made in cash, in kind, or partly in cash and partly in kind, in any manner that the Trustee deems appropriate (including composing shares differently). The Trustee may determine the value of any property, which valuation will be binding on all beneficiaries. No adjustments are required to compensate for any partitions, divisions, or distributions having unequal consequences to the beneficiaries.

u) Claims, Controversies - The Trustee may maintain and defend any claim or controversy by or against the Trust without the joinder or consent of any beneficiary. The Trustee may commence or defend at the expense of the Trust any litigation with respect to the Trust or any property of the Trust Estate as the Trustee may deem advisable, and may employ, for reasonable compensation, such counsel as the Trustee shall deem advisable for that purpose.

v) Merger of Trusts - If at any time the Trustee of any trust created hereunder shall also be acting as trustee of any other trust created by trust instrument or by trust declaration for the benefit of the same beneficiary or beneficiaries and upon substantially the same terms and conditions, the Trustee is authorized and empowered, if in the Trustee's discretion such action is in the best interest of the beneficiary or beneficiaries, to transfer and merge all of the assets then held under such trust created pursuant to this Trust Agreement to and with such other trust and thereupon to terminate the trust created pursuant to this Trust Agreement. The

Trustee is further authorized to accept the assets of any other trust which may be transferred to any trust created hereunder and to administer and distribute such assets and properties so transferred in accordance with the provisions of this Agreement.

w) Termination of Small Trust - Any corporate trustee which is serving as the sole trustee of any trust or any share thereof may at any time terminate such trust or share if, in the trustee's sole judgment, the continued management of such trust or share is no longer economical because of the small size of such trust or share and if such action will be deemed to be in the best interests of the beneficiary or beneficiaries. In case of such termination, the trustee will distribute forthwith the share of the Trust Estate so terminated to the income beneficiary or beneficiaries, per stirpes. Upon such distribution, such trust or share will terminate and the trustee will not be liable or responsible to any person or persons whomsoever for its action. The trustee will not be liable for failing or refusing at any time to terminate any trust or a share thereof as authorized by this paragraph.

x) Power to Determine Income and Principal - Dividends payable in stock of the issuing corporation, stock splits and capital gains will be treated as principal. Except as herein otherwise specifically provided, the Trustee will have full power and authority to determine the manner in which expenses are to be borne and in which receipts are to be credited as between principal and income, and also to determine what will constitute principal or income, and may withhold from income such reserves for depreciation or depletion as the Trustee may deem fair and equitable. In determining such matters the Trustee may give consideration to the provisions of the Texas Trust Code (or its successor statutes) relating to such matters, but will not be bound by such provisions.

y) Generation-Skipping Taxes and Payment - If the Trustee considers any distribution or termination of an interest or power hereunder as a distribution or termination subject to a generation-skipping tax, the Trustee is authorized:

1) To augment any taxable distribution by an amount which the Trustee estimates to be sufficient to pay such tax and charge the same to the particular trust to which the tax related without adjustment of the relative interests of the beneficiaries;

2) To pay such tax, in the case of a taxable termination, from the particular trust to which the tax relates without adjustment of the relative interests of the beneficiaries. If such tax is imposed in part by reason of the Trust Assets, the Trustee will pay only the portion of such tax attributable to the taxable termination hereunder taking into consideration deductions, exemptions, credits and other factors which the Trustee deems advisable; and

3) To postpone final termination of any particular trust and to withhold all or any portion of the Trust Estate until the Trustee is satisfied that the Trustee no longer has any liability to pay any generation-skipping tax with reference to such trust or its termination.

Section 5.04. Special Provision for S Corporation Stock

Notwithstanding what is otherwise provided in this Trust Agreement, if at any time the Trust contains any stock of a corporation which elects or has elected treatment as an "S Corporation" as defined by Section 1361(a)(1) of the Internal Revenue Code (or any corresponding successor statute), such stock will be segregated from the other assets of such trust and treated as a separate trust. The Trustee will further divide the separate trust into shares for each Beneficiary and such shares will be distributed outright or held in trust as herein provided. In addition, all other provisions of this Trust Agreement will apply to each share held in trust (and constituting a separate trust) except that the Trustee will distribute all of the income from each separate trust to its beneficiary in convenient installments at least annually. It is our intent that each separate trust will be recognized as a "Qualified Subchapter S Trust" (QSST) under Section 1361(d)(2) of the Internal Revenue Code (or any corresponding successor statute). Notwithstanding any provisions of this Trust Agreement to the contrary, the Trustee's powers and discretions with respect to the administration of each separate trust (including methods of accounting, bookkeeping, making distributions and characterizing receipts and expenses) will not be exercised or exercisable except in a manner consistent with allowing each separate trust to be treated as a QSST as above described.

ARTICLE SIX

Section 6.01. Coordination with Settlor's Probate Estate

- a) At any time during the continuance of this Trust including subsequent to the death of either Settlor the Trustees may, in their sole and uncontrolled discretion, distribute to the deceased Settlor's Probate Estate cash and/or other property as a Beneficiary of the Trust.
- b) All other provisions to the contrary notwithstanding, under no circumstances shall any restricted proceeds, as hereinafter defined, be either directly or indirectly: (i) distributed to or for the benefit of the Settlor's Executors or the Settlor's Probate Estate; or (ii) used to pay any other obligations of the Settlor's Estate. The term "restricted proceeds" means:
 - 1) All qualified plans, individual retirement accounts, or similar benefits which are received or receivable by any Trustee hereunder, and which are paid solely to a Beneficiary other than the Executor of the Settlor's Gross Estate for Federal Estate Tax purposes; and
 - 2) All proceeds of insurance on the Settlor's life which, if paid to a Beneficiary other than the Settlor's Estate, would be exempt from inheritance or similar death taxes under applicable state death tax laws.

Section 6.02. Direction to Minimize Taxes

In the administration of the Trust hereunder, its Fiduciaries shall exercise all available tax related elections, options, and choices in such a manner as they, in their sole but reasonable judgment (where appropriate, receiving advice of tax counsel), believe will achieve the overall minimum in total combined present and reasonably anticipated future administrative expenses and taxes of all kinds. This applies not only

to such Trust but also to its Beneficiaries, to the other Trusts hereunder and their Beneficiaries, and to the Settlor's Probate Estate.

Without limitation on the generality of the foregoing direction (which shall to that extent supersede the usual fiduciary duty of impartiality), such Fiduciaries shall not be accountable to any person interested in this Trust or to Settlor's Estate for the manner in which they shall carry out this direction to minimize overall taxes and expenses (including any decision they may make not to incur the expense of a detailed analysis of alternative choices). Even though their decisions in this regard may result in increased taxes or decreased distributions to the Trust, to the Estate, or to one or more Beneficiaries, the Fiduciaries shall not be obligated for compensation readjustments or reimbursements which arise by reason of the manner in which the Fiduciaries carry out this direction.

Section 6.03. Judgment and Discretion of Trustee

In the absence of proof of bad faith, all questions of construction or interpretation of any trusts created by this Trust Agreement will be finally and conclusively determined solely by the Trustee, according to the Trustee's best judgment and without recourse to any court, and each determination by the Trustee is binding on the beneficiaries and prospective beneficiaries hereunder, both in being and unborn, as well as all other persons, firms or corporations. The Trustee, when exercising any discretionary power relating to the distribution or accumulation of principal or income or to the termination of any trust, will be responsible only for lack of good faith in the exercise of such power. Each determination may be relied upon to the same extent as if it were a final and binding judicial determination. In the event of a conflict between the provisions of this Trust Agreement and those of the Texas Trust Code, the provisions of this Agreement will control.

ARTICLE SEVEN

Section 7.01. Resolution of Conflict

Any controversy between the Trustee or Trustees and any other Trustee or Trustees, or between any other parties to this Trust, including Beneficiaries, involving the construction or application of any of the terms, provisions, or conditions of this Trust shall, on the written request of either or any disagreeing party served on the other or others, be submitted to arbitration in accordance with Section 9.06(h) herein.

Section 7.02. Incontestability

The beneficial provisions of this Trust Agreement are intended to be in lieu of any other rights, claims, or interests of whatsoever nature, whether statutory or otherwise, except bona fide pre-death debts, which any Beneficiary hereunder may have in Settlor's Estate or in the properties in trust hereunder. Accordingly, if any Beneficiary hereunder asserts any claim (except a legally enforceable debt), statutory election, or other right or interest against or in Settlor's Estate, or any properties of this Trust, other than pursuant to the express terms hereof, or directly or indirectly contests, disputes, or calls into question, before any court, the validity of this Trust Agreement, then:

- a) Such Beneficiary shall thereby absolutely forfeit any and all beneficial interests of whatsoever kind and nature which such Beneficiary or his or her heirs might

otherwise have under this Trust Agreement and the interests of the other Beneficiaries hereunder shall thereupon be appropriately and proportionately increased; and

- b) All of the provisions of this Trust Agreement, to the extent that they confer any benefits, powers, or rights whatsoever upon such claiming, electing or contesting Beneficiary, shall thereupon become absolutely void; and
- c) Such claiming, electing, or contesting Beneficiary, if then acting as a Trustee hereunder, shall automatically cease to be a Trustee and shall thereafter be ineligible either to select, remove, or become a Trustee hereunder.

Section 7.03. Specific Omissions

Any and all persons and entities, except those persons and entities specifically named herein, have been intentionally omitted from this Trust Agreement. If any person or entity shall successfully challenge any term or condition of this Trust Agreement, then, to that person or entity shall be given the sum of one dollar (\$1.00) in lieu and in place of any other benefit, grant, or interest which that person or interest may have in the Trust Estate.

Section 7.04. Benefits Confidential

The Settlers further declare that it is their desire and intent that the provisions of this Trust Agreement are to remain confidential as to all parties. The Settlers direct that only the information concerning the benefits paid to any particular Beneficiary shall be revealed to such individual and that no individual shall have a right to information concerning the benefits being paid to any other Beneficiary.

ARTICLE EIGHT

Section 8.01. Distribution in Kind or Cash

On any division of the assets of the Trust Estate into shares or partial shares, and on any final or partial distribution of the assets of the Trust Estate, the Trustee, at his or her absolute discretion, may divide and distribute undivided interests of such assets on a pro rata or non-pro rata basis, or may sell all or any part of such assets and may make divisions or distributions in cash or partly in cash and partly in kind. The decision of the Trustee, either prior to or on any division or distribution of such assets, as to what constitutes a proper division of such assets of the Trust Estate shall be binding on all persons interested in any Trust provided for in this Trust Agreement.

Section 8.02. Spendthrift Provision

Neither the principal nor the income of the Trust shall be liable for the debts of a Beneficiary. Except as otherwise expressly provided in this Agreement, no beneficiary of any trust shall have any right, power or authority to alienate, encumber or hypothecate his or her interest in the principal or income of this Trust in any manner, nor shall the interests of any Beneficiary be subject to the claims of his or her creditors or liable to

attachment, execution or other process of law. The limitations herein shall not restrict the exercise of any power of appointment or the right to disclaim.

Section 8.03. Definition of Children

The terms "child" and "children" as used in this Agreement mean the lawful issue of a Settlor or of the Settlers together. This definition also includes children legally adopted by a Settlor or by the Settlers together.

ARTICLE NINE

Section 9.01. Trustees

All Trustees are to serve without bond. The following will act as Trustees of any Trusts created by this Trust Agreement, in the following order of succession:

- First: The undersigned, **GERALD GRAHAM BLOW** and/or **CAROLYN PERRITT**.
- Second: At the death, incapacity or refusal of the first spouse, the surviving spouse.
- Third: At the death or incapacity of the surviving spouse, **CLIFFORD LYNCH** and **LISA HAMPTON** shall serve as Successor Co-Trustees.
- Fourth: At the death, incapacity, or refusal of one of the Co-Trustees to serve, the remaining Co-Trustee shall continue to serve.
- Fifth: At the death, incapacity, or refusal of both Successor Co-Trustees to serve as Trustee, a Trustee shall be chosen by the majority of Beneficiaries, with a parent or legal guardian voting for minor Beneficiaries; provided, however, that the children of any deceased Beneficiary shall collectively have only one vote.

Section 9.02. Allocation and Distribution of the Trust Assets

The Trustees shall allocate, hold, administer and distribute the Trust Assets as hereinafter provided:

- a) Upon the death of the first Settlor, the Trustee shall make any separate distributions that have been specified by the deceased Settlor. The Trustee shall also take into consideration the appropriate provisions of this Article.
- b) Upon the death of the surviving spouse, the Trustee shall hold, administer and distribute the Trust Assets in the manner hereinafter prescribed.

Section 9.03. Personal Property Distribution

Notwithstanding any provision of this Trust Agreement to the contrary, the Trustee must abide by any memorandum by the Settlers, particularly that contained in the section entitled "Special Directives" incorporated into this Trust Instrument, directing the disposition of Trust Assets of every kind including but not limited to furniture, appliances, furnishings, pictures, china, silverware, glass, books, jewelry, wearing apparel, and all policies of fire, burglary, property damage, and other insurance on or in connection with the use of this property. Otherwise, any personal and household effects of the Settlers shall be distributed with the remaining assets of the Trust Estate.

Section 9.04. Liability of Trustee

The Trustee will not be responsible or liable for any loss which may occur by reason of depreciation in value of the properties at any time belonging to the Trust Estate, nor for any other loss which may occur, except that the Trustee will be liable for such trustee's own negligence, neglect, default, or willful wrong. The Trustee will not be liable or responsible for the acts, omissions, or defaults of any agent or other person to whom duties may be properly delegated hereunder (except officers or regular employees of the Trustee) if such agent or person was appointed with due care. The Trustee may receive reimbursement from the Trust Estate for any liability, whether in contract or in tort, incurred in the administration of the Trust Estate in accordance with the provisions hereof, and the Trustee may contract in such form that such Trustee will be exempt from such personal liability and that such liability will be limited to the Trust Assets.

Section 9.05. Successor Trustees

Any Successor Trustee shall have all the power, rights, discretion and obligations conferred on a Trustee by this Trust Agreement. All rights, titles and interest in the property of the Trust shall immediately vest in the successor Trustee at the time of appointment. The prior Trustee shall, without warranty, transfer to the successor Trustee the existing Trust property. No successor Trustee shall be under any duty to examine, verify, question, or audit the books, records, accounts, or transaction of any preceding Trustee; and no successor Trustee shall be liable or responsible in any way for any acts, defaults or omissions of any predecessor Trustee, nor for any loss or expense from or occasioned by anything done or neglected to be done by any predecessor Trustee. A successor Trustee shall be liable only for his or her own acts and defaults.

Section 9.06. Special Co-Trustee Provisions

The function of the Special Co-Trustee is to protect the financial resources controlled and governed by the Trust and the interests of the beneficiaries.

a. Appointment of Special Co-Trustee

In the event a Special Co-Trustee is needed to act, a majority of the Successor Trustees designated herein, shall have the right to designate by written instrument a Special Co-Trustee who is qualified, as defined in Paragraph b. hereunder.

b. Qualifications of Special Co-Trustee

A candidate for service as Special Co-Trustee must be independent and may not be related to, or be subordinate to, any member of the Settlor's family or the family of any direct or indirect beneficiary. Any person who provides professional services to any one or more members of the Settlor's family is not per se a prohibited person if compensation for services rendered constitutes, excluding compensation for service as Special Co-Trustee, two percent or less of his, her or its income during any calendar year.

c. Special Co-Trustee May Not Serve as Trustee

Except for the special fiduciary authority given to a Special Co-Trustee, a Special Co-Trustee, including any Successor Special Co-Trustee, may not serve as a Trustee. This is in keeping with the intent and purpose that the Special Co-Trustee's only interest will be to protect the financial resources governed by the Trust Agreement and the beneficiaries thereto. It is further provided and required that the Special Co-Trustee may never have any personal financial interest in any property of the Trust or in the outcome of any transaction or any business by or for the Trust other than the payment of a fair and reasonable compensation for his, her or its services as the Special Co-Trustee. The responsibilities of the Special Co-Trustee shall be limited to the exercise of the power, duty, or discretionary authority as provided throughout our Trust Agreement. Said Special Co-Trustee shall not be concerned with, nor shall have, any authority with respect to any other aspects of administration of the Trust Estate.

d. Special Fiduciary Authority of Special Co-Trustee

In addition to the authority specifically given to the Special Co-Trustee in this Trust Agreement, the Special Co-Trustee will have the authority to perform any one or more of the following functions to the extent that the discretionary authority of the Trustee to perform a function might constitute an act of self-dealing or might jeopardize the tax status of the Trust.

1. Valuation

The value of certain property of the Trust may not be readily ascertainable, for example, real estate and securities held in a closely held corporation, partnership, limited liability company or other investment or business organization. Marketable securities shall be included in this category if and to the extent that market quotations are not readily available for trades of the security in an established securities market. Whenever the Trustee's right to determine the value of this kind of property may be self-serving or may produce a possible conflict of interest or adverse taxation issues, the Special Co-Trustee is to value the property of our Trust.

2. Voting Rights

Whenever the Trustee's right to vote an equity interest in a corporation, partnership, limited liability company, investment trust or business trust or other entity may be interpreted as self-serving or may produce a possible conflict of interest or adverse taxation issues, the Special Co-Trustee will have the right to vote the equity interest. Voting rights will include decision making authority with regard to the sale, exchange, or liquidation of any equity interest in a closely held corporation, partnership, limited liability company, investment or business trust or other entity.

3. Life Insurance Policies

Whenever the Trustee's rights as to the control and maintenance of a life insurance policy or any interest in a life insurance policy could result in the inclusion of the proceeds of the policy in the estate of the insured for tax purposes, decision making with regard to a life insurance policy or interest in a policy is to be made by the Special Co-Trustee.

4. Discretionary Distributions of Trust Income and Principal

To the extent the Trustee has the discretionary authority to make distributions of income or principal to or among beneficiaries or to retain all or any part of the income, and to the extent this discretionary authority may result in, or appear to be, a conflict of interest or an opportunity for self-dealing or may produce adverse tax consequences, the Special Co-Trustee is to make all decisions with regard to the discretionary distributions of income and principal and the retention of income.

5. Gifting Powers

To the extent the Trustee has the authority to make gifts of income or principal to such Trustee and to the extent this authority to gift may result in, or appear to be, a conflict of interest or an opportunity for self-dealing or may produce adverse tax consequences, the Special Co-Trustee is to make all decisions with regard to any gifts made to such Trustee.

6. Property Located In Another Jurisdiction

The Special Co-Trustee may appoint an Ancillary Trustee to control and administer property located in another jurisdiction.

e. Amendment Powers

1. Changes in Law or Beneficiary Circumstances

The Special Co-Trustee may, from time to time, amend the Trust Agreement, including any subtrust created hereunder, to address changes in federal or state law, or other circumstances which may affect the Trust and its beneficiaries or to delete provisions rendered obsolete due to changes in law or beneficiary circumstances. In exercising such power, the Special Co-Trustee shall consider the overall best interest of the present and future beneficiaries and shall be guided by what the Special Co-Trustee believes, in his or her discretion, would have been our intent in light of such changed circumstances.

2. Repeal of Federal Death Taxes

In the event of the repeal of the federal estate tax and generation-skipping transfer tax (as currently set forth in Chapters 11 and 13 of the Code) after the death or disability of both Settlor, the Special Co-Trustee may terminate this Trust Agreement, or any subtrust created hereunder, by distributing the trust principal to the Beneficiary(ies) named herein. In exercising such power, the Special Co-Trustee shall, in addition to the factors set forth in the preceding paragraph, consider the following:

A. The enactment of any federal income, capital gains or other tax which would impact adversely on, or offset, the tax benefits of any proposed trust or subtrust termination;

B. The benefits afforded to the beneficiaries by the continuation of the Trust, such as protection against the claims of judgment creditors, divorcing spouses, and insulation from the reach of governmental agencies; and

C. The likelihood of re-enactment of a federal estate, gift, or generation-skipping transfer tax or comparable tax which would subject our Trust Estate to the imposition of such tax or taxes in the hands of, or upon lifetime or testamentary transfers by, the beneficiaries to whom the Trust Estate would have been distributed upon termination.

f. Consultation

The Trustee is authorized to consult with the Special Co-Trustee as to any matter relating to the investment of assets, discretionary distributions and the use of principal, tax matters, dealings with the beneficiaries, and any other matter relating to the administration of our Trust in keeping with the objectives and purpose of this Trust Agreement. The Trustee will not be liable for any act or omission to act if acting according to the written instructions of, or with the written consent of, the Special Co-Trustee.

g. Accounting and Transaction Reports

The Special Co-Trustee will have the authority to receive and review any and all accounting reports, records, tax returns, transaction reports and ownership records concerning the Trust. All records of the Trust must be open for inspection at all reasonable times by the Special Co-Trustee.

h. Resolution of Disputes

The Special Co-Trustee may unilaterally resolve any dispute, claim or conflict between beneficiaries, including those who have, or claim to have, a present or future interest in property, between a beneficiary and a trustee, or between trustees. Such resolution shall be binding on all parties to the Trust and shall not be subject to review.

No one may file or instigate a claim in a court of law without first submitting the claim to the Special Co-Trustee for resolution together with detailed supporting information and a detailed supporting memorandum of law. In the event the Special Co-Trustee finds the supporting information or memorandum of law insufficient, the Special Co-Trustee may request such additional information as the Special Co-Trustee reasonably feels necessary to resolve such claim. The Special Co-Trustee may employ, and may act upon the advice of, legal counsel in making a resolution of any issue of fact and law. The Special Co-Trustee may submit the claim or dispute for mediation and/or binding arbitration. Subsequent to his or her review, the Special Co-Trustee may give any claimant the authority to file and maintain an action in a court of law. Whenever a dispute, conflict, or claim involves an interpretation or construction of the Trust Agreement, the Special Co-Trustee may file an action in a court of competent jurisdiction for the interpretation and construction of such Trust Agreement, or the Special Co-Trustee may instruct the Trustee to do so.

i. Business Judgment

The Special Co-Trustee is permitted and authorized to exercise "Business Judgment" in the course of service in the capacity of Special Co-Trustee. The Special Co-Trustee will not be liable for any act or omission to act unless it is conclusively established that the act or omission to act was motivated by an actual intent to harm the Trust or a beneficiary of the Trust or is an act of self-dealing for personal pecuniary benefit. The Trust will pay or reimburse the costs of defending and/or settling any claim made against the Special Co-Trustee unless it is conclusively established that the Special Co-Trustee's conduct was motivated by an actual intent to harm the Trust or a beneficiary of the Trust. All provisions of the Trust Agreement that limit the liability of the Trustee will likewise apply in limiting the liability of the Special Co-Trustee.

j. Authority of Successor Special Co-Trustee

A Successor Special Co-Trustee will have all of the authority and duties of the Special Co-Trustee by original appointment, but will not be responsible for the acts, or omissions to act, of his, her, or its predecessor.

k. Compensation

A Special Co-Trustee may receive reasonable compensation as an expense of administration. The Special Co-Trustee is entitled to reasonable reimbursement for expenses and costs incurred on behalf of the Trust. Payment of compensation shall be from the funds of the Trust.

l. Bond

Unless otherwise required in written articles of appointment, the Special Co-Trustee will serve without the requirement of bond or other security.

Section 9.07. Qualified Domestic Trust Provisions

If the surviving spouse is not a United States citizen at the date of the death of the deceased spouse and does not become a United States citizen in accordance with the requirements of Section 2056(d)(4) of the Internal Revenue code prior to the day on which the federal estate tax return for the deceased spouse is made, the Marital Amount shall be distributed to the Marital Trust, to be held pursuant to the terms of this Article. Further, this Trust shall meet any Treasury Regulations promulgated pursuant to Section 2056A(a)(2) of the Internal Revenue Code to ensure collection of the estate tax under Section 2056A(b) of the Internal Revenue Code.

It is the intent of this Trust Agreement that the Marital Trust be a Qualified Domestic Trust. The Trustee shall have no power, express or implied, to administer this Trust in a manner that will lead to its disqualification as a Qualified Domestic Trust. All provisions of this Trust shall be construed and interpreted so as to carry out this intent. The distributions described in this Trust Agreement and all of the provisions of this Trust Agreement regarding the administration of this Trust shall be subject to such other terms and conditions as from time to time may be prescribed under the appropriate rules and regulations of the Department of the Treasury pursuant to Section 2056A(a)(2) of the Internal Revenue Code or otherwise and/or by the Internal Revenue Code in order for this Trust to be treated as a Qualified Domestic Trust.

Any distribution to the Marital Trust is intended to qualify in full for the federal estate tax marital deduction and any similar state estate tax marital deduction. The provisions of this Trust shall be interpreted in a manner consistent with this intent and any inconsistent provisions shall be ignored. For example, notwithstanding any contrary provisions of this Trust Agreement, the surviving spouse may require the Trustee to make property held in the Marital Trust productive of income within a reasonable time. This section shall not require that the elections provided for in the Internal Revenue Code Sections 2056(b)(7) or 2056(a)(3) be made in whole or in part with respect to the Marital Trust.

In the event of the nonelection under the Internal Revenue Code Section 2056(b)(7) to treat all or any part of the Marital Trust as qualified terminable interest property, any resulting increase in death taxes shall be charged against the Marital Trust. In the event of the nonelection under the Internal Revenue Code Section 2056A(a)(3) to treat all or any part of the Marital Trust as a Qualified Domestic Trust, any resulting increase in death taxes shall be charged against the Marital Trust.

ARTICLE TEN

Section 10.01. Perpetuities Savings Clause

Notwithstanding any other provision of this instrument, the Trusts created hereunder shall terminate not later than twenty-one (21) years after the death of the last survivor of all Settlers and any other Beneficiary or Beneficiaries named or defined in this Trust living on the date of the death of the first spouse to die. The Trustee shall distribute each remaining Trust principal and all accrued or undistributed net income hereunder to the Beneficiary or Beneficiaries. If there is more than one Beneficiary, the distribution shall be in the proportion in which they are Beneficiaries; if no proportion is designated, then the distribution shall be in equal shares to such Beneficiaries.

ARTICLE ELEVEN

Section 11.01. Provisions Respecting Retirement Assets.

It is Settlers' intent that the beneficiaries of this Trust be identifiable individuals and that they be treated as Designated Beneficiaries under IRS Minimum Required Distribution Rules, so that the life expectancies of such beneficiaries may be used to calculate the Minimum Distributions required under the Code.

Section 11.02. Trustee May Be Named as Death Beneficiary of Retirement Plan.

The Trustee may be named as a Designated Beneficiary of Retirement Plan Death Benefits. If so, the Trustee shall be treated as owning the right to receive distributions from the Retirement, as fully as any other person or individual who was named as a Designated Beneficiary, except that such ownership shall be in a fiduciary capacity. Such interest (i.e., the right to receive distributions from the Retirement Plan) will be treated as an asset of the Trust, and will be subject, generally, to the same provisions applicable to other trust assets. The death of a beneficiary of this Trust will not terminate the interest that the Trust has in a Retirement Plan.

Section 11.03. Agreement to Provide Copies of Trust Agreement and All Amendments Thereto.

In the case where, prior to the death of the Plan Participant, Settlers are required under the Treasury Regulations for Section 401(1)(9) of the Code, to provide a copy of this Trust Agreement to the plan administrator, plan trustee, or IRA sponsor, trustee or custodian, as the case may be, Settlers agree to provide such copies of this Trust Agreement, as well as any amendments thereto.

Section 11.04. Rollovers and Transfers.

The Trustee shall have the unrestricted power to transfer or rollover any interest in a Retirement Plan to any other Eligible Retirement Plan or Plans as the Trustee may determine to be in the best interest of the beneficiaries, provided that in such case the Trustee shall continue as the holder of the interest, to the same extent as before.

Section 11.05. Trustee Required to Distribute During Life Expectancy of Beneficiary.

Unless the law applicable to Minimum Required Distributions (MRDs) from qualified plans and IRAs, interpreted in accordance with Settlers' intent, clearly allows for a less rapid distribution from the Trust, all Retirement Plan benefits received by the Trust must be distributed to one or more Designated Beneficiaries of this Trust before the expiration of the life expectancy of the oldest Designated Beneficiary of this Trust to which this rule is applied, unless such beneficiary dies prior to the expiration of such life expectancy, taking into account only those beneficiaries alive as of the Applicable Date (i.e., December 31st of the year after the Participant's death).

Section 11.06. Use of Retirement Benefits to Pay Debts or Expenses.

Use of Retirement Plan Death Benefits for the payment of debts and expenses directly attributable and proportionate to the estate tax value of such Retirement Plan Death Benefits is limited to those payments which can actually be made prior to the Applicable Date. Notwithstanding the rules otherwise applicable to apportionment, abatement and the payment of debts and expenses, Retirement Plan Death Benefits shall not be used to pay any debts or expenses still outstanding as of the Applicable Date and thereafter, or would otherwise cause the Trust not to be a qualified beneficiary.

Section 11.07. Use of Retirement Benefits to Pay Death Taxes.

Use of Retirement Plan Death Benefits for the payment of Death Taxes directly attributable and proportionate to the estate tax value of such Retirement Plan Death Benefits is limited to those payments which can actually be made prior to the Applicable Date, or would otherwise cause the Trust not to be a qualified beneficiary.

Section 11.08. Separate Account and Special Distribution Requirements.

The Trustee shall separately account for all Retirement Plan Proceeds, using subtrusts if necessary, and shall see to it that those benefits are only distributed to Designated Beneficiaries who are identifiable on the Applicable Date, as long as any Designated Beneficiary of such trust (or sub-trust, as the case may be) is alive. Further, the Trustee shall actually distribute those benefits to those beneficiaries within such time as is required under applicable tax law, or under Treasury Regulations in order to carry out the purpose of this Section.

ARTICLE TWELVE

Section 12.01 Limited Waiver of Privacy Rights

For any purpose consistent with the terms of this Trust, including but not limited to any medical doctor certifying in writing that a Settlor/Trustee may have become physically or mentally incapacitated and thus unable to manage his or her affairs in his or her best interest, the Settlers/Trustees hereby waive any right to privacy of health care or related information which the Settlers/Trustees may have under the federal Health Insurance Portability and Accountability Act of 1996, as amended (Public Law 104-191), and under any other similar federal or state law prohibiting or restricting the dissemination of medical information, and the Settlers/Trustees and the Settlers' heirs, estate, distributees, legal representatives, successors and assigns further represent, warrant and agree that they will indemnify and save such medical doctor(s) harmless from any loss suffered or liability incurred by him or her in so acting prior to such medical doctor's receipt of written notice of termination of this waiver and agreement to indemnify and hold harmless.

ARTICLE THIRTEEN

Section 13.01 Definition of "Special Needs Beneficiary"

For purposes of this Trust Agreement, the term "Special Needs Beneficiary" refers to a beneficiary who is entitled to receive any form of need-based government or private support or benefit, including, but not limited to, such programs as Medicaid, Supplemental Security Income ("SSI"), In-Home Supportive Services, and Aid for Dependent Children

Section 13.02 Share(s) Special Needs Beneficiary(ies)

In the event that any of the named Beneficiaries has special needs, the Trustee shall maintain such Beneficiary's share in a separate trust to be administered as follows:

- a) The Trustee shall distribute for the benefit of the Beneficiary, either by distribution to the legal or natural guardian or person having custody of the Beneficiary or by expending such amounts directly to or for the benefit of the Beneficiary without the intervention of any legal guardian or other legal representative, so much or all of the net income and/or principal of the Beneficiary's trust at such times and in such amounts and manner as the Trustee, in the Trustee's absolute discretion, may determine to be appropriate. Any undistributed income shall be accumulated and added to the principal of the trust. All income and principal held in

this trust shall be considered as the separate property, not the community property, of the Beneficiary to the extent permitted under the Constitution and laws of the State of Texas.

- b) In exercising the Trustee's discretion in making distributions from the net income and/or principal of the trust, it is the Settlers' desire, but not their direction, that the Beneficiary live in pleasant, healthy, and comfortable surroundings and that the net income and/or principal of the trust be paid out or used by the Trustee to whatever extent is appropriate to make available to the Beneficiary the best facilities and provisions for his or her health, education, welfare, and happiness that shall, in the sole discretion of the Trustee, be deemed reasonable, desirable, and appropriate. The express purpose of this trust is to provide for a Beneficiary's extra and supplemental needs, over and above the benefits he or she might otherwise receive as a result of incapacity or disability from any local, state, or federal governmental source or from private agencies, any of which provide services or benefits to disabled persons.
- c) During periods of time that the Beneficiary is not eligible for and/or has not applied for means-tested governmental public assistance benefits (such as SSI, medicaid, etc.), the Trustee shall have sole discretion as to the amount, timing, and purposes of any distributions from the net income and/or principal of the trust for the benefit of the Beneficiary. On the other hand, during periods of time that the Beneficiary is receiving means-tested governmental public assistance, the Trustee is specifically prohibited from expending any of the net income or principal of the trust for any property, assistance, services, benefits, or medical care that is or otherwise would be available to the Beneficiary from any governmental source or from any insurance carrier required to cover the Beneficiary if, and only if, an application for such property, assistance, services, benefits, or medical care has been filed for the Beneficiary, or if he or she is receiving such assistance from a source that requires such restriction. In such case, if the Beneficiary has applied for and/or is receiving assistance that requires such limitation, the Trustee may use trust property to supplement, but not to supplant, services, benefits, assistance and medical care being received by the Beneficiary through any governmental resource so requiring the limitation.
- d) It is recognized that there may be circumstances during the existence of this trust wherein it may be in the best interests of the Beneficiary to forfeit or forego the receipt of means-tested governmental public assistance benefits in order to avoid the restrictions on trust distributions and other requirements involved in the administration of a special needs trust. The responsibility for making this determination (as to whether it is in the Beneficiary's best interests to forfeit or forego means-tested governmental public assistance benefits for which the Beneficiary may be eligible) shall rest solely with the Beneficiary or the Beneficiary's legal or natural guardian or other legal representative and not with the Trustee. The Trustee shall be entitled to rely upon written evidence that the Beneficiary or the Beneficiary's legal or natural guardian or other legal representative has complied with any notice requirements to the appropriate administrative agencies that the Beneficiary is ineligible for or voluntarily elects not to apply for and/or receive any means-tested governmental public benefits. The Trustee, in its sole discretion, shall determine the written documentation necessary to establish that the Beneficiary is not receiving any means-tested governmental public assistance benefits. Upon receipt of such written evidence satisfactory to the Trustee, the Trustee may administer the trust as a discretionary trust (and not as a special need trust) until such time as (i) the Trustee receives written information that the Beneficiary (or the Beneficiary's legal or natural guardian or other legal representative) has applied for or is receiving means-tested governmental public assistance benefits or (ii) the trust terminates.

Section 13.03 Remainder Beneficiaries

In the event the Beneficiary dies before receiving all income and principal of the trust, any remaining income and principal shall be distributed to the Beneficiary's issue, per stirpes. In the event the Beneficiary has no surviving issue, then such amounts shall be distributed to the remaining named Beneficiaries listed in Section 4.03 (a) herein, on a pro-rata basis.

ARTICLE FOURTEEN

Section 14.01. Governing Law

It is not intended that the laws of only one particular state shall necessarily govern all questions pertaining to all of the Trust hereunder.

- a) The validity of the Trust hereunder, as well as the validity of the particular provisions of that Trust, shall be governed by the laws of the state which has sufficient connection with this Trust to support such validity.
- b) The meaning and effect of the terms of this Trust Agreement shall be governed by the laws of the State of Texas.
- c) The administration of this Trust shall be governed by the laws of the state in which the principal office of the Trustee then having custody of the Trust's principal assets and records is located.

The foregoing shall apply even though the situs of some Trust assets or the home of the Settlor, a Trustee, or a Beneficiary may at some time or times be elsewhere.

Section 14.02. Invalidity of any Provision

If a court finds that any provision of this Trust Agreement is void, invalid or unenforceable, the remaining provisions of this Agreement will continue to be fully effective.

Section 14.03. Headings

The use of headings in connection with the various articles and sections of this Trust Agreement is solely for convenience, and the headings are to be given no meaning or significance whatever in construing the terms and provisions of this Agreement.

Section 14.04. Internal Revenue Code Terminology

As used herein, the words "gross estate," "adjusted gross estate," "taxable estate," "unified credit," "state death tax credit," "maximum marital deduction," "marital deduction," and any other word or words which from the context in which it or they are used refer to the Internal Revenue Code shall be assigned the same meaning as such words have for the purposes of applying the Internal Revenue Code to a deceased Settlor's Estate. Reference to sections of the Internal Revenue Code and to the Internal Revenue Code shall refer to the Internal Revenue Code amended to the date of such Settlor's death.

**SPECIAL DIRECTIVES
OF
GERALD GRAHAM BLOW**

I, GERALD GRAHAM BLOW, a resident of the County of Dallas, State of Texas, being of lawful age, and of sound and disposing mind and memory, and not acting under duress, fraud, or undue influence, hereby make, publish and declare this to be my Special Directive, and I incorporate this into THE GERALD GRAHAM BLOW AND CAROLYN PERRITT REVOCABLE LIVING TRUST AGREEMENT.

FIRST

The natural object of my affection is my wife, CAROLYN PERRITT.

SECOND

I direct that all estate and inheritance taxes payable as a result of my death, not limited to taxes assessed on property, shall be paid out of the residue of my Estate, and shall not be deducted or collected from any Legatee, Devisee or Beneficiary hereunder.

THIRD

In the event any of my named Beneficiaries should predecease me, all of that person's share of the Trust Estate is to be divided equally among that person's issue per stirpes. Should a Trust Beneficiary predecease me without issue, said Beneficiary's share of the Trust Estate is to be divided in fractional shares among the remaining Trust Beneficiaries, per stirpes, according to the terms of this Trust Agreement.

In the event that no named Beneficiaries or their issue survive me, then I direct that my share of the Trust Estate be distributed to my heirs at law.

FOURTH

I direct that before any distribution of the assets of the Trust Estate to the named Beneficiaries certain specific distributions, if any, shall be made from the assets as set forth on the list attached hereto and marked "Exhibit A."

FIFTH

I hereby direct at the death of the Surviving Settlor, the Trustee shall distribute three percent (3%) of the residual trust estate and my surviving Dachshund pets to the DFW Dachshund Rescue Foundation.

SIXTH

I hereby direct at the death of the Surviving Settlor, if CLIFFORD LYNCH and/or LISA HAMPTON are serving as Trustee(s), each Trustee shall receive ten percent (10%) of the residual Trust Estate as compensation for their services as Trustee. If neither CLIFFORD LYNCH or LISA HAMPTON serve as Trustee, this directive shall lapse.

SEVENTH

I hereby acknowledge and accept the "Special Directives," if any, of my spouse.

**SPECIAL DIRECTIVES
OF
CAROLYN PERRITT**

I, CAROLYN PERRITT, a resident of the County of Dallas, State of Texas, being of lawful age, and of sound and disposing mind and memory, and not acting under duress, fraud, or undue influence, hereby make, publish and declare this to be my Special Directive, and I incorporate this into THE GERALD GRAHAM BLOW AND CAROLYN PERRITT REVOCABLE LIVING TRUST AGREEMENT.

FIRST

The natural objects of my affection is my husband, GERALD GRAHAM BLOW.

SECOND

I direct that all estate and inheritance taxes payable as a result of my death, not limited to taxes assessed on property, shall be paid out of the residue of my Estate, and shall not be deducted or collected from any Legatee, Devisee or Beneficiary hereunder.

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SEVENTH

I hereby acknowledge and accept the "Special Directives," if any, of my spouse.

DATED to be effective this 13 day of July, 2018.

WITNESSES:

Mary Ann Macdonald
Printed Name: MARY ANN MACDONALD

Paula McDonald
Printed Name: PAULA MCDONALD

SETTLORS:

Gerald Graham Blow
GERALD GRAHAM BLOW

Carolyn Perritt
CAROLYN PERRITT

WITNESSES:

Mary Ann Macdonald
Printed Name: MARY ANN MACDONALD

Paula McDonald
Printed Name: PAULA MCDONALD

ACCEPTED BY CO-TRUSTEES:

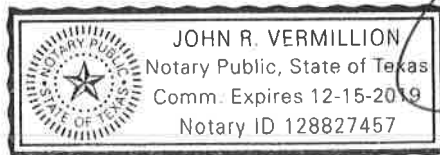
Gerald Graham Blow
GERALD GRAHAM BLOW

Carolyn Perritt
CAROLYN PERRITT

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the date herein set forth by GERALD GRAHAM BLOW as Settlor and Co-Trustee to certify which witness my hand and seal of office.

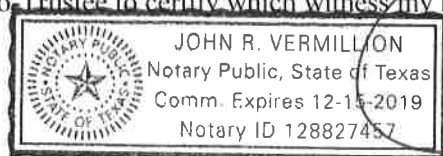


[Signature]
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the date herein set forth by CAROLYN PERRITT as Settlor and Co-Trustee to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

"EXHIBIT A"

LETTER OF INSTRUCTION REGARDING THE DISPOSITION OF PERSONAL EFFECTS

Pursuant to the Fourth Paragraph(s) of the Special Directives of the **GERALD GRAHAM BLOW AND CAROLYN PERRITT REVOCABLE LIVING TRUST** Dated _____, 20____, I hereby direct my Trustee(s) to make the following distributions of our personal effects:

ITEM

BENEFICIARYThis image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There is no handwriting or other markings on the paper.

Dated this _____ day of _____, 20__.

GERALD GRAHAM BLOW, Settlor

CAROLYN PERRITT, Settlor

LETTER OF INSTRUCTION REGARDING THE DISPOSITION OF PERSONAL EFFECTS

Pursuant to the Fourth Paragraph(s) of the Special Directives of the **GERALD GRAHAM BLOW AND CAROLYN PERRITT REVOCABLE LIVING TRUST** Dated _____, 20____, I hereby direct my Trustee(s) to make the following distributions of our personal effects:

BENEFICIARYThis image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery.

Dated this _____ day of _____, 20__.

GERALD GRAHAM BLOW, Settlor

CAROLYN PERRITT, Settlor

LETTER OF INSTRUCTION REGARDING THE DISPOSITION OF PERSONAL EFFECTS

ITEM

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery. There is no handwriting or other markings on the page.

GERALD GRAHAM BLOW, Settlor

DISPOSITION OF PERSONAL EFFECTS

LETTER OF INSTRUCTION REGARDING THE DISPOSITION OF PERSONAL EFFECTS

Pursuant to the Fourth Paragraph(s) of the Special Directives of the **GERALD GRAHAM BLOW AND CAROLYN PERRITT REVOCABLE LIVING TRUST** Dated _____, 20____, I hereby direct my Trustee(s) to make the following distributions of our personal effects:

ITEM	BENEFICIARY
------	-------------

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Dated this _____ day of _____, 20__.

GERALD GRAHAM BLOW, Settlor

CAROLYN PERRITT, Settlor

The foregoing instrument consists of _____ typewritten pages including the signature of Witnesses, and acknowledgment of officer. We have signed our names at the bottom of each of the preceding pages.

DATED this day of on this _____ day of _____, 20_____.

GERALD GRAHAM BLOW

CAROLYN PERRITT

Witness

Address

Witness

Address

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 20_____, by GERALD GRAHAM BLOW as Settlor and Co-Trustee to certify which witness my hand and seal of office.

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 20_____, by CAROLYN PERRITT as Settlor and Co-Trustee to certify which witness my hand and seal of office.

Notary Public, State of Texas

Officer signing for a corporation

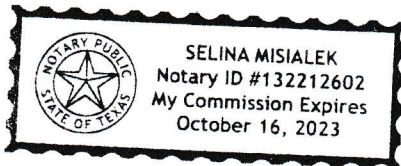
STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on Dec 31, 2020 by

Gerald Graham Blow, trustee _____ of

a Gerald Graham Blow & Carolyn Perritt Revocable Living Trust, on behalf of said corporation.



Selina Misialek
NOTARY PUBLIC

[NOTARY PUBLIC STAMP]

Officer signing for a corporation

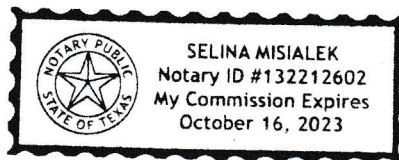
STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on Dec 31, 2020 by

Carolyn Perritt, trustee _____ of

a Gerald Graham Blow & Carolyn Perritt Revocable Living Trust, on behalf of said corporation.



Selina Misialek
Carolyn Perritt SM

NOTARY PUBLIC

[NOTARY PUBLIC STAMP]


[Home](#) | [Find Property](#) | [Contact Us](#)

Residential Account #00000191527000100

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

Property Location (Current 2021)

Address: 5543 SEARS ST

Neighborhood: 1DSJ15

Mapsc: 36-S (DALLAS)

DCAD Property Map

2020 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online



Print Homestead Exemption Form

Owner (Current 2021)

GERALD GRAHAM BLOW &
 CAROL PERRITT REV LIV TR
 6246 VELASCO AVE
 DALLAS, TEXAS 752143340

Multi-Owner (Current 2021)

Owner Name	Ownership %
GERALD GRAHAM BLOW &	100%

Legal Desc (Current 2021)

- 1: ROSS AVE ANNEX 2
- 2: BLK B/1981 LT 16.1 ACS 0.0712
- 3:
- 4: INT202000169975 DD06292020 CO-DC
- 5: 1981 00B 01600 1001981 00B

Deed Transfer Date: 7/7/2020

Value

2020 Certified Values	
Improvement:	\$54,610
Land:	+ \$108,500
Market Value:	= \$163,110
Capped Value: \$143,215	
Revaluation Year:	2020
Previous Revaluation Year:	2019

Main Improvement (Current 2021)

Building Class	13	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1930	Foundation	PIER AND BEAM	# Kitchens	2
Effective Year Built	1930	Roof Type	HIP	# Bedrooms	2
Actual Age	91 years	Roof Material	TILE	# Wet Bars	0
Desirability	VERY GOOD	Fence Type	WOOD	# Fireplaces	0
Living Area	1,904 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,904 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	GAS HEATERS	Spa (Y/N)	N
# Stories	TWO STORIES	Air Condition	WINDOW	Pool (Y/N)	N
Depreciation	40%			Sauna (Y/N)	N

Additional Improvements (Current 2021)

No Additional Improvements.

Land (2020 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	MFR - DUPLEXES	SINGLE FAMILY 7500 SQFT	50	62	3,100.0000 SQUARE FEET	STANDARD	\$35.00	0%	\$108,500	N

*** All Exemption information reflects 2020 Certified Values. *****Exemptions (2020 Certified Values)**

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$14,321	\$32,160	\$14,321	\$14,321	\$14,321	\$0
OTHER EXEMPTION	\$100,000	\$45,000	\$69,000	\$75,000	\$69,000	\$0
Taxable Value	\$28,894	\$66,055	\$59,894	\$53,894	\$59,894	\$0

Exemption Details**Estimated Taxes (2020 Certified Values)**

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.7763	\$1.296735	\$0.24974	\$0.124	\$0.2661	N/A
Taxable Value	\$28,894	\$66,055	\$59,894	\$53,894	\$59,894	\$0
Estimated Taxes	\$224.30	\$856.56	\$149.58	\$66.83	\$159.38	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$1,456.65

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

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

History**History**

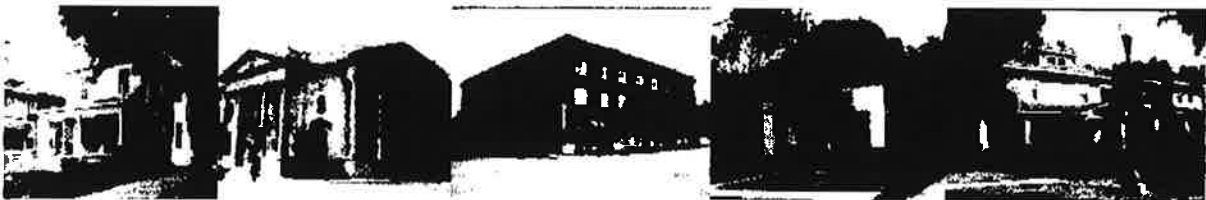


Historic Preservation Tax Incentive Program

Step 1 Application to the Landmark Commission

(Properties where part of the rehabilitation work has
been previously completed)

Address: 231 W JEFFERSON BLVD Dallas 75208
Applicant: 231 W. JEFFERSON BLVD LLC,
Contact info: BARAK EPSTEIN 214-529-3725
Barak@AVIATIONCINEMAS.COM



Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 231 W. JEFFERSON DIVD DALLAS 75208
Legal description: Lot Dallas 1000 & 10002 Block 48/3168 PT LTS 35 ACS 0.2793
Provide a metes and bounds attachment if no lot and block can be determined.
Building name (if applicable): TEXAS THEATRE
Historic district or pending historic district: TEXAS THEATRE HISTORIC DISTRICT
Year the historic structure was built: 1931
Is this a contributing structure? _____

Owner Information

Please list all of the property owner(s): 231 W. JEFFERSON DIVD LLC
Mailing address: 231 W. JEFFERSON DIVD
City, state and zip code: DALLAS TX 75208
Phone number: 214-529-3725 Fax number: _____
Email: DURAK@AVIATIONCINEMAS.COM

Applicant Information (if different from the property owner)

Applicant name: _____
Mailing address: _____
City, state and zip code: _____
Phone number: _____ Fax number: _____
Email: _____

Rehabilitation Information

Estimated Rehabilitation Investment: \$1,700,000
Current Use: MOVIES, ART, MUSIC VENUE Proposed Use: EXPANSION
For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? _____
If not, when will the application for a CA be considered? _____
Projected Construction Time and Estimated Date of Completion: JUNE 2021

Lien Holder Information (if applicable)

Primary mortgage company: FROST BANK
Contact person: LUIS MARTINEZ 469-831-4233
Correspondence address: 2627 W. JEFFERSON AVE #314
Secondary mortgage company: _____
Contact person: _____
Correspondence address: _____
Other lienholder: _____
Contact person: _____
Correspondence address: _____

Financial Information

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

The date this application is submitted to the city: _____

Improvement Value: 198,770

Land Value: 365,100

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

Is this in a TIF District? _____

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

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: _____

Retail Square Footage: _____

Office Square Footage: _____

Residential Square Footage: _____

Number of Jobs Created: _____

THE TEXAS THEATRE RENOVATION - OVERALL PROJECT BUDGET - REV. 01
DALLAS, TEXAS

Architect: Corgan Owner: Aviation Cinemas, Inc. Building Area: 9,668 SF Cost/Sq.Ft.: 120.63 \$/SF Total Cost: 1,399,911	Date: 11/09/20 Estimator: A. Cianciolo Duration: 6 Months # of Addenda: 0
--	--

CODE	DESCRIPTION	PHASE 01	PHASE 02	PROJECT TOTAL
DIVISION 00				
000001	DESIGN AND ENGINEERING	0	0	0 By Owner
000002	MATERIALS TESTING	0	0	0 By Owner
000003	PERMITTING	3,060	17,060	20,120
DIVISION 01				
010000	GENERAL CONDITIONS	30,000	100,000	130,000
011000	INSURANCE	2,491	17,288	19,779
DIVISION 02				
020000	DEMOLITION	9,400	37,640	47,040
DIVISION 03				
030000	CAST-IN-PLACE CONCRETE / GEOFOAM	0	129,081	129,081
DIVISION 04				
040000	MASONRY	0	0	0 N/A
DIVISION 05				
050000	STRUCTURAL STEEL	0	100,330	100,330
050001	MISCELLANEOUS STEEL	0	0	0 w/050000
DIVISION 06				
060000	FINISH CARPENTRY	0	0	0 N/A
060001	ROUGH CARPENTRY	0	0	0 N/A
DIVISION 07				
070000	ROOFING	0	6,120	6,120 N/A
070001	WATERPROOFING AND JOINT SEALANTS	0	0	0 N/A
DIVISION 08				
080000	DOORS AND FRAMES	7,038	37,486	44,524
080001	GLASS AND GLAZING	0	1,188	1,188
080002	OVERHEAD DOORS AND DOCK EQUIPMENT	0	0	0 N/A
DIVISION 09				
090000	DRYWALL AND ACOUSTICAL	108,516	99,108	207,624
090001	FLOORING	0	53,092	53,092
090002	PAINTING	15,817	46,440	62,257
DIVISION 10				
100000	MISCELLANEOUS SPECIALTIES	0	0	0
DIVISION 12				
120000	WINDOW COVERINGS	0	0	0 N/A
DIVISION 14				
140000	ELEVATOR	0	104,550	104,550
140001	SCAFFOLDING	40,814	0	40,814
DIVISION 21				
210000	FIRE SUPPRESSION	0	0	0 N/A
DIVISION 22				
220000	PLUMBING	0	35,314	35,314
DIVISION 23				
230000	HVAC	0	71,030	71,030

DIVISION 26, 27, 28

260000	ELECTRICAL	5,202	144,246	149,448
260001	FIRE ALARM	0	28,611	28,611
260002	PHONE AND DATA	0	0	0 N/A

SUBTOTALS		222,338	1,028,585	1,250,922
Payment and Performance Bond			0	0
SUBTOTAL		222,338	1,028,585	1,250,922
Contingency		11,117	51,429	62,546
SUBTOTAL		233,455	1,080,014	1,313,468
Fee		16,342	70,101	86,443
SUBTOTAL		249,797	1,150,115	1,399,911
Renovation Tax		0	0	0
TOTAL COST		249,797	1,150,115	1,399,911

Type of Exemption that is being applied for:

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

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

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

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

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

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

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

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

Statement of Understanding

THE STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

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

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

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

Owner's Name: Barak Epstein

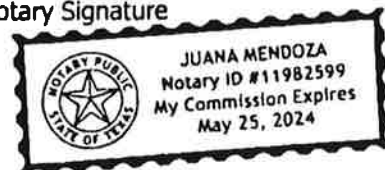
Owner's Signature: [Signature]

This instrument was acknowledged before me on 04-03-21

by (print name of owner) BARAK ISADOR EPSTEIN

[Signature]

Notary Stamp Here Notary Signature



Texas Theatre Renovation Weekly Report

Week of 02/27/21 – 03/05/21

Work Completed

- **Demolition**
 - Completed demolition of slab portions in Lula shaft
 - Demoed door and frame and Lula lift balcony entrance
 - Completed demolition door, frame and ceiling at VIP stairwell entrance
 - Demoed carpet in safe room
- **Steel**
 - Began installing steel columns for Lula lift
 - Installed steel beam
- **Electrical**
 - Completed LT 06 rough in at balcony
 - Completed rough in at VIP walls
 - Completed to rough in fire alarm conduit at north walls
 - Roughed in for speaker and floor boxes at geofoam
 - Roughed in LT 05 fixtures at balcony entrance
 - Demoed and re- routed electrical at bar area
 - Began rough for wheelchair lift
- **Framing and Drywall**
 - Insulated and closed VIP walls
 - Insulated and closed north and south wall voids in balcony area
 - Installed office door 214
 - Began prepping safe room for texture
 - Began prepping bar storage 213 for texture
 - Framed fur down at bar area
 - Installed blocking for handrails at VIP walls
 - Continued to prep and texture at south balcony ceiling
 - Began closing walls at balcony entrance
- **Concrete**
 - Poured Lula pad and removed formwork in basement level
 - Installed geofoam in balcony space at demising wall
 - Began installing geofoam in VIP balcony

Material Procurement

- LU/LA Lift – Estimated ship date 4/5
- Wheelchair Lift – Estimated delivery 3/29
- LT 06 – Estimated ship date 3/5

Outstanding/Critical RFI's/Submittals

- **RFI 038 - Conflict at Men's RR Sink and Lula Lift Steel**









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Mar 1, 2021 at 3:48:17 PM



Mar 1, 2021 at 3:51:32 PM



Mar 1, 2021 at 3:52:06 PM



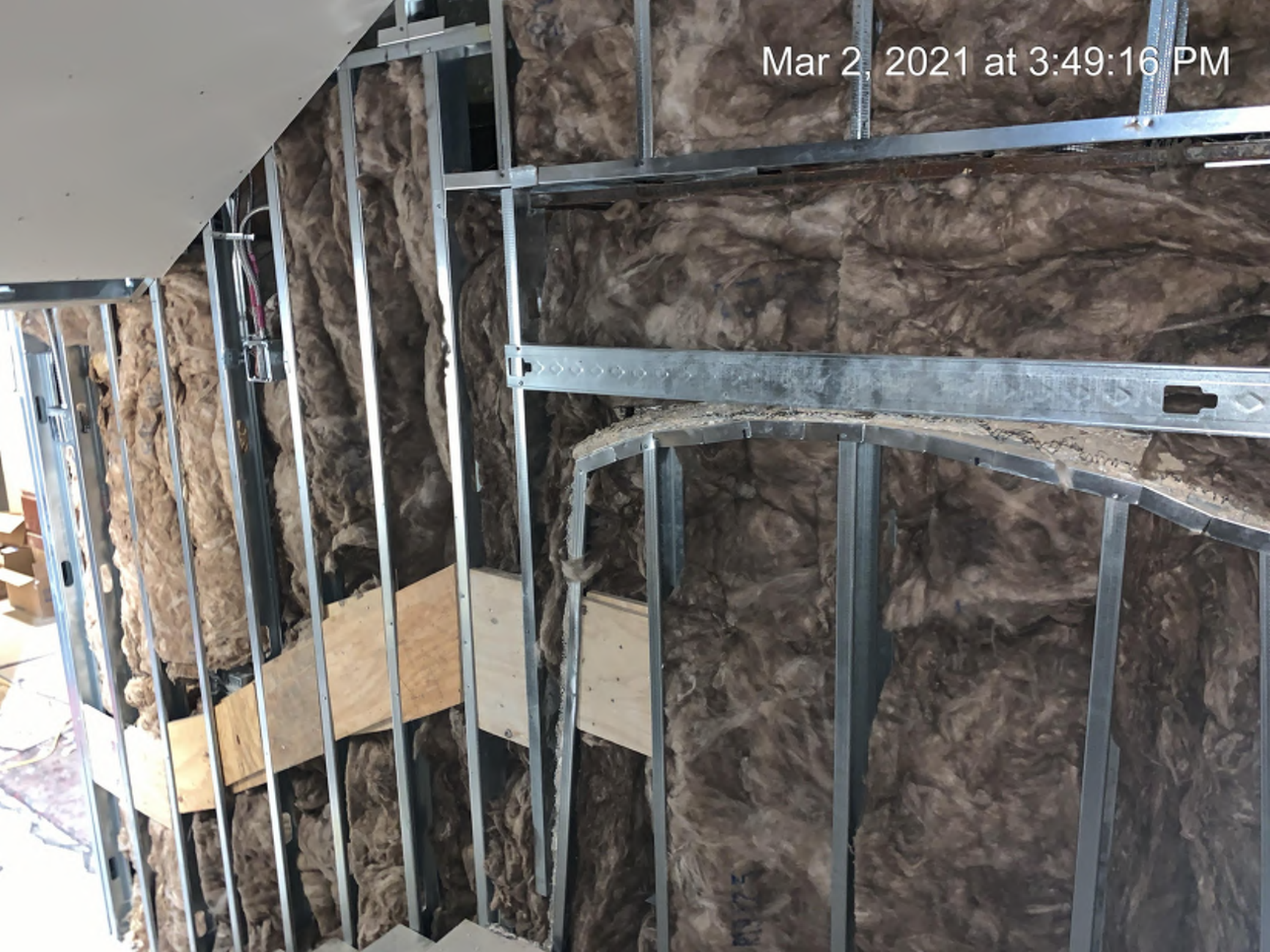
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Mar 2, 2021 at 3:52:07 PM







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Mar 3, 2021 at 3:47:03 PM



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Mar 5, 2021 at 4:18:06 PM



Mar 5, 2021 at 4:18:49 PM



Mar 5, 2021 at 4:19:23 PM



Mar 5, 2021 at 4:19:44 PM



Mar 5, 2021 at 4:20:52 PM



Mar 5, 2021 at 4:21:00 PM



Mar 5, 2021 at 4:22:18 PM



Mar 5, 2021 at 4:43:22 PM





LANDMARK COMMISSION

MAY 3, 2021

FILE NUMBER: CA201-318(LC)
LOCATION: 6116 Reiger Ave
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 543

PLANNER: Liz Casso
DATE FILED: April 1, 2021
DISTRICT: J. L. Long Middle (H-120)
MAPSCO: 36-Z
CENSUS TRACT: 0013.01

APPLICANT: DISD

REPRESENTATIVE: Coy Frazier

OWNER: DALLAS ISD

REQUEST: Install new hardscaping at northeast side of building.

