CITY OF DALLAS
LANDMARK COMMISSION
Monday, March 6, 2017
AGENDA

BRIEFINGS: AGENDA	Dallas City Hall 1500 Marilla St., Room 5/E/S	**11:00 A.M.**
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Chambers, 6th floor	1:00 P.M.

David Cossum, Director
Mark Doty, Chief Planner Historic Preservation
Jennifer Anderson, Senior Planner
Liz Casso, Senior Planner
Eric Hill, Planner
Marsha Prior, Planner

BRIEFING ITEM

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

CONSENT ITEMS

1. 2223 W JEFFERSON BLVD
Cedar Crest (L.O. Daniel House)
CA167-253(LC)
Liz Casso

Request:
1. Install new landscaping.
2. Alter existing metal fence and brick columns.
3. Reconfigure and expand existing parking lot and driveway.
4. Replace second floor and cornice line balustrades.
5. Restore original front porch footprint.
6. Construct a ramp at the rear elevation.
7. Remodel existing rear addition.

Applicant: Will Pinkerton
Application Filed: February 2, 2017
Staff Recommendation:
1. Install new landscaping. Approve the drawings dated 2/16/17 with the finding the proposed work is consistent with the preservation criteria for landscaping in Section 6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Alter existing metal fence and brick columns. Approve

the drawings dated 2/16/17 with the condition that a new brick column be constructed to support the fence at the southwest corner of the site, rather than relocate an existing brick column from potentially its original location. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Reconfigure and expand existing parking lot and driveway. Approve the drawings dated 2/16/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace second floor and cornice line balustrades. Approve the drawings dated 2/16/17 with the finding the proposed work is consistent with the preservation criteria for embellishments and detailing in Section 4, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Restore original front porch footprint. Approve the drawings dated 2/16/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Construct a ramp at the rear elevation. Approve the drawings dated 2/16/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Remodel existing rear addition. Approve the drawings dated 2/16/17 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 landscaping. Deny without prejudice due to lack of information.
2. Alter existing metal fence and brick columns. Deny without prejudice due to lack of information.
3. Reconfigure and expand existing parking lot and driveway. Deny without prejudice due to lack of information.
4. Replace second floor and cornice line balustrades. Deny without prejudice due to lack of information.
5. Restore original front porch footprint. Deny without prejudice due to lack of information.
6. Construct a ramp at the rear elevation. Deny without prejudice due to lack of information.
7. Remodel existing rear addition. Deny without prejudice due to lack of information.

2. 2214 BRYAN ST
Crozier Tech/ Dallas High School
CA167-234(LC)
Liz Casso

Request:

1. Install a fenced garden.
2. Construct a retaining wall and railing around the patio at west elevation.

Applicant: Kristian Teleki

Application Filed: February 2, 2017
Staff Recommendation:
1. Install a fenced garden. Approve drawings dated 2/15/17 with the finding the proposed work is consistent with the preservation criteria for fences in Section 3.8, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct a retaining wall and railing around the patio at west elevation. Approve drawings dated 2/15/17 with the finding the proposed work is consistent with the preservation criteria for building site and landscaping in Sections 3.3 and 3.7(b), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:
1. Install a fenced garden. Approve.
2. Construct a retaining wall and railing around the patio at west elevation. Approved with condition that applicant provide details of railings around patio.

3. 2002 COMMERCE ST
Harwood Historic District
CA167-261(LC)
Liz Casso

Request:
1. Install a wrought iron fence and gate.
2. Clad existing retaining wall and stairwell structure in stone veneer.

Applicant: Diesel Design Build - Jose Arthur Hincapie
Application Filed: February 2, 2017
Staff Recommendation:
1. Install a wrought iron fence and gate. Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Clad existing retaining wall and stairwell structure in stone veneer. Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:
1. Install a wrought iron fence and gate. Approved as submitted.
2. Clad existing retaining wall and stairwell structure in stone veneer. Approved as submitted.

4. 6116 REIGER AVE
J.L. Long Middle School
CA167-228(LC)
Liz Casso

Request:
1. Expand existing parking lot.
2. Relocate ten portable classrooms to parking lot.

Applicant: Masterplan Consultants - Karl Crawley
Application Filed: February 2, 2017
Staff Recommendation:
1. Expand existing parking lot. Approve drawings dated 2/8/17 with the finding the proposed work is consistent with the preservation criteria for building site in Section 3.3, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2. Relocate ten portable classrooms to parking lot. Approve drawings dated 2/8/17 with the finding the proposed work is consistent with the preservation criteria for new construction and additions in Section 10.10, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Expand existing parking lot. Approve as submitted.
2. Relocate ten portable classrooms to parking lot. Approve as submitted.

5. 1607 LYTE ST
Magnolia Station Historic District
CA167-269(LC)
Liz Casso

Request:

1. Install landscaping and exterior lighting.
2. Install three tank cradle sculptures at Katy Trail entrance on west elevation.
3. Install a drinking water fountain at Katy Trail entrance on west elevation.
4. Construct a ramp at west elevation of new structure.
5. Install metal guardrail on first floor balcony on the east and west elevations.
6. Construct pool deck and fountain on east elevation.
7. Reconfigure parking space layout.
8. Install metal fence between Buidlings E and B.

Applicant: Aaron Howell
Application Filed: February 2, 2017
Staff Recommendation:

1. Install landscaping and exterior lighting. Approve drawings dated 2/8/2017 with the finding the proposed work is consistent with the preservation criteria for site and site elements in Section 3.5, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install three tank cradle sculptures at Katy Trail entrance on west elevation. Approve drawings dated 2/8/2017 with the finding the proposed work is consistent with the preservation criteria for site and site elements in Section 3.10, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install a drinking water fountain at Katy Trail entrance on west elevation. Approve drawings dated 2/8/2017 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Construct a ramp at west elevation of new structure. Approve drawings dated 2/8/2017 with the finding the proposed work is consistent with the preservation criteria for new construction and additions in Section 5, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install metal guardrail on first floor balcony on the east and west elevations. Approve drawings dated 2/8/2017 with the finding the proposed work is consistent with

the preservation criteria for new construction and additions in Section 5, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Construct pool deck and fountain on east elevation. Approve drawings dated 2/8/2017 with the finding the proposed work is consistent with the preservation criteria for outdoor lighting in Section 3.4, new construction and additions in Section 5, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Reconfigure parking space layout. Approve drawings dated 2/8/2017 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8. Install metal fence between Buidlings E and B. Approve drawings dated 2/8/2017 with the finding the proposed work is consistent with the preservation criteria for site and site elements in Section 3.8, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:
1. Install landscaping and exterior lighting. Approved as submitted.
2. Install three tank cradle sculptures at Katy Trail entrance on west elevation. Approved as submitted.
3. Install a drinking water fountain at Katy Trail entrance on west elevation. Approved as submitted.
4. Construct a ramp at west elevation of new structure. Approved as submitted.
5. Install metal guardrail on first floor balcony on the east and west elevations. Approved as submitted.
6. Construct pool deck and fountain on east elevation. Approved as submitted.
7. Reconfigure parking space layout. Approved as submitted.
8. Install metal fence between Buidlings E and B. Approved as submitted.

6. 3014 OAK LAWN AVE
Magnolia Station Historic District
CA167-252(LC)
Liz Casso

Request:
1. Remove three existing exterior grade lights.
2. Install exterior lighting at the north and east elevations.
3. Remove two pecan trees at east elevation.

Applicant: Pheonix I Restoration & Construction, Ltd,
Application Filed: February 2, 2017
Staff Recommendation:
1. Remove three existing exterior grade lights. Approve with the finding the proposed work is consistent with the preservation criteria for lighting and landscaping in Section 6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install exterior lighting at the north and east elevations.

Approve the drawings dated 2/16/17 with the finding the proposed work is consistent with the preservation criteria for lighting and landscaping in Section 6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3. Remove two pecan trees at east elevation. Approve with the finding that although the proposed work does not comply with Section 6 that states that removal of trees and shrubs shall be approved by the Landmark Commission prior to commencement of work, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria, and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

1. Remove three existing exterior grade lights. Deny without prejudice due to lack of information.
2. Install exterior lighting at the north and east elevations. Deny without prejudice due to lack of information.
3. Remove two pecan trees at east elevation. Deny without prejudice due to lack of information.

7. 2814 MAIN ST
Palace Blacksmith Shop
CA167-235(LC)
Liz Casso

Request:

1. Reconstruct original transom window in central bay on north elevation.
2. Install new paired entry doors in central bay on north elevation.

Applicant: 640 Land, LLC - Wes Hameline
Application Filed: February 2, 2017
Staff Recommendation:

1. Reconstruct original transom window in central bay on north elevation. Approve the drawings dated 2/27/17 with the finding the proposed work is consistent with the preservation criteria for fenestration and openings in Sections 5.3 and 5.4, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new paired entry doors in central bay on north elevation. Approve the drawings dated 2/27/17 with the finding the proposed work is consistent with the preservation criteria for fenestration and openings in Sections 5.3 and 5.4, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Reconstruct original transom window in central bay on north elevation. Approved with conditions: Provide details of doors, transoms, frames & jambs; and

provide stain samples for doors & paint samples for frames & transom.
2. Install new paired entry doors in central bay on north elevation. Approved with conditions: 1) Door width match transom width; 2) Align hinge jambs with transom jambs; 3) Provide details of doors, transoms, frames & jambs; and 4) Provide stain samples for doors & paint samples for frames & transom.

8. 100 S GLASGOW DR
Woodrow Wilson High School
CA167-229(LC)
Liz Casso

Request:
1. Relocate four portable classrooms to staff parking lot.
2. Install temporary metal canopy and ramp.
3. Add handicap striping and signage to staff parking lot.

Applicant: BRW Architects
Application Filed: February 2, 2017
Staff Recommendation:
1. Relocate four portable classrooms to staff parking lot. Approve drawings dated 2/8/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install temporary metal canopy and ramp. Approve drawings dated 2/8/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Add handicap striping and signage to staff parking lot. Approve drawings dated 2/8/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:
1. Relocate four portable classrooms to staff parking lot. Approved as submitted.
2. Install temporary metal canopy and ramp. Approved as submitted.
3. Add handicap striping and signage to staff parking lot. Approved as submitted.

9. 5416 GASTON AVE
Junius Heights Historic District
CA167-226(MP)
Marsha Prior

Request:
1. Install swimming pool in rear yard.
2. Construct patio in rear yard.

Applicant: Kevin McCourt
Application Filed: February 2, 2017
Staff Recommendation:
1. Install swimming pool in rear yard. Approve site plan and photos dated 2/15/2017 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).
2. Construct patio in rear yard. Approve site plan and photos dated 2/15/2017 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).

Task Force Recommendation:
1. Install swimming pool in rear yard. Approve pool in backyard.
2. Construct patio in rear yard. Approve patio in backyard.

10. 5726 JUNIUS ST
Junius Heights Historic District
CA167-249(MP)
Marsha Prior

Request:
1. Install electric garage door on accessory structure for alley access.
2. Replace wood skirting around main structure with #105 wood and Hardie board on bottom two laps.

Applicant: Ramiro Araiza
Application Filed: February 2, 2017
Staff Recommendation:
1. Install electric garage door on accessory structure for alley access. Approve drawing and specifications dated 2/15/2017 with condition that garage door has an electronic garage door opener with the finding the work is consistent with preservation criteria Section 9.7 and meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).
2. Replace wood skirting around main structure with #105 wood and Hardie board on bottom two laps. Approve proposed work and photos dated 2/15/2017 with the condition that Hardie board is installed only on the bottom two laps of the perimeter with smooth finish facing out with the finding that although the proposed work does not strictly comply with preservation criteria Section 4.3 that states wood siding, trim and detailing must be restored whenever practical, 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 it is historically accurate, it is consistent with the spirit and intent of the preservation criteria, and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:
1. Install electric garage door on accessory structure for alley access. Garage door approved.
2. Replace wood skirting around main structure with #105 wood and Hardie board on bottom two laps. Approve.

11. 721 LIPSCOMB AVE
Junius Heights Historic District
CA167-224(MP)
Marsha Prior

Request:
Install landscaping in existing beds in front yard with boxwood and seasonal flowers.
Applicant: Brandon Blake
Application Filed: February 2, 2017
Staff Recommendation:
Install landscaping in existing beds in front yard with boxwood and seasonal flowers. Approve image dated

2/15/2017 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).

Task Force Recommendation:

Install landscaping in existing beds in front yard with boxwood and seasonal flowers. Approve landscaping & removal of trees.

12. 5606 TREMONT ST

Junius Heights Historic District
CA167-250(MP)
Marsha Prior

Request:

Close window facing alley on accessory structure and fill void with siding.

Applicant: Michael Munson

Application Filed: February 2, 2017

Staff Recommendation:

Close window facing alley on accessory structure and fill void with siding. Approve photos and specifications dated 2/15/2017 with the condition the siding is an exact match in material, dimension, and profile as original with the finding the work meets the standard in City Code Section 51A-4.501(g)(C)(6)(ii).

Task Force Recommendation:

Close window facing alley on accessory structure and fill void with siding. Approve removal of window to replace with matching siding to original.

13. 5507 WORTH ST

Junius Heights Historic District
CA167-225(MP)
Marsha Prior

Request:

Construct single story addition and porch extending from rear of existing home.

Applicant: Davis Cornell

Application Filed: February 2, 2017

Staff Recommendation:

Construct single story addition and porch extending from rear of existing home. Approve plans and specifications dated 2/15/2017 with condition that smooth-finish Hardie board is installed for bottom two rows of skirting and that remainder of skirting and siding material is wood #117 with the finding the work is consistent with preservation criteria Sections 8.3, 8.5, 8.12, and 8.14 and meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).

Task Force Recommendation:

Construct single story addition and porch extending from rear of existing home. Approve plans as shown.

14. 817 N MARSALIS AVE

Lake Cliff Historic District
CA167-259(JKA)
Jennifer Anderson

Request:

Install wrought iron railing on south side of the main structure.

Applicant: Robert Waters

Application Filed: February 2, 2017

Staff Recommendation:

Install wrought iron railing on south side of the main

structure. Approve specifications and photograph dated 2-13-17 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install wrought iron railing on south side of the main structure. Approve.

15. 4901 VICTOR ST

Munger Place Historic District
CA167-242(EH)
Eric Hill

Request:

Extend existing flower bed along corner side yard.

Applicant: Travis Ripley

Application Filed: February 2, 2017

Staff Recommendation:

Extend existing flower bed along corner side yard. Approve proposed site plan dated 02-09-2017 with the condition that the retaining wall feature is not visible from the street and only serves as a footing for the flowerbed. Approve with the finding it is consistent with the Preservation Criteria Section 51P-97.111(c)(2)(E) and 51P-97.111(c)(2)(G) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Extend existing flower bed along corner side yard. Approve.

16. 4917 WORTH ST

Munger Place Historic District
CA167-243(EH)
Eric Hill

Request:

Replace 42 aluminum windows on main structure with vinyl windows.

Applicant: Samuel Aflalo

Application Filed: February 2, 2017

Staff Recommendation:

Replace 42 aluminum windows on main structure with vinyl windows. Approve window survey and specifications dated 02-13-17 with the condition that the windows exactly match the original openings on the structure. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Replace 42 aluminum windows on main structure with vinyl windows. Deny without prejudice - Need specifications on window colors.

17. 4722 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA167-263(EH)
Eric Hill

Request:

1. Replace asphalt shingles with tin shingle on portions of main structure.
2. Replace metal tube posts with 4x4 pine on porte-cochere.
3. Install additional post on porte-cochere.
4. Clad all posts on porte-cochere with 9" bricking.
5. Construct 2nd story balcony on side elevation of main structure.

6. Install planters on 2nd story balcony on front of main structure.

Applicant: Liz Gibson
Application Filed: February 2, 2017
Staff Recommendation:

1. Replace asphalt shingles with tin shingle on portions of main structure. Approve proposed work and specifications dated 02-17-2017 with the finding that the proposed work is consistent with the preservation criteria Sections 3.16 and 3.17 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace metal tube posts with 4x4 pine on porte-cochere. Approve drawings dated 2-17-2017 with the condition that a variance is obtained from the Board of Adjustment in order to work in the side yard setback with the finding that the proposed work is consistent with the preservation criteria Section 3.2 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install additional post on porte-cochere. Approve drawings dated 2-17-2017 with the condition that a variance is obtained from the Board of Adjustment in order to work in the side yard setback with the finding that the proposed work is consistent with the preservation criteria Section 3.2 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Clad all posts on porte-cochere with 9" bricking. Approve drawings dated 02-17-2017 with the condition that the installed brick matches the dimensions of the existing brick columns on the structure, the column capital matches existing brick columns on the structure, the brick is unpainted, and a variance is obtained from the Board of Adjustment in order to work in the side yard setback with the finding that the proposed work is consistent with the preservation criteria Section 3.4 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct 2nd story balcony on side elevation of main structure. Approve proposed elevations and site plan with the condition that the new flooring is tongue and groove and a variance is obtained from the Board of Adjustment in order for any work located in the side yard setback with the finding the proposed work is consistent with the preservation criteria Section 4.2 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install planters on 2nd story balcony on front of main structure. Approve proposed elevations dated 02-17-2017 with the condition that a variance is obtained by the Board of Adjustment in order for work in the side

yard setback with the finding that the proposed work is consistent with the preservation criteria Section 3.2 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace asphalt shingles with tin shingle on portions of main structure. Approve.
2. Replace metal tube posts with 4x4 pine on porte-cochere. Approve.
3. Install additional post on porte-cochere. Approve.
4. Clad all posts on porte-cochere with 9" bricking. Approve with condition that column capital matches front porch column capitals.
5. Construct 2nd story balcony on side elevation of main structure. Approve with condition that the porch is not visible from street and that the flooring is tongue and groove.
6. Install planters on 2nd story balcony on front of main structure. Approve with condition - siding to match house.

18. 4310 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA167-251(EH)
Eric Hill

Request:

1. Add wood window in original opening on rear facade of main structure.
2. Construct wood entryway on rear of main structure.
3. Remove and enlarge existing concrete steps and install handrail on rear elevation.

Applicant: David Malekan
Application Filed: February 2, 2017
Staff Recommendation:

1. Add wood window in original opening on rear facade of main structure. Approve proposed work and elevation dated 02-10-17 with the condition that the replacement window matches existing on the structure in color, material and dimension with the finding the proposed work is consistent with the preservation criteria Sections 3.3 and 3.10 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct wood entryway on rear of main structure. Approve proposed work dated 02-10-17 with the condition that the walls are open and the supports compliment the structure with the finding the proposed work is consistent with the preservation criteria Sections 3.1 and 4.2 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove and enlarge existing concrete steps and install handrail on rear elevation. Approve proposed site plan and elevation dated 02-10-17 with the finding that the proposed work is consistent with the preservation criteria Section 2.3 and it meets the standard in City

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

Task Force Recommendation:

1. Add wood window in original opening on rear facade of main structure. Approve.
2. Construct wood entryway on rear of main structure. Approve with condition that the infill wall is removed from the design, open entry.
3. Remove and enlarge existing concrete steps and install handrail on rear elevation. Approve.

19. 916 MORELAND AVE

Peak's Suburban Addition Neighborhood Historic District
CA167-240(EH)
Eric Hill

Request:

Install four security cameras on main structure.

Applicant: Estefany Cedillo

Application Filed: February 2, 2017

Staff Recommendation:

Install four security cameras on main structure. Approve image and specifications dated 02-10-17 with the condition that the camera to be located on the front facade is mounted under the roof soffit with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install four security cameras on main structure. Approve with condition that camera specs are submitted and that the center front camera is mounted under the roof soffit.

20. 4604 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA167-238(EH)
Eric Hill

Request:

1. Install shutters on main structure.
2. Alter existing window openings and add new window openings on main structure.
3. Replace front door on main structure.
4. Replace existing secondary door on rear elevation with window opening.
5. Replace door on rear facade of main structure.
6. Construct covered porch on rear of main structure.
7. Construct accessory structure in rear yard.

Applicant: Batts Holding Inc.

Application Filed: February 2, 2017

Staff Recommendation:

1. Install shutters on main structure. Approve the proposed elevations and shutters dated 02-15-2017 with the condition that the shutters are built to fit the existing and proposed window openings and are only located on the front and side facades. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Alter existing window openings and add new window openings on main structure. Approve proposed elevations dated 02-15-2017 with the condition that the replacement windows match the material, profile, and

color as the existing on the structure. The proposed work is consistent with the preservation criteria sections 3.3 and 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

3. Replace front door on main structure. Approve proposed door specification dated 02-16-2017 with the finding that the door is consistent with the preservation criteria section 3.10 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Replace existing secondary door on rear elevation with window opening. Approve proposed elevation dated 02-15-2017 with the condition that any infill required to enclose the opening matches the existing siding on the structure in material, color, dimension, and profile. The proposed work is consistent with the preservation criteria Sections 3.1 and 3.3 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
5. Replace door on rear facade of main structure. Approve proposed door specification dated 02-16-2017 with the finding that the door is consistent with the preservation criteria section 3.10 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Construct covered porch on rear of main structure. Approve proposed elevations and site plan dated 02-15-2017 with the finding that the proposed work is consistent with the preservation criteria Sections 4.2, 4.3, 4.4 and 4.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7. Construct accessory structure in rear yard. Approve proposed elevations and site plan dated 02-15-2017 with the condition that the 5' setbacks are established on the rear and side yards. The proposed work is consistent with the preservation criteria Sections 4.1, 4.2, 4.3 and 4.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install shutters on main structure. Approve.
2. Alter existing window openings and add new window openings on main structure. Approve with conditions - Windows 13/13A are restored, 22/23 new wood windows to match 13/13A, 16 size to match 22/23, 7 repair existing, 33/34 square window, fixed and similar to a top sash of historic windows, 9 to remain, 28/29/19 to be similar to 13/13A, 30/31 to be similar to 13/13A, all others approved as shown.
3. Replace front door on main structure. Approve with condition that appropriate Victorian door is submitted to staff, wood.
4. Replace existing secondary door on rear elevation with window opening. Approve.

5. Replace door on rear facade of main structure. Approve with condition that appropriate Victorian door is submitted to staff, wood.
6. Construct covered porch on rear of main structure. Approve.
7. Construct accessory structure in rear yard. Approve with condition structure is setback 5' from side and rear property lines.

21. 4805 WORTH ST
Peak's Suburban Addition Neighborhood Historic District
CA167-241(EH)
Eric Hill

Request:
1. Replace front porch railing on main structure.
2. Construct flower bed in front and side yard of main structure.

Applicant: Jason Riche
Application Filed: February 2, 2017
Staff Recommendation:
1. Replace front porch railing on main structure. Approve proposed elevation dated 02-10-2017 with the condition that the rail balusters are 5" apart. The proposed work is consistent with the preservation criteria Section 3.20 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Construct flower bed in front and side yard of main structure. Approve site plan and drawings dated 02-10-17 with the finding that the proposed work is consistent with the preservation criteria Section 2.6 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:
1. Replace front porch railing on main structure. Approve with conditions - 5" spacing to be more similar to existing rail. Profile as submitted.
2. Construct flower bed in front and side yard of main structure. Approve.

22. 2601 HIBERNIA ST
State Thomas Historic District
CA167-246(EH)
Eric Hill

Request:
Install sign in front yard.
Applicant: Lindsey Simoson
Application Filed: February 2, 2017
Staff Recommendation:
Install sign in front yard. Approve site plan and sign specifications dated 02-09-2017 with the condition that the sign arm does not encroach into the public right of way. The proposed work is consistent with the preservation criteria Section 51P-225.107(h)(2)(A) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Install sign in front yard. Comments only, no quorum. Supportive.

23. 711 ELM ST
West End Historic District
CA167-233(LC)
Liz Casso

Request:
Install a flat attached wall sign.
Applicant: Trinity Signs
Application Filed: February 2, 2017
Staff Recommendation:
Install a flat attached wall sign. Approve drawings dated 2/14/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(a) for attached signs, and Section 51A7.1005(c) for flat attached signs on Type A facades, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Install a flat attached wall sign. Approve with condition that signage be attached to grillage in front of tenant space (do not attach sign to brick facade.)

24. 302 N MARKET ST
West End Historic District
CA167-231(LC)
Liz Casso

Request:
Install two window signs.
Applicant: Trinity Signs
Application Filed: February 2, 2017
Staff Recommendation:
Install two window signs. Approve drawings dated 2/8/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(i) for window signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Install two window signs. Approved as submitted.

25. 311 N MARKET ST
West End Historic District
CA167-232(LC)
Liz Casso

Request:
Install two window signs.
Applicant: Trinity Signs
Application Filed: February 2, 2017
Staff Recommendation:
Install two window signs. Approve drawings dated 2/14/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(a) for attached signs, and Section 51A7.1005(c) for flat attached signs on Type A facades, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Install two window signs. Approved as submitted.

26. 603 MUNGER AVE
West End Historic District
CA167-230(LC)
Liz Casso

Request:
1. Install exterior lighting.
2. Install new curb cut at west elevation along N Record St.

Applicant: Chris Anderson
Application Filed: February 2, 2017
Staff Recommendation:
1. Install exterior lighting. Approve drawings dated 2/10/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install new curb cut at west elevation along N Record St. Approve drawings dated 2/10/17 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 exterior lighting. No quorum, comments only. Building lighting design is acceptable
2. Install new curb cut at west elevation along N Record St. No quorum, comments only. Curb cut - Submit new drawing showing correct location of drive for trash removal & delete request to remove existing light standard.

27. 333 S EDGEFIELD AVE
Winnetka Heights Historic District
CA167-256(JKA)
Jennifer Anderson

Request:
1. Install porch skirting on the front porch of the main structure.
2. Install landscaping on the south side of the main structure.

Applicant: Madeline Nissen
Application Filed: February 2, 2017
Staff Recommendation:
1. Install porch skirting on the front porch of the main structure. Approve photographs dated 2-13-17 with the condition that the porch skirting matches the existing in design, profile, and material, and that the skirting is not flared. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping on the south side of the main structure. Approve specifications dated 2-13-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:
1. Install porch skirting on the front porch of the main structure. Approve.
2. Install landscaping on the south side of the main structure. Approve.

28. 1515 W JEFFERSON BLVD
Winnetka Heights Historic District
CA167-257(JKA)
Jennifer Anderson

Request:
1. Remove two blue juniper trees. Work completed without a Certificate of Appropriateness.
2. Install two blue juniper trees.

Applicant: City of Dallas Parks and Recreation
Application Filed: February 2, 2017
Staff Recommendation:
1. Remove two blue juniper trees. Work completed without a Certificate of Appropriateness. Approve the completed work with the finding that it is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install two blue juniper trees. Approve the proposed work with the finding that it 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. Remove two blue juniper trees. Work completed without a Certificate of Appropriateness. Provide species and caliper of new trees to replace trees that were removed. Match type, species, and count. Provide existing photos that were removed.
2. Install two blue juniper trees. Not reviewed by Task Force.

29. 309 S WILLOMET AVE
Winnetka Heights Historic District
CA167-258(JKA)
Jennifer Anderson

Request:
Construct carport in rear yard.
Applicant: Triple J. Construction
Application Filed: February 2, 2017
Staff Recommendation:
Approve drawings and specifications dated 12-16-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
Task Force Recommendation:
Construct carport in rear yard. Approve.

30. 411 S WINNETKA AVE
Winnetka Heights Historic District
CD167-009(JKA)
Jennifer Anderson

Request:
Demolish accessory structure using the standard "noncontributing structure because newer than period of significance."
Applicant: Jamie Oliver
Application Filed: February 2, 2017
Staff Recommendation:
Demolish accessory structure using the standard "noncontributing structure because newer than period of significance." Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay

district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

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

31. 411 S WINNETKA AVE

Winnetka Heights Historic District
CA167-260(JKA)
Jennifer Anderson

Request:

Stain automatic gate in rear yard using Ready Seal stain in color "Dark Walnut."

Applicant: Jamie Oliver

Application Filed: February 2, 2017

Staff Recommendation:

Stain automatic gate in rear yard using Ready Seal stain in color "Dark Walnut." Approve paint specifications dated 2-13-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(2)(G)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Stain automatic gate in rear yard using Ready Seal stain in color "Dark Walnut." Approve.

COURTESY REVIEW ITEM:

1. 603 MUNGER AVE

West End Historic District
CR167-009(LC)
Liz Casso

Request:

Courtesy Review – Exterior signage criteria.

Applicant: Chris Anderson

Application Filed: February 2, 2017

Staff Recommendation:

Courtesy Review – Exterior signage criteria. Approve conceptually with the finding the proposed signage criteria is consistent with the preservation criteria for signs in Section 5.6, with the signage regulations in Division 51A7.1000, and with the condition that final plans, elevations, and details are submitted for final Landmark Commission review for each individual sign.

Task Force Recommendation:

Courtesy Review – Exterior signage criteria. No quorum, comments only. Correct height of Area B window sign to 1ft 0in.

DISCUSSION ITEMS:

1. 1531 ABRAMS RD

Junius Heights Historic District
CA167-268(MP)
Marsha Prior

Request:

1. Replace 20 (6 vinyl and 14 original wood) windows.
2. Repair or replace 3 original wood windows.
3. Repair brick and repoint mortar.

Applicant: David Daniel
Application Filed: February 2, 2017
Staff Recommendation:

1. Replace 20 (6 vinyl and 14 original wood) windows. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501 (g)(6)(C)(ii) because the applicant has not provided sufficient information to meet the burden of proof that shows the proposed work is compatible with the historic overlay district.
2. Repair or replace 3 original wood windows. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501 (g)(6)(C)(ii) because the applicant has not provided sufficient information to meet the burden of proof that shows the proposed work is compatible with the historic overlay district.
3. Repair brick and repoint mortar. Approve photos dated 2/15/2017 and written description dated 2/16/2017 with the condition that any replacement brick and mortar are an exact match in material, profile, dimension, color, and texture with the finding the work is compatible with the historic overlay district and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Replace 20 (6 vinyl and 14 original wood) windows. Approve replacement of 20 windows to be replaced with 6 over 6 wood windows only.
2. Repair or replace 3 original wood windows. Approve with condition that windows are replaced with wood 6 over 6 only.
3. Repair brick and repoint mortar. Approve.

2. 5734 JUNIUS ST

Junius Heights Historic District
CA167-248(MP)
Marsha Prior

Request:

Remove chain link fence on right side elevation and replace with a 6' cedar board fence with 4' wide gate.

Applicant: Ana Heyn
Application Filed: February 2, 2017
Staff Recommendation:

Remove chain link fence on right side elevation and replace with a 6' cedar board fence with 4' wide gate. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:
Remove chain link fence on right side elevation and replace with a 6' cedar board fence with 4' wide gate. Approve wood gate, but must be located in back 50% of structure.

3. 730 LIPSCOMB AVE
Junius Heights Historic District
CA167-223(MP)
Marsha Prior

Request:
Replace two 6/6 windows on front elevation with two fixed single-light windows. Work completed without a Certificate of Appropriateness.
Applicant: Michel Crane
Application Filed: February 2, 2017
Staff Recommendation:
Replace two 6/6 windows on front elevation with two fixed single-light windows. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.3 that states replacement doors and windows must express mullion size, light configuration, and material to match the original.
Task Force Recommendation:
Replace two 6/6 windows on front elevation with two fixed single-light windows. Work completed without a Certificate of Appropriateness. Deny without prejudice - Picture windows installed on front facade without CA. Need to be wood 6 over 6.

4. 730 RIDGEWAY ST
Junius Heights Historic District
CA167-247(MP)
Marsha Prior

Request:
1. Enclose front porch and add windows.
2. Add faux half timber and stucco to left front gable.
3. Encase front door and entrance with limestone.
4. Install tile on front porch floor.

Applicant: Max Chounlamany
Application Filed: February 2, 2017
Staff Recommendation:
1. Enclose front porch and add windows. Deny - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 7.2 for porches on protected facades.
2. Add faux half timber and stucco to left front gable. Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interiors Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.

3. Encase front door and entrance with limestone. Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interiors Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
4. Install tile on front porch floor. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 7.4 for porch materials.

Task Force Recommendation:

1. Enclose front porch and add windows. Deny as this is original brick front facade and is protected. Materials and design do not comply with ordinance.
2. Add faux half timber and stucco to left front gable. Deny as this is original brick front facade and is protected. Materials and design do not comply with ordinance.
3. Encase front door and entrance with limestone. Deny as this is original brick front facade and is protected. Materials and design do not comply with ordinance.
4. Install tile on front porch floor. Deny as this is original brick front facade and is protected. Materials and design do not comply with ordinance.

5. 5327 WORTH ST
Junius Heights Historic District
CA167-227(MP)
Marsha Prior

Request:

1. Replace front door with 15-light French door and paint. Brand: Behr, BL-W05 'Dusting Powder.' Work initiated without a Certificate of Appropriateness.
2. Remove red brick on lower portion of front elevation and replace with teardrop wood siding. Work initiated without a Certificate of Appropriateness.
3. Replace existing wood teardrop siding on house with new, wood teardrop siding and install Hardie board on bottom six inches around perimeter of house.

Applicant: Brian Eichler
Application Filed: February 2, 2017
Staff Recommendation:

1. Replace front door with 15-light French door and paint. Brand: Behr, BL-W05 'Dusting Powder.' Work initiated without a Certificate of Appropriateness. Approve photo dated 2/15/2017 with the finding the work is consistent with preservation criteria Section 5.2 and meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).
2. Remove red brick on lower portion of front elevation and replace with teardrop wood siding. Work initiated

without a Certificate of Appropriateness. Approve photo dated 2/15/2017 with the finding the work is consistent with preservation criteria Section 4.1(b) and meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).
3. Replace existing wood teardrop siding on house with new, wood teardrop siding and install Hardie board on bottom six inches around perimeter of house. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.5 for repairing historic materials.

Task Force Recommendation:

1. Replace front door with 15-light French door and paint. Brand: Behr, BL-W05 'Dusting Powder.' Work initiated without a Certificate of Appropriateness. Approve door as shown.
2. Remove red brick on lower portion of front elevation and replace with teardrop wood siding. Work initiated without a Certificate of Appropriateness. Approve removal of brick with teardrop siding.
3. Replace existing wood teardrop siding on house with new, wood teardrop siding and install Hardi board on bottom six inches around perimeter of house. Approve new teardrop siding to match original.

6. 519 E 6TH ST
Lake Cliff Historic District
CA167-255(JKA)
Jennifer Anderson

Request:

1. Replace porch flooring and railing on main structure. Work partially completed without a Certificate of Appropriateness.
2. Install wood fence. Work completed without a Certificate of Appropriateness.

Applicant: Rudy De La Sancha
Application Filed: February 2, 2017
Staff Recommendation:

1. Replace porch on main structure. Work partially completed without a Certificate of Appropriateness. Deny without prejudice - The partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not provide sufficient information to meet the burden of proof required to justify the work.
2. Install wood fence in front yard. Work completed without a Certificate of Appropriateness. Deny without prejudice - The partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work.

Task Force Recommendation:

1. Replace porch flooring and railing on main structure.

Work partially completed without a Certificate of Appropriateness. Deny - Work partially completed without a Certificate of Appropriateness. Not enough detail and backup information provided.
2. Install wood fence in front yard. Work completed without a Certificate of Appropriateness. Work completed without a Certificate of Appropriateness. Deny - Not enough detail and backup information provided.

7. 4613 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District
CA167-237(EH)
Eric Hill

Request:
1. Install wrought iron railing on 2nd story balcony on front elevation of main structure. Work completed without a Certificate of Appropriateness.
2. Cover concrete steps and porches on front elevation with tile. Work completed without a Certificate of Appropriateness.

Applicant: Christopher Long
Application Filed: February 2, 2017
Staff Recommendation:
1. Install wrought iron railing on 2nd story balcony on front elevation of main structure. Work completed without a Certificate of Appropriateness. Approve with conditions - Approve completed work with the condition that the rail is cut to the minimum allowable height based on City Code and that the railing remains detached from the structure. The completed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Cover concrete steps and porches on front elevation with tile. Work completed without a Certificate of Appropriateness. Deny - completed work with the finding that the work is not consistent with the preservation criteria Section 3.22 and it does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:
1. Install wrought iron railing on 2nd story balcony on front elevation of main structure. Work completed without CA. Approve with conditions - cut rail to minimum height required by Code. Maintain railing as temporary, and remove finials from top of railing, flush to flat bar.
2. Cover concrete steps and porches on front elevation with tile. Work completed without CA. Deny without prejudice - Front porch shall remain concrete.

8. 629 N PEAK ST

Peak's Suburban Addition Neighborhood Historic District
CA167-236(EH)
Eric Hill

Request:
Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". Work completed without a Certificate of Appropriateness.
Applicant: Owen Hooten

Application Filed: February 2, 2017
Staff Recommendation:
Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the requirements for City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district.
Task Force Recommendation:
Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". Work completed without a Certificate of Appropriateness. Deny without prejudice - deny yellow as it is detrimental to district. Recommend white.

9. 4406 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA167-239(EH)
Eric Hill

Request:
1. Replace front door. Work completed without a Certificate of Appropriateness.
2. Enclose covered attached carport on main structure. Work completed without a Certificate of Appropriateness.
3. Replace rear door. Work completed without a Certificate of Appropriateness.
4. Widen existing front yard driveway.

Applicant: Asaf Bitton
Application Filed: February 2, 2017
Staff Recommendation:
1. Replace front door. Work completed without CA. Approve installed door with the finding the completed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Enclose covered attached carport on main structure. Work completed without CA. Deny with the finding the completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Replace rear door. Work completed without CA. Approve installed door with the finding that the completed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Widen existing front yard driveway. Deny with the finding proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:
1. Replace front door. Work completed without CA. Approve.
2. Enclose covered attached carport on main structure. Work completed without CA. Vote 2:2. For- Hersch & Karnowski. Against- Anderson & Suitonu. Reason for opposition: Enclosing carport is not compatible with the

district. The open carport resembles an open air porch.
3. Replace rear door. Work completed without CA. Approve.
4. Widen existing front yard driveway. Deny.

10. 5614 SWISS AVE
Swiss Avenue Historic District
CA167-245(EH)
Eric Hill

Request:
Paint concrete porch and step on main structure. Work completed without Certificate of Appropriateness.
Applicant: Christian Early
Application Filed: February 2, 2017
Staff Recommendation:
Paint concrete porch and step on main structure. Work completed without Certificate of Appropriateness. Deny without prejudice - with the finding that the completed work is inconsistent with the preservation criteria section Section 51P-63.116(1)(C) and it does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Paint concrete porch and step on main structure. Work completed without Certificate of Appropriateness. Deny without prejudice - green as installed not appropriate. Recommend sand-blasting to return to natural concrete, or if painted, recommend a darker shade of green or grey to match concrete look.

11. 1031 CHURCH ST
Tenth Street Neighborhood Historic District
CA167-265(MP)
Marsha Prior

Request:
Construct two-story house.
Applicant: Alonzo Harris
Application Filed: February 2, 2017
Staff Recommendation:
Construct two-story house. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed materials are inconsistent with preservation criteria Section 3.2.
Task Force Recommendation:
Construct two-story house. Approve design revisions pending code approvals.

12. 1033 E 9TH ST
Tenth Street Neighborhood Historic District
CA167-266(MP)
Marsha Prior

Request:
Construct two-story house.
Applicant: Jay Taylor
Application Filed: February 2, 2017
Staff Recommendation:
Construct two-story house. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the design and materials are not consistent with preservation criteria Sections 3.2 and 3.3.

Task Force Recommendation:
Construct two-story house. Approve -- 1) Setbacks: do not include larger joined lots toward average calculations; 2) approve cedar siding; 3) approve paint accent colors; 4) approve vinyl window on back elevation.

13. 1021 E 10TH ST
Tenth Street Neighborhood Historic District
CA167-267(MP)
Marsha Prior

Request:
Construct single story house.
Applicant: Jay Taylor
Application Filed: February 2, 2017
Staff Recommendation:
Construct single story house. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed design and materials are inconsistent with preservation criteria Sections 3.2 and 3.3..
Task Force Recommendation:
Construct single story house. Approve design concept; perhaps add details to blend better with neighborhood.

14. 315 N CLINTON AVE
Winnetka Heights Historic District
CA167-271(JKA)
Jennifer Anderson

Request:
Install porch on front of the main structure.
Applicant: Isaac Martinez
Application Filed: February 2, 2017
Staff Recommendation:
Install porch on front of the main structure. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work; because the proposed work is not consistent with preservation criteria Section 51P-87.111(a)(11)(E) stating that each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building; and because it is not consistent 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:
Install porch on front of the main structure. Deny without prejudice - Doesn't meet 25' setback and being in line with neighbors houses. Protrudes into front yard. Review design to meet with Sanborn setback for porch.

15. 410 N WINDOMERE AVE
Winnetka Heights Historic District
CA167-254(JKA)
Jennifer Anderson

Request:
1. Replace 100% of tongue-and-groove front porch floor with tongue-and-groove porch floor to match existing.
2. Stain wood porch floor using Super Deck stain in color "Cedar Tone Natural."
3. Paint main structure. Brand: Sherwin Williams. Body:

SW6484 "Meander Blue;" SW7556 "Creme;" SW6839 "Kimono Violet."
4. Install landscaping in front yard.

Applicant: Lacey Lucas
Application Filed: February 2, 2017
Staff Recommendation:

1. Replace 100% of tongue-and-groove front porch floor with tongue-and-groove porch floor to match existing. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work.
2. Stain wood porch floor using Super Deck stain in color "Cedar Tone Natural." Approve specifications dated 2-13-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(8)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Paint main structure. Brand: Sherwin Williams. Body: SW6484 "Meander Blue;" SW7556 "Creme;" SW6839 "Kimono Violet." Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(8)(C) stating that the colors of the structure must be complimentary of each other and the overall character of the district.
4. Install landscaping in front yard. Approve image and written description dated 2-13-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(3) and meets the standards in City Code Section 5A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace 100% of tongue-and-groove front porch floor with tongue-and-groove porch floor to match existing. Deny - Show back up documentation for percentage of wood floor that needs replacement. What is shown looks to be 10% damaged at best.
2. Stain wood porch floor using Super Deck stain in color "Cedar Tone Natural." Not discussed by Task Force.
3. Paint main structure. Brand: Sherwin Williams. Body: SW6484 "Meander Blue;" SW7556 "Creme;" SW6839 "Kimono Violet." Approve with conditions - Paint schedule with key notes are needed (soffit, body, trim, sash, etc) to show which colors are used for each element.
4. Install landscaping in front yard. Approve with conditions - Provide species, count, and locations.

OTHER BUSINESS ITEMS:

Approval of Minutes from February 6, 2017.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, March 15, 2017, 5:45 p.m., at the Wilson House Dining Room (Preservation Dallas), 2922 Swiss Avenue.

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

The Commission may hold a closed executive session regarding any item on this agenda when:

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 Commission/Board 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]

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 §551.086]

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-253(LC) PLANNER: Liz Casso
LOCATION**:** 2223 West Jefferson Boulevard DATE FILED: February 2, 2017
STRUCTURE: Contributing DISTRICT: Cedar Crest (H-24)
COUNCIL DISTRICT: 1 MAPSCO: 53-D
ZONING: NO (A) CENSUS TRACT: 0045.00

APPLICANT: Will Pinkerton

REPRESENTATIVE: None.

OWNER: Cedar Crest LLC

REQUEST:
1) Install new landscaping.
2) Alter existing metal fence and brick columns.
3) Reconfigure and expand existing parking lot.
4) Replace second floor cornice line balustrades.
5) Restore original front porch footprint.
6) Construct a ramp at the rear elevation.
7) Remodel existing rear addition.

BACKGROUND / HISTORY:
None.

ANALYSIS:
After the Task Force meeting, the applicant submitted additional drawings, photographs and project details.

Request #1 – Landscaping
The applicant is proposing new landscaping for the site, including the removal of existing trees and holly bushes. The applicant is requesting to remove six holly bushes and two magnolia trees from the front lawn in order to restore an unobstructed view of the structure. Six trees will be removed from the rear northeast corner of the site to clear the area for the proposed new parking spaces. New landscaping will be added around the historic structure and perimeter of the site. Plantings along the front yard fence and walkway will be low so as not to obstruct the front view of the structure.

