

CITY PLAN COMMISSION
CITY OF DALLAS

APPEAL OF LANDMARK COMMISSION DECISION
CA 234-246(MW)
1001 N CRAWFORD ST

BRIEF IN SUPPORT OF APPEAL TO CITY PLAN COMMISSION

Submitted by:
Barrett Linburg
Savoy Equity Partners
6060 N Central Expressway Suite 770
Dallas, TX 75206
Barrett@SavoyEquity.com
C: 214-789-6624

- For the following reasons, the Landmark Commission's denial of the proposed vinyl windows for this non-contributing structure was in error, as it did not properly apply the compatibility standard mandated by the Dallas Development Code.
- The Lake Cliff neighborhood task force explicitly supported the proposal for Alside 1700 Series vinyl windows in beige color at 1001 N Crawford, recognizing the compatibility of the vinyl windows with other properties in the historic overlay.
- The City Plan Commission should grant the appeal and approve the use of the proposed Alside 1700 Series vinyl windows, as they are compatible with the Lake Cliff Historic Overlay District.
- During the Landmark Commission hearing, while cost and design concerns were briefly raised, the City Attorney confirmed that the standard is "whether or not this work, the proposed work, is compatible with the historic district." However, the Landmark Commission did not make any arguments or findings showing that the proposed Alside 1700 Series vinyl windows are incompatible with the Lake Cliff Historic Overlay District.
- 1001 N Crawford St, originally built in 1947, is explicitly listed as a non-contributing structure without a protected facade in the Lake Cliff Historic Overlay District ordinance. Per Section 51A-4.501(g)(6)(C)(ii) of the Dallas Development Code, for non-contributing structures, the Landmark Commission "must grant the application if it determines that...the proposed work is compatible with the historic overlay district."

- Appellant is proposing to replace the existing non-historic aluminum windows with new Alside 1700 Series vinyl windows in beige color. The proposed vinyl windows are more attractive than the current windows and are similar in appearance to windows found on at least 10 other properties within the Lake Cliff Historic Overlay District, as documented in the submittal package.
- The Landmark Commission has previously approved vinyl windows as compatible with the Lake Cliff Historic Overlay District on recent projects at 501, 515, 606 and 707 N Marsalis in 2021-2023, with the support of City staff. These were all similarly situated non-contributing multi-family properties. Photos of the previously approved and installed vinyl windows were provided in the submittal.