BACKGROUND / HISTORY:

1. J. L. Long Middle School is a modified Elizabethan Style school building constructed circa 1933. It was designed by architects Walter Sharp and Ralph Bryan, who were both collaborative architects for several structures built in Fair Park for the 1936 Centennial Exposition. J. L. Long Middle was the second junior high school to be built in Dallas. It was designated a City of Dallas Landmark in October 2004.
2. At the January 9, 2017 meeting of the Landmark Commission (LMC), a Courtesy Review (CR) request to construct a two-story horizontal addition and expand the parking lot (CR167-003(LC)) was reviewed and comments provided.
3. At the March 6, 2017 meeting of the LMC, a request for a Certificate of Appropriateness (CA) to expand the existing parking lot and relocate ten portable classrooms to it (CA167-228(LC)) was approved.
4. At the July 10, 2017 meeting of the LMC, a request for a CA to construct a two-story horizontal addition (CA167-590(LC)) was approved.
5. At the January 8, 2018 meeting of the LMC, a request for a CA to install new landscaping at the front elevation (CA178-152(LC)) was approved.
6. At the January 6, 2020 meeting of the LMC, a request for a CA to install new hardscaping at the front elevation (CA190-138(LC)) was approved.

PROJECT DESCRIPTION:

The proposed work consists of installing brick pavers adjacent to an existing sidewalk that is located at the northeast side of the school building. This area is adjacent to a secondary entrance into the structure. The proposed hardscaping location sees a lot of foot traffic, and the applicant has been unsuccessful in maintaining grass there.

The paving area is approximately 70 feet by 12.5 feet. Brick pavers to match those approved and installed at the front of the school will be used. They will be installed in the same pattern to match the approved pattern for the front yard pavers.

RELEVANT PRESERVATION CRITERIA:**J. L. Long Middle School (H-120), Ordinance No. 25770, Exhibit A**Section 3. Building Site and Landscaping

3.3. New driveways, sidewalks, steps, and walkways must be constructed of brush finish concrete. Exposed aggregate, artificial grass, carpet, asphalt or artificially colored monolithic concrete paving is not permitted.

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 BuildingsBuilding SiteAlterations and Additions for a New UseRecommended

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.

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

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

ANALYSIS:

The proposed paver location is minimally visible from the public right-of-way along Paulus Avenue as it is setback behind the parking lot and school gymnasium. This work will not impact the historic building; nor will it impact any historic hardscaping, landscaping, or the school setting.

The preservation criteria states that new hardscaping must be brush finished concrete (Section 3.3). The criteria list several paver materials that are specifically prohibited. However, brick pavers are not one of them. The proposed pavers were selected to compliment the school grounds in both form and color. In fact, these specific brick pavers were approved for the front yard area by LMC on January 6, 2020 (see figures 12 and 13 for current photos of the newly installed pavers).

The proposed work is consistent with Secretary of the Interior's Standards for Rehabilitation #9 and #10. The work is will not impact historic materials, features or spatial relationships that characterize the property. The work is differentiated as new and could be easily be removed in the future without impacting the historic site.

In addition, 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 5/3/21 with the finding that although the proposed work does not comply with preservation criteria Section 3.3 that states that sidewalks must be constructed out of brush finish concrete, it meets the criteria for LMC approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is consistent with the spirit and intent of the preservation criteria and will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION:

Approve as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ [_____]
Office Use Only

Name of Applicant: Dallas Independent School District

Mailing Address : 3701 S. Lamar

City, State and Zip Code: Dallas Tx. 75215

Daytime Phone: 972-925-5168 Alternate Phone: 469-853-0181

Relationship of Applicant to Owner : Employee

OFFICE USE ONLY

Main Structure:

___ Contributing

___ Non-contributing

PROPERTY ADDRESS: 6116 Reiger Ave. Dallas, TX. 75214

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."

Install approx. 845 sq.ft. of terr cotta brick pavers in the grass area along the side of the building where student athletics leave the building and no grass will grow.

Signature of Applicant: Cay R. Ziegen Date: 3/31/21

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

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ___ Yes ___ No

Office of Historic Preservation

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220

SUPPLEMENTARY INFORMATION

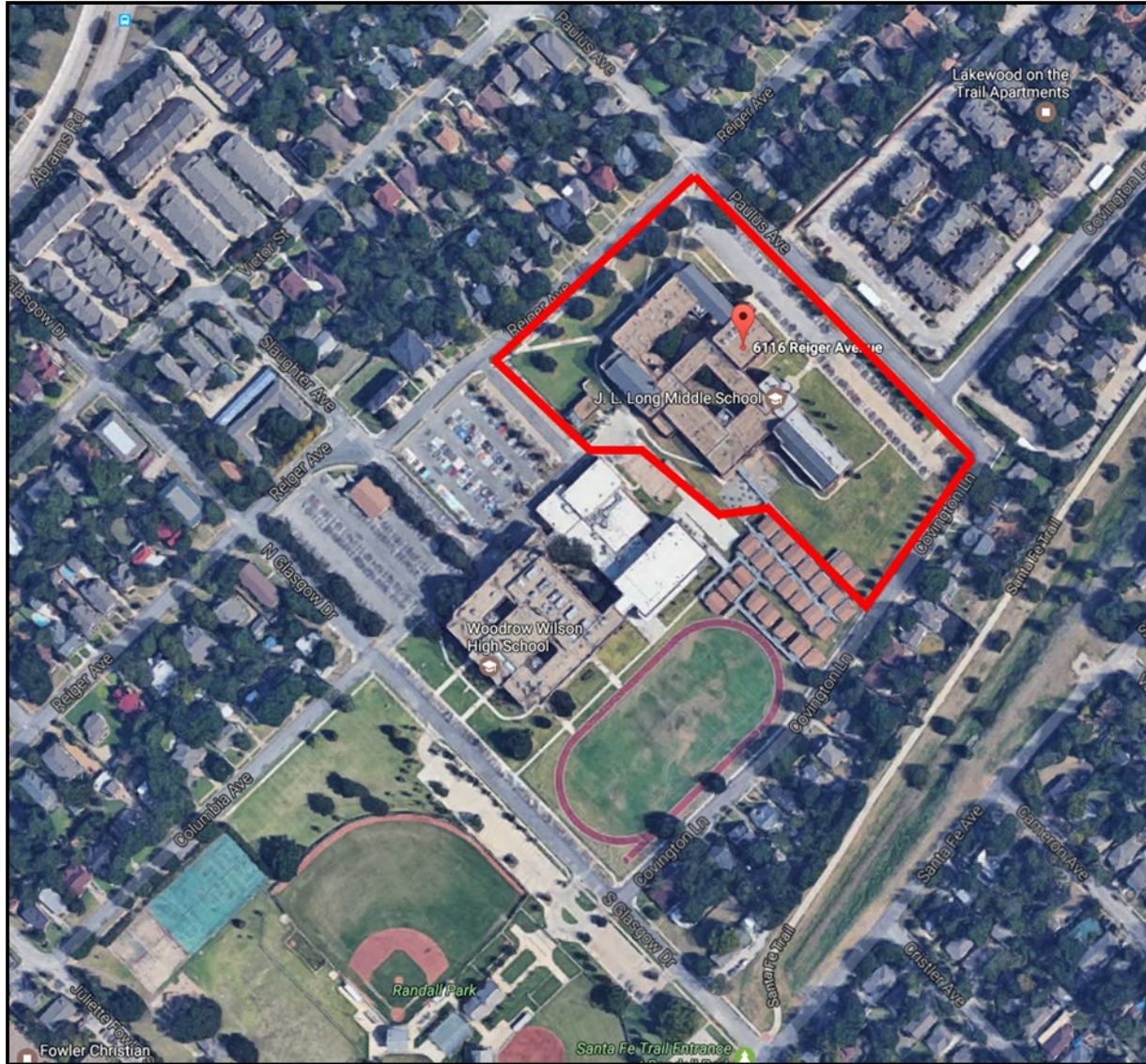


Figure 1 – Aerial view of the subject property (Google Maps, 2019)



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



Figure 3 – View of subject property as seen from Paulus Avenue facing (Existing Northeast Elevation; Proposed paving location indicated by arrow above)



Figure 4 – Close-up of proposed paving location (indicated by arrows above)

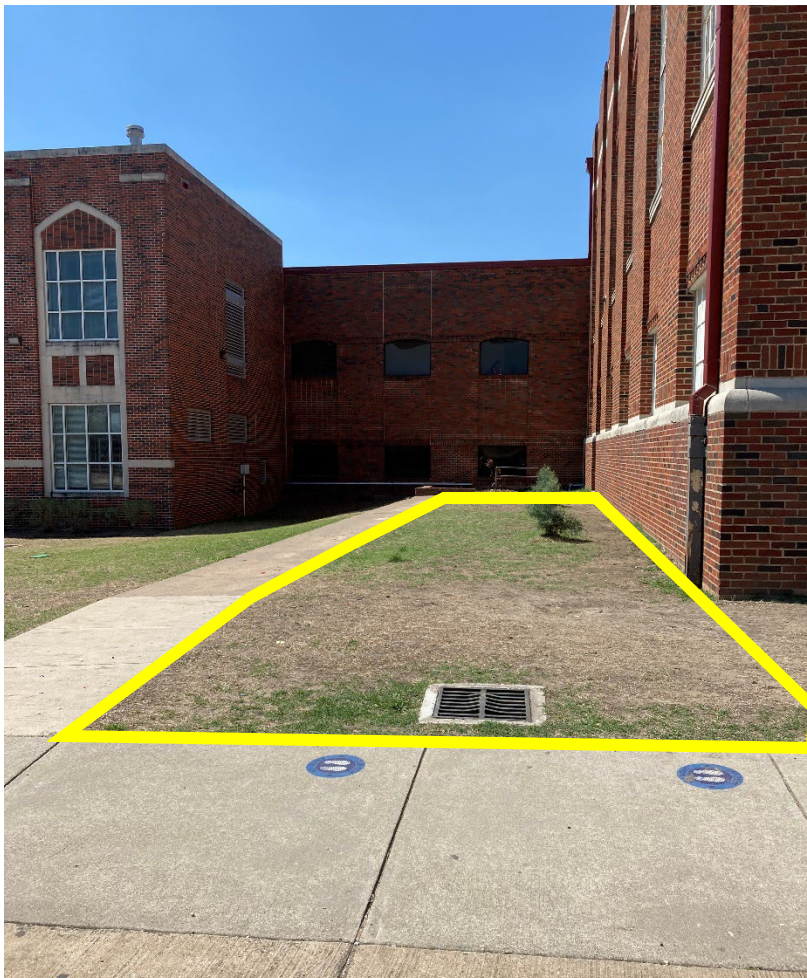


Figure 5 – Close-up of proposed paving location (highlighted above)



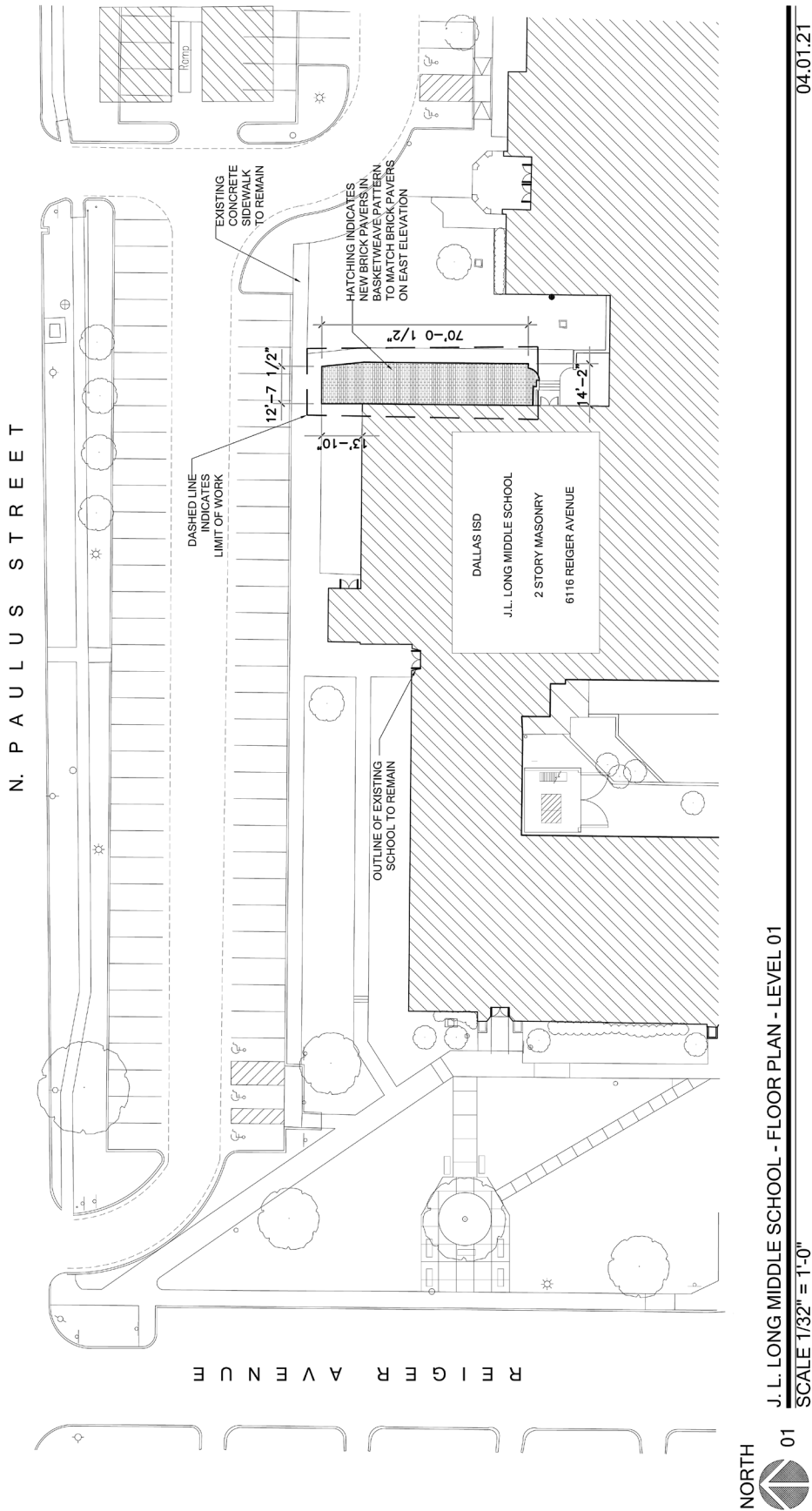
Figure 6 – Streetscape and adjacent properties to the north (along Reiger Ave)



Figure 7 – Streetscape and adjacent properties to the east (along Paulus Ave)



Figure 8 – Streetscape and adjacent property to the south (along Covington Ln)



- NOTES:
1. INSTALL NEW BRICK PAVERS IN BASKETWEAVE PATTERN TO MATCH BRICK PAVERS ON EAST ELEVATION.
 2. BRICK PAVERS TO BE 3"x6" TERRACOTTA COLOR TO MATCH EXISTING BUILDING.

Figure 9 – Proposed Site Plan
CA201-318(LC)

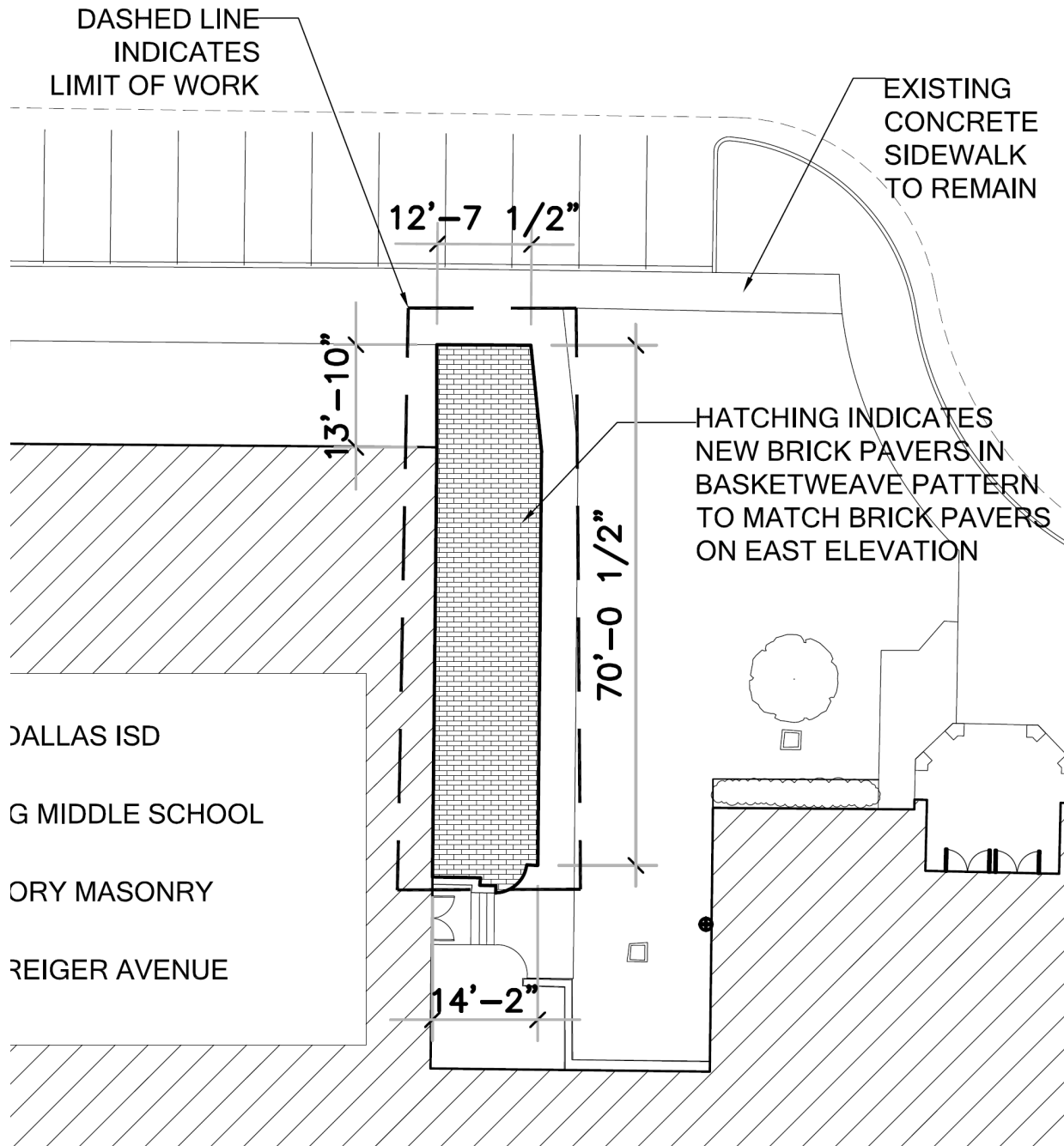


Figure 10 – Proposed Site Plan Close-up



Figure 11 – Proposed Brick Paver (matches pavers previously approved for new hardscaping at front elevation of school)



Figure 12 – Photo of new brick pavers approved for, and installed at, front elevation of school (proposed pavers for northeast elevation will match these, including installation pattern.)



Figure 13 – Photo of new brick pavers approved for, and installed at, front elevation of school (proposed pavers for northeast elevation will match these, including installation pattern.)

**LANDMARK COMMISSION****MAY 3, 2021**

FILE NUMBER: CA201-314(LC)
LOCATION: 100 S Glasgow Dr.
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 543

PLANNER: Liz Casso
DATE FILED: April 1, 2021
DISTRICT: Woodrow Wilson High (H-53)
MAPSCO: 46-D
CENSUS TRACT: 0013.01

APPLICANT: DISD**REPRESENTATIVE:** Coy Frazier**OWNER:** DALLAS ISD**REQUEST:** Construct metal shade structure at entrance on southeast facade.**BACKGROUND / HISTORY:**

1. Woodrow Wilson High School is a Jacobethan Revival Style building, constructed in 1928. The three-story red brick structure with decorative cast stone detailing was designed by architects Roscoe P. DeWitt and Mark Lemmon. The school was listed as a Recorded Texas Historic Landmark in 1989. It was designated a City of Dallas Landmark in 1992.
2. At the February 7, 2011 meeting of the Landmark Commission (LMC), a Certificate of Appropriateness (CA) to construct a three-story addition (south of the 1953 and 1977 rear additions) and a historic window restoration (CA101-109(MD)) was approved.
3. At the March 3, 2014 meeting of the LMC, a Courtesy Review (CR) request to demolish the 1953 and 1977 additions and construct a new three-story addition in their place (CR167-002(LC)) was reviewed and comments provided.
4. At the March 6, 2017 meeting of the LMC, a request for a CA to relocate four portable classrooms with the site, install a temporary metal canopy and ramp, and install handicap striping and signage to the staff parking lot (CA167-229(LC)) was approved.
5. At the June 5, 2017 meeting of the LMC, a request for a CA to construct a three-story addition (CA167-526(LC)) was approved.

6. At the September 5, 2017 meeting of the LMC, a request for a CA to demolish the non-contributing 1953 and 1977 rear additions to the school (CA167-742(LC)) was approved.
7. At the September 8, 2020 meeting of the LMC, a request for a CA to install a wrought iron fence around the track field (CA190-604(LC)) was approved.

PROJECT DESCRIPTION:

The proposed work includes the construction of a 21-foot by 45-foot, free-standing metal shade structure. It will be located at a secondary entrance on the southeast façade and will extend out over the walkway and steps. This entrance is located at the glass hyphen between the historic school and the rear addition. The proposed shade structure was designed by the same architects that designed the school's rear additions.

The structure will be constructed out of either aluminum or steel. It will have a painted white or light grey finish color to compliment the tones on the school building. The height of the shade structure closest to the school building is 13-feet, which increases to 16-feet as the structure extends out over the stepped down walkway.

The applicant has provided two options for the shade panels at the top of the structure. Option one consists of simple metal slats. Option two consists of panels with punched through "W"s in the same font used for the Woodrow Wilson High Schools logo.

RELEVANT PRESERVATION CRITERIA:

Woodrow Wilson High School (H-53), Ordinance No. 21181, Exhibit A

Section 4. New Construction and Additions to Existing Structures

4.1. The form, materials, and general exterior appearance of new construction, accessory buildings, and vertical or horizontal extensions to existing non-protected structures must be compatible with the existing historic structure.

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) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

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

(i) for contributing structures:

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

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

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

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

ANALYSIS:

Though setback, the proposed shade structure will be visible from the public rights-of-way along Glasgow Drive and Covington Lane. The structure will be freestanding and will not physically impact the historic building. In addition, the proposed structure will not impact any historic hardscaping, landscaping, or the school setting as it is located off a rear addition to the school.

The proposed form, materials and details of the shade structure was designed by the architect that designed the existing rear additions to the school. The design is contemporary like the addition but complementary to the overall character of the historic site, and subordinate to the historic school. The proposed work is consistent with the preservation criteria for new construction which states that the form, materials, and general appearance of new construction must be compatible with the existing historic structure (Section 4.1). Staff finds the design to be compatible with both the historic structure and its additions.

The proposed work is consistent with Secretary of the Interior's Standards for Rehabilitation #9 and #10. The work is will not impact historic materials, features or spatial relationships that characterize the property. The work is differentiated as new and could be easily be removed in the future without impacting the historic site.

In addition, 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 5/3/21 with the finding the proposed work is consistent with preservation criteria Section 4.1 for new construction and additions, and meets the contributing standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Approve both options as designed with the following comments: Task Force prefers design option 1 and has some concerns that option 2, with includes the punched-through "W" design on the overhead panels, may not hold up well over time through normal wear and tear and exposure to the elements.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ [_____]
Office Use Only

Name of Applicant: Dallas Independent School District

Mailing Address : 3701 S. Lamar

City, State and Zip Code: Dallas Tx. 75215

Daytime Phone: 972-925-5168 Alternate Phone: 469-853-0181

Relationship of Applicant to Owner : Employee

OFFICE USE ONLY

Main Structure:

☐ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 100 South Glasgow Dallas, TX. 75214

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."

We would like to install a shade structure over the East concrete porch by area the football field. it is a metel shade structure to match the building addition that was completed in 2019 and was previosly approved by the Landmark Commission

Signature of Applicant: Cay R. Feszi Date: 3/31/21

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

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ☐ Yes ☐ No

Office of Historic Preservation

Date

SUPPLEMENTARY INFORMATION



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



Figure 2 – View of the subject property as seen from Glasgow Drive (Existing Southwest (Front) Elevation)



Figure 3 – View of the subject property as seen from Glasgow Drive; shade structure location indicated by arrow above (southeast elevation; view facing north)



Figure 4 – View of the subject property as seen from Glasgow Drive; shade structure location indicated by arrow above (view facing east)



Figure 5 – View of subject property as seen from Covington Lane; shade structure location indicated by arrow above (southeast elevation; view facing northwest)



Figure 6 – View of subject property as seen from Covington Lane; shade structure location indicated by arrow above (southeast elevation; view facing northwest)



Figure 7 – Streetscape and adjacent properties to the west



Figure 8 – Streetscape and adjacent properties to the south



Figure 9 – Streetscape and adjacent property to the north



Figure 10 – Aerial Image of Proposed Shade Structure Location
CA201-314(LC)

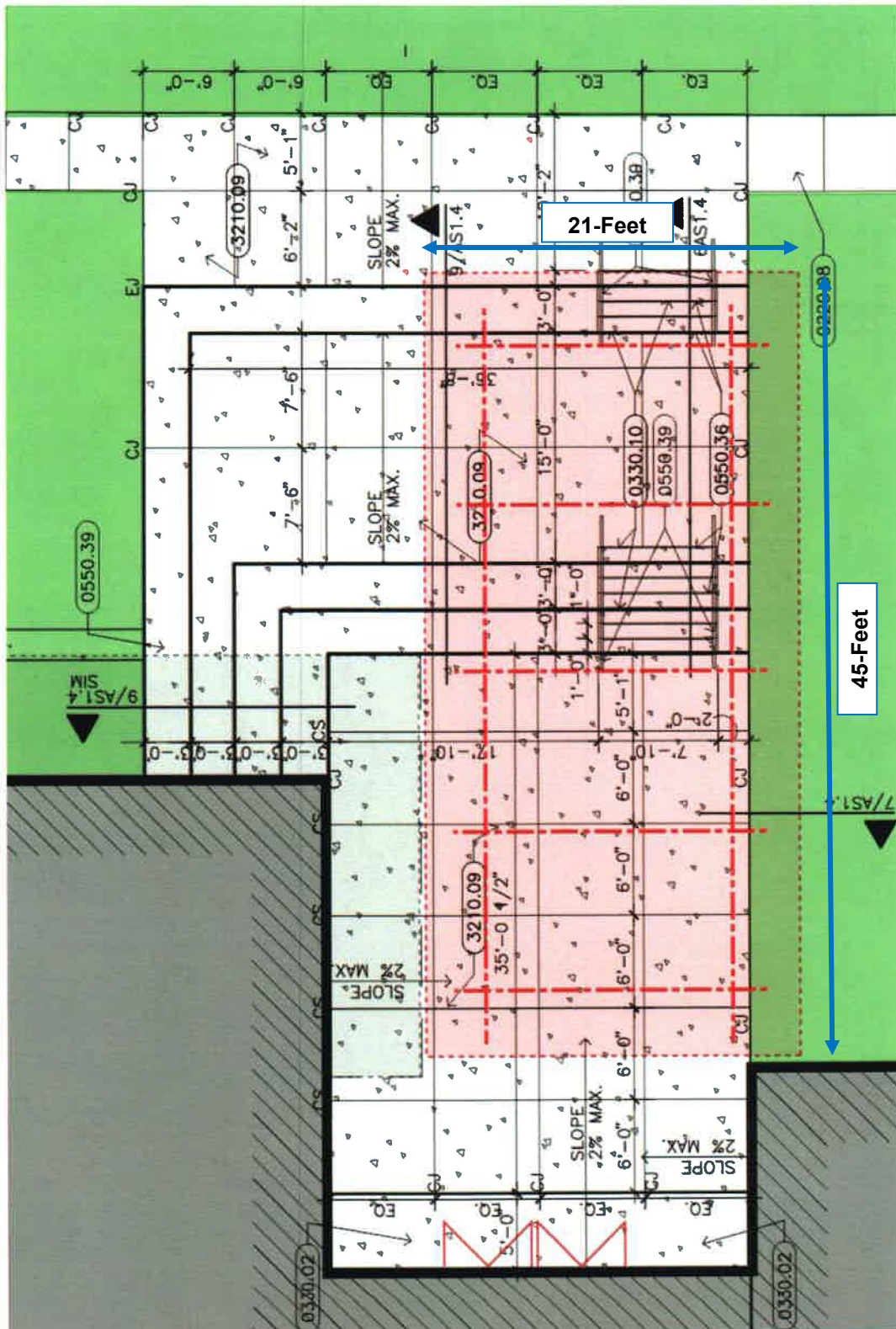


Figure 11 – Close-up of Site Plan

CA201-314(LC)



Figure 12 – Option 1 – Rendering of Proposed Shade Structure
CA201-314(LC) C4-14



BROWN REYNOLDS WATFORD
ARCHITECTS

OPTION 1

Figure 13 – Option 1 – Rendering of Proposed Shade Structure
CA201-314(LC)



BROWN REYNOLDS WATFORD
ARCHITECTS

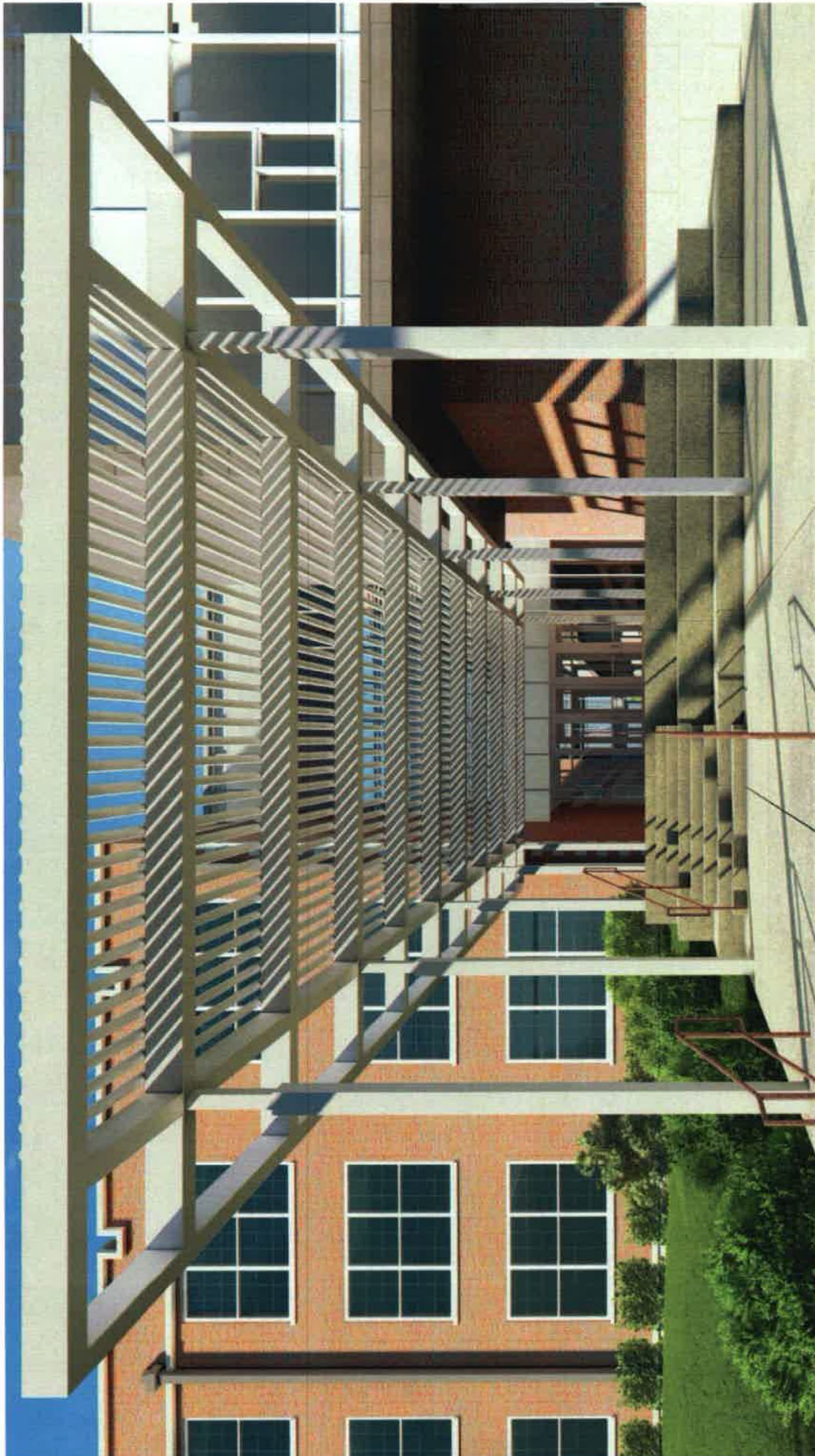
OPTION 1

Figure 14 – Option 1 – Rendering of Proposed Shade Structure
CA201-314(LC)



OPTION 1

Figure 15 – Option 1 – Rendering of Proposed Shade Structure
CA201-314(LC)



BROWN REYNOLDS WATFORD
ARCHITECTS

OPTION 1

Figure 16 – Option 1 – Rendering of Proposed Shade Structure
CA201-314(LC)



WOODROW WILSON WILDCATS

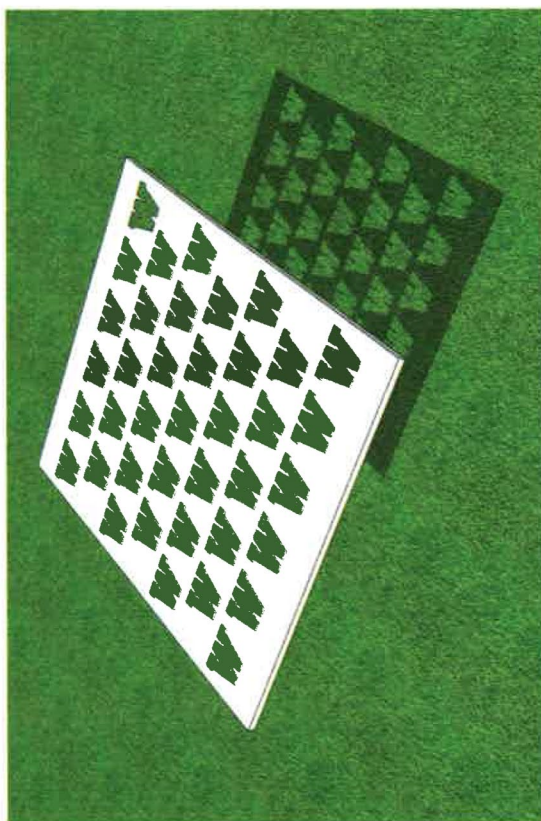


Figure 17 – Option 2 – Overhead Panel Design
CA201-314(LC)



Figure 18 – Option 2 – Rendering of Proposed Shade Structure
CA201-314(LC) C4-20



Figure 19 – Option 2 – Rendering of Proposed Shade Structure
CA201-314(LC)



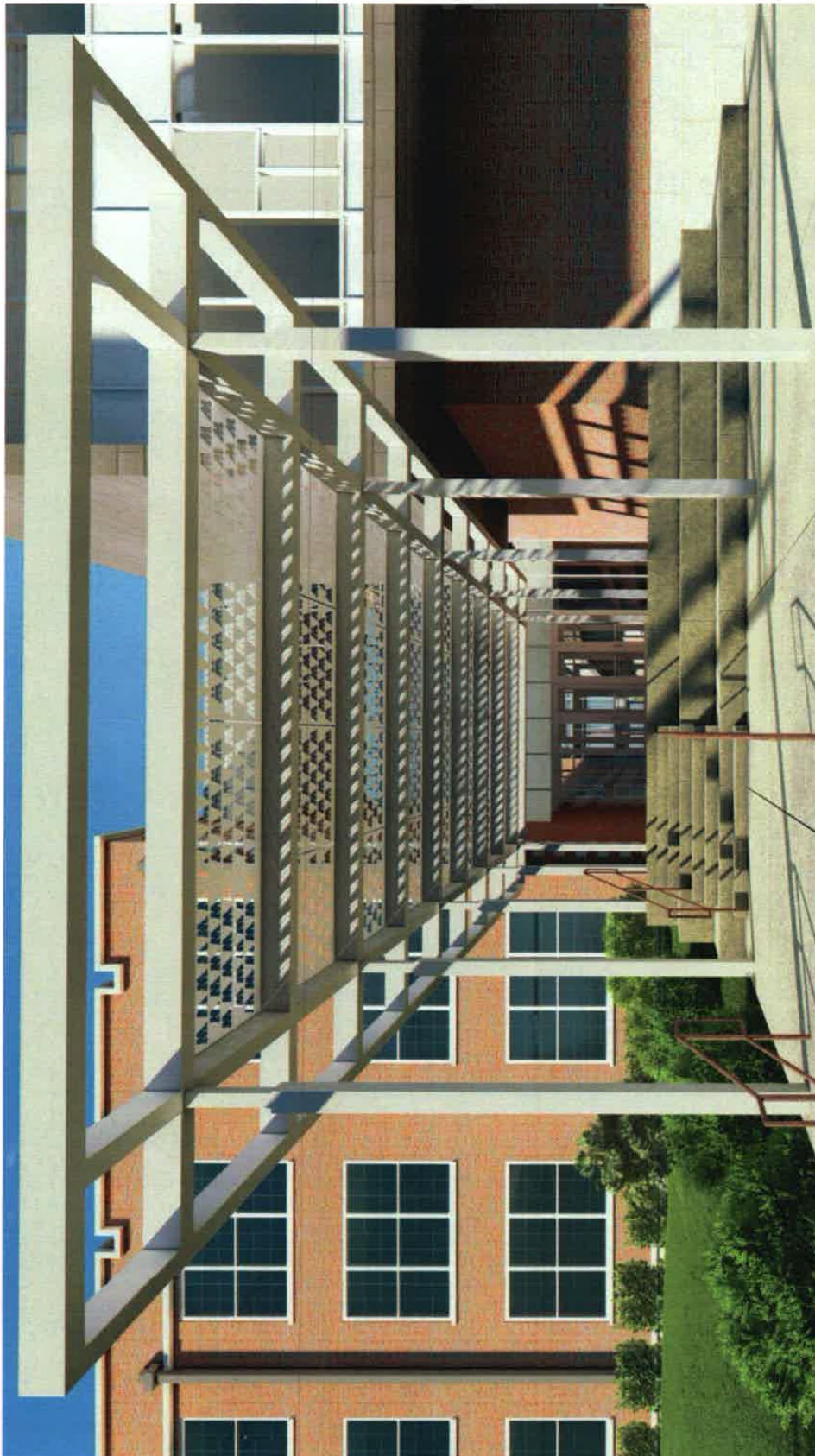
OPTION 2

Figure 20 – Option 2 – Rendering of Proposed Shade Structure
CA201-314(LC)



OPTION 2

Figure 21 – Option 2 – Rendering of Proposed Shade Structure
CA201-314(LC)



OPTION 2

Figure 22 – Option 2 – Rendering of Proposed Shade Structure
CA201-314(LC)

**LANDMARK COMMISSION****MAY 3, 2021**

FILE NUMBER: CR201-002(LC)
LOCATION: 3311 Elm Street
STRUCTURE: Contributing
COUNCIL DISTRICT: 2
ZONING: PD 269 (Tract A)

PLANNER: Liz Casso
DATE FILED: April 1, 2021
DISTRICT: Continental Gin Co. (H-30)
MAPSCO: 46-J
CENSUS TRACT: 0204.00

APPLICANT: John Snyder

REPRESENTATIVE: None

OWNER: WESTDALE DEEP ELLUM LOFTS

REQUEST: Paint a mural by Shepard Fairey on the water tower.

BACKGROUND / HISTORY:

1. The Continental Gin Company is a relatively intact turn-of-the-century industrial complex that historically manufactured cotton gins. The site consists of five multi-story masonry buildings, the earliest dating back to 1888, and a metal water tower. A foundry building was demolished prior to designation. Two of the existing buildings, located at far east side of the property at 3333 Elm, are outside the historic district boundary. The area within the historic district boundary is made up of four separate parcels, with different property owners.
2. 3311 Elm Street includes a large three-story, u-shaped, masonry structure along Elm Street and the historic water tower behind it. Both were constructed circa 1914. The original cap of the water tower was blown off the tower during a storm in the 1970s.
3. The Continental Gin Company was designated a City of Dallas Landmark in 1987.
4. At the May 7, 2007 meeting of the Landmark Commission (LMC), a request for a Certificate of Appropriateness (CA) for conceptual approval of construction of a one-story parking garage behind the main structure (CA067-352(MD)) was approved with the condition that the preservation criteria must be amended to be project specific to the proposed garage location, and that final designs for the garage must be submitted for Landmark approval. For reasons unknown, the preservation criteria was never amended, and the applicant never returned with final designs for a garage.

5. At the February 1, 2021 meeting of the LMC, a Courtesy Review (CR) request for installation of a painted mural on the water tower (CR201-002(LC)) was reviewed and comments were provided.

PROJECT DESCRIPTION:

The applicant is proposing to curate an original painted mural by well-known street artist, Shepard Fairey, for the existing water tower. The mural would be located on the walls of the cylindrical tower only. The top hat, underbelly, and supports would not be painted as part of the mural. Examples of the artist work, including two examples of other water tower murals by Fairey, are attached (see figures 15-18). Fairey is best known for his "Andre the Giant Has a Posse" illustration, as well as his Barack Obama "Hope" poster from the 2008 U.S. presidential election campaign.

The applicant has been working with a local paint contractor to determine the best paint type to use for the mural that will hold up in our north Texas climate. In addition, paint samples were sent to the artist to test. The proposed mural will be painted using Indurethane 6700 Flat Urethane, which is a high solids, very low gloss, acrylic polyurethane available in a virtually unlimited color range (see figures 22 -23 for more product details).

The design of the proposed mural includes both text and graphics that are both personal to the artist and inspired by Deep Ellum and Dallas. The text includes the words and phrases: "Cultivate," "Harmony," "Rise Above," "Eyes Open," and "Minds Open." The graphics include a lotus flower, peace sign, arrows and an eye. All the various elements are design to be bold, clear and visible from all directions and at great distances. (See figures 19-21 for renderings of the proposed mural design.)

RELEVANT PRESERVATION CRITERIA:

Continental Cotton Gin (H-30), Ordinance No. 19449, Exhibit A

Section 7. Color

C. Color schemes for the water tower and the painting of any other metal element will be reviewed for compatibility.

Section 13. Water Tower

The water tower on the north of the complex shall be preserved and maintained if structurally feasible.

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

Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be 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.*

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

Metals: Wrought and Cast Iron, Steel, Pressed Metal, Terneplate, Copper, Aluminum, and Zinc

Recommended

Cleaning metals when necessary to remove corrosion prior to repainting or applying appropriate protective coatings.

Applying appropriate paint or other coatings to historically-coated metals after cleaning to protect them from corrosion.

Repainting historically-painted metal features with colors that are appropriate to the building and district.

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

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

(i) for contributing structures:

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

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

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

(dd) *the proposed work will not have an adverse effect on the*

future preservation, maintenance and use of the structure or the historic overlay district.

ANALYSIS:

The Continental Gin water tower is considered a contributing historic feature within the Continental Gin Co. Historic District. It is a focal point in Deep Ellum can be seen from every direction and from a distance. Murals on water towers are not uncommon today. Water towers are focal points that can typically be seen from far away. Historically they might have included painted signage. The water tanks atop 603 Munger in the West End includes painted signage, though it is new. In addition, digital images are projected on the tanks at night. The water tank atop the Adam Hats building, on the west side of Deep Ellum, includes neon signage. Staff could not find any evidence of any historic painted signage ever existing on the Continental Gin water tower. However, that does not mean it would be inappropriate to paint a mural on the water tower today.

In the last 30 years or so, Dallas has developed a tradition of painted murals. There are murals in Deep Ellum, downtown, the Cedars, Lower Greenville, Oak Cliff, Bishop Arts, etc. A mural on the Continental Gin water tower would not include or be considered signage. It would be considered artwork only. The preservation criteria does not prohibit painting and states that color schemes for the water tower must be reviewed for compatibility. The proposed mural is both bold and thoughtful in design. The large text and graphics, as well as the primary colors chosen for it, will be readable from a distance. This mural will not only compliment the historic Continental Gin Co. site and Deep Ellum, but will also compliment the city of Dallas as a whole.

The proposed work is also consistent with Secretary of the Interior's Standards for Rehabilitation #9 and #10. The work will not impact historic materials, features or spatial relationships that characterize the property. The work is differentiated as new and could be easily be removed in the future without impacting the historic site.

In addition, 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 5/3/21 with the finding the proposed work is consistent with the criteria for color in preservation criteria Section 7, for the water tower in preservation criteria Section 13, and 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

CA _____ - _____ []
Office Use Only

Name of Applicant: John Snyder

Mailing Address : 2550 Pacific Avenue, Suite 1600

City, State and Zip Code: Dallas, TX 75226

Daytime Phone: 214-515-7089 Alternate Phone: _____

Relationship of Applicant to Owner : Employee

PROPERTY ADDRESS: 3311 Elm Street, Dallas, TX

Historic District: Continental Gin

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."

We are proposing to install artwork by Shepard Fairey on the Continental Gin water tower. We previously submitted a courtesy review application and received positive feedback from the commission. This application includes the actual proposed artwork for the water tower.

Signature of Applicant: _____

Date: _____

Signature of Owner: _____

Date: _____

(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ___ Yes ___ No

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)



Figure 2 – View of the subject property as seen from Elm Street (Facing Northeast)



Figure 3 – View of the subject property as seen from Elm Street (Facing Northeast)



Figure 4 – View of the subject property as seen from Elm Street (Facing Northwest)

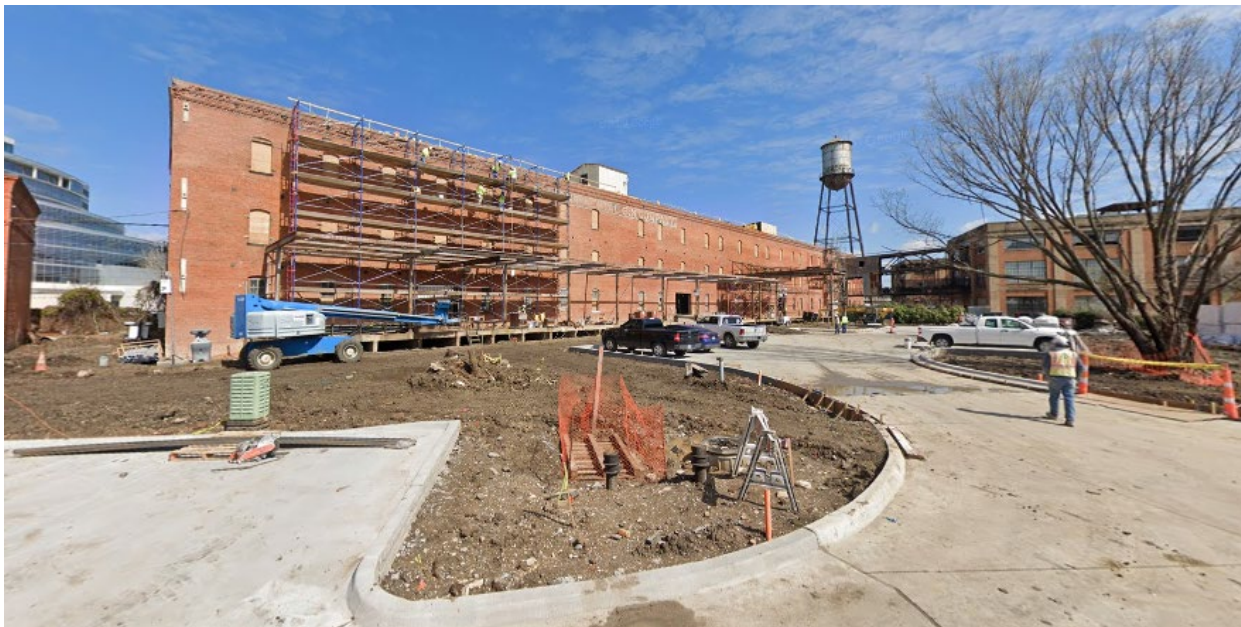


Figure 5 – View of the subject property as seen from Trunk Ave (Facing Southeast)



Figure 6 – View of the subject property as seen from Race Street (Facing West)



Figure 7 – Streetscape and adjacent property to the west on Elm Street



Figure 8 – Streetscape and adjacent property to the east on Elm Street



Figure 9 – Streetscape and adjacent property to the south on Elm Street (facing southeast)



Figure 10 – Streetscape and adjacent property to the south on Elm Street (facing southwest)

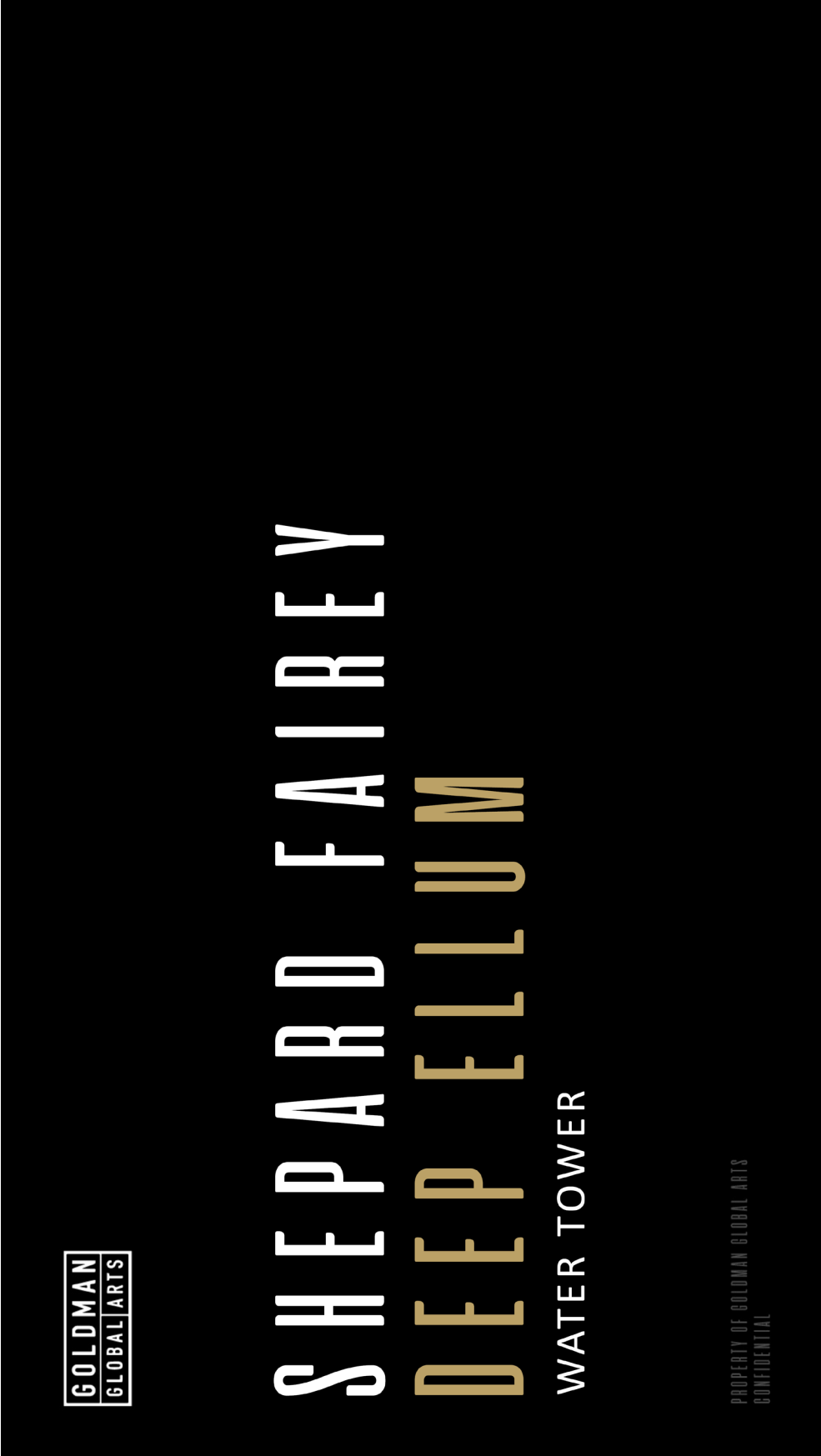


Figure 11 – Applicant Presentation – Cover Page
CA201-315(LC)



Figure 12 – Applicant Presentation – Design Goals
CA201-315(LC) C5-13

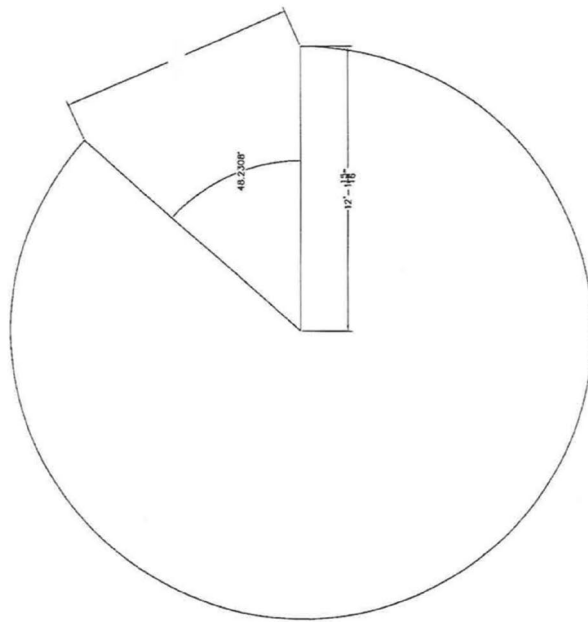
WATER TOWER TARGET



Address: 3311 Elm St, Dallas, TX 75226

Figure 13 – Applicant Presentation – Existing Conditions
CA201-315(LC) C5-14

WATER TOWER TARGET



Dimensions

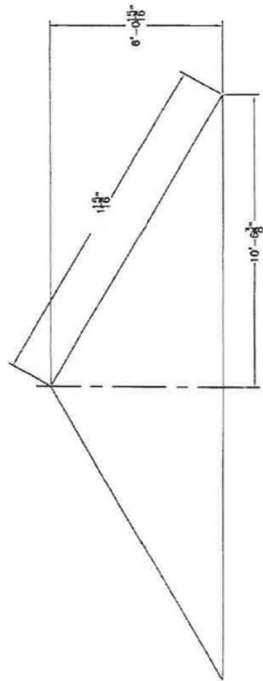


Figure 14 – Applicant Presentation – Existing Dimensions
CA201-315(LC) C5-15

SHEPARD FAIREY

ABOUT ARTIST

Frank Shepard Fairey, born February 15, 1970, is an American contemporary street artist, graphic designer, activist, illustrator and founder of OBEY Clothing who emerged from the skateboarding scene.