Request #2 – Fence and Column

The existing front yard fence consists of two brick columns flanking a metal picket style entry gate. On both sides of the columns is a shorter metal picket fence, different in style than the metal picket entry gate. Staff believes the columns and entry gate are original to the site. The columns are visible in a historic photo of the property. The shorter picket fence may not be original to the site. Staff believes it is most likely that the original fence matched the entry gate attached to the columns. The shorter fence does not align with the columns and is not attached to them. This lack of support has caused stability problems for the fence. The applicant is requesting to align the existing fence with the columns and attach them to them for stability.

In addition, there are two other brick columns on site that flank the round-about driveway at the west elevation. These columns are the same style and use the same brick as the entry columns. However, they are shorter. The applicant is requesting to relocate the north-most column to the front southwest corner of the site and incorporate it into the front yard fence by attaching the shorter metal fence to it. The applicant has noted that the base of the north-most column is poured concrete, which is different from its twin, and suggests it may have been moved to its current location. Staff believes the two shorter columns may be in their original locations, and has not found sufficient evidence that the north-most column had been relocated from elsewhere on site. Therefore staff recommends against relocating the existing column, but would support the construction of a new column at the southwest corner of the site.

Request #3 – Parking Lot

The applicant is requesting to modify and expand the existing parking lot, located at the rear of the structure. The proposed modifications will not visually impact the site.

Request #4 – Balustrades

The existing second floor balustrade and cornice line balustrade above the portico are not original to the structure. The applicant is requesting to replace them with new wood balustrades to match as close as practical to the original balustrades, visible in a historic postcard rendering of the structure.

Request #5 – Front Porch

Prior to designation, the front porch footprint was extended to line up with the stoop of the portico on the right side. A wood ramp was constructed on the left side of the portico stoop. The applicant is requesting to remove the extension and ramp and reestablish the original front porch footprint. A brick skirting to match the historic skirting will be installed. The existing non-original porch tile floor will be retained. If negatively impacted by the removal of the porch extension, the applicant will consider a tongue and groove wood porch floor.

Request #6 and #7 – Rear Addition and Ramp

It is unknown if the one-story section at the north (rear) elevation is original to the structure or an early addition. It has clearly been modified and may have been an open air porch that was enclosed. The applicant is requesting to modify this rear section by installing four large fixed windows with transoms and a rear entry door with a transom. The intention is to create a feeling of openness in this section, like a porch would have

had, whilst keeping it an interior space. The wood windows, transoms and door will be custom made on site. A rear porch will be constructed off this rear section. The existing hipped roof will be replaced with a flat roof that will be extended north to incorporate the proposed porch under it. A balustrade, to match the proposed cornice line balustrade at the front elevation, would be installed on the roof of the addition. The porch railing will be similar in design to the balustrade. The applicant is also requesting to construct a wood ramp at the rear elevation, adjacent to the proposed addition. The ramp railing will match the proposed porch railing.

STAFF RECOMMENDATION:

1) Install new landscaping. – Approve – Approve the drawings dated 2/16/17 with the finding the proposed work is consistent with the preservation criteria for landscaping in Section 6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Alter existing metal fence and brick columns. – Approve – Approve the drawings dated 2/16/17 with the condition that a new brick column be constructed to support the fence at the southwest corner of the site, rather than relocate an existing brick column from potentially its original location. The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Reconfigure and expand existing parking lot. – Approve – Approve the drawings dated 2/16/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Replace second floor cornice line balustrades. – Approve – Approve the drawings dated 2/16/17 with the finding the proposed work is consistent with the preservation criteria for embellishments and detailing in Section 4, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5) Restore original front porch footprint. – Approve – Approve the drawings dated 2/16/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6) Construct a ramp at the rear elevation. – Approve – Approve the drawings dated 2/16/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7) Remodel existing rear addition. – Approve – Approve the drawings dated 2/16/17 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 landscaping. – Deny – Deny without prejudice due to lack of information.
2) Alter existing metal fence and brick columns. – Deny – Deny without prejudice due to lack of information.
3) Reconfigure and expand existing parking lot. – Deny – Deny without prejudice due to lack of information.
4) Replace second floor cornice line balustrades. – Deny – Deny without prejudice due to lack of information.

5) Restore original front porch footprint. – Deny – Deny without prejudice due to lack of information.
6) Construct a ramp at the rear elevation. – Deny – Deny without prejudice due to lack of information.
7) Remodel existing rear addition. – Deny – Deny without prejudice due to lack of information.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167-253 (LC)
Office Use Only

Name of Applicant: Will Pinkerton
Mailing Address: 434 W. Greenbriar Ln
City, State and Zip Code: Dallas Tx 75208
Daytime Phone: (214) 986-5869 Fax: (214) 946-5516
Relationship of Applicant to Owner: representative

PROPERTY ADDRESS: 2223 W. Jefferson Blvd
Historic District: Cedar Crest H/24

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

PROPOSED WORK:

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

- changes to landscaping including parking lot, plants, columns and fence
- replace second and third floor railings with railings closer to historic
- reconfigure front porch back to historical footprint by removing a section
- reconfigure back porch/entry to meet ADA standards and make more historical

APPROVED BY

Signature of Applicant: Will Pink Date: 2/1/17 FEB 01 2017

Signature of Owner: (IF NOT APPLICANT) Date: 2/2/17

Sustainable Development & Construction
Long Range Planning
CERTIFICATE OF APPROPRIATENESS

APPLICATION DEADLINE:

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

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

OTHER:

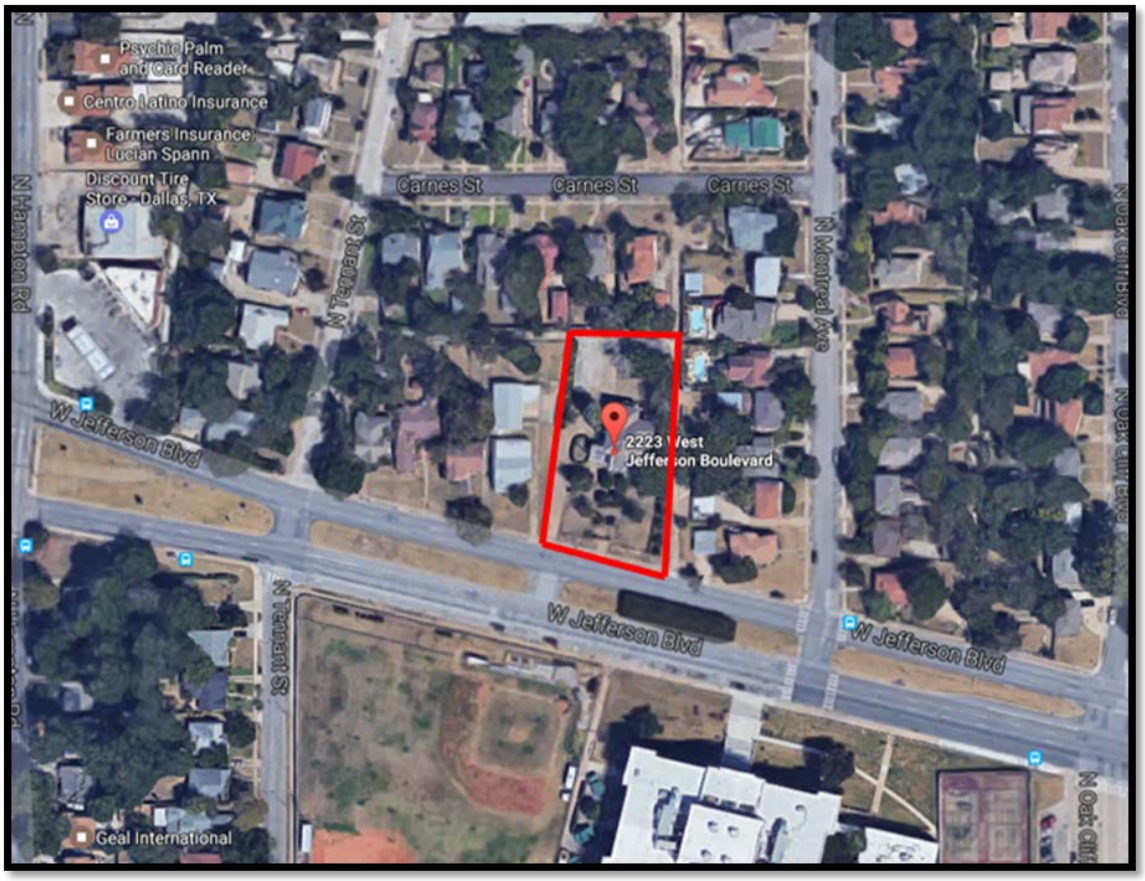
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

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

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

Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408



Site Aerial


Existing South (Front) Elevation



Existing South (Front) Elevation



Existing West Elevation



Existing North (Rear) Elevation



Streetscape – Facing Northwest from W Jefferson Blvd



Streetscape – Facing Northeast from W Jefferson Blvd



Streetscape – Facing Southeast from W Jefferson Blvd (across the street)



Streetscape – Facing Southwest from W Jefferson Blvd (across the street)



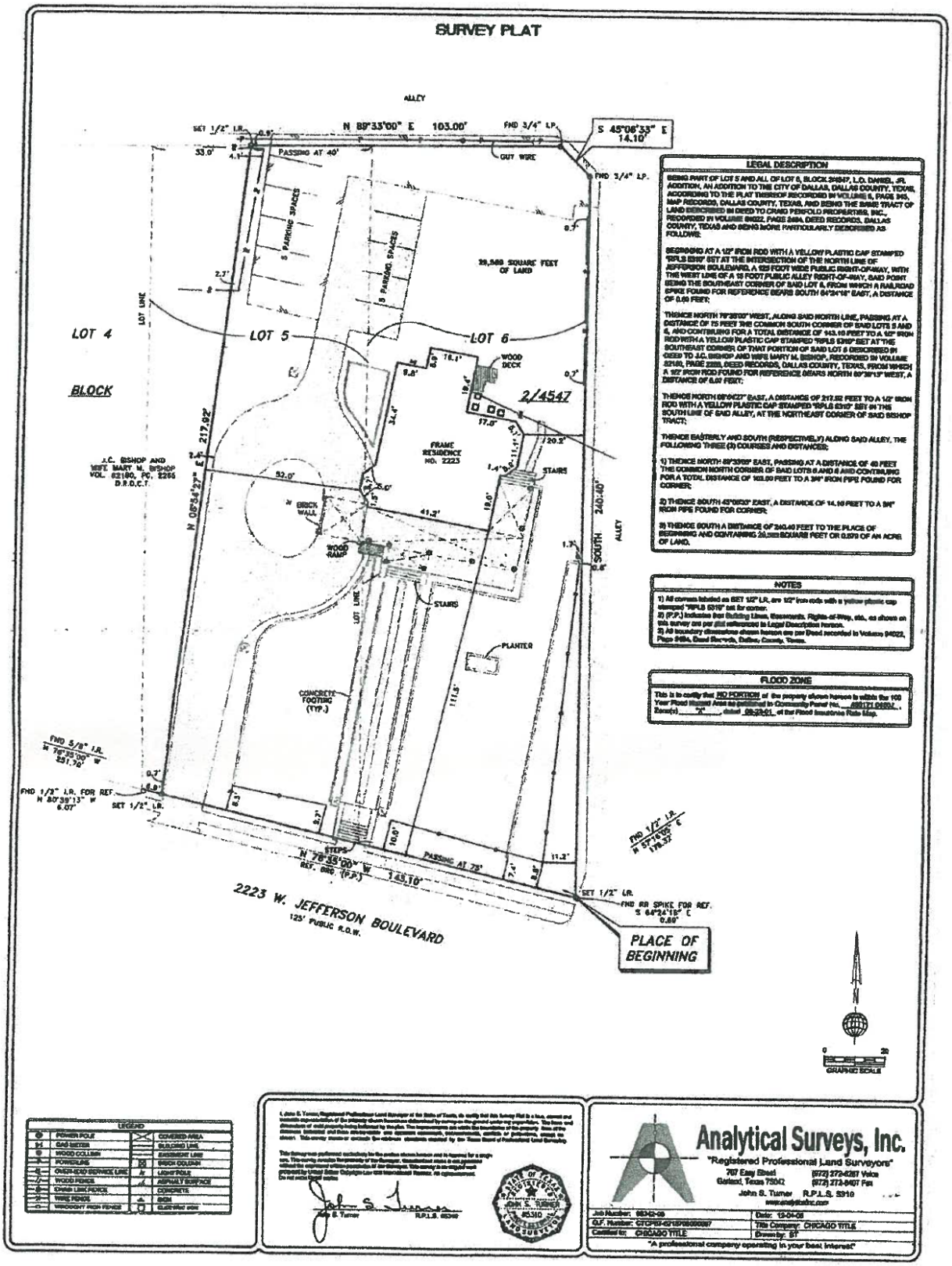
Historic Postcard of 2223 W Jefferson Blvd



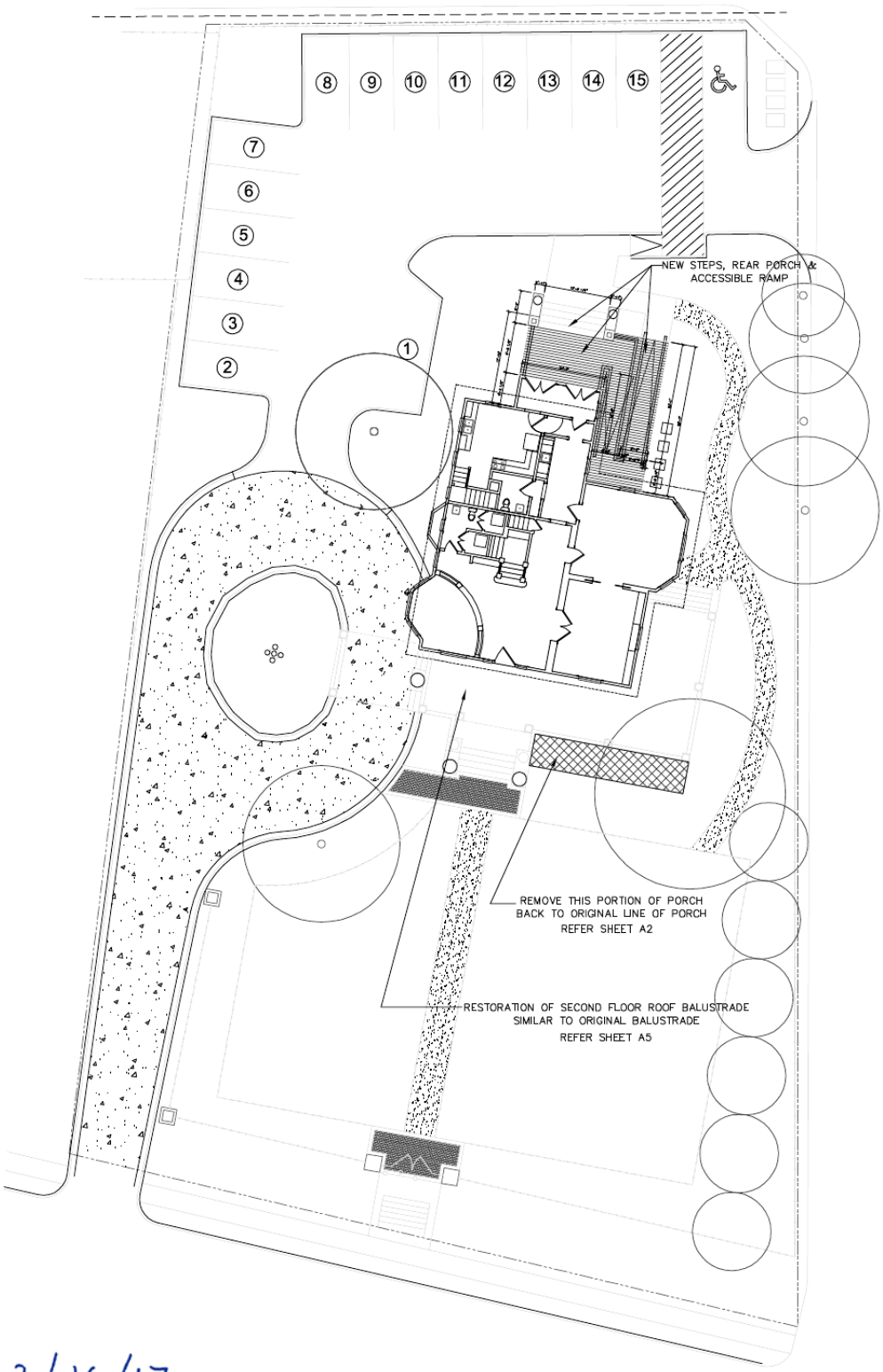
Historic Photo, date unknown



Historic Photo Close-up of Front Columns


SURVEY PLAT
ALLEY
N 89°35'00" E 103.00'
FND 3/4" I.P.
S 45°06'35" E 14.10'
SET 1/2" I.R.
PASSING AT 40'
GUY WIRE
FND 3/4" I.P.
5 PARKING SPACES
3 PARKING SPACES
20,569 SQUARE FEET OF LAND
LOT LINE
LOT 4
LOT 5
LOT 6
BLOCK
2/4547
WOOD DECK
FRAME RESIDENCE NO. 2223
STAIRS
J.C. BISHOP AND WIFE MARY M. BISHOP VOL. 83140, PG. 2265 D.R.D.C.T.
N 00°54'32" E 213.92'
53.0'
BRICK WALL
WOOD RAMP
41.3'
S 00°54'32" W 240.40'
ALLEY
PLANTER
CONCRETE FOOTING (TYP.)
111.5'
FND 5/8" I.R. N 76°39'00" W 151.70'
FND 1/2" I.R. FOR REF. N 80°39'13" W 6.07'
SET 1/2" I.R.
STEPS
N 76°39'00" W 145.10'
REF. BRG. (P.)
PASSING AT 78'
FND 1/2" I.R. N 57°16'55" E 176.32'
SET 1/2" I.R.
FND 60 SPIKE FOR REF. S 64°24'16" E 0.80'
2223 W. JEFFERSON BOULEVARD
125' PUBLIC R.O.W.
PLACE OF BEGINNING
LEGAL DESCRIPTION
BEING PART OF LOT 5 AND ALL OF LOT 6, BLOCK 2/4547, L.O. DANIEL JR. ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 340, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO CHARD PEROLO PROPERTIES, INC., RECORDED IN VOLUME 84022, PAGE 2484, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET AT THE INTERSECTION OF THE NORTH LINE OF JEFFERSON BOULEVARD, A 125 FOOT WIDE PUBLIC RIGHT-OF-WAY, WITH THE WEST LINE OF A 15 FOOT PUBLIC ALLEY RIGHT-OF-WAY, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 6, FROM WHICH A RAILROAD SPIKE FOUND FOR REFERENCE BEARS SOUTH 64°24'16" EAST, A DISTANCE OF 0.80 FEET;
THENCE NORTH 76°39'00" WEST, ALONG SAID NORTH LINE, PASSING AT A DISTANCE OF 75 FEET THE COMMON SOUTH CORNER OF SAID LOTS 5 AND 6, AND CONTINUING FOR A TOTAL DISTANCE OF 145.10 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET AT THE SOUTHEAST CORNER OF THAT PORTION OF SAID LOT 5 DESCRIBED BY DEED TO J.C. BISHOP AND WIFE MARY M. BISHOP, RECORDED IN VOLUME 83140, PAGE 2265, DEED RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 80°39'13" WEST, A DISTANCE OF 6.07 FEET;
THENCE NORTH 00°54'32" EAST, A DISTANCE OF 213.92 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET IN THE SOUTH LINE OF SAID ALLEY, AT THE NORTHEAST CORNER OF SAID BISHOP TRACT;
THENCE EASTERLY AND SOUTH (RESPECTIVELY) ALONG SAID ALLEY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1) THENCE NORTH 89°35'00" EAST, PASSING AT A DISTANCE OF 40 FEET THE COMMON NORTH CORNER OF SAID LOTS 5 AND 6 AND CONTINUING FOR A TOTAL DISTANCE OF 103.00 FEET TO A 3/4" IRON PIPE FOUND FOR CORNER;
2) THENCE SOUTH 45°06'35" EAST, A DISTANCE OF 14.10 FEET TO A 3/4" IRON PIPE FOUND FOR CORNER;
3) THENCE SOUTH A DISTANCE OF 240.40 FEET TO THE PLACE OF BEGINNING AND CONTAINING 20,569 SQUARE FEET OR 0.572 OF AN ACRE OF LAND.
NOTES
1) All corners labeled as SET 1/2" I.R. are 1/2" iron rods with a yellow plastic cap stamped "RPLS 5310" set for corner.
2) (P.) Indicates Plat Building Lines, Easements, Rights-of-Way, etc., as shown on this survey are per plat referenced in Legal Description hereon.
3) All boundary dimensions shown hereon are per Deed recorded in Volume 84022, Page 2484, Deed Records, Dallas, County, Texas.
FLOOD ZONE
This is to certify that NO PORTION of the property shown hereon is within the 100 Year Flood Hazard Area as published in Community Panel No. 480171 0045 J, Zone(s) "X", dated 08-23-01, of the Flood Insurance Rate Map.
GRAPHIC SCALE
0
20
LEGEND
POWER POLE
GAS METER
WOOD COLUMN
POWERLINE
OVERHEAD SERVICE LINE
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
WROUGHT IRON FENCE
COVERED AREA
BUILDING LINE
EASEMENT LINE
BRICK COLUMN
LIGHT POLE
ASPHALT SURFACE
CONCRETE
IRON
CLEARFIRE wire
John S. Turner R.P.L.S. 5310
STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR JOHN S. TURNER 5310 LAND SURVEYOR
Analytical Surveyors, Inc.
"Registered Professional Land Surveyors"
707 Easy Street Garland, Texas 75042
(972) 272-6267 Voice (972) 272-9407 Fax
John S. Turner R.P.L.S. 5310
www.analyticalsurveyors.com
Job Number: 98342-98
Date: 12-04-98
G.F. Number: CTCPRI-G21978000097
Title Company: CHICAGO TITLE
Certified to: CHICAGO TITLE
Drawn by: ST
"A professional company operating in your best interest"

Site Survey



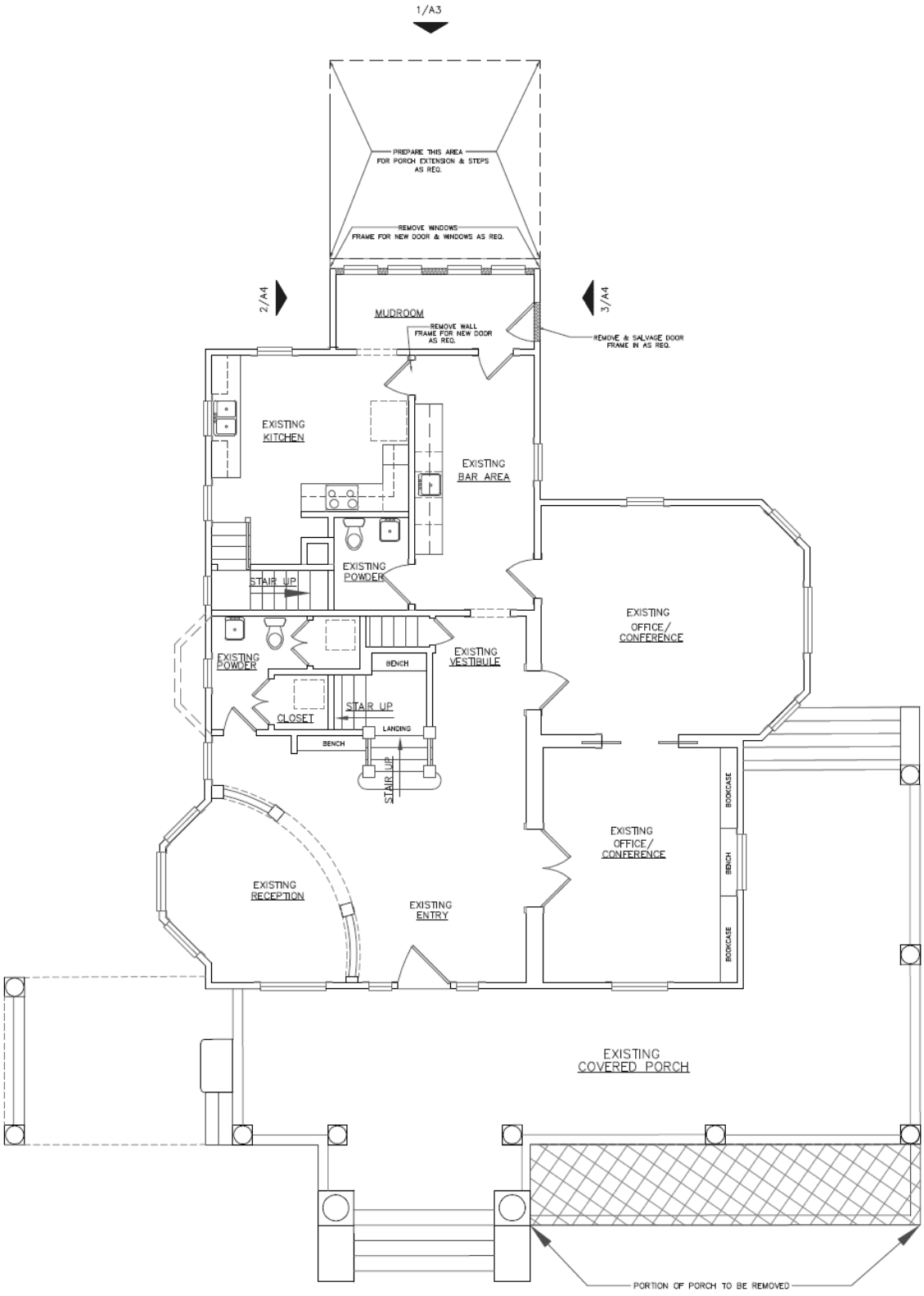
2/16/17

S NEW SITE PLAN

SCALE: 1""= 20'

NORTH

Proposed Site Plan

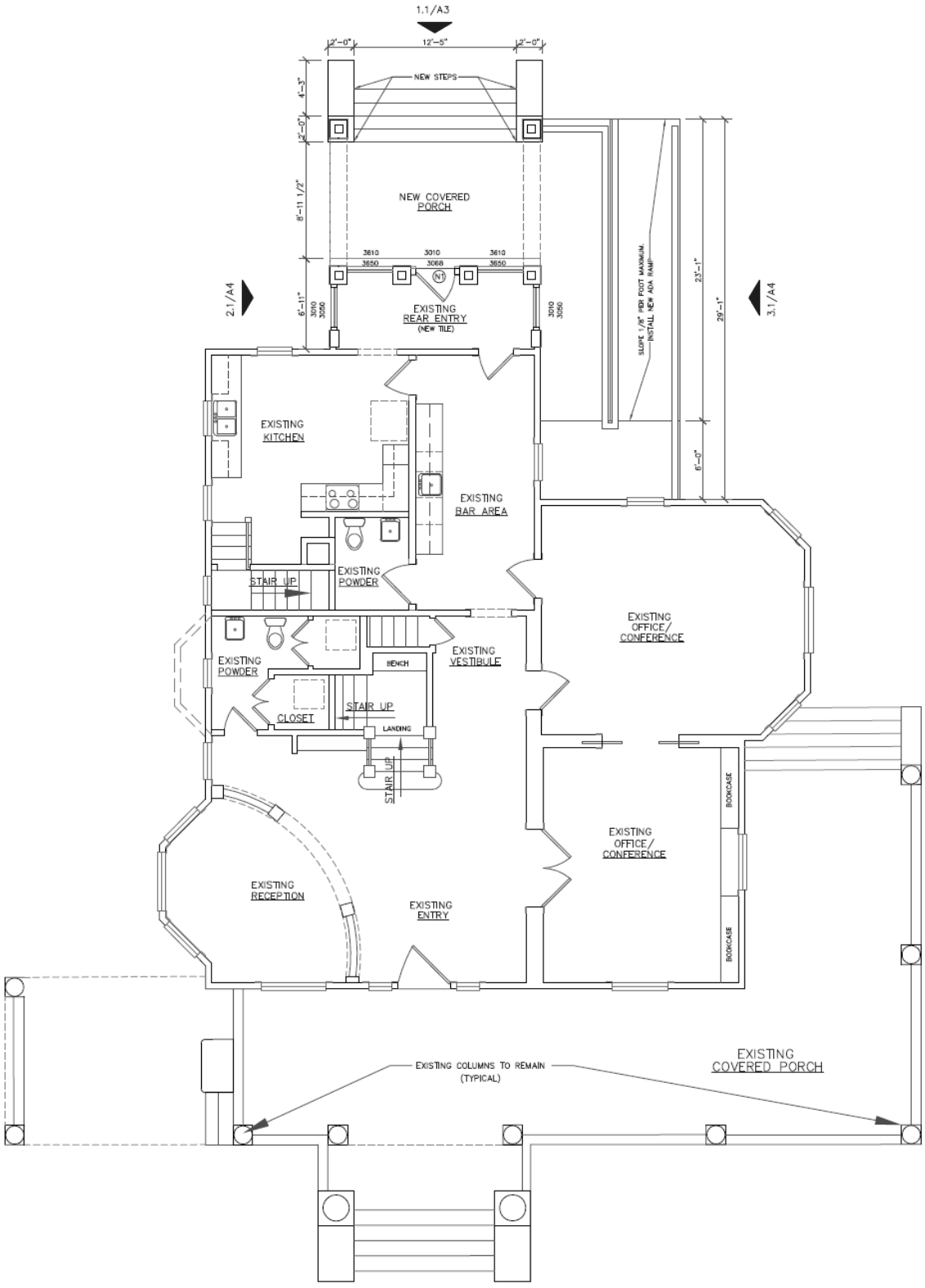


A EXISTING/ DEMO FLOOR PLAN

SCALE: 3/16" = 1'-0"

Existing Floor Plan

CA167-253(LC) C1-14

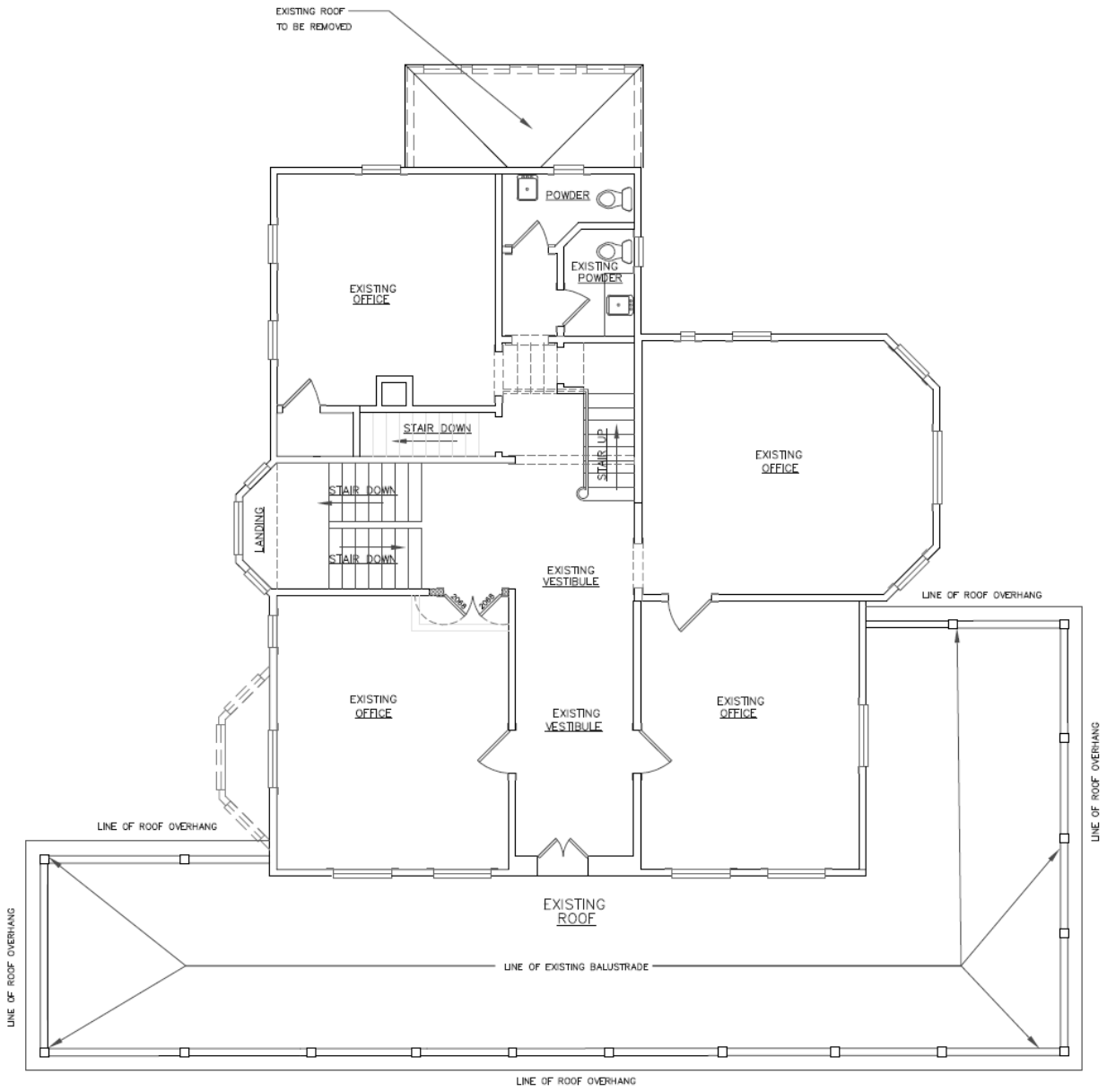


2/16/17

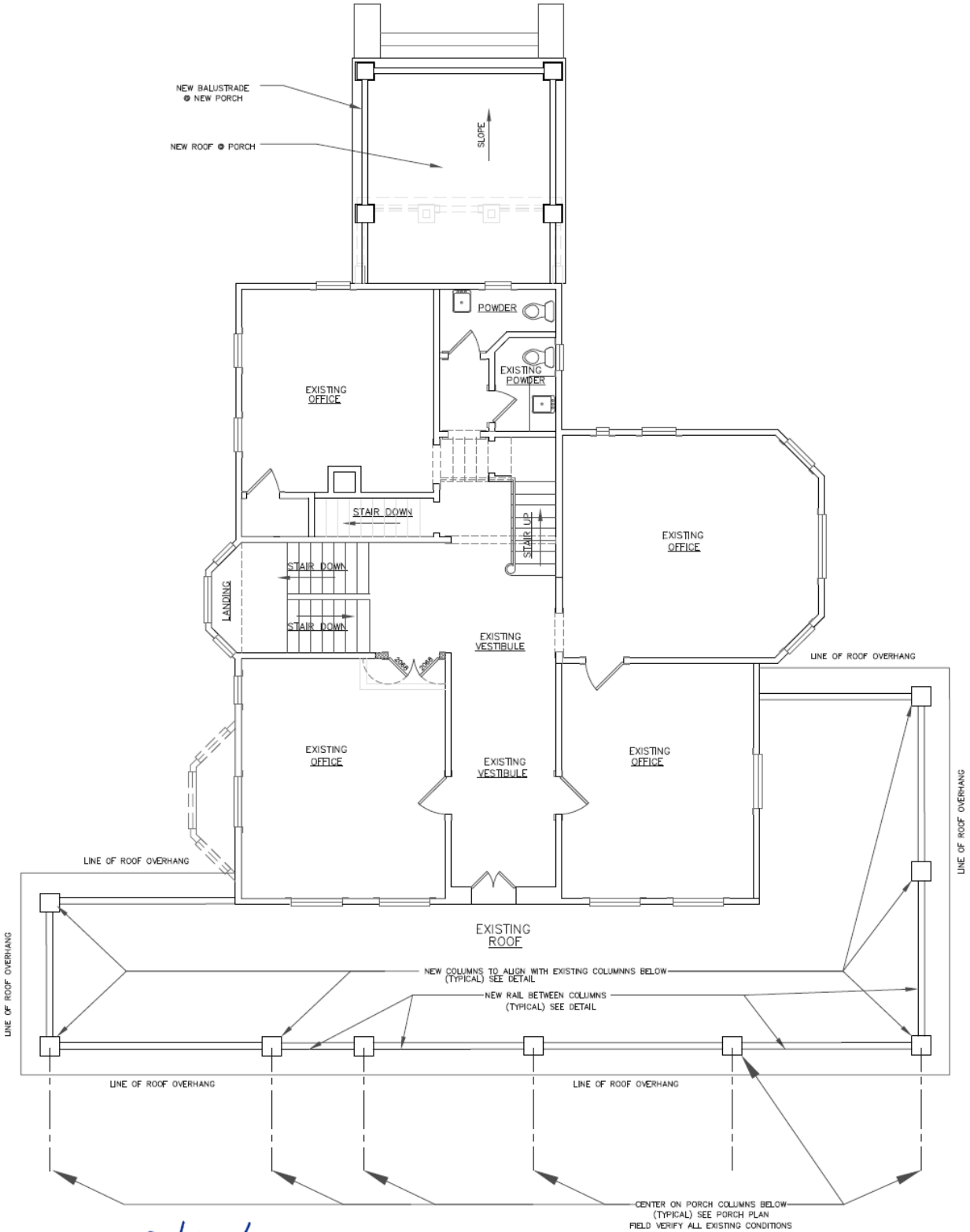
A.1 PROPOSED NEW FLOOR PLAN

SCALE: 3/16" = 1'-0"

Proposed Floor Plan



Existing Roof Plan

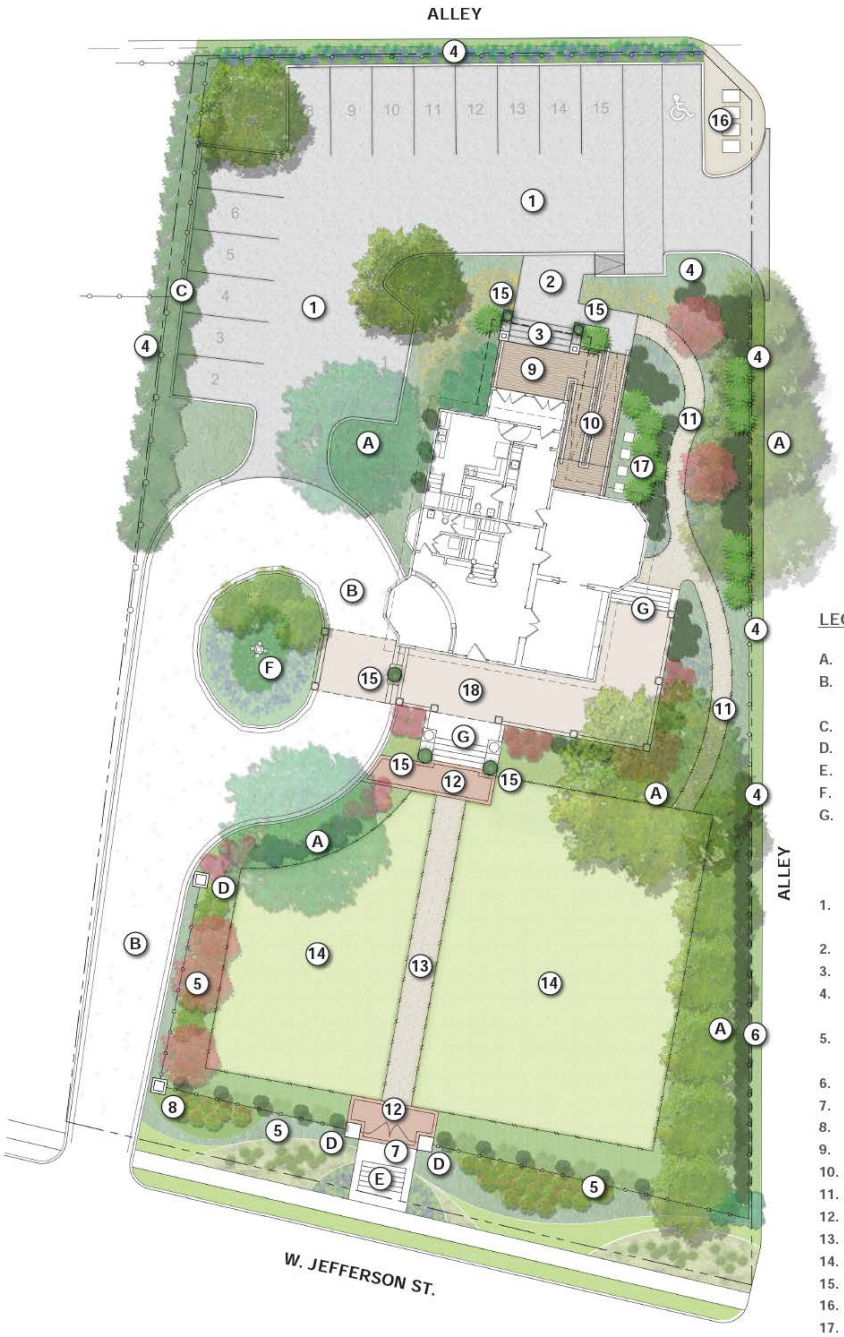


2/16/17

A.1 PROPOSED NEW UPPER FLOOR - FRONT ROOF BALUSTRADE

SCALE: 3/16" = 1'-0"

Proposed Roof Plan



LEGEND:

A. EXISTING TREE / TREES TO REMAIN
B. EXISTING DRIVE AND DROP-OFF TO REMAIN
C. EXISTING SCREEN HEDGE TO REMAIN
D. EXISTING BRICK COLUMN TO REMAIN
E. EXISTING STAIR TO REMAIN
F. EXISTING LIGHT TO REMAIN
G. EXISTING PORCH AND STEPS TO REMAIN

1. VEHICULAR CONCRETE PARKING, CURB AND DRIVE
2. PEDESTRIAN CONCRETE SIDEWALK
3. CONCRETE STEPS
4. 6' HT. EXISTING CHAIN LINK FENCE TO REMAIN
5. 4' HT. EXISTING ORNAMENTAL IRON FENCE TO BE REFURBISHED
6. 4' HT. ORNAMENTAL IRON FENCE
7. EXISTING GATE TO BE REFURBISHED
8. RELOCATED BRICK COLUMN
9. WOOD DECK (BY ARCHITECT)
10. WOOD RAMP (BY ARCHITECT)
11. D.G. GARDEN WALK
12. BRICK PAVING STOOPS
13. D.G. ENTRY PATH
14. LAWN
15. ORNAMENTAL PLANTER POTS
16. TRASH / RECYCLING
17. A.C. UNITS
18. SECOND FLOOR BALCONY DECKING

PLANTING SCHEDULE:

TREES:	SHRUBS:	ORN. GRASSES:	PERENNIALS:	GROUNCOVERS:
Canopy - Red Oak Ornamental Trees - Mexican Buckeye - TX Mountain Laurel - Redbud - Taylor Juniper - Dogwood	Knockout Rose Drift Rose Pearl D'Or Rose Abelia Dwarf Wax Myrtle Limelight Hydrangea Loropetalum Dwarf Yaupon Agave Pale-leaf Yucca	Lindheimer Muhly Gulf Muhly Prairie Sky Switchgrass Inland Sea Oats	Purple & White Coneflower Goldstrum Black-eyed Susan Henry and Augusta Duelberg Salvia Autumn Sage Turks Cap Cedar Sage	Liriope - 'Big Blue', 'Evergreen Giant' and 'Silver Dragon' Texas Sedge Purple Majesty Lyreleaf Sage

Scale: 1"=10'

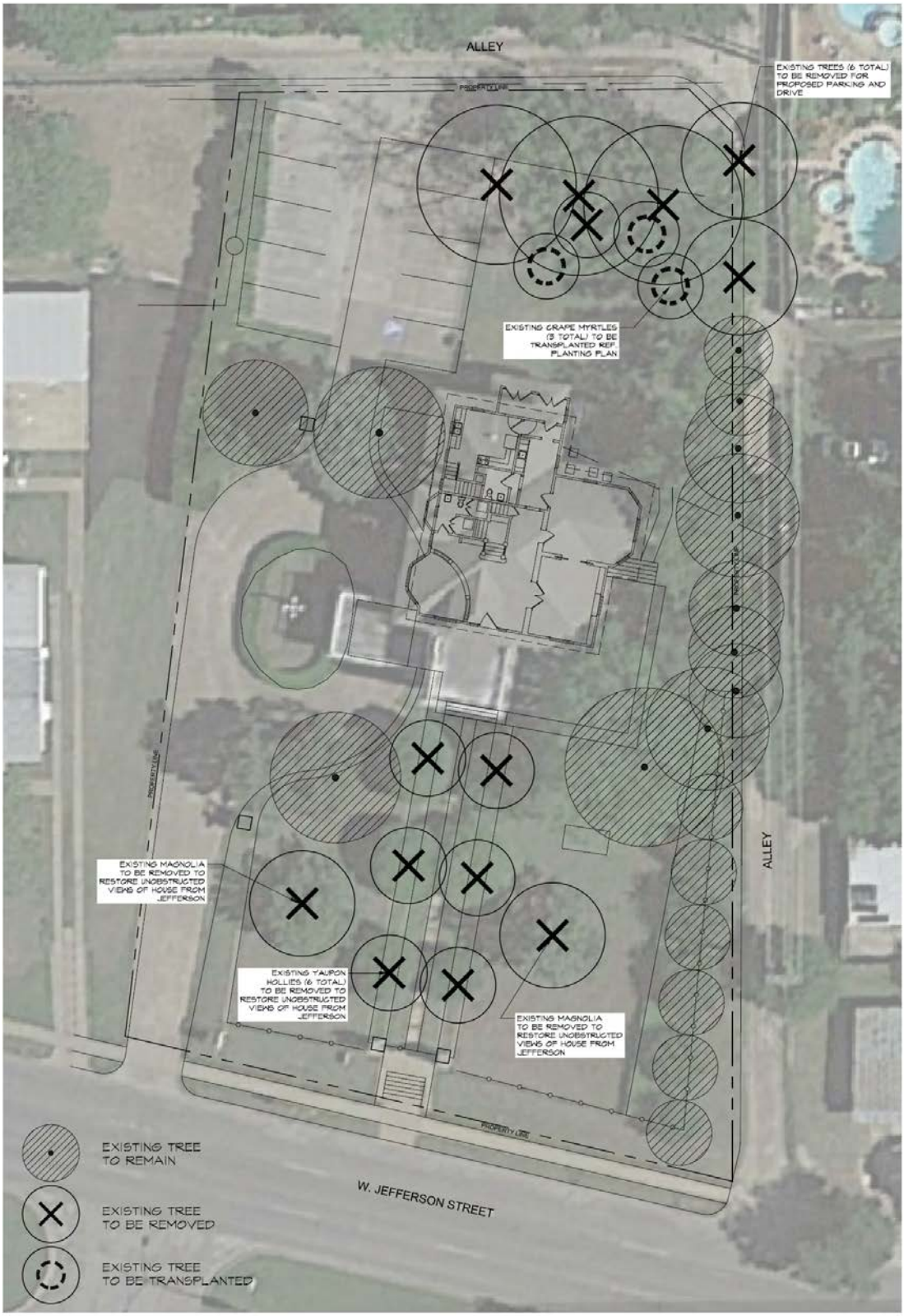
2223 W. Jefferson
Dallas, TX

2/16/17

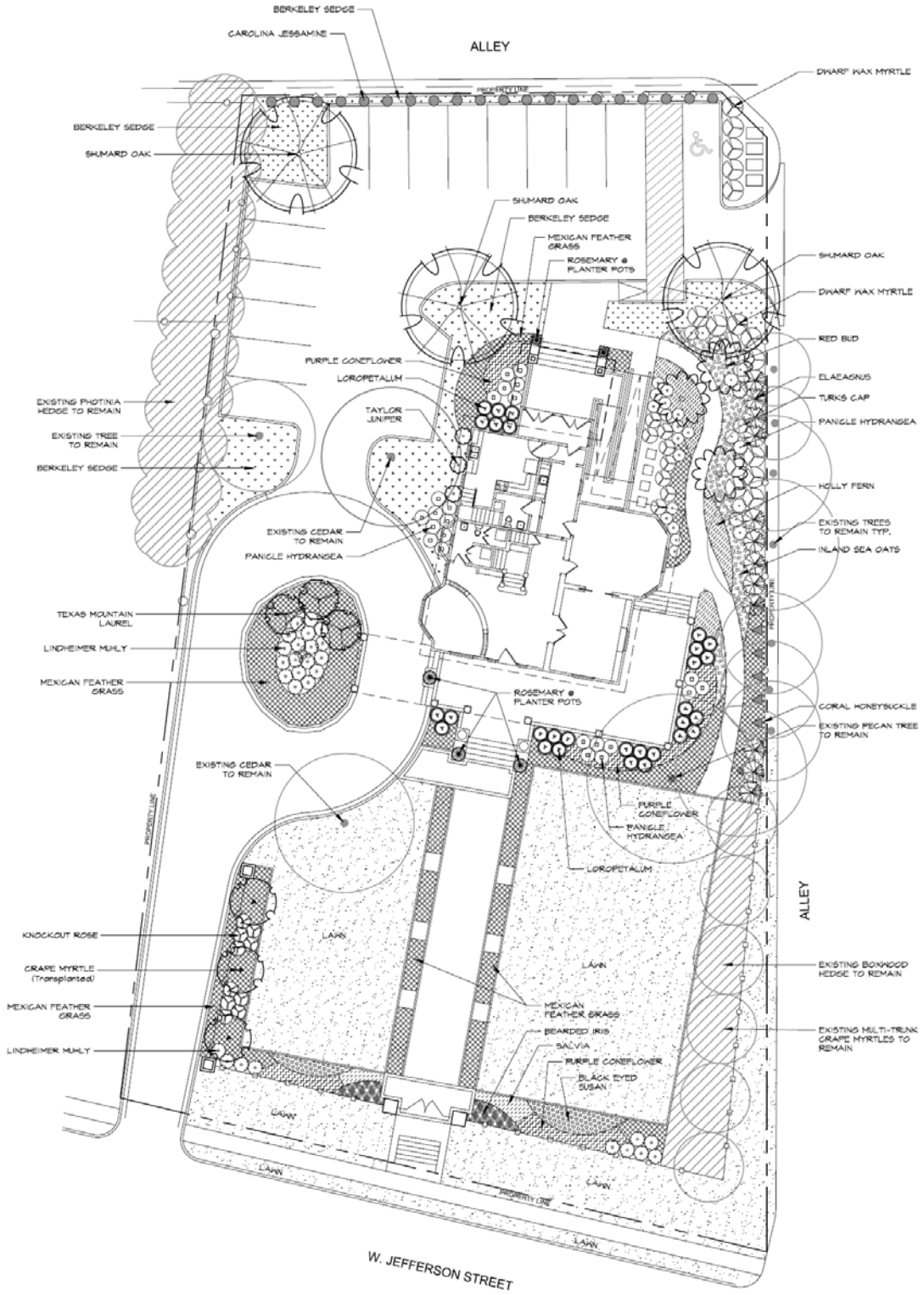
02.16.2017

Request #1 – Proposed Landscape Plan

CA167-253(LC) C1-18



Request #1 – Proposed Plant Removal Plan



NORTH

2/16/17

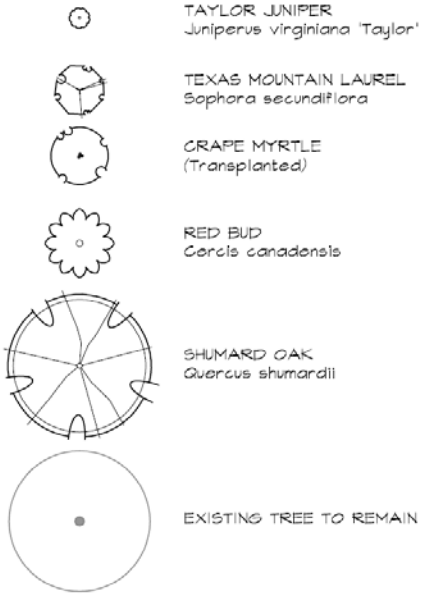
Cedar Crest - Planting Plan | A

Scale: 1" = 20'-0"

Request #1 – Proposed Planting Plan

CA167-253(LC) C1-20

TREES:



TAYLOR JUNIPER
Juniperus virginiana 'Taylor'

TEXAS MOUNTAIN LAUREL
Sophora secundiflora

CRAPE MYRTLE
(Transplanted)

RED BUD
Cercis canadensis

SHUMARD OAK
Quercus shumardii

EXISTING TREE TO REMAIN

SHRUBS:

LINDHEIMER MUHLY
Muhlenbergia lindheimeri

CHINESE FRINGE FLOWER
Loropetalum chinese 'Purple Diamond'

PANICLE HYDRANGEA
Hydrangea paniculata 'Limelight'

DWARF WAX MYRTLE
Myrica pusilla

ELAEAGNUS
Elaeagnus x ebbingei

TURKS CAP
Malvaviscus arboreus

DWARF YAUPON HOLLY
Ilex vomitoria 'Nana'

KNOCK OUT ROSE
Rosa (Red)

ROSEMARY
Rosmarinus officinalis

GROUNDCOVERS / PERENNIALS:

BEARDED IRIS
Iris germanica

HENRY DUELBERG SALVIA
Salvia farinacea 'Henry Duelberg'

BLACK EYED SUSAN
Rudbeckia fulgida var. sullivantii 'Goldsturm'

INLAND SEA OATS
Chasmanthium latifolum

HOLLY FERN
Cyrtomium falcatum

PURPLE CONEFLOWER
Echinacea purpurea

MEXICAN FEATHER GRASS
Nassella tenuissima

BERKELEY SEDGE
Carex tumulicola

SEASONAL COLOR

VINES:

CORAL HONEYSUCKLE
Lonicera sempervirens

CAROLINA JESSAMINE
Gelsemium sempervirens

2/16/17

Cedar Crest - Planting Legend | B

Request #1 – Planting Legend



Request #2 – Existing Fence


Request #2 - Existing Fence


Request #2 – Existing Fence



Request #2 – Existing Fence



Request #2 – Exiting Fence



Request #2 - Existing Driveway and Brick Columns (column proposed for relocation highlighted in red)



Request #2 – Brick Column Proposed for Relocation



Request #3 – Existing Second Floor Balustrade



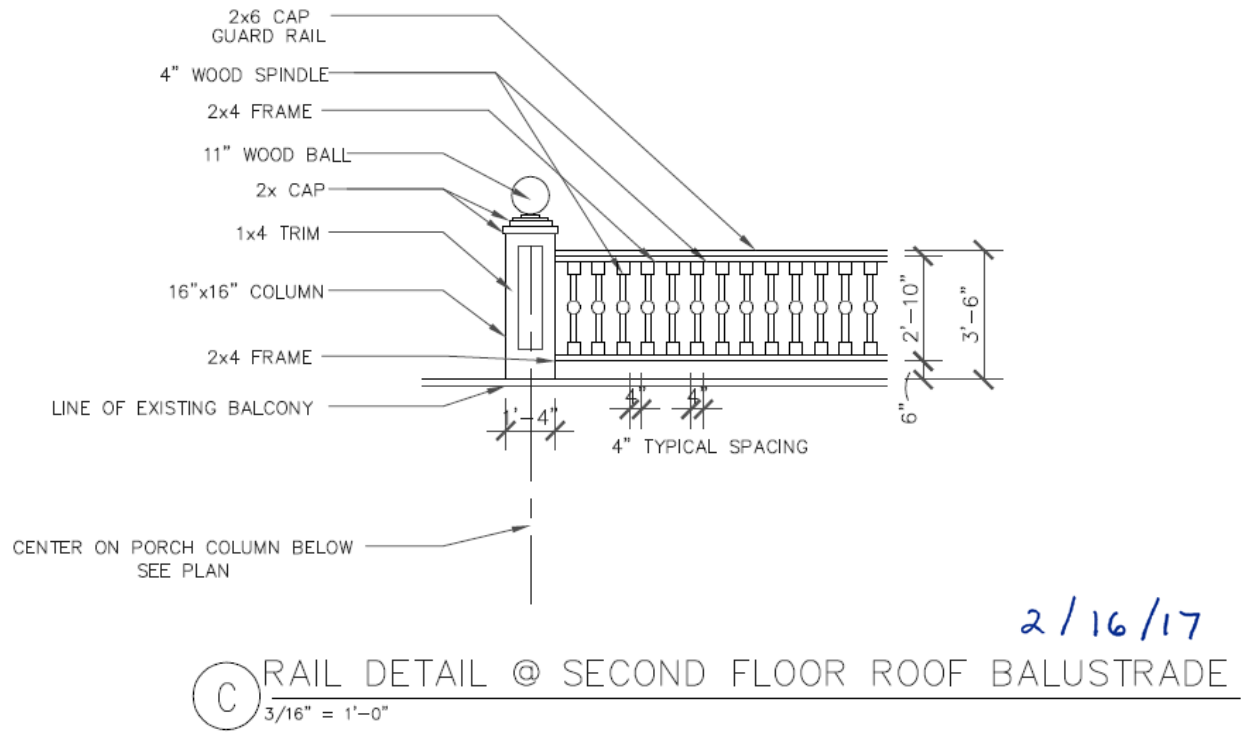
Request #3 – Existing Second Floor Balustrade



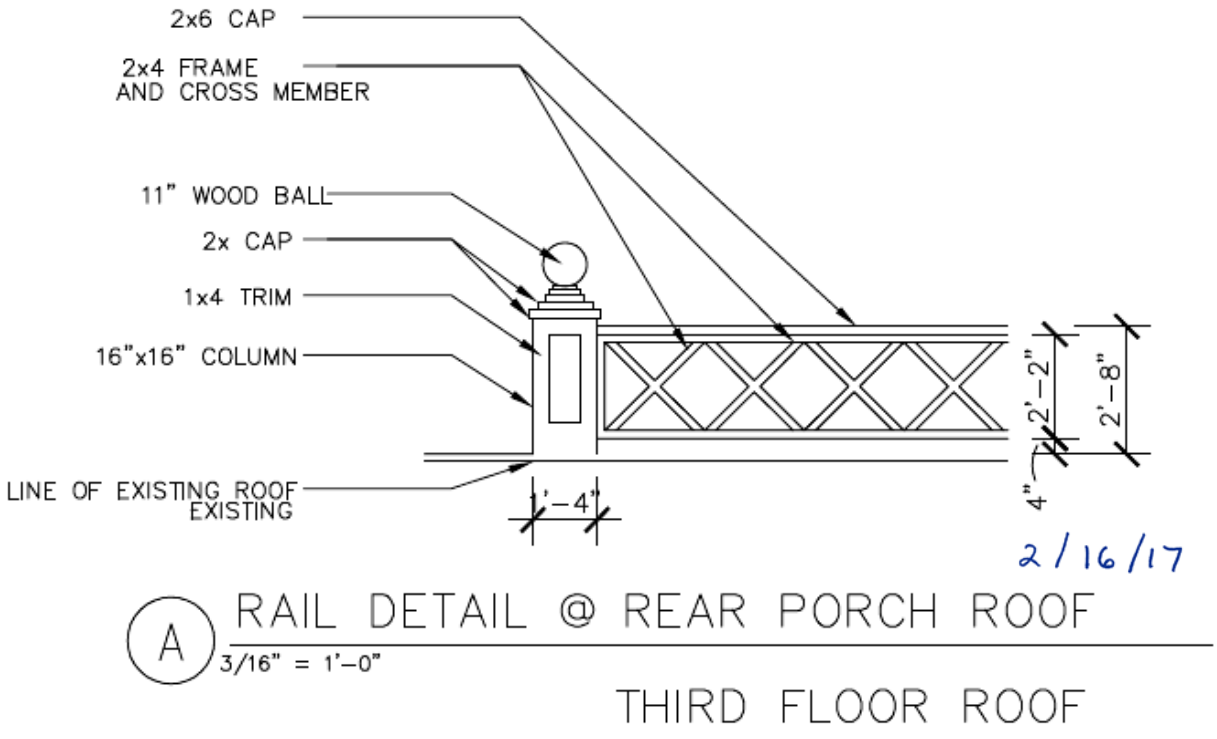
Request #3 – Existing Second Floor Balustrade



Request #3 – Existing Cornice Line and Second Floor Balustrades



Request #3 – Proposed Second Floor Balustrade



Request #3 – Proposed Cornice Line Balustrade



Request #5 – Existing Front Porch





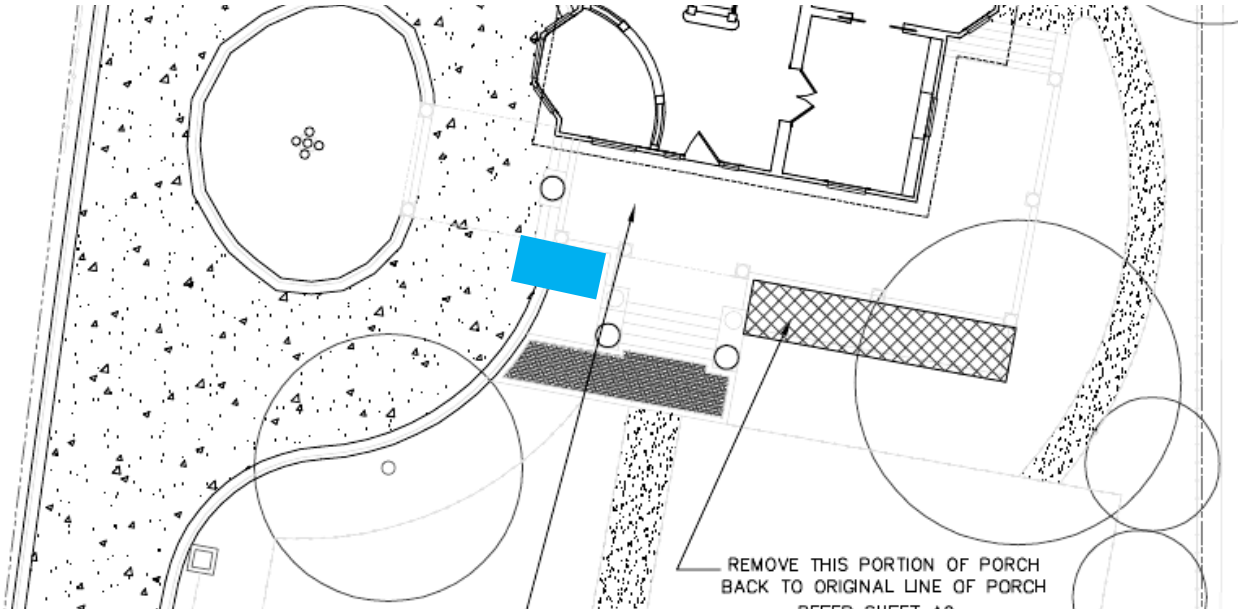
Request #5 – Existing Front Porch – Non-original Ramp and Floor Section to be Removed



Request #5 – Existing Front Porch – Non-original Section to be Removed



Request #5 – Existing Front Porch – Non-original Section to be Removed



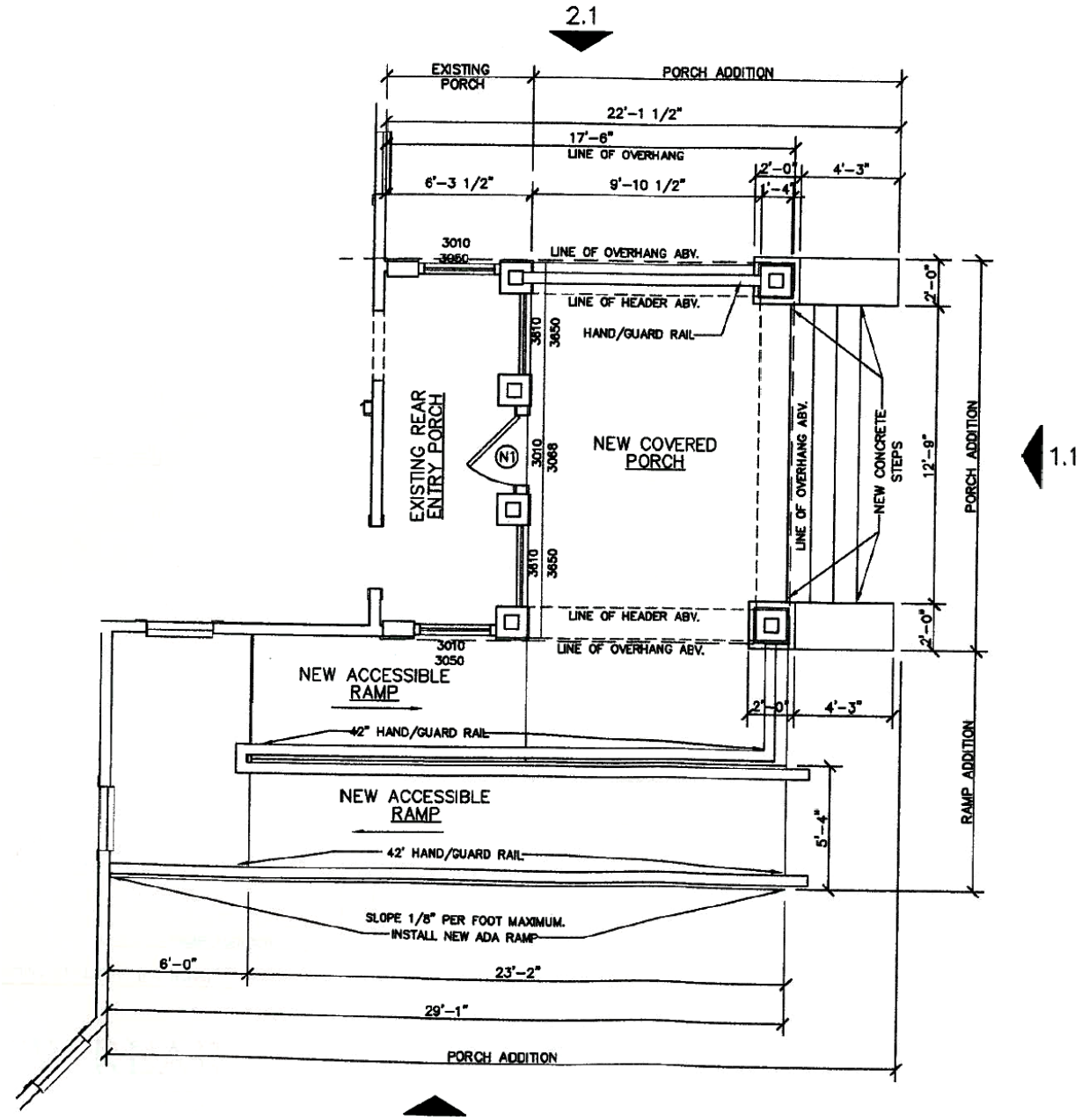
Request #5 – Enlarged Site Plan – Non-original porch floor highlighted with hatch marks above; Non-original ramp to be removed highlighted in blue



Request #6 and #7 – Ramp and Rear Addition Location at North (Rear) Elevation



Request #6 and #7 – Ramp and Rear Addition Location at North (Rear) Elevation



2/16/17

A PORCH PLAN WITH RAMP

SCALE: 3/16" = 1'-0"

Request #6 and #7 – Enlarged Floor Plan



1 EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0" REMODEL OF EXISTING REAR PORCH

(NORTH)

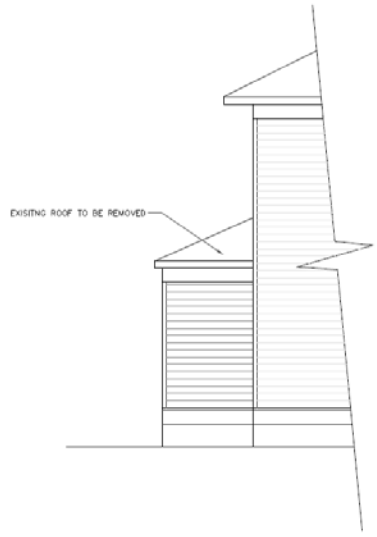
Request #6 and #7 – Existing North (Rear) Elevation



1.1 NEW REAR ELEVATION 2/16/17

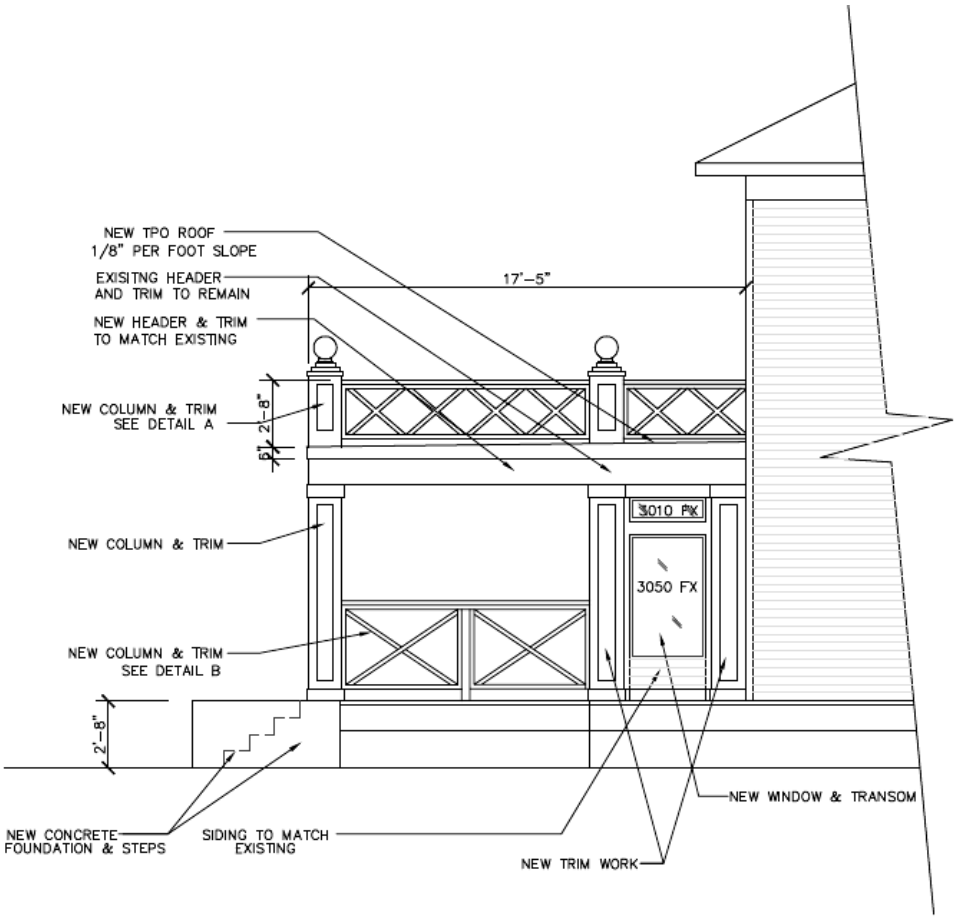
SCALE: 3/16" = 1'-0" REMODEL OF EXISTING REAR PORCH

Request #6 and #7 – Proposed North Elevation



2 EXISTING SIDE ELEVATION
SCALE: 1/8" = 1'-0"

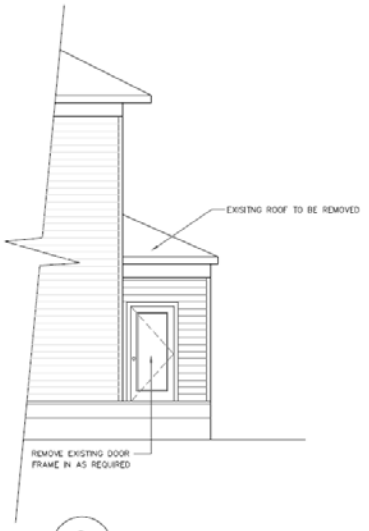
Request #7 – Existing West Elevation



2/16/17

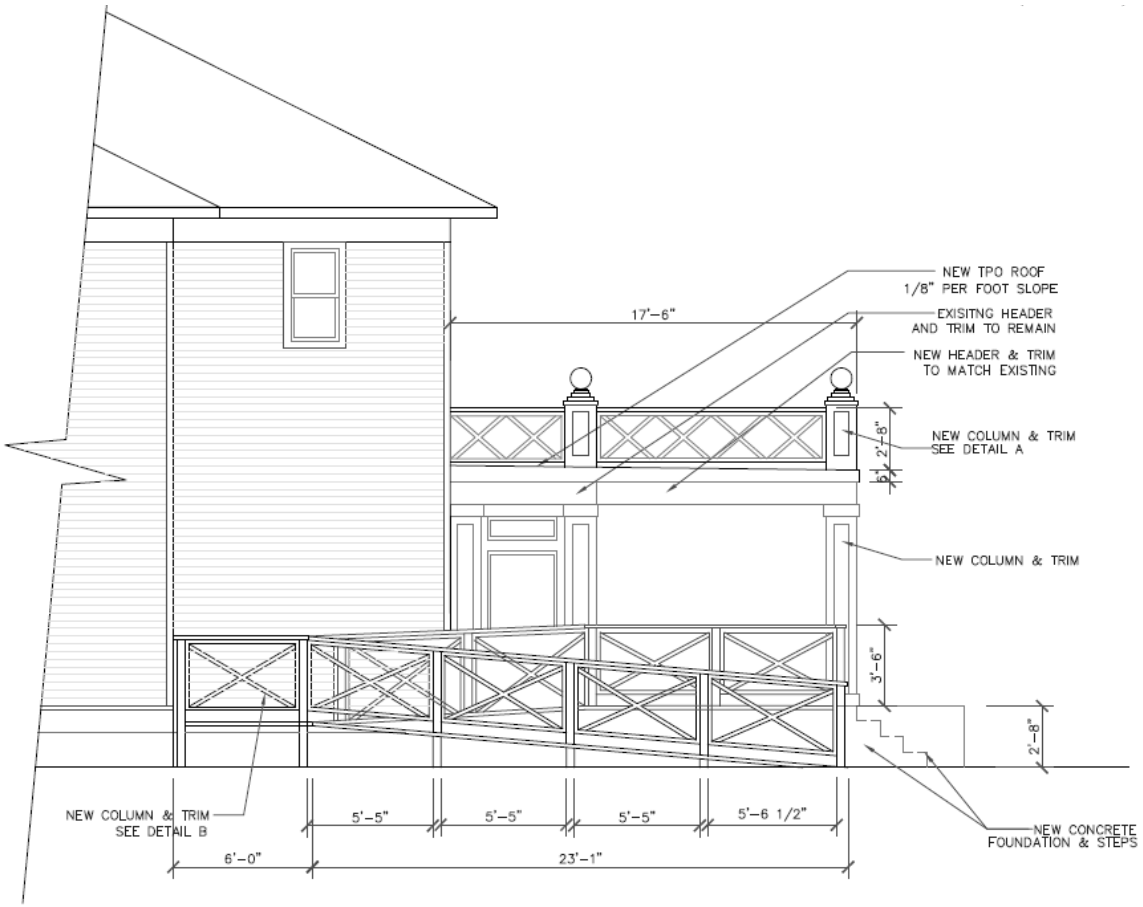
2.1 NEW SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Request #7 – Proposed West Elevation



3 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

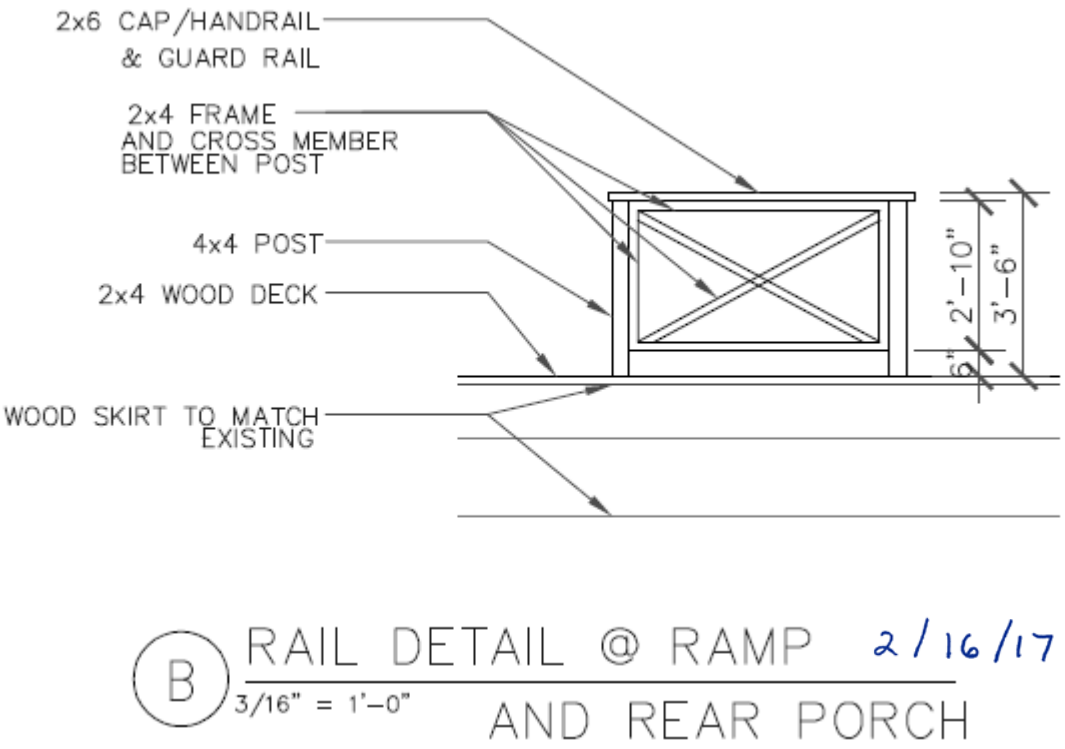
Request #6 and #7 – Existing East Elevation



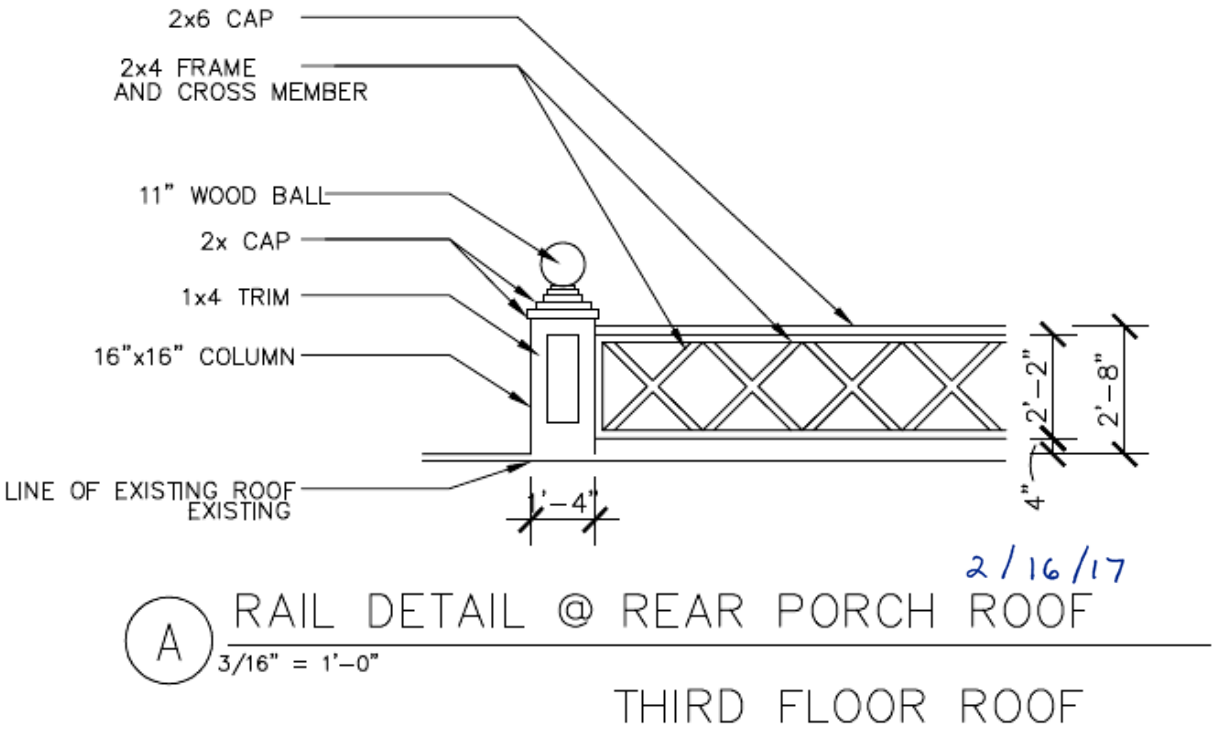
2/16/17

3.1 NEW SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Request #6 and #7 – Proposed West Elevation



Request #6 and #7 – Proposed Ramp and Rear Porch Railing Detail



Request #7 – Proposed Rear Addition Cornice Line Balustrade

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

DATE: 2/8/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Will Pinkerton
Address: **2223 W Jefferson Blvd (H-24; Cedar Crest)**
Date of CA/CD/CR Request: 2/2/2017

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny ___✓___Deny without prejudice

Recommendation / comments/ basis:

Deny w/o prejudice due to lack of informatio

Task force members present

✓ Gary C. Coffman (Chair)	___ Joseph Piwetz	___
✓ Jay Firsching (Vice-Chair)	___ Charles Neel	___ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	___ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓Liz Casso

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

Maker: Jay Firsching
2nd.: Justin Curtsinger
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 2/8/2017

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-234(LC)
LOCATION**:** 2214 Bryan Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Liz Casso
DATE FILED: February 2, 2017
DISTRICT: Crozier Tech (H-101)
MAPSCO: 45-L
CENSUS TRACT: 0017.01

APPLICANT: Kristian Teleki

REPRESENTATIVE: None.

OWNER: MSW CROZIER TECH OWNER LP

REQUEST:
1) Install a fenced garden.
2) Construct a retaining wall and railing around the patio at west elevation.

BACKGROUND / HISTORY:
2/1/2016 – Landmark Commission approved the installation of low-E glazing in existing window sashes, installation of four ground level doors on west elevation, site paving and landscaping, an accessible ramp on west property line, vestibule addition on east elevation, and exterior building and site lighting (CA156-209(MD)).

8/1/2016 – Landmark Commission approved the installation of concrete pavers with cast granite chips (CA156-640(MD)).

11/7/2016 – Landmark Commission approved the construction of a vestibule addition, regrading west elevation patio, and installation of four doors with transom windows on west elevation (CA167-045(LC)).

ANALYSIS:
The proposed fenced vegetable garden will be located at the east elevation and is setback more than 60 feet from the front building façade of the school. The fence style, an eight foot tall metal picket fence, is appropriate, would maintain the feeling of openness in the side yard, and would not obscure significant views of the structure.

At their November 2016 meeting, the Landmark Commission approved the regrading of the west elevation patio. The applicant has further refined the materials and details for the patio. The two foot tall retaining wall around the west and north sides of the patio

will be clad in a buff colored brick, similar to the historic brick on the school. A metal railing will be installed along the top of the retaining wall. After the Task Force Meeting, the applicant submitted additional details for the proposed railing. An at-grade planting bed will border the railing.

STAFF RECOMMENDATION:

1) Install a fenced garden. – Approve – Approve the drawings dated 2/8/17 with the finding the proposed work is consistent with preservation criteria for fences in Section 3.8, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Construct a retaining wall and railing around the patio at west elevation. – Approve – Approve the drawings dated 2/8/17 with the finding the proposed work is consistent with preservation criteria for building site and landscaping in Sections 3.3 and 3.7(b), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install a fenced garden. – Approve - Approve
2) Construct a retaining wall and railing around the patio at west elevation. – Approve with condition – Approved with condition that applicant provide details of railings around patio.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167-234(LC)
Office Use Only

Name of Applicant: Kristian Teleki
Mailing Address : 320 W. Main Street
City, State and Zip Code: Lewisville, TX 75057
Daytime Phone: 972-221-1199 Fax: _____
Relationship of Applicant to Owner: Senior V.P.

PROPERTY ADDRESS: 2214 Bryan Street
Historic District: Dallas High School Historic District

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

PROPOSED WORK:

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

Per the Well Building requirements for the future tenant, Perkins + Will, are required to have a 200 sqft garden on the site. Because of future plans for the rest of the site, there are only a few options for where to locate this garden. The garden is to be located just west of the mechanical yard and within the Landmark perimeter. The fence is to be 8' tall and 15'-6" from the existing building. The garden is to be used solely by Perkins + Will employees. It will not be visible from the main entrance on Bryan Street. Lowered patio previously approved will have a cast-in-place concrete wall with brick veneer that coordinates with the existing building brick. The patio will have access from the parking on both the north and south.

Signature of Applicant: _____ Date: 02/02/17

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.

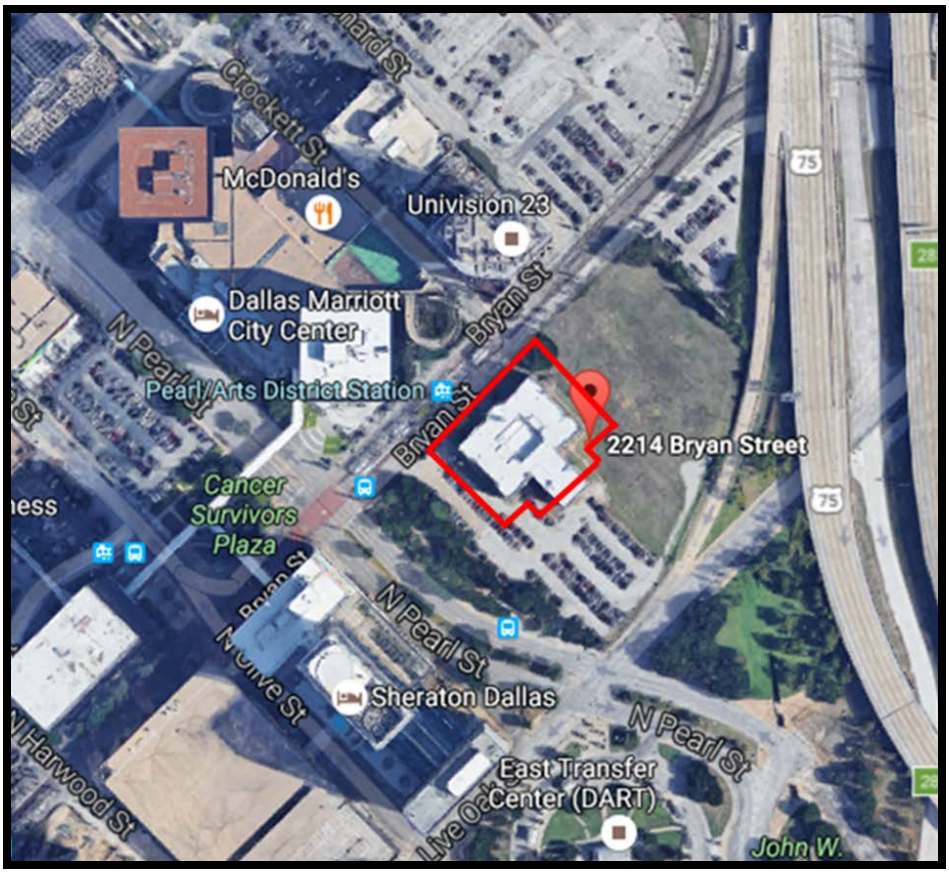
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

- ☐ **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.