He first became known for his "Andre the Giant Has a Posse" sticker campaign while attending the Rhode Island School of Design, which appropriated images from the comedic supermarket tabloid Weekly World News. He became widely known during the 2008 U.S. presidential election for his Barack Obama "Hope" poster. The Institute of Contemporary Art, Boston calls him one of today's best known and most influential street artists.

His work is included in the collections at The Smithsonian, the Los Angeles County Museum of Art, the Museum of Modern Art in New York City, the Museum of Contemporary Art San Diego, the National Portrait Gallery in Washington, D.C., the Virginia Museum of Fine Arts in Richmond, and the Victoria and Albert Museum in London.

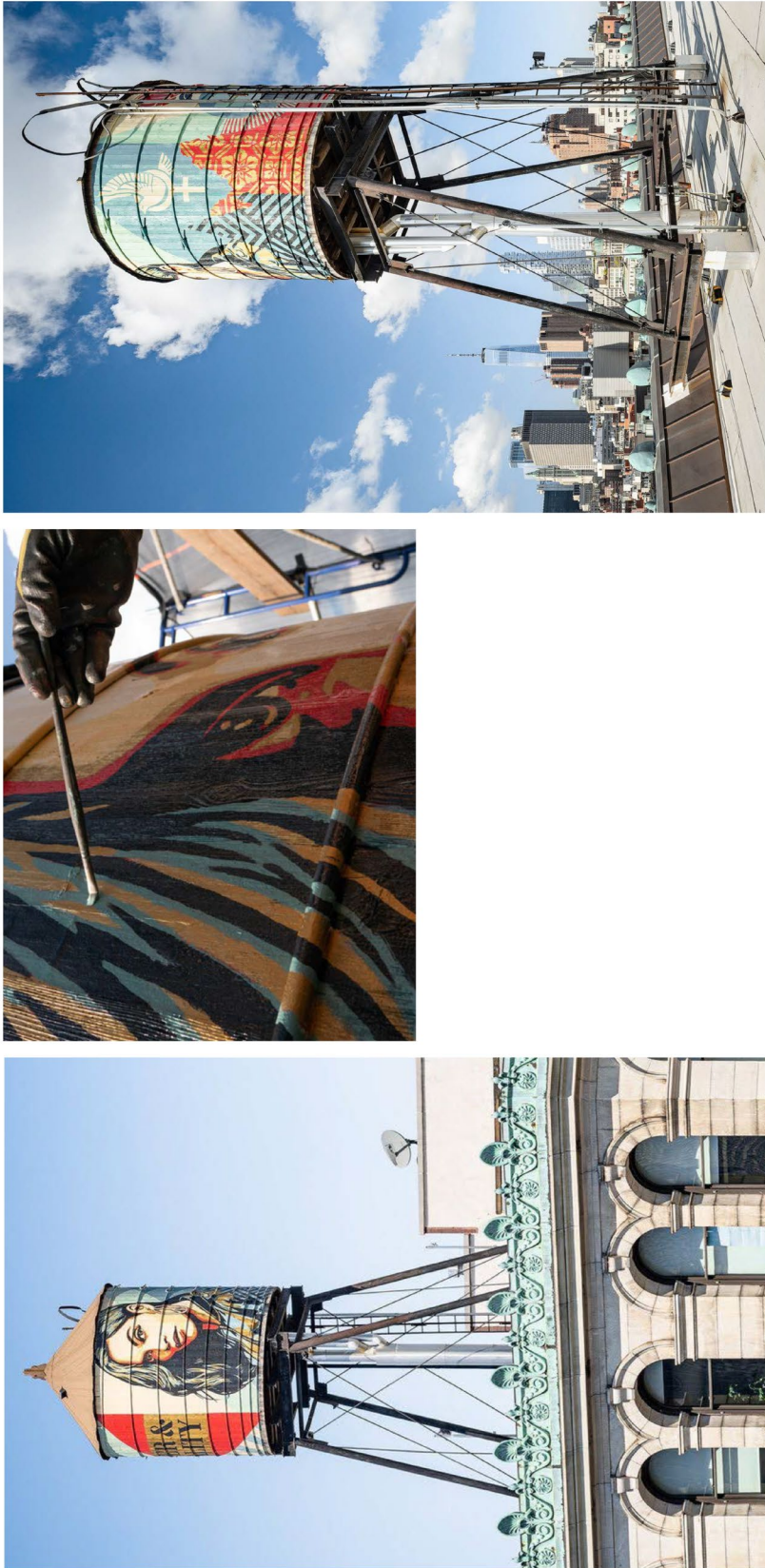


Figure 15 – Applicant Presentation – Mural Artist
CA201-315(LC)



Figure 16 – Applicant Presentation – Examples of Artwork by Artist CA201-315(LC) C5-17

CASE STUDY #1



POWER & EQUALITY WATER TOWER IN NEW YORK

Figure 17 – Applicant Presentation – Case Study #1 of Water Tower Mural by Artist

CASE STUDY #2



OBHEY GIANT WATER TOWER IN DETROIT

Figure 18 – Applicant Presentation – Case Study #2 of Water Tower Mural by Artist

SHEPARD FAIREY
SELECETED CONCEPT



Figure 19 – Applicant Presentation – Proposed Mural
CA201-315(LC) C5-20

WATER TOWER
CONCEPT MOCKUP

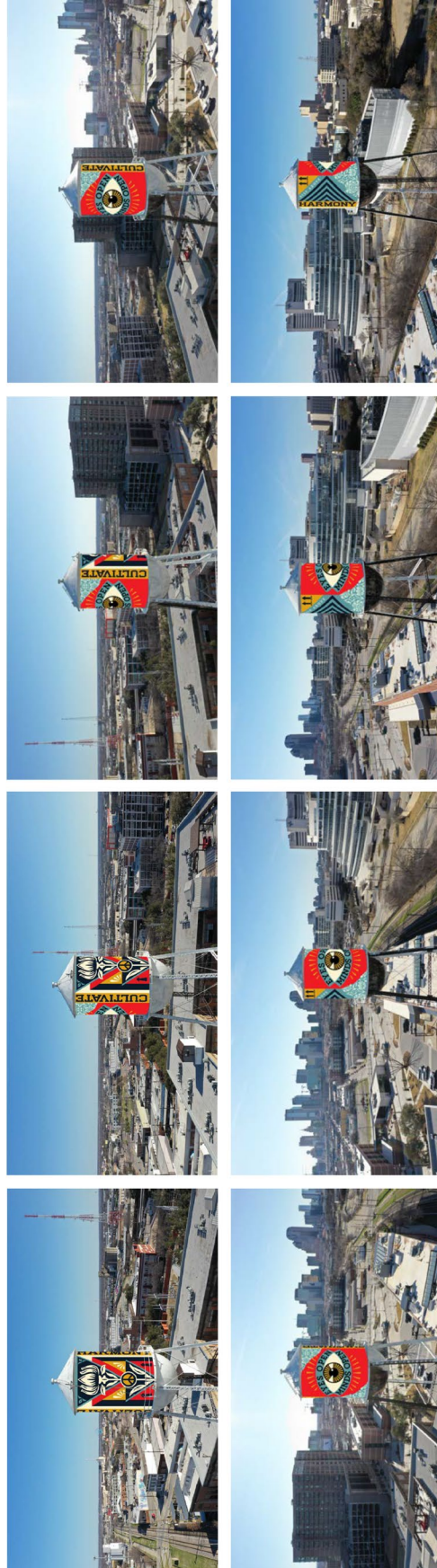


Figure 20 – Applicant Presentation – Mockup of Proposed Mural
CA201-315(LC) C5-21

WATER TOWER
CONCEPT MOCKUP



Figure 21 – Applicant Presentation – Mockup of Proposed Mural
CA201-315(LC) C5-22



800 324 9584 | 3333 R. ARRINGTON N. • BHAM, AL 35234

TECHNICAL DATA

INDURETHANE 6700 FLAT URETHANE

COATING DATA

DESCRIPTION:

Indurethane 6700 Flat Urethane is a high solids, very low gloss, acrylic polyurethane available in a virtually unlimited color range. It provides outstanding performance in severe climates and will retain color for many years. It is a high performance chemical and stain resistant coating which performs well in a variety of aggressive environments. This product meets the finish coat requirements of ANSI/AWWA D102-06 System Designation OCS-5 and OCS-6. This is ideal as the base coat for the Induron Perma-Gloss Fluorourethane System.

Indurethane 6700 FLAT Polyurethane

- Excellent exterior durability. Retains gloss and color for years.
- Provides complete color flexibility. Choose from Induron color card standards or provide us with your color of choice.
- Contains our factory added mildewcide.
- High performance chemical resistant coating.
- Complies with U. S. EPA Ozone Transport Commission (OTC) for Volatile Organic Compounds for VOC Emission Standards for industrial maintenance coatings.
- Excellent flow and leveling.

USE:

Use as the finish coat on properly prepared interior or exterior surfaces. This coating is especially designed for use where long term gloss and color retention is required. The ultimate finish coat for gloss and color retention is Induron Perma-Gloss Fluorourethane. This finish coating is formulated for use in a range of aggressive environments such as:

- Water storage tanks, water and waste water treatment plants
- Pulp and paper, pharmaceutical, petrochemical and chemical processing facilities
- Architectural décor
- Miscellaneous exposed metals and masonry

LIMITATIONS:

Do not use for immersion service. Maximum continuous service temperature (dry) 200°F (93°C).

SURFACE PREPARATION:

Induron Indurethane 6700 Flat Urethane may be applied over the appropriate Induron epoxy primer or intermediate coat or be applied directly to phosphated steel or steel prepared in accordance with an SSPC-SP 6/NACE 3 Commercial Blast. It may be applied over properly prepared and primed masonry and non-ferrous substrates. Consult your Induron representative for specific recommendations.

PRIMERS—Induron Indurethane 6700 may be directly applied over:

- Perma-Clean II Epoxy
- Indurazinc MC-67 or DF-67, MC Universal Primer, P-30 Primer
- Polyfill Epoxy Block Filler
- AquaClean, PE-70 or RC-70 Epoxy
- Induramastic 85 & Induraguard Epoxy
- E-Bond 100 & MCU 62 Penetrating Sealer

RECOATABILITY:

This product may be recoated with itself, Indurethane 6600, Indurethane 5000, Permastic Polyurethane and Perma-Gloss Fluorourethane any time after 18 hours.

0117

COVERAGE:

Theoretical—1,060 ft² per gallon at 1.0 mil dry.

DRY FILM THICKNESS:

2.0 to 3.0 mils.

WET FILM THICKNESS:

3.0 to 4.5 mils.

APPLICATION DATA**BLEND RATIO:**

One part Q08-1212 Indurethane Activator to eight parts Indurethane 6700 Flat Polyurethane Base by volume. Power agitate until components are thoroughly mixed.

POT LIFE: 5 hours@50F, 2.5 hours@70F, 1 hour@90F

STORAGE TEMPERATURE:

Minimum 20°F, Maximum 110°F.

SHELF LIFE:

18 months at recommended storage temperature.

APPLICATION:

Airless Spray: Use .015-.017 tip, 60 mesh filter, 30:1 pump ratio at 60-100 psi operating air pressure.

Roll—Use short nap, high quality synthetic cover with a solvent resistant core. Additional coats may be required to achieve desired film thickness. **Brush**—Use natural bristle brush. Additional coats may be required to achieve desired film thickness.

THINNING:

If thinning is required for viscosity reduction or cleanup, use K-1017.

SURFACE TEMPERATURE:

Minimum 40°F, Maximum 120°F.

CLIMATE:

Use this product only if the substrate temperature and ambient air temperature is a minimum of 40°F and is expected not to decrease for at least two hours after application. Also, the substrate temperature must be 5°F above the dew point for a period of at least two hours after application to avoid film defects caused by condensation occurring on wet paint.

DRY TIME:

TO HANDLE— 12 hours@50F, 6 hours@70F, 3 hours@90F

TO RECOAT—Overnight.

Note: Lower temperature, higher film build, and/or poor ventilation will retard dry time.

PHYSICAL DATA:

VOLUME SOLIDS: 67% ± 2%

SOLIDS BY WEIGHT: 79% ± 2%

WEIGHT PER GALLON: 11.8 ± 0.2 lbs per gallon

VOLATILE ORGANIC COMPOUNDS:

Mixed unthinned: < 2.7 lbs/gallon; < 324 grams/liter

Mixed thinned 10%: < 2.7 lbs/gallon; < 324 grams/liter

PERFORMANCE DATA:

GRAFFITI CLEAN-UP: Spray Paint—100% removed with ketone solvent.

SAFETY DATA:

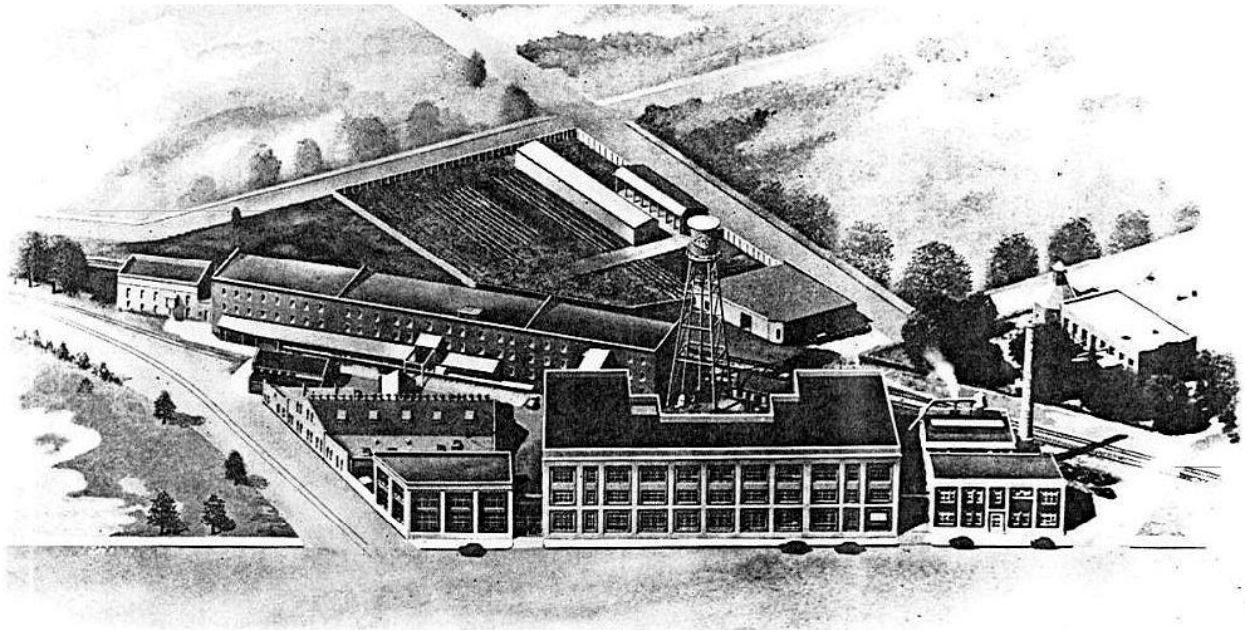
See individual product label for safety and health data. A Material Safety Data Sheet is available upon request.

0117

Figure 23 – Paint Specifications



Figure 24 – Historic Photo, circa 1914 (prior to construction of existing water tower and masonry buildings along Elm)



MUNGER IMPROVED COTTON MACHINE MANUFACTURING COMPANY FACTORY, DALLAS, TEXAS

Figure 25 – Historic Rendering, date unknown



Figure 26 – Historic Photo from National Register Nomination, circa 1982 (facing northwest from DART tracks)



Figure 27 – Historic Photo from National Register Nomination, circa 1982 (facing south from DART tracks)



Figure 28 – Historic Photo from National Register Nomination, circa 1982 (facing west from Elm Street)



Figure 29 – Historic Photo from National Register Nomination, circa 1982 (facing east from within complex)



LANDMARK COMMISSION**MAY 3, 2021**

FILE NUMBER: CA201-339(JKA)
LOCATION: 909 1st Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 7
ZONING: PD No. 288

PLANNER: Jennifer Anderson
DATE FILED: April 1, 2021
DISTRICT: Fair Park
MAPSCO: 46-K
CENSUS TRACT: 0203.00

APPLICANT: City of Dallas Parks and Recreation

REPRESENTATIVE: Stefan Kessler

OWNER: City of Dallas

REQUEST(S): Install marquee above Music Hall entrance.

BACKGROUND / HISTORY: The historic portion of the building was designed by Lang and Witchell and constructed in 1925. The main entrance to the building is located in a non-historic addition that was constructed in 1972.

PROJECT DESCRIPTION: The proposed work consists of the installation of a 25'-0" wide by 7'-1" high electronic marquee sign mounted to the existing aluminum mullions above the doors of the main entrance to the Fair Park Music Hall. The brightness of the LED lights are designed to respond to environmental conditions so that they dim when it is cloudy or dark and brighten in full sunlight conditions. The sign messaging is controlled by specialized software and requires a login and password to change.

RELEVANT PRESERVATION CRITERIA: Section 9.2 states that new signs must be appropriate and comply with Dallas City Code. In addition, the Parks and Recreation approved signage criteria may be consulted to determine appropriateness.

ANALYSIS: The scale and positioning of the proposed sign is sensitively designed, appropriate for the non-historic façade, and complies with Dallas City Code. It is therefore considered that the proposed work would not have an adverse effect on the character and appearance of the district.

STAFF RECOMMENDATION(S): Install marquee above Music Hall entrance – Approve drawings dated 5/3/21 with the finding that the work is consistent with preservation criteria Section 9.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION(S): Install marquee above Music Hall entrance – Approve – Approve with the recommendation that flashing lights or other displays that could negatively impact patrons with light sensitivity issues with their vision [are considered].

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ [_____]
Office Use Only

Name of Applicant: Dallas Park and Recreation
Mailing Address: 1500 Marilla Street, 6FS
City, State and Zip Code: Dallas, TX 75201
Daytime Phone: 214-670-4109 Alternate Phone: _____
Relationship of Applicant to Owner: Same

OFFICE USE ONLY

Main Structure:
____ Contributing
____ Non-contributing

PROPERTY ADDRESS: 909 1st Avenue, Dallas, TX 75210
Historic District: Fair Park

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."**

Installation of an electronic sign at the entrance to the Music Hall at Fair Park. The sign is 25 feet - 0 inches wide by 1 foot - 7 inches tall. It will be mounted to the existing aluminum mullion system above the doors. The sign is manufactured of full color LEDs in the Product: "Daktronics Galaxy Outdoor Electronic Message - Center - GS Series: GS 6 -20x475-15.85-RGB-SF" It will be dimmed at night automatically.
Attachments: Plan, Elevation, Renderings, sample LED module and pictures

Signature of Applicant: [Signature] Date: 3/31/2021

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

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ____ Yes ____ No

Office of Historic Preservation

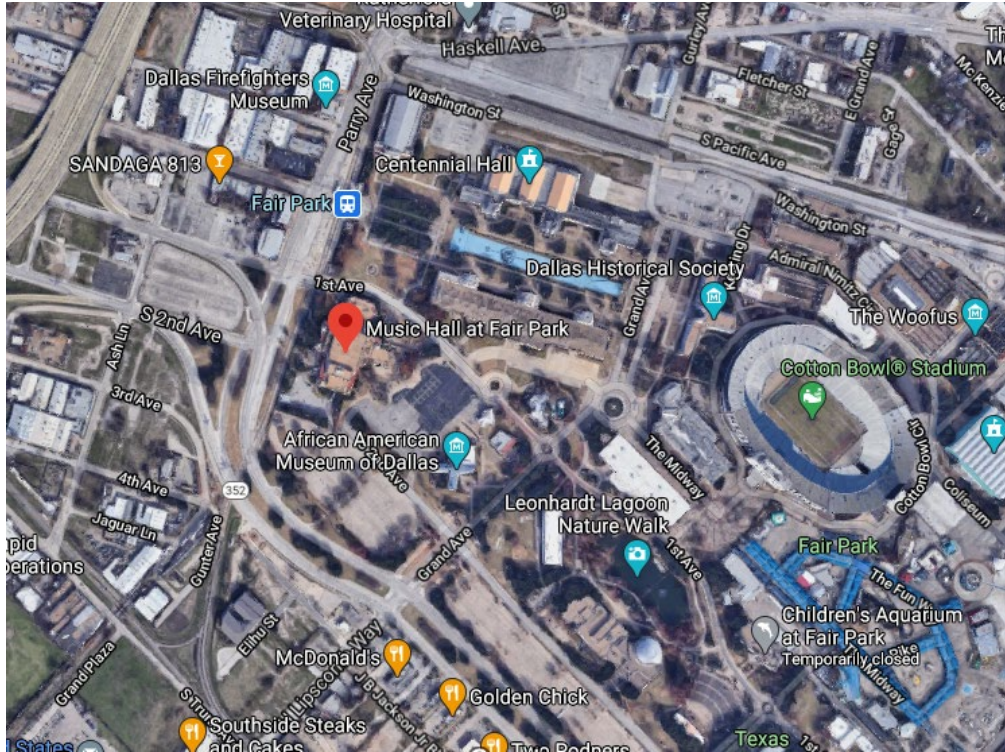
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220



Aerial image



Main structure

[Insert image(s) of surrounding neighborhood here and delete this note]



Main entrance

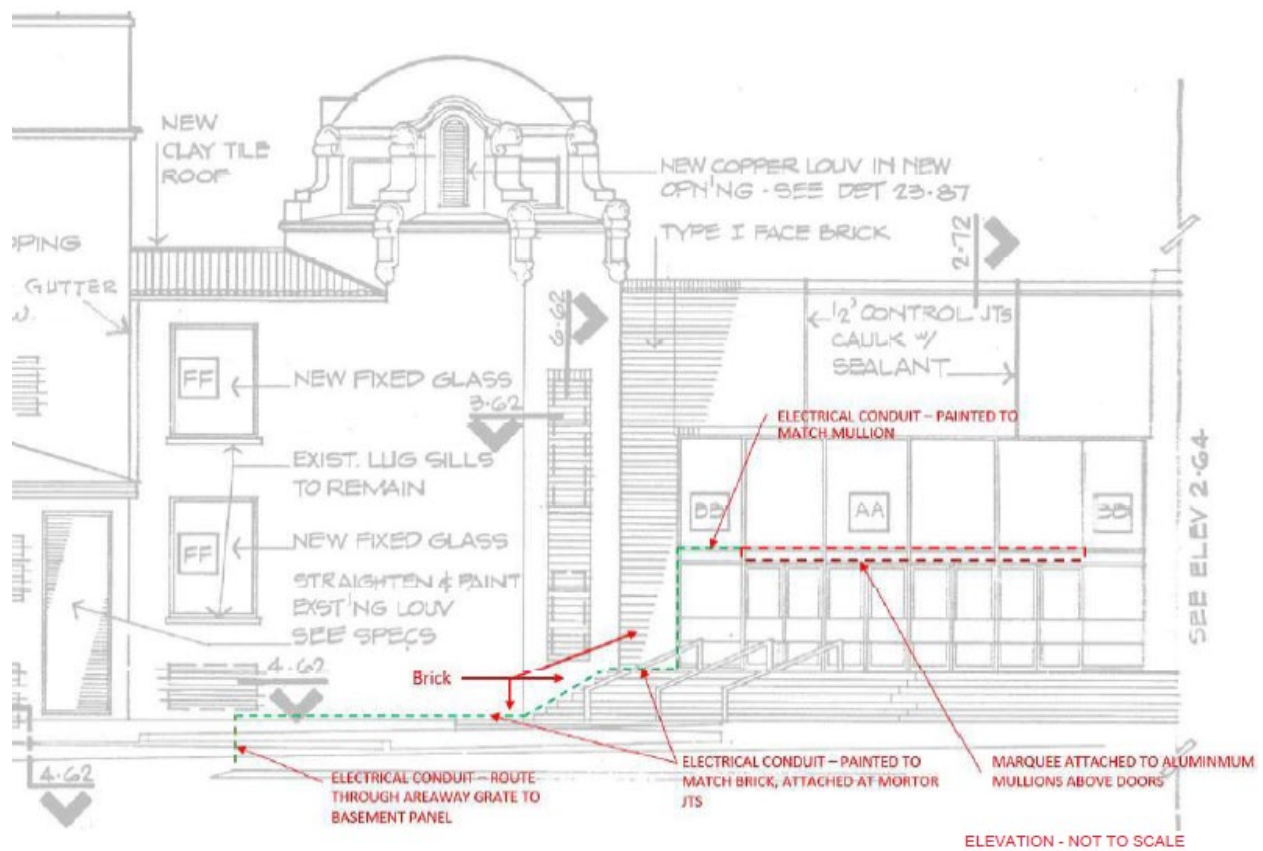


Main entrance

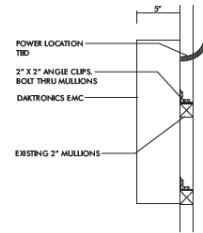
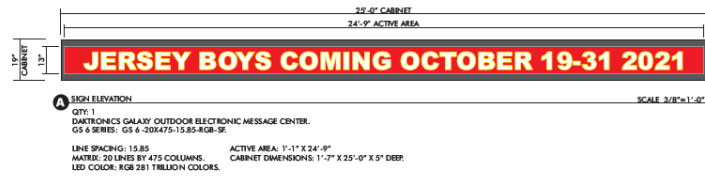


Main entrance






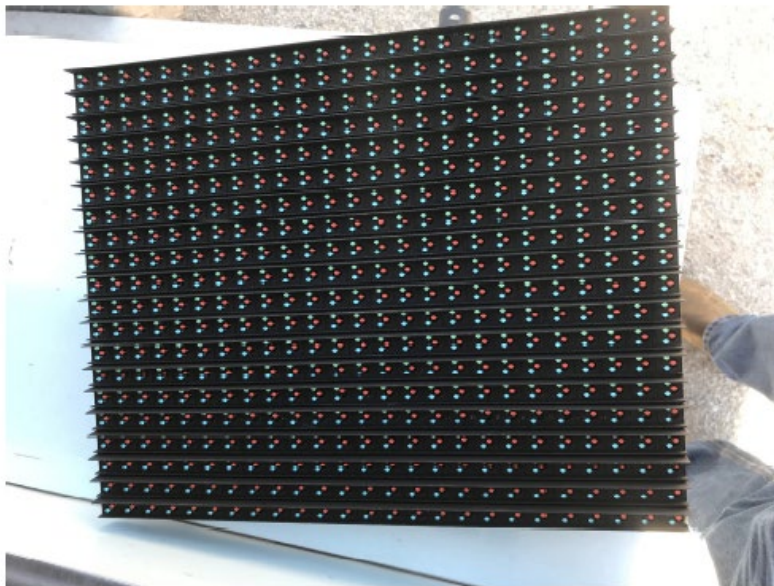
Plans



2" MULLIONS
 1 1/4" FACE



ArtOGRAPX 2811 Ardison Dallas, Texas 75220 214.348.1076 Phone 214.348.2877 Fax www.artograpx.com	APPROVED BY:	PROJECT:	NOTES:	DESIGNER:	REVISIONS:	ELECTRICAL:	 JOB NUMBER: HOURS: FONTS:	FILE NAME:	SIGN TYPE:
	DATE:	DALLASMUSIC HALL DALLAS, TX		DESIGNER: GREG BRADSHAW SALESMAN/PM: JEFF BEATY		VOLTS:		DALLASMUSIC HALL	
		CLIENT: DALLASMUSIC HALL				AMPS:		DATE: 1.28.21	
						CIRCUITS: WET DRY		PAGE	1



ONE OF 16 MODULES IN THE SIGN

Sign specifications

CA201-339(JKA)

C6 1-10



Rendering


From: [Kesler, Stefan](#)
To: [Anderson, Jennifer](#)
Subject: FW: Music Hall Marquee sign update
Date: Thursday, April 8, 2021 1:17:20 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)
[Daktronics-Verizon Cellular Communication.pdf](#)
[Flyer Venus Control Suite On Premise Network Diagram.pdf](#)

Jennifer,




Here is the sign company's response to comments/concerns/conditions made at the Fair Park Task Force meeting yesterday.


If I didn't remember everything said at the meeting correctly, let me know.

Thanks,



Stefan W. Kesler, RA, LEED AP O+M
Senior Architect, Project Manager
City of Dallas | dallasparks.org
Dallas Park and Recreation Department
1500 Marilla, Room 6FS Dallas, Texas
75201
O: 214.670.4109 | F: 214.659.7003
C: 214.226.6332
stefan.kesler@dallascityhall.com





From: [REDACTED] >
Sent: Thursday, April 8, 2021 1:15 PM
To: Kesler, Stefan <stefan.kesler@dallascityhall.com>; 'Chris Cook' <[\[REDACTED\]](#)>; <[\[REDACTED\]](#)>
Subject: RE: Music Hall Marquee sign update

External Email!

Stefan,

So I spoke with Daktronics and here below in red is there response.

The Fair Park Task Force, which is a subcommittee of the Dallas Landmark Commission, met

Clarification regarding proposed sign

yesterday and approved the marquee sign with conditions. The conditions are that no flashing messages can be used. They said that people are more likely to trip on the stairs when the sign suddenly starts flashing.

No issues here, in the fact is we don't have that function in our software anymore so it won't be able to flash a message.

There were also concerns (not conditions) about the brightness during the day. They did not say it had to be a certain level of dimming day and night.

The display has a built in photocell that adjusts the brightness to .3 foot candles above ambient light. So the photocell changes brightness automatically as environment changes or as it gets light or dark. This measurement was determined through the Lewin study of brightness in signage and accepted by the city of Dallas in their code.

They were also concerned (not conditions) that the signal that tells the sign what to say could be hacked. I said it was on a cellular communicator signal like one a fire alarm uses and I have never heard of one of those being hacked. I said you have to have the software on your phone or other device And have login information in order to tell the sign what to say. That seemed to put them at ease. That should not be an issue. Attached are the architecture of our display and software platform as well as the cell modem and service.

Thanks, just let us know if you need anything else.

Jeff Beaty

[REDACTED]

Artografx, Inc.

2611 Andjon Drive

Dallas, TX. 75220

O: 214.349.1075 ext. 202

F: 214.349.0877

image001

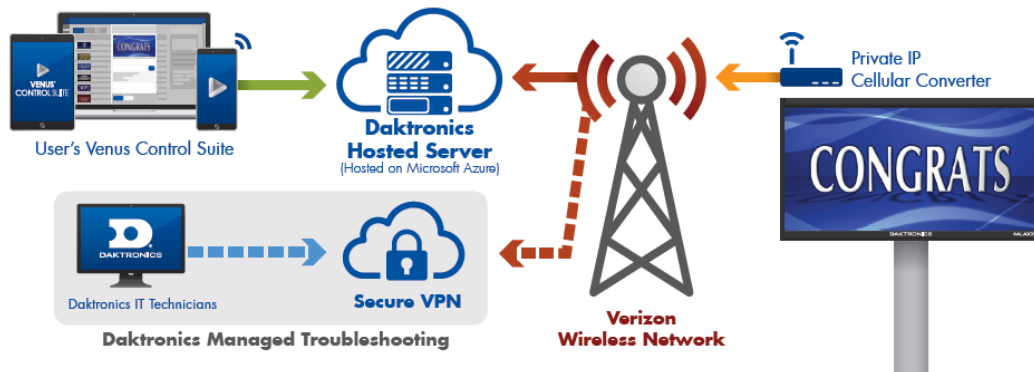


Clarification regarding proposed sign

DAKTRONICS-VERIZON LIFETIME DATA CELLULAR COMMUNICATION

KEEPS PRIVATE NETWORKS SAFE AND SAVES HOURS ONSITE

Daktronics offers you an affordable communication method for your Galaxy® GS6 or GT6 series displays and Venus® Control Suite(VCS) software. Not only does it last the life of the display, this cellular data plan offers highly secure data transmission.



Verizon as a partner

Daktronics partnered with Verizon to provide a solution unmatched by any other LED sign manufacturer—the Daktronics-Verizon Lifetime Data Cellular Communication plan. Daktronics handles setup, and has the ability to provide Verizon network troubleshooting.

Secure data transmission

Galaxy and video displays need an internet connection to reach the cloud-based control software with content and schedule updates. Customers worry about the security of these connections in this time of malware, viruses, spyware and worms.

This cellular plan blocks public internet traffic to reduce security risks. The private IP address keeps your modem and display isolated from the the public internet. Also, anyone who wants to control the display must have access to Venus Control Suite with username and password.

With this cellular communication plan, you will enjoy your LED sign without worrying about network intrusions. And remember, the one-time purchase of the plan eliminates renewal hassles, monthly fees, data limits and costly overage risks.

DAKTRONICS-VERIZON 4G LIFETIME DATA CELLULAR SOLUTION PROVIDES:

FEATURES	BENEFITS
Independent display communication	Enjoy freedom from IT hassles or network security concerns. Simplified communication setup reduces installation effort and costs.
Daktronics data-pooled solution	We handle setup; no data throttling or costly overage risks.
Authorized Verizon data administration	Daktronics technical help desk has visibility to the Verizon network to monitor your modem.
More reliable than radio communication	More uptime and fewer service incidents.
Data for display's lifetime included in purchase	No renewal hassles or monthly fees.
Private network	Unavailable for public access.
4G data speed	Encrypted data, fast content transfers.

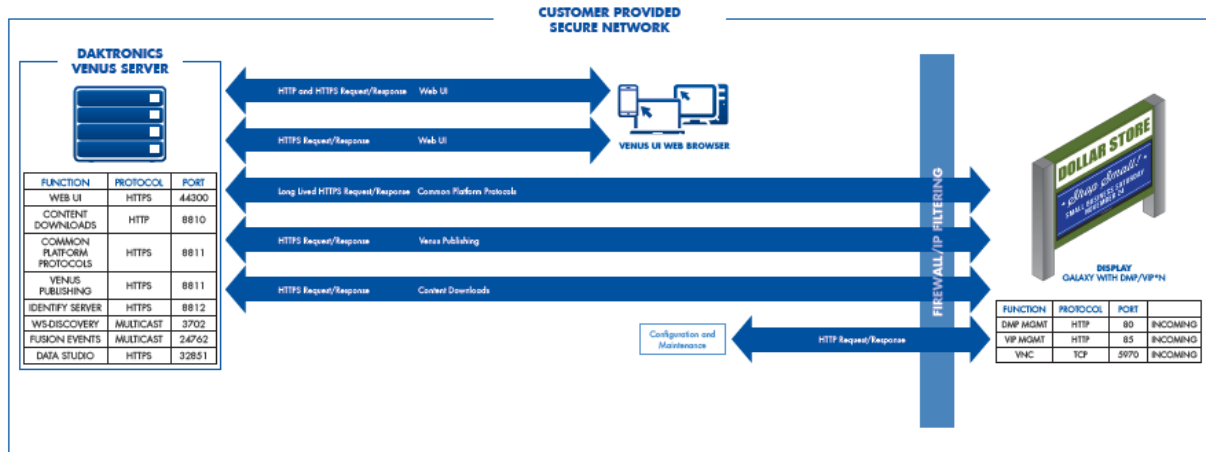
DAKTRONICS.COM SALES@DAKTRONICS.COM

201 Daktronics Drive PO Box 5128 Brookings, South Dakota 57006-5128
1-800-DAKTRONICS 800-325-8766 605-692-0200 fax 605-697-4700
D03507890 22 April 2020



Software specifications for sign controls

ON PREMISE NETWORK DIAGRAM VENUS CONTROL SUITE



DAKTRONICS.COM 800-DAKTRONICS
201 Dalktronics Drive, P.O. Box 1128, Booth, TN 37028-0128
904.325.6768 402.495.0200 fax.904.627.4202 email:sales@daktronics.com
Venus is a registered trademark of DAKTRONICS.
Copyright © 2019 Dalktronics, 004561335 11 November 2019 REV00



Software specifications for sign controls



P.O. Box 12276
Austin, Texas 78711-2276
512-463-6100
thc.texas.gov

NO REVIEW REQUIRED FORM

Please Choose: ☐ RTHL Review
☒ SAL Project

☐ Easement/Covenant Review
☐ Courthouse Law

GENERAL PROJECT INFORMATION

Please complete the following.							
1. Property Name and Location							
NAME OF HISTORIC PROPERTY Music Hall (at Fair Park)							
ADDRESS	909 1st Ave	CITY	Dallas	COUNTY	Dallas	ZIP CODE	75210
DATE RECEIVED		03/22/2021					
DATE RESPONDED		03/23/2021					

2. Applicant (owner)							
OWNER Stefan Kesler, Senior Architect & Project Manager, City of Dallas Park & Recreation Department							
ADDRESS	1500 Marilla, Room 6FS	CITY	Dallas	STATE	Dallas	ZIP CODE	75201
PHONE	214-670-4109	EMAIL	stefan.kesler@dallascityhall.com				

3. Proposed Project	NAME OR BRIEF DESCRIPTION OF PROJECT WORK
Installation of a digital marquee sign in the Fair Park Music Hall's non-historic addition entry transom. The project will not require a SAL Antiquities permit as no historic materials will be altered for the installation, nor does the sign detract from the historic character of the building due to the chosen location on the non-historic addition.	

4. Involvement in Other Programs		PLEASE NOTE THAT ALL OTHER PROGRAMS REQUIRE SEPARATE SUBMISSIONS
ARE FEDERAL FUNDING, PROPERTY, OR PERMITS INVOLVED IN THE PROJECT?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IF YES, WHAT FEDERAL AGENCY?		
ARE YOU PLANNING TO APPLY FOR STATE AND/OR FEDERAL TAX CREDITS?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IF YES, HAVE YOU ALREADY SUBMITTED YOUR APPLICATION?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

GREG ABBOTT, GOVERNOR | JOHN L. NAU, III, CHAIR | MARK WOLFE, EXECUTIVE DIRECTOR

Letter from Texas Historic Commission

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 9.2:

- 9.2 All signs must be appropriate and comply with the provisions of the Dallas City Code, as amended. The Park and Recreation Department's approved signage criteria, while advisory, should be consulted to help determine appropriateness.

TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 04/07/21
TIME: 11:00 am
MEETING PLACE: Virtual Meeting

Applicant Name: Stefan Kessler
Address: 909 1st Street, Fair Park Music Hall
CA Request: 04/01/21

RECOMMENDATION:

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

Recommendation / comments/ basis:

PROHIBIT FLASHING LIGHT OR OTHER DISPLAYS THAT COULD NEGATIVELY IMPACT
PATRONS WITH LIGHT SENSITIVITY ISSUES WITH THEIR VISION

Task force members present

<input checked="" type="checkbox"/> Ann Piper	<input checked="" type="checkbox"/> David Chase	<input checked="" type="checkbox"/> Jennifer Picquet-Reyes	<input checked="" type="checkbox"/> Nancy McCoy
<input checked="" type="checkbox"/> Bob Hilbun	<input checked="" type="checkbox"/> Dee Ann Hirsch	<input checked="" type="checkbox"/> Julia Rapport	
<input checked="" type="checkbox"/> Brian Luallen	<input checked="" type="checkbox"/> Gary Skotnicki	<input type="checkbox"/> Matt Wood	

Ex Officio staff members Present ☒ Jennifer Anderson

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

Maker: BOB HILBUN

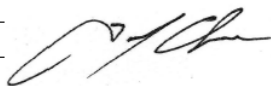
2nd: ANN PIPER

Task Force members in favor: ALL

Task Force members opposed: NONE

Basis for opposition:

CHAIR, Task Force



DATE 4/07/21

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, with a staff briefing at a time to be determined at a later date.

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**MAY 3, 2021**

FILE NUMBER: CA201-343(JKA)
LOCATION: 3939 Grand Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 7
ZONING: PD No. 288

PLANNER: Jennifer Anderson
DATE FILED: April 1, 2021
DISTRICT: Fair Park
MAPSCO: 46-K
CENSUS TRACT: 0203.00

APPLICANT: City of Dallas Parks and Recreation

REPRESENTATIVE: Stefan Kesler

OWNER: City of Dallas

REQUEST(S): Install ADA directional signage in front of the Hall of State.

BACKGROUND / HISTORY: The accessible ramps were approved by Landmark Commission in October 2019 and the replacement of damaged limestone panels was approved via Routine Maintenance at the same time. Renovations were completed in 2020. The limestone panels that are proposed for the location of the two smaller wall-mounted signs are new and were added during recent renovations, so no historic material will be damaged.

PROJECT DESCRIPTION: A total of three ADA directional signs are proposed to guide visitors to the access ramps. A free-standing 34"x16" concrete sign is proposed for the north side entrance to the ramp that leads past the retaining wall. It is proposed to be sunk into the existing garden bed. A smaller wall-mounted sign is proposed on the west side of the same ramp on the retaining wall so that it will be visible from both directions. A third wall-mounted sign is proposed for the front façade of the building at the beginning of the ramp that leads to the portico. The applicant is proposing to anchor the signs into the mortar on the new panels. Several Task Force members expressed a preference for anchoring them directly into the non-historic limestone since that would make them more secure and less susceptible to loosening or theft.

RELEVANT PRESERVATION CRITERIA: Section 9.2 states that new signs must be appropriate, must comply with Dallas City Code, and that the Parks and Recreation approved signage criteria may be consulted to determine appropriateness.

ANALYSIS: Staff is supportive of anchoring the wall-mounted signs via the mortar or the limestone, and either option would result in a less than minor effect on the character and appearance of the district. The fonts for all of the proposed signage would match signage found elsewhere in the park. The signs are visible by necessity while also being sensitive to the surrounding architecture and are appropriate for the Hall of State.

STAFF RECOMMENDATION(S): Install ADA directional signage in front of the Hall of State – Approve drawings dated 5/3/21 with the finding that the work is consistent with preservation criteria Section 9.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION(S): Install ADA directional signage in front of the Hall of State – Approve with Conditions – Subject to mounting details outlined in Fair Park standards. *(Staff note: The only reference to mounting details in the Fair Park ordinance aside from Section 9.2 is for reversible banners, which does not apply to this case).*

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ ()
Office Use Only

Name of Applicant: Dallas Park and Recreation
Mailing Address: 1500 Marilla Street, 6FS
City, State and Zip Code: Dallas, TX 75201
Daytime Phone: 214-670-4109 Alternate Phone: _____
Relationship of Applicant to Owner: Same

OFFICE USE ONLY

Main Structure:

____ Contributing

____ Non-contributing

PROPERTY ADDRESS: 3939 Grand Avenue, Dallas, TX 75210

Historic District: Fair Park

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."**

Installation of an ADA directional signage at the Hall of State. One sign is made of cut limestone stone that is 34" tall by 16" wide by 5" deep. It will recessed into the ground on a concrete foundation. There will be stainless steel letters mounted on studs and anchored into the face on one side of the stone. There will two other signs made of stainless steel mounted to existing stone. The lettering font will match existing style called "OPTIJake". Attachments include: photos of locations, drawings and the THC no-review memo.

Signature of Applicant: [Signature] Date: 1/2021

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

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ____ Yes ____ No

Office of Historic Preservation

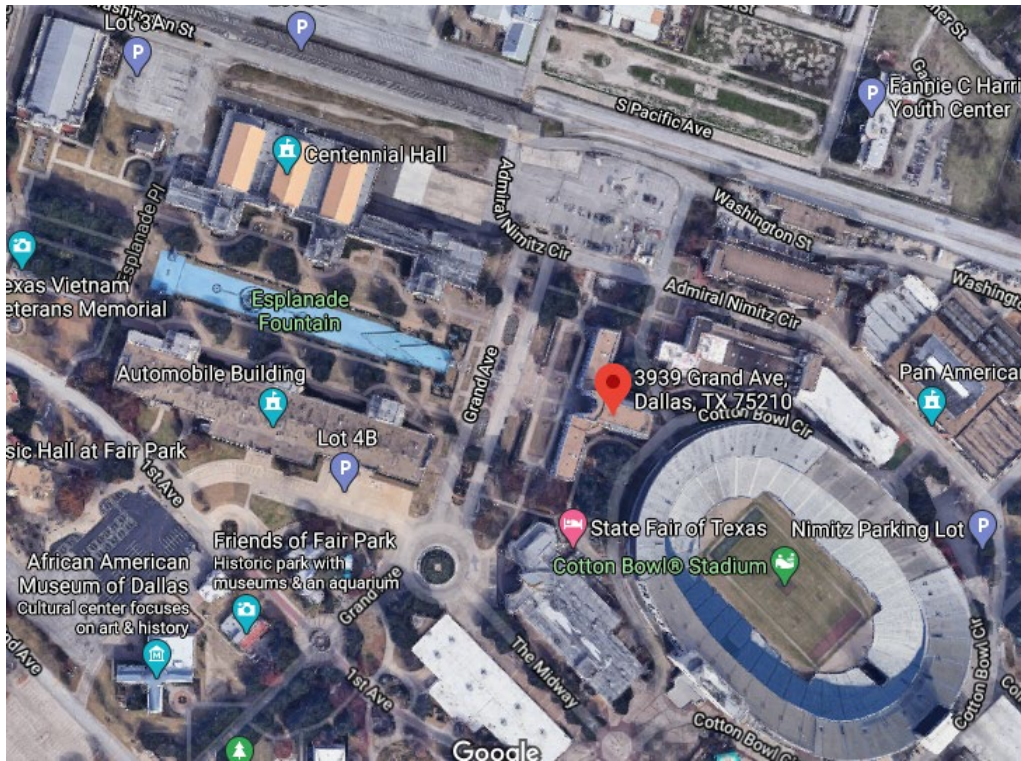
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

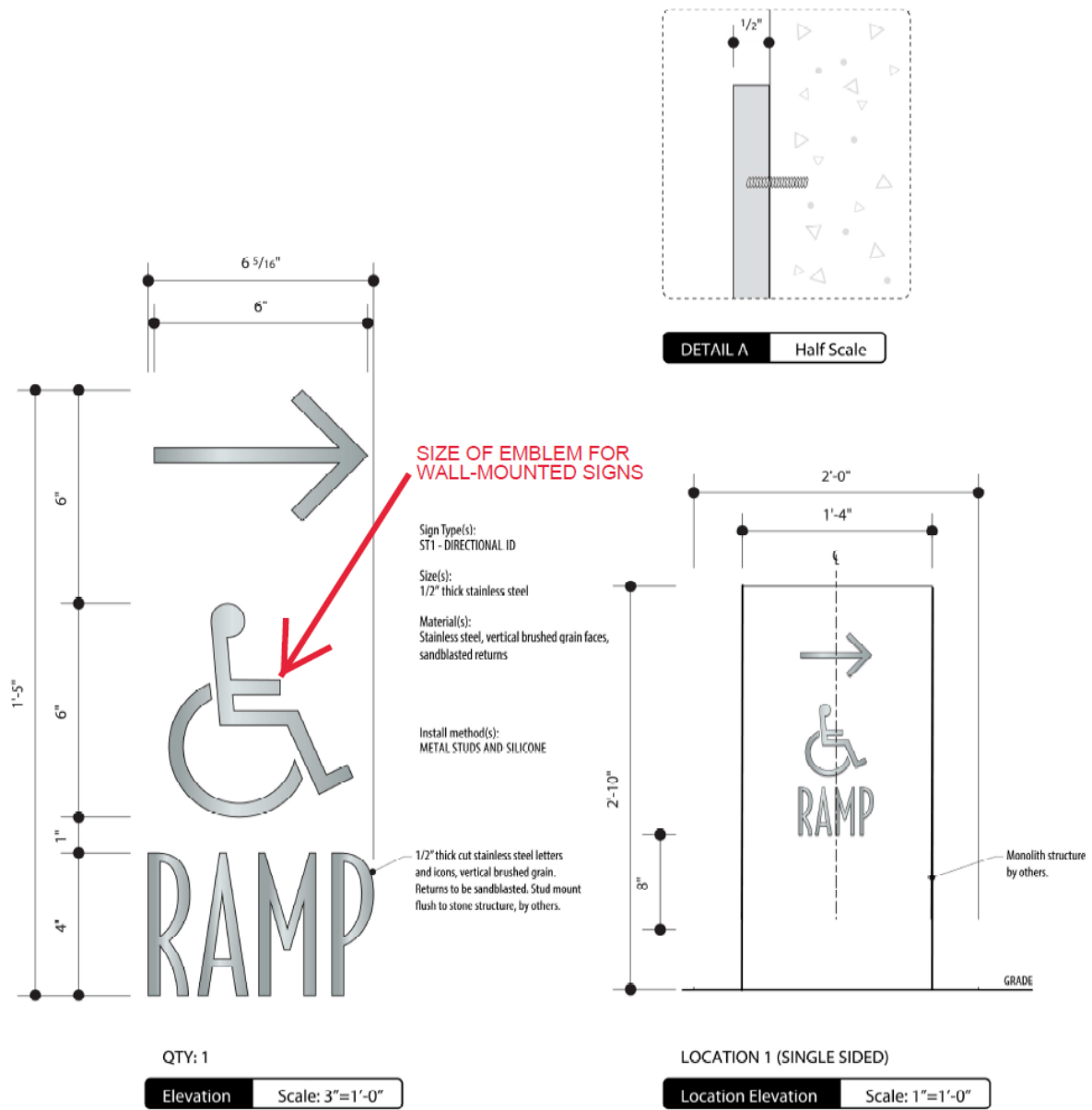
Rev. 010220



Aerial image



Main structure



Sign specifications



Location of proposed ground-mounted sign.

View from accessible parking spaces toward lower ramp entrance.

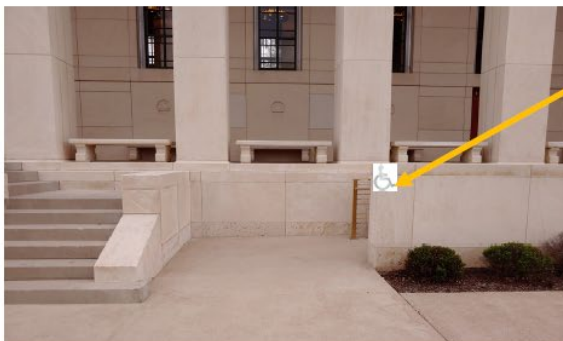
Rendering



Location of entrance to Upper Ramp.

Location of second proposed wall-mounted emblem, anchored in grout joint between two new stone panels

Entrance to upper ramp, when viewed from top of lower ramp, as ramp users emerge into the North Courtyard.



Detail of Upper Ramp entrance.

Proposed second emblem.

HALL OF STATE

Accessibility Signage

4/1/2021

Rendering

NO REVIEW REQUIRED FORM

Please Choose: ☐ RTHL Review
☒ SAL Project

☐ Easement/Covenant Review
☐ Courthouse Law

GENERAL PROJECT INFORMATION

Please complete the following.				
1. Property Name and Location				
NAME OF HISTORIC PROPERTY The Hall of State (at Fair Park)				
ADDRESS	3939 Grand Ave	CITY	Dallas	ZIP CODE 75210
DATE RECEIVED	04/01/2021			
DATE RESPONDED	04/05/2021			

2. Applicant (owner)				
OWNER Stefan Kesler, Senior Architect & Project Manager, City of Dallas Park & Recreation Department				
ADDRESS	1500 Marilla, Room 6FS	CITY	Dallas	STATE Dallas ZIP CODE 75201
PHONE	214-670-4109	EMAIL	stefan.kesler@dallascityhall.com	

3. Proposed Project	NAME OR BRIEF DESCRIPTION OF PROJECT WORK
<p>The project scope is limited to the installation of ADA signage on the Hall of State historic site at Fair Park, which includes one ADA directional, ground-mounted sign composed of stainless steel lettering and ADA emblem anchored into cut limestone with recessed concrete foundations as well as two additional stainless steel ADA emblem signs mounted on the existing limestone walls of the plaza near the recently constructed ADA wheelchair ramps on the northwest side of the property. The Texas Historic Commission review staff determined the project will not require a SAL Antiquities Permit with the condition that the stainless steel ADA emblem sign proposed for the historic limestone wall, at the northwest end of the plaza, shall be installed using a narrow diameter fastener grouted into the nearby mortar joint slightly to right of the location depicted in plans submitted to the City of Dallas Office of Historic Preservation for the project's local Certificate of Appropriation application.</p>	

4. Involvement in Other Programs	PLEASE NOTE THAT ALL OTHER PROGRAMS REQUIRE SEPARATE SUBMISSIONS
ARE FEDERAL FUNDING, PROPERTY, OR PERMITS INVOLVED IN THE PROJECT?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IF YES, WHAT FEDERAL AGENCY?	
ARE YOU PLANNING TO APPLY FOR STATE AND/OR FEDERAL TAX CREDITS?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IF YES, HAVE YOU ALREADY SUBMITTED YOUR APPLICATION?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

GREG ABBOTT, GOVERNOR | JOHN L. NAU, III, CHAIR | MARK WOLFE, EXECUTIVE DIRECTOR

Letter from Texas Historic Commission

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 9.2:

- 9.2 All signs must be appropriate and comply with the provisions of the Dallas City Code, as amended. The Park and Recreation Department's approved signage criteria, while advisory, should be consulted to help determine appropriateness.

TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 04/07/21
TIME: 11:00 am
MEETING PLACE: Virtual Meeting

Applicant Name: Stefan Kessler
Address: 3939 Grand Ave, Hall of State
CA Request: 04/01/21

RECOMMENDATION:

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

Recommendation / comments/ basis:

SUBJECT TO MOUNTING DETAILS OUTLINED IN FAIR PARK STANDARDS

Task force members present

<input checked="" type="checkbox"/> Ann Piper	<input checked="" type="checkbox"/> David Chase	<input checked="" type="checkbox"/> Jennifer Picquet-Reyes	<input checked="" type="checkbox"/> Nancy McCoy
<input checked="" type="checkbox"/> Bob Hilbun	<input checked="" type="checkbox"/> Dee Ann Hirsch	<input checked="" type="checkbox"/> Julia Rapport	
<input checked="" type="checkbox"/> Brian Luallen	<input checked="" type="checkbox"/> Gary Skotnicki	<input type="checkbox"/> Matt Wood	

Ex Officio staff members Present ☒ Jennifer Anderson

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

Maker: DEE AN HIRSCH

2nd: ANN PIPER

Task Force members in favor: ALL

Task Force members opposed: NONE

Basis for opposition:

CHAIR, Task Force

DATE 4/07/21

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, with a staff briefing at a time to be determined at a later date.

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**MAY 3, 2021**

FILE NUMBER: CA201-226(MLP)
LOCATION: 4939 Tremont
STRUCTURE: Main/Accessory & 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: Chloe Guernsey

OWNER: MCMANAWAY NORMA

REQUEST:

- 1) Construct porch in rear of main structure.
- 2) Construct two-story rear accessory structure.
- 3) Install landscaping in rear yard.
- 4) Construct 8'-0" wood fence in cornerside yard.

BACKGROUND / HISTORY:

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

PROJECT DESCRIPTION:

The proposed work consists of construction of a new rear accessory structure and new rear porch on the main structure, as well as landscaping and fencing.

ANALYSIS:

The proposed rear porch meets ordinance requirements and is compatible with the style of architecture of the main structure. Design elements from the front porch, including columns, will be replicated to match.

The new accessory structure meets ordinance criteria and is compatible with the architecture of the main structure and with the district. Siding, windows, roofing, and paint colors will all match the main structure.

The landscaping is appropriate for the district. None of the species requested are unusual and will not obstruct any views of the property. All modifications are proposed for the rear yard.

The fence requested meets all ordinance criteria except for location. The applicants are requesting to have the fence return at the 50% line of the house, however, the ordinance stipulates that the fence may not be directly in front of a cornerside façade, which this is. Currently, the parkway on this street side façade is covered in bamboo, and views of the structure are highly obstructed. The fence location will tie it into the rear-most projection on the main structure, and will not have an adverse effect on the structure or the district.

STAFF RECOMMENDATION:

- 1) Construct new porch in rear of main structure. Approve drawings and specifications dated 5/3/2021 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-97.111(c)(1)(B) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Construct new two-story rear accessory structure. - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Sections 51P-97.111(c)(1)(A)(i), 51P-97.111(c)(1)(A)(ii), 51P-97.111(c)(1)(A)(iii), 51P-97.111(c)(1)(A)(iv) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new landscaping in rear yard. - Approve site plan and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Construct new 8'-0" wood fence in cornerside yard. – Approve specifications dated 5/3/2021 with the finding that although the proposed work does not comply with Section 51P-97.111(c)(2)(B)(iii)(cc) that states “A fence in a cornerside yard may not be directly in front of the cornerside façade.” it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is appropriate and compatible with the structure and district.

TASK FORCE RECOMMENDATION:

- 1) Construct new porch in rear of main structure.- Approve
- 2) Construct new two-story rear accessory structure. – Approve with conditions - Task force recommends approval with the condition that the structure not exceed the ordinance maximum of 1200 sf. and maintain no less than the setback of the original structure.
- 3) Install new landscaping in rear yard.- Approve
- 4) Construct new 8'-0" wood fence in cornerside yard.- Approve

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 201 - 226 [MLP]
Office Use Only

Name of Applicant: Chloe Guernsey
Mailing Address : 4939 Tremont Street
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 610-613-0172 Alternate Phone: 214-224-0810
Relationship of Applicant to Owner Applicant is owner

OFFICE USE ONLY

Main Structure:

☒ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 4939 Tremont Street Dallas, TX 75214
Historic District: Munger Place 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."**

Modifications to back door stoop including extension of roof line, change of siding from composite tile to wood, addition of columns, and replacement of wood stair with concrete stair.

New two-story garage, fence, and gate.

New landscaping and pervious paving for side yard and driveway.

Signature of Applicant: Chloe Guernsey Date: 2.4.2021

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

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ☐ Yes ☐ No

Office of Historic Preservation

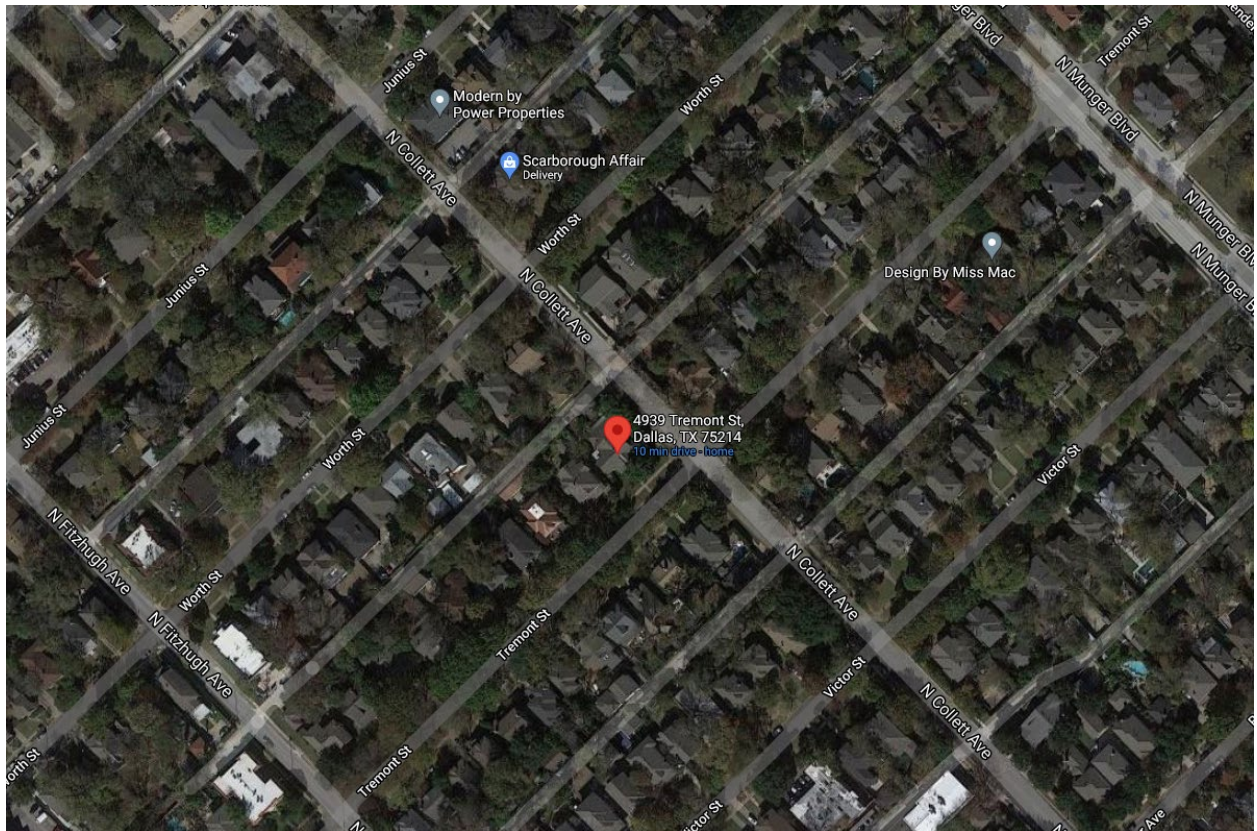
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220



Aerial image



Main Structure



Property adjacent to the left



View across Tremont



View across N Collett



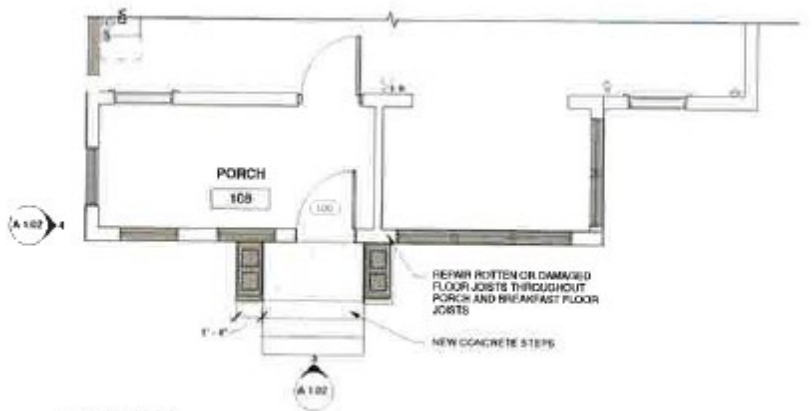
⑥ EXISTING HOUSE BACK
1/4" = 1'-0"



⑦ EXISTING HOUSE SIDE
1/4" = 1'-0"

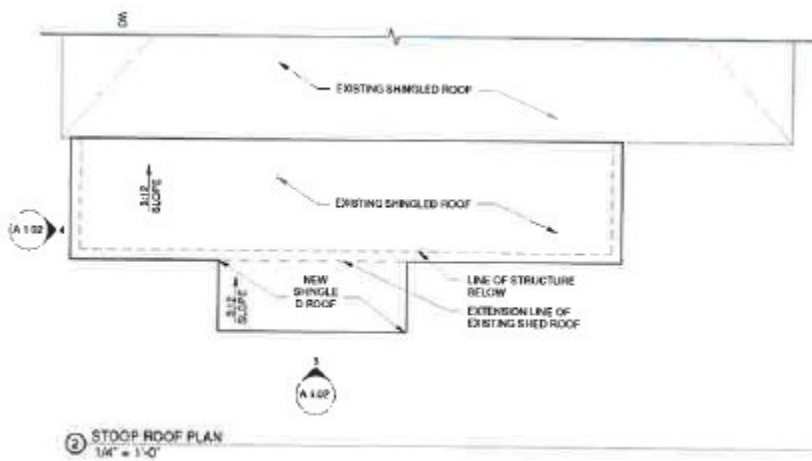
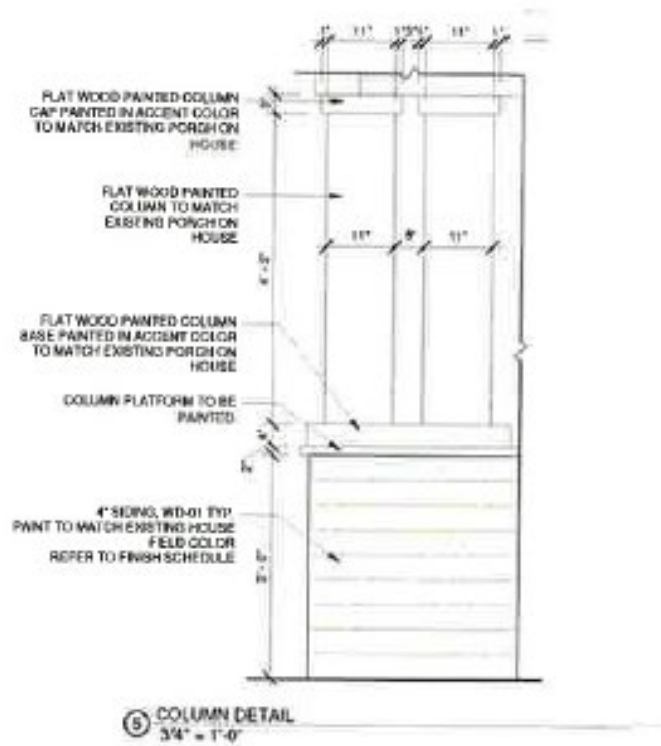


⑧ STOOP SIDE ELEVATION
1/4" = 1'-0"

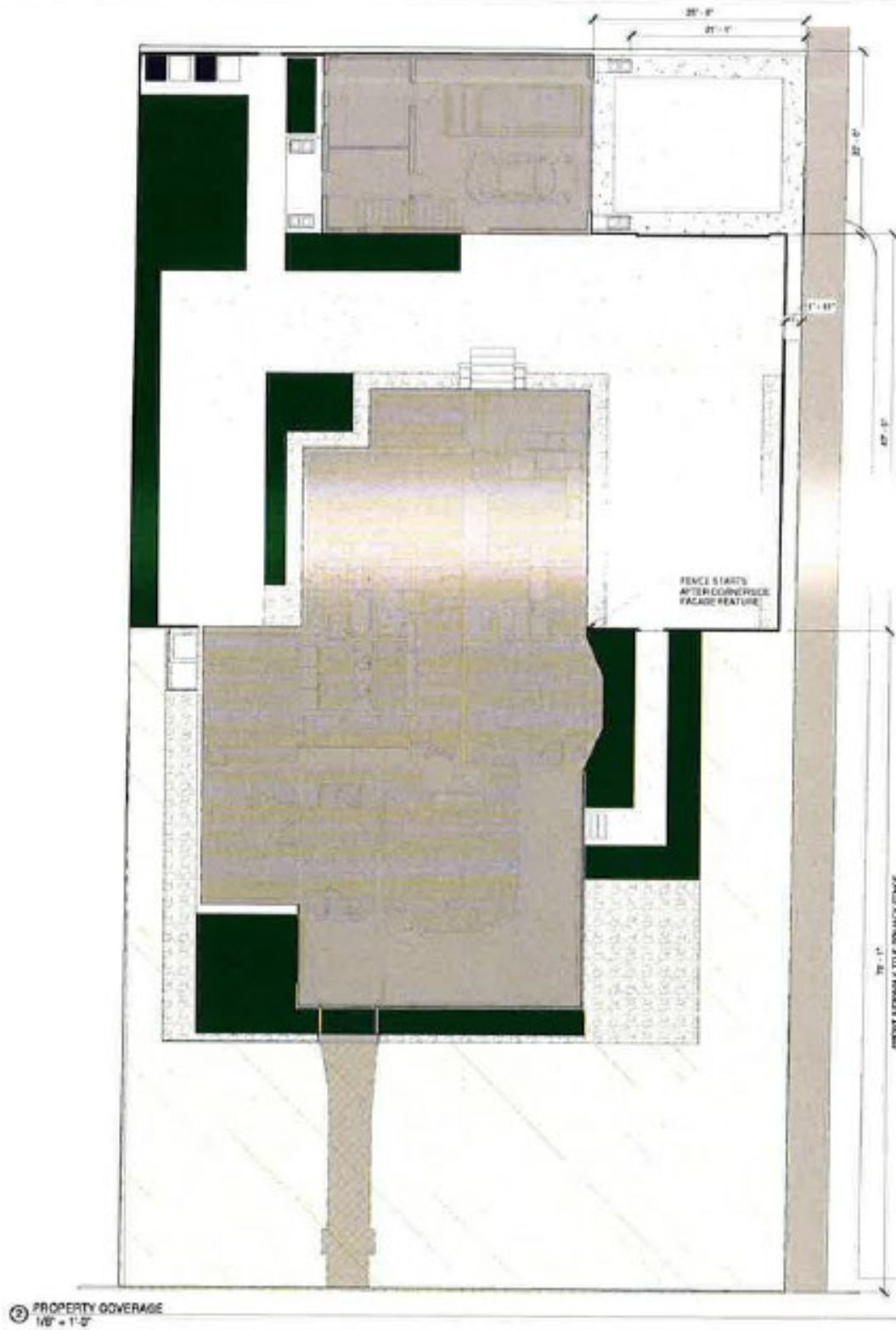


⑨ STOOP PLAN
1/4" = 1'-0"

Rear porch addition



Rear porch addition

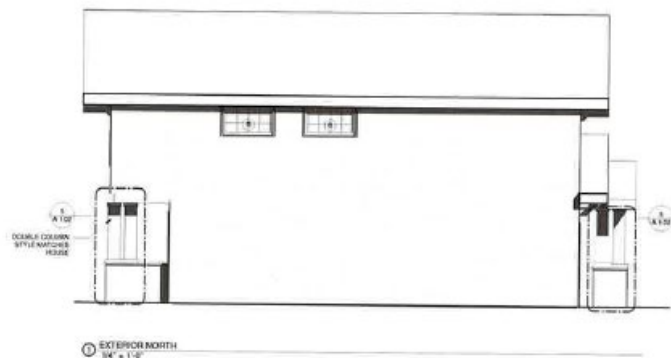
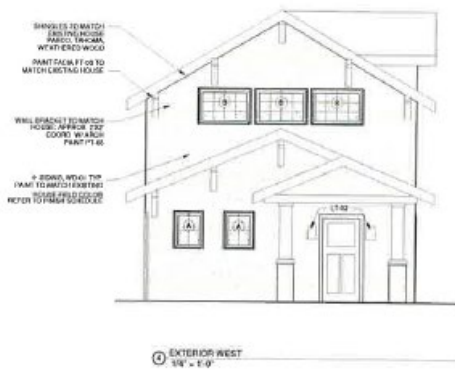


Site plan

New rear accessory structure

CA201-226(MLP)

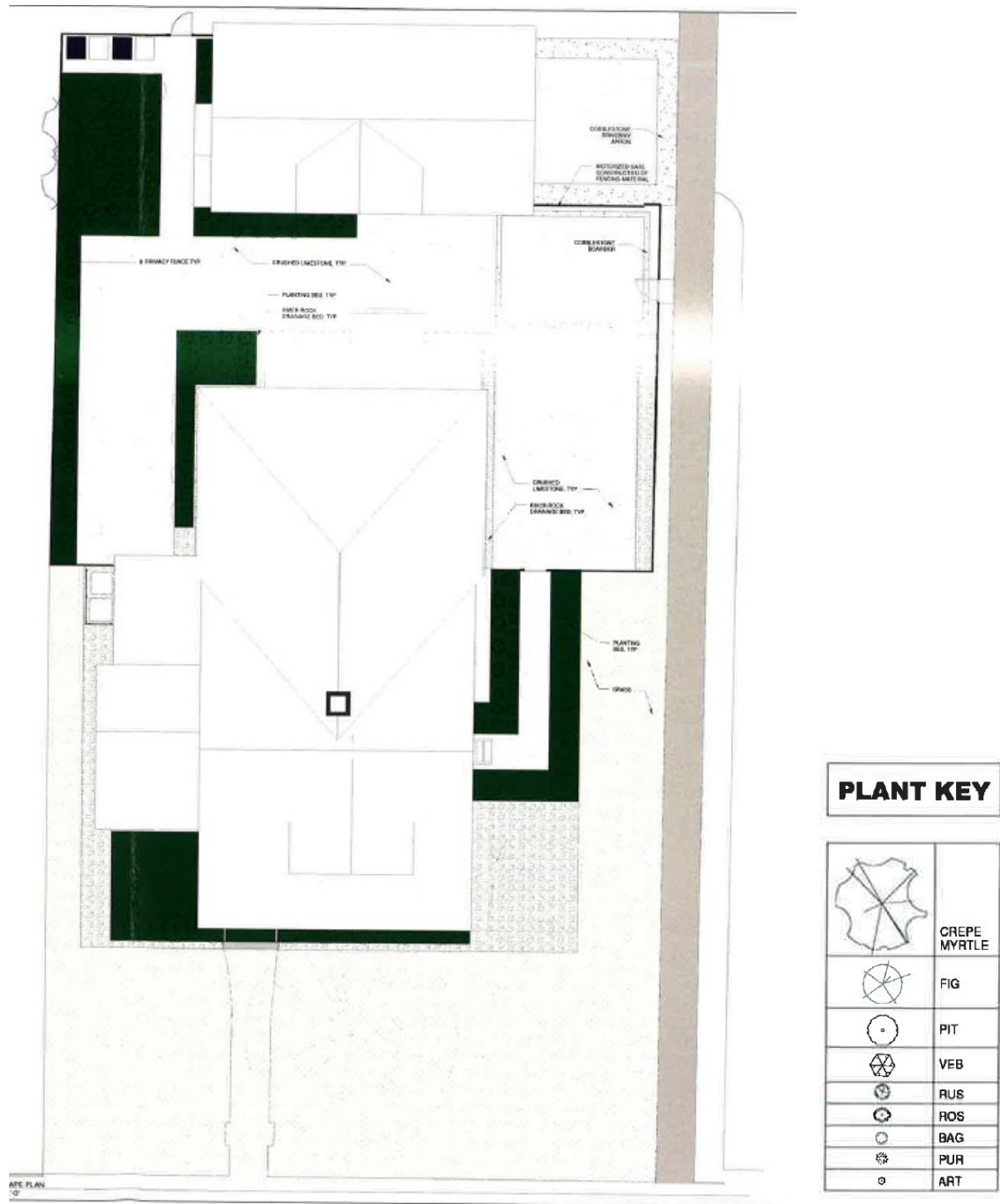
C8-9



Proposed elevations



Rendering provided by applicant



Landscaping and fencing

	MARK: DESCRIPTION / LOCATION: COLORADO RIVER ROCK MANUFACTURER: OUTDOOR WAREHOUSE SUPPLY PLANO, TX MODEL: 2" - 4" COLORADO RIVER ROCK FINISH: INSTALLATION TYPE: CONTACT: NOTES:	
	MARK: DESCRIPTION / LOCATION: CRUSHED LIMESTONE MANUFACTURER: OUTDOOR WAREHOUSE SUPPLY PLANO, TX MODEL: 1" CRUSHED LIMESTONE FINISH: INSTALLATION TYPE: CONTACT: NOTES:	
	MARK: DESCRIPTION / LOCATION: COBBLE STONE MANUFACTURER: OUTDOOR WAREHOUSE SUPPLY PLANO, TX MODEL: BLUESTONE COBBLESTONE FINISH: INSTALLATION TYPE: CONTACT: NOTES:	



MATCH EXTERIOR GARAGE
DOOR PROPORTIONS

MATCH EXTERIOR HARDWARE

WOOD FINISH TO MATCH WD-02

③ 6'-8" FENCE GATE DESIGN INTENT
1/4" = 1'-0"



proposed fence style

Specifications

CA201-226(MLP)

C8-12

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

(1) Building placement, form, and treatment.

(A) Accessory buildings. Accessory buildings:

- (i) are only permitted in the rear yard.
- (ii) must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.
- (iii) must be at least 8 feet from the main building.
- (iv) may not exceed 1200 square feet, unless documentation shows that an original building exceeding this size was previously on the building site.

(B) Additions. All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of that building

(2) Landscaping

(B) Fences

(iii) Location

- (cc) A fence in the cornerside yard may not be directly in front of the cornerside 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: Chloe Guernsey
Address: 4939 Tremont
Date of CA/CD/CR Request: 02/04/2021

RECOMMENDATION:

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

Recommendation / comments/ basis:

The Task Force recommends approval with the condition that the structure not exceed the ordinance
maximum of 1,200 sf. and maintain no less than the setback of the original structure.

Task force members present

<input type="checkbox"/> (Chair)	<input type="checkbox"/> Kari Houston Osborn (Munger Alt.)
<input checked="" type="checkbox"/> Mark Guest (Prof)	<input checked="" type="checkbox"/> Kelly Gordon
<input type="checkbox"/> Wesley Powell	<input checked="" type="checkbox"/> Greg Johnston
<input type="checkbox"/> VACANT (MP alt)	<input checked="" type="checkbox"/> Richard Catron
	<input checked="" type="checkbox"/> Emily Stevenson

Ex Officio staff members present : Melissa Parent ☒

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

Maker: Greg Johnston

2nd: Kelly Gordon

Task Force members in favor: 3

Task Force members opposed: 1

Basis for opposition: Accessory structure though replacing an existing structure, new structure needs to adhere to setback set forth in the ordinance.

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**MAY 3, 2021**

FILE NUMBER: CD201-011(MLP)
LOCATION: 4939 Tremont
STRUCTURE: Accessory & Non- 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: Chloe Guernsey

OWNER: MCMANAWAY NORMA

REQUEST:

Demolish rear accessory structure under standard "Imminent threat to public health/safety."

BACKGROUND / HISTORY:

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

PROJECT DESCRIPTION:

The proposed work consists of the demolition of a rear accessory structure.

ANALYSIS:

Evidence provided by the applicant and through staff's research shows that the existing accessory structure has undergone a number of modifications throughout the years that have left it with little historic integrity. Modifications include the addition of a 2nd story, at least two horizontal additions including an exterior stairway, as well as use of non-historic materials on the facades. There are some structural issues including water damage, rotted roofing, foundation fractures, and termite damage. *please refer to attached structural engineer's and integrity reports*

STAFF RECOMMENDATION:

Demolish rear accessory structure under standard "Imminent threat to public health/safety." - Approve proposed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Demolish rear accessory structure under standard "Imminent threat to public health/safety." - Approve - The task force recommends approval of the demolition of the accessory structure. The members appreciate the effort taken by the applicant to explore measures to save the structure, but acknowledge that the proposed structure is more in keeping with the character of the main structure and would be a better addition to the quality of the neighborhood.

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

CD 201 - 011 [MLP]
Office Use Only

1. Name of Applicant: Chloe Guernsey

MAILING Address: 4939 Tremont Street City Dallas State TX Zip 75214

Daytime Phone: 610-613-0172 Alternate Phone: 214-224-0810

Relationship of Applicant to Owner: Applicant is owner

ADDRESS OF PROPERTY TO BE DEMOLISHED: 4939 Tremont Street Dallas, TX Zip 75214

Historic District: Munger Place Historic District

Proposed Work:

2. Indicate which demolition standard you are applying (choose ONE option):

☐ Replace with more appropriate/compatible structure

☐ No economically viable use

☒ Imminent threat to public health / safety

☐ Demolition noncontributing structure because newer than period of significance

☐ Intent to apply for certificate of demolition pursuant to 51-A-4.501(i) of the Dallas City Code,

Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying:
(please see attached checklist)

Structural Engineers site visit and findings attached. A 1952 Sanborn map showing the original 1 story garage and separate 2 story quarters and a property survey done in 2016 with current 2 story garage location

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates).

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: Chloe Guernsey Date: 2.4.2021

5. Signature of Owner: above

Date: _____

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

Office of Historic Preservation

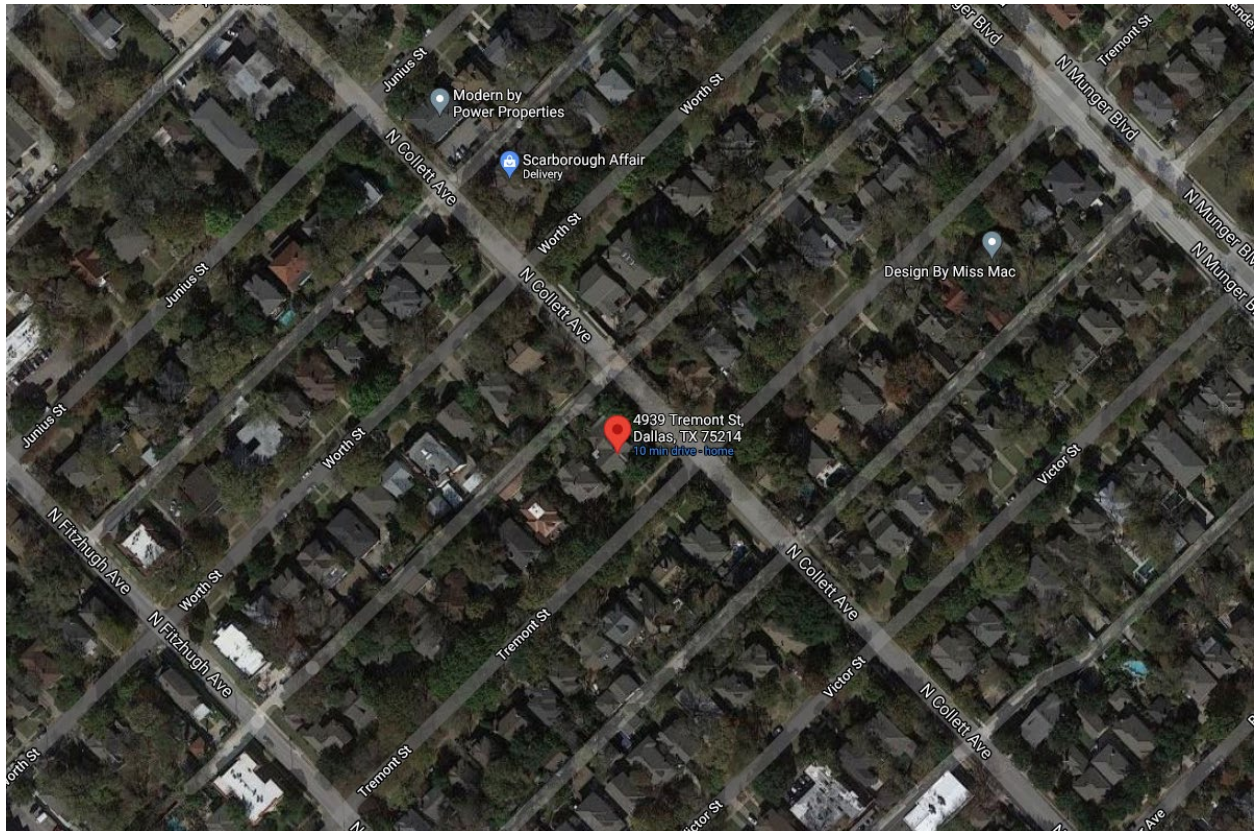
Date

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

Certificate for Demolition & Removal

City of Dallas Historic Preservation

Rev. 010220



Aerial image



Main Structure



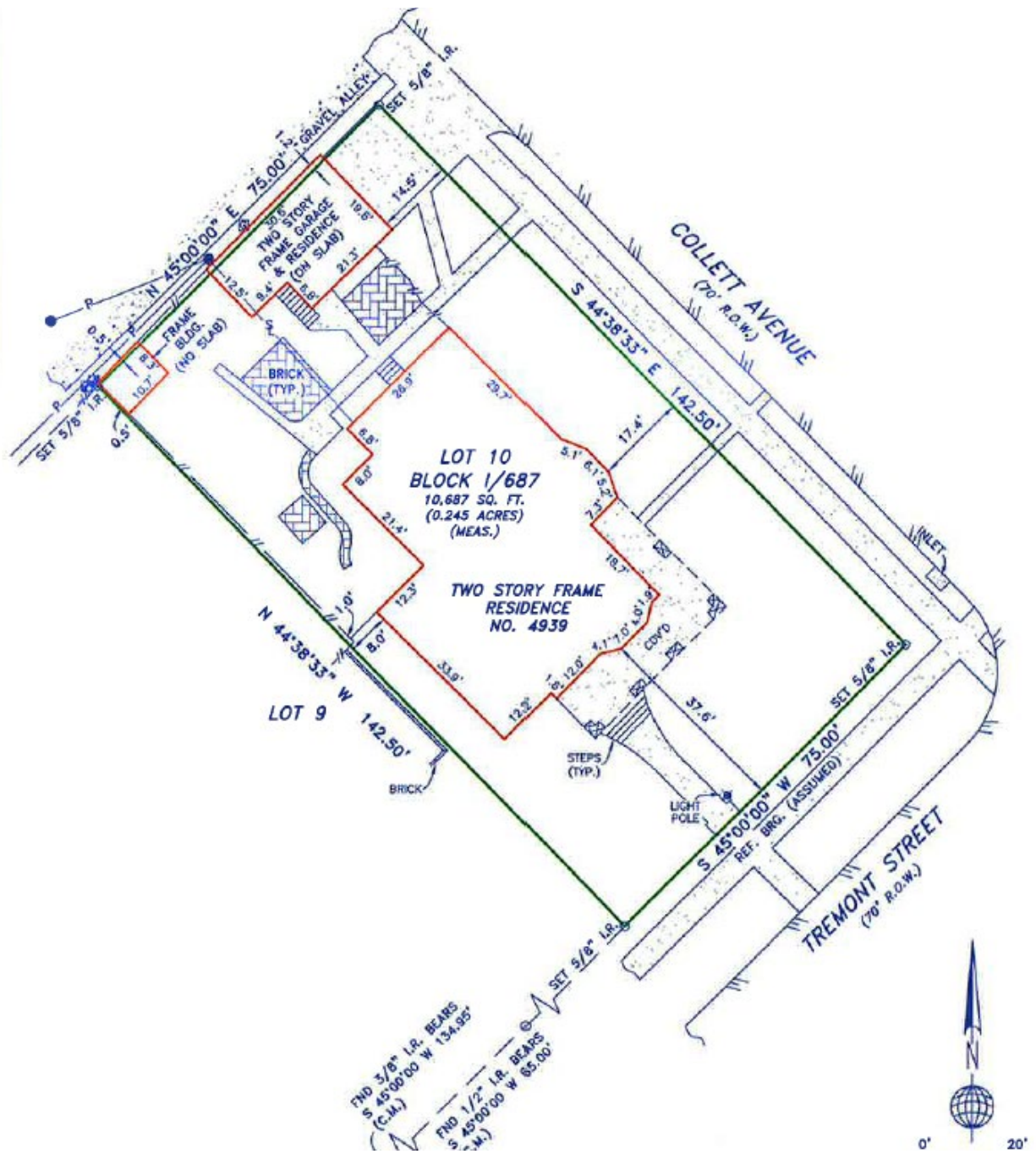
Property adjacent to the left



View across Tremont



View across N Collett



Existing survey

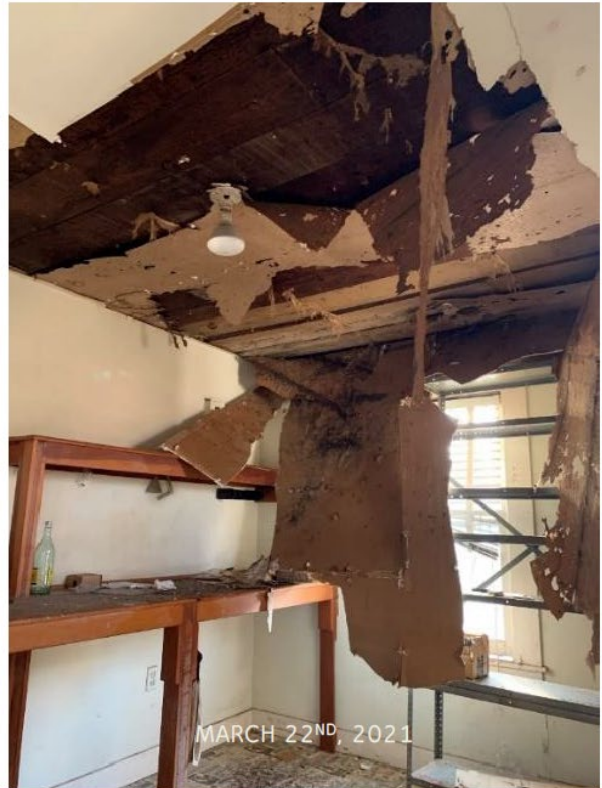


Photo #3: Wood Rot at Garage Doors

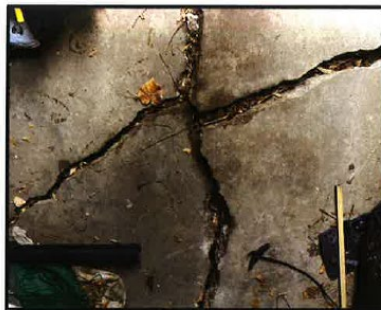


Photo #5: Slab on Grade Crack



Photo #4: Stud and Sill Plate Rot at North Wall



Photo #6: Slab on Grade Crack

Existing damage



Photo #14: Split and Sagging Support Beam



Photo #17: NW Exterior Framing

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: Chloe Guemsey
Address: 4939 Tremont
Date of CA/CD/CR Request: 02/04/2021

RECOMMENDATION:

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

Recommendation / comments/ basis:

The Task Force recommends approval of the demolition of the accessory structure. The members appreciate the effort taken by the applicant to explore measure to save the structure, but acknowledge that the proposed structure is more in keeping with the character of the main structure and would be a better addition to the quality of the neighborhood.

Task force members present

<input type="checkbox"/> (Chair)	<input type="checkbox"/> Kari Houston Osborn (Munger Alt.)	
<input checked="" type="checkbox"/> Mark Guest (Prof)	<input checked="" type="checkbox"/> Kelly Gordon	<input type="checkbox"/> Richard Catron
<input type="checkbox"/> Wesley Powell	<input checked="" type="checkbox"/> Greg Johnston	<input checked="" type="checkbox"/> Emily Stevenson
<input type="checkbox"/> VACANT (MP alt)		

Ex Officio staff members present : Melissa Parent ☒

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

Maker: Kelly Gordon
2nd: Emily Stevenson
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 citizens to provide public comment.

**LANDMARK COMMISSION****MAY 3, 2021**

FILE NUMBER: CA201-319(MLP)
LOCATION: 5006 Junius
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD-97

PLANNER: Melissa Parent
DATE FILED: April 1, 2021
DISTRICT: Munger Place
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Laurel Wright

OWNER: WILSON CAREY B

REQUEST:

Construct rear accessory structure.

BACKGROUND / HISTORY:

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

The applicant has submitted revised drawings in response to a Task Force recommendation that a hipped roof be incorporated.

PROJECT DESCRIPTION:

The proposed work consists of the construction of a rear accessory structure/garage.

ANALYSIS:

The positioning of the structure on the property and its relationship to the main house produces a subordinate character that is consistent with the predominant traditional character of accessory structures in the district. The proposed structure meets the requirements set out in the district's preservation criteria and is architecturally compatible with the main structure since the siding, roofing and paint colors will all match the main structure. The proposed one-story building is similar to others commonly found within the district and as a result, the proposed accessory structure is compatible with the character and appearance of the district.

STAFF RECOMMENDATION:

Construct new rear accessory structure. - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work is consistent with the criteria for additions in

the preservation criteria Sections 51P-97.111(c)(1)(A)(i), 51P-97.111(c)(1)(A)(ii), 51P-97.111(c)(1)(A)(iii), 51P-97.111(c)(1)(A)(iv) and 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 - Recommend revising the elevation to have hip roof on all four sides in lieu of only front and back with gable ends to match existing structure.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 201 - 319 (MLP)
Office Use Only

Name of Applicant: LYNN MATSON
Mailing Address: 1346 MC FOR CIRCLE
City, State and Zip Code: DALLAS TX 75207
Daytime Phone: 817-946-1211 Fax: _____
Relationship of Applicant to Owner: LAUREL WRIGHT MGR

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

PROPERTY ADDRESS: 5006 JUNIUS ST
Historic District: MUNGER PLACE

PROPOSED WORK:

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

REMOVE + REPLACE OLD GARAGE WITH NEW ARCHITECTURAL PLANS.

SIDING + COLORS TO MATCH HOUSE
ROOF TO MATCH HOUSE

RECEIVED BY

APR 01 2021

Signature of Applicant: Laurel Wright Date: 3/30/2021

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

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON**, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201. **You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.**

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4538 to make sure your application is complete.

OTHER:

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

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

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

Sustainable Construction and Development

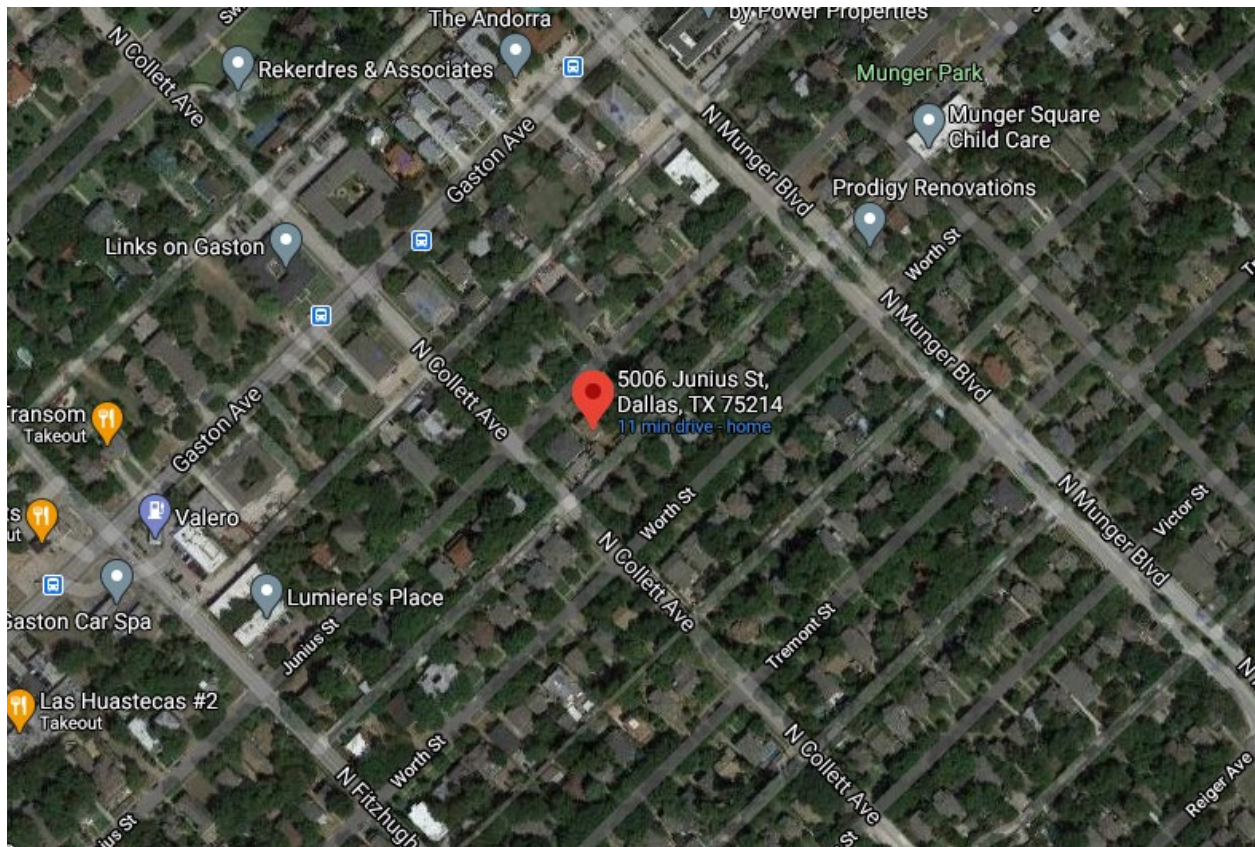
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 11/14/08



Aerial image



Main Structure



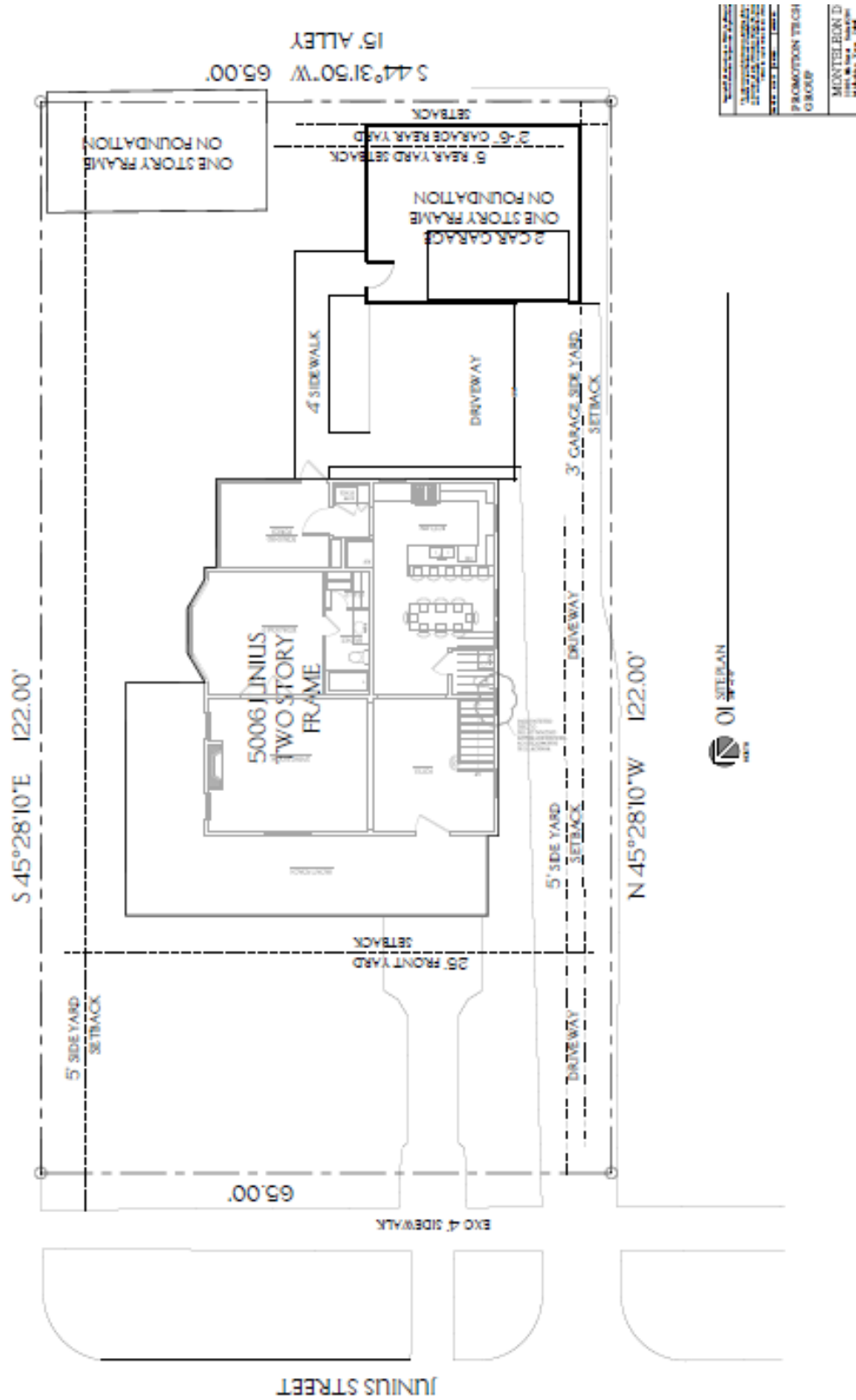
Multi-family property adjacent to the right



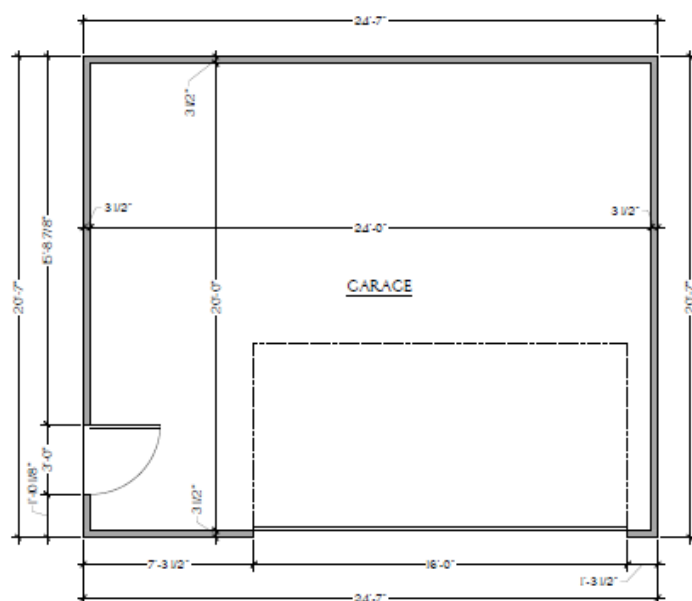
Property adjacent to the left



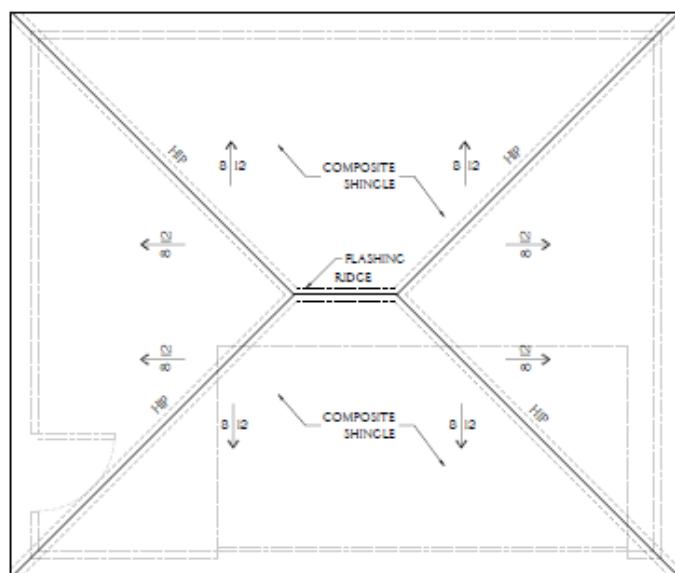
View across Junius



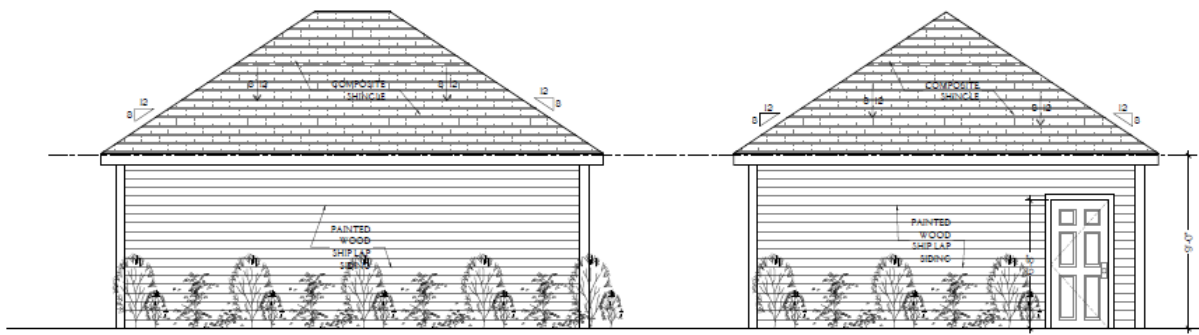
Site plan



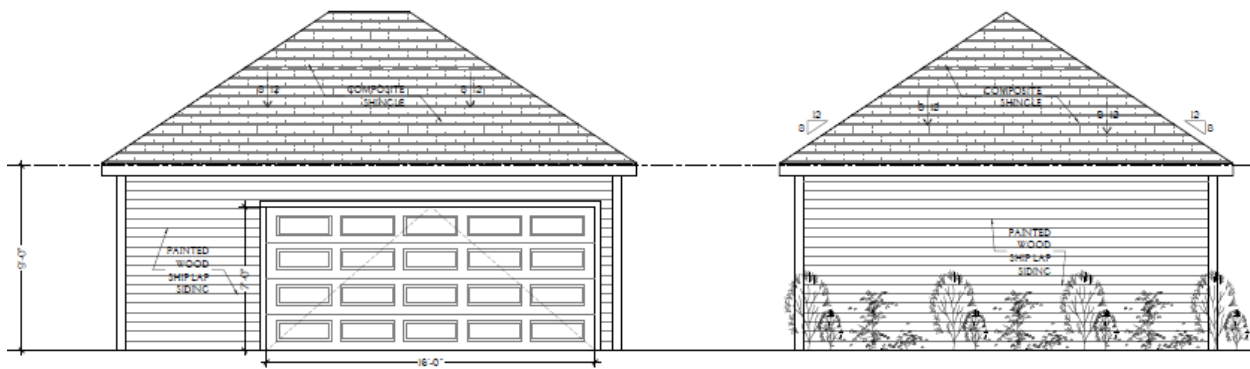
02 GARAGE FLOOR PLAN
1/4" = 1'-0"



03 GARAGE ROOF PLAN
1/4" = 1'-0"



01 GARAGE ELEVATIONS



Proposed elevations

CLASSIC LEGACY



Proposed garage door – Color in Pure White

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

(1) Building placement, form, and treatment.

(A) Accessory buildings. Accessory buildings:

- (i) are only permitted in the rear yard.
- (ii) must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.
- (iii) must be at least 8 feet from the main building.
- (iv) may not exceed 1200 square feet, unless documentation shows that an original building exceeding this size was previously on the building site.

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: 04/06/2021

TIME: 5:30 pm

MEETING PLACE: Virtual

Applicant Name: Lynn Matson/Laurel Wright

Address: 5006 Junius

Date of CA/CD/CR Request: 04/01/2021

RECOMMENDATION:

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

Recommendation / comments/ basis:

Recommend revising the elevation to have hip roof on all four sides in lieu of only front and back with gable ends to match existing structure.

Task force members present

<input type="checkbox"/> (Chair)	<input checked="" type="checkbox"/> Kari Houston Osborn (Munger Alt.)	
<input checked="" type="checkbox"/> Mark Guest (Prof)	<input checked="" type="checkbox"/> Kelly Gordon	<input checked="" type="checkbox"/> Richard Catron
<input type="checkbox"/> Wesley Powell	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> Emily Stevenson
<input type="checkbox"/> VACANT (MP alt)		

Ex Officio staff members present : Melissa Parent ☒

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

Maker: Greg Johnston

2nd: Kelly Gordon

Task Force members in favor: 5

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force	Mark Guest	DATE 04/06/2021
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The task force recommendation will be reviewed by the Landmark Commission on Monday, May 5, 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**MAY 3, 2021**

FILE NUMBER: CA201-317(MP)
LOCATION: 4724 Junius St
STRUCTURE: Accessory & Noncontributing
COUNCIL DISTRICT: 2
ZONING: PD-98

PLANNER: Marsha Prior
DATE FILED: Apr 1, 2021
DISTRICT: Peak's Suburban Addtn
MAPSCO: 46-B
CENSUS TRACT: 0015.02

APPLICANT: Leslie Nepveux

OWNER: PURKEYPILE JOSHUA STEPHEN

REQUEST:

The applicant requests a Certificate of Appropriateness to construct a carport in the rear yard.

BACKGROUND / HISTORY:

None

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

PROJECT DESCRIPTION:

The proposed work consists of the construction of a 14'-10" x 19' carport with hipped roof, composite roof shingles, and 6"x6" cedar wood posts.

RELEVANT PRESERVATION CRITERIA:

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 work is a simple design with features such as a hipped roof, composite roof shingles, and wood 6"x6" posts that are compatible with the main structure and meets

setback and lot coverage requirements; therefore, the proposed carport would not have an adverse effect on the historic structure, nor the historic overlay district.