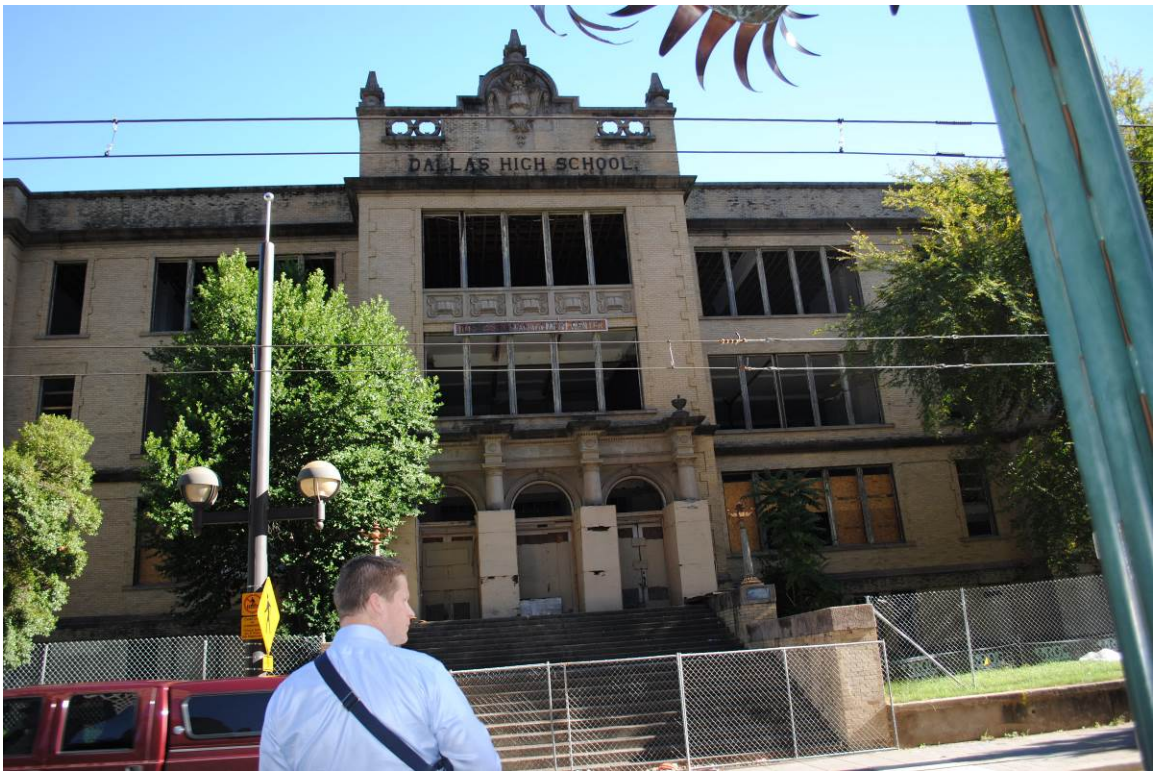
_____ _____
Sustainable Construction and Development **Date**

RECEIVED BY
FEB 02 2017
Current Planning

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 11/08



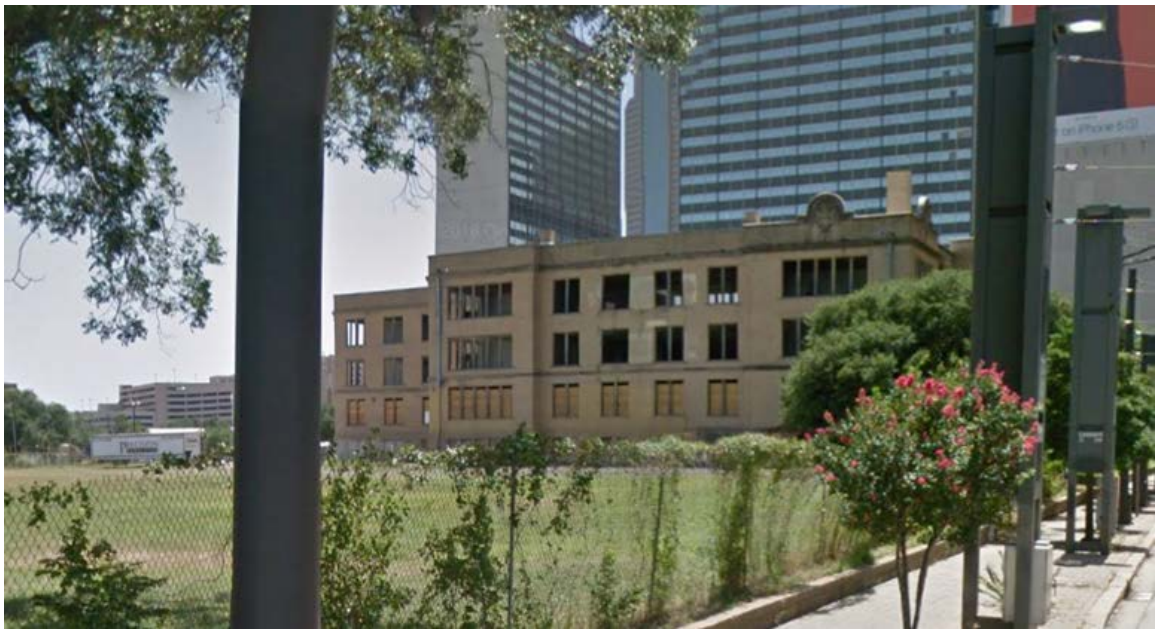
Site Aerial



Existing North (Front) Elevation



Existing West Elevation



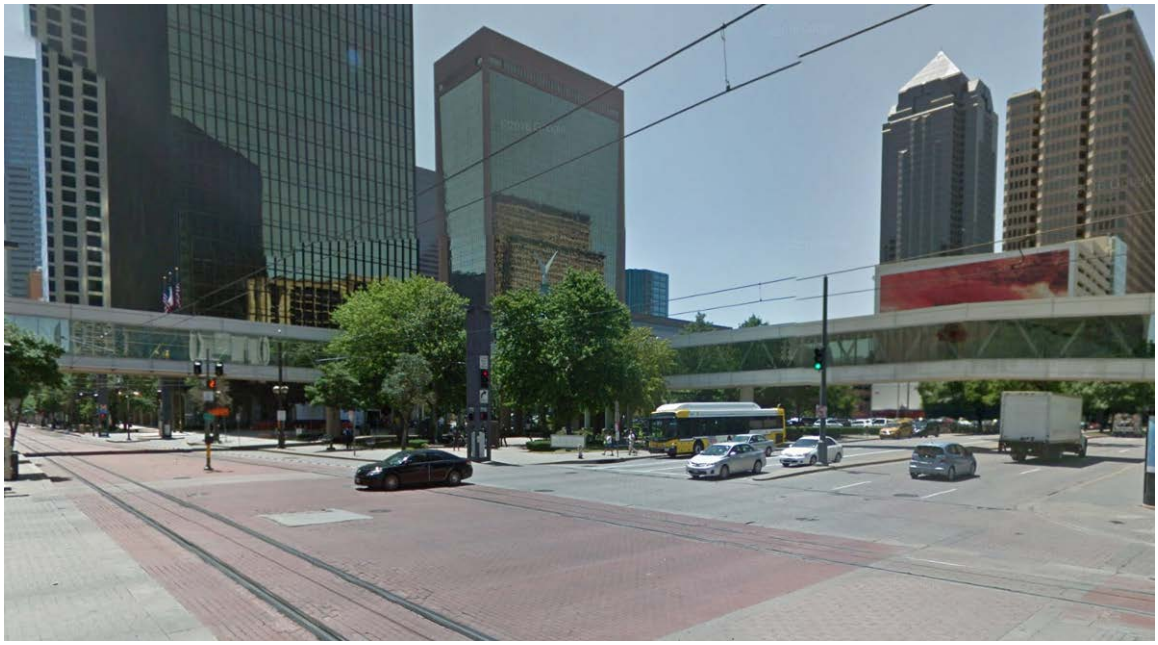
Existing East Elevation



Streetscape – Facing Southwest from Bryan



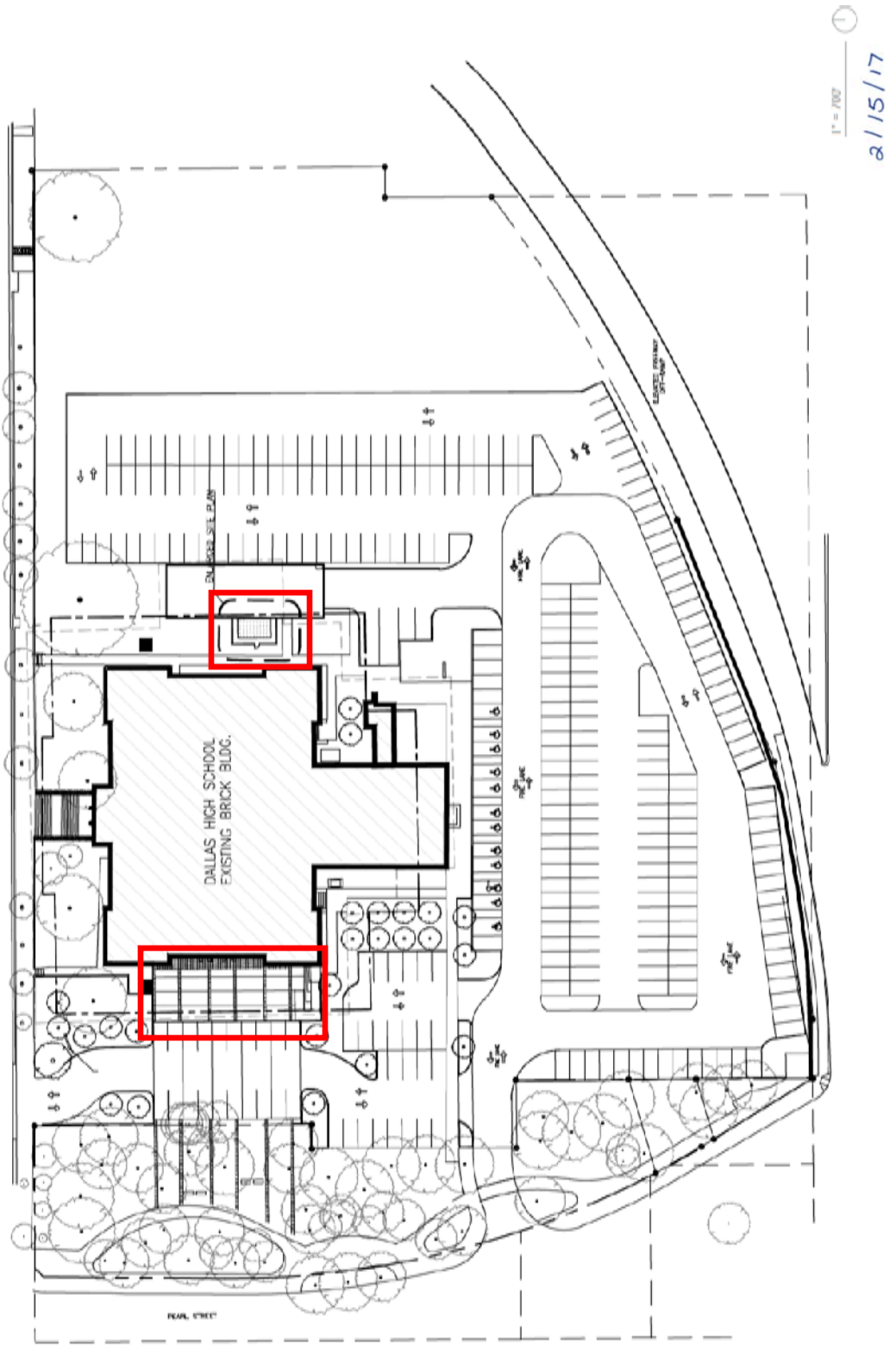
Streetscape – Facing Southeast from Bryan



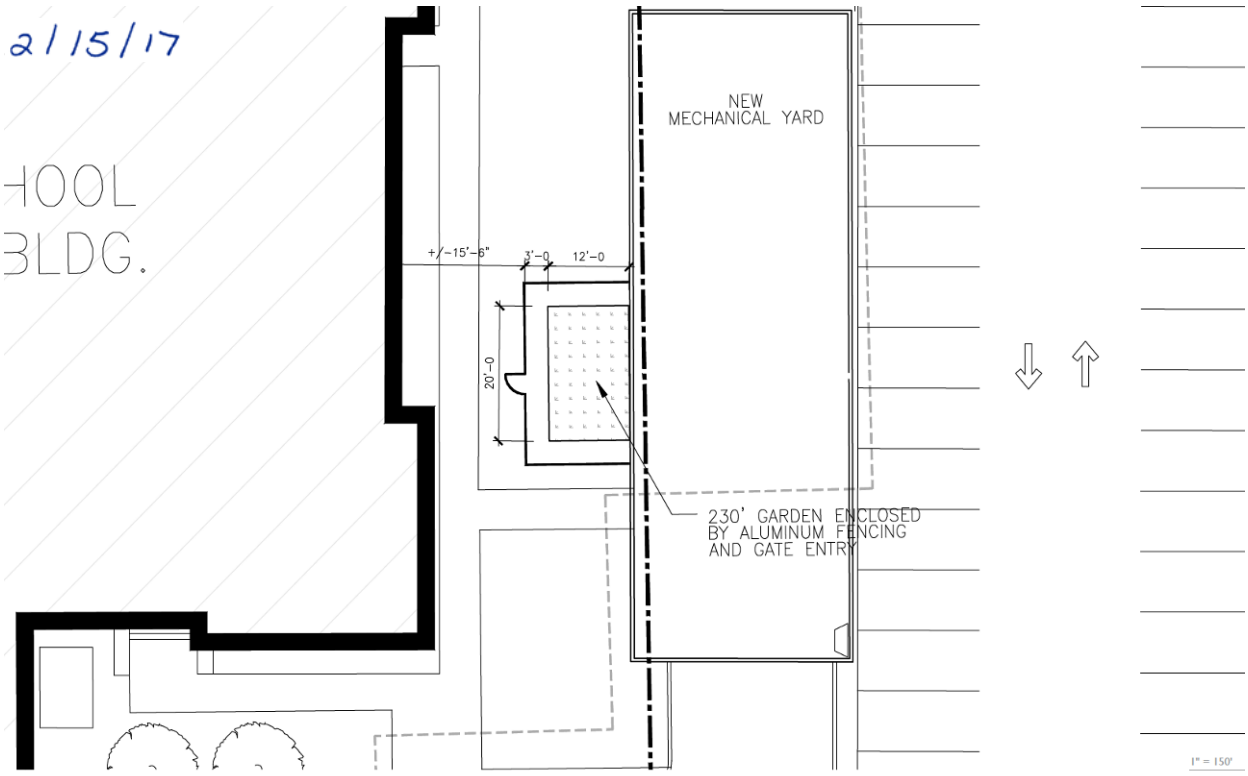
Streetscape – Facing Northwest from Bryan



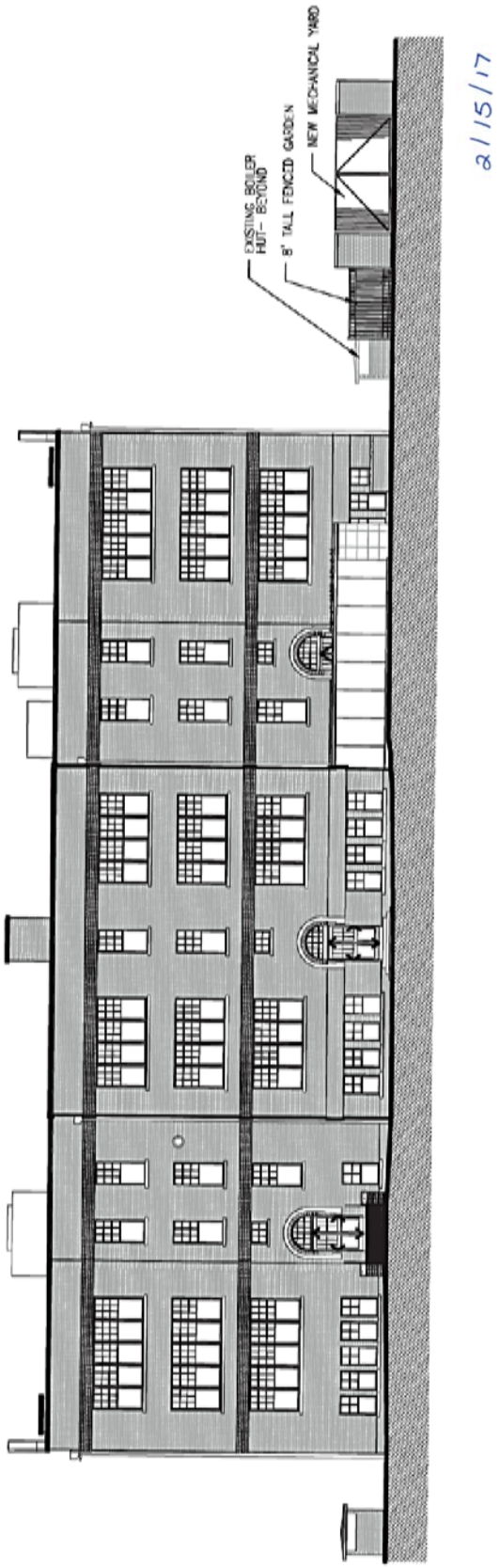
Across the Street – Facing Northeast from Bryan



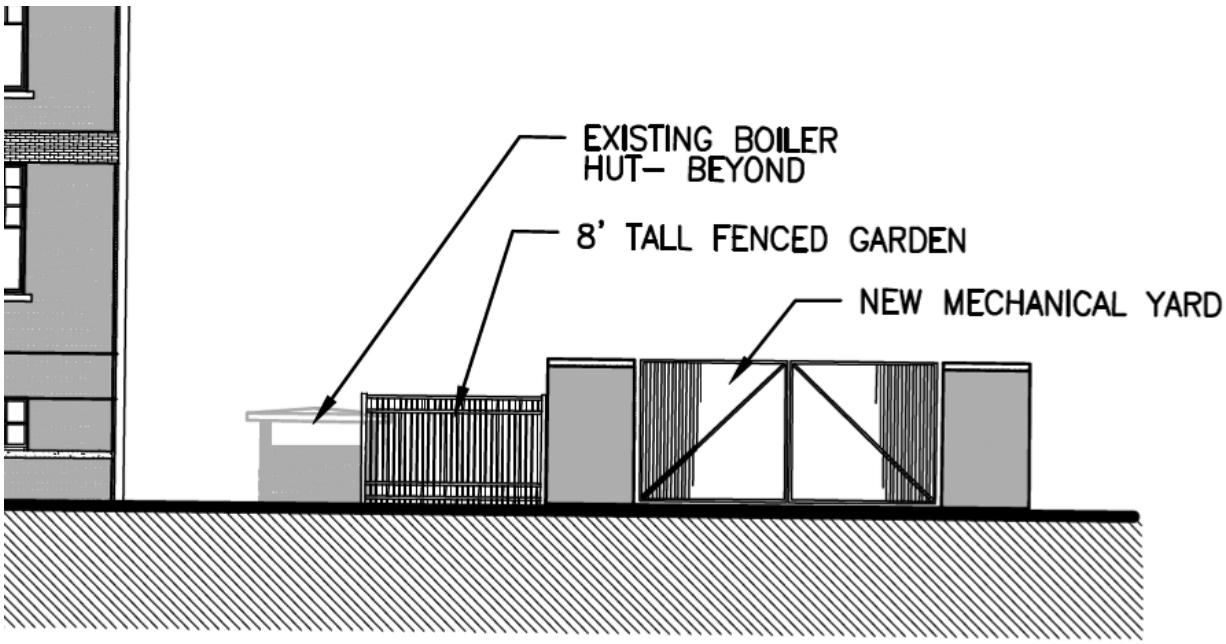
Proposed Site Plan – Fence Garden and West Elevation Patio highlighted above in red



Request #1 - Enlarged Site Plan – Proposed Fenced Garden

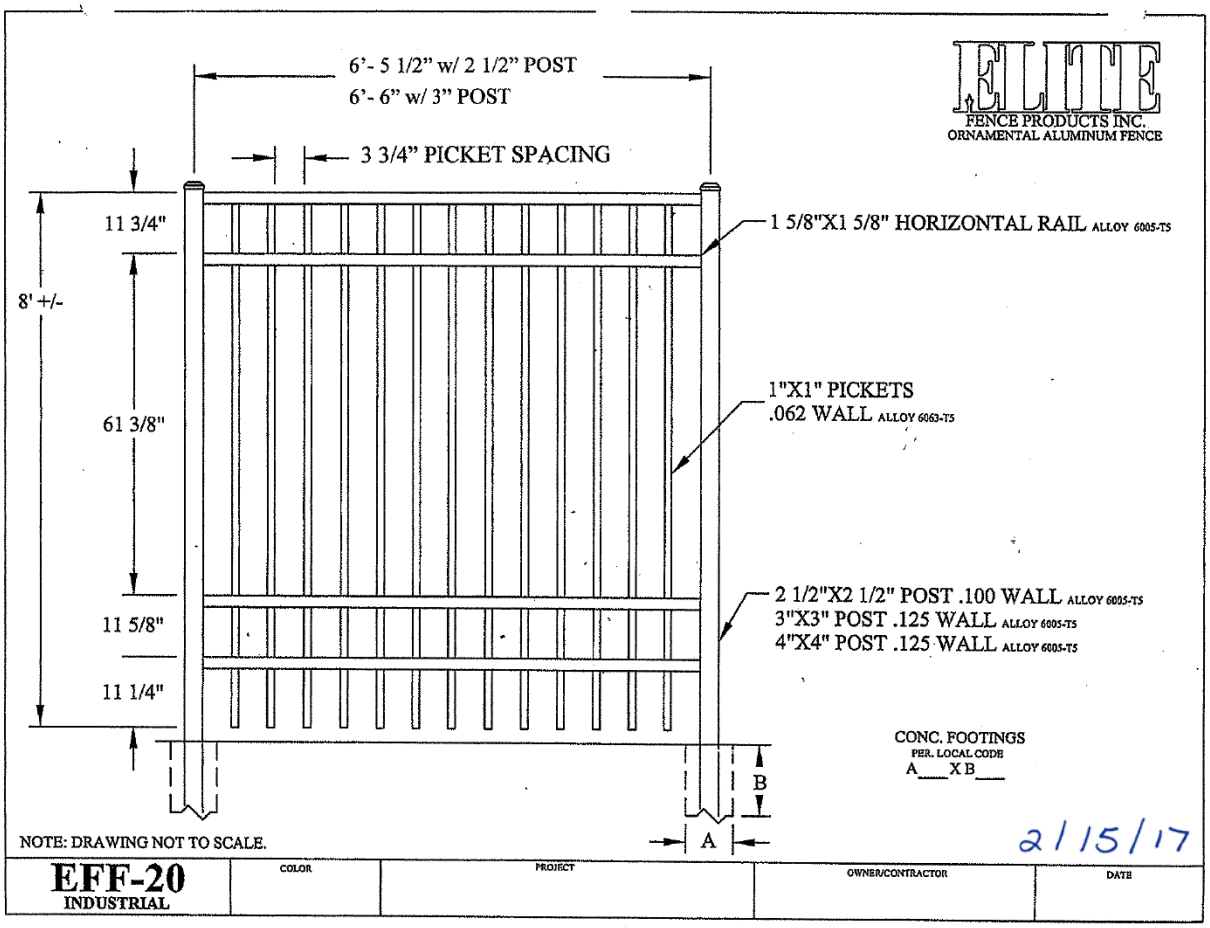


Request #1 - Proposed South Elevation



2/15/17

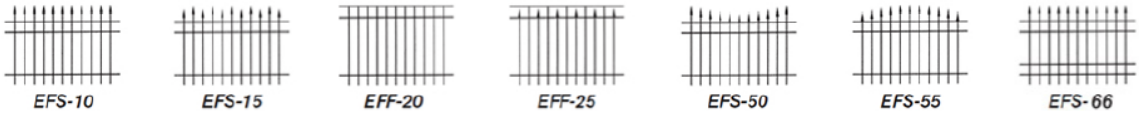
Request #1 – Enlarged South Elevation



Request # 1 - Proposed Garden Fence



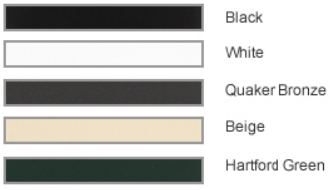
Available Styles



Specifications

Industrial Specs	
Post	2-1/2" x 2-1/2" x .075 or .100 Wall
	3" x 3" x .125 Wall
	4" x 4" x .125 or.250 Wall
	6" x 6" x .125 or.250 Wall
Horizontal Rails	1-5/8" x 1-5/8"
Enclosed Bottom	N/A
Slide Walls	.100
Top Walls	.070
Pickets	1" x 1" x .062 Wall
Picket Spacing	3-3/4" or 1-3/8"
Heights	4, 5, 6, 7, 8 & 10 Feet
Panel Length	6' 5" or 8'

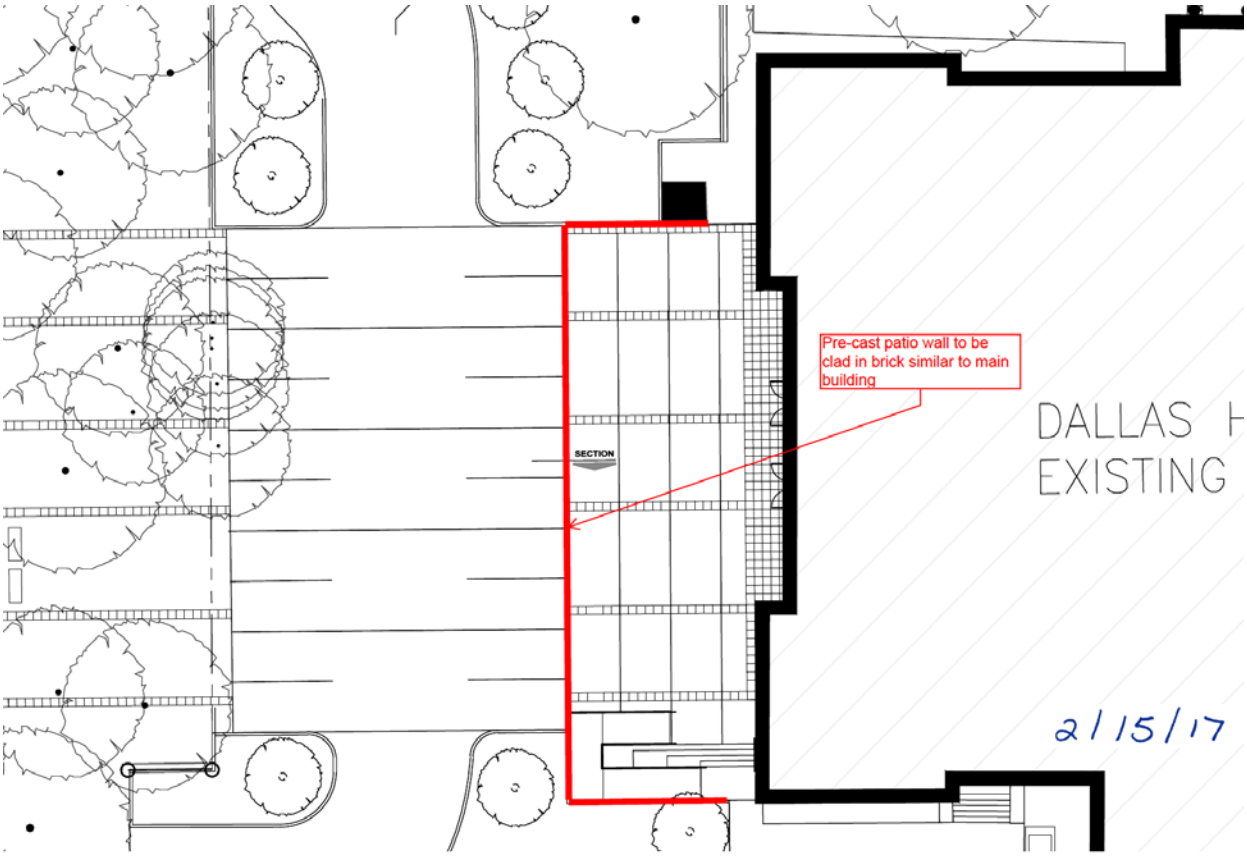
Colors



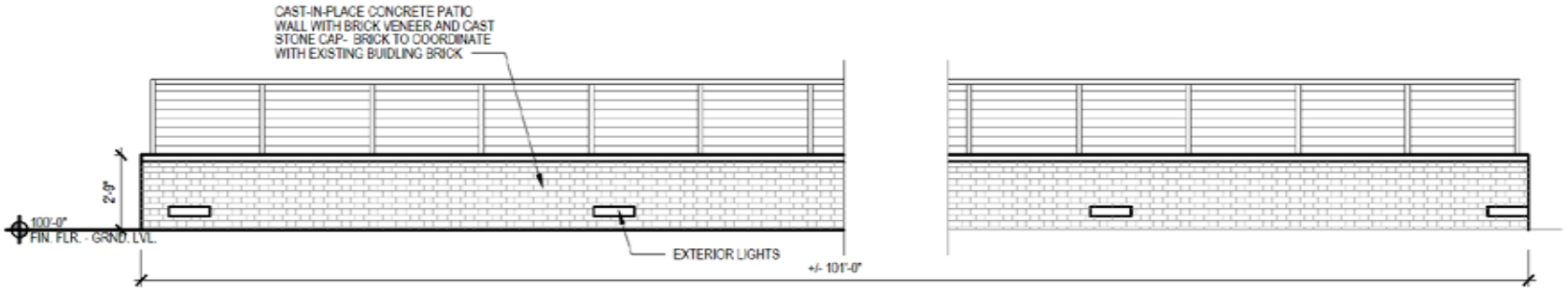
Request # 1 - Proposed Garden Fence



Request #2 – Patio Location at West Elevation

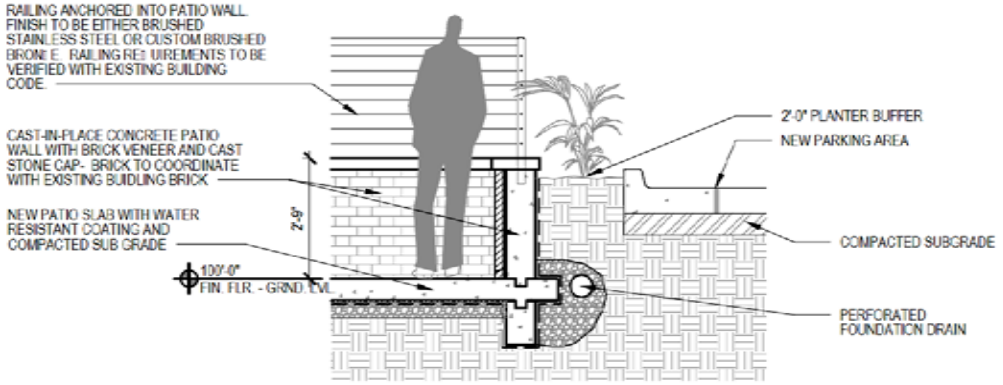


Request #2 – Enlarged Site Plan – West Patio



02 PATIO WEST WALL ELEVATION

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



01 PATIO/PLANTER SECTION

2/15/17

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



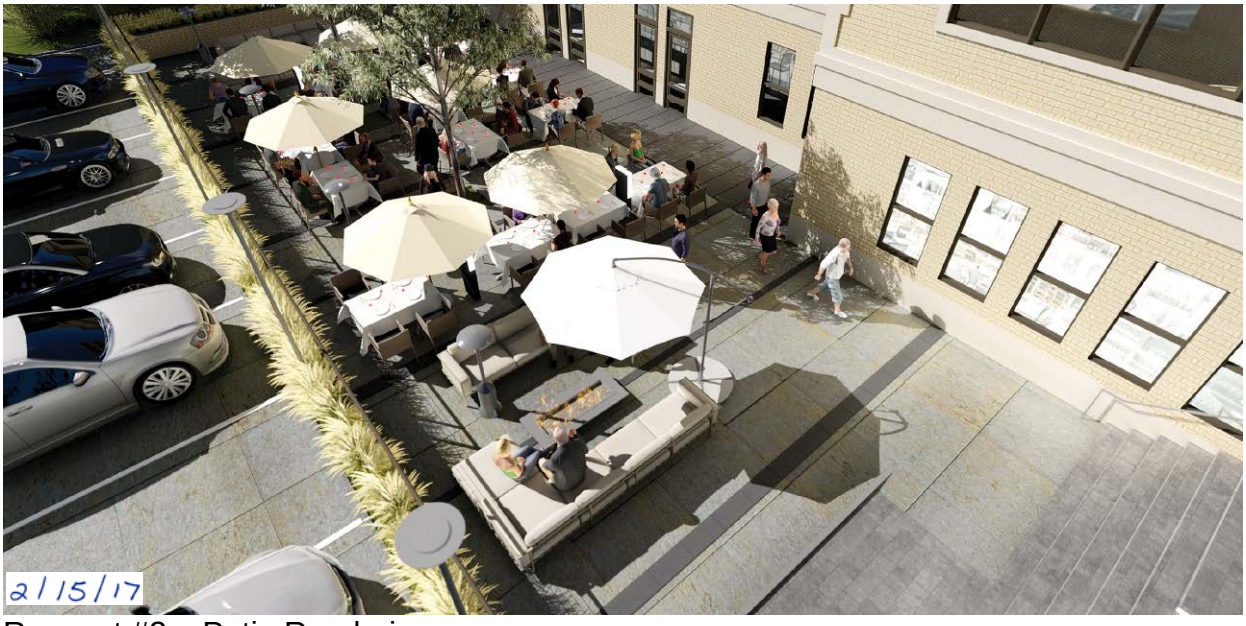
Request #2 – Patio Rendering



Request #2 – Patio Rendering



Request #2 – Patio Rendering



Request #2 – Patio Rendering



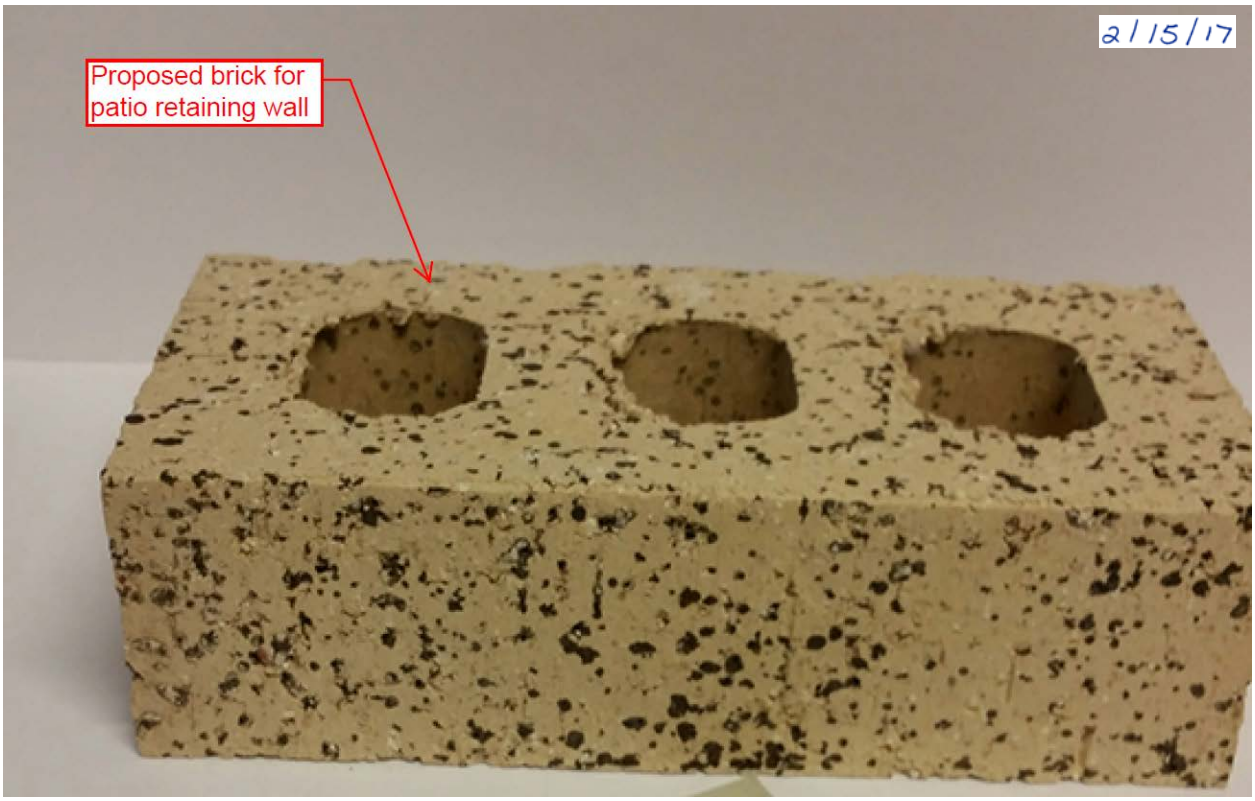
Request #2 – Patio Rendering



Request #2 – Patio Rendering



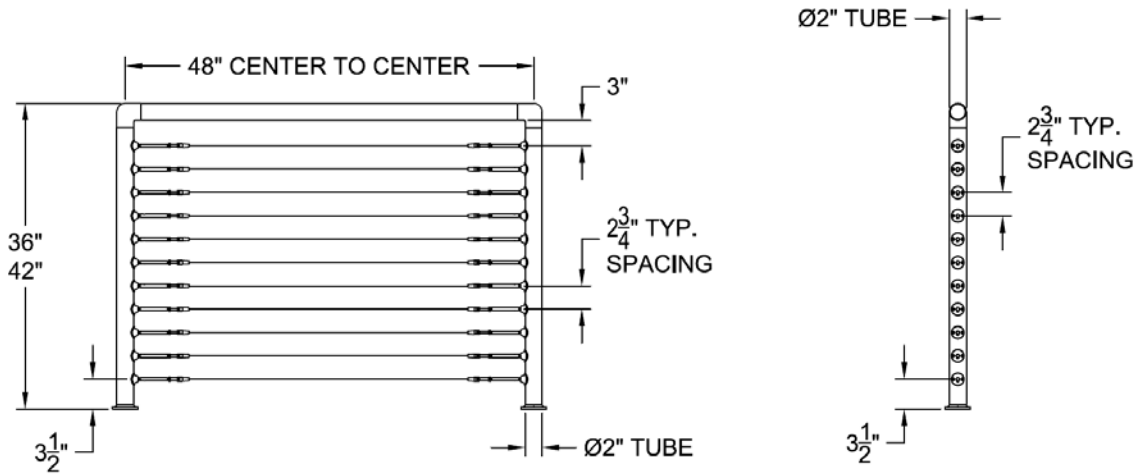
Request #2 – Patio Rendering



Request #2 – Proposed Brick Cladding for Retaining Wall

ATLANTIS RAIL SYSTEMS

DESIGN PARAMETERS **SUNRAIL™ NAUTILUS**



Specifications:
Recommended span: 48" max. between posts
Cables may pass through posts on longer spans.

Handrail: 2" diameter 16 gauge 316 grade stainless steel tubing

Infill: RailEasy™ Tensioners with 1x19 316 grade stainless steel tubing

Posts: 2" diameter 16 gauge 316 grade stainless steel tubing

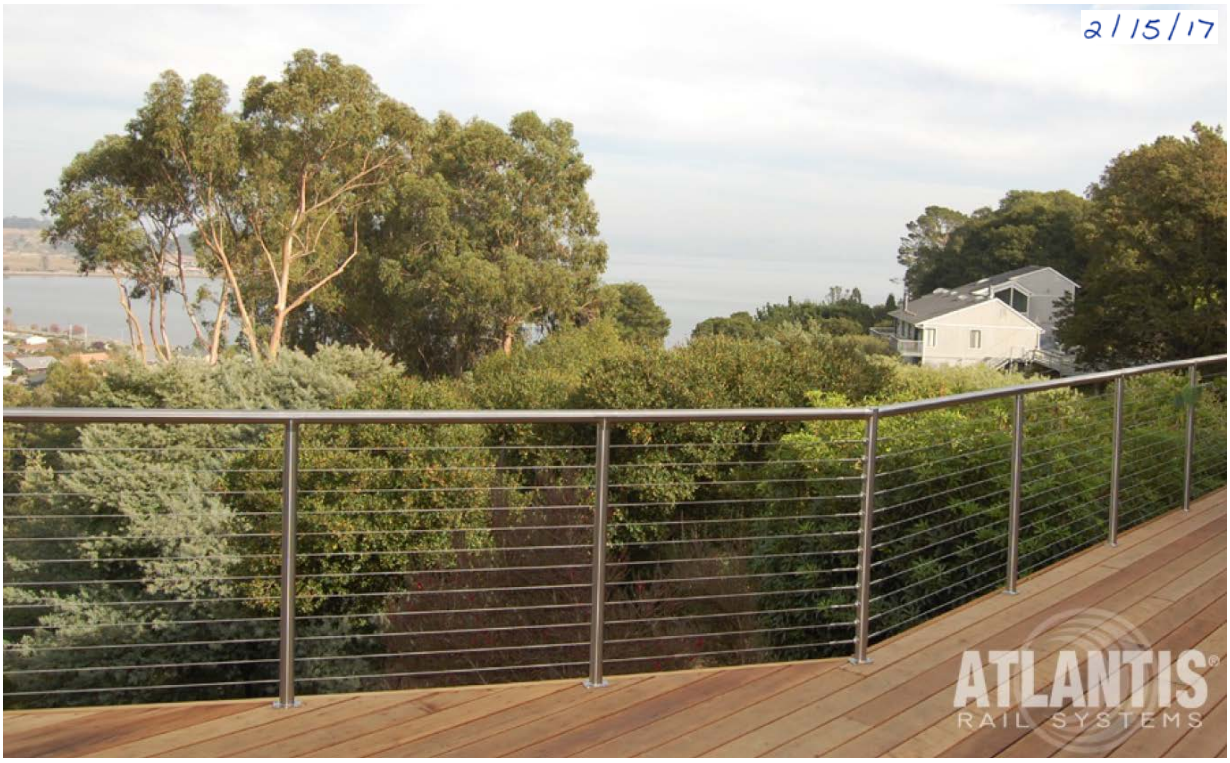
Top and (optional) bottom rails are secured to posts using 316 grade cast stainless steel fittings. Tensioners are riveted to posts.

This system or similar product to be installed as handrail around the patio perimeter. Finish to be a brushed bronze, similar to original hardware used throughout the building.

2/15/17

Request #2 – Proposed Railing

71 Armstrong Road ■ Plymouth, MA 02360
800-541-6829 ■ info@atlantisrail.com ■ www.atlantisrail.com



Request #2 – Proposed Railing

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

DATE: 2/8/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Kristian Teleki
Address: **2214 Bryan Street (H-101; Crozier Tech/Dallas High)**
Date of CA/CD/CR Request: 2/2/2017

RECOMMENDATION:

___ Approve ___✓___Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approved with condition that applicant provide details of railings around patio

Task force members present

✓ Gary C. Coffman (Chair)	___ Joseph Piwetz	___
✓ Jay Firsching (Vice-Chair)	___ Charles Neel	___ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	___ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓Liz Casso

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

Maker: Jay Firsching
2nd: Carolina Pace
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 2/8/2017

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-261(LC) PLANNER: Liz Casso
LOCATION**:** 2002 Commerce Street DATE FILED: February 2, 2017
STRUCTURE: Non-Contributing DISTRICT: Harwood (H-48)
COUNCIL DISTRICT: 14 MAPSCO: 45-L
ZONING: PD 357 CENSUS TRACT: 0031.01

APPLICANT: Jose Arthur Hincapie – Diesel Design Build

REPRESENTATIVE: None.

OWNER: CADG Jackson Parking LLC

REQUEST:
1) Install a wrought iron fence and gate.
2) Clad existing retaining wall and stairwell structure in stone veneer.

BACKGROUND / HISTORY:
No prior Landmark Commission cases.

ANALYSIS:
The applicant installed a wrought iron fence and gate around the existing parking garage ramp and stairwell structure without a Certificate of Appropriateness (CA) and without a permit. In addition, the existing retaining wall around the ramp and the stairwell structure have been clad in a stone veneer without a CA and permit. The purpose of the fence is to prevent unauthorized individuals from entering the underground parking garage. The purpose for the stone veneer is to increase curb appeal for the property.

It is the applicant's intention to redevelop this site in conjunction with the redevelopment of the adjacent lot to the south, 210 S Harwood, which was recently approved for construction of an underground parking garage. As part of the redevelopment, the fence and stair structure will be removed to make way for a commercial structure. The applicant anticipates requesting approval to remove these features within the next several months.

STAFF RECOMMENDATION:

1) Install a wrought iron fence and gate. – Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Clad existing retaining wall and stairwell structure in stone veneer. – Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

1) Install a wrought iron fence and gate. – Approve – Approved as submitted.
2) Clad existing retaining wall and stairwell structure in stone veneer. – Approve – Approved as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167-261(LC)
Office Use Only

Name of Applicant: Jose Arthur Hinojosa - Diesel Design Build
Mailing Address: 1800 Valley View Lane #220
City, State and Zip Code: Farmers Branch, TX 75234
Daytime Phone: (214) 802-7802 Fax:
Relationship of Applicant to Owner: Contractor

PROPERTY ADDRESS: 2002 Commerce Street
Historic District: Harwood Historic District

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

PROPOSED WORK:

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

Stone coat CMU structure and concrete walls to increase curb appeal
Build 8ft square tube fence with access gate in an effort to reduce trash accumulation.

RECEIVED BY
FEB 02 2017
Current Planning

Signature of Applicant: _____ Date: 2-1-2017

Signature of Owner: _____ Date: 2/1/2017
(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.

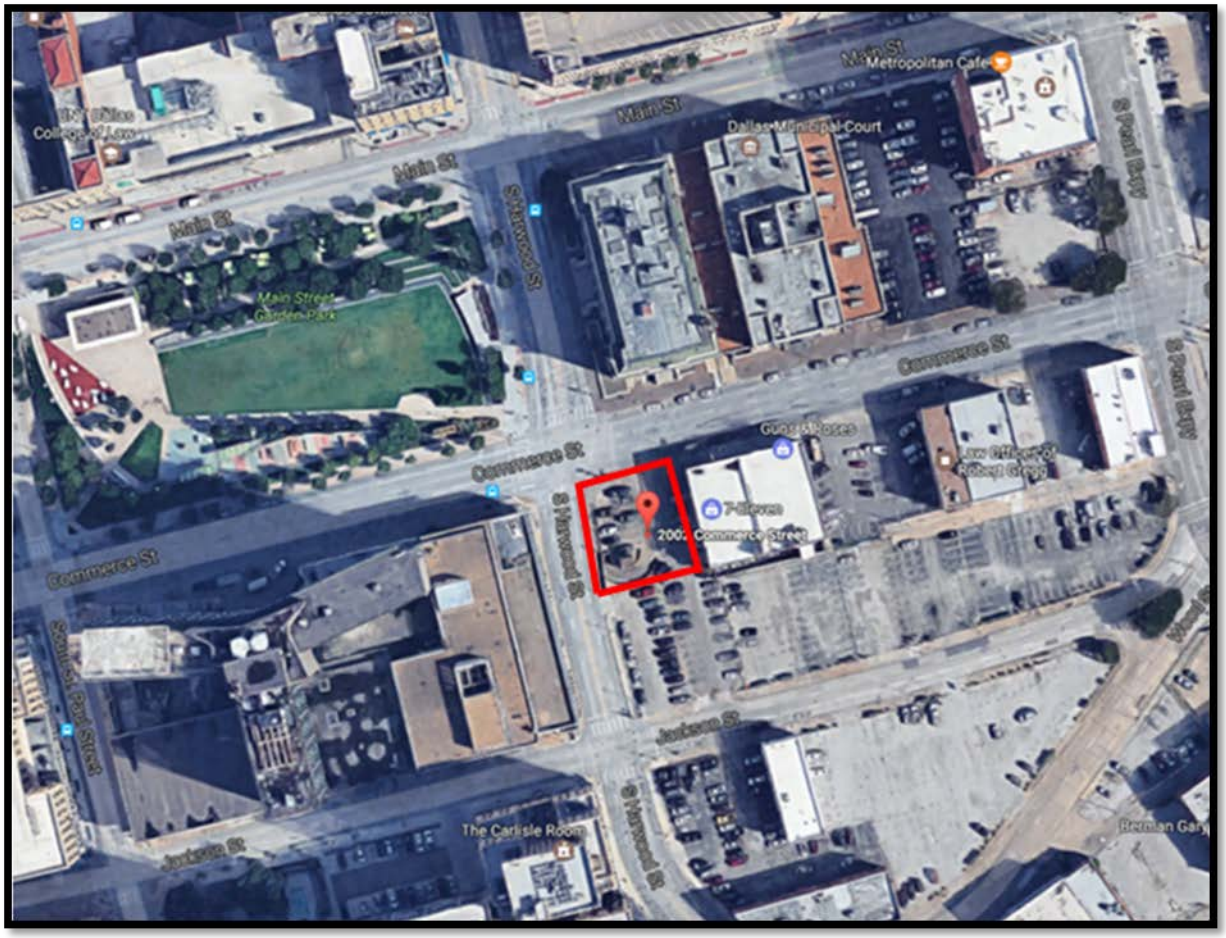
OTHER:

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.

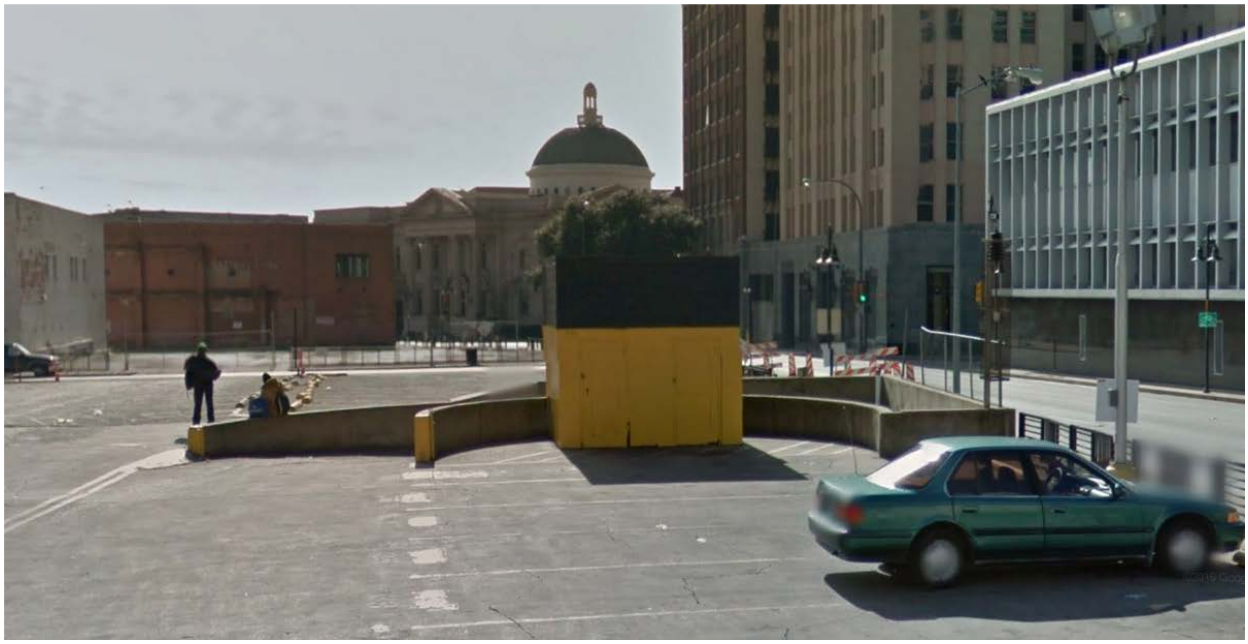
_____ _____
Sustainable Construction and Development **Date**



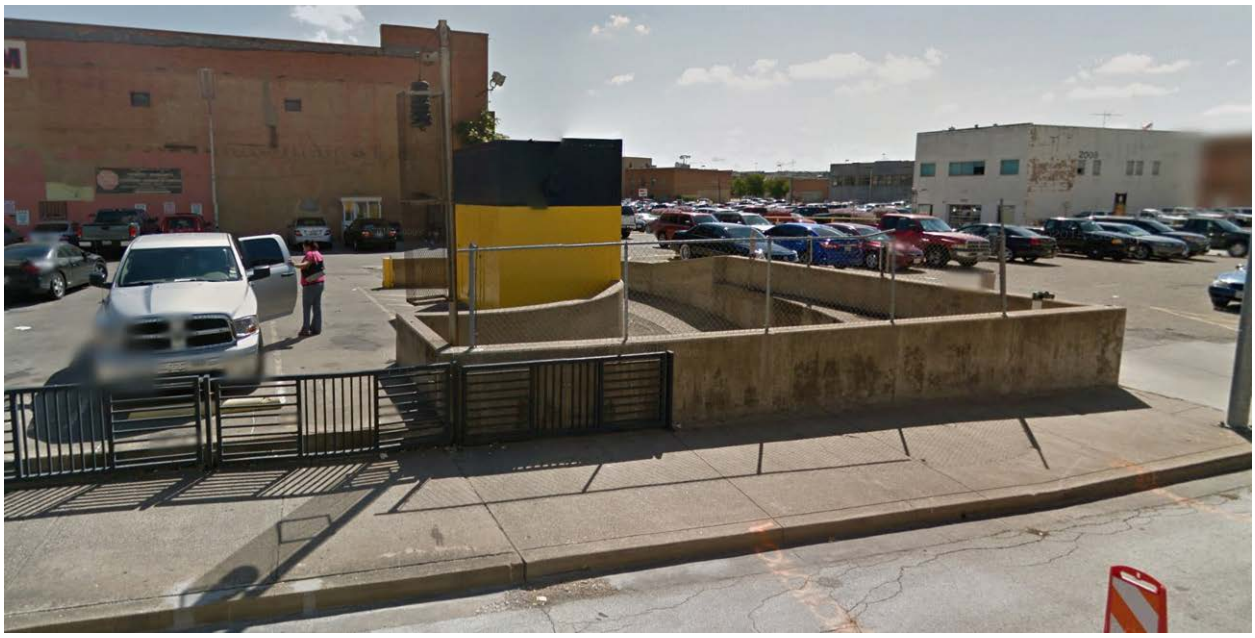
Site Aerial



Existing North (Front) Elevation of Site



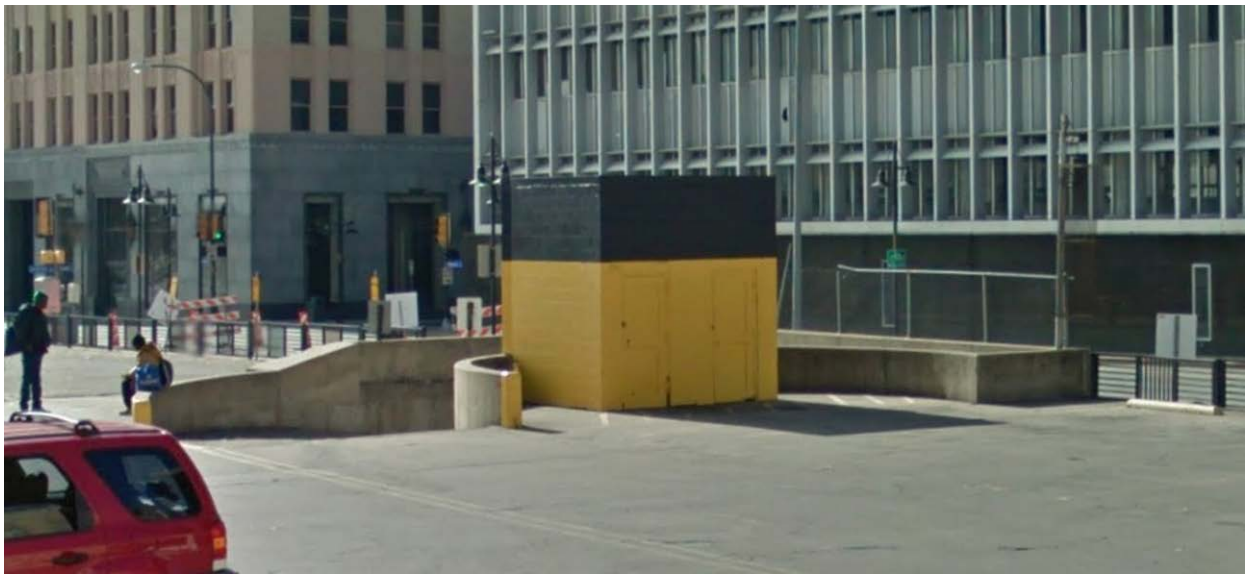
Previous Condition - North Elevation of Ramp and Stairwell Structure



Previous Condition - West Elevation of Ramp and Stairwell Structure



Previous Condition - South Elevation of Ramp and Stairwell Structure

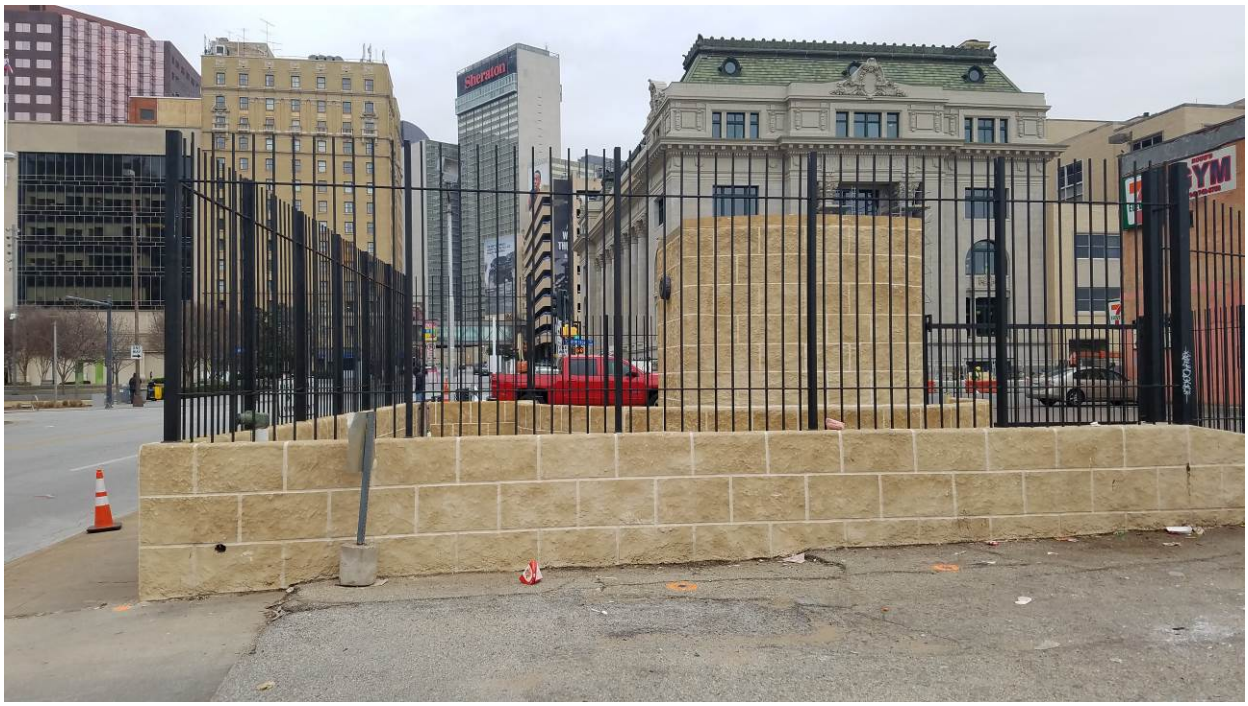

Previous Condition - East Elevation of Ramp and Stairwell Structure



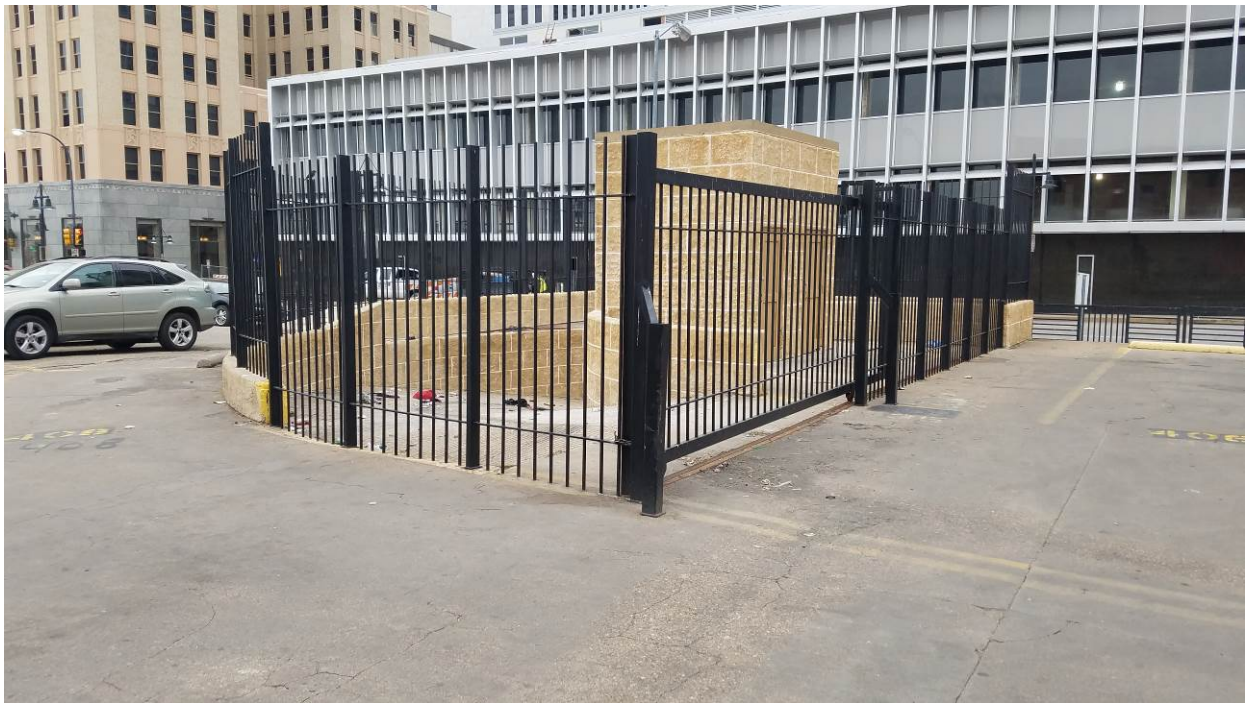
Existing Condition - North Elevation of Ramp and Stairwell Structure



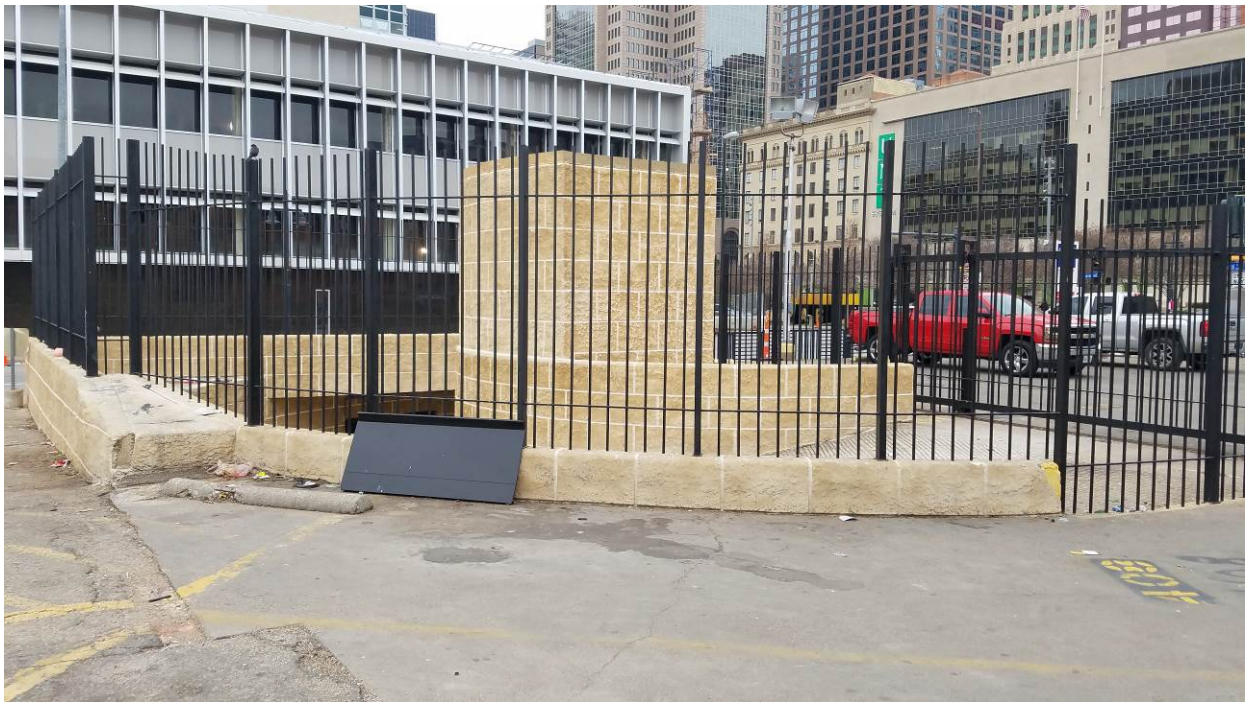
Existing Condition - West Elevation of Ramp and Stairwell Structure



Existing Condition - South Elevation of Ramp and Stairwell Structure



Existing Condition - East Elevation of Ramp and Stairwell Structure



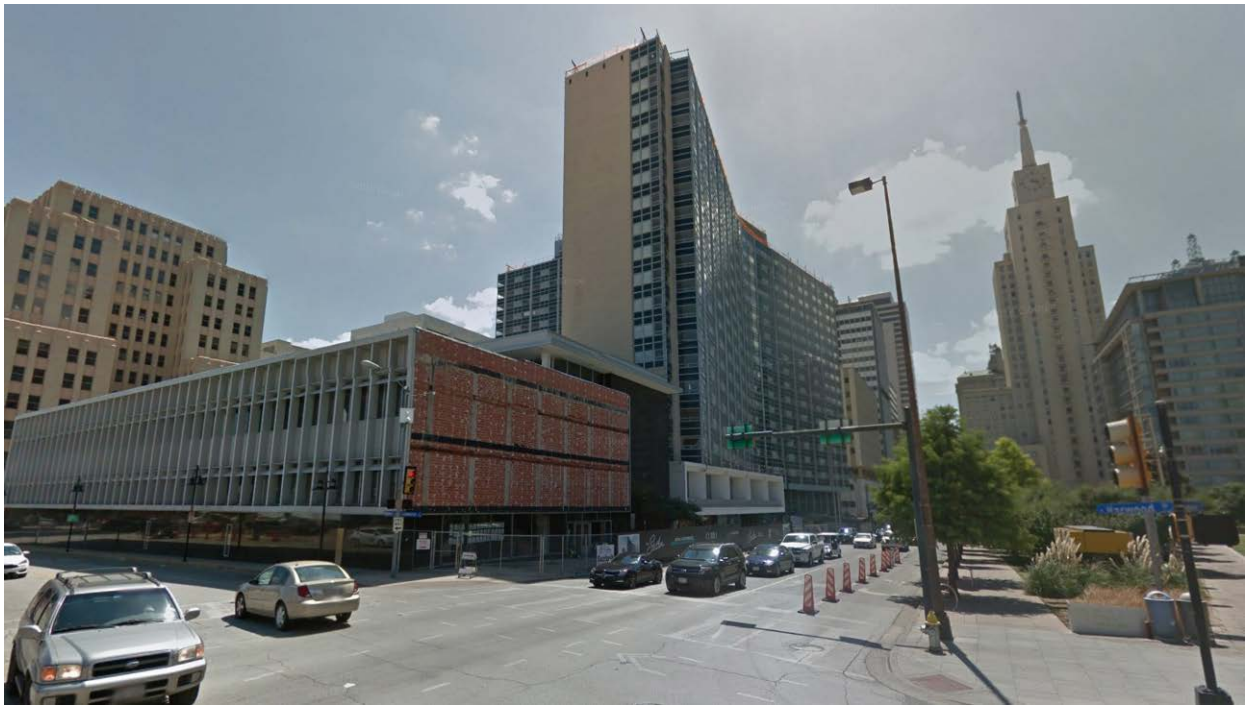
Additional Images of Requested Fence and Stone Veneer



Additional Images of Requested Fence and Stone Veneer



Streetscape – Facing Southeast on Commerce St

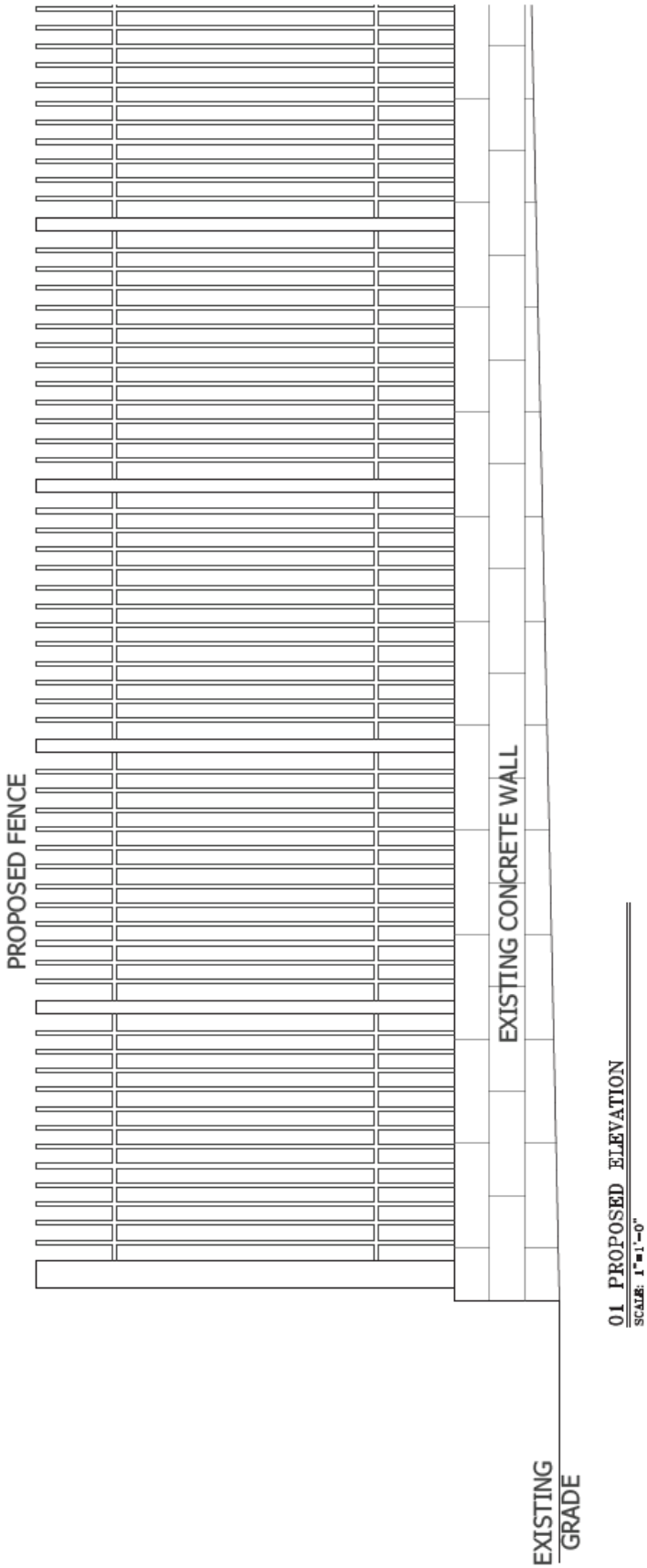

Streetscape – Facing Southwest on Commerce St



Streetscape – Facing Northwest off Harwood (across the street to the west)



Streetscape – Facing Southeast off Harwood



01 PROPOSED ELEVATION
SCALE: 1"=1'-0"

Elevation of work completed.

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

DATE: 2/8/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name:	Jose Arthur Hincapie – Diesel Design Build
Address:	**2002 Commerce Street (H-48; Harwood)**
Date of CA/CD/CR Request:	2/2/2017

RECOMMENDATION:

✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approved as submitted

Task force members present

✓ Gary C. Coffman (Chair)	____ Joseph Piwetz	____
✓ Jay Firsching (Vice-Chair)	____ Charles Neel	____ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	____ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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

Maker: J FIRSCHING
2nd: C Pace
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 2/8/2017

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-228(LC)
LOCATION**:** 6116 Reiger Ave (100 S Glasgow)
STRUCTURE: Non-contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 543

PLANNER: Liz Casso
DATE FILED: February 2, 2017
DISTRICT: J.L. Long Middle (H-120)
MAPSCO: 36-Z
CENSUS TRACT: 0013.01

APPLICANT: Masterplan/RPGA

REPRESENTATIVE: Karl Crawley

OWNER: Dallas Independent School District

REQUEST:
1.) Expand existing parking lot.
2.) Relocate ten portable classrooms to parking lot.

BACKGROUND / HISTORY:
4/8/2004 – Landmark Commission approved construction of an addition, installation of ramps, and window repair/replacement (CA034-113(JA)).

6/7/2004 – Landmark Commission approved brick blend for the previously approved addition.

8/3/2015 – Landmark Commission approved the installation of six temporary portable classroom buildings (CA145-507(MD).

1/9/2017 – Landmark Commission reviewed a Courtesy Review for construction of a two-story addition and expanded parking lot (CR167-003(LC)).

ANALYSIS:
At their January 2017 meeting, the Landmark Commission reviewed a Courtesy Review for a two-story addition and expanded parking lot. The courtesy review included the temporary relocation of ten portable classrooms into the parking lot.

The applicant is requesting to move forward with the expansion of the parking lot to prepare that portion of the site to receive the relocated classrooms. The classrooms require relocation to clear the site for the future construction of a two-story addition.

The classrooms will be used by students during the construction of the addition. Once the addition is complete, these ten portable classrooms will either be demolished or moved off the site (future CA application).

STAFF RECOMMENDATION:

1.) Expand existing parking lot. – Approve – Approve drawings dated 2/8/17 with the finding the proposed work is consistent with the preservation criteria for building site in Section 3.3, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2.) Relocate ten portable classrooms to parking lot. – Approve – Approve drawings dated 2/8/17 with the finding the proposed work is consistent with the preservation criteria for new construction and additions in Section 10.10, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1.) Expand existing parking lot. – Approve – Approve as submitted.
2.) Relocate ten portable classrooms to parking lot. – Approve – Approve as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167 - 228 (LC)
Office Use Only

Name of Applicant: MASTERPLAN/RPGA
Mailing Address : 900 JACKSON ST., STE 640
City, State and Zip Code: DALLAS TX 75202
Daytime Phone: 214 761-9197 Fax:
Relationship of Applicant to Owner : REPRESENTATIVE

PROPERTY ADDRESS: 6116 PEIGER AVE
Historic District: J.L. LONG MIDDLE SCHOOL

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

PROPOSED WORK:

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

- NEW CONCRETE SURFACE PARKING LOT ADJACENT TO THE EXISTING PARKING LOT ON THE PAULUS ST. FRONTAGE, NEAR COVINGTON LN.
- Relocate 10 portable classrooms to parking lot.

RECEIVED BY
FEB 02 2017
Current Planning

Signature of Applicant: [signature] Date: 1/27/17

Signature of Owner: SEE ATTACHED Date:
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

Sustainable Construction and Development **Date**



Site Aerial



Existing West (Front) & South Elevation of School



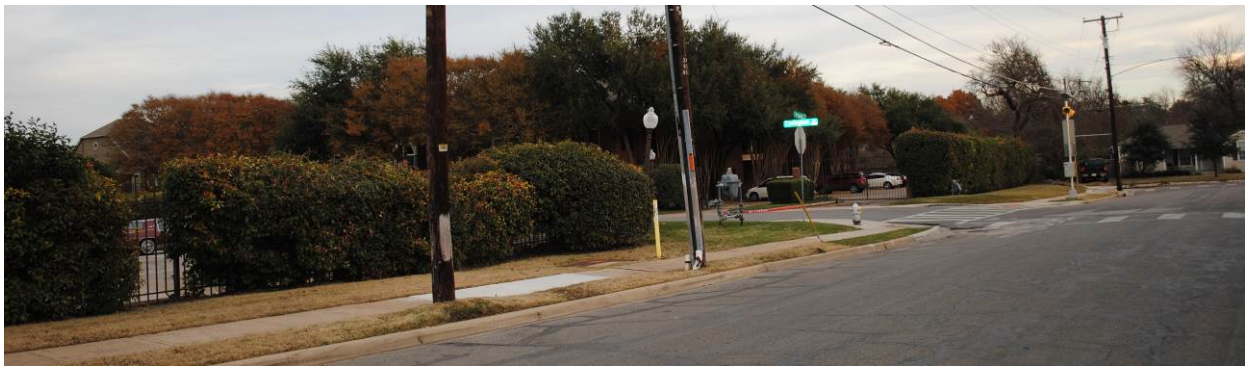
Existing Parking Lot – Facing South from Paulus Avenue


Existing Parking Lot – Facing West from Covington Lane


Existing Portable Classrooms to be Relocated



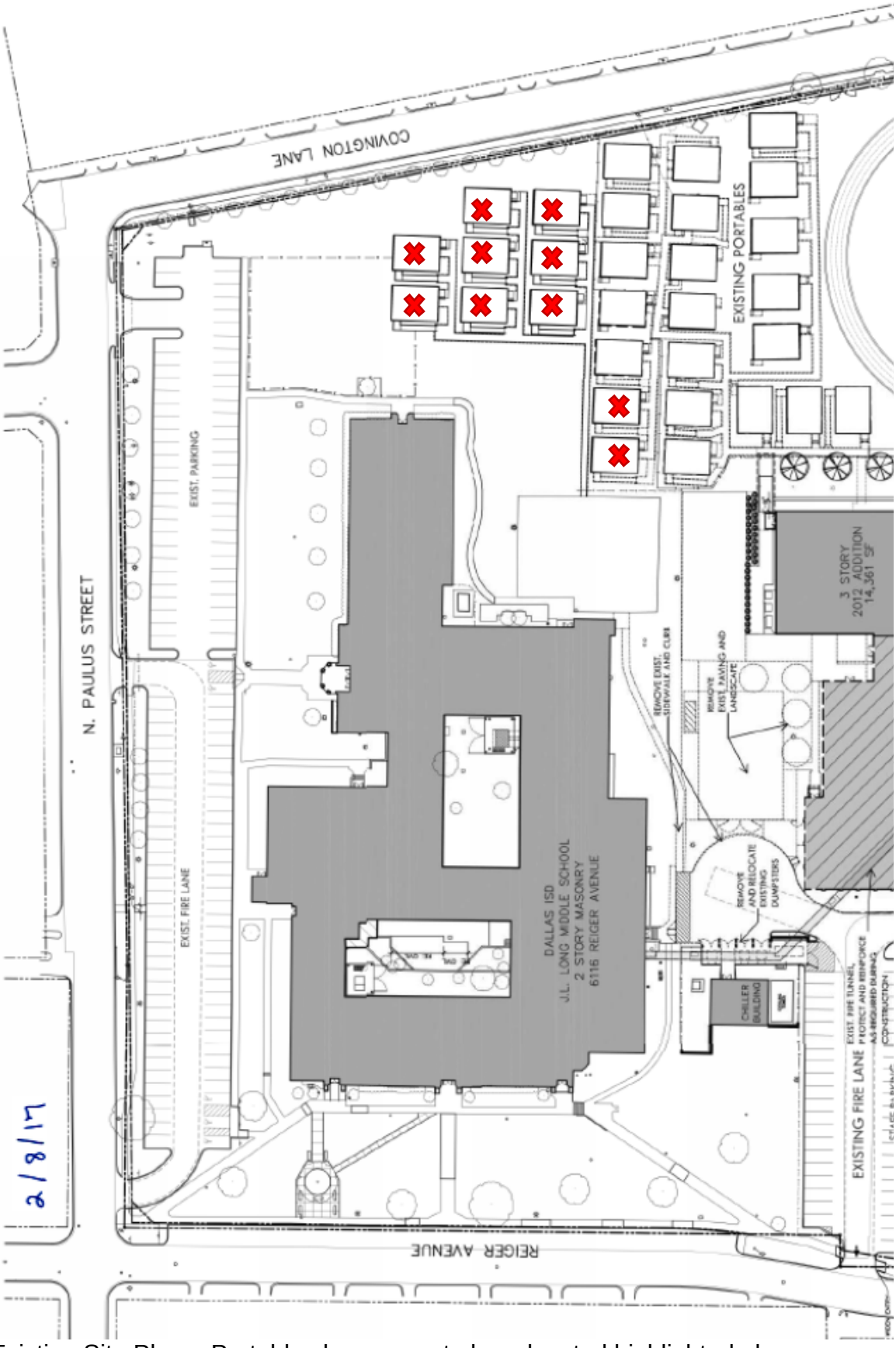
Streetscape – Facing Northwest from Paulus Ave (across from parking lot, to the north)


Streetscape – Facing Northeast from Paulus Ave (across from parking, lot to the north)

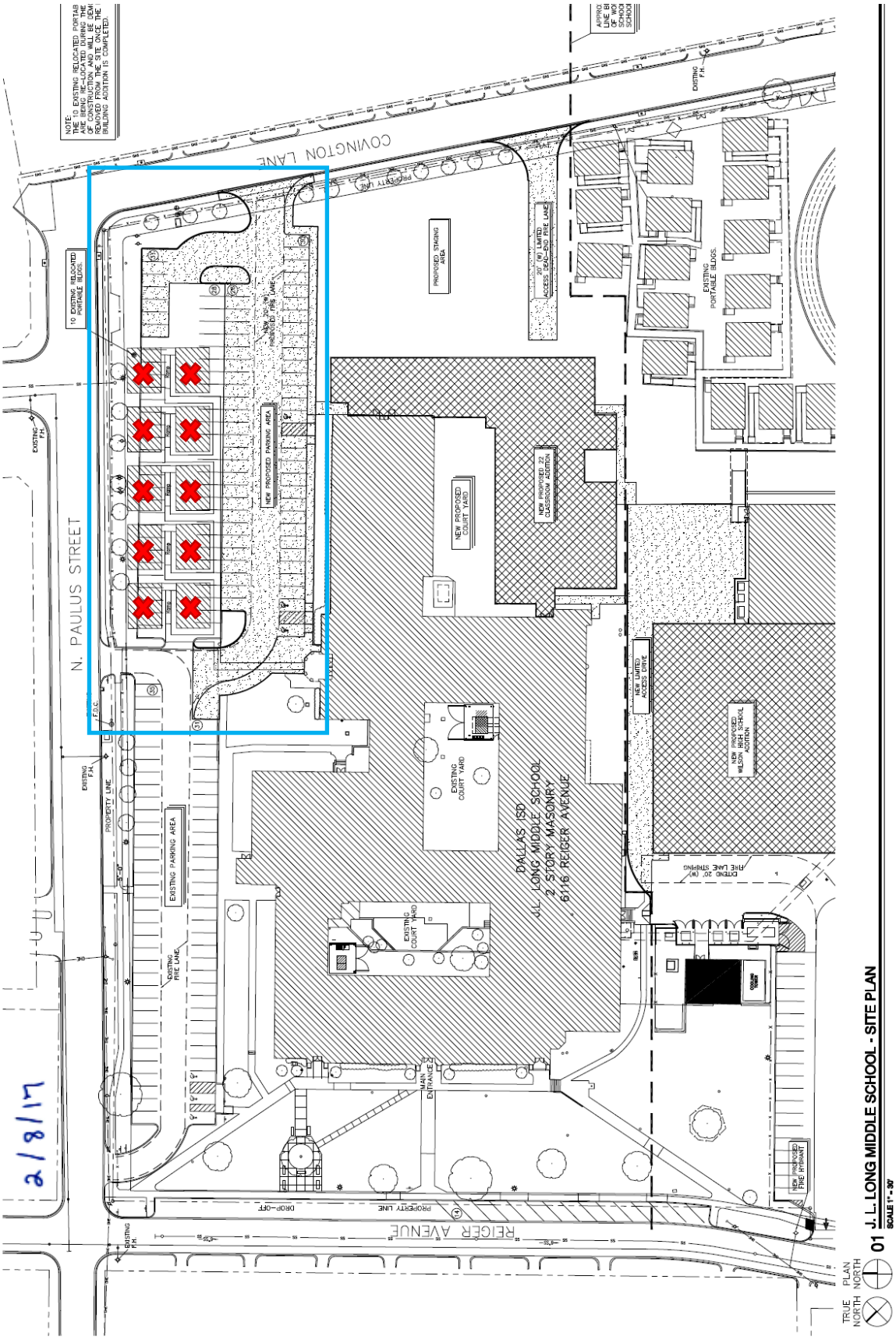

Streetscape – Facing Southeast from Covington Ln (across from parking lot, to the east)



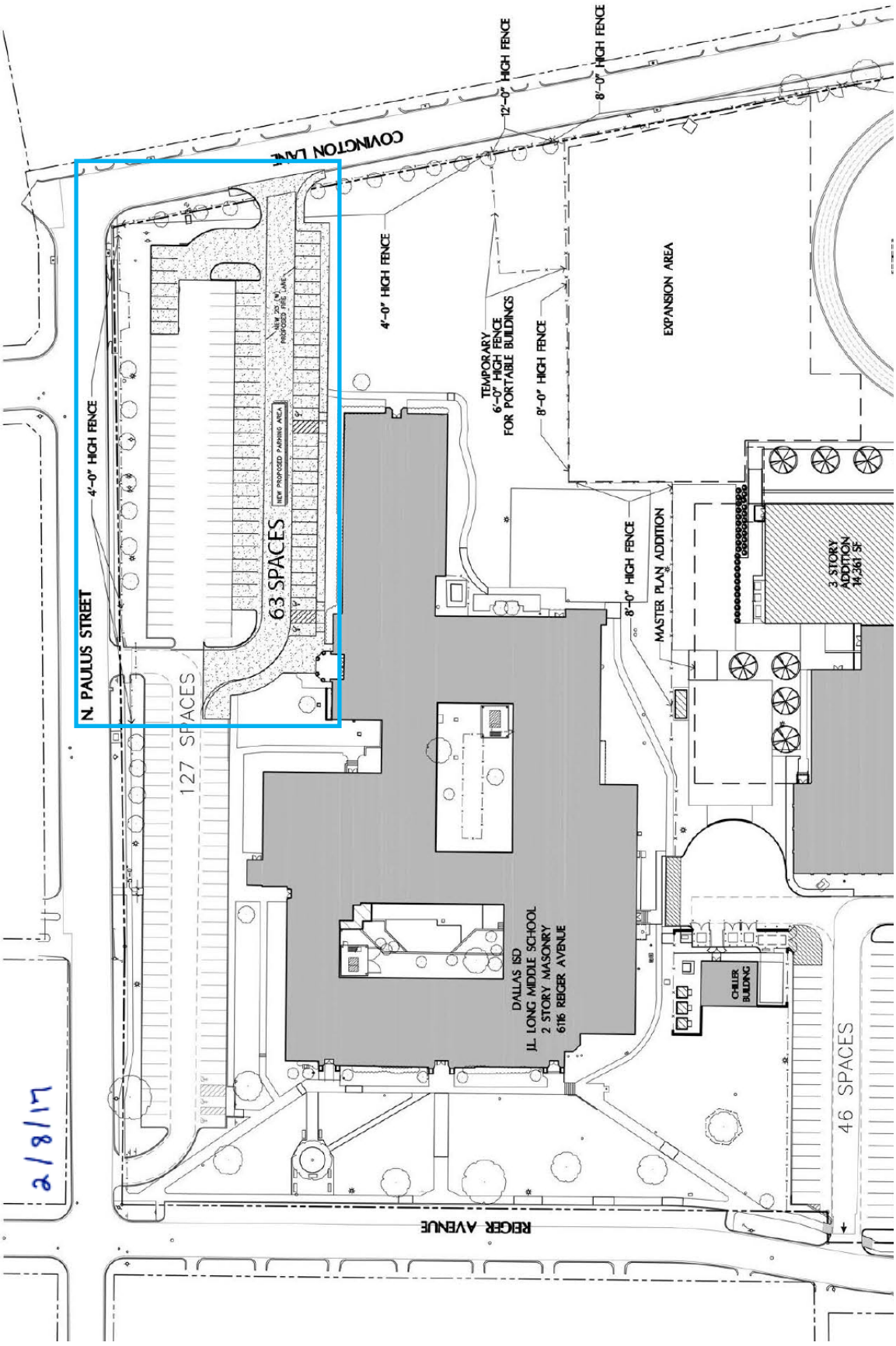
Streetscape – Facing Northeast from Covington Ln (across parking lot, to the east)



Existing Site Plan – Portable classrooms to be relocated highlighted above



Proposed Site Plan – Showing portable classrooms in new location, highlighted above (This site plan was reviewed during a Courtesy Review on 1/9/17.)



Proposed Site Plan of Expanded Parking Lot - Without portable classrooms shown

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

DATE: 2/8/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Masterplan - RPGA
Address: **6116 Reiger Ave (H-120; J. L. Long Middle)**
Date of CA/CD/CR Request: 2/2/2017

RECOMMENDATION:

✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approve as submitted.

Task force members present

✓ Gary C. Coffman (Chair)	Joseph Piwetz	
✓ Jay Firsching (Vice-Chair)	Charles Neel	Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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

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

CHAIR, Task Force Gary C Coffman DATE 2/8/2017

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-269(LC) PLANNER: Liz Casso
LOCATION**:** 1607 Lyte Street DATE FILED: February 2, 2017
STRUCTURE: Non-Contributing DISTRICT: Magnolia Station (H-64)
COUNCIL DISTRICT: 2 MAPSCO: 45-E
ZONING: PD 193 CENSUS TRACT: 0019.00

APPLICANT: Aaron Howell

REPRESENTATIVE: None.