STAFF RECOMMENDATION:

Construct carport in rear yard – Approve plans, drawings, and specifications dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Construct carport in rear yard – Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

GA _____ ()
Office Use Only

Name of Applicant: LESLIE NEPVEUX
Mailing Address: 718 DUMAS
City, State and Zip Code: DALLAS TX 75214
Daytime Phone: 214-758-9795 Alternate Phone: _____
Relationship of Applicant to Owner: ARCHITECT

OFFICE USE ONLY

Main Structure:
____ Contributing
____ Non-contributing

PROPERTY ADDRESS: 4724 JUNIUS
Historic District: PEAKS SUBURBAN

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."**

CONSTRUCT WOOD CARPORT IN REAR YARD.

Signature of Applicant: [Signature] Date: 3.31.2021
Signature of Owner: [Signature] Date: 3/31/2021

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 SBN, 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 SBN of City Hall.

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

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

Signed drawings and/or specifications are enclosed ____ Yes ____ No

Office of Historic Preservation

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 010220

SUPPLEMENTARY INFORMATION

Existing Conditions

Site Conditions



Figure 1 – Aerial view of the subject property.



Figure 2 – View of the subject property as seen from Junius Street, facing south.



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



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



Figure 5 – View across from subject property as seen from Junius Street, facing north.

Drawings (See folder for better quality)

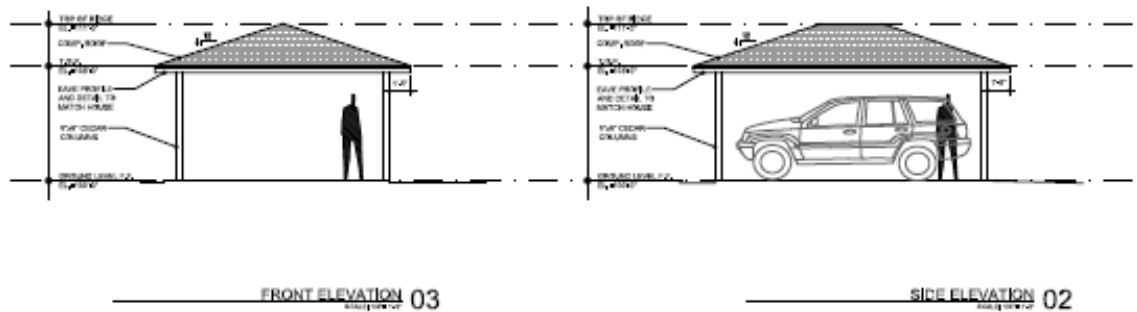


Figure 7 -- Proposed front and side elevations.

Plans

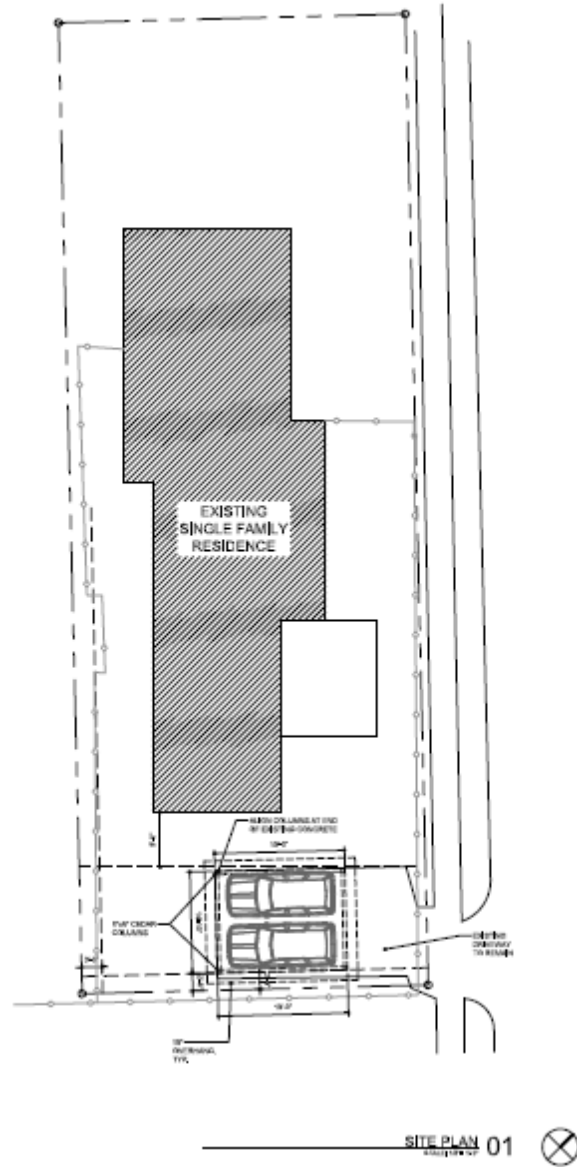


Figure 8 – Proposed site plan.

Photographs



Figure 9 -- Rear elevation.



Figure 10 -- Rear elevation.

ATTACHMENTS

Attachment 1 – Specifications



Roof shingles for proposed car port. Color: Weathered wood.



LANDMARK COMMISSION**MAY 3, 2021**

FILE NUMBER: CA201-313(MP)
LOCATION: 2635 South Blvd
STRUCTURE: Main & Accessory, Contributing
COUNCIL DISTRICT: 7
ZONING: PD-595

PLANNER: Marsha Prior
DATE FILED: Apr 1, 2021
DISTRICT: South Blvd/Park Row
MAPSCO: 46-S, 46-T
CENSUS TRACT: 0203.00

APPLICANT: Victoria McPhaul Stevenson

OWNER: STEVENSON CHRISTOPHER

REQUEST:

The applicant requests a Certificate of Appropriateness to:

- 1) Rehabilitate second-story balcony on main structure and paint. Brand: Sherwin Williams SW 7006 "Extra White."
- 2) Extend existing second-floor of accessory structure to match entire length and width of first floor.
- 3) Add third garage door opening on southeast side of accessory structure.
- 4) Replace two existing garage door openings on accessory structure.
- 5) Replace existing aluminum windows on accessory structure with wood one-over-one windows.
- 6) Repair and replace, as needed, the existing siding with wood siding to match.

BACKGROUND / HISTORY:

None.

The main and accessory structures are listed as contributing to the South Boulevard/Park Row Historic District.

PROJECT DESCRIPTION:

The proposed work includes re-installing a 26"-high second-story balcony railing, and alterations to the two-story detached accessory structure. The second floor of the accessory structure is to be expanded, following the footprint of the first story. Two existing garage doors are to be replaced, and a third, matching garage door is to be installed. Existing aluminum windows are to be replaced with one-over-one wood windows and new windows are also proposed to be one-over-one wood windows.

Approximately 50% of the existing wood siding is to be replaced with matching wood siding.

RELEVANT PRESERVATION CRITERIA:

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:

The proposed work to re-install the second floor balcony is historically appropriate with its wood spindles and 24" height. Traditionally, railing heights on second-story balconies were shorter than today's railings, which now require a 36" height for safety purposes. However, the French door that leads to the balcony will be sealed shut so that access is prohibited, allowing for the more historically accurate height and bringing back a character defining feature of the main structure.

The various tasks proposed for the detached accessory structure are in keeping with the style, design, and material for such structures in the South Boulevard/Park Row Historic District. Repairing and replacing the siding in kind, replacing aluminum windows with wood one-over-one windows, and replacing the two deteriorated garage doors are all tasks that help to stabilize and restore some of the original features of this structure. The extension of the second story is a sympathetic addition, and the additional garage door will match the two existing. The degree to which the proposed changes would be visible from the public right-of-way is also minor, a therefore, the proposed alterations would not have an adverse impact on the historic structure nor the historic overlay district.

STAFF RECOMMENDATION:

- 1) Re-install second-story balcony on main structure and paint. Brand: Sherwin Williams SW 7006 "Extra White" – Approve drawings dated 5/3/2021 with the condition that the doorway leading to second floor balcony is sealed off to disallow access to the balcony with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Extend existing second-floor of accessory structure to match entire length and width of first floor – Approve drawings dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Add third garage door opening on southeast side of accessory structure –Approve drawings and illustration dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Replace two existing garage door openings on accessory structure – Approve drawings and illustration dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Replace existing aluminum windows on accessory structure with wood one-over-one windows – Approve drawings dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) – Approve drawings and specifications dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Repair and replace, as needed, the existing siding with wood siding to match – Approve drawings dated 5/3/2021 with the condition that replacement wood is a match in dimensions, profile, and material as original with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Rehabilitate second-story balcony on main structure and paint. Brand: Sherwin Williams SW 7006 “Extra White” – No quorum; comments only: proposed color is appropriate, balustrade size and shape is appropriate.
- 2) Extend existing second-floor of accessory structure to match entire length and width of first floor – No quorum; comments only: the addition appears to complete the accessory structure massing.
- 3) Add third garage door opening on southeast side of accessory structure – No quorum; comments only: please clarify this will match the other 2 garage doors type/size & be installed spaced to match existing.
- 4) Replace two existing garage door openings on accessory structure – No quorum; comments only: proposed door image is appropriate style.
- 5) Replace existing aluminum windows on accessory structure with wood one-over-one windows – No quorum; comments only: please clarify paint color.
- 6) Repair and replace, as needed, the existing siding with wood siding to match – No quorum; comments only: please clarify the siding will match existing profile and dimension.

SUPPLEMENTARY INFORMATION

Existing Conditions

Site Conditions

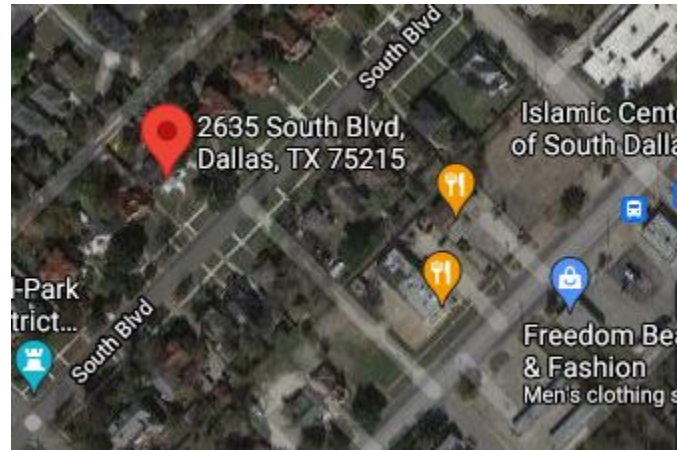


Figure 1 – Aerial view of the subject property.



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



Figure 3 – View to left of subject property as seen from South Blvd, facing northwest.



Figure 4 – View to right of subject property as seen from South Blvd, facing northeast.



Figure 5 – View across from subject property as seen from South Blvd, facing south.

Plans

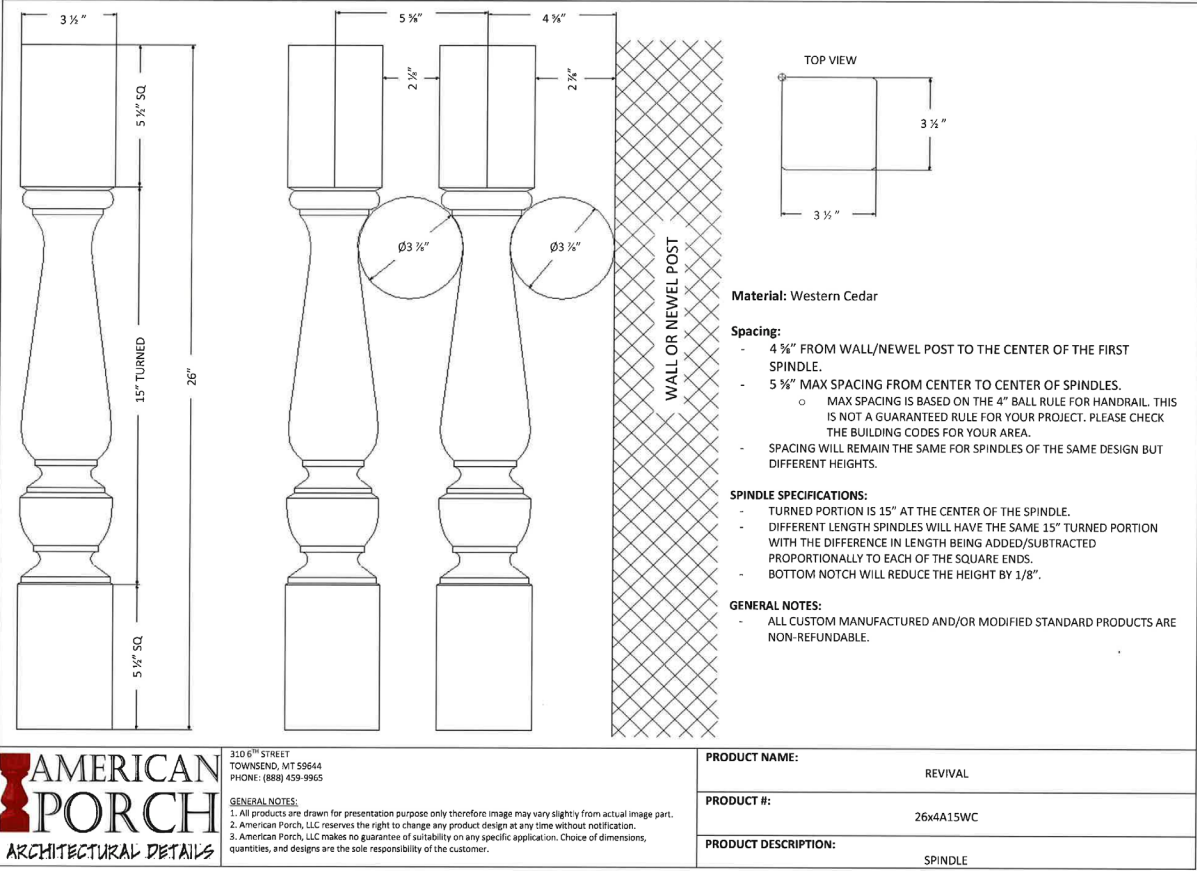


Figure 6 -- Drawings for proposed spindles for second-story balcony railing.

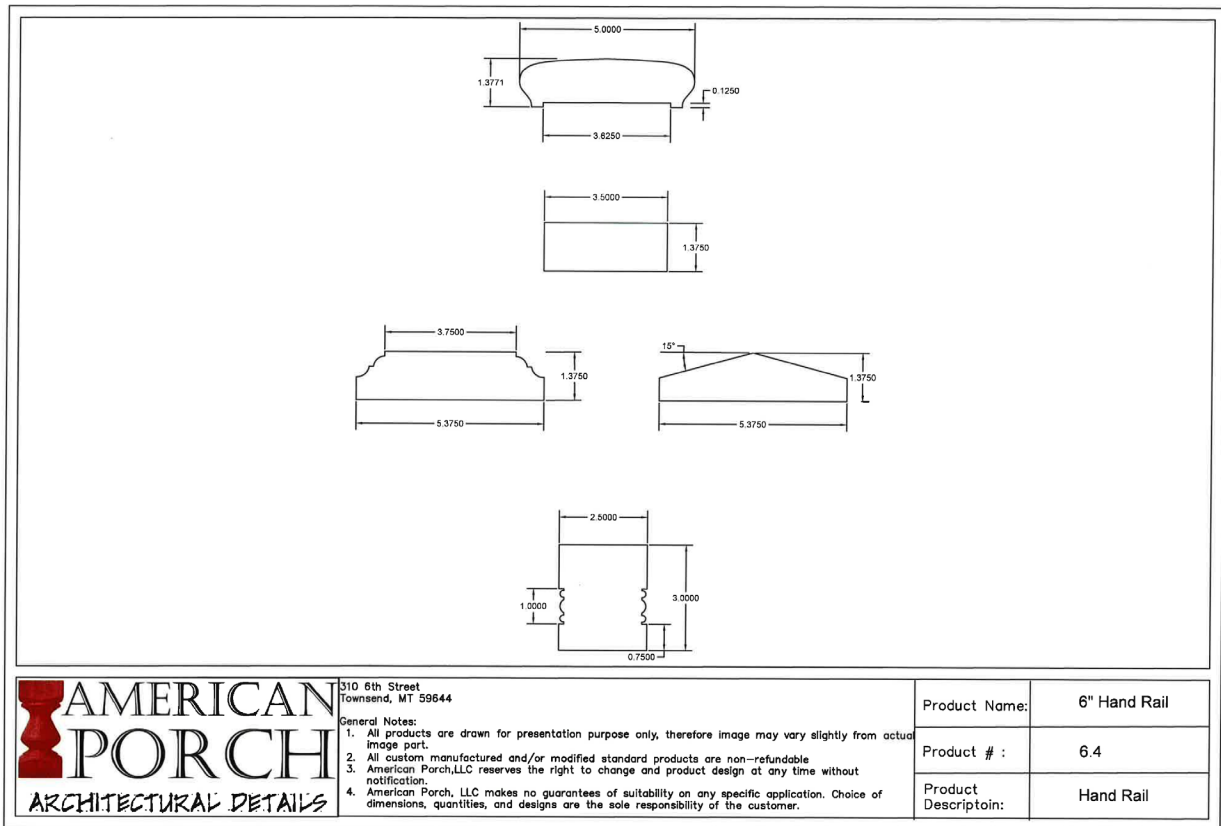


Figure 7 -- Drawings for proposed railing for second story balcony.

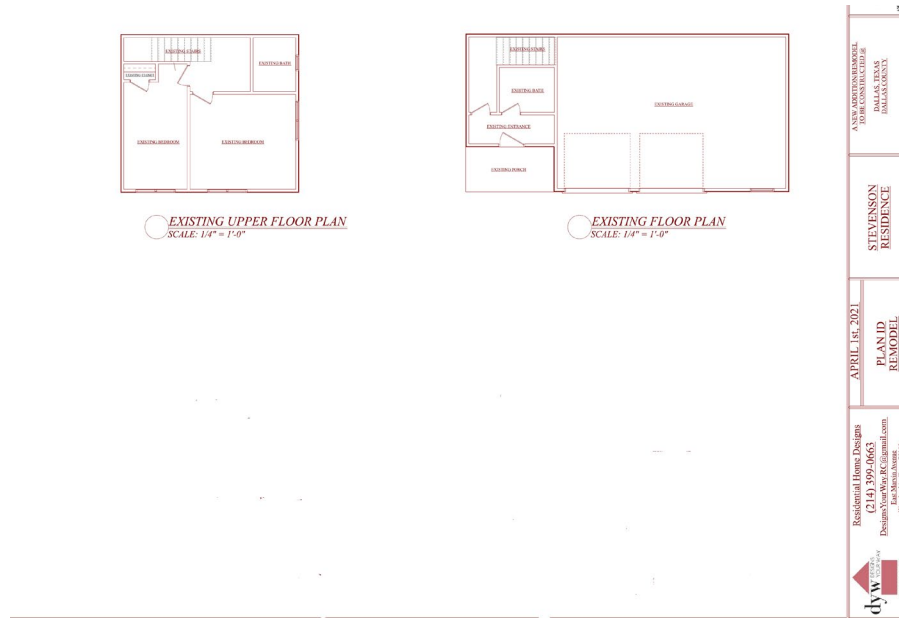


Figure 8 -- Request #2, existing floor plans.

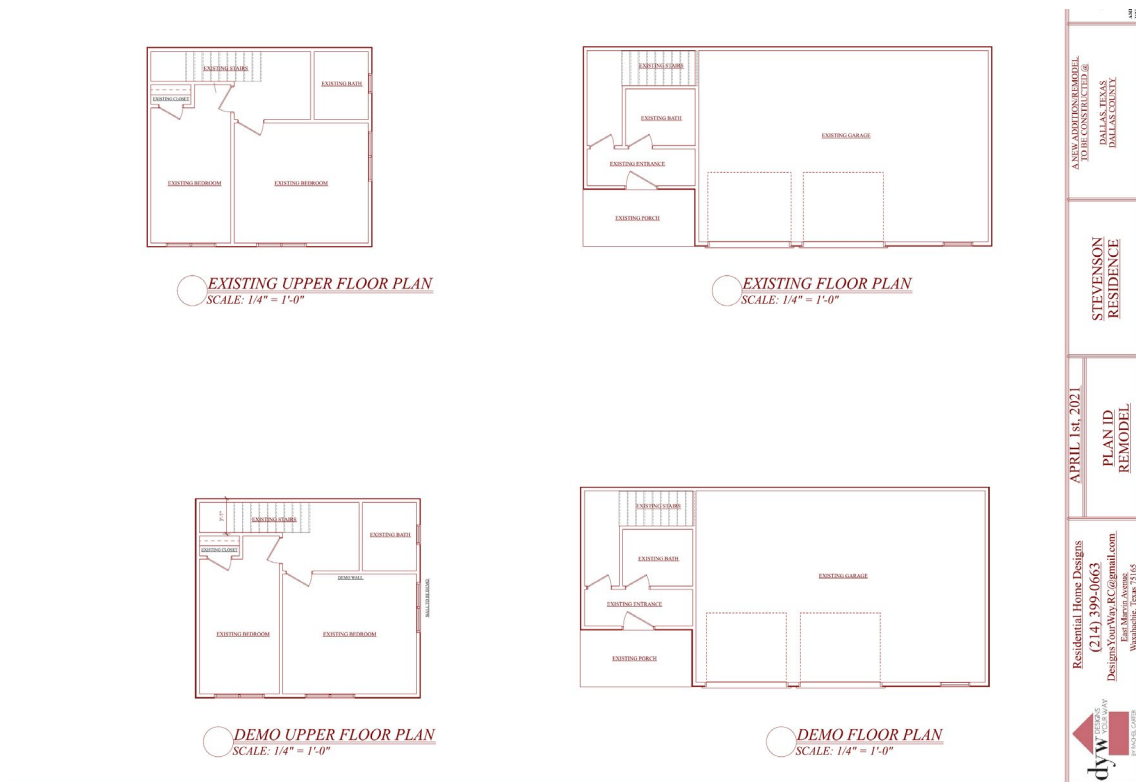


Figure 9 -- Request #2, Existing and demolition plans.

Photographs



Figure 10 -- Google image, Feb 2020 showing accessory structure from street view.

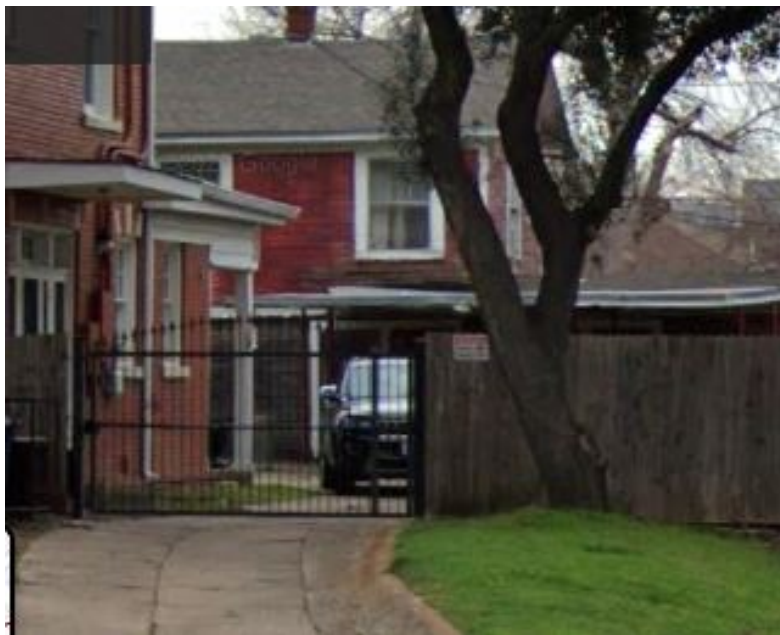


Figure 11 -- Google image, Feb 2020 showing close up view of accessory structure from street.



Figure 12 -- Existing garage doors.



Figure 13 -- Close up of garage door.



Figure 14 -- Rear elevation of detached accessory structure, showing condition of siding.



Figure 15 -- Close up of siding on accessory structure.



Figure 16 -- Close up of siding on accessory structure.

PROPOSED CHANGES:

Plans

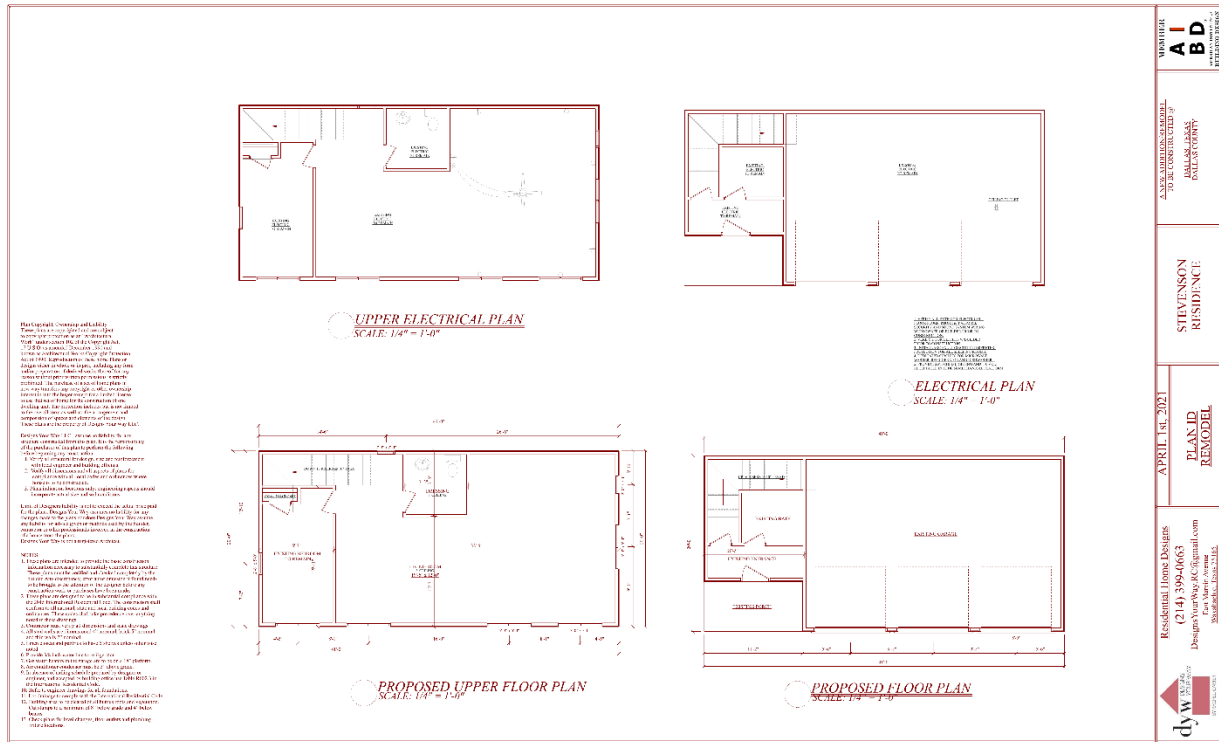


Figure 17 -- Request #s 2 – 4, proposed floor plans.

Elevations



Figure 18 -- Proposed elevation drawings for accessory structure.



Figure 19 -- Request #1, aerial view of second story balcony with proposed reinstallation of railing.

Photographs



Figure 20 -- Photo of main structure with second story balcony, ca. 2016.



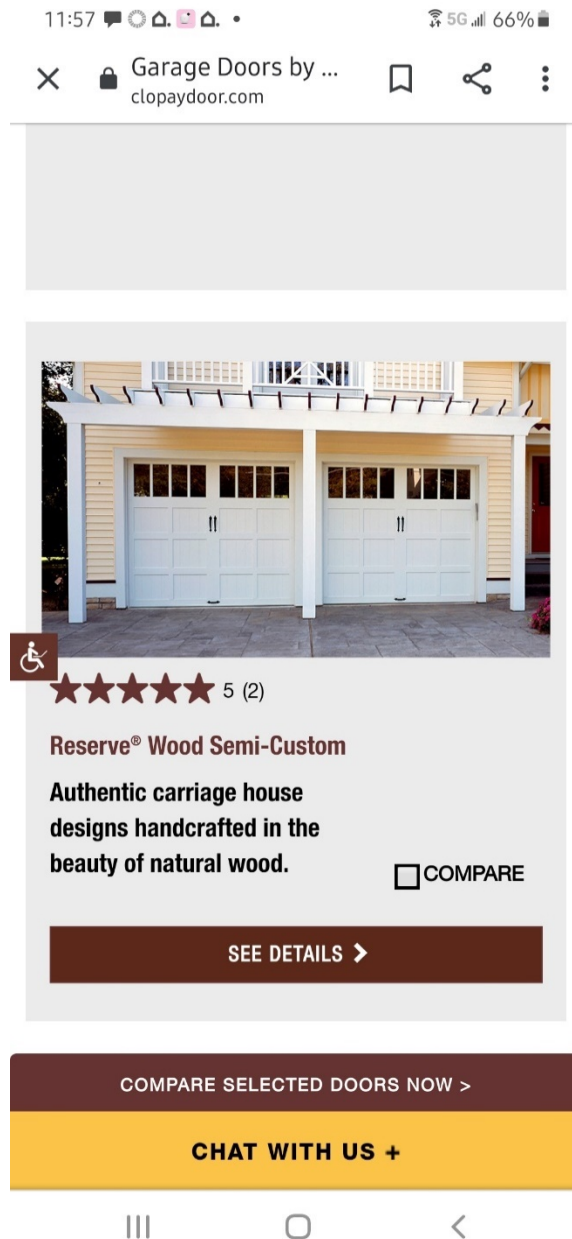
Figure 21 -- Photo of main structure during rehabilitation, ca. 2016. Brick was approved for painting by the Landmark Commission Feb 6, 2017 (CA167-184(MP)).



Figure 22 -- Request #1, previous spindles.

ATTACHMENTS

Attachment 1 – Specifications



Proposed garage doors.

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
30	Front 2nd Floor	Pella® Reserve, Traditional, Double Hung, 36 X 83.25			\$4,360.56	4	\$17,442.24
		1: Traditional, Non-Standard Size Non-Standard Size Double Hung, Equal					
Viewed From Exterior		Frame Size: 36 X 83 1/4					
Rough Opening: 36 - 3/4" X 84"		General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"					
		Exterior Color / Finish: Primed, Primed Aluminum					
		Interior Color / Finish: Bright White Paint Interior					
		Sash / Panel: Putty Glaze, Oper. Standard, No Sash Lugs					
		Glass: Insulated Dual Low-E, SunDefense™, Low-E Insulating Glass Argon Non High Altitude					
		Hardware Options: Spoon-Style Lock, Antique Brass, No Window Opening Control Device, Limited Opening Hardware, Order Sash L/R, No Integrated Sensor					
		Screen: No Screen					
		Performance Information: U-Factor 0.29, SHGC 0.17, VLT 0.39, CPD PEL-N-234-00004-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, TDI WIN-2038, Year Rated 08/11, Egress Does not meet typical United States egress, but may comply with local code requirements					
		Grille: S.T, No Custom Grille, 1 1/4", Traditional (3W3H / 0W0H), Putty Glaze, Oper					
		Wrapping Information: 6" Installation Clips, Branch Supplied, No Exterior Trim, 7 1/16", 7 1/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 230"					

Specifications for proposed wood windows. Note: windows to be one-over-one.



LANDMARK COMMISSION**MAY 3, 2021**

FILE NUMBER: CA201-321(MLP)
LOCATION: 5620 Swiss
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD-63

PLANNER: Melissa Parent
DATE FILED: April 1, 2021
DISTRICT: Swiss Avenue
MAPSCO: 36-X
CENSUS TRACT: 0014.00

APPLICANT: Dave Rolston Landscaping

OWNER: CREW PHILIP A & MELISSA B

REQUEST:

Install landscaping in rear yard.

BACKGROUND / HISTORY:

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

PROJECT DESCRIPTION:

The proposed work consists of installing landscaping throughout the rear and rear side yards of the property.

ANALYSIS:

The proposed location and species of the additional landscaping are in keeping with the preservation ordinance and the character and appearance of the neighborhood. The number of proposed trees in the side yard has been deemed appropriate by the City Arborist in relation to the spacing required to accommodate the root systems. The rear yard is screened by fencing, and much of the proposed modifications will not be visible to the public.

STAFF RECOMMENDATION:

Install new landscaping in rear yard. - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install new landscaping in rear yard. – Approve as submitted

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 201 - 321 (MLP)
Office Use Only

Name of Applicant: DANE ROUSTON LANDSCAPE ARCHITECT
Mailing Address: 5607 DYER ST.
City, State and Zip Code: DALLAS, TX 75206
Daytime Phone: 214/354-5383 Alternate Phone: 972/975-7964
Relationship of Applicant to Owner: LANDSCAPE ARCHITECT

OFFICE USE ONLY

Main Structure:

☒ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 5620 SWISS AVE. DALLAS, TX
Historic District: 75214

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."

- INSTALL NEW PLANTS
- INSTALL NEW CONCRETE PATH AROUND SWIMMING POOL

RECEIVED BY

Signature of Applicant:



Date:

1/29/21
JAN 29 2021

Signature of Owner:

(IF NOT APPLICANT)

Date:

1/29/21

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ☐ Yes ☐ No

Sustainable Construction and Development

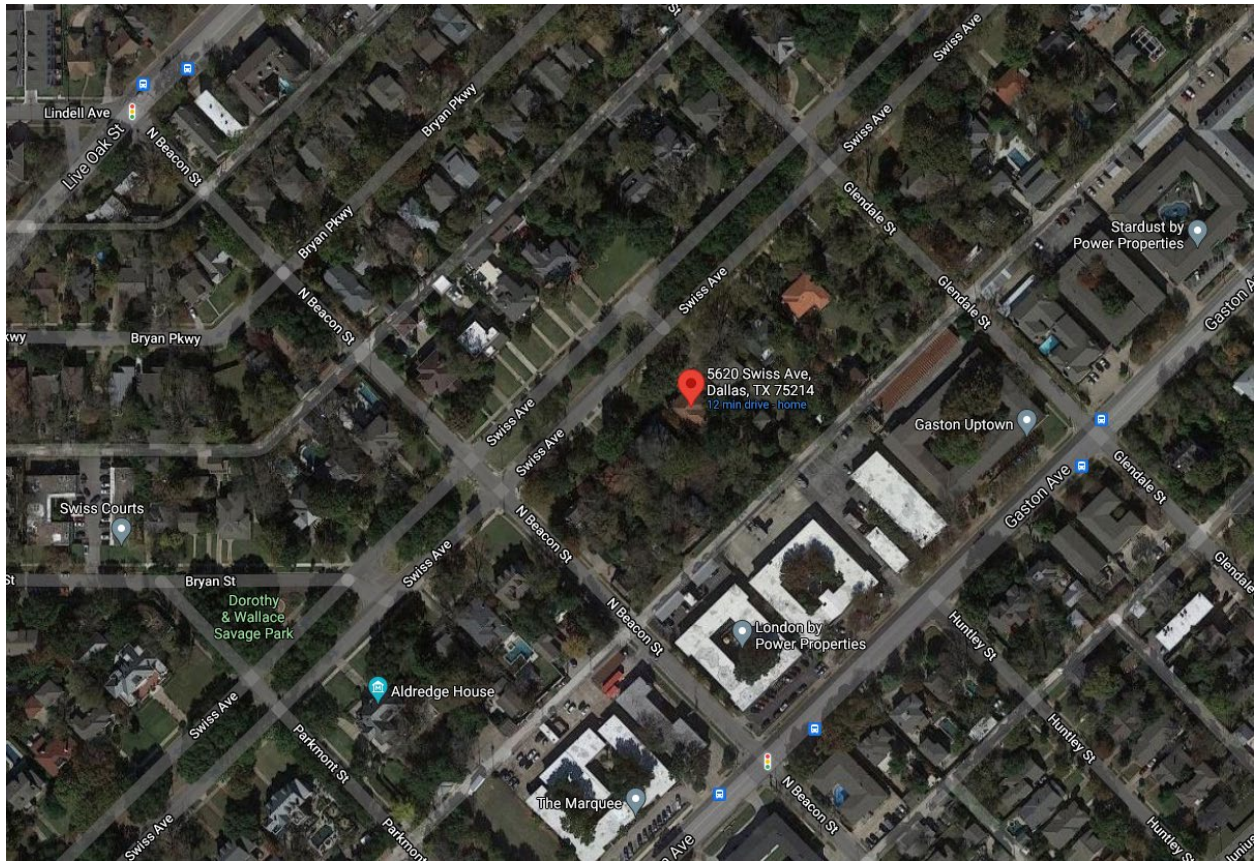
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 061419



Aerial image



Main Structure



CA201-321(MLP)

C13-4

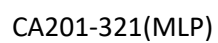
Property adjacent to the right



Property adjacent to the left



Proposed site plan





Ajuga



aucuba dwarf



Boxwood



Camelia Espalier



Camelia



chindo viburnum



Holly fern



Hostas

Proposed species for planting



Japanese maple



Leopard plant



magnolia



Mondo grass

Proposed species for planting

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: 04/06/2021
TIME: 5:30 pm
MEETING PLACE: Virtual

Applicant Name: Dave Rolston Landscaping
Address: 5620 Swiss
Date of CA/CD/CR Request: 04/01/2021

RECOMMENDATION:

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

Recommendation / comments/ basis:

Recommend approval as submitted.

Task force members present

<input type="checkbox"/> (Chair)	<input checked="" type="checkbox"/> Kari Houston Osborn (Munger Alt.)	
<input checked="" type="checkbox"/> Mark Guest (Prof)	<input checked="" type="checkbox"/> Kelly Gordon	<input checked="" type="checkbox"/> Richard Catron
<input type="checkbox"/> Wesley Powell	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> Emily Stevenson
<input type="checkbox"/> VACANT (MP alt)		

Ex Officio staff members present : Melissa Parent ☒

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

Maker: Greg Johnston

2nd: Kelly Gordon

Task Force members in favor: 5

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force	Mark Guest	DATE 04/06/2021
-------------------	------------	-----------------

The task force recommendation will be reviewed by the Landmark Commission on Monday, May 5, 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**MAY 3, 2021**

FILE NUMBER: CA201-327(MP)
LOCATION: 100 N Moore St
STRUCTURE: Accessory & Noncontributing
COUNCIL DISTRICT: 4
ZONING: PD-388

PLANNER: Marsha Prior
DATE FILED: Apr 1, 2021
DISTRICT: Tenth Street
MAPSCO: 55-B
CENSUS TRACT: 0041.00

APPLICANT: Oyekanmi, Gbenro

OWNER: Public Works, City of Dallas

REQUEST:

Reconstruct 10th Street, including modifications to street width, curbs, and sidewalks.

BACKGROUND / HISTORY:

None

The street itself is not mentioned in the National Register of Historic Places Nomination, and therefore, has not been evaluated for eligibility. Regardless of its status, the street landscape contains features that are important and character defining. These include the street itself which conforms to the changes in topography both in its winding pathway and elevation changes, retaining walls, and narrow concrete pathways adjacent to the walls. Because the street landscape has not been evaluated, it is treated as noncontributing for this project, however, alterations to the character defining features could still have an adverse effect.

PROJECT DESCRIPTION:

The project includes the portion of Tenth Street that cuts through the Tenth Street Neighborhood district from I35 eastward to N Moore Street. The work will decrease the street width from 26' to 24' at the end near N Moore Street adjacent to the cemetery; street will be re-paved. Existing sidewalks will remain at 5' width and re-poured. No new sidewalks are proposed to be constructed. In a few cases, the driveway approaches will be slightly altered and re-poured, but no new approaches will be constructed. Retaining walls will remain and sidewalks on the northside adjacent to retaining walls will not be constructed or enlarged.

RELEVATION PRESERVATION CRITERIA:

DEVELOPMENT CODE FOR 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.

ANALYSIS:

The proposed work to decrease the width at the east end of the street near N Moore, repave the street, re-pour concrete on existing sidewalks and aprons, and modify driveway aprons to a limited extent, would not have a significant impact on the street landscape. The proposed work will not alter the existing retaining walls, nor the narrow concrete pathways next to the retaining walls. No new sidewalks or aprons are proposed. Furthermore, the proposed shoring of the south end of the cemetery is designed to retain the natural slope and vegetation. Although the proposed alterations would result in some visual impacts, they would be fairly minor and not have an adverse effect on the historic overlay district.

STAFF RECOMMENDATION:

Reconstruct 10th Street, including modifications to street width, curbs, and sidewalks – Approve plans dated 5/3/2021 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Reconstruct 10th Street, including modifications to street width, curbs, and sidewalks –No quorum; comments only: we recommend that existing retaining walls and steps from the sidewalk are preserved and we recommend that sidewalks exist on both sides of the street and that the travel lanes go down to 9' each if necessary.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ ()
Office Use Only

Name of Applicant: Gbenro Oyekanmi (gbenro.oyekanmi@dallascityhall.com)

Mailing Address : Public Works, 320 E. Jefferson Blvd., Room 307

City, State and Zip Code: Dallas, TX 75203

Daytime Phone: 214-948-4490 Alternate Phone: _____

Relationship of Applicant to Owner : Owner

OFFICE USE ONLY

Main Structure:

____ Contributing

____ Non-contributing

PROPERTY ADDRESS: 10th St from I-35 to Clarendon Dr at 1300 E 8th St

Historic District: 10th St Historical 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."

Designing 10th St from I-35 to Clarendon St for reconstruction as part of the 2017 bond program. The design will reduce the width of 300 LF of pavement at the Clarendon Dr end of the street from 26FT to 24 Ft to retain the existing slopes and avoid impact to the cemetery at 1300 E 8th St.

Signature of Applicant: Gbenro Oyekanmi Date: 4/1/21

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

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ____ Yes ____ No

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 061419

SUPPLEMENTARY INFORMATION

Existing Conditions

Site Conditions



Figure 1 – Aerial view of the subject property.



Figure 2 – 10th Street, standing near end of project at I-35, facing eastward.



Figure 3 – 10th Street, facing eastward.



Figure 4 – 10th Street, facing eastward.



Figure 5 – 10th Street, facing eastward.



Figure 6 – 10th Street, facing eastward.



Figure 7 – 10th Street, toward end of project at N Moore Street, facing eastward.

Proposed Changes (see folder for full set of drawings which were too large to insert)

Photographs



Figure 8 -- Slope and vegetation at south end of cemetery near end of 10th and N Moore streets, facing east.



Figure 9 -- Slope and vegetation at south end of cemetery near end of 10th and N Moore streets, facing west.



Figure 10 -- South end of cemetery near end of 10th and N Moore streets, facing northwest.



LANDMARK COMMISSION**MAY 3, 2021**

FILE NUMBER: CA201-344(JKA)
LOCATION: 5527 Worth Street
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Jennifer Anderson
DATE FILED: April 1, 2021
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.02

APPLICANT: Leslie Nepveux

OWNER: SZKLARSKI JOHN A & JENNIFER B

REQUEST(S):

1. Construct horizontal addition.
2. Construct vertical addition and dormers on west and east elevations.
3. Install two wood windows on west elevation.

BACKGROUND / HISTORY: Two windows were removed from the front 50% of the west facade and an addition was added to the rear of the home prior to the establishment of the historic district.

PROJECT DESCRIPTION: A horizontal addition and a vertical addition with two dormers are proposed for the rear and side facades, and two wood fixed-pane glass windows are proposed for the front 50% of the west side facade.

RELEVANT PRESERVATION CRITERIA:

Section 4.1 states that the front façade and the front 50% of the side façade are protected, and that all renovations/restorations must be appropriate and historic solid-to-void ratios maintained.

Section 4.2 states that all additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.

Section 5.3 states that replacement doors and windows must express mullion size, light configuration, and material to match the original.

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

Section 8.14 states that additions must be designed so that the connections between the historic building and the new construction is clearly discernable.

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.

Windows – Guidelines for the Treatment of Historic Properties

Replacing a window that contributes to the historic character of the building with a new window that is different in design (such as glass divisions or muntin profiles), dimensions, materials (wood, metal, or glass), finish or color, or location that will have a noticeably different appearance from the historic windows, which may negatively impact the character of the building.

ANALYSIS:

Requests #1 and #2: Additions and east/west dormers

The 50% line of the historic structure was calculated by the applicant to include the front porch; however, the spirit and intent of the ordinance in relation to the 50% line of the protected side façade implies that a “façade” or wall serves as the plane that the 50% applies. This is further supported by the illustrations contained in the ordinance depicting the 50% line as well as references to façades that are comprised of “walls” in relation to solid-to-void calculations. Further, porches are discussed separately in Section 7, where it refers to porches as being *on* the protected façade rather than being *part of* the protected façade.

The 1922 Sanborn map reveals the original footprint of the structure and suggests that the 50% line lies in the middle of the projecting bay on the west side. Therefore, the proposed addition projects into the protected west side façade and would extend the existing projecting bay, a character defining feature, by approximately eight feet. While the siding, roofing, window material, and other details are proposed to match the main structure and the addition meets the required setbacks, the proposed addition is not compatible with preservation criteria Section 8.5 since it would alter a projecting bay in a way that would obscure its original massing, shape, building and roof form to a considerable degree.

The dormers that are proposed for the west and east side would add a second floor to the structure. The cladding proposed for the dormer mimic the shingles and other materials of the historic dormer on the front façade, but neither proposed dormer has a relationship with the wall or windows below. Instead the dormers terminate directly above the eaves on a wall that is substantially larger in width, which is not typical of Craftsman style, and would create uncharacteristic forms and relationships that would be visible from the public right-of-way. The proposed dormers are not compatible with Section 8.5 because they are not sensitive to the existing building or roof form of the original structure.

The proposed horizontal addition and the proposed dormers are also in conflict with preservation criteria 8.14 and the Secretary of Interior's Standards which say that that there must be a clear line of demarcation between the historic building and new additions. There is no line of demarcation or recession between the historic building and the new construction proposed, and the work would dominate the historic portions of the structure in a way that would obscure the building's original shape, massing, and roof form and prevent the viewer from discerning the building's original condition.

The proposed addition and dormers are not reflected on the front façade elevation drawings submitted, but the renderings submitted show that the addition and dormers would be highly visible from the street. The proposed work would have an adverse impact on the structure and the historic district because it is located in the front 50% of the protected façade and is not architecturally sensitive or appropriate to the overall design of the structure.

Request #3: Installation of two wood windows with fixed pane glass in the front 50% of the protected west side façade.

A small portion of siding was removed at this location to reveal that there were originally two 1/1 wood windows at this location. The preservation criteria states that new window openings are allowed in the protected façade when evidence of previous historic windows exists at the location. While Section 5.7 does not say that the reinstated fenestration must match the original opening size, Section 5.3 says that replacement windows must express the light configuration, mullion size, and material to match the original. The proposed light configuration and window sizes do not match the original windows since they are fixed pane glass that are about 1/3 of the size of the original windows. Additionally, the Secretary of Interior's Guidelines for the Rehabilitation of Historic Buildings (Windows) recommend against changing the size of windows on primary or highly visible locations. Traditionally, either full-size or smaller 1/1 wood windows can be found in similar locations on Craftsman structures. The applicant's photos of fixed-pane glass windows found elsewhere in the neighborhood are located on structures that were built in 2011 and 2012, and it is not appropriate to use features on non-contributing structures to justify this work. Changing the size of the original windows openings is not compatible with the preservation criteria or the Secretary of Interior's Guidelines, and would have an adverse impact on the structure and the

historic district since it would further obscure the building's original design and introduce non-historic features on a protected façade.

STAFF RECOMMENDATION(S):

1. Construct horizontal addition – Deny without Prejudice because the work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) since it is not consistent with preservation criteria Section 4.1, 4.2, 8.5, or 8.14 and because the proposed work would have an adverse impact on the structure.
2. Construct vertical addition and dormers on west and east elevations – Deny without Prejudice because the work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) since it is not consistent with preservation criteria Section 4.1, 4.2, 8.5, or 8.14 and because the proposed work would have an adverse impact on the structure.
3. Install two wood windows on west elevation – Deny without Prejudice because the work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) since it is not compatible with preservation criteria Section 5.3 and because the proposed work would have an adverse impact on the structure.