OWNER: Magnolia Station LLC

REQUEST:
1) Install landscaping.
2) Install three tank cradle sculptures at Katy Trail entrance on west elevation.
3) Install a drinking water fountain at Katy Trail entrance on west elevation.
4) Construct a ramp at west elevation of new structure.
5) Install metal guardrail on first floor balcony on the east and west elevations.
6) Construct pool deck and fountain on east elevation.
7) Reconfigure parking space layout.
8) Install metal fence between Buildings E and B.

BACKGROUND / HISTORY:
9/3/2013 – Landmark Commission approved conceptually the construction of a new residential structure (CR123-004(MD)).

8/3/2015 – Landmark Commission approved the construction of a new residential structure (CA145-512(MD)).

9/8/2015 – Landmark Commission approved the demolition of a non-contributing structure, Building G (CD145-028(MD)).

ANALYSIS:
At their August 2015 meeting, the Landmark Commission approved the construction of a multi-story structure at the northwest corner of the site. The approval included a pool deck and fountain at the east elevation and an entrance onto the Katy Trail at the west elevation. The applicant has further developed the project details and has revised the design of the pool deck and Katy Trail entrance.

Request #1 and #7 – Landscaping and Parking Lot Layout

The applicant has submitted a planting plan for landscaping along the west elevation of the site, and at the east elevation, including a planting median in the interior parking lot. The previously approved parking lot layout has been slightly modified to accommodate the landscaping. The applicant is also proposing pole light fixtures for the parking area.

Request #2 – Tank Cradle Sculptures

The previously approved designs included the installation of four tank cradle sculptures on the pool deck. Due to concerns regarding the weight of the sculptures, the applicant has relocated three sculptures to the Katy Trail entrance at the west elevation. The fourth tank cradle will be preserved and stored on site to be incorporated into the site at a future time.

Request #3, #4, and #8 – Water Fountain, Ramp and Fence

In addition to the installation of the tank cradle sculptures, the applicant is proposing to install a drinking water fountain at the Katy Trail entrance, for people and canines, and a concrete ramp with metal railing to match the approved metal railing on the upper floors of the new construction. Also at this location, a four foot tall metal picket fence will be installed between Buildings E and B to secure the site.

Request #5 – Metal Guardrail

The previously approved plans included glass railing along the first floor balconies on the east and west elevations. The applicant has revised the design to install a metal guardrail at these locations that will match the railing previously approved for the upper floor balconies.

Request #6 – Pool Deck

With the relocation of the tank cradle sculptures, the applicant has revised the design of the pool area to include a row of pergolas along the east edge of the pool deck. The pergolas include LED light fixtures. A larger metal pergola with string lighting will be installed on the raised deck at the north end of the pool deck. Other pool deck lighting includes wall mounted and bollard light fixtures. The previously approved fountain at the south end of the pool deck has been slightly modified. The previous design included three tiers. The revised fountain design is slightly wider than the previous and includes only two tiers.

STAFF RECOMMENDATION:

1) Install landscaping. – Approve – Approve drawings dated 2/8/2017 with the finding the proposed work is consistent with the preservation criteria for site and site elements in Section 3.5, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install three tank cradle sculptures at Katy Trail entrance on west elevation. – Approve – Approve drawings dated 2/8/2017 with the finding the proposed work is consistent with the preservation criteria for site and site elements in Section 3.10, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Install a drinking water fountain at Katy Trail entrance on west elevation. – Approve – Approve drawings dated 2/8/2017 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Construct a ramp at west elevation of new structure. – Approve – Approve drawings dated 2/8/2017 with the finding the proposed work is consistent with the preservation criteria for new construction and additions in Section 5, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5) Install metal guardrail on first floor balcony on the east and west elevations. – Approve – Approve drawings dated 2/8/2017 with the finding the proposed work is consistent with the preservation criteria for new construction and additions in Section 5, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6) Construct pool deck and fountain on east elevation. – Approve – Approve drawings dated 2/8/2017 with the finding the proposed work is consistent with the preservation criteria for outdoor lighting in Section 3.4, new construction and additions in Section 5, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7) Reconfigure parking space layout. – Approve – Approve drawings dated 2/8/2017 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8) Install metal fence between Buildings E and B. – Approve – Approve drawings dated 2/8/2017 with the finding the proposed work is consistent with the preservation criteria for site and site elements in Section 3.8, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install landscaping. – Approve – Approved as submitted.
2) Install three tank cradle sculptures at Katy Trail entrance on west elevation. – Approve – Approved as submitted.
3) Install a drinking water fountain at Katy Trail entrance on west elevation. – Approve – Approved as submitted.
4) Construct a ramp at west elevation of new structure. – Approve – Approved as submitted.
5) Install metal guardrail on first floor balcony on the east and west elevations. – Approve – Approved as submitted.
6) Construct pool deck and fountain on east elevation. – Approve – Approved as submitted.
7) Reconfigure parking space layout. – Approve – Approved as submitted.
8) Install metal fence between Buildings E and B. – Approve – Approved as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167-269 (LC)
Office Use Only

Name of Applicant: Aaron Howell
Mailing Address : 2320 Valdina Street
City, State and Zip Code: Dallas, TX 75207
Daytime Phone: 214-748-6655 Fax:
Relationship of Applicant to Owner : Architect

PROPERTY ADDRESS: 1607 Lyte Street, Dallas, TX
Historic District: Magnolia Station

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

PROPOSED WORK:

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

Proposed work that is different from the previously approved application.
Concrete cradles that were shown at the pool deck in the previous application have been changed to pergolas with wood slats. Concrete cradles are to be located instead at the entry to the site from Katy Trail within the site's boundary. Glass guardrail along the pool deck has been reduced in scope to only occur at each side of where the pool flows into the fountain below. Glass guardrail at 1st floor balcony along Katy trail has been revised to a metal railing that matches the upper floor balconies and the railing elsewhere on site. (See attachment for continuation of description.)

Signature of Applicant: Aaron Howell Date: 2-02-17

RECEIVED BY

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

FEB 02 2017

Current Planning

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

_____ _____
Sustainable Construction and Development **Date**

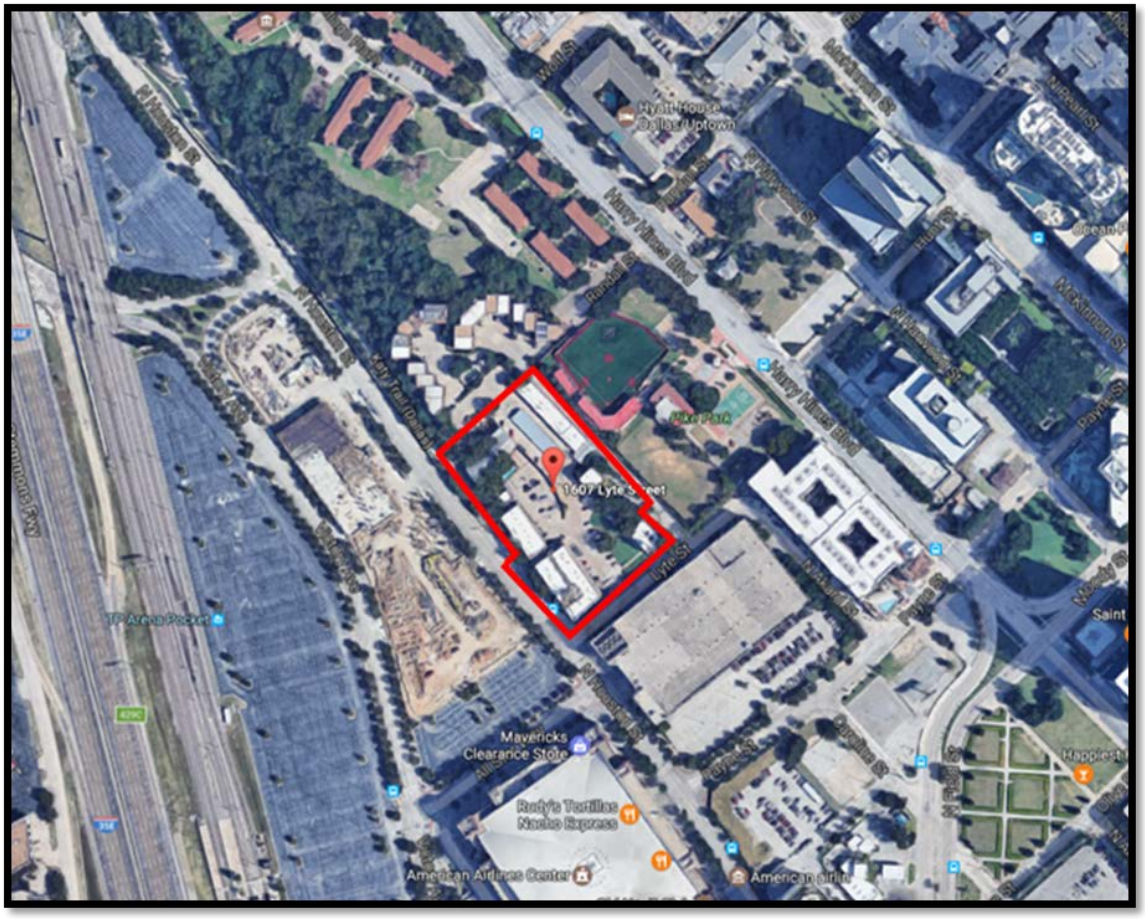
Re: **Magnolia Station**
AD Reference Number: 14006
Dallas, TX

Proposed work continuation:

- Landscape has been further defined and is shown on the attached landscape pages.
- The length of the lower pool fountain has been revised from extending only ¾ of the way across the lower terrace, to now extending the full width of the lower terrace.

Sincerely,
ARCHITECTURE **DEMAREST**

Aaron Howell
Project Manager



Site Aerial



Existing South (Front) Elevation of Site



Existing West Elevation


Existing West Elevation – Katy Trail Entrance Location



Streetscape – Facing Northwest on Lyte St


Streetscape – Facing Northeast on Lyte St



Streetscape – Facing Southwest on Lyte St (across the street from main entrance)



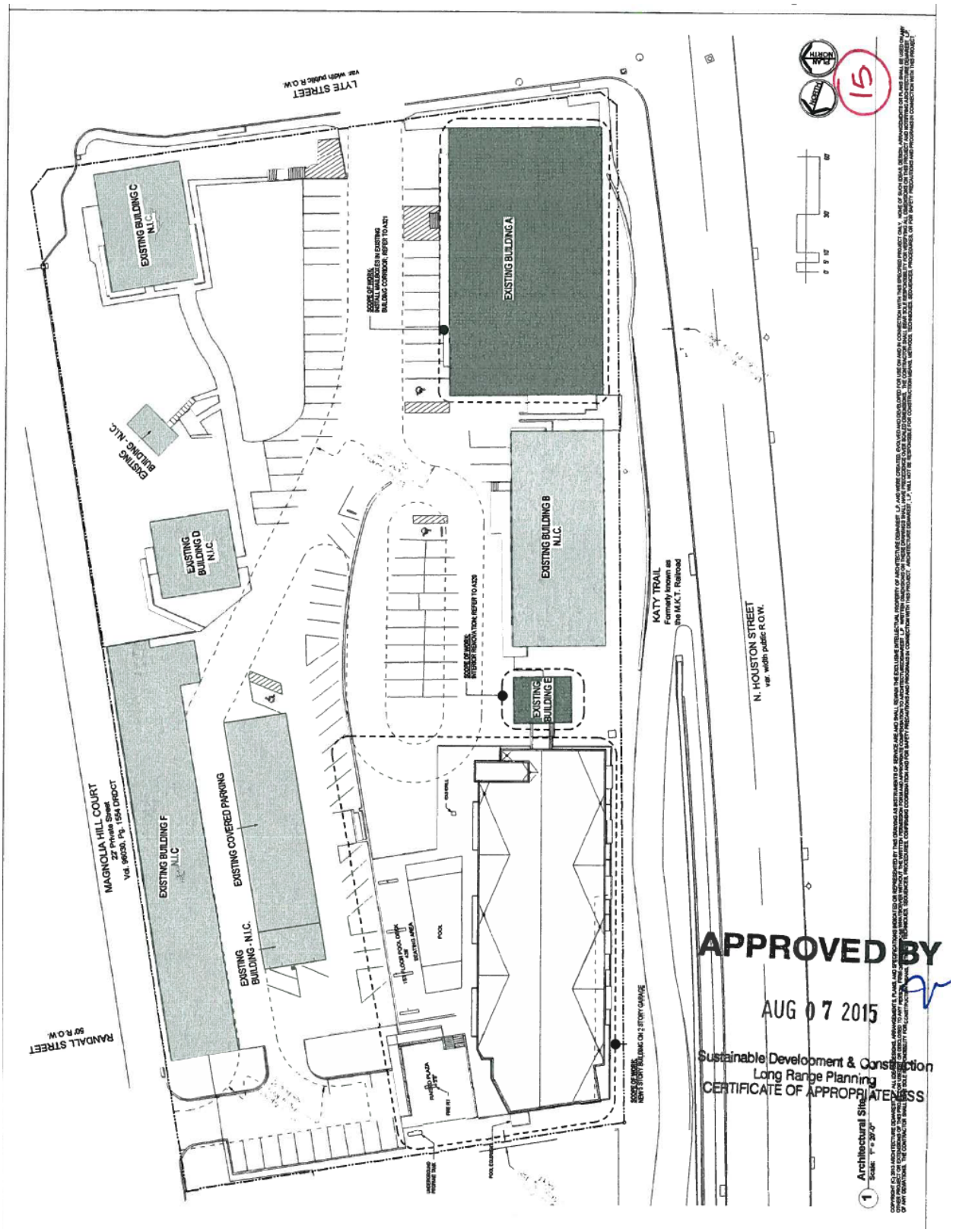
Streetscape – Facing Northeast on Houston St



Streetscape – Facing Southeast on Houston St

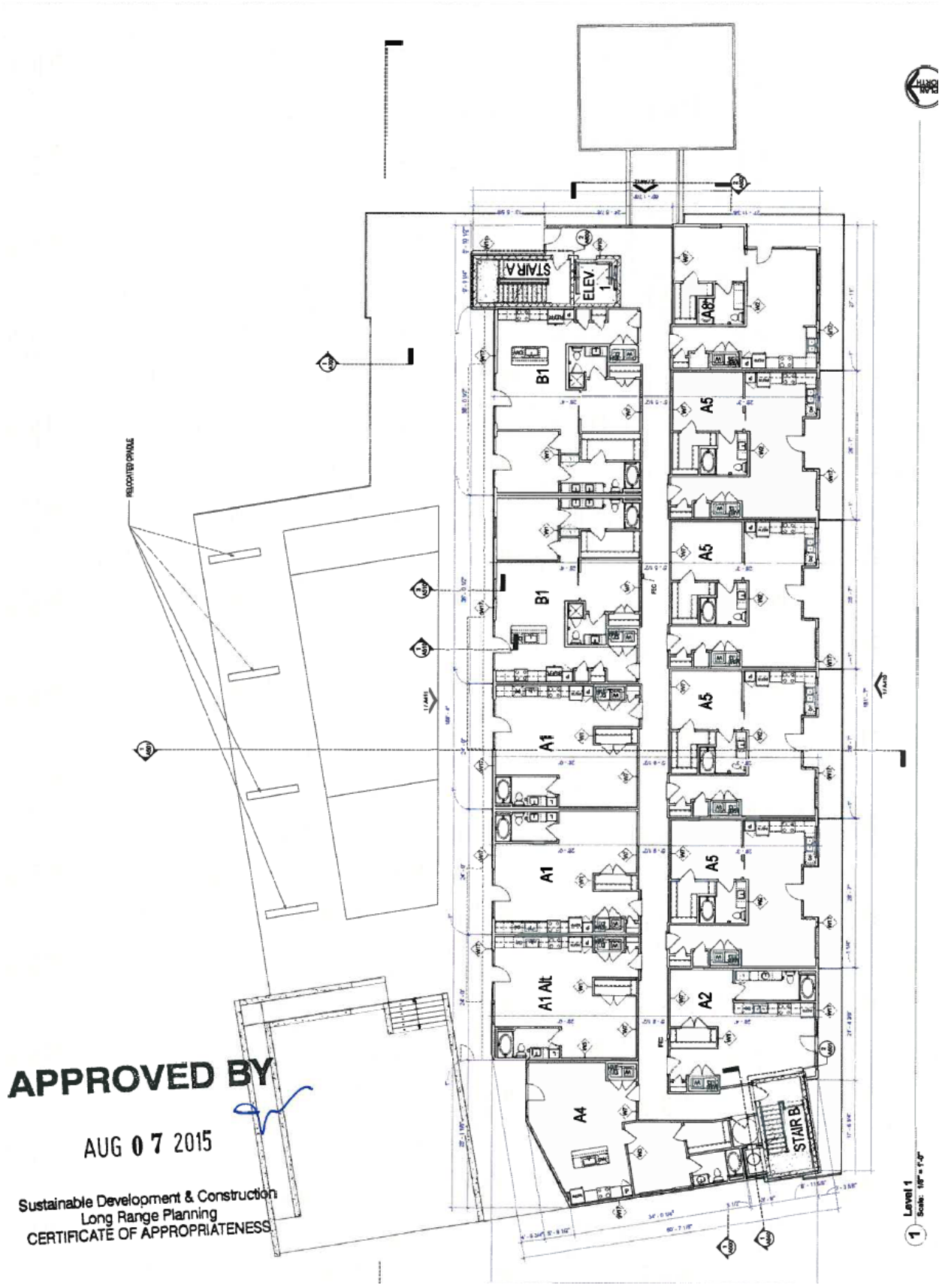


Streetscape – Facing Northwest on Houston St (across the street from Katy Trail entrance)

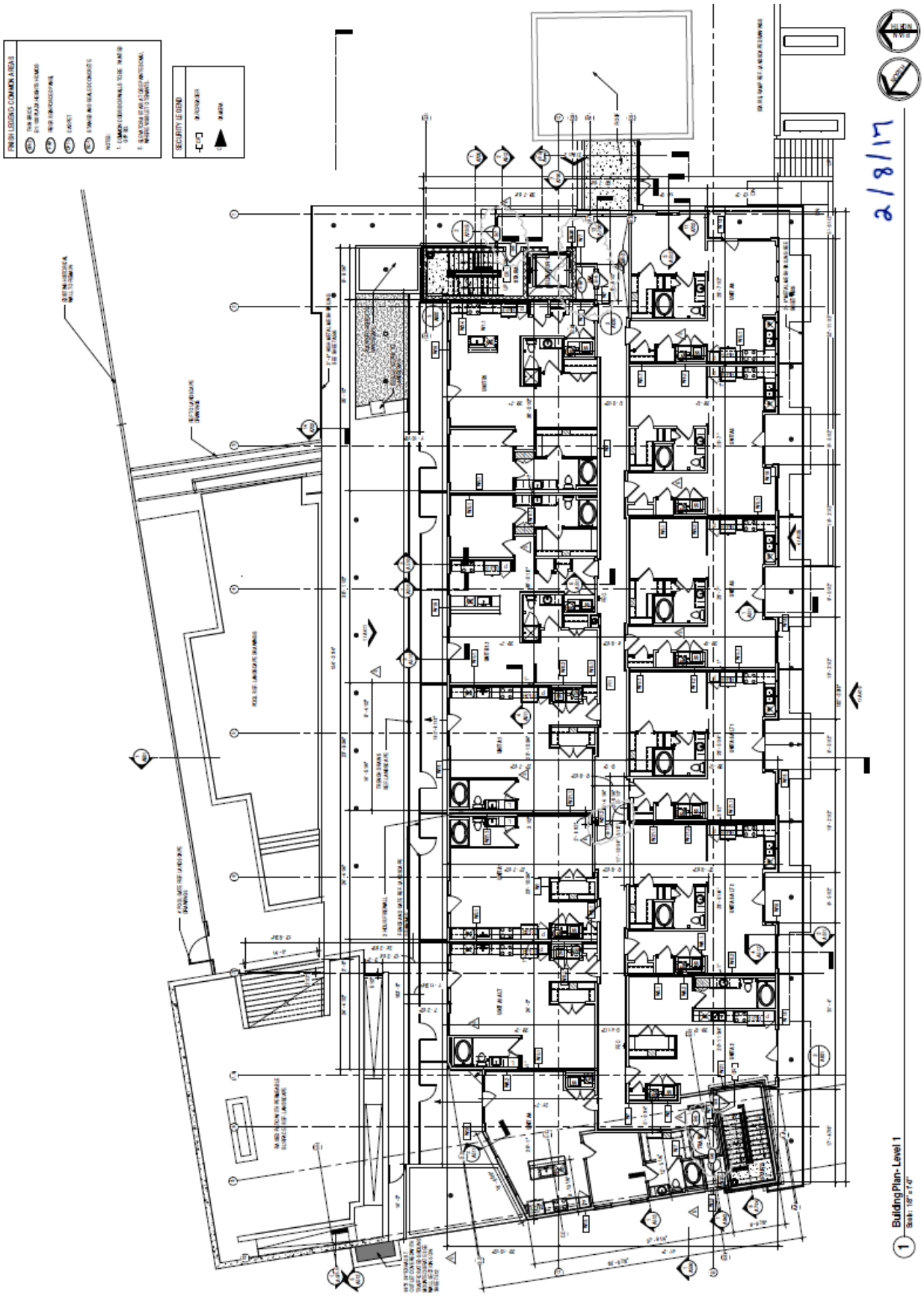


Previously Approved Site Plan (8/7/15)

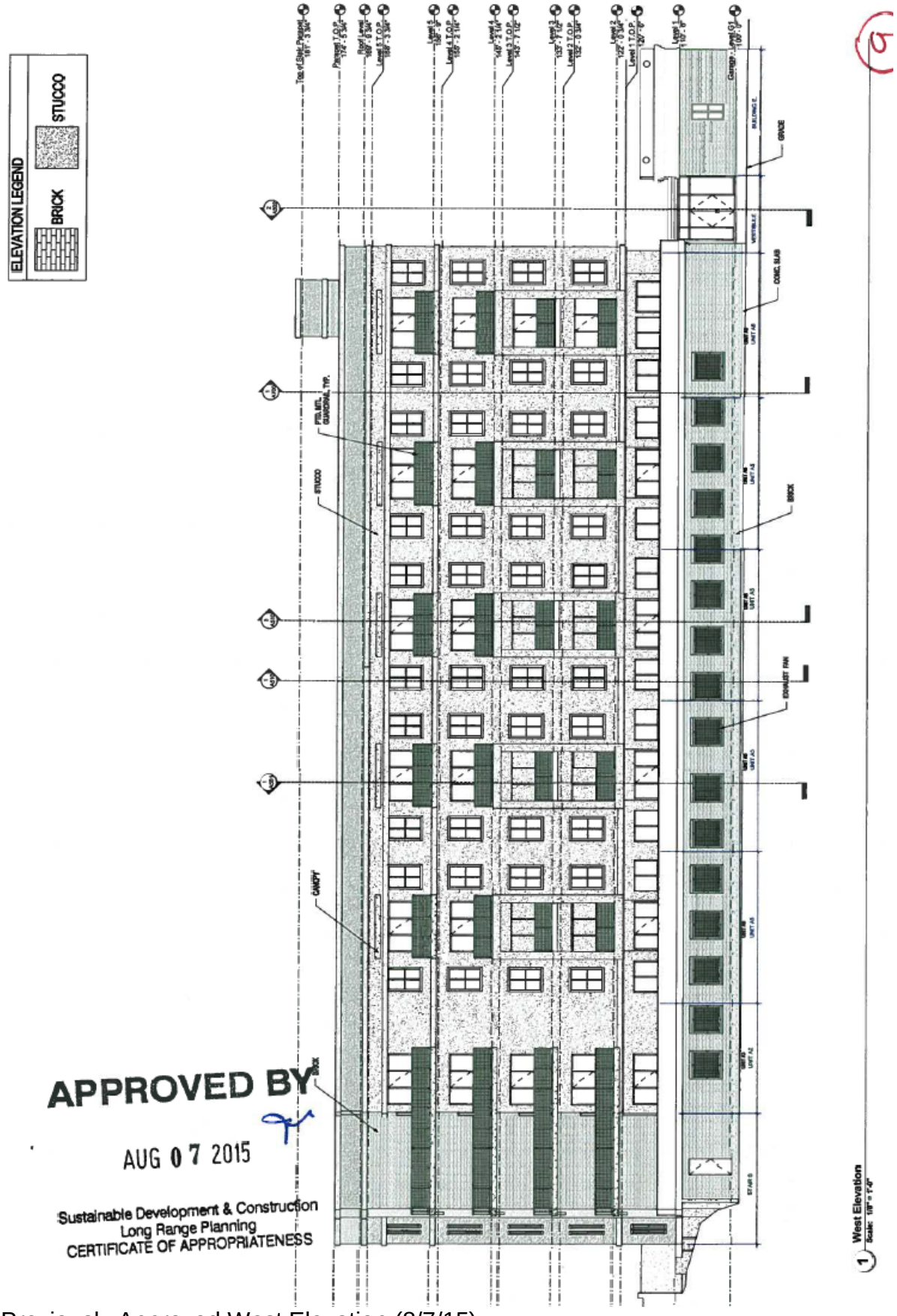
Proposed Updated Site Plan



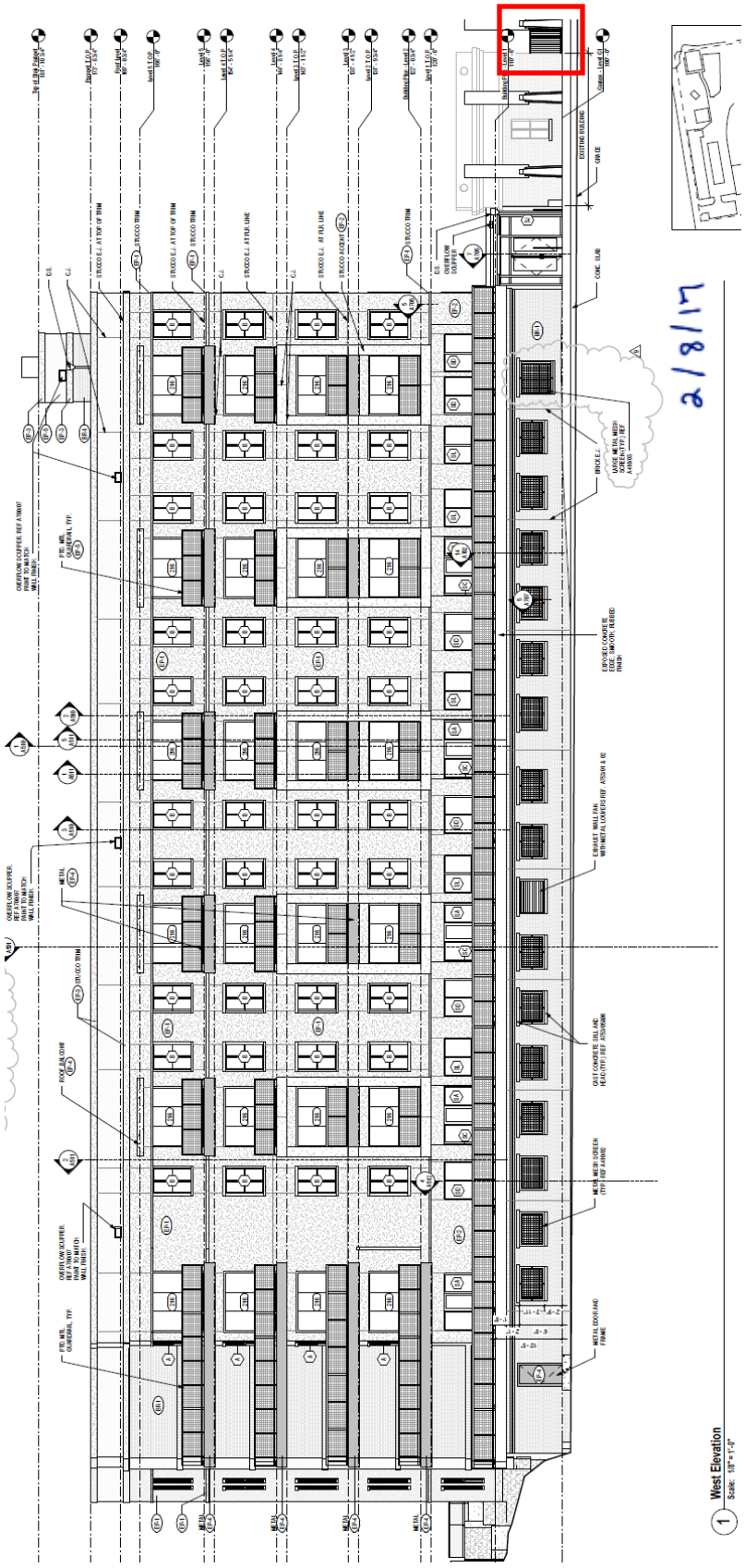
Previously Approved Level 1 Plan (8/7/15)



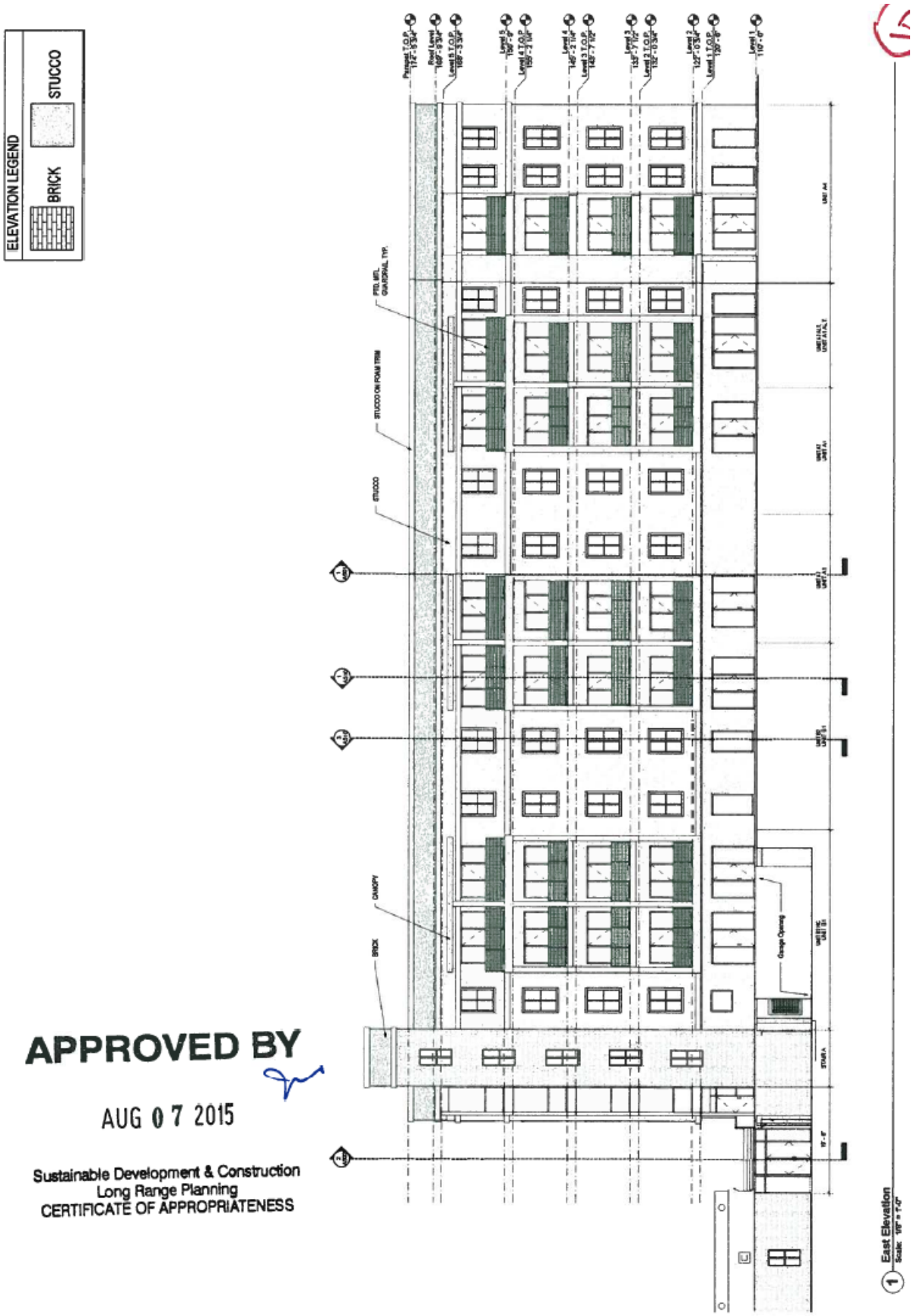
Proposed Updated Level 1 Plan



Previously Approved West Elevation (8/7/15)



Proposed Updated West Elevation (note the proposed metal guardrail (request #5) at first floor level; also, proposed metal fence between Buildings E and B (request #7) is highlighted above in red)



Previously Approved East Elevation (8/7/15)

Proposed Updated East Elevation

CA167-269(LC) C5-17

APPROVED BY

AUG 07 2015

Sustainable Development & Construction
Long Range Planning
CERTIFICATE OF APPROPRIATENESS

Previously Approved South and North Elevations (8/7/15)

Proposed Updated South and North Elevations



Previously Approved Rendering (8/7/15) – West Elevation



Proposed Updated Rendering – West Elevation



Previously Approved Rendering (8/7/15) – West and South Elevations



Proposed Updated Rendering – West and South Elevations (note the proposed metal guardrail (request #5) at the first floor level)



Previously Approved Rendering (8/7/15) – East Elevation



Proposed Updated Rendering – East Elevation



Previously Approved Rendering (8/7/15) – South and East Elevations



Proposed Updated Rendering – South and East Elevations

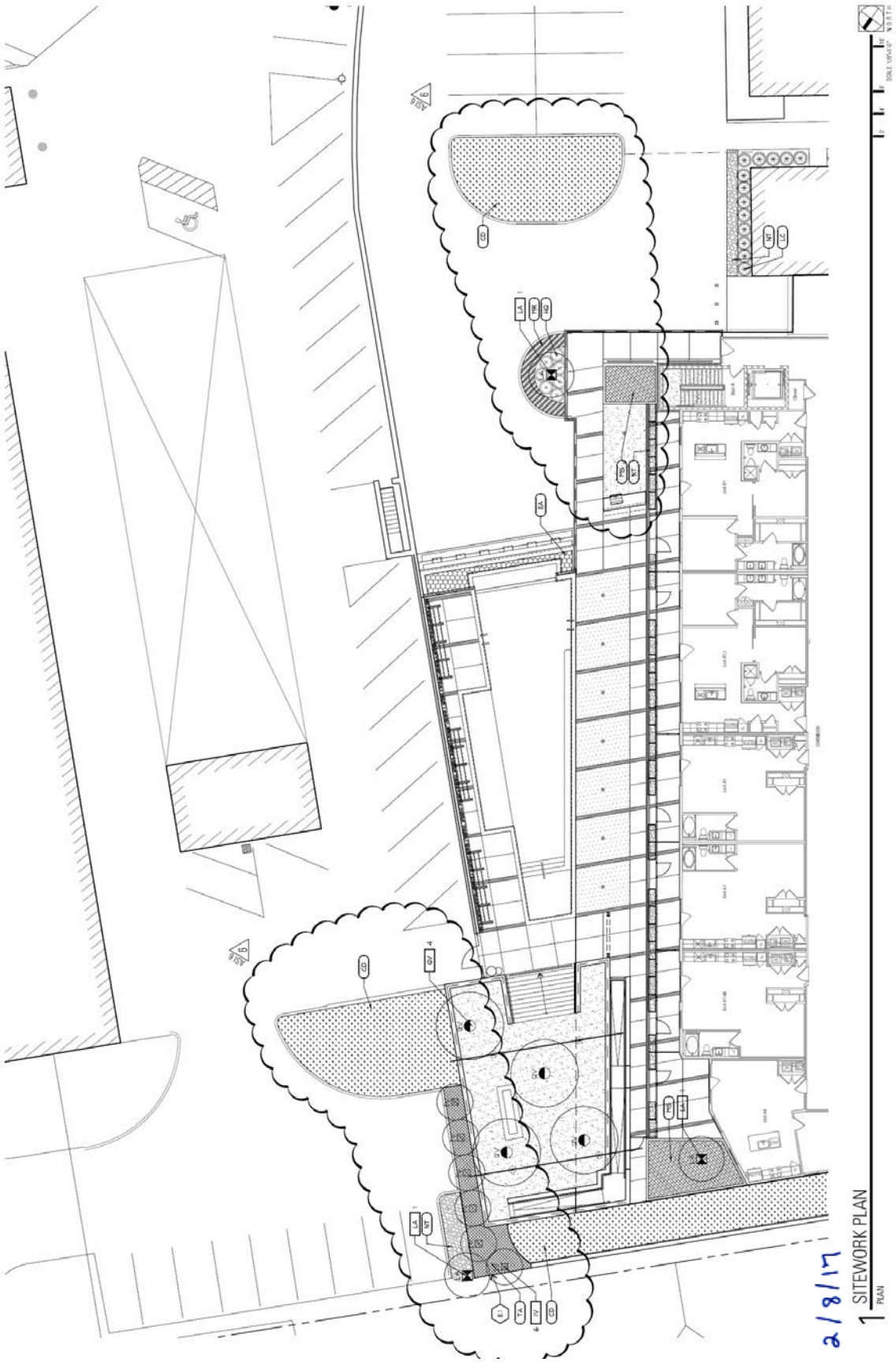


Previously Approved Rendering (8/7/15) – Aerial View of South and East Elevations



Proposed Updated Rendering – Aerial View of South and East Elevations

Request #1 – Proposed Planting Plan – West Elevation Shown Above



Request #1 – Proposed Site work Plan – East Elevation Shown Above

Submitted by Lights Fantastic		Catalog Number:	Type:
LIGHTS FANTASTIC BUILDER	Job Name: MAGNOLIA STATION (V.E.) Contractor: VCC	SL-03-BLT Notes: TREE UPLIGHT	L1 LFBD15-3781

2/8/17

FOCUS INDUSTRIES — WELL LIGHTS SL-03 SERIES

LED READY

TYPE

SPECIFICATIONS

CONSTRUCTION:
SL-03: Black extruded ABS housing; cast aluminum or cast brass fixture; cast aluminum or cast brass lens holder & high impact clear tempered convex glass lens
SL-03-AC: Black extruded ABS housing, angle cut; cast aluminum or cast brass fixture
SL-01-ECAC: Black extruded ABS housing, angle cut; cast brass fixture with cast brass angle cap

FIXTURE LENS:
SL-03: High impact clear tempered flat glass
SL-03-AC & SL-03-ECAC: High impact clear tempered convex glass

LAMP SUPPLIED: 20w MR16 FL(BAB) 5000 hours average rating (35w max)

LAMP OPTIONS: We recommend 20 watt MR16 ULTRA10,000 hours average rating; 20w MR16 TITAN 18,000 hours average rating; 4w ARROW LED 50,000 average rating

SOCKET: High temperature ceramic GU5.3 bi-pin with 250°C silicone lead wires

WIRING: Black 3 foot 18/2 zip cord from base of fixture (12v only)
For 25 foot 16/2 fixture lead wire add -25F to catalog number.

CONNECTION: FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only)

FINISH:
Fixture Assembly: Unfinished brass; optional finishes available
Aluminum Lens Holder: Black texture polyester powder coat. Optional finishes available
Brass Lens Holder: Unfinished brass. Optional finishes available

Arrow LEDs by CREE

10,000 HOUR MR16 U ULTRA

10,000 HOUR MR16 T TITAN



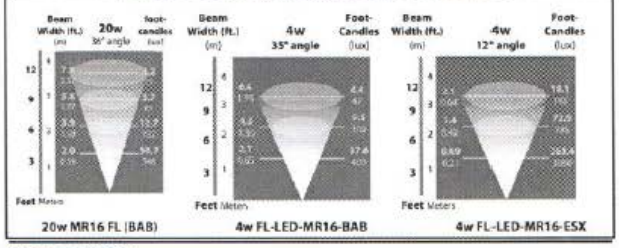
SL-03 SL-03-AC SL-03-ECAC

IP54 CE ETL

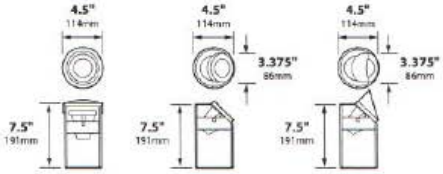
ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP SUPPLIED	SHIP WEIGHT
SL-03-BLT	Well Light, Aluminum Fixture & Lens Holder	20w MR16 FL(BAB)	3.0 lbs.
SL-03-BRS	Well Light, Brass Fixture & Lens Holder	20w MR16 FL(BAB)	4.0 lbs.
SL-03-AC-BLT	Well Light, Angle Cut, Aluminum Fixture	20w MR16 FL(BAB)	3.0 lbs.
SL-03-AC-BRS	Well Light, Angle Cut, Brass Fixture	20w MR16 FL(BAB)	4.0 lbs.
SL-03-ECAC-BRS	Well Light, Angle Cut, Brass Fixture & Brass Angle Cap	20w MR16 FL(BAB)	4.0 lbs.

LIGHT DISTRIBUTIONS AND PHOTOMETRICS



20w MR16 FL (BAB) 4w FL-LED-MR16-BAB 4w FL-LED-MR16-ESX



SL-03 Reversible SL-03-AC Reversible SL-03-EC-AC Reversible

ACCESSORIES

RECOMMENDED ENHANCEMENTS FOR SL-03 SERIES ONLY:
Not For SL-01-AC or SL-03-ECAC

FA-08-21	Round 1/8" Hex Cell Louver
FA-11-BLUE	Blue Tempered Glass Lens
FA-11-GREEN	Green Tempered Glass Lens
FA-15	Clear Tempered Convex Glass Lens
FA-16-BLUE	Blue Tempered Convex Glass Lens
FA-16-GREEN	Green Tempered Convex Glass Lens
FA-17-CLEAR	Tempered Glass Lens and Cast Aluminum Holder Set
FA-17-BLUE	Blue Tempered Glass Lens and Cast Aluminum Holder Set
FA-17-GREEN	Green Tempered Glass Lens and Cast Aluminum Holder Set
FA-17-BRS-CLEAR	Clear Tempered Glass Lens and Cast Brass Holder Set
FA-17-BRS-BLUE	Blue Tempered Glass Lens and Cast Brass Holder Set
FA-17-BRS-GREEN	Green Tempered Glass Lens and Cast Brass Holder Set
FA-17-HOLDER-BLT	Cast Aluminum Lens Holder only (black texture)
FA-17-HOLDER-BRS	Cast Brass Lens Holder only
FA-19-BLT	Cast Aluminum Grate with set screws (black texture)
FA-19-BRS	Cast Brass Grate with set screws

JOB INFORMATION

Type: Date:
Job Name:
Cat. No.:
Lamp(s):
Specifier:
Contractor:
Notes:

FOCUS INDUSTRIES INC.
25301 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630
www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 · FAX (949) 830-3390

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder	Terra Cotta	Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR	-TRC	-BAR/CAR	-BAV/CAV	-BAT
													BRASS & COPPER ONLY		

SL-03 Cut Sheet 070811

Request #1 – Proposed In-grade Tree Up-lighting

Submitted by Lights Fantastic			
LIGHTS FANTASTIC BUILDER	**Job Name:** MAGNOLIA STATION (V.E.) Contractor: VCC	**Catalog Number:** LFLED8NA Notes: TREE UPLIGHT	**Type:** L2 LFBD15-3781

2/8/17

LFLED8NA

RAB LIGHTING



Same small package. Bigger output. Replaces 50W MR16 Floodlight.

Color: Bronze Weight: 1.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type:	Constant Current
120V:	0.14
208V:	0.09
240V:	0.08
277V:	N/A
Input Watts:	7W
Efficiency:	N/A

LED Info

Watts:	8W
Color Temp:	4000K (Neutral)
Color Accuracy:	82 CRI
L70 Lifespan:	N/A
Lumens:	469
Efficacy:	66 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

LED:

High-output, long-life LED

Color Consistency:

4-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2008.

Electrical

Driver:

Constant Current, Class 2, 50/60 Hz, 100-240VAC, 0.20Amps

Optical

Spot Lens:

Optional spot lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch.

Narrow Spot Lens:

Optional narrow spot lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch.

Construction

Cold Weather Starting:

Minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for 40°C (104°F) ambient temperatures.

Thermal Management:

Optimized using computational fluid dynamics software to ensure long LED and driver lifespan

Housing:

Precision die-cast aluminum, lens frame and mounting arm

Lens:

Microprismatic diffuser produces a smooth distribution and low glare.

Gaskets:

High temperature silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals

Green Technology:

Mercury and UV free, and RoHS compliant.

Other

Equivalency:

The LFLED8 is equivalent in delivered lumens to a 50W MR16.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

California Title 24:

LFLED8 complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of the LFLED is protected by Taiwan Patent 01510966 and pending patents in US, Canada, China, and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

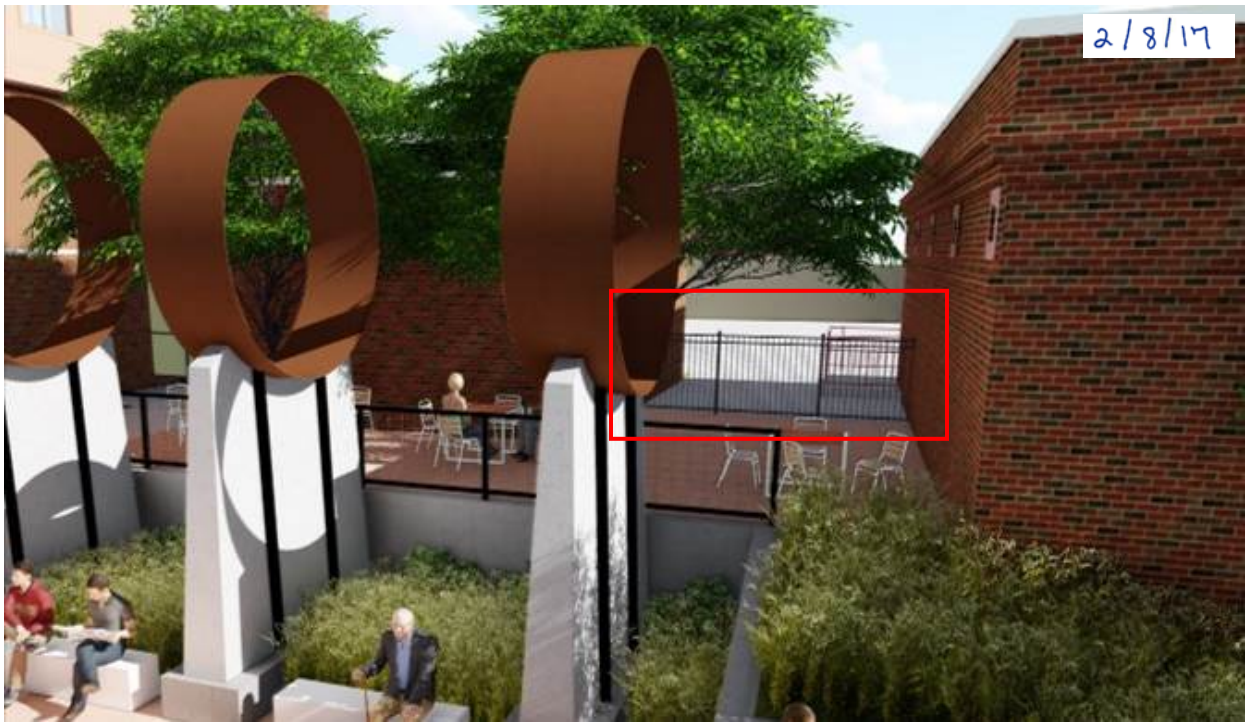
Copyright © 2014 RAB Lighting Inc. All Rights Reserved. Note: Specifications are subject to change at any time without notice.

Request #1 – Proposed Above-grade Tree Up-lighting

Request #2, #3, #4 - Enlarged Site Plan of West Elevation



Request #2, #3, #4, #8 – Katy Trail Entrance Rendering



Request #8 – Proposed Fence between Buildings E and B highlighted above in red

2/8/17

STANDARD COLORS

Orange

Green

Brown

Blue

Red

White

Black

Yellow

TEXTURED COLORS

TextBlack

Emerald

Copper

Pyrite

Gold Vein

Sapphire

Burgundy

Sandstone

400 SERIES OPTIONS

The options shown on this page are available on all of the 400 series pedestal drinking fountains shown. Multiple options may be ordered on each fountain. Please specify the option when requesting a quote or placing an order. Options are added at an additional cost to customer.

info@mostdependable.com or 800-552-6331


Recessed hose bibb with lock door


Hose bibb


Jug filler


Attached pet fountain


Valve Box


Seasonal cover


Safe Stream bubbler™


Footwash


Handwash Station


Water filter




Carrier


Plaque


Bowl strainer

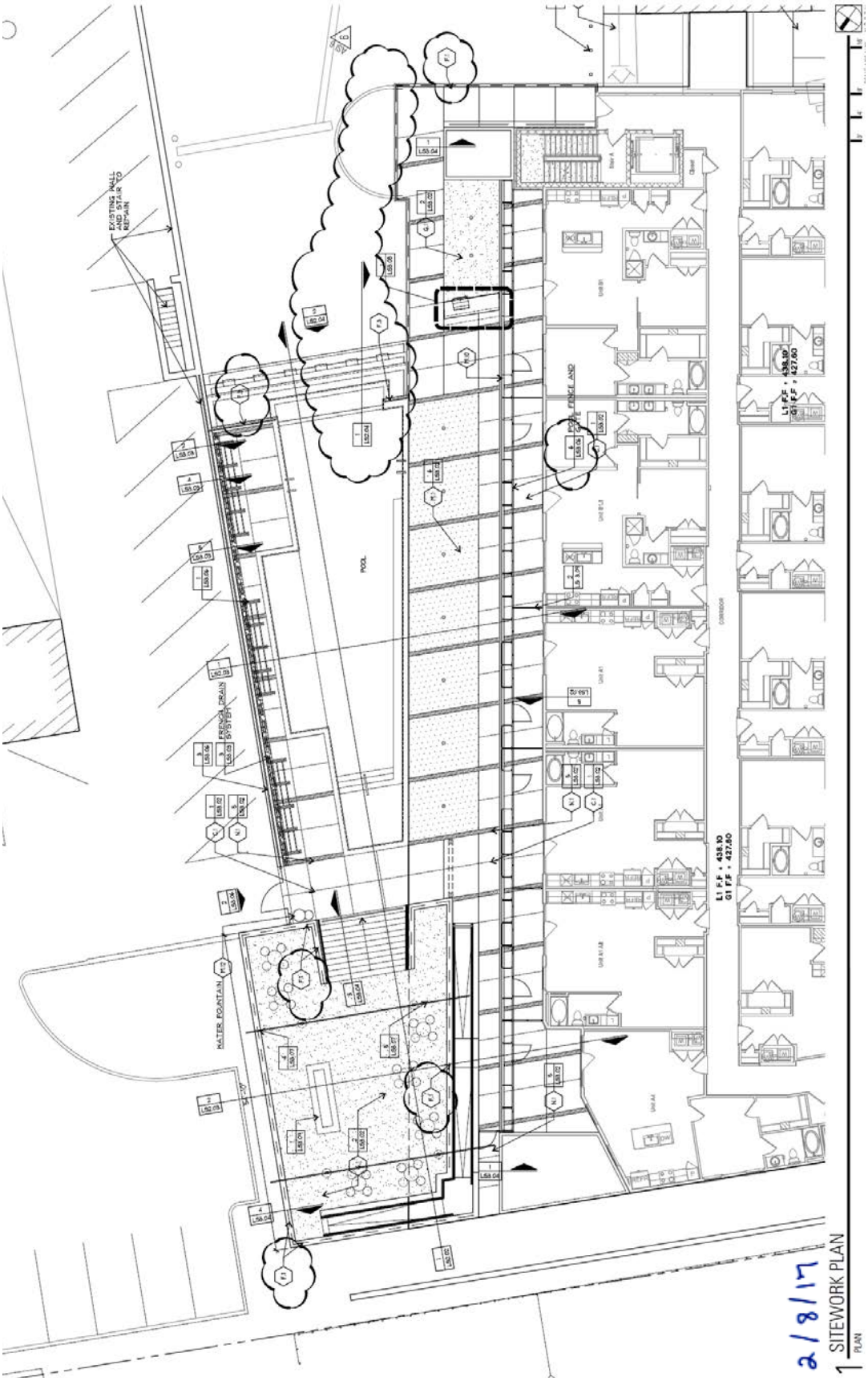
model: 440 SMSS with dog fountain and water jug filler



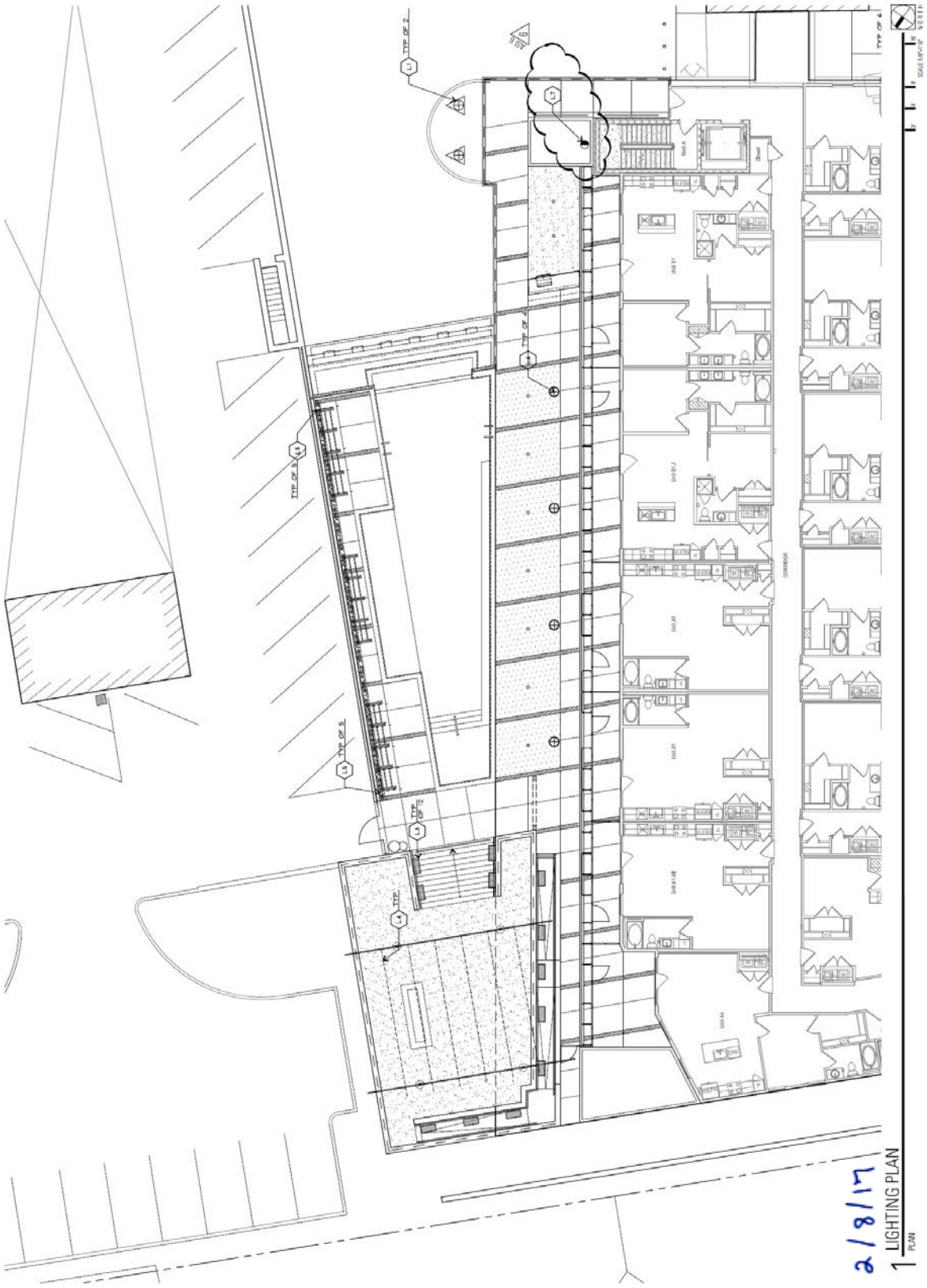
STANDARD COLORS
STANDARD TEXTURED COLORS

All colors shown apply to stainless steel and standard steel drinking fountains. Chrome Matte powder is available on stainless steel fountains only.

Request #3 – Proposed Water Fountain



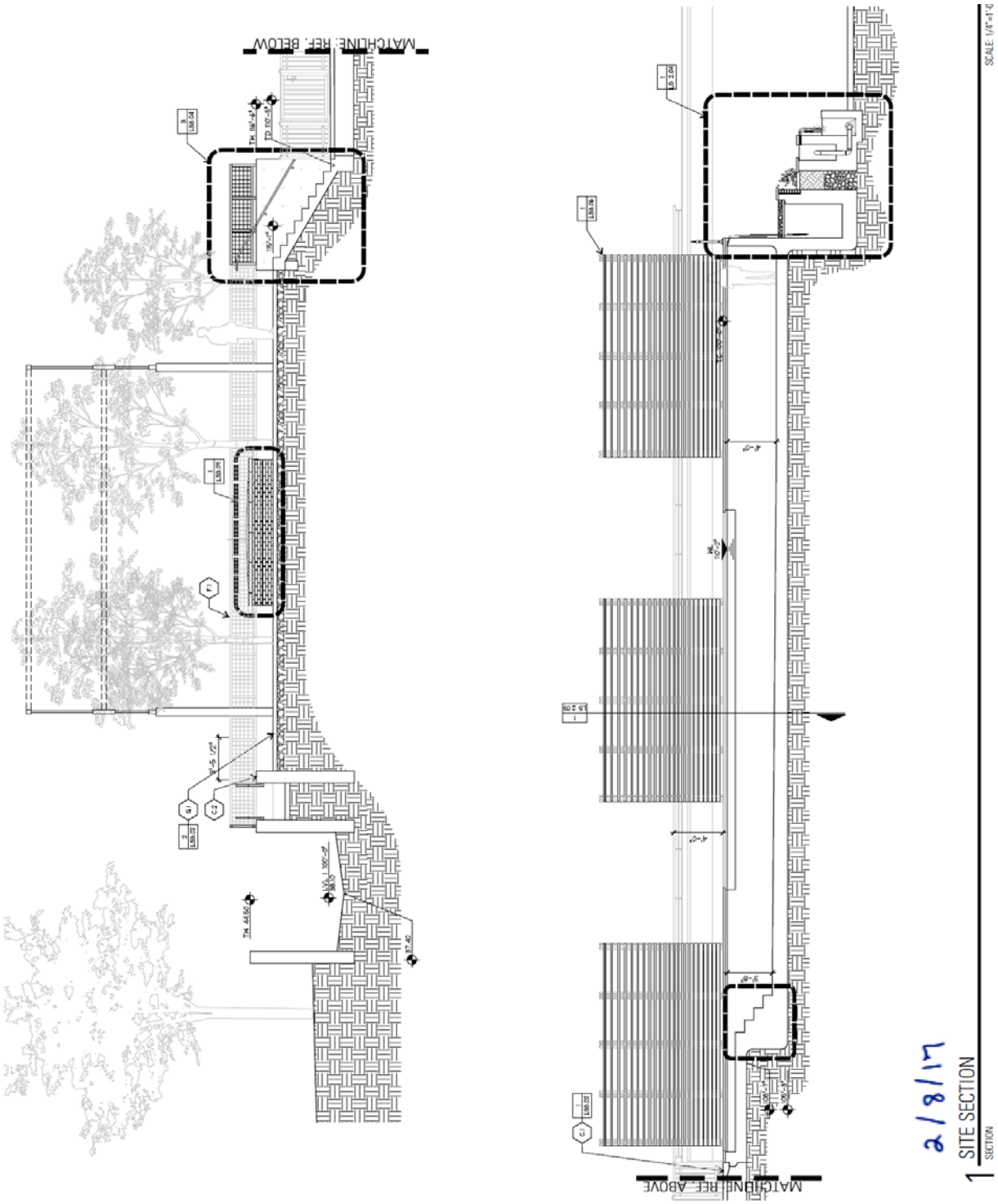
Request #6 – Enlarged Proposed Level 1 Plan Showing Additional Pool Deck Details



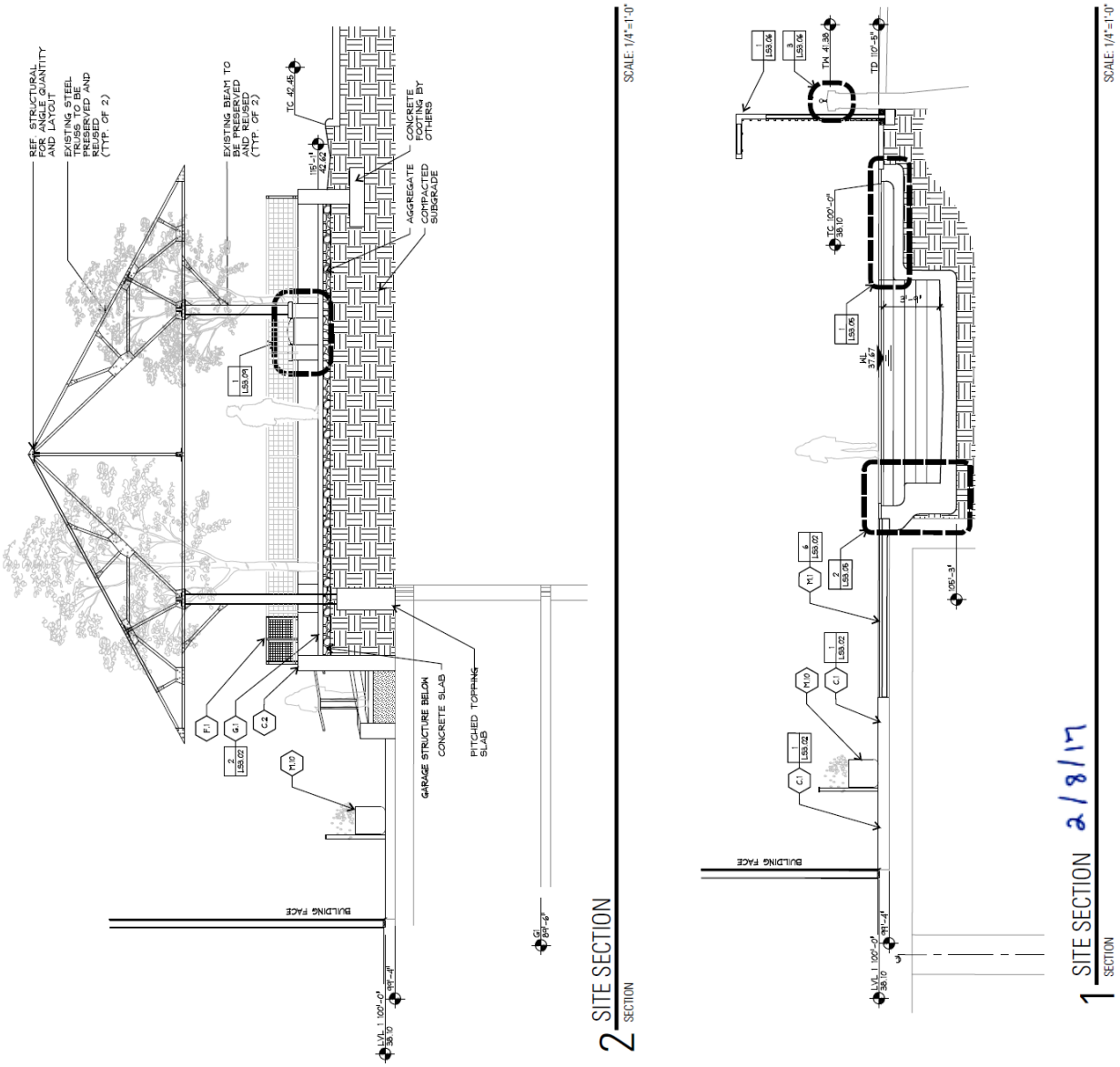
Request #6 – Proposed Pool Deck Lighting Plan



Request #6 – Pool Deck Rendering



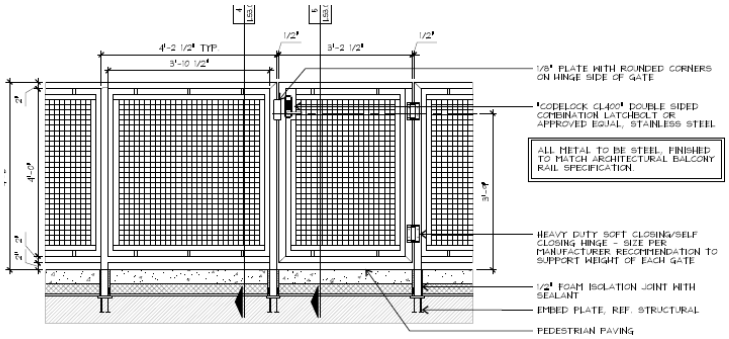
Request #6 – Site Sections of Pool Deck



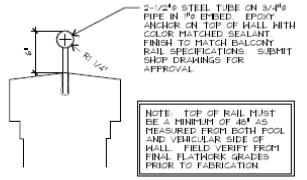
Request #6 – Site Sections of Pool Deck

Request #6 – Pool Detail Drawings

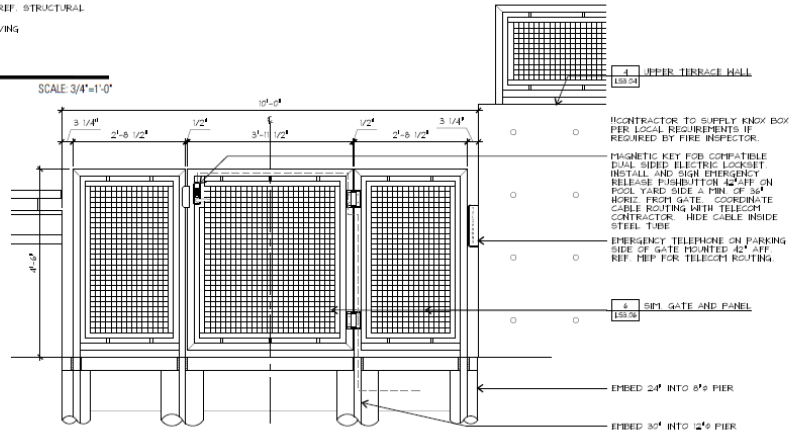
Request #6 – Pool Detail Drawings



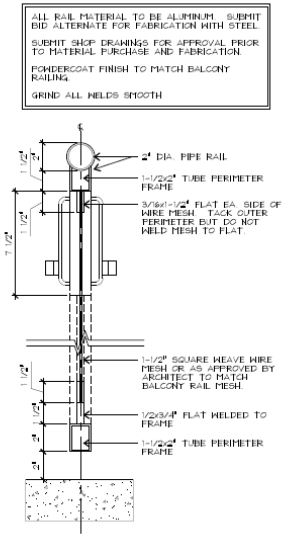
6 PATIO FENCE AND GATE
ELEVATION SCALE: 3/4"=1'-0"



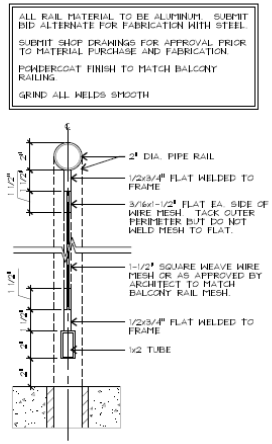
3 POOL BARRIER RAIL ADDITION
SECTION SCALE: 1-1/2"=1'-0"



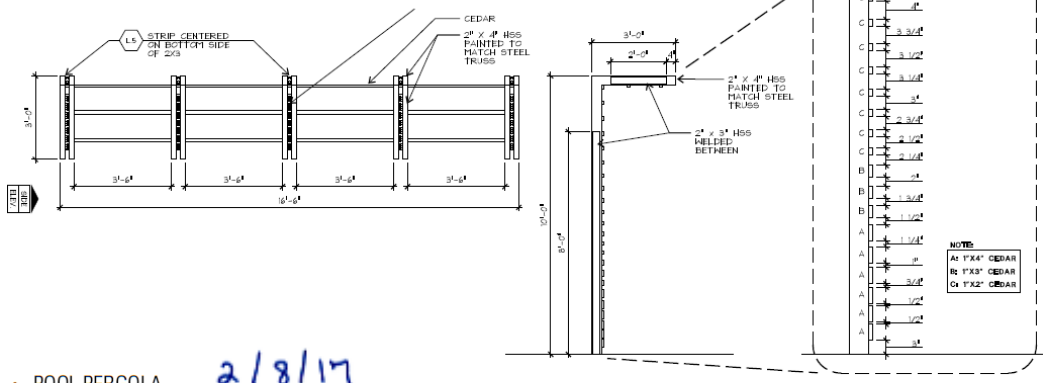
2 POOL GATE
ELEVATION SCALE: 3/4"=1'-0"



5 PATIO GATE
SECTION SCALE: 3"=1'-0"



4 PATIO FENCE
SECTION SCALE: 3"=1'-0"



1 POOL PERGOLA
DETAIL SCALE: 1/2"=1'-0"

2/8/17

Request #6 – Pool Detail Drawings – proposed wall light highlighted above in red

Submitted by Lights Fantastic		Catalog Number:	Type:
LIGHTS FANTASTIC BUILDER	Job Name: MAGNOLIA STATION (V.E.) Contractor: VCC	SL-04-ALSS-LED Notes: WALL LIGHT	L3 LFBD15-3781

2/8/17

FOCUS INDUSTRIES — LED BRICK LIGHTS SL-04-LEDP SERIES GOGREEN

TYPE

SPECIFICATIONS

CONSTRUCTION: Stamped aluminum, brass, copper or stainless steel step/brick light with stamped stainless steel surface mounting bracket - no back box required.

3 LENS OPTIONS:
SL-04-LEDP: Standard white acrylic; creates warm 2700K incandescent like color
SL-04-LEDP-SB: Sand Blast clear acrylic; creates soft 3000K halogen like color
SL-04-LEDP-CL: Clear acrylic; bright halogen 3000K color

GASKET: Black neosponge closed cell; .190" thickness

LIGHT SOURCE: 12v, 8w integrated LED flat panel with external driver, warm white 3000K

LIFETIME RATING: 50,000 hours

SOCKET: None

DRIVER: 8w output, 12v AC input. Maximum distance from fixture is 18 feet.
For use with magnetic transformers only

VOLTAGE RANGE: 9 to 18 volts. Optimum operating range of 10 to 15 volts for consistent performance and brightness.

WIRING: Red(+) and Black(-) 18 gauge zip cord from LED panel. Connects to external driver Red(+) and Black(-) 18 gauge zip cord.
Additional 6' 18/2 zip cord supplied for wiring external driver to main cable.
For 25 foot 16/2 fixture lead wire add **-25F** to catalog number.

CONNECTION: FA-05 Quick Connector (not supplied) from LED driver to main cable (12/2, 10/2 or 8/2 only)

MOUNTING: Stainless Steel surface mount bracket; four screws and wall anchors provided; Face plate attaches to bracket with two provided screws

FINISH: Aluminum - Black texture polyester powder coat; optional finishes available
Brass - Unfinished; optional finishes available
Copper-Unfinished; optional finishes available
Stainless Steel-Brushed

CAUTION: MUST BE POWERED BY LOW VOLTAGE AC MAGNETIC TRANSFORMER ONLY



SL-04-LEDP-RST

NO BACK BOX REQUIRED



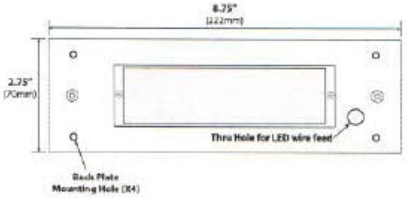
SL-04-ALLEDP-BRS



SL-04-1LLEDP-WBR

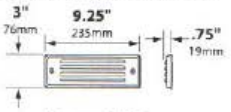
ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
SL-04-LEDP-BLT	Aluminum 4 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-LEDP-BRS	Brass 4 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-LEDP-COP	Copper 4 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-LEDP-SS	Stainless Steel 4 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-AL-LEDP-BLT	Aluminum Lensed Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-AL-LEDP-BRS	Brass Lensed Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-AL-LEDP-COP	Copper Lensed Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-AL-LEDP-SS	Stainless Steel Lensed Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-1L-LEDP-BLT	Aluminum 1 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-1L-LEDP-BRS	Brass 1 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-1L-LEDP-COP	Copper 1 Louver Brick Light	8w Flat Panel LED	2.0 lbs.
SL-04-1L-LEDP-SS	Stainless Steel 1 Louver Brick Light	8w Flat Panel LED	2.0 lbs.



Lenses are all standard white acrylic; creates warm 2700K incandescent like color
Add -SB To Part #: Sand Blast clear acrylic; creates soft 3000K halogen like color
Add -CL To Part #: Clear acrylic; bright halogen 3000K color
Add -52 To Part #: 5200K Cool White Flat Panel LED

IP54 CE ETL US



SL-04-LEDP



SL-04-AL-LEDP



SL-04-1L-LEDP

JOB INFORMATION

Type: Date:
Job Name:
Cat. No.:
Lamp(s):
Specifier:
Contractor:
Notes:

FOCUS INDUSTRIES INC.
25301 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630
www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

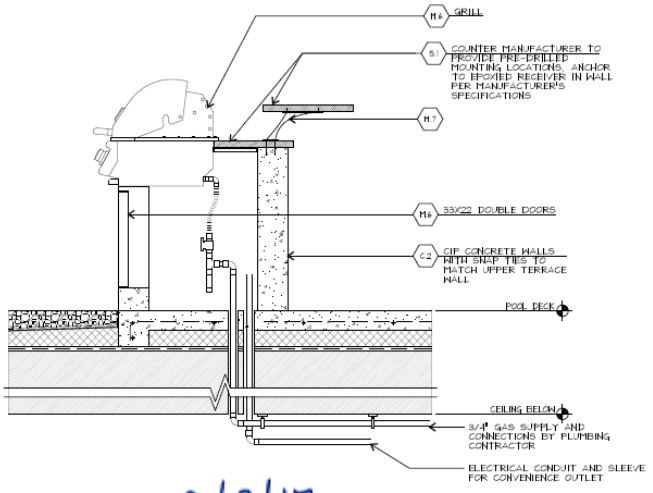
Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder		Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR		-BAR/CAR	-BAV/CAV	-BAT
													BRASS & COPPER ONLY		

Request #6 – Proposed Wall Light for Steps at North end of Pool Deck

Request #6 – Pool Detail Drawings

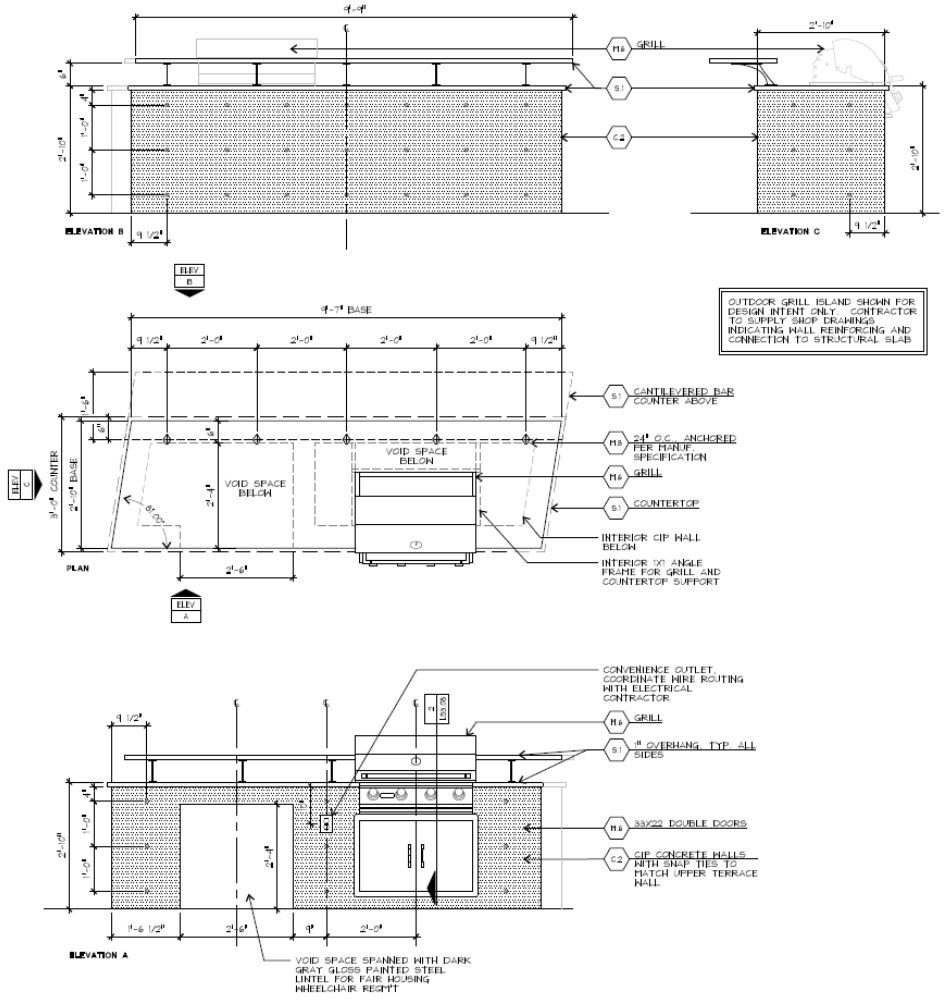
CA167-269(LC)

C5-41



2 GRILL ISLAND 2/8/17

SECTION SCALE: 1"=1'-0"



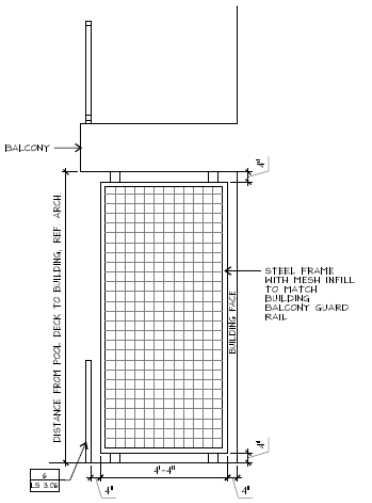
1 GRILL ISLAND

PLAN / ELEVATION SCALE: 3/4

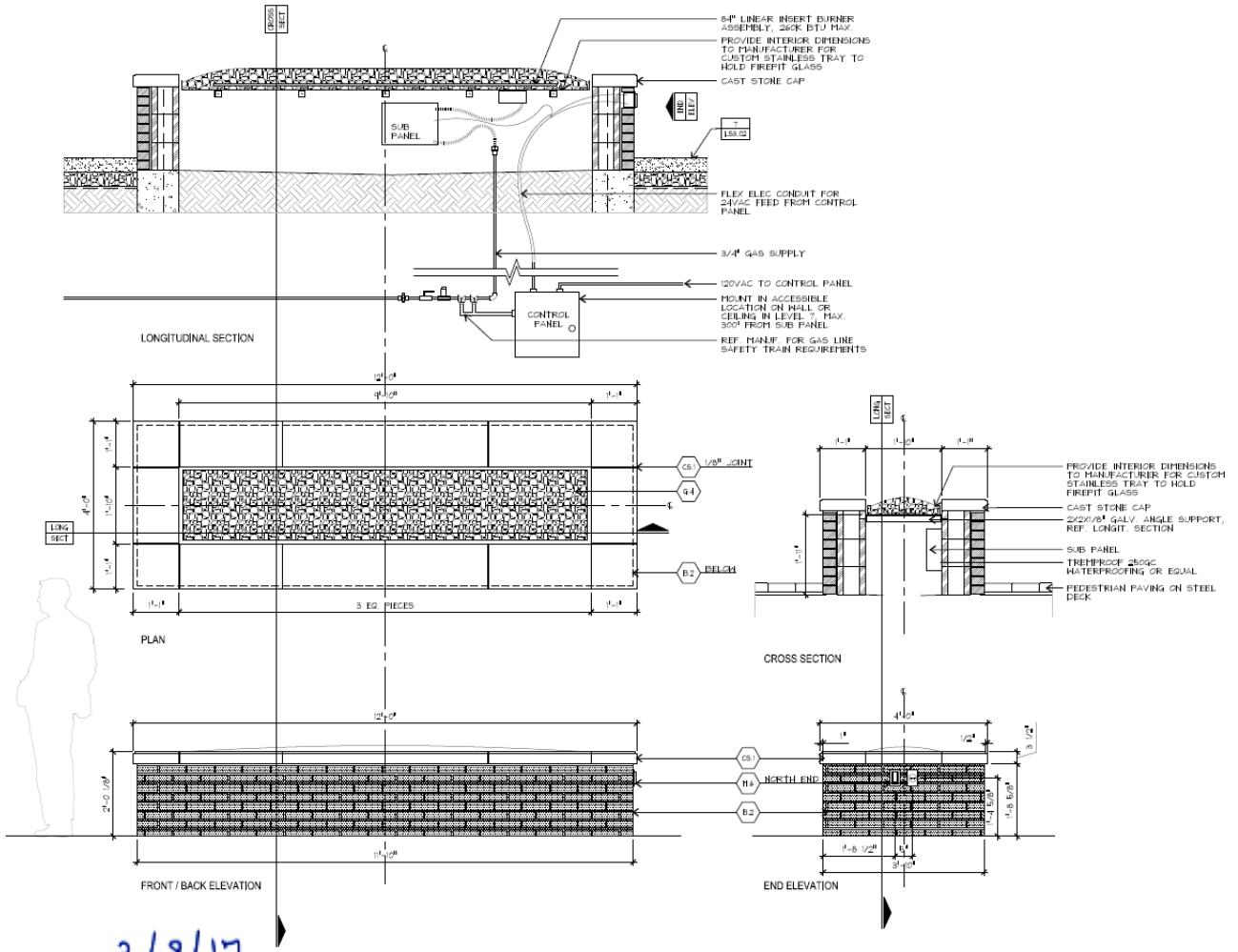
Request #6 – Pool Detail Drawings

CA167-269(LC)

C5-42



2 PRIVACY SCREEN
ELEVATION
SCALE: 1/2"=1'-0"



2/8/17

1 FIRE PIT
PLAN / SECTION / ELEVATION
SCALE: 3/4"

Submitted by Lights Fantastic

LIGHTS FANTASTIC BUILDER

Job Name:
MAGNOLIA STATION (V.E.)
Contractor: VCC

Catalog Number:
1014

Notes: LED TRELLIS LT.

Type:
L5
LFBD15-3781

2/8/17

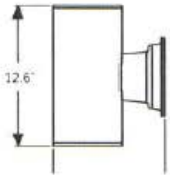
L.5 fixture to be LED strip installed within the trellis with lights exposed on bottom side.

dals

1014-2LEDRA1

Cylindre DEL bidirectionnel 4" LED up & down cylinder

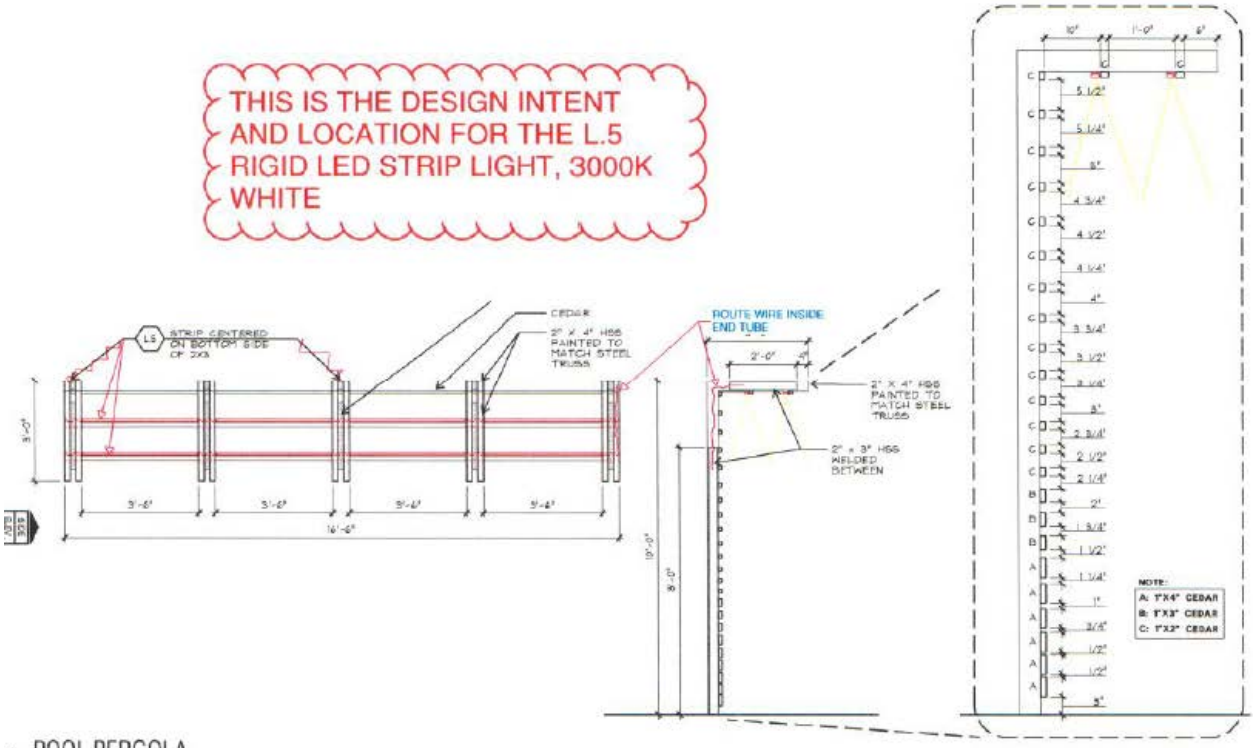




PARTICULARITÉS / FEATURES

Le cylindre est fabriqué avec une extrusion d'aluminium. / The cylindrical housing is fabricated of extruded aluminum.
Les modules DEL sont installés sur des dissipateurs de chaleur en aluminium pour maximiser leur refroidissement. / The LED modules are

THIS IS THE DESIGN INTENT AND LOCATION FOR THE L.5 RIGID LED STRIP LIGHT, 3000K WHITE



1 POOL PERGOLA
DETAIL

SCALE: 1/2"=1'-0"

- Isolation / Insulation: CLASS I
- Classement / Rating: IP65

dals
DALS LIGHTING INC.
30 Rolland Briere, suite 104, Blainville QC J7C 5R8
TEL: 450-430-1818 FAX: 450-430-1850
www.dalslighting.com

1014 SPEC p. 1 of 1

Request #6 – Proposed Lighting for Pergolas along East Edge of Pool Deck

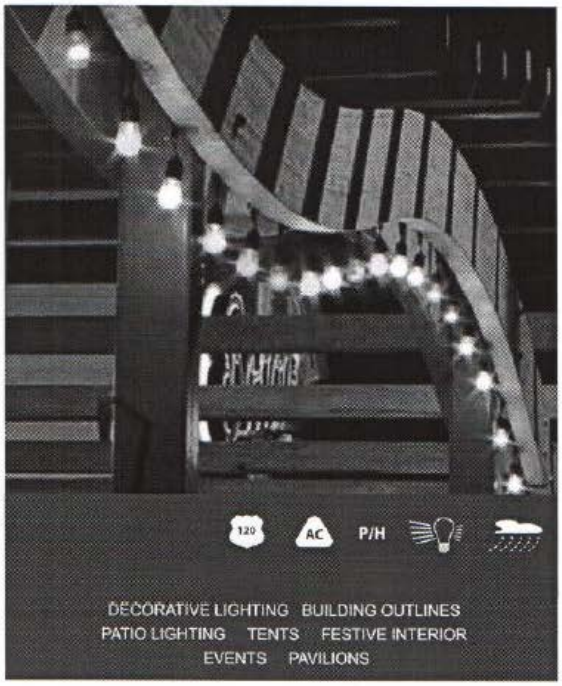
Submitted by Lights Fantastic			
LIGHTS FANTASTIC	**Job Name:** MAGNOLIA STATION (V.E.) Contractor: VCC	**Catalog Number:** LSMS2448BK Notes: STRING LTS.	**Type:** L4 LFBD15-3781

2/8/17

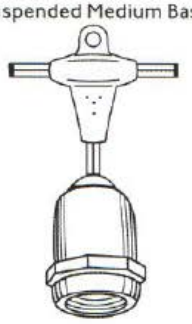
COMMERCIAL GRADE LIGHT STRING

COMMERCIAL GRADE LIGHT STRING *adds festive lighting to interiors and exteriors including building outlines, patio lighting, gazebos and other decorative uses. Heavy-duty factory molded sockets on 14-gauge or 16-gauge wire are durable and well suited for a variety of commercial application's where UL Listing is not required. Available in several wire colors, socket sizes and socket spacings. 330 foot bulk reels are great for custom situations and kits are ready to use, just add lamps and plug in!*





Suspended Medium Base



Max load/socket 25 watts

Medium Base



Max load/socket 25 watts

Intermediate Base



Max load/socket 10 watts

Candelabra Base



Max load/socket 10 watts

www.americanlighting.com

FEATURES

- Factory-molded sockets on 14-gauge wire is suitable for commercial applications (16-gauge for kits)
- Formulated PVC sockets form a tight weatherproof seal around the bulb
- Long life, low maintenance linear lighting (for use with Long Life Lamps on facing page)
- Available in bulk reels in candelabra, intermediate and medium base sockets
- Use with LED lamps to run full reel length and save up to 98% in energy costs over incandescent

Request #6 – Proposed Lighting for Large Pergola on Raised Deck

Submitted by Lights Fantastic		Catalog Number:	Type:
LIGHTS FANTASTIC BUILDER	Job Name: MAGNOLIA STATION (V.E.) Contractor: VCC	LSMS2448BK Notes: STRING LTS.	L4 LFBD15-3781

2/8/17

BULK REELS

LS – [ ] – [ ]

M-24 = Medium base , 24" spacing
MS-24 = Medium base suspended, 24" spacing
I-15 = Intermediate base, 15" spacing
C-12 = Candelabra base, 12" spacing

BK = Black wire
GR = Green wire
WH = White wire

NOTE: LS-M-24 is not available in White

KITS

LS – [ ] – 24 - 48 – [ ]

48 foot, 24" spacing Medium base kits

M* = Medium base
MS = Medium base suspended
*NOTE: LS-M-24-48 is not available in White

BK = Black wire
GR = Green wire
WH = White wire

LS-M-24-100 – [ ]

100 foot, 24" spacing Medium base suspended kits

BK = Black wire
GR = Green wire

LS-M-24-100-BK

100 foot, 24" spacing Medium base Black wire

ACCESSORIES



035-S14-LED-(COLOR)
Medium base, 2.25 watts each, 50,000 hour rated life;
Colors: **AM**ber, **BL**ue, **GR**een, Pure **W**hite, **RE**d, **W**arm **W**hite, **YE**llow



B11S14-(COLOR*)
Medium base, 11 watts each, 8,000 hour rated life;
2-3/8" M.O.L., 1-3/8" dia.
Sold in boxes of 25 only



B7-.5C-(COLOR*)
Candelabra base, 7.5 watts each, 8,000 hour rated life;
2-1/8" M.O.L., 1-3/8" dia.
Sold in boxes of 25 only



B10S11-(COLOR*)
Intermediate base, 10 watts each, 8,000 hour rated life;
3-1/2" M.O.L., 1-3/4" dia.
Sold in boxes of 25 only



LS-M/MS-END
Black end cap for medium base light string (LS-M and LS-MS)

X-END
White end cap for LS-C and LS-I

* Incandescent colors: **AM**ber, **BL**ue, **CL**ear, **FR**osted, **GR**een, **RE**d, **YE**llow and **WH**ite

TECHNICAL SPECIFICATIONS

Voltage	120V, 60Hz AC operation (LED retrofits have built-in drivers to convert AC power to DC)
Construction	Pre-assembled sockets with set spacing on 14AWG, SPT-2 wire (for LMS and LS-MS); 16 AWG for LS-I and LS-C
Mounting	Do not mount with sockets facing upward! When span distances greater than 19 feet, supplemental support cable is required
Bulk reel	330 feet
Wattage	Maximum wattage per socket is as follows: MS = 25 watts, M = 25 watts, I = 10 watts, C = 10 watts
Maximum run	1800 watts for bulk reels, 1200 watts for 100 foot kits (50 sockets x 25 watts), 600 watts for 48 foot kits (24 sockets x 25 watts)
Power cord	Bulk reels have 24" lead wire and no attached plug; kits have six foot fused power cord molded onto 24" lead
Packaging	Bulk reel or poly bag kits
Dimmers	Dimmable with standard incandescent dimmer – be sure to use high capacity type for loads over 600 watts
Lamp specs	See ACCESSORIES above

www.americanlighting.com

Request #6 – Proposed Lighting for Large Pergola on Raised Deck

Submitted by Lights Fantastic		Catalog Number:	Type:
LIGHTS FANTASTIC BUILDER	**Job Name:** MAGNOLIA STATION (V.E.) Contractor: VCC	18 G WIRE WITH TURNBUCKLE Notes: STRING LTS.	**L4** LFBD15-3781

2/8/17

CATENARY CABLE

Multi purpose cable with cable locks for quick, reliable support up to 330 pounds or load and spans up to 110 feet.