TASK FORCE RECOMMENDATION(S):

1. Construct horizontal addition – Deny without Prejudice – Addition appears to be in the front 50% of the protected side.
2. Construct vertical addition and dormers on west and east elevations – Deny without Prejudice – Height of the addition not shown on the elevation. Is it taller than the surrounding structures? Per 8.6 additions must have compatibility with similar structures on the block. Drawing of proposed rooflines and massing in perspective with heights would be helpful. Need to verify heights and massing.
3. Install two wood windows on west elevation – Approve – No comments submitted by Task Force.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ [_____]
Office Use Only

Name of Applicant: LESLIE NEPVEUX

Mailing Address : 718 DUMAS

City, State and Zip Code: DALLAS, TX 75214

Daytime Phone: 214-758-9795 Alternate Phone: _____

Relationship of Applicant to Owner : ARCHITECT

OFFICE USE ONLY

Main Structure:

___ Contributing

___ Non-contributing

PROPERTY ADDRESS: 5527 WORTH

Historic District: JUNIUS HEIGHTS

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."**

___ *BUILD ADDITION IN REAR 50% OF HISTORIC HOME.

___ *ADD ATTIC DORMERS ON EAST AND WEST ELEVATIONS.

___ *REMOVE SIDING ON WEST ELEVATION IN FRONT 50% TO REVEAL ORIGINAL WINDOW OPENINGS AND INSTALL NEW WOOD WINDOWS.

Signature of Applicant: _____

Date: 3.31.2021

Signature of Owner: _____

(IF NOT APPLICANT)

Date: 3.31.2021

APPLICATION DEADLINE:

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OTHER:

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

Signed drawings and/or specifications are enclosed ___ Yes ___ No

Office of Historic Preservation

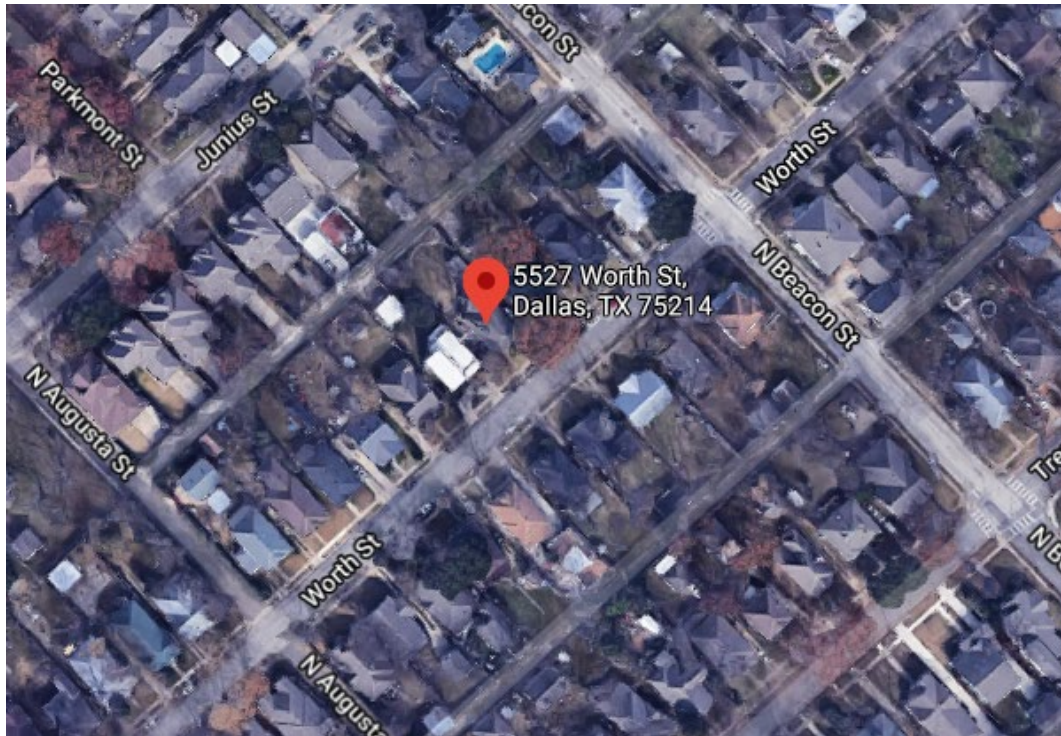
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220



Aerial image



Main structure



To left



To right



Across street



Main structure front and southwest façade



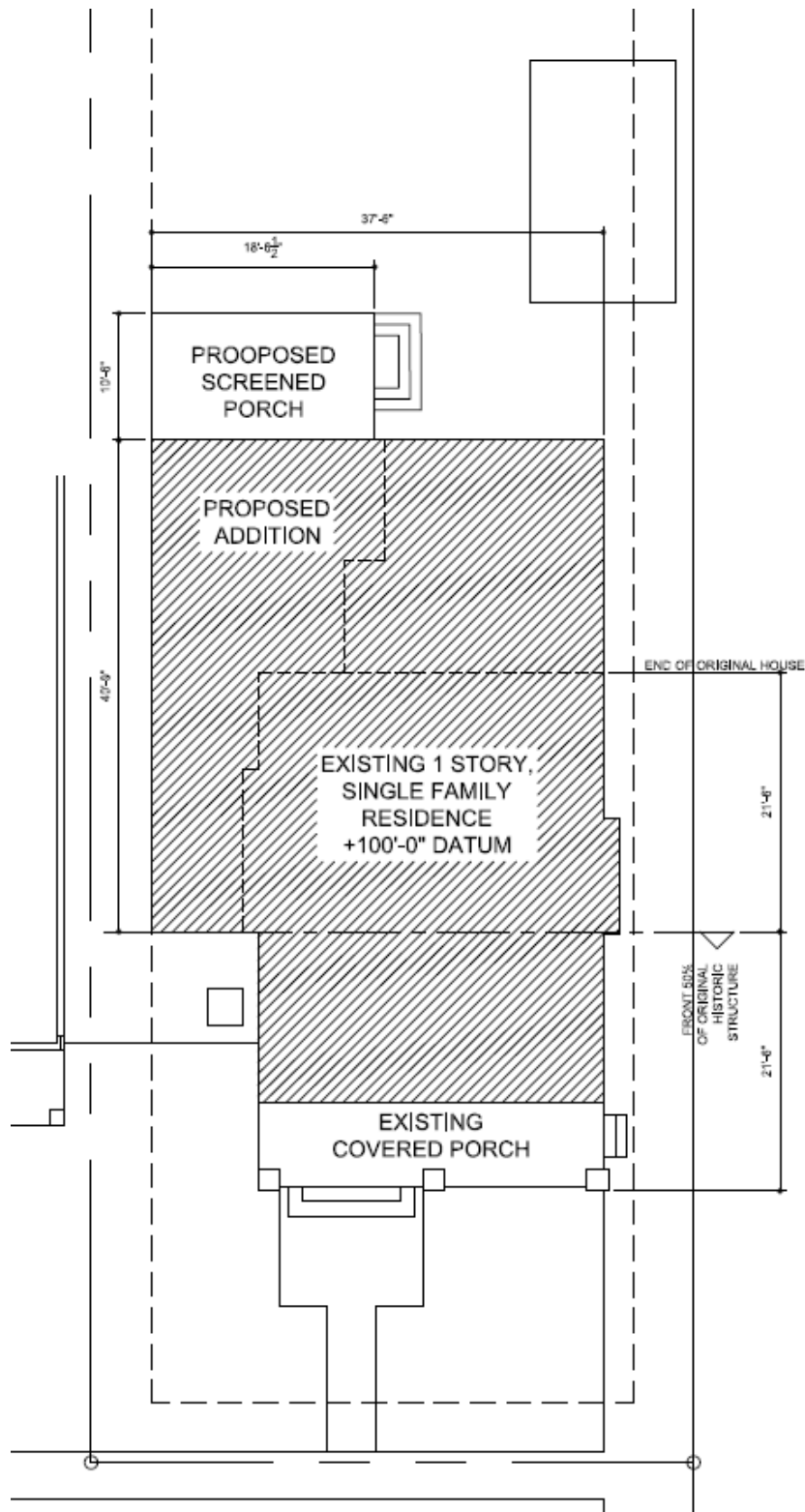
Northeast and rear facade



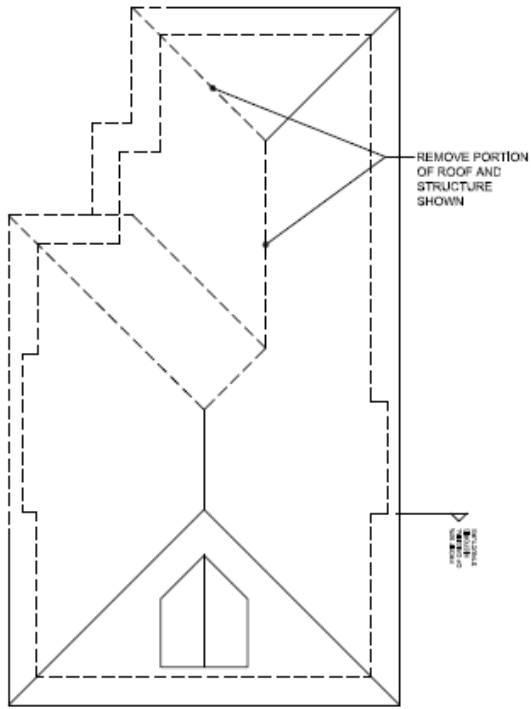
Rear facade



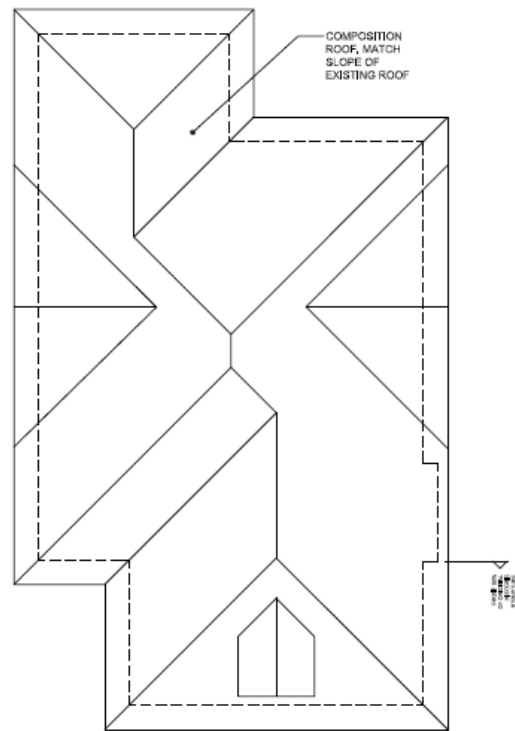
Request #3 window installation on west side



Proposed site plan



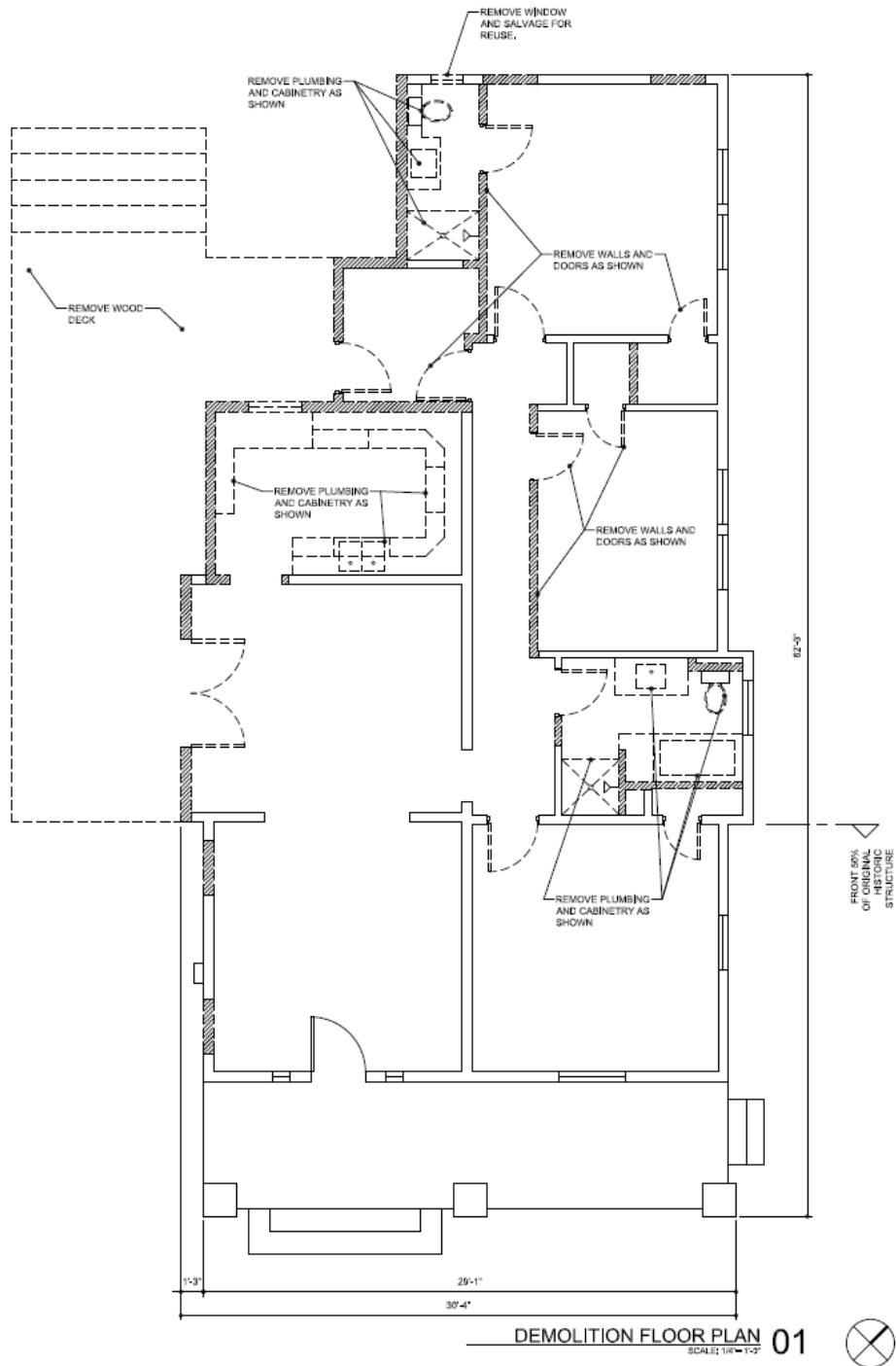
DEMO ROOF PLAN 02
SCALE: 1/8" = 1'-0"



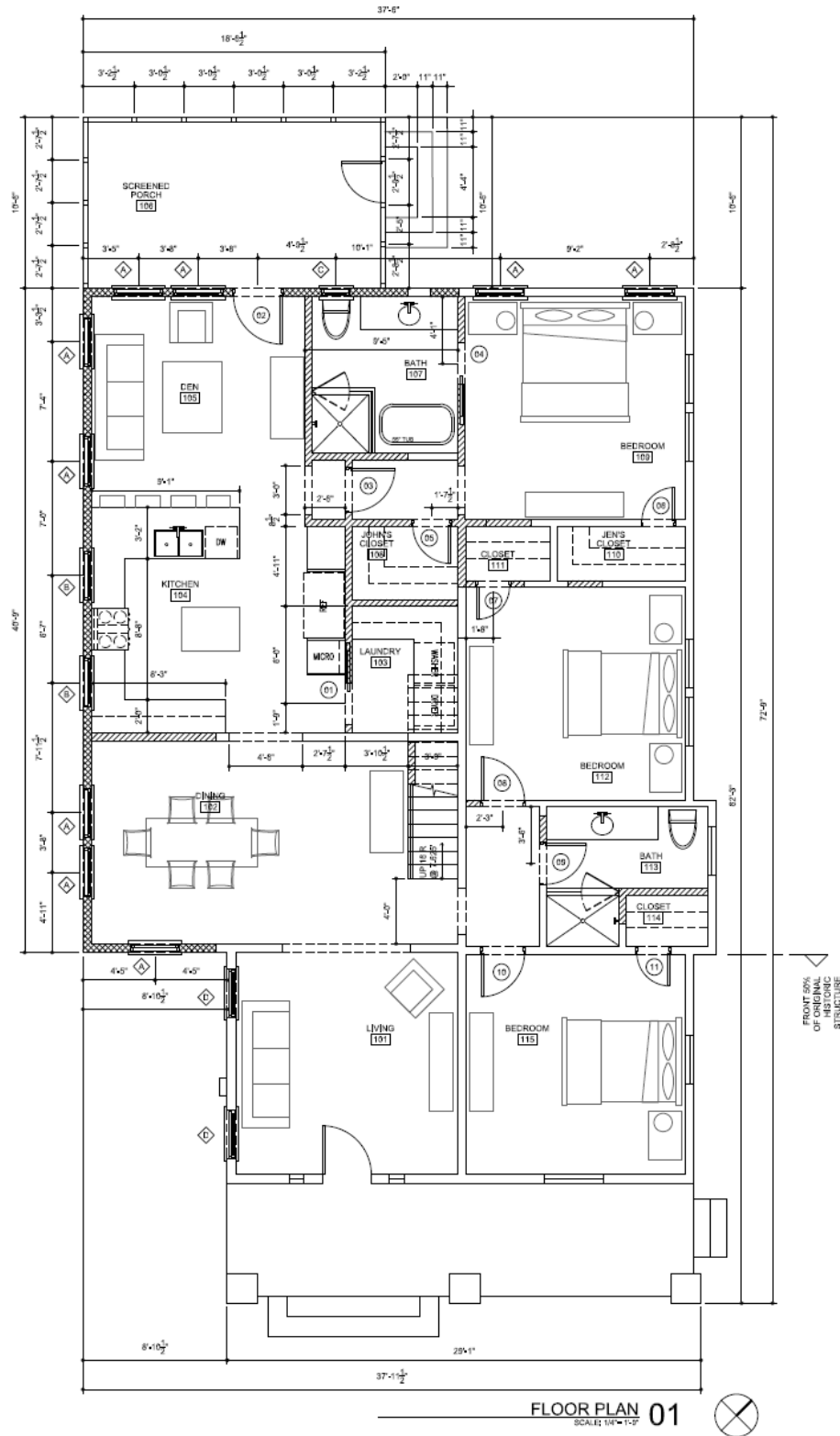
ROOF PLAN 03
SCALE: 1/8" = 1'-0"



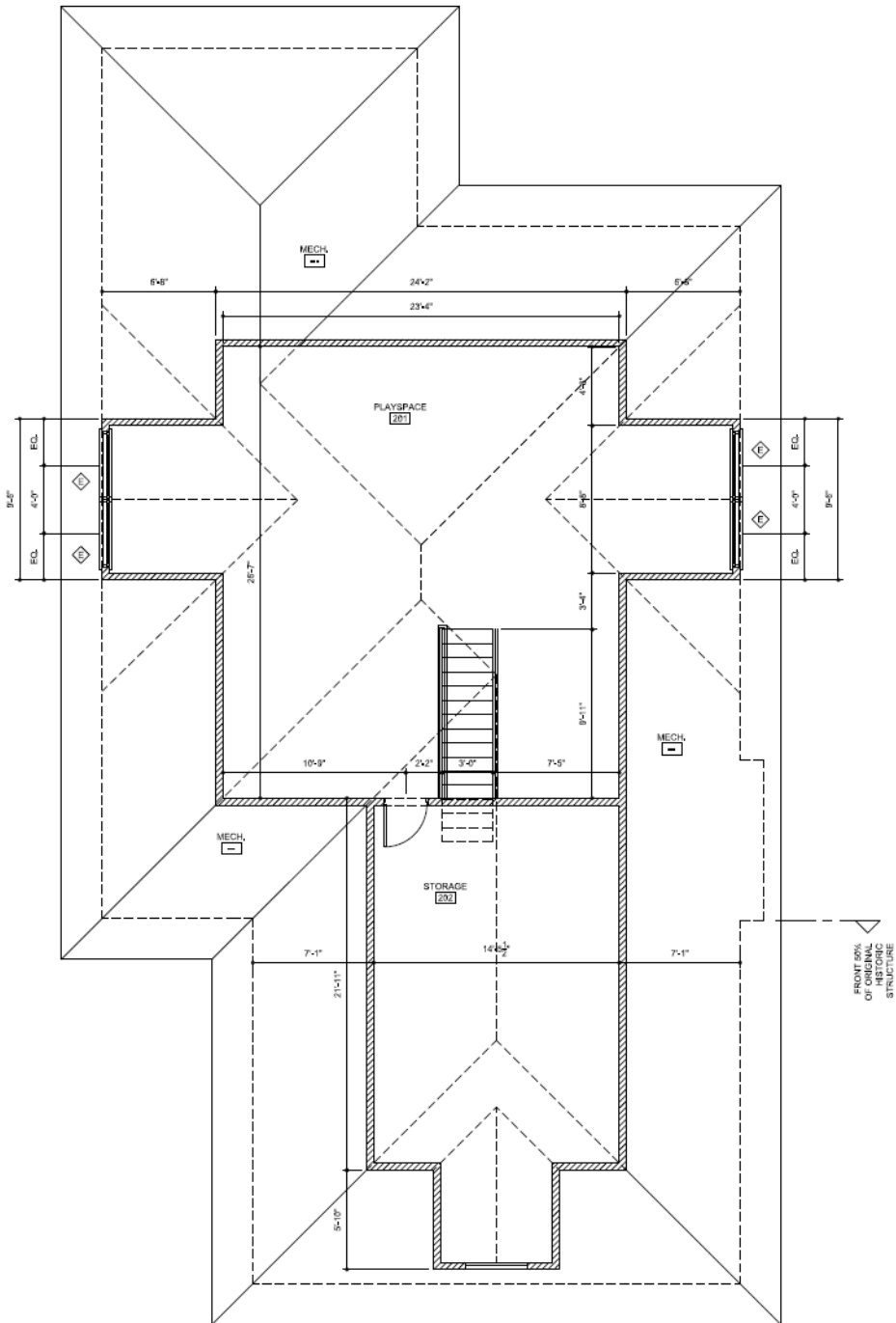
Existing (left) and proposed (right) roof plan



Existing floor plan



Proposed 1st floor plan



ATTIC FLOOR PLAN 01
SCALE: 1/8" = 1'-0"

Proposed 2nd floor plan

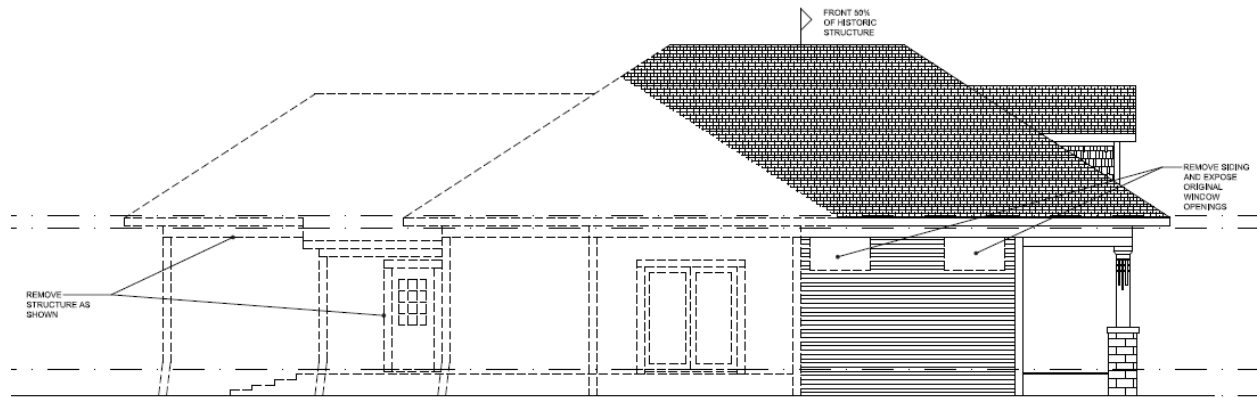


EXISTING SOUTH ELEVATION 01
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION 01
SCALE: 1/8" = 1'-0"

Existing (top) and proposed (bottom) front elevations. NOTE: The proposed changes to the east and west façade were not drawn onto the front elevations.

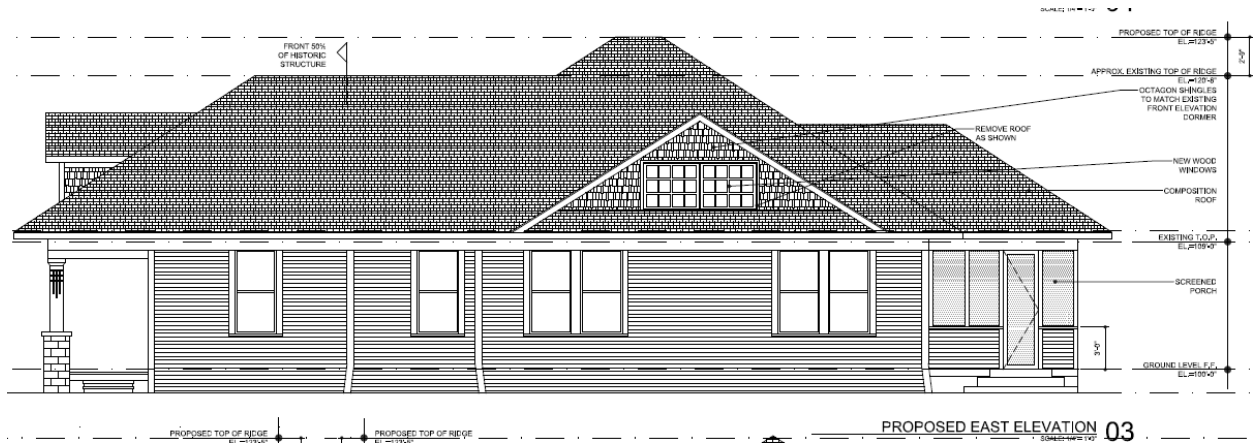
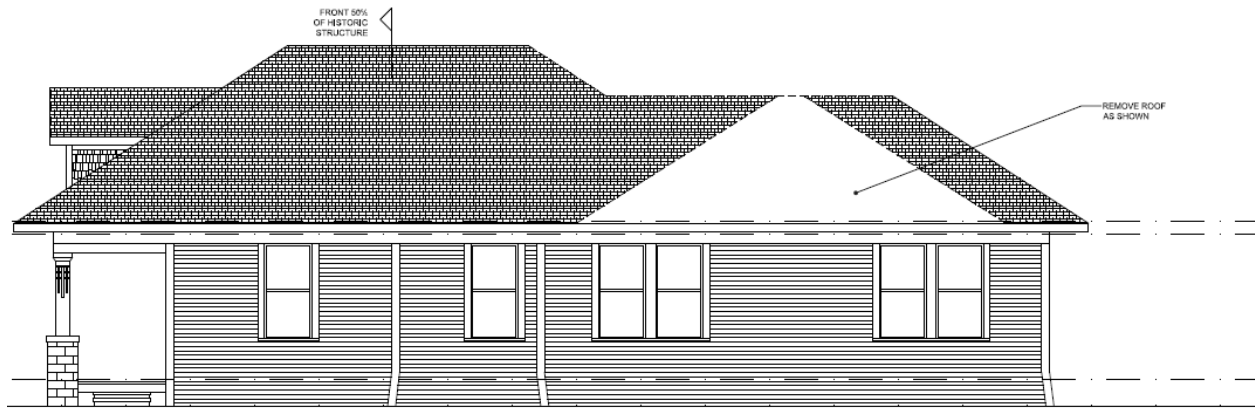


EXISTING WEST ELEVATION 04
SCALE: 1/4" = 1'-0"

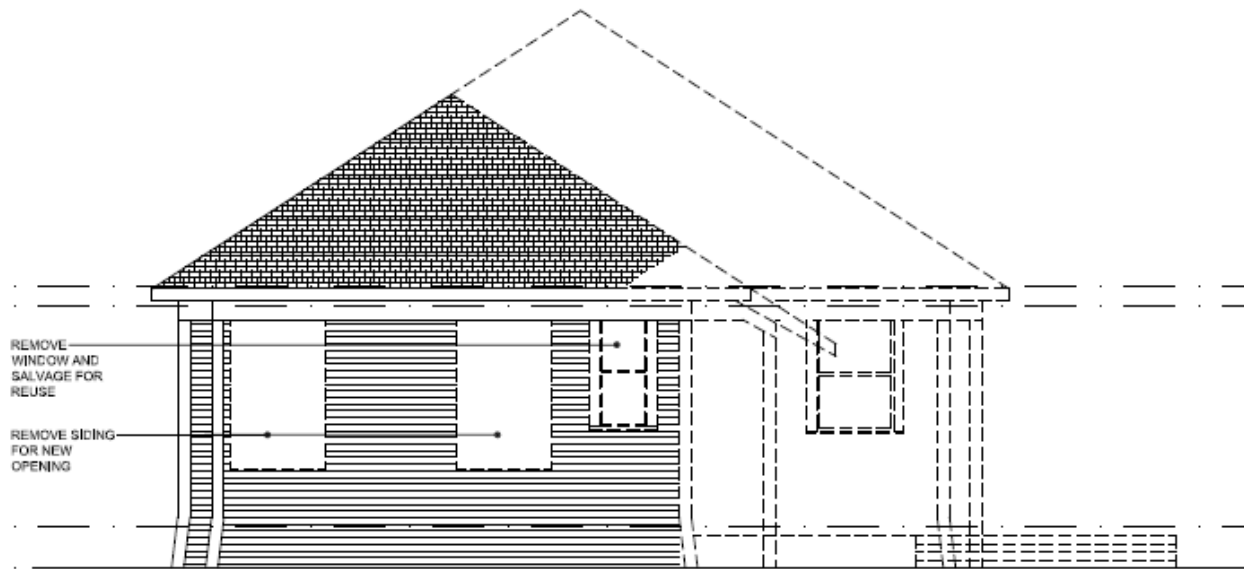


PROPOSED WEST ELEVATION 04
SCALE: 1/4" = 1'-0"

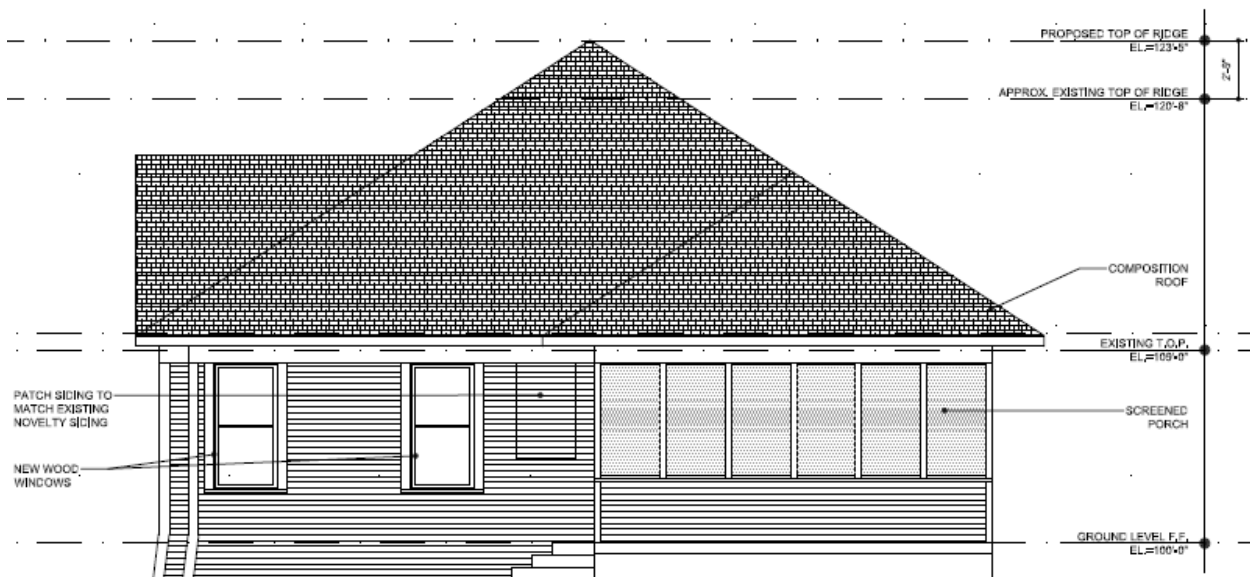
Existing (top) and proposed (bottom) west side elevations



Existing (top) and proposed (bottom) east side elevations



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

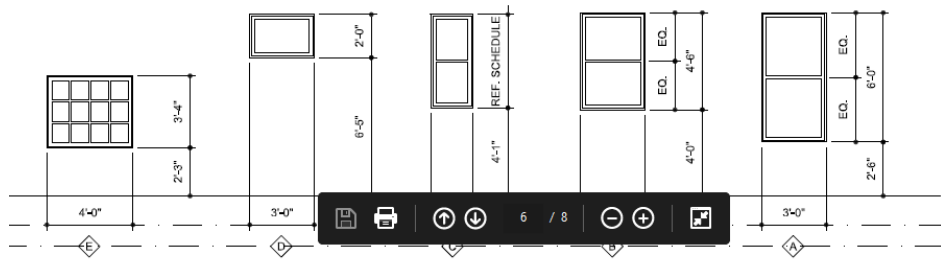


PROPOSED NORTH ELEVATION 02
SCALE: 1/4" = 1'-0"

Existing (top) and proposed (bottom) rear elevations

WINDOW SCHEDULE					
NO.	TYPE	SIZE (WxH)	MATERIAL	GLASS	NOTES
A	DOUBLE HUNG	3'-0" x 6'-0"	ALL WOOD	INSULATED	
B	DOUBLE HUNG	3'-0" x 4'-6"	ALL WOOD	INSULATED	VERIFY SIZE
C	DOUBLE HUNG	2'-0" x 4'-4"	ALL WOOD	INSULATED	RELOCATED SALVAGED WINDOW
D	FIXED	3'-0" x 2'-0"	ALL WOOD	INSULATED	
E	FIXED	3'-4" x 4'-0"	ALL WOOD	INSULATED	

- WINDOW NOTES:
- 1) DIMENSIONS PROVIDED ARE TO OUTSIDE OF FRAME, UNLESS NOTED OTHERWISE (U.N.O.)
 - 2) GLAZING TO HAVE U FACTOR .35 MAX / SHGC .25 MAX PER ENERGY CODE
 - 3) WINDOWS TO MATCH FINISH AND MATERIAL OF EXISTING WINDOWS
 - 4) WINDOWS TO BE ALL-WOOD JELD-WEN OR EQUAL



Window specifications

DOOR SCHEDULE						
NO.	TYPE	SIZE (WxH)	THICKNESS	MATERIAL	GLASS	NOTES
01	2	2'-6" x 6'-8"		WOOD		POCKET DOOR
02	1	2'-8" x 6'-8"		WOOD		
03	1	2'-8" x 6'-8"		WOOD		
04	2	2'-6" x 6'-8"		WOOD		POCKET DOOR
05	1	2'-4" x 6'-8"		WOOD		
06	1	2'-0" x 6'-8"		WOOD		
07	1	2'-0" x 6'-8"		WOOD		
08	1	2'-8" x 6'-8"		WOOD		
09	1	2'-6" x 6'-8"		WOOD		
10	1	2'-8" x 6'-8"		WOOD		
11	1	2'-0" x 6'-8"		WOOD		

DOOR NOTES:

- 1) GLAZING TO HAVE U FACTOR .35 MAX / SHGC .25 MAX PER ENERGY CODE
- 2) REFER PLANS FOR SWING DIRECTION



Door specifications



L300 Double Hung Window



Product Details

Wood Interior / Wood Exterior

4⁵/₈" jamb depth; 5¹/₈" with optional screenstop; extension jambs available

1¹/₁₆" insulated glass with EnerEDGE® warm-edge spacer

Width: 14" – 54"

Height: 24" – 96"

Performance Data

U-Value (w/ Low-E Glass): 0.28

SHGC (w/ Low-E Glass): 0.28

Performance Class: LC-40

Window specifications


Perfection Shingles

Cedar Impressions Perfection Shingles reflects a style once reserved for the finest homes. Clean edges and smooth lines complement the quiet beauty of the natural wood textures. With a straight edge design, perfection shingles create a more refined look.

DORMER SIDING SPECS- COLOR TBD

7" STRAIGHT EDGE PERFECTION [3G]


NEW SOLID COLORS



Molded Perimeter Lock

A full panel lock for a more secure and long-lasting installation

NEW SOLID COLORS



Deep Panel Projection

A 3/4" panel projection for excellent rigidity and straighter-on-the-wall performance. Also, enhanced shadow lines for better aesthetics.

Double 7" Straight Edge Perfection Shingles [3G]

Spruce

Double 7" Staggered Perfection Shingles

Pacific Blue

Single 7" Straight Edge Perfection Shingles

Cedar Blend

Single 6-1/3" Scallop Perfection Shapes

Charcoal Gray

Single 6-1/3" Octagon Perfection Shapes

Autumn Red

Single 6-1/3" Half-Cove Perfection Shapes

Natural Clay

AR MC SB HS SPR

F PB FS CG GG

SG BB SEA CYP HB

DT NC SW LM BS

HC AY SN CW

AR MC SB HS SPR

F PB FS CG GG

SG SEA CYP HB DT

NC SW LM BS HC

CW

NB DB CB RB SB

HS PB FS CG GG

SG SEA CYP NC SW

CW

AR PB CG SG CYP

NC SW CW

AR PB CG SG NC

CW

PB SG NC CW

15 See matrix on pages 21-22 for detailed color availability.

Dormer shingle specifications

Novelty Siding
DH117 YP
1x6



V-Joint Center Match with Center V
DH116 YP
1x6



Car Siding

V-Joint Center Match
DH122 YP
1x6



Also in 8"

Single Drop
DH105 YP
1x6



Also in 8"

Barn Siding
DH9391
5/8 x 5 1/8



Also in 8"

Paneling
DH44
1x8



KP-44
Also in 10" and 12"

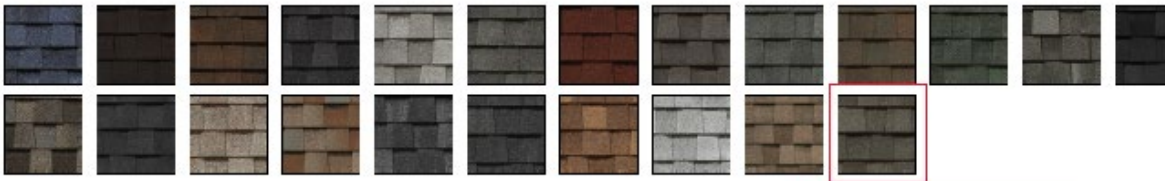
ROOF SPECS



PRODUCTS AVAILABLE NEAR ZIP CODE:

ENTER ZIP CODE

PLEASE ENTER YOUR ZIP CODE TO VIEW PRODUCTS
AVAILABLE IN YOUR AREA



WEATHERED WOOD

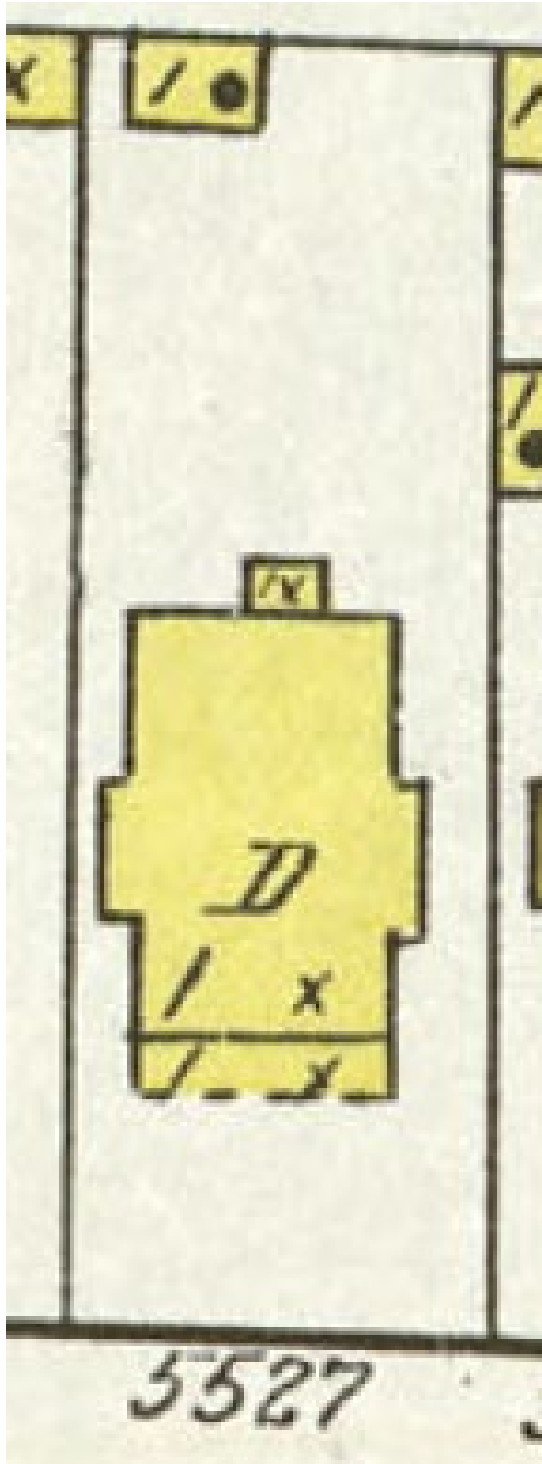
LANDMARK®

[OVERVIEW](#)

Roof shingle specificaitons



Illustration of the proposed massing and building form



1922 Sanborn Map



Examples provided by the applicant. Both 5319 Worth and 5424 Worth are new construction.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request: #1 and #2:

4.1 Protected facades

- a. Front facades and the front 50 percent of side facades of contributing structures are protected.
- b. Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
- c. Historic solid-to-void ratios of protected facades must be maintained.

4.2 All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.

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

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

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

Request #3:

5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.

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: 04/08/21
TIME: 5:30 PM
MEETING PLACE: Videoconference

Applicant Name: **Leslie Nepveux**
Address: **5527 Worth Street**
Date of CA/CD Request: **04/01/21**

RECOMMENDATION:

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

Recommendation / comments/ basis:

Items 1 and 2 Deny without prejudice

1. Addition appears to be in the front 50% of the protected side.

2. Height of addition not shown on the elevation. Is it taller than the surrounding structures? Per 8.6 additions must have compatability with similar structures on the block.

3. Drawing of proposed rooflines and massing in perspective with heights would be helpful. Per 8.4. and 8.5. Need to verify height and massing. Motion by Mesh. Second by Aveton. Passed Unanimously.

Item No. 3 Approve two windows on west elevation. Motion by Aveton. Second by Mesh. Passed Unanimously

Task force members present

<input type="checkbox"/> Aaron Trecartin	<input type="checkbox"/> Laura Koppang	<input checked="" type="checkbox"/> Noel Aveton
<input checked="" type="checkbox"/> Barbara Cohen	<input checked="" type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Rene Schmidt (Chair)
<input type="checkbox"/> Eric Graham	<input checked="" type="checkbox"/> Mimi Bowen	<input checked="" type="checkbox"/> Terri Raith

Ex Officio staff members present ☒ Jennifer Anderson

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

Maker: Above

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force *Rene Schmidt*

DATE April 8, 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****MAY 3, 2021**

FILE NUMBER: CA201-345(JKA)
LOCATION: 5919 Victor Street
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 397

PLANNER: Jennifer Anderson
DATE FILED: April 1, 2021
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 0013.01

APPLICANT: Preston Rose

OWNER: ROSE PRESTON WESTAWAY

REQUEST(S):

1. Replace 26 wood windows with vinyl windows. Work partially completed without a Certificate of Appropriateness.
2. Replace two doors with metal doors on the upper balcony of the front facade. Work completed without a Certificate of Appropriateness.
3. Replace two doors with metal doors on the rear facade. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: The structure was built in 1941. The proposed work has been partially completed without a Certificate of Appropriateness.

- In April 2021, Landmark Commission approved three metal doors that were appropriate in style on the front of the structure.
- Staff approved re-installation of the wood windows via Routine Maintenance at the same time, but the applicant has decided to proceed with wholesale replacement with vinyl windows.

PROJECT DESCRIPTION: 26 original wood windows are proposed for replacement with vinyl Simulated Divided Light windows. The work has been completed on 10 windows without a Certificate of Appropriateness. Two doors on the upper balcony on the front façade and two doors on the rear façade were also replaced with metal doors without a Certificate of Appropriateness. No photos of the previous four doors that were replaced were provided, so their original material is unknown.

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: Per the Junius Heights ordinance, structures in the historic overlay district were considered to be contributing if they had a high degree of architectural integrity and were built before 1940. This home was built in 1941, one year after the period of significance for Junius Heights ended, and retains much of its architectural integrity since many of the original details - such as wood windows (including the decorative oculus window which is not proposed for replacement), unpainted brick, original building form - are present and would be considered factors in a reassessment of its contributing status. While the proposed work was evaluated based on the non-contributing standards, Staff acknowledges that under a re-evaluation, the 80-year old structure may be considered contributing to the Junius Heights Historic District.

Request #1: Window Replacements

The burden of proof required to justify the work was not met since the applicant did not provide sufficient evidence that the wood windows were beyond repair and required replacement. The extent of sash rot on each window is unknown, and issues with paint and putty are normally repairable. Additionally, the sashes on the windows that have already been replaced do not have the same appearance as wood windows due to profile sections and the visible seams in the vinyl material. The change is visible from the public right-of-way and would have an adverse impact on the historic overlay district.

Request #2: Door Replacements on Front Porch

The metal material of the metal doors is not apparent from the public right-of-way and its effect on the character and appearance of the district would be negligible, but the full-length single light design is not typical of doors found on the front façade of most structures in Junius Heights. The previous doors on the lower level porch on the front facade were a 15-light design, and this design would be compatible with the historic overlay district. The design proposed doors is not compatible with the historic overlay district and are partially visible from the public right-of-way.

Request #3: Door Replacements on Rear Facade

The rear doors are not visible from the public right away, and their effect on the character and appearance of the district would be negligible. The work is therefore considered to be compatible with the historic overlay district and will have no adverse impact.

STAFF RECOMMENDATION(S):

1. Replace 26 wood windows with vinyl windows. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice because the partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) since it is not compatible with the historic overlay district and the applicant did not meet the burden of proof required to justify the work.

2. Replace two doors with metal doors on the upper balcony of the front facade. Work completed without a Certificate of Appropriateness – Deny without Prejudice because the completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) since it is not compatible with the historic overlay district.
3. Replace two doors with metal doors on the rear façade. Work completed without a Certificate of Appropriateness – Approve specifications dated 5-3-21 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(S):

1. Replace 26 wood windows with vinyl windows. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice since the materials not compatible with historic district. Structure is only one year outside official period of significance. Vote: 4:1. For: Mesh, Raith, Aveton, Schmidt. Against: Bowen. Reason for opposition: Street view looks historic with the vinyl windows.
2. Replace two doors with metal doors on the upper balcony of the front facade. Work completed without a Certificate of Appropriateness – Approve with Conditions that eight divided light panels [are installed] instead of a single pane. Vote: 3:2. For: Bowen, Aveton, Schmidt. Against: Mesh, Raith. Reason for opposition: The propositions are different in a modern door with fake mullions that an historic door.
3. Replace two doors with metal doors on the rear facade. Work completed without a Certificate of Appropriateness – No comments on the rear doors were provided by Task Force.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA	-	[]
Office Use Only		

Name of Applicant: Preston W. Rose
Mailing Address: 5919 Victor St.
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 817-975-8105 Alternate Phone: _____
Relationship of Applicant to Owner: Owner

OFFICE USE ONLY	
Main Structure:	
<input type="checkbox"/>	Contributing
<input type="checkbox"/>	Non-contributing

PROPERTY ADDRESS: Junius Heights
Historic District: 5919 Victor St.

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."

x4 1. Approve Doors x26 2. Replace windows x5 3. Approve Ext. light fixtures
4. Trim - Paint depending on window decision

Signature of Applicant: Preston W. Rose Date: 3/30/21

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

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ☐ Yes ☐ No

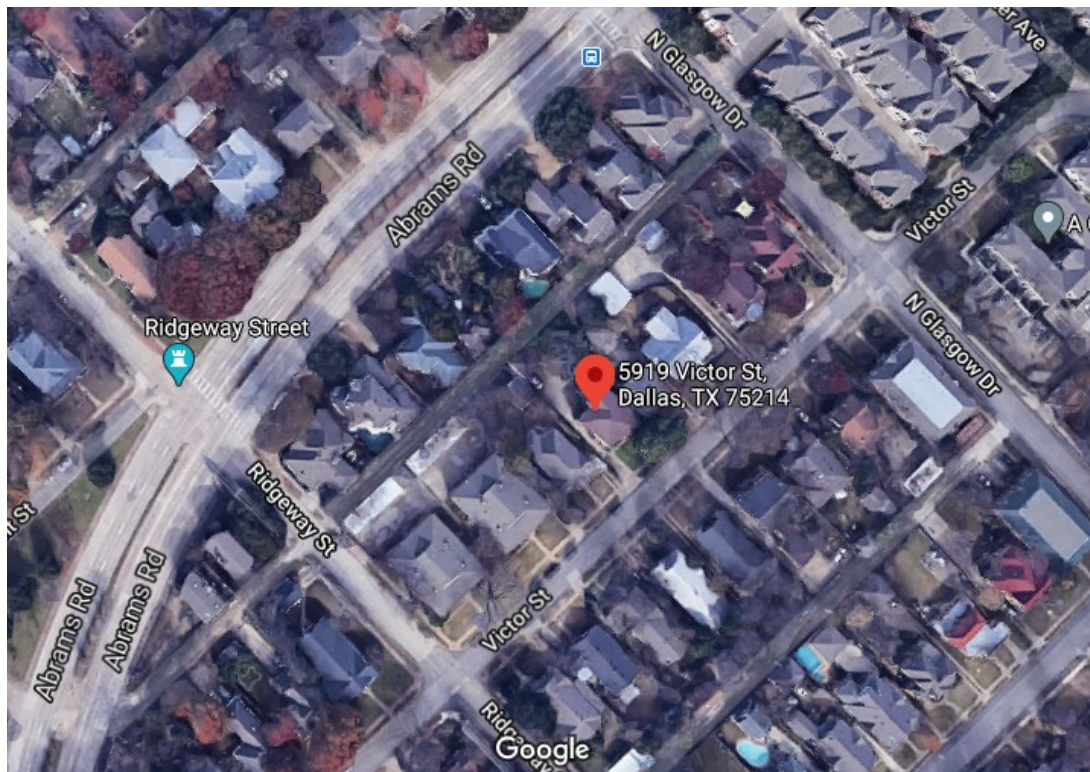
Office of Historic Preservation

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 010220



Aerial image



Main structure



To right



To left



Across street



Main structure

CA201-345(JKA)

D2 1-7

North Facing Elevation



West side

West Facing Elevation



Rear facade

South Facing Elevation



East side

**SOLD BY:**

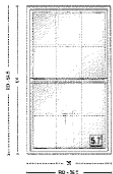
Brennan Enterprises
Rep Frank Peters
Cell (817) 680-0854
Office (972) 619-9281
2100 E Randol Mill Rd, Arlington, TX
76011

SOLD TO:

QUOTE DATE
10/19/2020

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Preston Rose	Preston Rose	165477		
ORDER NOTES:				
DELIVERY NOTES:				



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Fixed/Active	Front First Floor	\$1,177.44	\$1,177.44
RO Size = 36 1/2" x 64 1/2"		Unit Size = 36" x 64"			

100SHS 3'X5' 4", Unit, 100 Series Single-Hung, Equal Sash, No Flange, Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, Black, w/White, 3/4" Grille Bar, Auto Lock, Slim Line, 1 Sash Locks White, Black, Half Screen, Fiberglass

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.19	A1	32.5000	28.2890	6.38470	

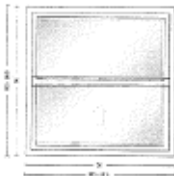
Quote #: 165477

Print Date: 11/19/2020

Page 1 of 31

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Preston Rose	Preston Rose	165477		
ORDER NOTES:				
DELIVERY NOTES:				



Item	Qty	Operation	Location	Unit Price	Ext. Price
400	1	Fixed/Active	Left Side First Floor	\$491.76	\$491.76
RO Size = 36 1/2" x 36 1/2"		Unit Size = 36" x 36"			

100SHS 3'X3', Unit, 100 Series Single-Hung, Equal Sash, No Flange, Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Auto Lock, Slim Line, 1 Sash Locks White, Black, Half Screen, Fiberglass

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.29	0.21	A1	32.5000	14.2890	3.22490	

Window specifications

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Preston Rose	Preston Rose	165477		

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
600	1	Fixed	Back Back First Floor	\$932.63	\$932.63

RO Size = 53 1/2" x 72 1/2"

Unit Size = 53" x 72"

100REC 4' 5"X6', Unit, 100 Series Picture/Transom-2WTR, No Flange, Black Exterior Frame, w/White Interior Frame, Fixed, Dual Pane Low-E SmartSun Tempered Argon Fill

Unit #	U-Factor	SHGC
A1	0.27	0.22

Comments:

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Preston Rose	Preston Rose	165477		

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
700	1	Fixed/Active	Back First Floor	\$693.34	\$693.34

RO Size = 36 1/2" x 64 1/2"

Unit Size = 36" x 64"

100SHS 3'X5' 4", Unit, 100 Series Single-Hung, Equal Sash, No Flange, Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Auto Lock, Slim Line, 1 Sash Locks White, Black, Half Screen, Fiberglass

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.21	A1	32.5000	28.2890	6.38470

Comments:

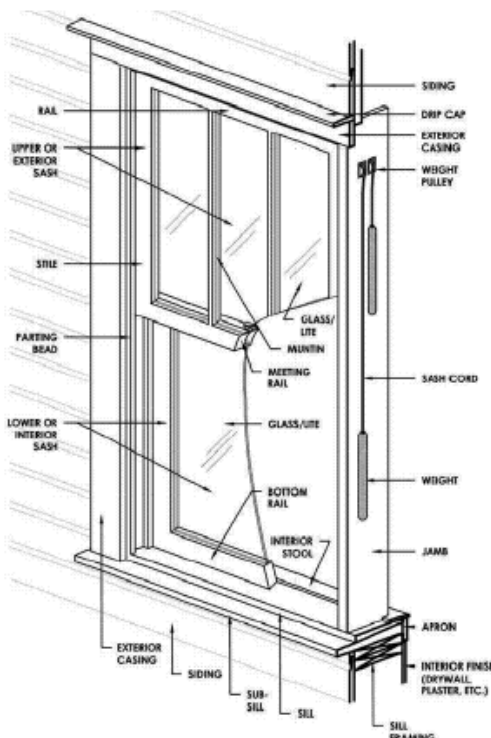
Window specifications

COA— _____ Applicant Name: <u>Preston Rose</u>	Date Received: _____ Received by: _____
---	--

Window Survey Form

Have	Basic Requirements
✓	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
✓	2. Photographs of each window opening numbered corresponding to the photographs or drawings from #1.
✓	3. Condition Evaluation of each window (see reverse).
✓	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
✓	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
☐	6. Other _____

ALL window openings on the structure should be assigned a **number** and **described** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in **pairs** or **groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but not door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of **each** window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. **Additional close-up photographs**, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Total Number of Window Openings on the Structure	27
Number of Historic Windows on the Structure	27
Number of Existing Replacement/Non-Historic Windows	0
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	26

Window survey

COA— _____
 Applicant Name: _____

Date Received: _____
 Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition	Window #	Window Condition
1	Wood - Historic -Sash rot/poor paint putty glazing (Replaced)	21	Wood - Historic -Sash rot/poor paint putty glazing
2	Wood - Historic -Sash rot/poor paint putty glazing (Replaced)	22	Wood - Historic -Sash rot/poor paint putty glazing
3	Wood - Historic -Sash rot/poor paint putty glazing (Replaced)	23	Wood - Historic -Sash rot/poor paint putty glazing
4	Wood - Historic -Sash rot/poor paint putty glazing (Replaced)	24	Wood - Historic -Sash rot/poor paint putty glazing, Missing pane, AC dmg
5	Wood - Historic -Sash rot/poor paint putty glazing (Replaced)	25	Wood - Historic -Sash rot/poor paint putty glazing, warped meeting rail, AC dmg
6	Wood - Historic -Sash rot/poor paint putty glazing	26	Wood - Historic -Sash rot/poor paint putty glazing
7	Wood - Historic -Sash rot/poor paint putty glazing (Replaced)	27	Wood - Historic -Sash rot/poor paint putty glazing
8	Wood - Historic -Sash rot/poor paint putty glazing (Replaced)	28	Note: all windows feature similar wear and neglect from years of demolition by neglect: missing putty glazing, putty glazing over sight lines, non-operable windows, sash rot, etc.
9	Wood - Historic -Sash rot/poor paint putty glazing (Replaced)	29	
10	Wood - Historic -Sash rot/poor paint putty glazing (Replaced)	30	
11	Wood - Historic -Sash rot/poor paint putty glazing (Replaced)	31	10 Windows have already been replaced as indicated by the elevation photos. Replacements will be similar to those already installed.
12	Wood - Historic -Sash rot/poor paint putty glazing	32	
13	Wood - Historic -Sash rot/poor paint putty glazing	33	
14	Wood - Historic -Sash rot/poor paint putty glazing (Fixed Window - Not Replacing)	34	
15	Wood - Historic -Sash rot/poor paint putty glazing	35	
16	Wood - Historic -Sash rot/poor paint putty glazing	36	
17	Wood - Historic -Sash rot/poor paint putty glazing	37	
18	Wood - Historic -Sash rot/poor paint putty glazing	38	
19	Wood - Historic -Sash rot/poor paint putty glazing	39	
20	Wood - Historic -Sash rot/poor paint putty glazing	40	

Window survey



Window survey



Window survey

CA201-345(JKA)

D2 1-16



Window survey



Window survey



Window survey



Window survey



Window survey



Window survey



Window survey



Window survey



#10

Window survey

CA201-345(JKA)

D2 1-25



Window survey



Window survey



Window survey



Window survey



Window survey



Window survey



Window survey



Window survey



Window survey



Window survey



Window survey



Window survey



Window survey

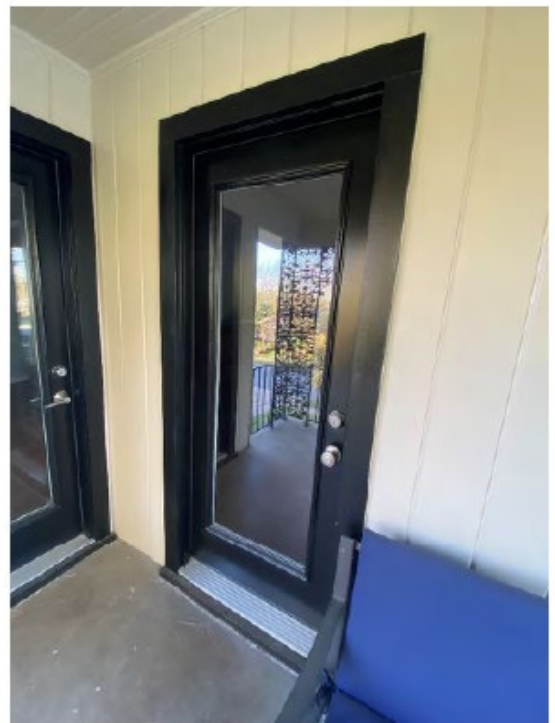


Window survey



Historic wood window sash vs. vinyl window sash

Upper Floor Patio Doors (not visible from street because blocked by Tree)



Upper balcony doors on front façade (replaced without a CA)



Rear doors (replaced without a CA)

Rear Doors



Rear doors (replaced without a CA)

3/30/2021

Masonite 32 in. x 80 in. Premium 9 Lite Right-Hand Inswing Primed Steel Prehung Front Exterior Door No Brickmold-42826 - The Home ...

#1 Home Improvement Retailer



You're shopping
Lemmon Ave ▾

● **OPEN** until 10 pm

Delivering to
75209 ▾

Search

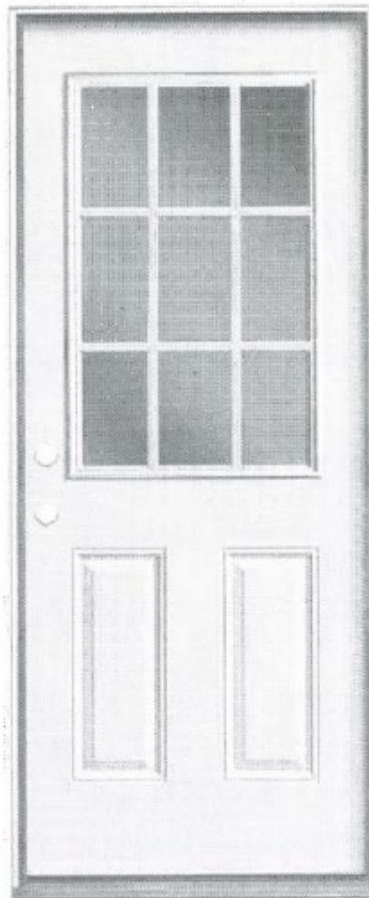
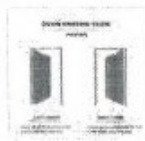
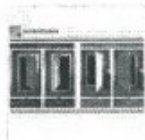


Cart | 0 items

Home / Doors & Windows / Exterior Doors / Front Doors / Steel Doors / Steel Doors With Glass

Internet #100062686 Model #42826 Store SKU #828366

Back doors x 2



Hover Image to Zoom

Live Chat

Feedback

32 in. x 80 in. Premium 9 Lite Right-Hand Inswing Primed Steel Prehung
Front Exterior Door No Brickmold
by **Masonite** >

♥ 642

1/4

Door specifications


CA201-345(JKA)

D2 1-44

Masonite 32 in. x 80 in. Premium Full Lite Left Hand Inswing Primed Steel Prehung Front Exterior Door with No Brickmold-85526 - The H...

#1 Home Improvement Retailer



You're shopping
Lemmon Ave. 
● OPEN until 10 pm

Delivering to
75209 ▾

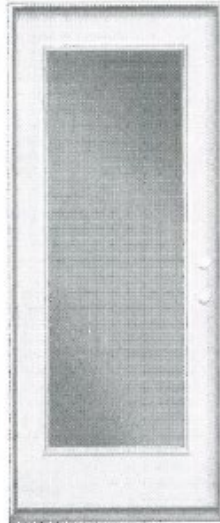
Search



Cart | 0 items

[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Front Doors](#) / [Steel Doors](#) / [Steel Doors With Glass](#)

Intel® i3-4140 10 Model #33325 Store SKU #222540 Store SO SKU #444729



Hover Image to Zoom

Second story Porch
Doors x 2

Feedback Live Chat

32 in. x 80 in. Premium Full Lite Left Hand Inswing Primed Steel Prehung Front Exterior Door with No Brickmold
by Masonite >

220

★★★★★ (39) [Write a Review](#) [Questions & Answers \(15\)](#)

Lemmon Ave Store

✓ 4 in stock Aisle 27, Bay 013 Text to Me

\$309⁰⁰

OR

\$52⁰⁰ per month* suggested payments with 6 months* financing on this \$309 purchase* ①
Apply for a Home Depot Consumer Card

How to Get It

Delivering to: 75209 | Change



4 in stock at Lemmon Ave
Check Nearby Store

 This item may not be available for pickup until tomorrow.

-	1	+
---	---	---

 $\sqrt{3}$

Door specifications

CA201-345(JKA)

D2 1-45

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: 04/08/21
TIME: 5:30 PM
MEETING PLACE: Videoconference

Applicant Name: Preston Rose
Address: 5919 Victor Street
Date of CA/CD Request: 04/01/21

RECOMMENDATION:

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

Recommendation / comments/ basis:

1. Deny without prejudice replacement of windows with vinyl windows. Materials not compatible with historic district.
Structure is only one year outside official period of significance. Motion by Mary Mesh, Second by Terri Raith

In Favor: Mesh, Raith, Aveton, Schmidt Motion passed

Opposed: Bowen, Reason for opposition: Street view looks historic with the vinyl windows.

2. Replace 4 doors with metal. Approve the doors that were presented with the application of 8 divided light panels instead of a single pane.

In Favor: Bowen, Aveton, Schmidt Motion passed

Opposed: Mesh, Raith Reason for opposition: The propositions are different in a modern door with fake mullions than an historic door.

Eric Graham left at 6:30

Task force members present

<input type="checkbox"/> Aaron Trecartin	<input type="checkbox"/> Laura Koppang	<input checked="" type="checkbox"/> Noel Aveton
<input type="checkbox"/> Barbara Cohen	<input checked="" type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Rene Schmidt (Chair)
<input checked="" type="checkbox"/> Eric Graham	<input checked="" type="checkbox"/> Mimi Bowen	<input checked="" type="checkbox"/> Terri Raith

Ex Officio staff members present ☒ Jennifer Anderson

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

Maker: Above
2nd.

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force *Rene Schmidt*

DATE April 8, 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**MAY 3, 2021**

FILE NUMBER: CA201-322(MLP)
LOCATION: 237 E 6th
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD-468

PLANNER: Melissa Parent
DATE FILED: April 1, 2021
DISTRICT: Lake Cliff
MAPSCO: 54-D
CENSUS TRACT: 0020.00

APPLICANT: William & Emily Simonds

OWNER: VELASQUEZ SANTOS

REQUEST:

- 1) Install new wood railing on front porch of main structure. Paint Behr "Twinkling Lights."
- 2) Install new wood front door on main structure.

BACKGROUND / HISTORY:

The structure is listed as contributing to the Lake Cliff Historic District.

PROJECT DESCRIPTION:

The proposed work consists of the addition of a wood railing to the front porch and replacement of the front door with a new wood door.

ANALYSIS:

The request for a railing on this structure would introduce a new element to the front porch and is therefore considered conjectural. Staff was unable to find evidence that a porch rail previously existed, and archival photos show that no railing has existing since at least 2003. Looking down the streetscape, there are only 3 other properties on either side of the block face that have railings on the front porch, but those structures are different architectural styles.

While the existing front door is not historic, the proposed Prairie style door is not appropriate for the style of architecture. The applicant has agreed to use clear glass and find other methods of screening from the interior to better comply with the ordinance.

STAFF RECOMMENDATION:

- 1) Install new wood railing on front porch of main structure. Paint Behr "Twinkling Lights." – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
- 2) Install new wood front door on main structure - 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 fenestration and openings in Section 5.3 that states "Replacement doors and windows must express muntin and mullion size, light configuration, and material to match the historic."

TASK FORCE RECOMMENDATION:

- 1) Install new wood railing on front porch of main structure. Paint Behr "Twinkling Lights." – Approve with conditions - Railings: provide complete vertical and horizontal dimensions all spaces and wood members, Suggest lowering top of railing from 34" to at least and maximum 30". Provide color and paint information
- 2) Install new wood front door on main structure. – Approve with Conditions - Door selection: the wavy oval pattern isn't a historic look, provide a different diffused glass ie. Orange peel/dimple or Florentine/burst patterns that are in keeping with historic material and look or decide for a plain glass.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 201 - 322 [MLP]
Office Use Only

Name of Applicant: William and Emily Simonds
Mailing Address: 237 E 6th Street
City, State and Zip Code: Dallas TX 75203
Daytime Phone: 214-770-2561 Alternate Phone: 469-443-5903 (Will)
Relationship of Applicant to Owner: Owner

OFFICE USE ONLY

Main Structure:
☒ Contributing
☐ Non-contributing

PROPERTY ADDRESS: 237 E 6th Street Dallas TX 75203
Historic District: Lake Cliff

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."

1. Addition of approximately 14.5 feet of wood railing to front and 5.75 feet to east side to enclose existing porch; railing painted white (Behr Premium "Twinkling Lights" - current color)

2. New wood front door with brushed dark bronze hardware; front door painted white (Behr Premium "Twinkling Lights") - see attached

RECEIVED BY

Signature of Applicant: [Signature] Digitally signed by
Emily S Simonds
Date: 2021.03.19
19:58:54 -05'00'
Date: 3/19/2021 APR 01 2021
Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

Current Planning

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ☐ Yes ☐ No

Office of Historic Preservation

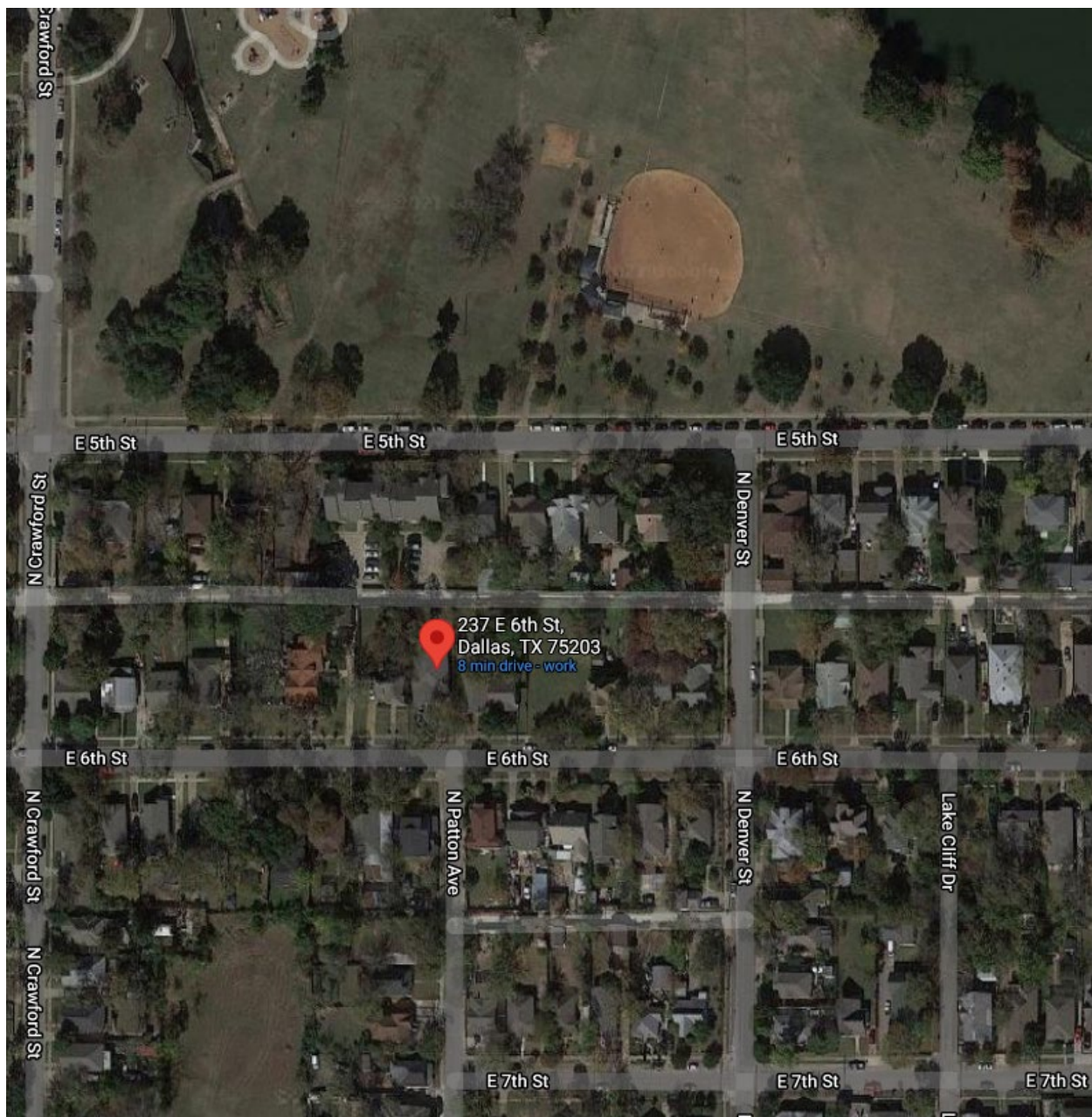
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 010220



Aerial image



Main Structure



Property adjacent to the right



Property adjacent to the left



View across E 6th St.

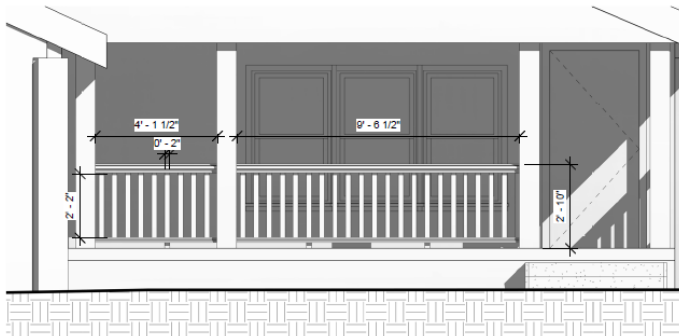


Existing façade

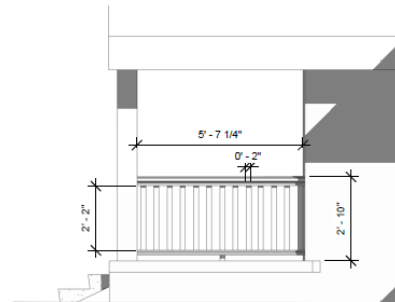


④ Proposed Construction Front View
1/8" = 1'-0"

Proposed rendering



⑥ New Construction Front View - Front Railing
South
3/8" = 1'-0"



⑦ New Construction Side View - Front Railing
East
3/8" = 1'-0"

Request: Install new railing on front porch



Existing door

Proposed front door (painted white) and handleset (aged dark bronze):



Proposed door

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 5.3 Replacement doors and windows must express muntin and mullion size, light configuration, and material to match the historic.

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: 04/07/2021

TIME: 5:30pm

MEETING PLACE: Virtual

APPLICANT NAME: William & Emily Simonds

PROPERTY ADDRESS: 237 E 6th

DATE of CA / CD REQUEST: 04/01/2021

RECOMMENDATION:

☐ Approval ☒ Approval with conditions Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

1. Door selection: the wavy oval pattern isn't a historic look, provide a different diffused glass ie. Orange peel/dimple or Florentine/burst patterns that are in keeping with historic material and look or decide for a plain glass.
2. Railings: provide complete vertical and horizontal dimensions all spaces and wood members, Suggest lowering top of railing from 34" to at least and maximum 30"

Provide color and paint information

Task force members present

<input type="checkbox"/> Alfredo Pena	<input type="checkbox"/> Mia Ovcina	<input checked="" type="checkbox"/> Michelle Walker
<input checked="" type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Nicholas Dean	<input type="checkbox"/> VACANT (LC Resident)
<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Amber Teague	<input type="checkbox"/> VACANT (LC Alt)

Ex Officio staff members present ☒ Melissa Parent

Simple Majority Quorum: ☒ yes ☐ no

Maker: christine

2nd: nick

Task Force members in favor: all

Task Force members opposed: none

Basis for opposition:

The task force recommendation will be reviewed by the Landmark Commission on Monday, May 3, 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**MAY 3, 2021**

FILE NUMBER: CA201-330(MP)
LOCATION: 4317 Gaston Ave
STRUCTURE: Main & Noncontributing
COUNCIL DISTRICT: 2
ZONING: PD-298

PLANNER: Marsha Prior
DATE FILED: Apr 1, 2021
DISTRICT: Peak's Suburban Addtn
MAPSCO: 46-E
CENSUS TRACT: 0015.04

APPLICANT: Chloe Reihani

OWNER: ANABENNETT LLC

REQUEST:

The applicant requests a Certificate of Appropriateness to paint the unpainted brick building.

BACKGROUND / HISTORY:

The property owner has submitted multiple CAs over the last few years to treat the exterior of the building as a means of mitigating damage from repeat incidents involving graffiti vandalism.

- On March 4, 2019, the Landmark Commission denied without prejudice a request to apply stucco to the entire building (CA189-297(MP));
- On October 7, 2019, the Landmark Commission denied without prejudice a request to paint the brick (CA189-849(MP)); and
- On February 3, 2020, the Landmark Commission denied without prejudice a second request to paint the brick (CA190-174(MP)).

Each time, the applicant was advised by Staff to first seek ways to remove the graffiti so that the character and appearance of the brick would not have to be altered by the application of stucco or paint.

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

PROJECT DESCRIPTION:

The proposed work consists of painting the brick. It is also proposed that a piece of chipped brick will be taken to a paint store to have a customized paint blend that will approximate the tonal values of the weathered brick.

RELEVANT PRESERVATION CRITERIA:

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.

ANALYSIS:

Based on the photos of graffiti removal approaches, while there is some residual evidence of the graffiti, the condition appears to have been considerably mitigated. It is acknowledged that the removal of paint can sometimes require several applications or “poulticing” to draw paint residues from the brick. It is also possible that removing 100% of the paint residue may be an impractical objective, however, it may be that a lesser degree of removal would produce a more acceptable impact on the character and appearance of the district than simply covering up graffiti with the application of paint that may inadvertently create a clean surface for new graffiti.

Painted brick is prohibited in the preservation criteria, and thus, is not an appropriate treatment in the historic overlay district. Along Gaston Avenue, between N. Peak Street and Carroll Avenue, where the property is located, there is mixture of single-family and multi-family houses, pre-1945 apartments, post 1940s apartments, one-story commercial properties, and several vacant lots. Most of the structures on these blocks (4300 – 4400) are unpainted brick. Therefore, painting a historically unpainted structure would be inappropriate and it would have an adverse impact on the character and appearance of the historic overlay district.

STAFF RECOMMENDATION:

Paint brick building – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because painted brick would have an adverse effect on the historic overlay district.

TASK FORCE RECOMMENDATION:

Paint brick building – Recommend allowing painting of brick on sides and rear facades with customized paint to match buff colored brick. Orange brick on sides to remain unpainted. Front façade to remain unpainted. Any voids on side that were orange brick to be replaced with matching orange brick.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 201 - 330 (MP)
Office Use Only

Name of Applicant: Chloe Reihani
Mailing Address: 2934 1/2 Beverly Glen cir #515
City, State and Zip Code: Los angeles ca 90077
Daytime Phone: 3104028494 Fax: _____
Relationship of Applicant to Owner: Manager

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

PROPERTY ADDRESS: 4317 Gaston Ave Dallas TX 75246
Historic District: _____

PROPOSED WORK:

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

After many attempts to remove graffiti, we are proposing to paint the building
in a shade almost exact to the current brick color of the building.

Proposed color: SW2829 called Classical White in Historic Exterior Wall Color

Third attempt now, tried different removers, acids, etc and now was recommended
to use "Bare Brick" remover (attached picture) it removed most of the graffiti but
there are remnants as it has seeped through the pores and won't come out. (Pictures)

Signature of Applicant:  Date: 4/1/2021

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

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON**, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201. **You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.**

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4538 to make sure your application is complete.

OTHER:

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408

SUPPLEMENTARY INFORMATION

Existing Conditions

Site Conditions



Figure 1 – Aerial view of the subject property.



Figure 2 – View of the subject property as seen from Gaston, facing northwest.



Figure 3 – View to left of subject property as seen from Gaston, facing north.



Figure 4 – View to right of subject property as seen from Gaston, facing north.



Figure 5 – View across from subject property as seen from Gaston, facing south.

Photographs



Figure 6 -- Right side of building showing graffiti.



Figure 7 -- Left side of building showing graffiti.

ATTACHMENTS

Attachment 1 – Attempt to remove graffiti









LANDMARK COMMISSION**MAY 3, 2021**

FILE NUMBER: CA201-311(MP)
LOCATION: 514 N Prairie St
STRUCTURE: Main & Noncontributing
COUNCIL DISTRICT: 2
ZONING: NS(A),PD-1034,PD-97

PLANNER: Marsha Prior
DATE FILED: Apr 1, 2021
DISTRICT: Peak's Suburban Addtn
MAPSCO: 46-F
CENSUS TRACT: 0015.02

APPLICANT: Richard Sullivan

OWNER: SULLIVAN RICHARD E & ERIN C

REQUEST:

The applicant requests a Certificate of Appropriateness to install a wrought iron gate and return fence. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

None

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

PROJECT DESCRIPTION:

The proposed work consists of an arched, wrought iron gate on the left side yard across the shared driveway between 514 N Prairie and 518 N Prairie and a right side yard fence at 514 N Prairie. The gate will be 7' high and the right side yard fence will be 6'. Both the gate and fence will be located within the front 50% of the side yards.

RELEVANT PRESERVATION CRITERIA:

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.

ANALYSIS:

Fences over 3'-5" within the front 50 percent of the side yard, and arched fences are not common to the district. Although there are exceptions, a review of fences along N Prairie and on nearby Junius Street show that most fences are flat on top and are set back to at least the rear 50 percent mark on the side yards. The proposed work is visible from the street, and therefore, the location and the arched top have an adverse effect on the historic overlay district.

STAFF RECOMMENDATION:

Install wrought iron gate and return fence – Deny without prejudice because the proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Install wrought iron gate and return fence – Approval of fence as drawn in location noted because it doesn't hide architectural features though location of fence is not allowed per ordinance. Suggest to add dimensions to houses on site plan and mid point (50%) line.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 201 - 311 (MP)
Office Use Only

Name of Applicant: Richard Sullivan and Andy Warren

Mailing Address: 750 Fort Worth Ave., Apt. 349 9957 Marling Dr.

City, State and Zip Code: Dallas, TX 75208 Dallas, TX 75228

Daytime Phone: 214-812-6896 Alternate Phone: 214-554-3689

Relationship of Applicant to Owner: Self

OFFICE USE ONLY

Main Structure:

☐ Contributing

☒ Non-contributing

PROPERTY ADDRESS: 514, 518 N. Prairie Ave.

Historic District: Peak's Suburban Addition

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."

Install driveway gate and side yard fences for two properties to secure backyard from trespassers, and to provide security for existing HVAC equipment. Driveway is shared by both properties under an existing shared drive easement. Gate and side fences conform to Peaks Addition guideline 2.11. Gate and fences must be located in front 50% of side facade to provide adequate security to the property.

Signature of Applicant: [Signature]

Date: 3/22/2021

Signature of Owner: [Signature]

(IF NOT APPLICANT)

03-22-2021

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 214/870-4209 to make sure your application is complete.

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ☐ Yes ☐ No

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 05/14/19

SUPPLEMENTARY INFORMATION

Existing Conditions

Site Conditions



Figure 1 – Aerial view of the subject property.



Figure 2 – View of the subject property as seen from N Prairie, facing east.



Figure 3 – View to left of subject property as seen from N Prairie, facing northeast.



Figure 4 – View to right of subject property as seen from N Prairie, facing south.



Figure 5 – View across from subject property as seen from N Prairie, facing west.

Plans

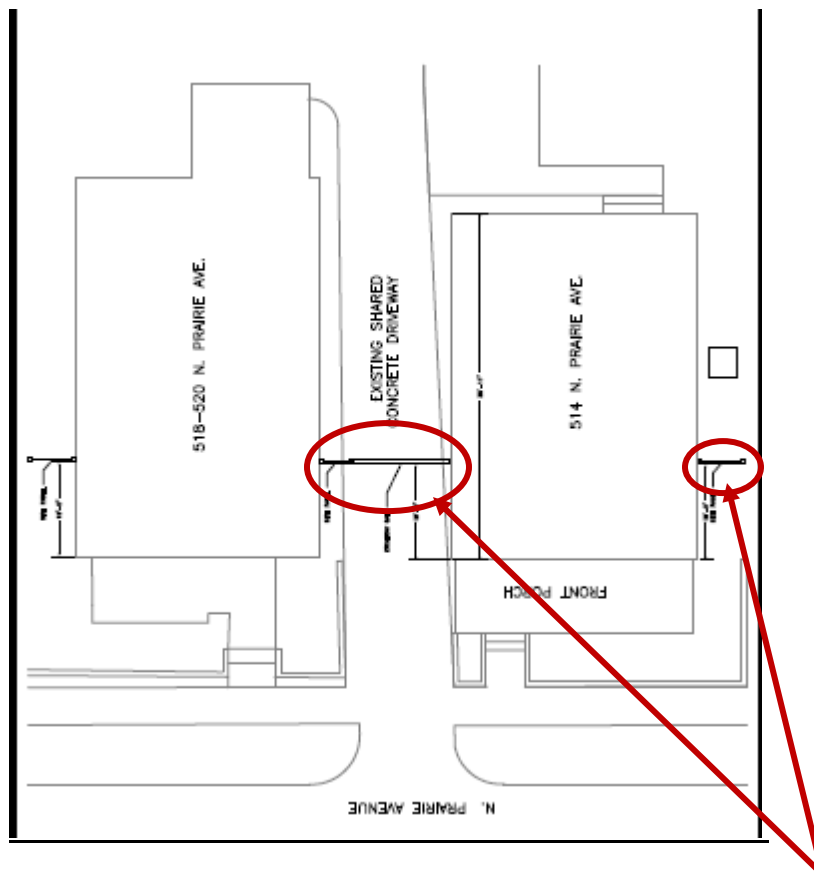
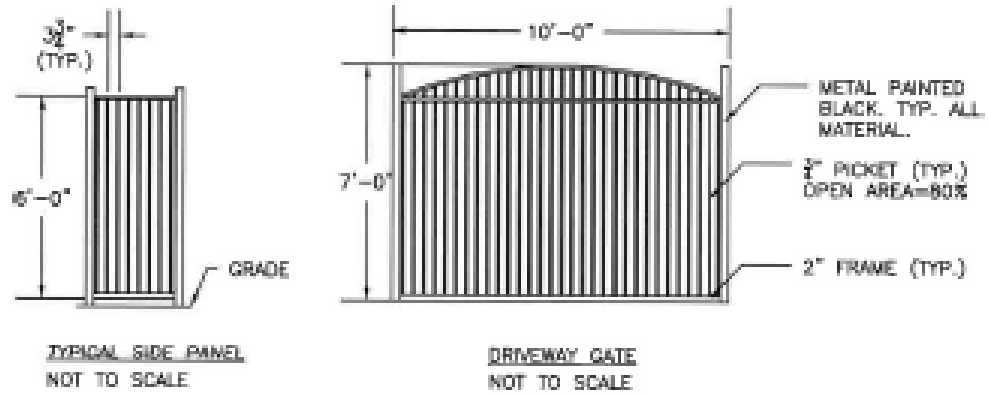


Figure 6 – Site plan with location of proposed gate (to be shared with 518 N Prairie) and right side yard fence.

ATTACHMENTS

Attachment 1 – Specifications





LANDMARK COMMISSION**MAY 3, 2021**

FILE NUMBER: CA201-312(MP)
LOCATION: 518 N Prairie St
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: NS(A),PD-1034

PLANNER: Marsha Prior
DATE FILED: Apr 1, 2021
DISTRICT: Peak's Suburban Addtn
MAPSCO: 46-F
CENSUS TRACT: 0015.02

APPLICANT: Richard Sullivan/Andy Warren

OWNER: WARREN PETER & WARREN ANDREW

REQUEST:

The applicant requests a Certificate of Appropriateness to install a wrought iron gate and return fence. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

None

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

PROJECT DESCRIPTION:

The proposed work consists of an arched, wrought iron gate on the left side yard across the shared driveway between 514 N Prairie and 518 N Prairie and a right side yard fence at 514 N Prairie. The gate will be 7' high and the right side yard fence will be 6'. Both the gate and fence will be located within the front 50% of the side yards.

RELEVANT PRESERVATION CRITERIA:

Peak's Suburban Addition Preservation Criteria

- 2.11 Interior side yard fences must be located in the rear 50% of the side façade. Interior side yard fences must be located behind the open front porch of an adjacent house. The fence at the side property line may be a solid fence. The portion of the fence facing the main street must be at least 70% open. Chain link fences do not qualify as a '70% open fence.'

- a. The commission may, if it determines more screening is necessary to ensure privacy, allow interior side yard fences to be located up to the point 5 feet back from the corner of the house measured from the back wall of the front porch, provided that fences may not exceed 8 feet in height.

2.14 Tops of fences must be horizontal, stepped, or parallel to grade as illustrated in Addendum B.

ANALYSIS:

The district's preservation criteria ordinance does not support fences over 3'-5" within the front 50% of the side yard, nor does it support arched fences; therefore, such fences are not common to the district. Although there are exceptions, a review of fences along N Prairie and on nearby Junius Street show that most fences are flat on top and are set back to at least the rear 50 percent mark on the side yards. The proposed work is visible from the street, and therefore, the location and the arched top have an adverse effect on the historic overlay district.

STAFF RECOMMENDATION:

Install wrought iron gate and return fence – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the work is inconsistent with preservation criteria Section 2.11 and 2.14 for location and fence tops.

TASK FORCE RECOMMENDATION:

Install wrought iron gate and return fence – Approval of fence as drawn in location noted because it doesn't hide architectural features though location of fence is not allowed per ordinance. Suggest to add dimensions to houses on site plan and mid point (50%) line.

SUPPLEMENTARY INFORMATION

Existing Conditions

Site Conditions



Figure 1 – Aerial view of the subject property.



Figure 2 – View of the subject property as seen from N Prairie, facing east.



Figure 3 – View to left of subject property as seen from N Prairie, facing north.



Figure 4 – View to right of subject property as seen from N Prairie, facing south.



Figure 5 – View across from subject property as seen from N Prairie, facing west.

Plans

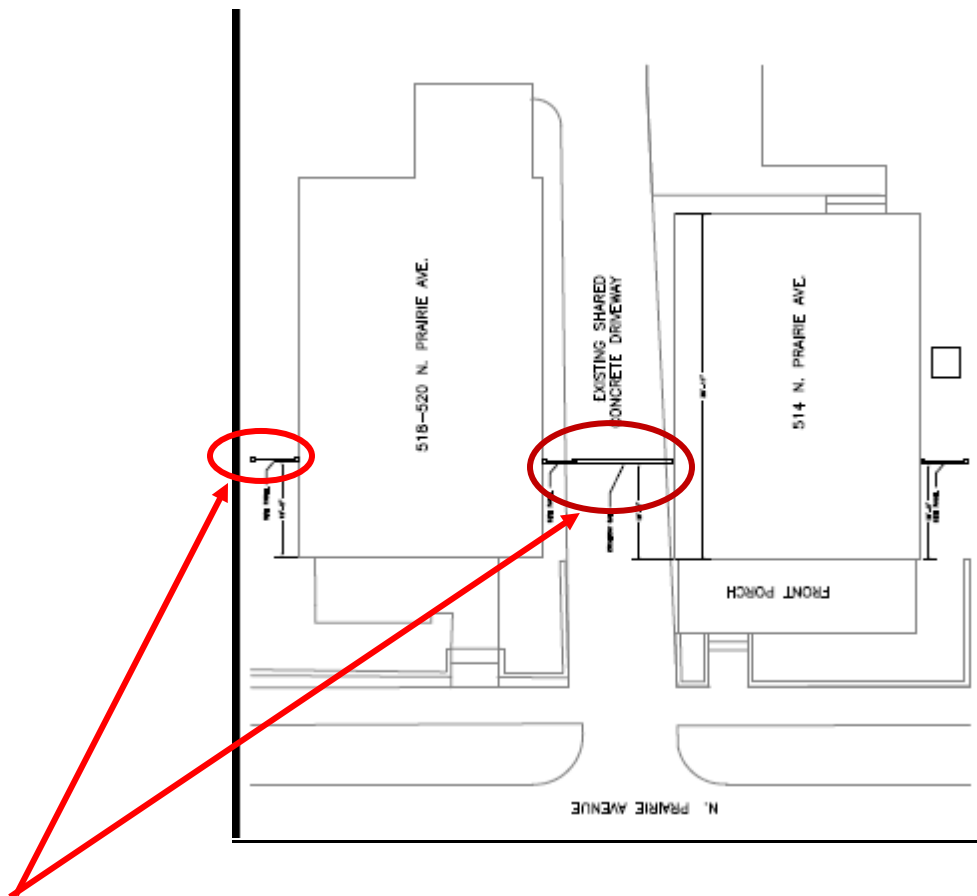
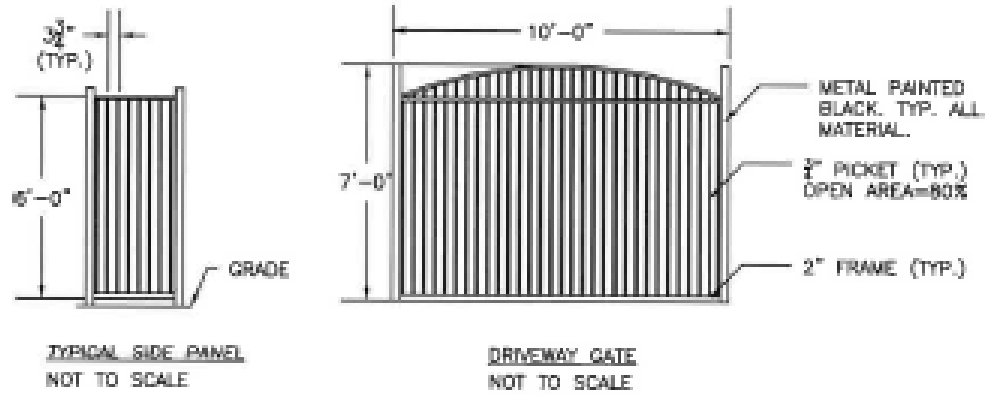


Figure 6 – Site plan with location of proposed gate (to be shared with 514 N Prairie) and left side yard fence.

ATTACHMENTS

Attachment 1 – Specifications





LANDMARK COMMISSION**MAY 3, 2021**

FILE NUMBER: CA201-328(MP)
LOCATION: 3037 Warren Ave
STRUCTURE: Main & Noncontributing
COUNCIL DISTRICT: 7
ZONING: R-7.5 (A)

PLANNER: Marsha Prior
DATE FILED: Apr 1, 2021
DISTRICT: Wheatley Place
MAPSCO: 46-T
CENSUS TRACT: 0203.00

APPLICANT: Ross Legacy Holdings LLC and Dallas Housing Foundation

REPRESENTATIVE: Scottie Smith

OWNER: ROSS LEGACY HOLDINGS LLC

REQUEST:

Install six-over-six vinyl windows on side and rear elevations. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

At the August 3, 2020, Landmark Commission hearing, approval was granted for the construction of a single family home. At the time, the applicant proposed wood windows throughout the structure (CA190-450).

The property is noncontributing to the Wheatley Place Historic District.

PROJECT DESCRIPTION:

The proposed work is to install six-over-six vinyl windows on the side and rear elevations due to the cost of installing all wood windows as previously approved.

RELEVANT PRESERVATION CRITERIA:

Wheatley Place Preservation Ordinance

9.0 NEW CONSTRUCTION AND ADDITIONS

- 9.7 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios. New construction should be of the same predominant material. Details can be of other materials, except as otherwise noted.

ANALYSIS:

Both the style (six-over-six or multi-light) and the material (vinyl) are inconsistent with the preservation criteria that speaks to the requirement for appropriate fenestration and materials. More common to the Craftsman-style homes that predominate the district are one-over-one, three-over-one, and six-over-one windows. Vinyl is a manufactured material not common to the district's period of significance (1916-1945). With the house sited on a cornerside lot (see Figure 10), the proposed vinyl windows would be visible from the public right-of-way and have an adverse effect on the historic overlay district. Furthermore, conjunctive elevations (the front and right side elevation and the front and left side elevation) would display both wood and vinyl windows together, which would produce an adverse effect.

STAFF RECOMMENDATION:

Install six-over-six vinyl windows on side and rear elevations – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 9.7 for new construction.

TASK FORCE RECOMMENDATION:

Install six-over-six vinyl windows on side and rear elevations – No quorum, comments only: we recommend changing the proposed windows to one over one windows instead of six over six windows.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA _____ - _____ ()
Office Use Only

Name of Applicant: Ross Legacy Holdings, LLC & Dallas Housing Foundation
Mailing Address : 2717 Commerce St
City, State and Zip Code: Dallas, TX 75226
Daytime Phone: 214-971-3915 Alternate Phone: _____
Relationship of Applicant to Owner : Owner

OFFICE USE ONLY

Main Structure:

☐ Contributing

☐ Non-contributing

PROPERTY ADDRESS: 3037 Warren Ave, Dallas, TX 75215
Historic District: Wheatley Place

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."**

Change windows to 6 over 6 vinyl on all areas except the front due to pricing increases of 200%

Signature of Applicant:  Date: 3/31/2021

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

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ☐ Yes ☐ No

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 061419

SUPPLEMENTARY INFORMATION

Existing Conditions

Site Conditions



Figure 1 – Aerial view of the subject property.



Figure 2 – View of the subject property as seen from Warren Ave, facing north.



Figure 3 – View to left of subject property as seen from Warren Ave, facing northwest.



Figure 4 – View to right of subject property as seen from Warren Ave, facing northeast.



Figure 5 – View across from subject property as seen from Warren Ave, facing south.

Previously Approved Drawings



Figure 6 -- Front elevation. All windows previously approved as wood, one-over-one. Applicant plans to keep windows on this elevation as wood, one-over-one.



Figure 7 -- Right side elevation. All windows previously approved as wood, one-over-one. Applicant requesting approval for vinyl, multi-light windows.

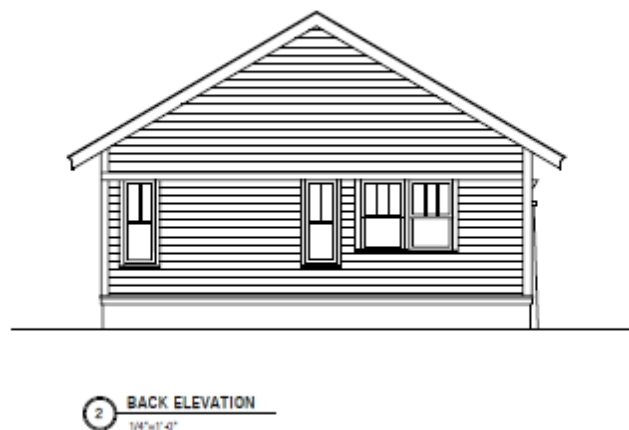


Figure 8 -- Rear elevation. All windows previously approved as wood, one-over-one. Applicant requesting approval for vinyl, multi-light windows.



Figure 9 -- Left side elevation. All windows previously approved as wood, one-over-one. Applicant requesting approval for vinyl, multi-light windows.

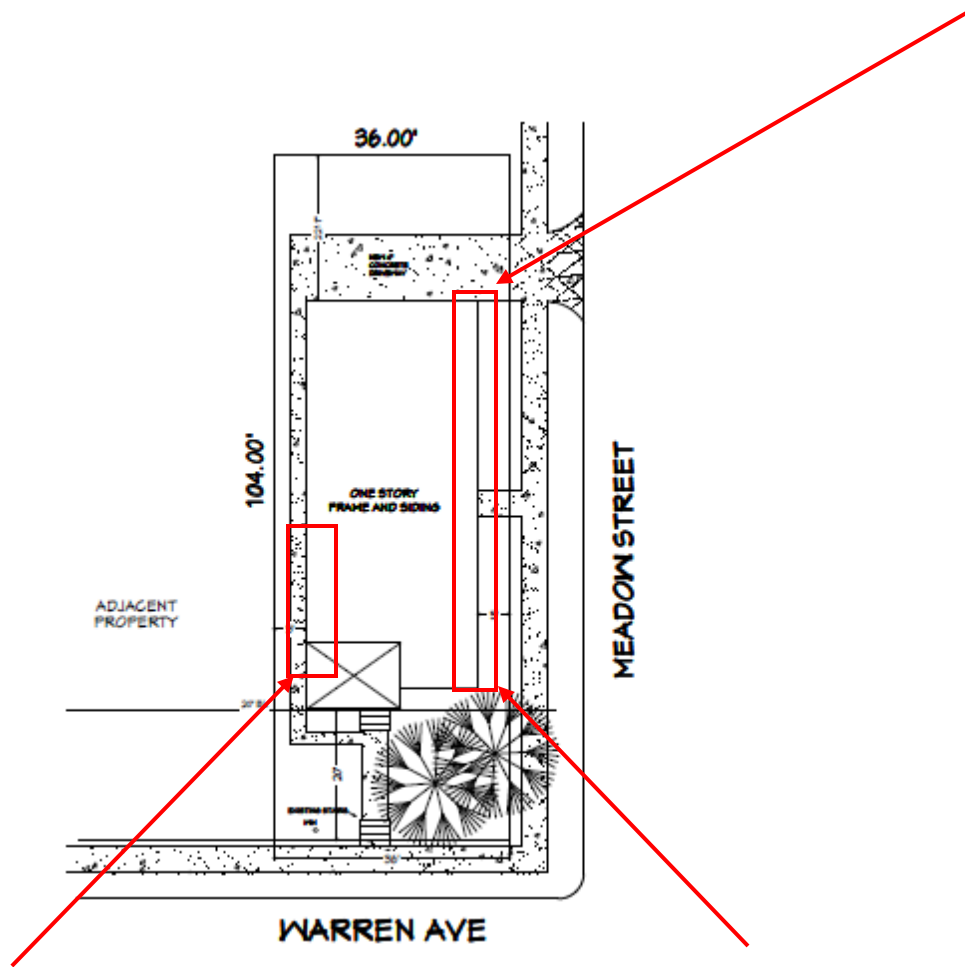


Figure 10 -- Potential visibility of windows from street on cornerside lot. On right side elevation, and at least a portion of rear elevation (within red square) vinyl windows would be visible. Front elevation and each side elevation are conjunctive elevations where a mixture of wood and vinyl windows would be visible from the public right-of-way.

ATTACHMENTS

Attachment 1 – Proposed windows, illustration and description.



Ply Gem Vinyl Windows

Single Hung Vinyl Windows are available in singles, twins, triples, combinations, fixed and a wide selection of architectural shapes. They feature a brickmold appearance and come with simple tilting sash system. Frame options include 1 in. or 1-3/8 in. nail fin setback or flange.

Warm edge plus

Low-E solar cooling

Nail fin set back 1-3/8 in.

NOTE: ILLUSTRATION SHOWS ONE-OVER-ONE WINDOW, BUT APPLICANT IS PROPOSING SIX-OVER-SIX (MULTI-LIGHT) WINDOWS.

Attachment 2 – Cost Analysis

Cost Analysis

The Cost associated with providing wood framed windows for 3037 Warren Ave Dallas, TX, since the original approval of the CA, has increased by well over 150%. As the lumber/wood shortage continues to affect the country, it trickles down to small builders as well.

Couple that with the City of Dallas exponentially long wait time on permits and we have a building disaster. At the time of the original Application 3 over 1 windows for this property were quoted at roughly \$300 per window. As of March 31, 2021, those same windows are now quoted at roughly \$650 per window. Based on the size and total number of windows for this property, that would make the total window cost now \$13,650. To deliver this type of window would be economically impossible for the developer. Especially with the price point for the area.

Wheatley place is unable to support Home prices that would be associated with such a drastic increase in material cost.

It is the goal of Dallas Housing Foundation and Ross Legacy Holdings to develop and build structures that are in line with the area while also preserving the community and the current pricing. We do not want to gentrify the area, however, we want to add to it, while also creating value for a future homeowner as well as the neighborhood.



LANDMARK COMMISSION**MAY 3, 2021**

FILE NUMBER: CD201-015(MLP)
LOCATION: 108 S Rosemont
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD-87

PLANNER: Melissa Parent
DATE FILED: April 1, 2021
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Paul Semrad

OWNER: SEMRAD PAUL & SARAH JANE

REQUEST:

Demolish rear accessory structure under standard "noncontributing structure because newer than period of significance."

BACKGROUND / HISTORY:

The main structure is listed as contributing to the Winnetka Heights Historic District.

PROJECT DESCRIPTION:

The proposed work consists of the demolition of a non-contributing rear accessory structure.

ANALYSIS:

Based on the 1920 and 1950s Sanborn maps and submitted survey, the existing accessory structure was constructed outside of the period of significance and before the ordinance came into effect. The existing building does have structural issues including crumbling foundation, sagging roof and wall planes, and substandard "repairs" that did little to mitigate any potential damage from weather or pests. As the structure is not a contributing resource, it meets the requirements for demolition under "newer than period of significance."

STAFF RECOMMENDATION:

Demolish rear accessory structure under standard "noncontributing structure because newer than period of significance." - Approve photos dated 5/3/2021 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 "noncontributing structure because newer than period of significance." – Denial without Prejudice - Provide survey need to know if contributing or not. Provide professional architectural analysis of structure, type of disrepair, and percentages. Report needs to assess what percentage of historic material is in disrepair. Report needs to have photos with keynotes of material of disrepair.

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

CD 201 - 015 (MLP)
Office Use Only

1. Name of Applicant: Paul Semrad

MAILING Address: 108 S. Rosemont Ave City Dallas State TX Zip 75208
Daytime Phone: 469-951-7322 Alternate Phone: _____
Relationship of Applicant to Owner: Owner

ADDRESS OF PROPERTY TO BE DEMOLISHED: 108 S. Rosemont Ave Dallas TX Zip 75208
Historic District: Winnetka Heights

Proposed Work:

2. Indicate which demolition standard you are applying (choose ONE option):

- ☐ Replace with more appropriate/compatible structure
☐ No economically viable use
☒ Imminent threat to public health / safety
☒ Demolition noncontributing structure because newer than period of significance
☐ Intent to apply for certificate of demolition pursuant to 51-A-4.501(i) of the Dallas City Code

Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying:
(please see attached checklist)

Demolition of garage structure in rear of yard as it is newer than the period of significance and structurally unsound.

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates).

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: [Signature] Date: March 31, 2021

5. Signature of Owner: _____ Date: _____

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

Office of Historic Preservation

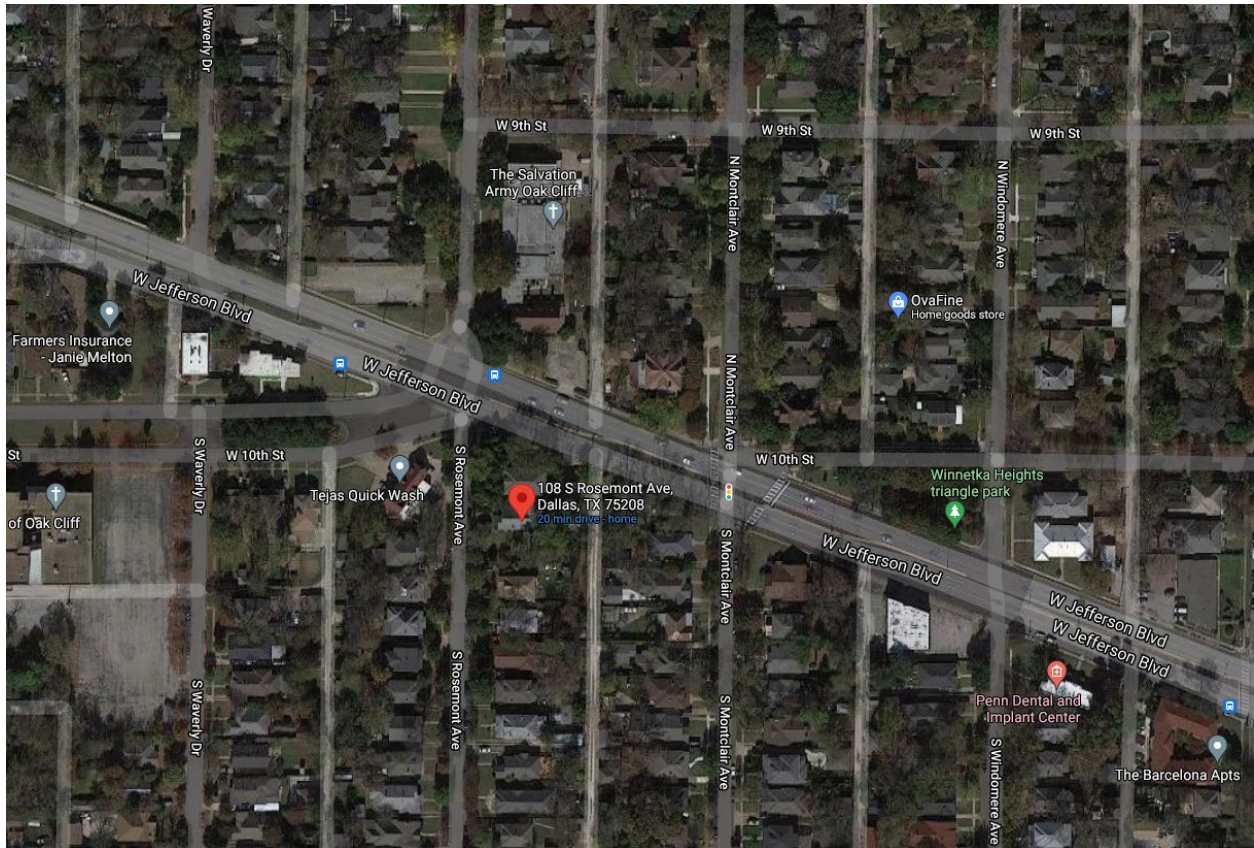
Date

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

Certificate for Demolition & Removal

City of Dallas Historic Preservation

Rev. 010220



Aerial image



Main Structure



Property adjacent to the left



Property adjacent to the right



View across S Rosemont



ALICIA C. QUINTANS, AIA

108 S. Rosemont Ave – ACCESSORY STRUCTURE – EXISTING CONDITIONS REPORT
Certificate of Demolition Application

April 15, 2021

Note: Reference photos, property survey and historic Sanborn maps have been provided by homeowner with the CD Application.

The current 2-car garage accessory structure at 108 S. Rosemont Avenue was built after 1950, according to the historic Sanborn maps. The structure is non-contributing to Winnetka Heights Historic District, built after the period of significance.

Construction type is concrete slab on grade, wood framing for walls and roof, 6" wood channel siding (different style than main structure), and composition shingle roofing.

- The slab on grade foundation has visible cracks, larger than 3" in some places and large enough for moisture, insects, and rodents. Portions of the cracked slab has heaved, causing stabilization issues with exterior wood framed walls. The foundation condition is beyond repair.
- The exterior wood 2x4 framed walls are not stable, due to shifting of the concrete slab.
- Moisture damage is evident.
- The bottom 2x4 plate is rotted in many areas.
- Siding is missing and rotted on side walls.
- Overhead doors are clad with matching wood siding and cannot be opened due to the structural damage.
- Roof framing is sagging and leaning. Moisture damage is apparent on roof decking.
- The entire structure is leaning and is in danger of collapse.
- The structure cannot be used for its intended use, or for storage.

The Homeowners are requesting permission to demolish the existing garage accessory building. No structure is planned to replace the existing. The backyard will be fenced, with new fencing approved on a previous CA Application.

Alicia Quintans, AIA
JQAQ Atelier, LLC

227 NORTH SHORE DRIVE • DALLAS, TEXAS 75216
p214-215-7474 • eQUINTANS.AQ@GMAIL.COM

Condition report

CD201-015(MLP)

D8-7



Garage west end (towards house)



Garage north end



Garage north end



Garage south end

Exterior photos

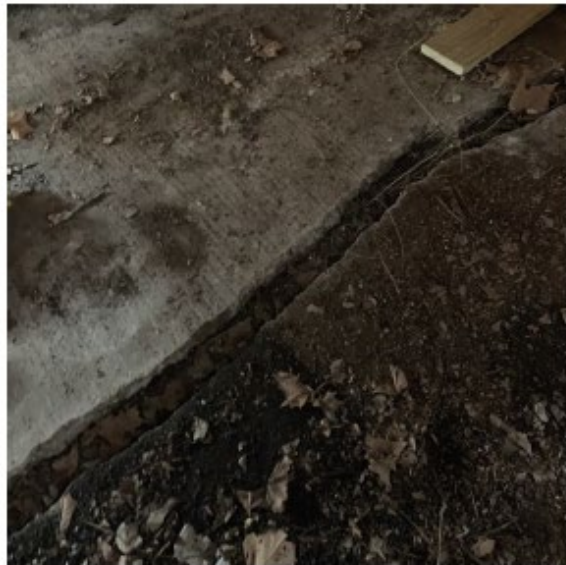


Garage east side as seen from alley



Garage north east view

Exterior photos



Garage detail for crack running the length of the foundation

Interior photos



Garage north side from interior deterioration



Garage interior south in showing substandard roof repair



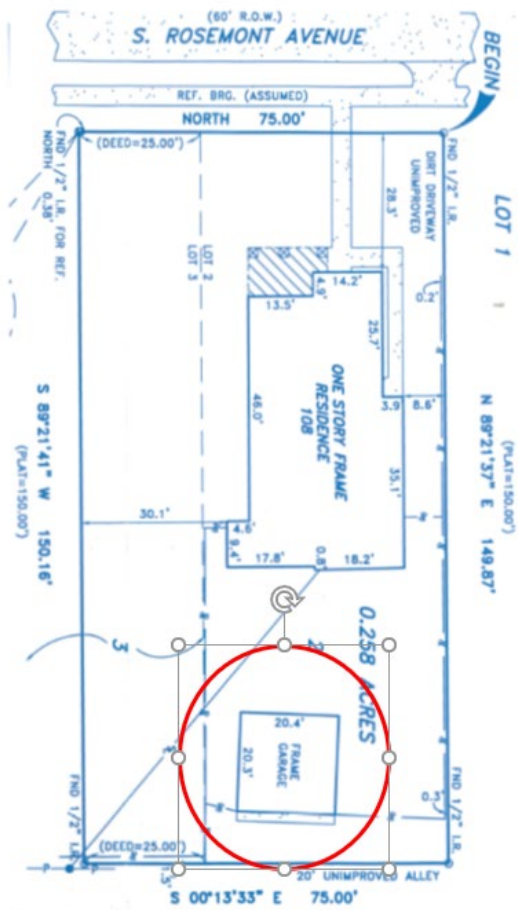
Interior photos



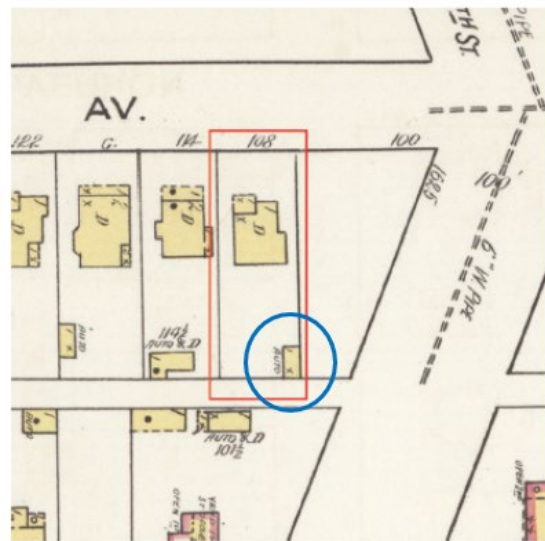
Garage structural deterioration



Interior photos



1922 Sanborn Map Detail



Survey and 1922 Sanborn confirming different location of structures

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: 04/07/2021

TIME: 5:30pm

MEETING PLACE: Virtual

APPLICANT NAME: Paul Semrad

PROPERTY ADDRESS: 108 S Rosemont

DATE of CA / CD REQUEST: 04/01/2021

RECOMMENDATION:

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

Recommendation / comments/ basis:

1. Provide survey need to know if contributing or not.
2. Provide professional architectural analysis of structure, type of disrepair, and percentages. Report needs to assess what percentage of historic material is in disrepair. Report needs to have photos with keynotes of material of disrepair.

Task force members present

<input type="checkbox"/> Alfredo Pena	<input type="checkbox"/> Mia Ovcina	<input checked="" type="checkbox"/> Michelle Walker
<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Nicholas Dean	<input type="checkbox"/> VACANT (LC Resident)
<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Amber Teague	<input type="checkbox"/> VACANT (LC Alt)

Ex Officio staff members present ☒ Melissa Parent

Simple Majority Quorum: ☒ yes ☐ no

Maker: Jeff

2nd: Nick

Task Force members in favor: all

Task Force members opposed: none

Basis for opposition:

CHAIR, Task Force

DATE 04/07/2021

The task force recommendation will be reviewed by the Landmark Commission on Monday, May 3, 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**MAY 3, 2021**

FILE NUMBER: CA201-320(MLP)
LOCATION: 425 N Rosemont
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD-87

PLANNER: Melissa Parent
DATE FILED: April 1, 2021
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Hollyvale Rental Holdings LLC

OWNER: PERRY ALLAN EARL

REQUEST:

- 1) Install new 8'-0" wood fence and wrought iron swing gates in rear and side yards.
Work completed without Certificate of Appropriateness.
- 2) Install new landscaping.

BACKGROUND / HISTORY:

The main structure is listed as non-contributing to the Winnetka Heights Historic District.

PROJECT DESCRIPTION:

The work to be considered relates to the prior erection of an 8'-0" wood fence in the front, side and rear yards. The scope of work associated with the request includes a proposal to install front yard landscaping.

ANALYSIS:

The form, character and location of the installed fence is incompatible with the predominant traditional character of fences in the district. Its location creates an intrusion into an area that is highly visible, which adversely impacts the open and landscaped zone that contributes to the character of the public realm. Efforts to reduce the height of the fence nearest to the street have further added to its incompatibility. As a result, it is considered that the constructed fence has an adverse effect on the character and appearance of the streetscape and the district.

The landscaping requested is compatible with the ordinance and the district. The species are generally maintained fairly low to the ground, and are set apart from the main structure.

STAFF RECOMMENDATION:

- 1) Install new 8'-0" wood fence and wrought iron swing gates in rear and side yards.
– 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 landscaping. - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install new 8'-0" wood fence and wrought iron swing gates in rear and side yards.
– Denied without Prejudice - Fence/gate does not comply with ordinance with location going the plan shows that it goes past front of the building and beyond towards sidewalk, this is denied, and would suggest, but beyond the building towards the front sidewalk. Gate location recommend to set back from the front
- 2) Install new landscaping. – Approve with conditions - Landscape selection/species seems to be in keeping with ordinance, although it would be best to provide a top down, site plan of landscape

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 201 - 320 [MLP]
Office Use Only

Name of Applicant: Hollyvale Rental Holdings, LLC

Mailing Address: 4100 Alpha Road, Suite 100

City, State and Zip Code: Farmers Branch, TX 75244

Daytime Phone: 310-640-3070

Alternate Phone: 805-218-1244

Relationship of Applicant to Owner: _____

OFFICE USE ONLY

Main Structure:

____ Contributing

☒ Non-contributing

PROPERTY ADDRESS: 425 N Rosemont Avenue, Dallas, TX

Historic District: Winnetka Heights

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."

Refresh landscaping by adding 16 Boxwood shrubs, 13 Gardenia shrubs, 12 petunia plants, and 12 liriope grass plants.

Pour new asphalt in parking lot and driveway areas where existing asphalt is. Replace broken concrete in driveway areas and repair broken concrete curb. Construct wood fence on south side of the property (adjacent to Turner House). Add wrought-iron vehicular gates on both front entrance and exit driveways of property. Vehicular gates will swing in.

RECEIVED BY

Signature of Applicant: _____ Date: 3/31/2021

Signature of Owner: _____ Date: APR 01 2021
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ____Yes ____No

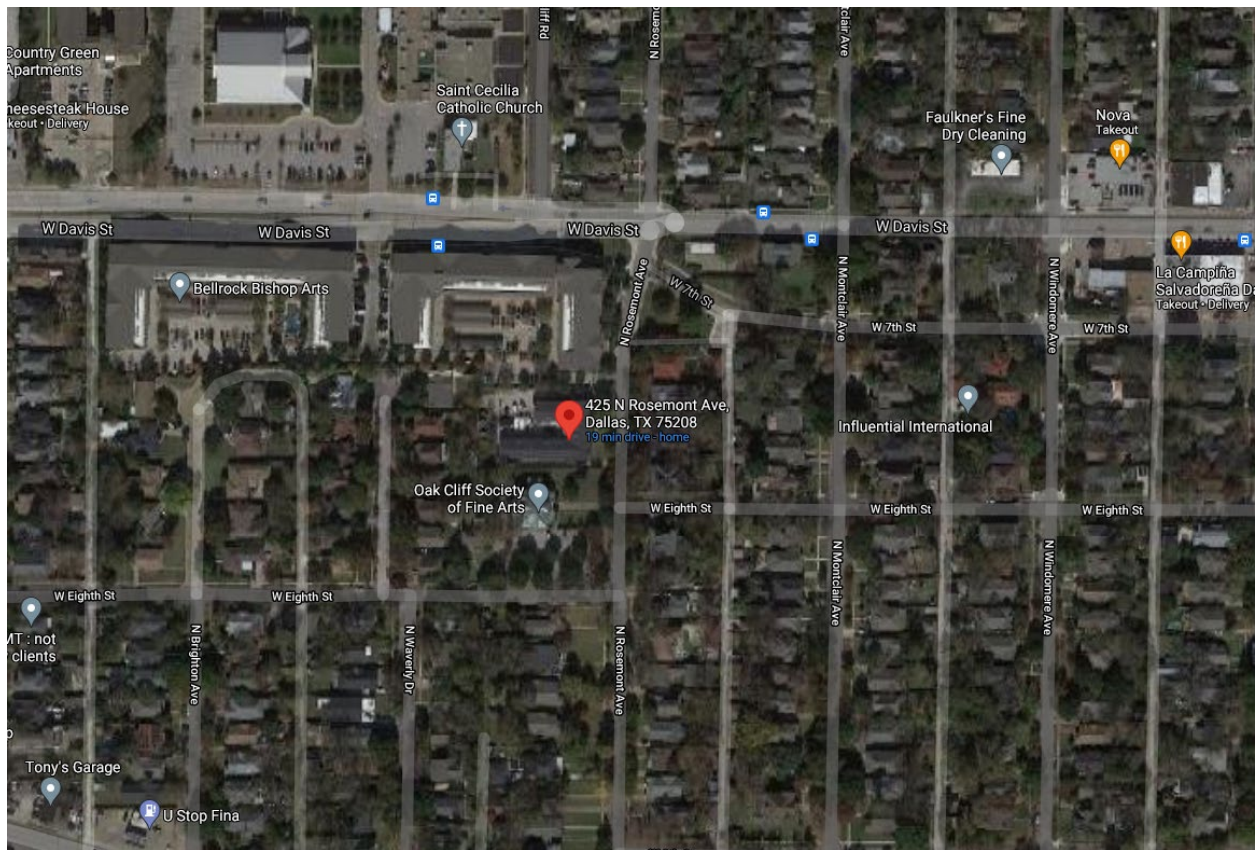
Office of Historic Preservation

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 010220



Aerial image



Main Structure



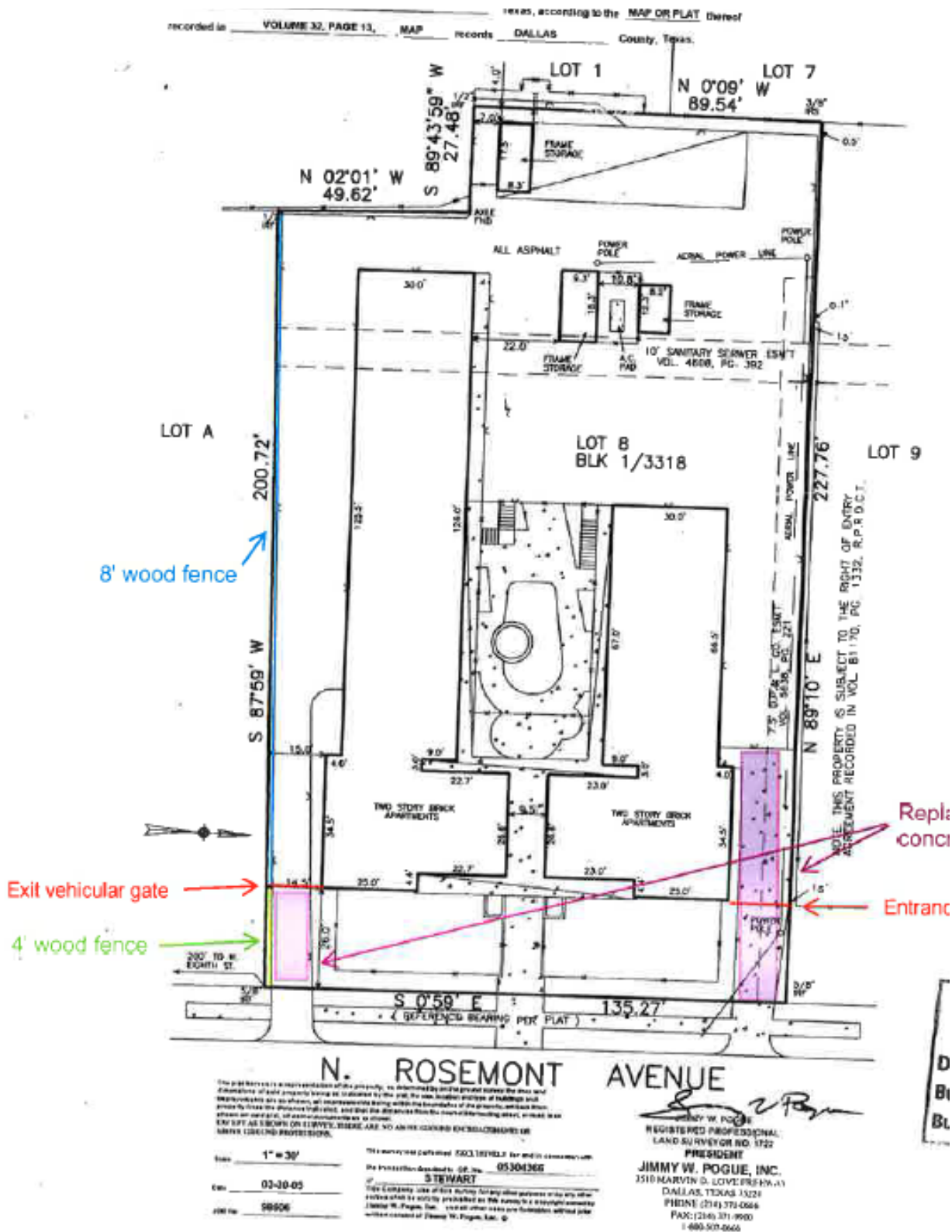
Property adjacent to the right



Property adjacent to the left (Turner House)



View across N Rosemont



Fence site plan



Photos of existing



Streetscape view looking south on Rosemont





Site plan



Boxwood shrub= 1



Petunia= 3



Gardenia shrub= 2



Liriope grass=4



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a) Building placement, form, and treatment
(8)

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: 04/07/2021

TIME: 5:30pm

MEETING PLACE: Virtual

APPLICANT NAME: Hollyvale Rental Holdings

PROPERTY ADDRESS: 425 N Rosemont

DATE of CA / CD REQUEST: 04/01/2021

RECOMMENDATION:

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

Recommendation / comments/ basis:

1. Fence/gate does not comply with ordinance with location going the plan shows that it goes past front of the building and beyond towards sidewalk, this is denied ,and would suggest, but beyond the building towards the front sidewalk.
Gate location recommend to set back from the front
2. Landscape selection/species seems to be in keeping with ordinance, although it would be best to provide a top down, site plan of landscape

Task force members present

<input type="checkbox"/> Alfredo Pena	<input type="checkbox"/> Mia Ovcina	<input checked="" type="checkbox"/> Michelle Walker
<input checked="" type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Nicholas Dean	<input type="checkbox"/> VACANT (LC Resident)
<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Amber Teague	<input type="checkbox"/> VACANT (LC Alt)

Ex Officio staff members present ☒ Melissa Parent

Simple Majority Quorum: ☒ yes ☐ no

Maker: Nick

2nd: Michelle

Task Force members in favor: all

Task Force members opposed: none

Basis for opposition:

The task force recommendation will be reviewed by the Landmark Commission on Monday, May 3, 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**MAY 3, 2021**

FILE NUMBER: CA201-323(MLP)
LOCATION: 314 S Winnetka
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD-87

PLANNER: Melissa Parent
DATE FILED: April 1, 2021
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: John Gomez & Joy Storm

OWNER: CHOLING KARMA THEGSUM

REQUEST:

- 1) Install new landscaping in front yard.
- 2) Replace existing concrete walkway with new brick walkway in front yard.

BACKGROUND / HISTORY:

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

PROJECT DESCRIPTION:

Request is for alterations to the front yard landscaping and walkways.

ANALYSIS:

The current landscaping is comprised of a single hedgerow along the front porch. The updated landscaping would add color and depth to the front garden beds. Proposed species are commonly found and will not obstruct views of architectural features.

The addition of brick to the walkway is not compatible with the streetscape. Brick walkways are not commonly found in the district, the predominant walkway/sidewalk material is concrete. The addition of the brick would create an evident break in material and a break in the rhythm of the walkway itself. Therefore it is considered that the proposed addition of brick to the walkway would have an adverse visual impact on the character and appearance of the district.

STAFF RECOMMENDATION:

- 1) Install new landscaping in front yard. - Approve site plan and specifications dated 5/3/2021 with the finding the proposed work is consistent with the criteria for

landscaping in the preservation criteria Sections 51P-87.111(b)(3)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) Replace existing concrete walkway with new brick walkway in front yard. – Denial without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.

TASK FORCE RECOMMENDATION:

- 1) Install new landscaping in front yard. – Approve - Landscape seems proper as shown.
- 2) Replace existing concrete walkway with new brick walkway in front yard. – Approve with Conditions - Sidewalk provide photos of damaged areas that are being suggested to replace. Show photos concrete at general pathway as well as close to steps of both areas the porch steps and wings and at the front waterfall and its steps. Show extent of damage with photos. Provide dimension drawings of waterfall to insure match existing of them being rebuilt is accurately and done properly, if extent damage is where they need to be replaced. Approve upon conditions that owner provide:
 1. Replace all items as shown in the plan, document all damages, landscape as shown.
 2. Replace all without side pathways, side pathways leave as, landscape as shown.
 3. Omit work on all hardscape, only landscape.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 201 - 323 (MLP)
Office Use Only

Name of Applicant: John Gomez & Joy Storm
Mailing Address: 314 S. Winnetka Ave
City, State and Zip Code: Dallas, Tx
Daytime Phone: 214-908-5175 Alternate Phone: 214-864-2747
Relationship of Applicant to Owner: Owners

OFFICE USE ONLY

Main Structure:
☒ Contributing
☐ Non-contributing

PROPERTY ADDRESS: 314 S. Winnetka Ave. Dallas, TX 75208
Historic District: Winnetka Heights Historical 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."

Revision of Hardscaping and Landscaping in the front yard: replacing concrete walkway with brick walkway, planting 1 native tree, revising and expanding current flower bed with placement of Texas Native plants only

RECEIVED BY

APR 01 2021

Signature of Applicant: John Gomez & Joy Storm Date: _____
Signature of Owner: _____ Date: Current Planning
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

Please review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ☐ Yes ☐ No

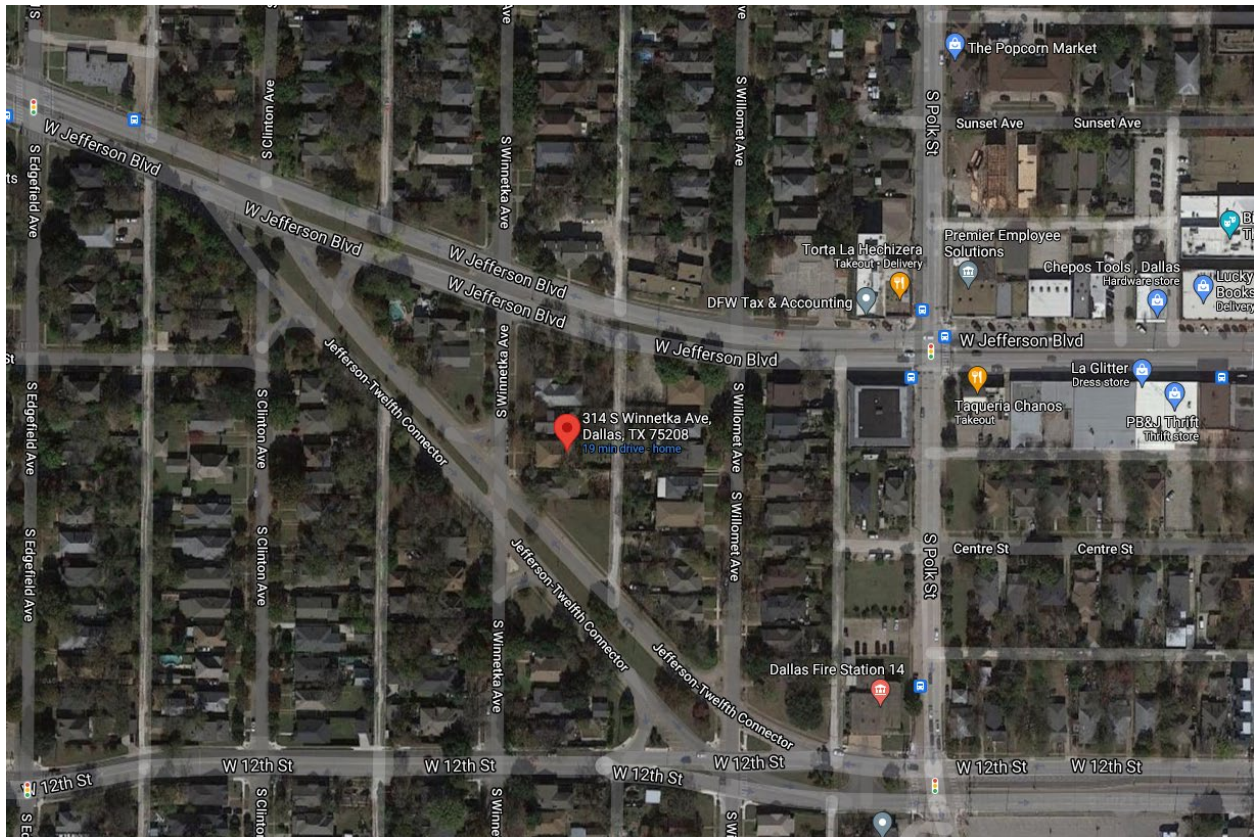
Office of Historic Preservation

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 010220



Aerial image



Main Structure



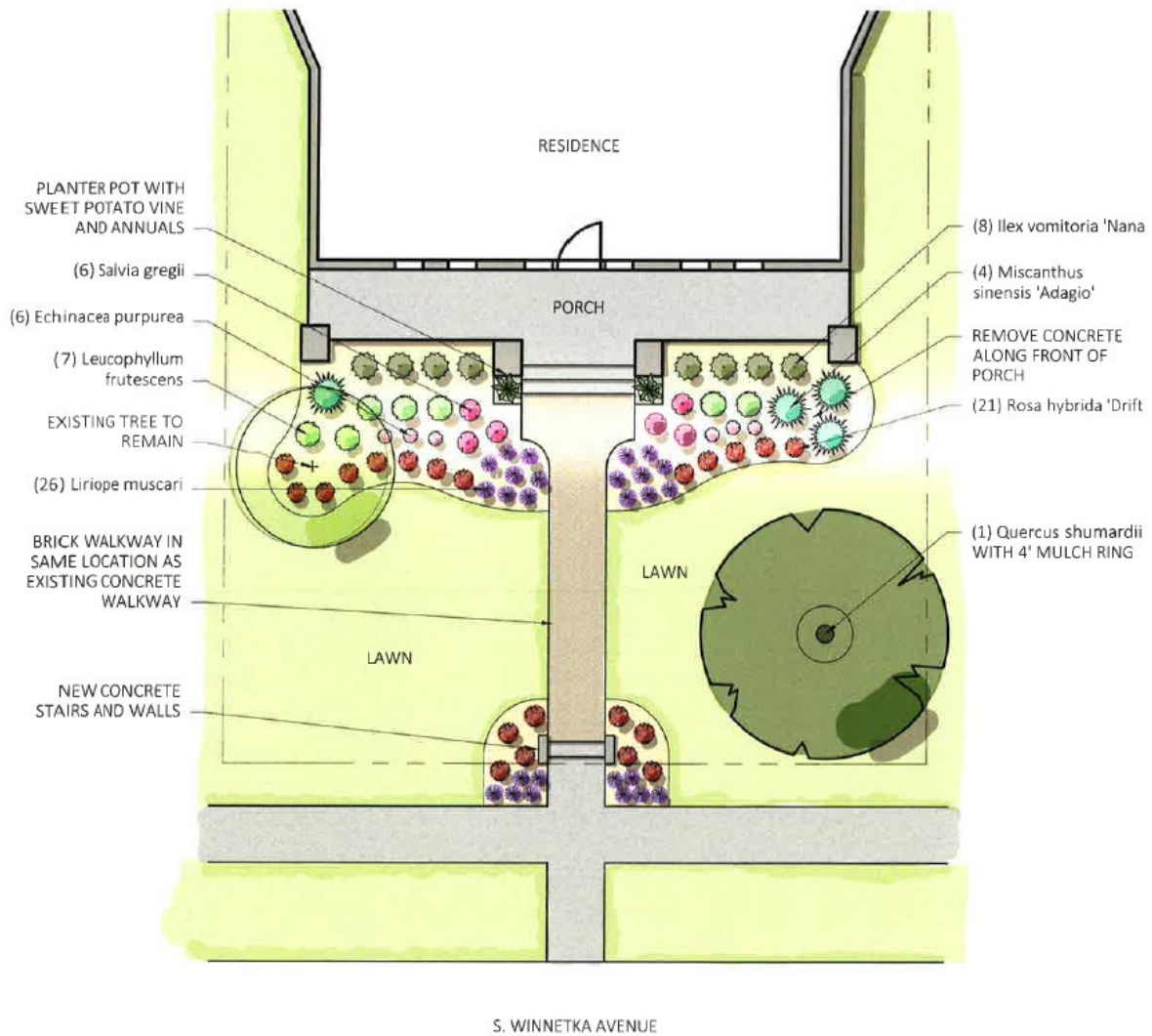
Property adjacent to the right



Property adjacent to the left



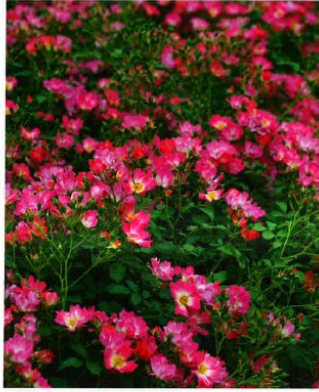
View across S Winnetka



Site plan



Quercus rubra



Rosa hybrida 'Drift'



Ilex vomitoria 'Nana'



Miscanthus sinensis 'Adagio'



Salvia greggii



Echinacea purpurea



Iris x muscari



Leucophyllum frutescens

Proposed Species



HERRINGBONE BRICK WALKWAY

Proposed walkway style

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51A-4.501(e)(4)(C)

(C) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Section 51P-87.11151P-87.111(b) Landscaping

(3) Foundation plantings. Foundation plantings may not:

(A) screen significant architectural features of the main building.

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: 04/07/2021

TIME: 5:30pm

MEETING PLACE: Virtual

APPLICANT NAME: John Gomez & Joy Storm

PROPERTY ADDRESS: 314 S Winnetka

DATE of CA / CD REQUEST: 04/01/2021

RECOMMENDATION:

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

Recommendation / comments/ basis:

1. Sidewalk provide photos of damaged areas that are being suggested to replace. Show photos concrete at general pathway as well as close to steps of both areas the porch steps and wings and at the front waterfall and its steps. Show extent of damage with photos. Provide dimension drawings of waterfall to insure match existing of them being rebuilt is accurately and done properly, if extent damage is where they need to be replaced.
2. Landscape seems proper as shown.

Approve upon conditions that owner provide:

1. Replace all items as shown in the plan, document all damages, landscape as shown.
2. Replace all without side pathways, side pathways leave as, landscape as shown.
3. Omit work on all hardscape, only landscape.

Make sure all documentation is clear on why historic materials need to be removed from property and replace.

Task force members present

<input type="checkbox"/> Alfredo Pena	<input type="checkbox"/> Mia Ovcina	<input checked="" type="checkbox"/> Michelle Walker
<input checked="" type="checkbox"/> Christine Escobedo	<input checked="" type="checkbox"/> Nicholas Dean	<input type="checkbox"/> VACANT (LC Resident)
<input checked="" type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Amber Teague	<input type="checkbox"/> VACANT (LC Alt)

Ex Officio staff members present ☒ Melissa Parent

Simple Majority Quorum: ☒ yes ☐ no

Maker: nick

2nd: christina

Task Force members in favor: all

Task Force members opposed: no

The task force recommendation will be reviewed by the Landmark Commission on Monday, May 3, 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**MAY 3, 2021**

FILE NUMBER: CA201-326(MLP)
LOCATION: 401 N Winnetka
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD-87

PLANNER: Melissa Parent
DATE FILED: April 1, 2021
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: Matt & Amanda Joncas

OWNER: REITZ MICHAEL J

REQUEST:

- 1) Move front facade wall of rear accessory structure 3'-0" towards rear property line.
- 2) Alter roofline of rear accessory structure.
- 3) Replace two existing garage doors with one new garage door to fill opening.
- 4) Install new wood railing on rear accessory structure and paint White.
- 5) Replace one window on side facade of rear accessory structure with new French door.
- 6) Reconfigure fenestration pattern on East elevation of rear accessory structure with new windows and doors.

BACKGROUND / HISTORY:

The structure is listed as non-contributing to the Winnetka Heights Historic District.

PROJECT DESCRIPTION:

The proposed work consists of modifications to a rear accessory structure including altering the fenestration pattern and roofline, and alterations to the front wall.

ANALYSIS:

The requests for relocating the front wall by 3 feet and alterations to the fenestration patterns are all in keeping with the preservation ordinance. The additional windows will aid with compatibility of style within the district as the current fenestration rhythm is outside of the typical architectural style, and the relocation of the front wall will aid in the protection of a Pecan tree in the rear yard that is currently causing damage to and receiving damage from the structure. The Pecan is a protected species and attempts to retain them are recommended by city arborists.

The requests for alteration of the roofline and addition of a balcony railing on the rear accessory structure produce a form and character that is unusual for this district. Staff was able to find only one other instance of a similar configuration on an accessory structure approve by Landmark (319 N Edgefield), but the railing sits above a carport, not an enclosed structure on a property that is considered intrusive to the district. While this property is non-contributing, the alteration will be highly visible as it is located on the W 8th St facing façade and therefore will have an appreciable impact on the character and appearance of the district.

STAFF RECOMMENDATION:

- 1) Move front facade wall of rear accessory structure 3'-0" towards rear property line.
- Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Alter roofline of rear accessory structure. – 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) Replace two existing garage doors with one new garage door to fill opening. - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4) Install new wood railing on rear accessory structure and paint White. – 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.
- 5) Replace one window on side facade of rear accessory structure with new French door. - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 6) Reconfigure fenestration pattern on East elevation of rear accessory structure with new windows and doors. - Approve drawings and specifications dated 5/3/2021 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Move front facade wall of rear accessory structure 3'-0" towards rear property line.
– Deny without prejudice -
- 2) Alter roofline of rear accessory structure. – Deny without prejudice -Rear accessory is good, provide more dimensions. Show all vertical and horizontal dimensions of all new elements, show existing dimension to clarify what is proposed. Suggestion: to revise design garage, (keep footprint), but revise design to accommodate a compatible porch/portico design remodel if keeping flat roof. If garage design, then a possible revision of the roof design would be need to revised. Revise garage elevations with more design elements

- 3) Replace two existing garage doors with one new garage door to fill opening. – Deny without prejudice -
- 4) Install new wood railing on rear accessory structure and paint White. – Deny without prejudice -
- 5) Replace one window on side facade of rear accessory structure with new French door. – Approve -
- 6) Reconfigure fenestration pattern on East elevation of rear accessory structure with new windows and doors. – Approve - Window placement seems fine.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 201 - 326 (MLP)
Office Use Only

Name of Applicant: Matt & Amanda Joncas
Mailing Address: 401 N Winnetka Ave
City, State and Zip Code: Dallas, TX 75208
Daytime Phone: 480-688-7781 Fax: N/A
Relationship of Applicant to Owner: _____

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes _____ No _____

Historic Planner's
Initials:

PROPERTY ADDRESS: 401 N Winnetka Ave
Historic District: Winnetka Heights

PROPOSED WORK:

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

1. Renovate the historic 2-story barn structure into habitable living space to include a living area, bathroom & bedroom. Close 5 missing windows & add 3 new windows & 2 new doors. Add sliding barn doors to East facade (house facing). Remove abandoned sliding door hardware on West facade (alley facing) New asphalt shingles. New painted wood balcony on South side (8th street facing) over garage roof.
2. Renovate the non-historic 1-story garage, moving the East wall approx. 36" away from a 30" dia. specimen pecan tree & change roof to be a flat roof (sloping to 1/4" Foot to the south) covered with a singly-ply roof membrane (White). Replace 2 existing garage doors with 1 16'x7' garage door. Add new man door to North facade. Both structures: Add new concrete foundation.

Signature of Applicant: _____ Date: APR 01 2021

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

APPLICATION DEADLINE:

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

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OTHER:

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

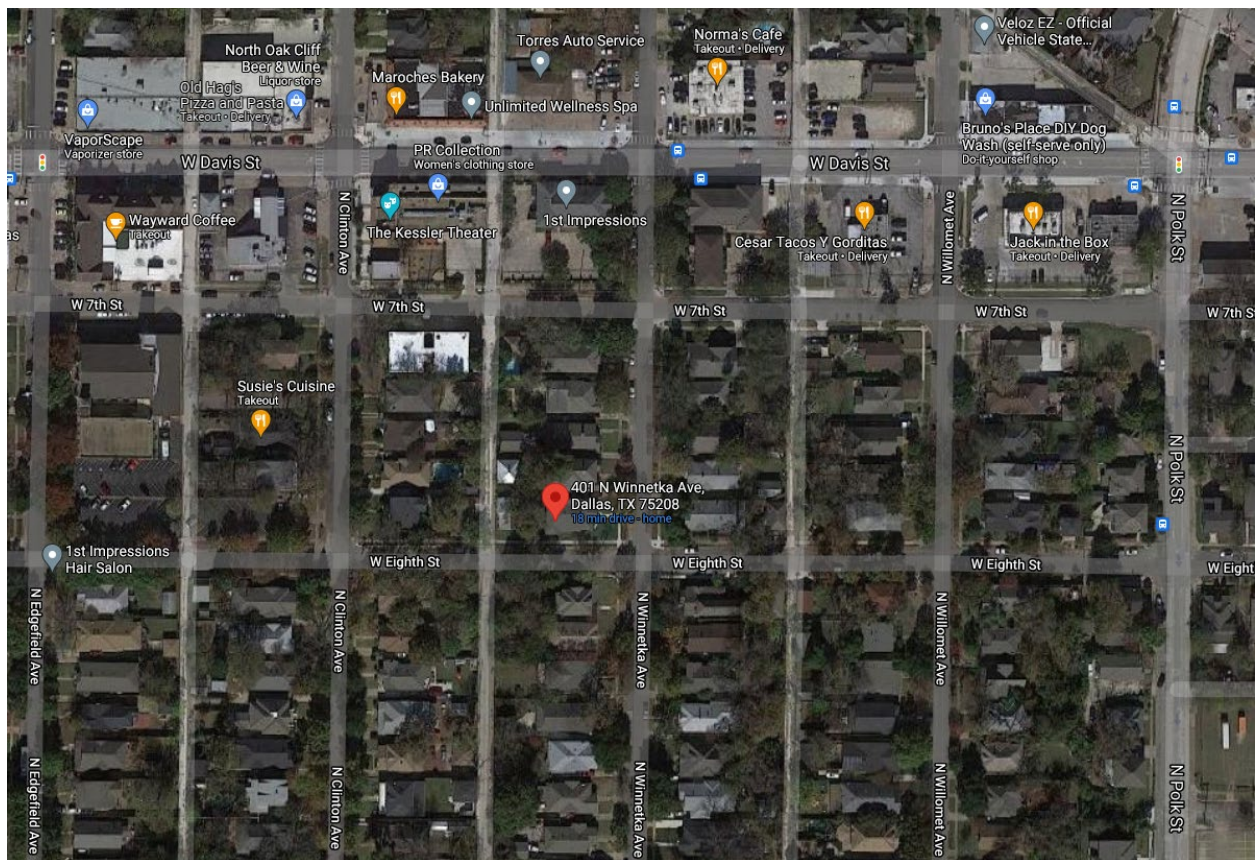
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Aerial image



Main Structure



Property adjacent to the right



View across N Winnetka

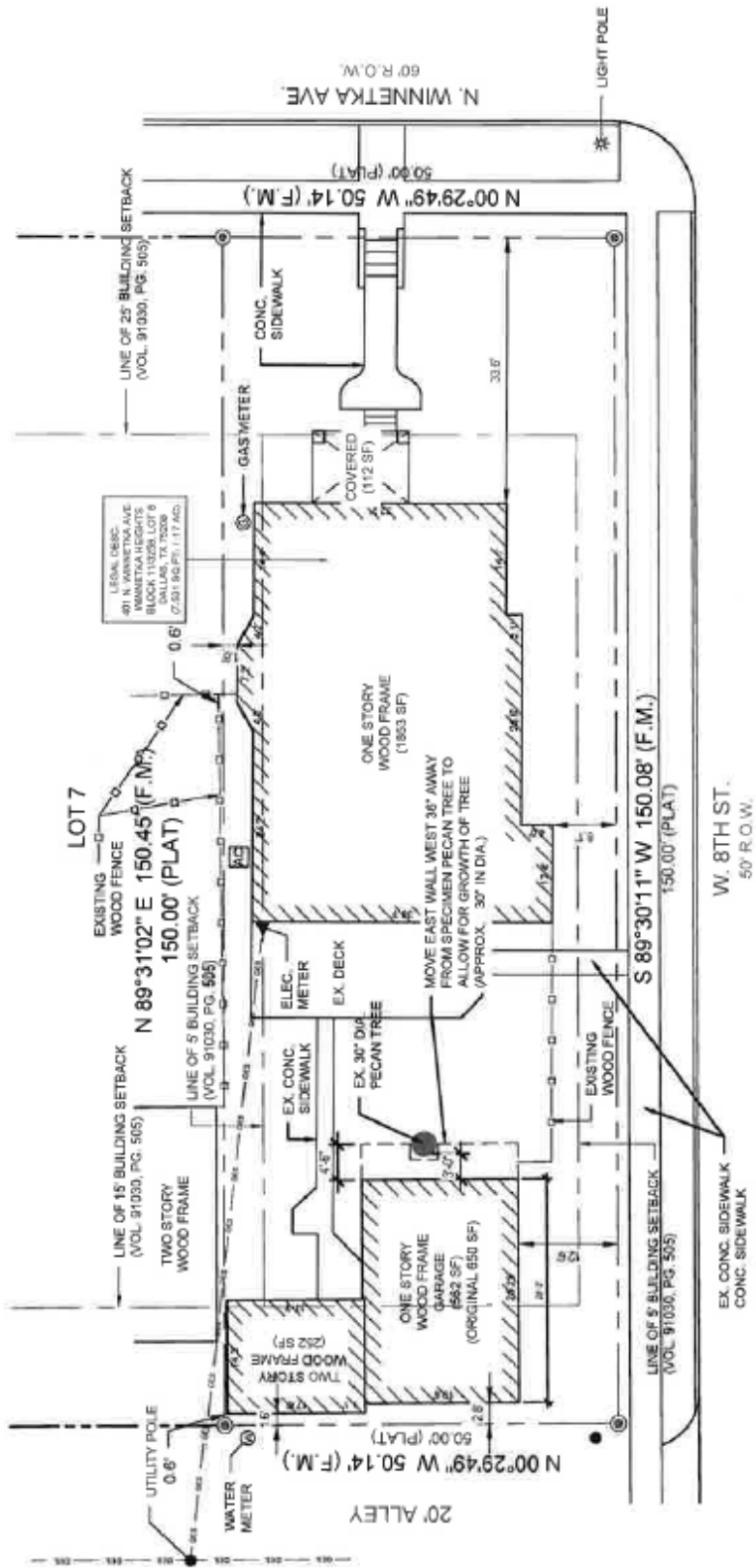


View across W 8th St.

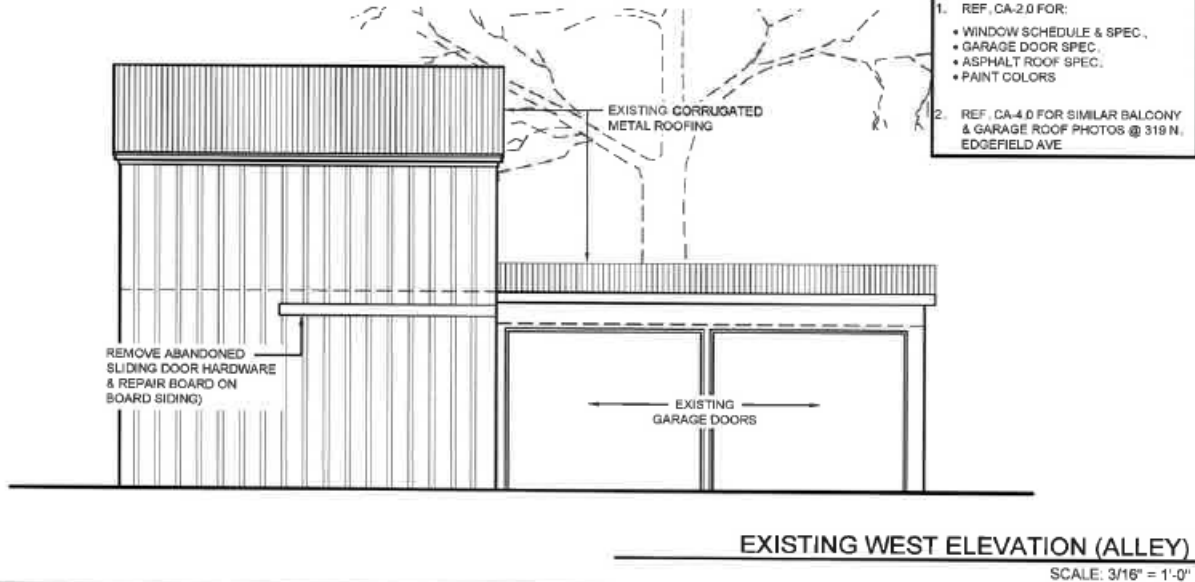
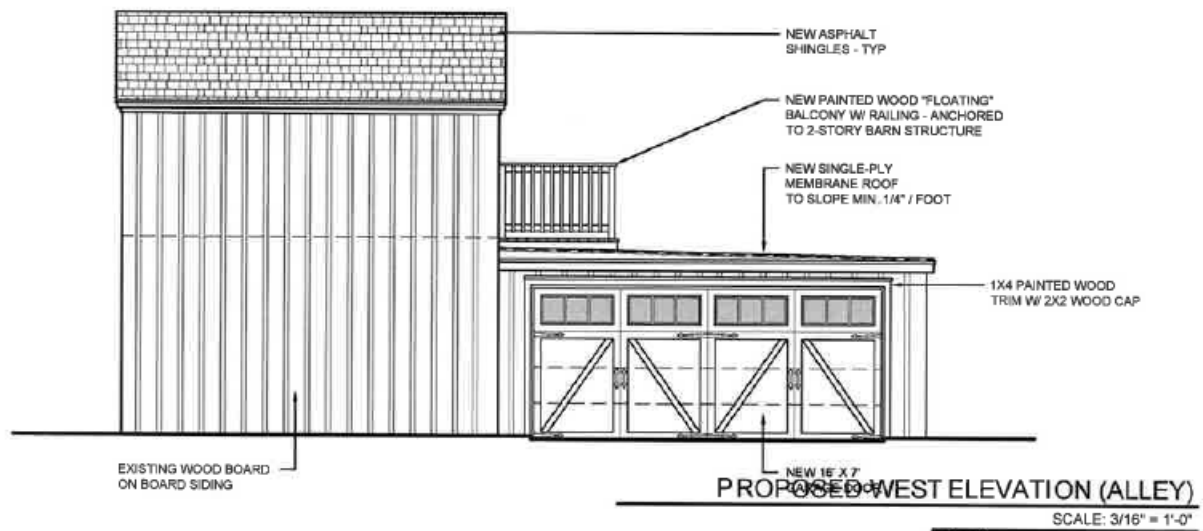


Photos of existing structure from W 8th Street

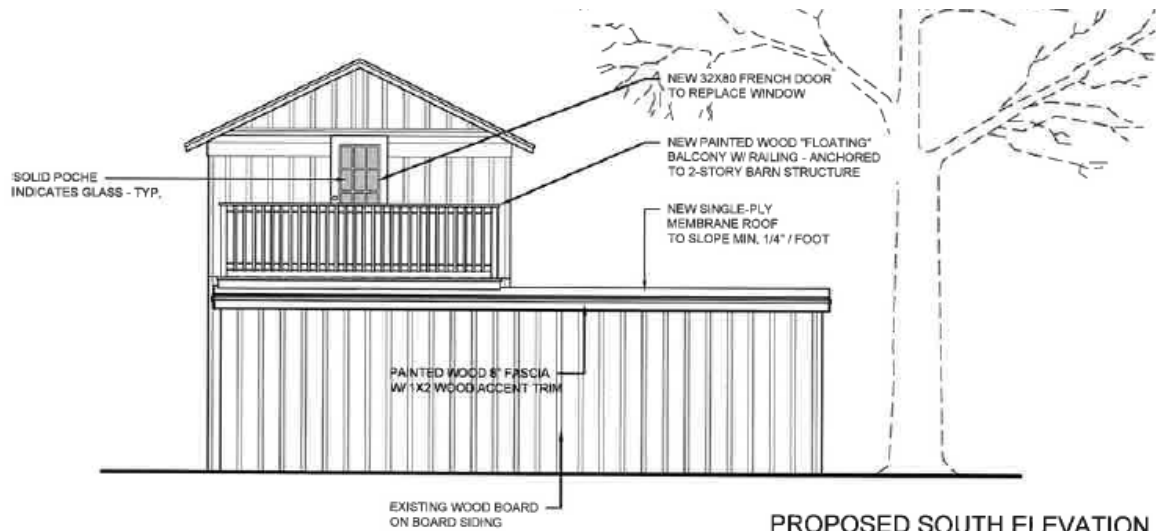




Site plan



Façade facing alley

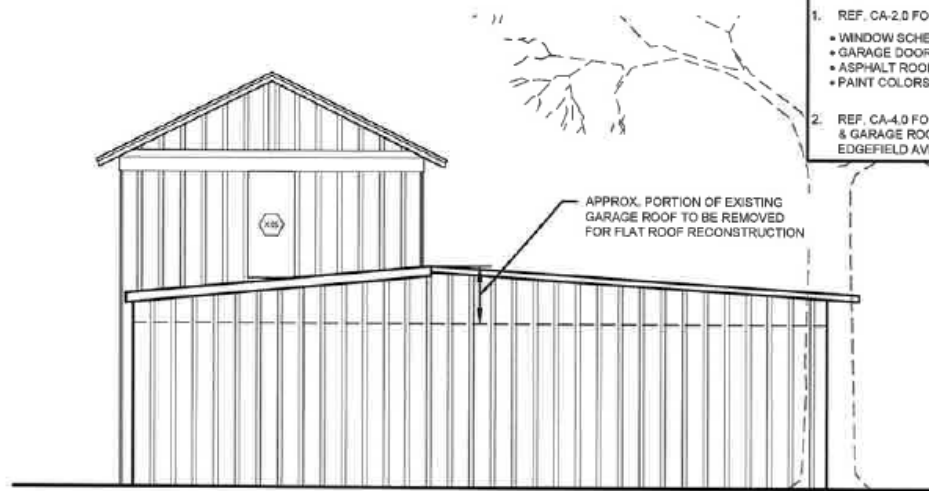


PROPOSED SOUTH ELEVATION

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

NOTES:

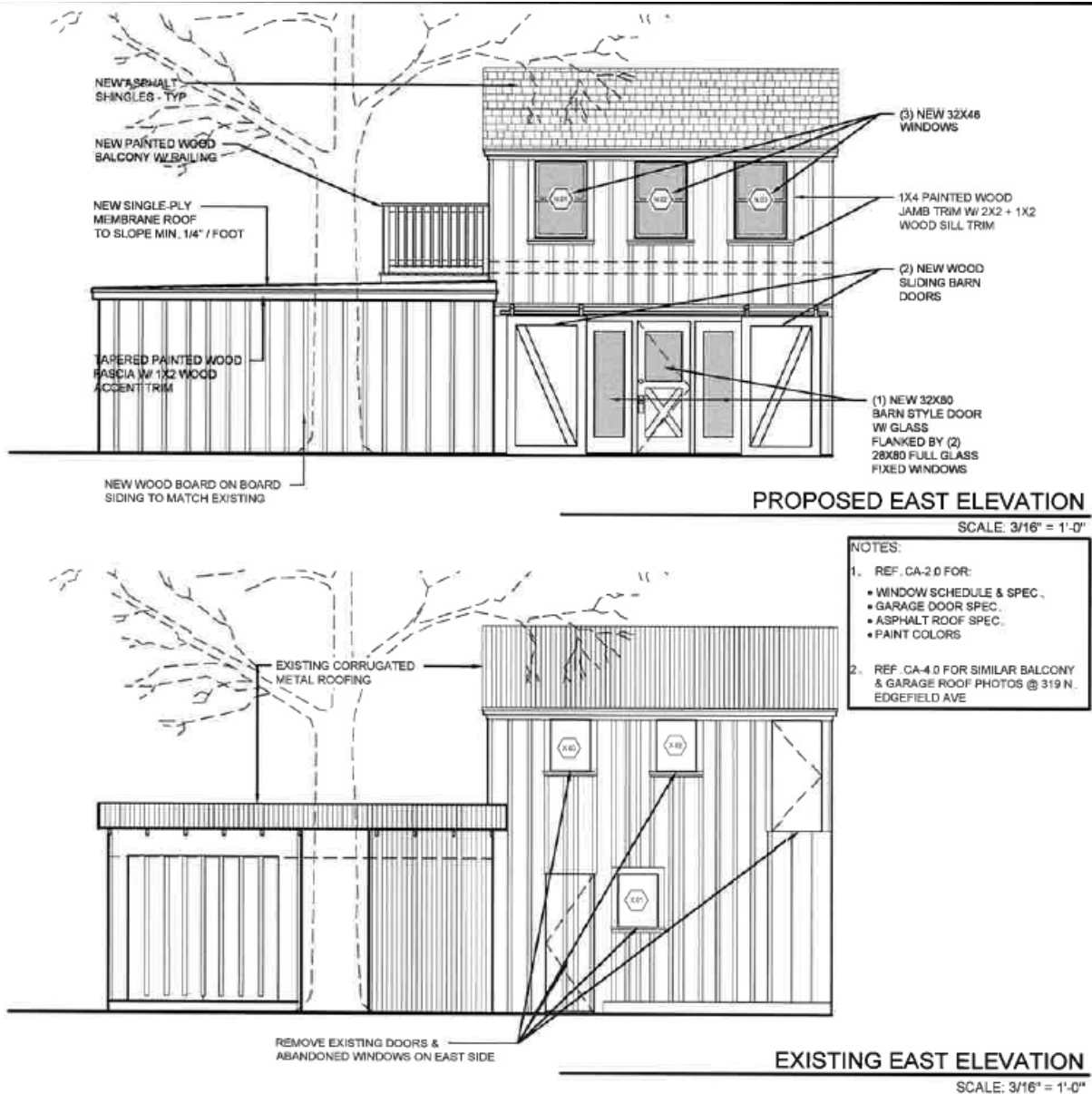
1. REF. CA-2.0 FOR:
 - WINDOW SCHEDULE & SPEC.
 - GARAGE DOOR SPEC.
 - ASPHALT ROOF SPEC.
 - PAINT COLORS
2. REF. CA-4.0 FOR SIMILAR BALCONY & GARAGE ROOF PHOTOS @ 319 N. EDGEFIELD AVE



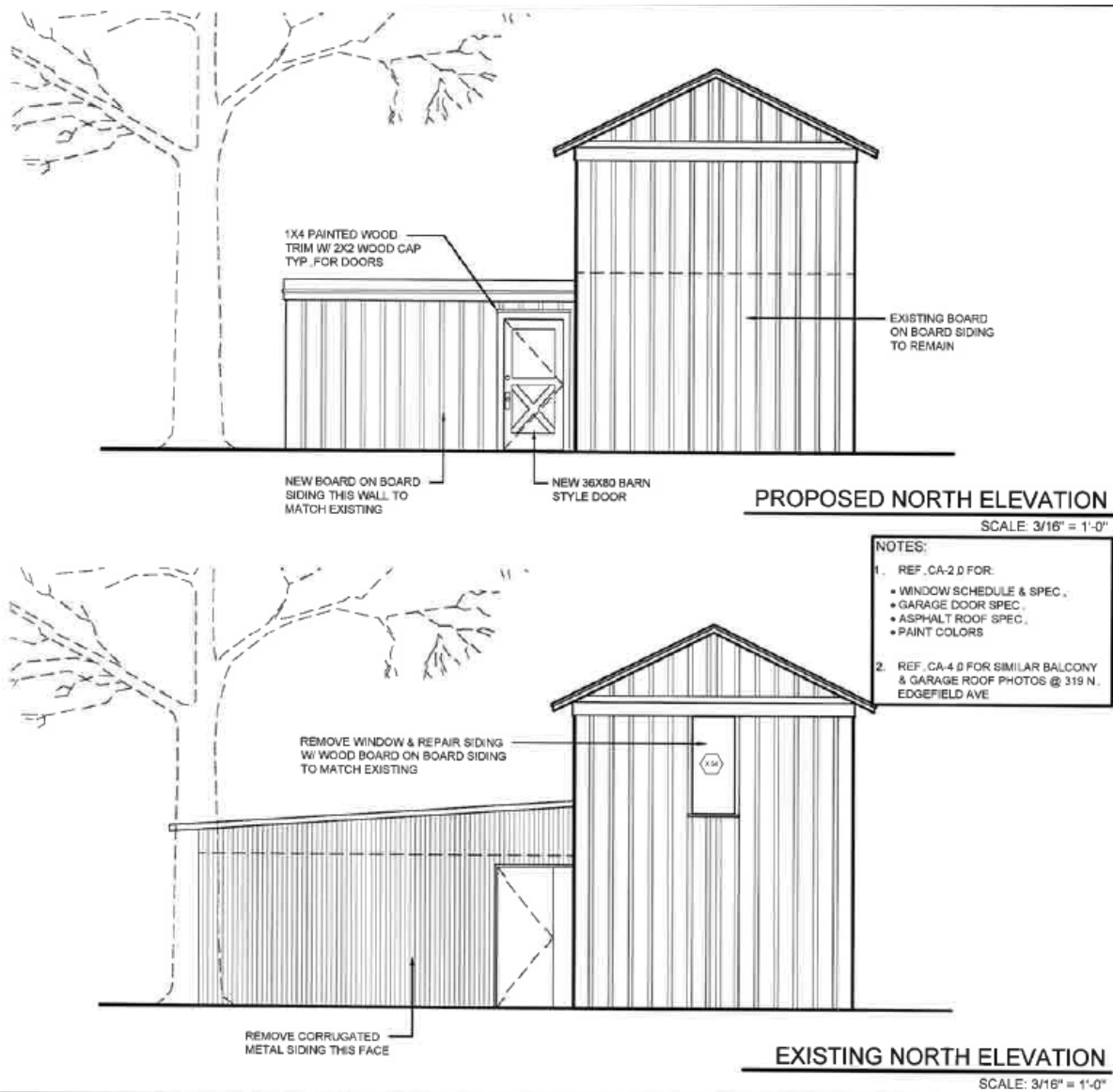
EXISTING SOUTH ELEVATION

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

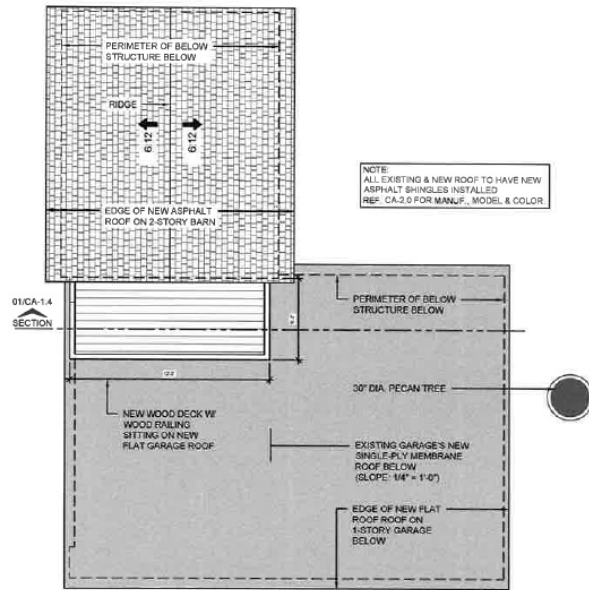
Façade facing W 8th Street – shows altered roofline and addition of balcony railing



Façade facing main house/interior of lot – shows new fenestration pattern and altered roofline

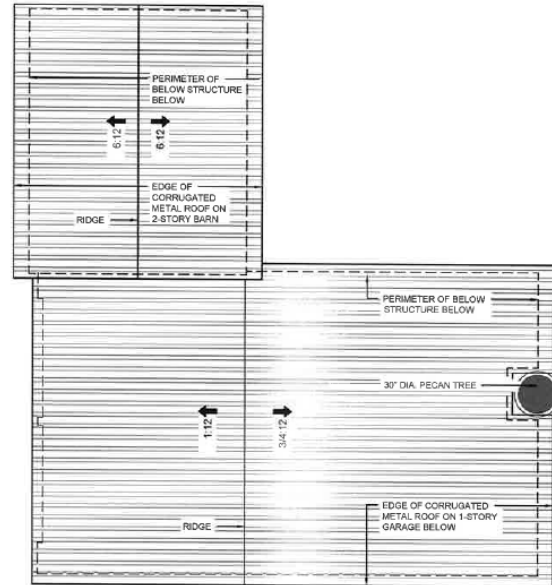


Façade facing neighboring interior lot



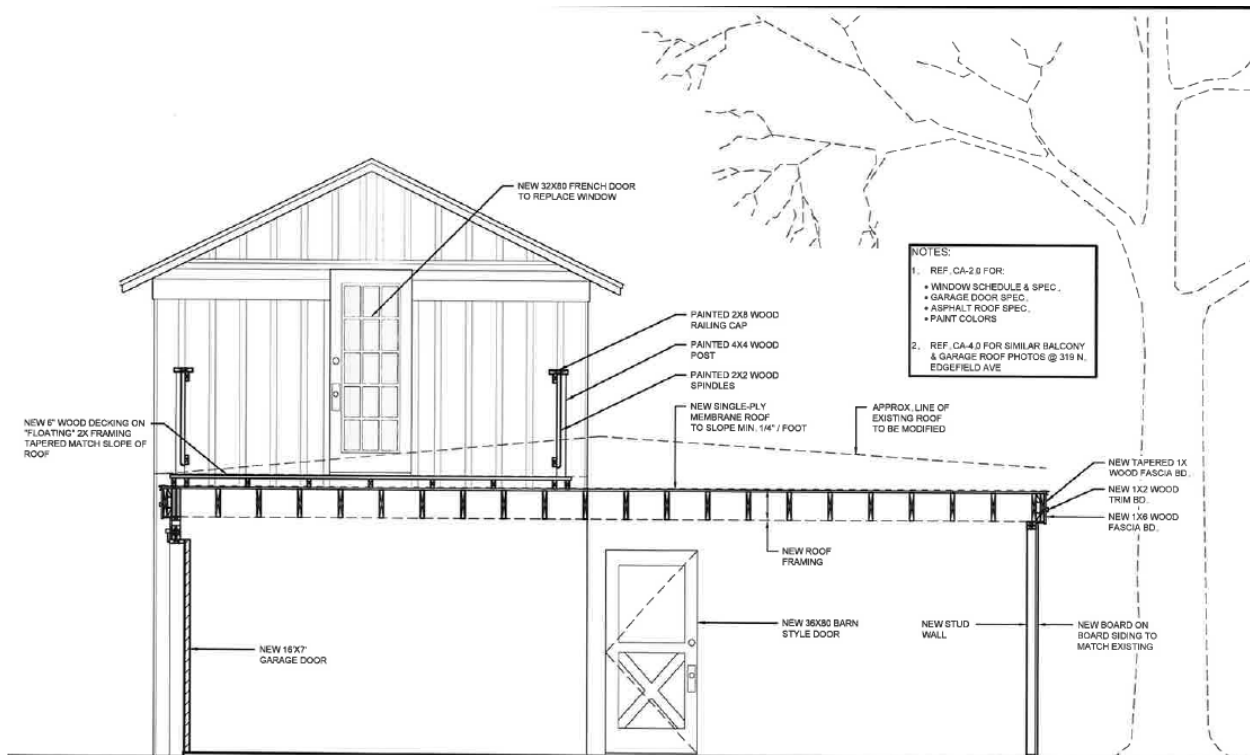
PROPOSED ROOF PLAN

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



EXISTING ROOF PLAN

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



SECTION 01 - PROPOSED BUILDING SECTION LOOKING NORTH - CUT THROUGH GARAGE

SCALE: 3/8" = 1'-0"

Roof plan and section view

ASPHALT ROOFING
TAMKO ELITE-GLASS SEAL 3-TAB SHINGLE
"WEATHERED WOOD" (TO MATCH HOUSE)



White 52 | Behr Paint Colors

Main color



Broadway PPU18-20 | Behr ...

Trim and garage doors



Steel 16'x7'



Hover Image to Zoom

Jeld-Wen wood, double hung W2500

Specifications

CA201-326(MLP)

D11-16

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a) Building placement, form, and treatment
(8)

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: 04/07/2021

TIME: 5:30pm

MEETING PLACE: Virtual

APPLICANT NAME: Matt & Amanda Joncas

PROPERTY ADDRESS: 401 N Winnetka

DATE of CA / CD REQUEST: 04/01/2021

RECOMMENDATION:

<input type="checkbox"/> Approval <input type="checkbox"/> Approval with conditions <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Denial without prejudice
--

Recommendation / comments/ basis:

As submitted design is not in keeping with sympathetically historic or ordinance.
Deny without prejudice.

1. Rear accessory is good, provide more dimensions. Show all vertical and horizontal dimensions of all new elements, show existing dimension to clarify what is proposed.

Suggestion: to revise design garage, (keep footprint), but revise design to accommodate a compatible porch/portico design remodel if keeping flat roof. If garage design, then a possible revision of the roof design would be need to revised. Revise garage elevations with more design elements

2. Window placement seems fine.

3. Clarify paint selection at all locations if the desire to have different color scheme than main house. Lable all trim and body paint color selections. Or simply keep all color all white as original structure.

**Keep in mind more detailed garage will lend itself to a color scheme that matches house.
If design of garage become more in kind to original then an all white paint scheme would be in keeping,**

Review flat roof allowance/disallowances per ordinance

Provide all dimensions, roof overhangs, any columns, ect.

Be prepared submitting two options of design concerning flat roof options vie flat roof/porch designs.

Garage and flat roof design wouldn't be allowed per ordinance.

Revise drawing.

Task force members present

<input type="checkbox"/> Alfredo Pena

<input type="checkbox"/> Mia Ovcina

<input type="checkbox"/> Michelle Walker
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The task force recommendation will be reviewed by the Landmark Commission on Monday, May 3, 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.