Performance

- Perfect for extra support when using commercial grade light string
- 500ft reels available for large scale projects (order cable locks separately)
- Catenary Cable kits come with 2 cable locks for use with loads up to 200lbs

Construction

- 1/8" Diameter outdoor rated galvanized cable and clips resist corrosion
- Kits include cable (60ft or 110ft length), (2) cable fasteners, and (1) cable release key

Installation

- Cable fasteners can be attached without the use of tools and adjusted quickly and easily
- For projects that require little to no cable sag, the tightening tool can be used with the standard kits for tightening up to 200 pounds and with the heavy-duty fasteners up to 330 lbs



Shown with optional LS-LOCK-10

LIGHT STRING CATENARY CABLE

Catenary Cable Kits & Bulk Reels



Catenary Cable Kits	Catenary Cable Bulk Reel
LS-CABLE-60 60ft **LS-CABLE-110** 110ft	**LS-CABLE-500** 500ft

Catenary Cable kits come with 2 cable locks for use with loads up to 200lbs

Catenary Cable Accessories



LS-LOCK-4

Cable Lock for 1/8" cable
Heavy-duty lockable fasteners
support loads up to 330lbs
(4 per bag)



LS-TT

Tensioning Tool – option to eliminate sag from cable
Never tighten cable before load is attached
Never over-tighten cable

Request #6 – Proposed Lighting for Large Pergola on Raised Deck

Submitted by Lights Fantastic		Catalog Number:	Type:
LIGHTS FANTASTIC	Job Name: MAGNOLIA STATION (V.E.) Contractor: VCC	S14-LED-WW Notes: STRING LTS.	L4 LFBD15-3781

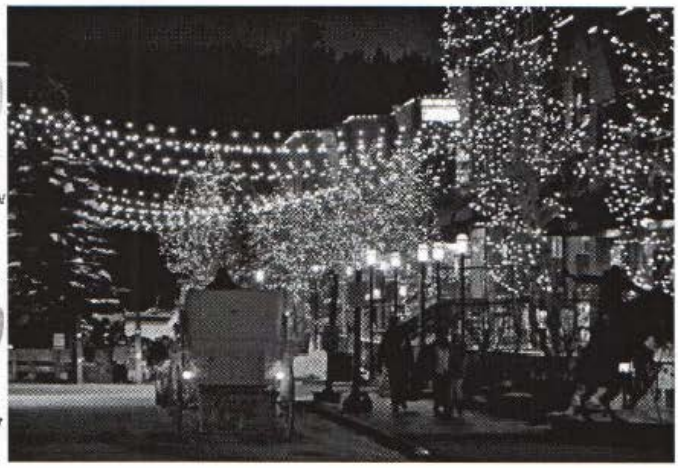
DECORATIVE S14 STYLE LED RETROFIT LAMPS

Standard LED Bulbs



Premium LED Bulbs





Long lasting, energy efficient LED S14 style lamps for use in decorative light strings, signs, or building outlines. Available in two styles to suit a variety of implementation designs. Replace 11 watt incandescent S14 lamps.

Premium LED S14 Retrofit Lamps

- Bright, incandescent-like look - clear glass lens with colored LEDs
- Features 16 LEDs arrayed in 4 columns of 4 LEDs each for maximum and even light distribution
- Energy efficient - each lamp uses only 0.7 watts!
- Long lasting LEDs save on maintenance costs
  - 30,000 hour average life
- Available in blue, green, orange, red, pure white, warm white and yellow
- 120V lamp, medium (E26) nickel base, glass cover
- Dimensions: 3-1/8" M.O.L., 1-3/4" diameter
  DIMMABLE

Standard LED S14 Lamps

- Colorful, faceted plastic with colored LEDs provides a bright, even light output
- Each lamp contains 8 stacked LEDs to ensure consistent lighting from all angles
- Durable, shatterproof and fade-resistant plastic lamps save on maintenance and replacement costs
- Energy efficient, less than one watt per lamp!
- Available in blue, green, orange, pure white, purple, red, warm white, and yellow
- 120V lamp, medium (E26) nickel base, plastic cover
- Dimensions: 3-5/8" M.O.L, 1-5/8" diameter
  NOT DIMMABLE

ORDERING INFORMATION

Premium LED S14 Lamps:

S14-LED-COLOR-PREM

Color=AMber, BLue, GReen, Pure White, REd, Warm White, YEllow

Standard LED S14 Lamps:

035-S14-LED-COLOR

Color=AMber, BLue, GReen, Pure White, PUrple, REd, Warm White, YEllow

NOTE: For maximum run calculations for light strings, see Advanced LED Retrofit Information in our Technical Section.

Request #6 – Proposed Lighting for Large Pergola on Raised Deck

Submitted by Lights Fantastic		Catalog Number:	Type:
LIGHTS FANTASTIC BUILDER	Job Name: MAGNOLIA STATION (V.E.) Contractor: VCC	BLED10Y Notes: BOLLARD	L6 LFBD15-3781

2/8/17

BLED10Y

RAB LIGHTING



42" high rectangular Bollard with (1) 10 Watt (equivalent to a 70 Watt HPS) LED fixture for low level lighting applications. Great for pathway lighting! IESNA Full Cutoff, Fully Shielded optics. 5 year warranty.

Color: Bronze Weight: 11.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	10W
120V:	0.21A	Color Temp:	3000K (Warm)
208V:	0.14A	Color Accuracy:	64 CRI
240V:	0.12A	L70 Lifespan:	100,000
277V:	N/A	Lumens:	509
Input Watts:	13W	Efficacy:	40 LPW
Efficiency:	79%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Construction

Junction Box:

Junction Box Not Included.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Housing:

Precision die cast aluminum housing, lens frame.

Mounting:

42" Bollard.

Gaskets:

High temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Anchor Bolt:

The anchor bolts for the BLED's have the following dimensions 1/2 - 13 x 12 1/4" long with 2 3/4" hook.

Green Technology:

BLEDs are Mercury, Arsenic and UV free.

Electrical

Driver:

Multi-chip 10W high output long life LED Driver Constant Current, Class II, 120V-240V, 50/60/ Hz, 350mA.

Other

California Title 24:

See BLED10PC for a 2013 California Title 24 compliant model.

Patents:

The design of the BLED is protected by patents in Canada Pat. 135,163, U.S. Pat. D599,050 and patents pending in China and Taiwan.

Equivalency:

The BLED10 is Equivalent in delivered lumens to a 32W CFL Bollard.

HID Replacement Range:

The BLED10 can be used to replace 13-42W CFL Bollards based on delivered lumens.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010)

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Copyright © 2014 RAB Lighting Inc. All Rights Reserved. Note: Specifications are subject to change at any time without notice.

Request #6 – Proposed Bollard Lighting for Pool Deck

Submitted by Lights Fantastic		Catalog Number:	Type:
LIGHTS FANTASTIC BUILDER	Job Name: MAGNOLIA STATION (V.E.) Contractor: VCC	BLED10Y Notes: BOLLARD	L6 LFBD15-3781

2/8/17

BLED10Y

RAB LIGHTING

Technical Specifications (continued)

Optical

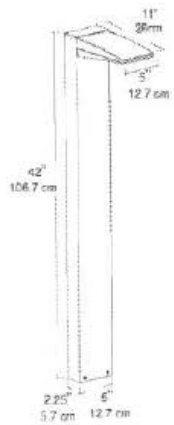
Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

BUG Rating:

B0 U0 G0

Dimensions



Features

- High output LED
- 100,000 hour life
- Superior heat sinking with die cast aluminum housing
- Meets ADA requirements
- Cutting-edge, heat-dissipating design
- 5-year warranty

Need help? Tech help line: 888 RAB-1008 Email: sales@rabweb.com Website: www.rabweb.com
Copyright © 2014 RAB Lighting Inc. All Rights Reserved Note: Specifications are subject to change at any time without notice.

2/8/17 **AFL10**

Architectural Floodlights

revision 10/1/08 • afl10.pdf

KIM LIGHTING

Type: L-7

Job:

Fixture Catalog number:

Fixture	Electrical Module	Finish	Optional Heavy Duty Swivel	Optional Photocell
See page 2			See page 3	

Ordered assembled with fixture.

Fixture Options:

Ordered Separately from Fixture
See pages 4-5

Mounting Options:

Ordered Separately from Fixture
See pages 6-13

Approvals:

Date:

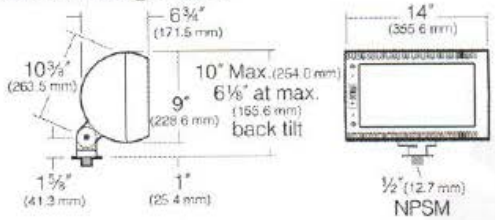
Page: 1 of 13

Specifications

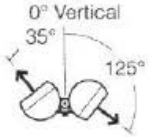
Dimensions

AFL10 Models
70 to 150 watt HID
Medium Base Lamps

with **STANDARD SWIVEL**
Maximum weight: 24 lb

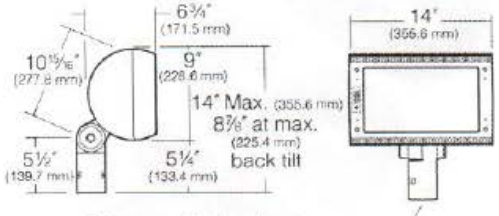


SIDE **FRONT**



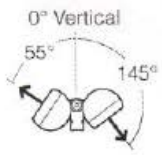
AIMING RANGE
May be limited by selected mounting option as shown on pages **6-10**

with **OPTIONAL HEAVY DUTY SWIVEL**
Maximum weight: 25 lb



Slips over 2" pipe-size tenon (60.8 mm)
(2⅜" O.D. (60.3 mm) x 3½" min. (88.9 mm) length)

SIDE **FRONT**



AIMING RANGE
May be limited by selected mounting option as shown on pages **10-13**

Housing: One-piece die-cast, low copper (<0.6% Cu) aluminum in a cylindrical shape with integral cooling fins over the entire length, and ⅛" minimum wall thickness. One-piece silicone gasket between housing and door frame concealed when fixture is closed. Concealed integral cast slip hinges with stainless steel pins.

Door Frame: One-piece die-cast, low copper (<0.6% Cu) aluminum with integral cooling fins, ⅛" minimum wall thickness, mates with housing to create a continuous cylindrical shape. Concealed integral cast slip hinges allow removal without tools. Stop-arm provided to limit door frame opening. 3/16" thick clear tempered glass lens is sealed to the lens frame by a one-piece silicone gasket. Door frame secures to housing by four stainless steel recessed captive allen-head screws. Four tapped and plugged holes provided for attachment of options.

Standard Swivel: Die-cast aluminum with integral locking teeth providing 5° adjustment intervals. Stainless steel allen-head locking screw and ½" NPSM. Clear anodized prior to chromate conversion coating for added corrosion resistance.

Reflector Assemblies: Interchangeable in all seven AFL10 models. Specular Alzak® aluminum optical components mounted to aluminum frame. Reflector assembly snaps into fixture housing with spring clips. Sockets are 4KV porcelain medium base. (G-12 socket available for T-6 bi-pin 70 and 150 watt Pulse Start Metal Halide lamps. Consult factory.)

Electrical Components: All electrical components are UL and CSA recognized with leads extending out of the swivel. High power factor ballast rated -40°F starting for HPS and -20°F for PMH lamp modes. Optional photocell mounted with sensor on side of housing.

Finish: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

CAUTION: Fixtures must be grounded in accordance with national, state, and/or local electrical codes. Failure to do so may result in serious personal injury.

HUBBELL
HUBBELL LIGHTING INC.

Listings and Ratings			
UL cUL 1598[1]	CE	IP66 Rated	25C Ambient

[1]Suitable for wet locations.

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE

© 2008 KIM LIGHTING INC. • P.O. BOX 60080, CITY OF INDUSTRY, CA 91716-0080 • TEL: 626/968-5666 • FAX: 626/369-2695 5607008275

Request #6 – Proposed Floodlight for Pool Deck

KIM LIGHTING

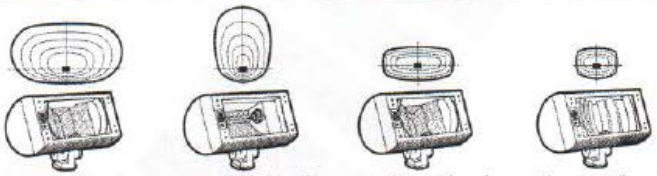
Type:
Job:



Standard Features

Fixture
Cat. No. designates **AFL10** fixture and beam pattern.

Single fixture EPA with standard swivel:
0.7 (45° tilt)
1.0 (Face on)



Beam Pattern:	Wide Flood	Vertical Flood	Medium Flood	Narrow Flood
Cat. No.:	☐ **AFL11**	☐ **AFL12**	☐ **AFL13**	☐ **AFL14**



Beam Pattern:	Spot	Narrow Spot	Horizontal Spot
Cat. No.:	☐ **AFL15**	☐ **AFL16**	☐ **AFL17**

Electrical Module:
HPS = High Pressure Sodium
PMH = Pulse Start Metal Halide

Cat. Nos. for Electrical Modules available:

	☐ **70HPS120** ☐ **70HPS208** ☐ **70HPS240** ☐ **70HPS277** ☐ **70HPS347** ☐ **70HPS480**	☐ **100HPS120** ☐ **100HPS208** ☐ **100HPS240** ☐ **100HPS277** ☐ **100HPS347** ☐ **100HPS480**	☐ **150HPS120** ☐ **150HPS208** ☐ **150HPS240** ☐ **150HPS277** ☐ **150HPS347** ☐ **150HPS480**
Lamp	ED-17 Clear	ED-17 Clear	ED-17 Clear
Socket	Medium Base	Medium Base	Medium Base
ANSI Ballast	S-62	S-54	S-55

Lamp Watts | Lamp Type | Line Volts
150 | **HPS** | **277**

	☐ **70PMH120** ☐ **70PMH208** ☐ **70PMH240** ☐ **70PMH277** ☐ **70PMH347** ☐ **70PMH480**		☐ **100PMH120** ☐ **100PMH208** ☐ **100PMH240** ☐ **100PMH277** ☐ **100PMH347** ☐ **100PMH480**	☐ **150PMH120** ☐ **150PMH208** ☐ **150PMH240** ☐ **150PMH277** ☐ **150PMH347** ☐ **150PMH480**	
Lamp	ED-17 Clear	T-6 Clear[1]	ED-17 Clear	ED-17 Clear	T-6 Clear[1]
Socket	Medium Base	G12 Base[1]	Medium Base	Medium Base	G12 Base[1]
ANSI Ballast	M-98		M-90	M-102	

[1]See Options for - 70W PMH and 150W PMH -T6 lamp with G12 Base selection.

NOTE: Due to the Energy Independence and Security Act (EISA) of 2007, Kim Lighting can no longer supply probe start metal halide ballasts with its luminaires, effective January 1, 2009. Contact Kim Lighting for availability of replacement ballasts for warranty service claims.
(Visit www.aboutlightingcontrols.org or the Library of Congress website for more details).

Finish
Super TGIC powder coat paint over a titanated zirconium conversion coating.

Color: Black | Dark Bronze | Light Gray | Stealth Gray™ | Platinum Silver | White | Custom Color[2]
Cat. No.: ☐ **BL** ☐ **DB** ☐ **LG** ☐ **SG** ☐ **PS** ☐ **WH** ☐ **CC**

[2]Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____

© 2008 KIM LIGHTING INC. • P.O. BOX 60080, CITY OF INDUSTRY, CA 91716-0080 • TEL: 626/968-5666 • FAX: 626/369-2695

Request #6 – Proposed Floodlight for Pool Deck



Mounting Options
Ordered Separately from Fixture

Reference symbol for fixture aiming range when mounted on the option as shown. This range is in the vertical plane and does not necessarily apply to all conditions. See page **1** for full aiming range without mounting options.

Brass In-grade Architectural Junction Box
Standard Swivel Mount.
Cat. No. **(See right)**
☐ **No Option**

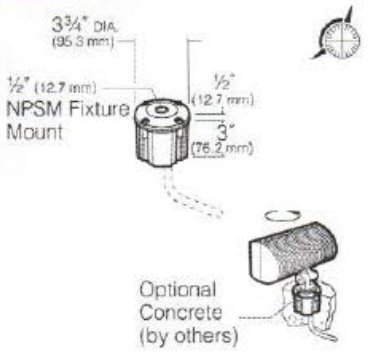
Die-cast brass with ½" NPSM fixture mount and die-cast cover. Internal set screw provided for locking position. 21 cu in. internal volume.

- ☐ **JBR-2** (2) ½" NPT in bottom
- ☐ **JBR-3** (2) ¾" NPT in bottom
- ☐ **JBR-21** (2) ½" NPT in sides, (2) ½" NPT in bottom
- ☐ **JBR-24** (4) ½" NPT in sides, (2) ½" NPT in bottom

NOTE: All side taps provided with plugs.

Application Notes
- Creates a flush-mounted appearance.
- May be cast in concrete for increased stability.

CAUTION: Fixture stem and swivel must not contact soil or standing water. Provide drainage away from junction box.



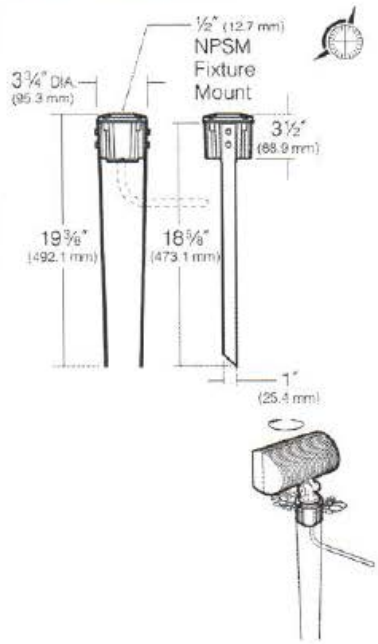
Brass In-grade Staked Junction Box
Standard Swivel Mount.
Cat. No. **(See right)**
☐ **No Option**

Die-cast brass with ½" NPSM fixture mount and die-cast cover. Internal set screw provided for locking position. 21 cu in. internal volume.

- ☐ **JBR30** (2) ½" NPT in bottom, (2) 19" long stakes

Application Notes
- Creates a flush-mounted appearance.
- May be cast in concrete for increased stability.

CAUTION: To assure a rigid installation, Staked Junction Box must be set in concrete (by others). Fixture stem and swivel must not contact soil or standing water. Provide drainage away from junction box.



© 2008 KIM LIGHTING INC. • P.O. BOX 60080, CITY OF INDUSTRY, CA 91716-0080 • TEL: 626/968-5666 • FAX: 626/369-2695

Request #6 – Proposed Floodlight for Pool Deck

Request #7 – Proposed Parking Lot Light Pole Locations

TECHLIGHT

Catalog Number	
Project	Type B16

Saber LED Area Light

LSBW SERIES

2/8/17

FEATURES & SPECIFICATIONS

APPLICATION – The high performance luminaire is designed for area lighting applications where long life, low maintenance, and consistent color rendering is required. Areas with limited accessibility due to fixture location or where heavy pedestrian or vehicle traffic makes maintenance difficult are ideal applications such as parking lots or walkways. It is also compact and versatile enough for general purpose security lighting.

CONSTRUCTION – The heavy duty housing is constructed of extruded aluminum. The optical assemblies are sealed in place using a silicone gasket for weather tight protection. Modular LED bricks wired in parallel for ease of maintenance. ETL listed for wet locations (IP64). Additional IP66 rating available upon request.

FINISH – A Super Durable Polyester powder coat finish is electrostatically applied in our state of the art paint facility. Standard colors available: Black, Bronze, US Green, White. Custom colors available upon request.

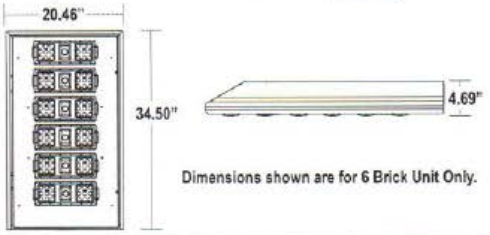
OPTICAL SYSTEM – Made with a state of the art UV stabilized acrylic high performance refractive optical assemblies that use high transmicity materials to achieve precise photometric distributions. Available in Type II, III, IV, IV Automotive, V Medium and V Wide beam configurations. Star Light Friendly (meets or exceeds Dark Sky requirements) in the horizontal position.

ELECTRICAL SYSTEM – Available in up to a 6 brick LED system in 5000K Cool White (+/- 500K) or 4100K Neutral White color temperatures propagated with Philips Lumileds LUXEON® Rebel LED's. Available with 90-300V 50/60 Hz Class II power supply. LED's rated up to 78,000 (B50 L70) hours for 850 mA operation and 103,000 (B50 L70) for 630 mA operation at 25°C ambient temperature. 480V input option available. Optional 0-10V dimming. Built-in surge protection up to 10 kV. Thermal protection is provided in the form of a dimming thermal foldback until fixture reverts back to the optimal operating temperature. Built-in Active PFC Function >95%/Full load. LED Power Supply conforms to UL1310 Class 2 and UL8750 standards and is IP67 rated for wet locations.

MOUNTING – Fixture will accomodate a horizontal 2-⅜" OD tenon directly into the back of the fixture (See TH Series Mounting Accessories). Additional mounting options may be available for custom applications.

LISTINGS – LED Power Supply listed for wet locations (IP67). LED bricks ETL listed for wet locations (IP64). Meets US and Canadian safety standards. -40°C to 50°C ambient operation. RoHS Compliant.





Dimensions shown are for 6 Brick Unit Only.

Series	Housing Height	Length & Width	EPA
LSBW	4.69"	34.50" x 20.46"	.8 for 6 Brick Unit

ORDERING INFORMATION

Choose the bold face options for the appropriate luminaire configuration for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the particular accessory chosen, but still be ordered as a separate line item.

Example: **LSBW6C8T5WB1-BZ DIM**

LSBW

Series	# of Bricks	Color Temp	# LED's per Brick	Optics	Drive Current	Voltage	Finish
LSBW	**1** 1 Brick	**C** Cool White (5000K)	**2** 12 LED	**T2** Type II	**A** 630mA Driver	**1** Multi-Volt[1]	**BK** Black
	2 2 Brick	**N** Neutral White (4100K)	**8** 18 LED	**T3** Type III	**B** 850mA Driver	**2** 480V	**BZ** Bronze
	3 3 Brick			**T4** Type IV		**3** 347V	**GR** US Green
	4 4 Brick			**T4A** Type IV Automotive			**WH** White
	5 5 Brick			**T5M** Type V Medium			**SP** Special[2]
	6 6 Brick			**T5W** Type V Wide			

Accessories (Order as separate line items)

DIM[3]	Additional Input Ports for 0-10V Dimming	**TH190**	Horizontal Tenon Adaptor 1 @ 90° (4")
TH190-16	Horizontal Tenon Adaptor 1 @ 90° (16")	**TH2180**	Horizontal Tenon Adaptor 2 @ 180° (4")
TH2180-16	Horizontal Tenon Adaptor 2 @ 180° (16")	**RH2-16**	Horizontal Tenon Adaptor Dual In-Line
TH290-16	Horizontal Tenon Adaptor 2 @ 90° (16")	**IP66**[4]	Additional IP66 Fixture Rating
TH390-16	Horizontal Tenon Adaptor 3 @ 90° (16")		
TH490-16	Horizontal Tenon Adaptor 4 @ 90° (16")		
TH3120-16	Horizontal Tenon Adaptor 3 @ 120° (16")		

NOTES
1. Multi-Volt is an auto ranging power supply from 90V to 300V input.
2. Custom RAL color matching is available. Contact your Techlight sale representative for additional information.
3. Dimming feature must be ordered prior to manufacture of fixture and cannot be field installed.
4. Additional IP66 rating may not be changed once production has begun on the fixtures.

www.techlightusa.com

All dimensions and specifications are subject to change without notice.

REV: 20130905-05

Request #7 – Proposed Parking Lot Pole Light Fixture

B-16

2/8/17

POLES / BOLLARDS

Steel Poles

- 12 top holes w/polycarbonate lexan bushings
- Reinforced hand hold cover
- Anchor Bolts and Template included
- Easily Secured base cover
- Bronze polyester powder-coat finish
- Meets ASTM 500 standard
- Pole cap is included



Item No	Description	Shaft Size	Gage	Base Plate Size	Bolt Circle	Bolt Size	Weight LBS
SPS16411	16 ft. 4 x 4 Square 11 Gauge Pole	16	11	10.5"x10.5"x3/4"	9"-3/16"	3/4" x 30"	126
SPS20411	20 ft. 4 x 4 Square 11 Gauge Pole	20	11	10.5"x10.5"x3/4"	9"-3/16"	3/4" x 30"	146
SPS25411	25 ft. 4 x 4 Square 11 Gauge Pole	25	11	10.5"x10.5"x3/4"	12"-3/4"	3/4" x 30"	180
SPS3057	30 ft. 5 x 5 Square 7 Gauge Pole	30	7	11"x11"x1"	12"x3/4"	1" x 36"	406
SPS30511	30 ft. 5 x 5 Square 11 Gauge Pole	30	11	11"x11"x1"	12"x3/4"	1" x 36"	290

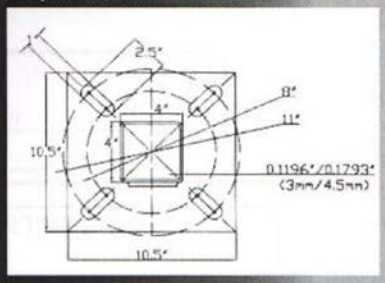
Pole does not include tenon.
Poles can be cut to any length.

Tenon Top Adapter

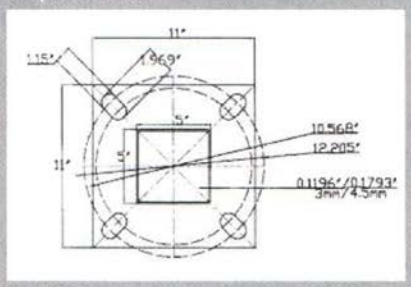


TEN4
TEN5

Template 4" Poles



Template 5" Poles



2 Light Square Bullhorn



TB180*

4 Light Square Bullhorn



TB490*

Pole Top Cap



TC4
TC5

Pole Base Cover



BC4
BC5

Anchor Bolts



AB3/4X30
AB1X36

Wall Mount Vertica



WMV

*Requires TEN4 or TEN5

Bollards

LED

- Die Cast Aluminum Top
- One piece extruded aluminum body
- Smooth Black Finish
- Round Top 11.375" H x 8" Dia.
- Flat Top 41" H x 8" Dia.
- Anchor Bolts shipped with the Bollard



Flat Top (F)



Anodized Louver (A)

Round Top (R)



Parabolic Cone (P)

Item Number	Description
BOLFA70MHM120LP	FLAT TOP 70MH (INCL), BALLAST MAGNETIC 120
BOLRA70MHM120LP	ROUND TOP 70MH (INCL), BALLAST MAGNETIC 120
BOLFA42PLMVLP	FLAT TOP 42WATT (INCL), ELECTRONIC BALLAST UNIV
BOLRA42PLMVLP	ROUND TOP 42WATT (INCL), ELECTRONIC BALLAST UNIV
BOLFALED14PLMVLP	FLAT TOP 14W LED (INCL), ELECTRONIC BALLAST UNIV
BOLRALED14PLMVLP	ROUND TOP 14W LED (INCL), ELECTRONIC BALLAST UNIV

Add "EM" for remote emergency ballast option (Fluorescent Only). Change A (Anodized Louver) to P for Parabolic Cone.



We have now added an LED option to our Bollards along with a parabolic cone diffuser option. The LED version utilizes a Sylvania LED module that uses 14 watts and provides 700 lumens. An LED bollard is an ideal and cost effective application for LED's benefits - long lamp life, energy savings, works well in cold temperatures and good color (83 CRI).

2055 LUNA RD. SUITE 142 CARROLLTON, TX 75006 • Ph: 972-247-3171 • www.texasfluorescents.com • Fax: 972-247-0200

81

Request #7 – Proposed Parking Lot Pole Light Fixture

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

DATE: 2/8/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name:	Aaron Howell
Address:	**1607 Lyte Street (H-64; Magnolia Station)**
Date of CA/CD/CR Request:	2/2/2017

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approved as submitted

Task force members present

✓ Gary C. Coffman (Chair)	___ Joseph Piwetz	___
✓ Jay Firsching (Vice-Chair)	___ Charles Neel	___ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	___ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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

Maker: Jay Firsching
2nd: Carolina Pace
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 2/8/2017

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-252(LC) PLANNER: Liz Casso
LOCATION**:** 3014 Oak Lawn Ave DATE FILED: February 2, 2017
STRUCTURE: Contributing DISTRICT: Oak Lawn Methodist Church (H-27)
COUNCIL DISTRICT: 14 MAPSCO: 35-W
ZONING: PD 193 CENSUS TRACT: 0005.00

APPLICANT: Jeff Cummings – Phoenix 1 Restoration & Construction

REPRESENTATIVE: None.

OWNER: Oak Lawn M E Church

REQUEST:
1) Remove three existing exterior grade lights.
2) Install exterior lighting at the north and east elevations.
3) Remove two pecan trees at east elevation.

BACKGROUND / HISTORY:
2/4/2008 – Landmark Commission approved a new exterior stair design for the south elevation (CA078-208(MD)).

ANALYSIS:
After the Task Force meeting, the applicant submitted additional details, light fixture specifications and information for all the requested items.

The applicant is requesting to remove existing grade light fixtures and install new light fixtures at the north and east elevations. Four light fixtures (light fixtures A1, A2, A3, A6) will be installed at grade. Two light fixtures (light fixtures A5 and A6) will be installed at the base of the east elevation through the mortar joints on both sides of the entry stair. Four light fixtures (light fixture D) will be installed in the concrete entry stoop at the front elevation. Ten light fixtures (light fixtures B and C) will be installed on the Church tower.

Light Fixture B's will be mounted to a rigid pipe that is cantilevered through the existing louvers above the stone ledge on the church tower. Light Fixture C's will be mounted to a rigid pipe that is cantilevered through a wall mount above the stone ledge at the top of

the tower. These installation methods were chosen to avoid installing the B and C light fixtures directly to the historic stone ledges on the tower.

An arborist visited the site during October 2016. Their investigation found that the front left pecan tree had been diseased and was dead. The front right pecan tree was diseased and dying. Their recommendation was the removal of both trees. Based on this recommendation, both trees were removed. Unfortunately the removal occurred without a Certificate of Appropriateness and without a permit. The applicant is seeking approval for the removal to bring the site back into compliance. It is their intention to replant trees on the site to mitigate the loss of the two pecan trees (future CA application).

STAFF RECOMMENDATION:

1) Remove three existing exterior grade lights. – Approve – Approve with the finding the proposed work is consistent with the preservation criteria for lighting and landscaping in Section 6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install exterior lighting at the north and east elevations. – Approve – Approve the drawings dated 2/8/17 with the finding the proposed work is consistent with the preservation criteria for lighting and landscaping in Section 6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Remove two pecan trees at east elevation. – Approve – Approve with the finding that although the proposed work does not comply with Section 6 that states that removal of trees and shrubs shall be approved by the Landmark Commission prior to commencement of work, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION:

1) Remove three existing exterior grade lights. – Deny – Deny without prejudice due to lack of information.
2) Install exterior lighting at the north and east elevations. – Deny – Deny without prejudice due to lack of information.
3) Remove two pecan trees at east elevation. – Deny – Deny without prejudice due to lack of information.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167 - 252 (LC)
Office Use Only

Name of Applicant: Jeff Cummings / Phoenix I Restoration and Construction
Mailing Address : 14032 Distribution Way
City, State and Zip Code: Farmers Branch, TX 75234
Daytime Phone: C 214.674.8246 / O 214.902.0111 Fax: _____
Relationship of Applicant to Owner : Contractor

PROPERTY ADDRESS: 3014 Oak Lawn Ave, Dallas, TX 75219
Historic District: Oak Lawn United Methodist Church

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

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

1. Exterior Lighting improvements at North and East Elevations, limited to the historic Church Bldg section.
New lights at Grade would replace existing lightings that aren't currently working, ref. plan and photos

2. Remove two trees at front elevation

APPROVED BY
FEB 01 2017
Sustainable Development & Construction
Long Range Planning
CERTIFICATE OF APPROPRIATENESS

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.

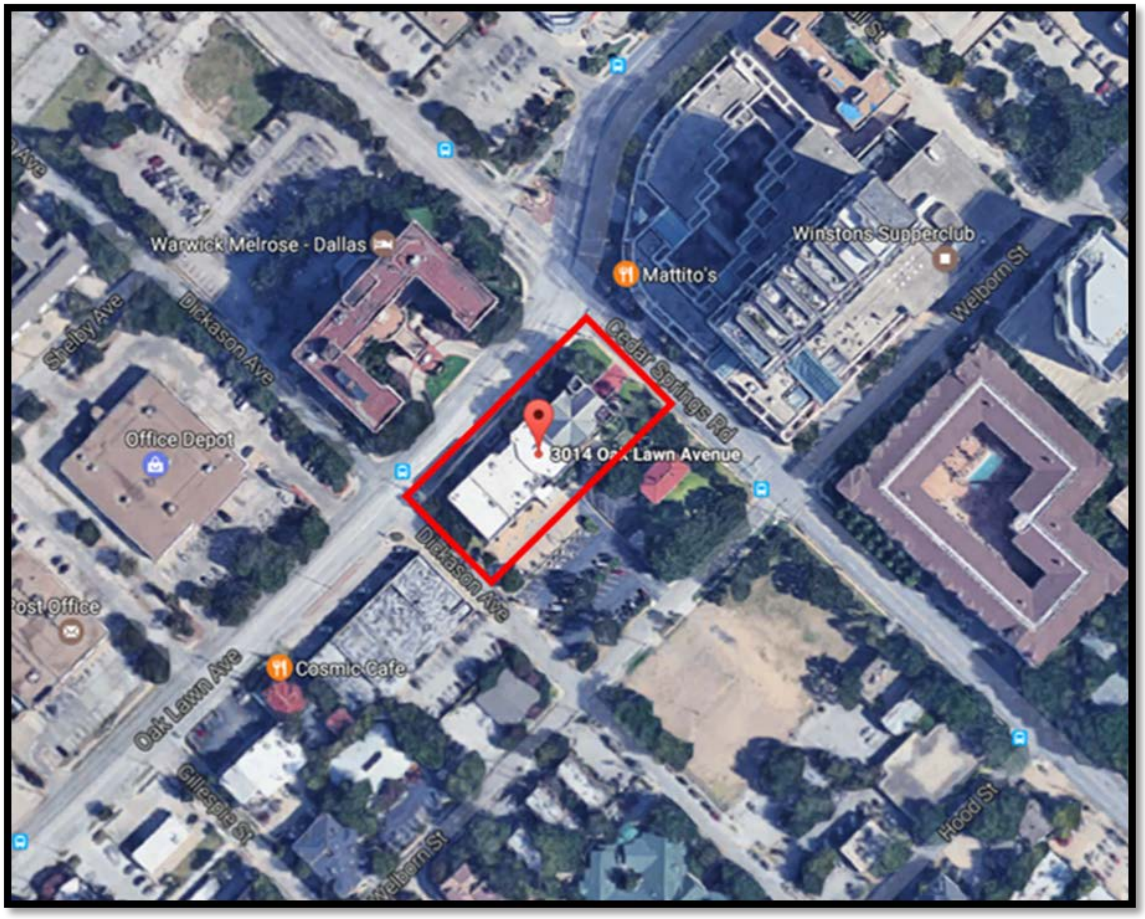
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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.

_____ _____
Sustainable Construction and Development **Date**



Site Aerial



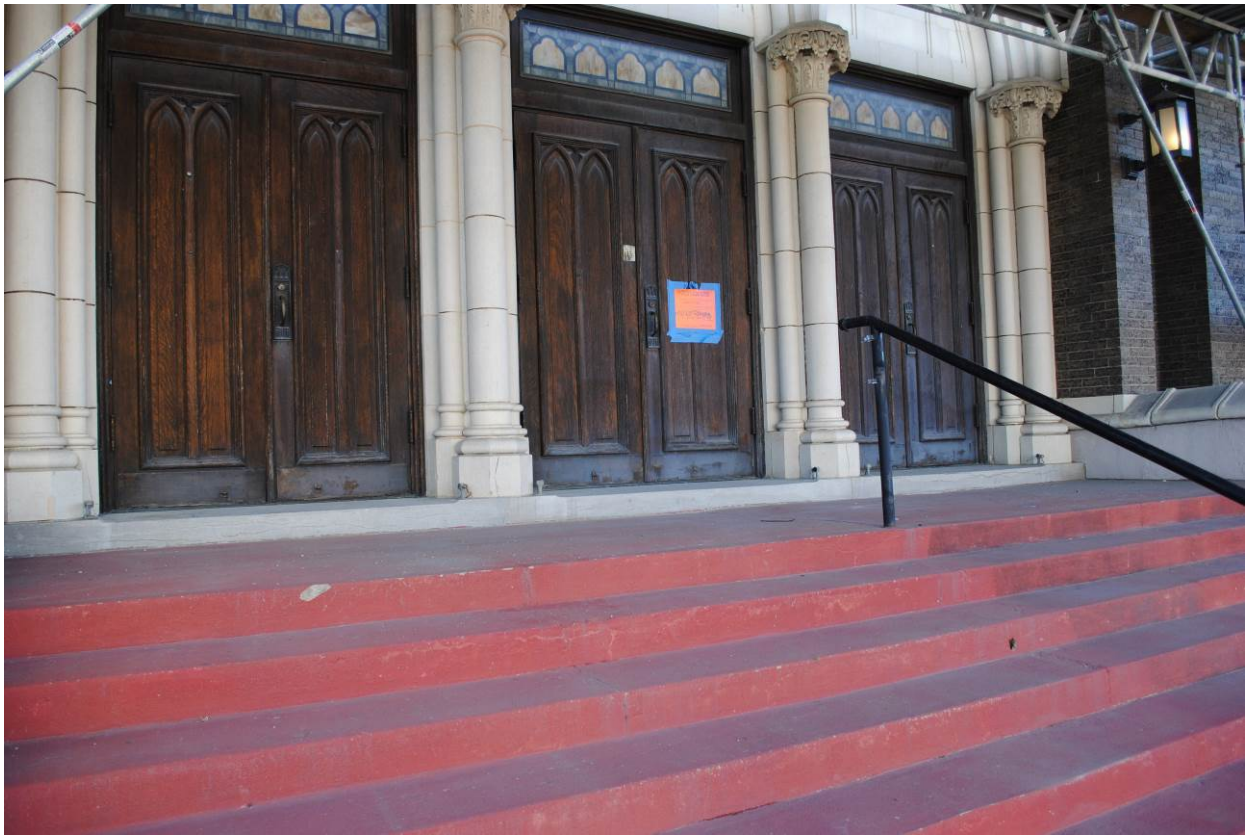
Existing East (Front) Elevation



Existing East (Front) and North Elevations



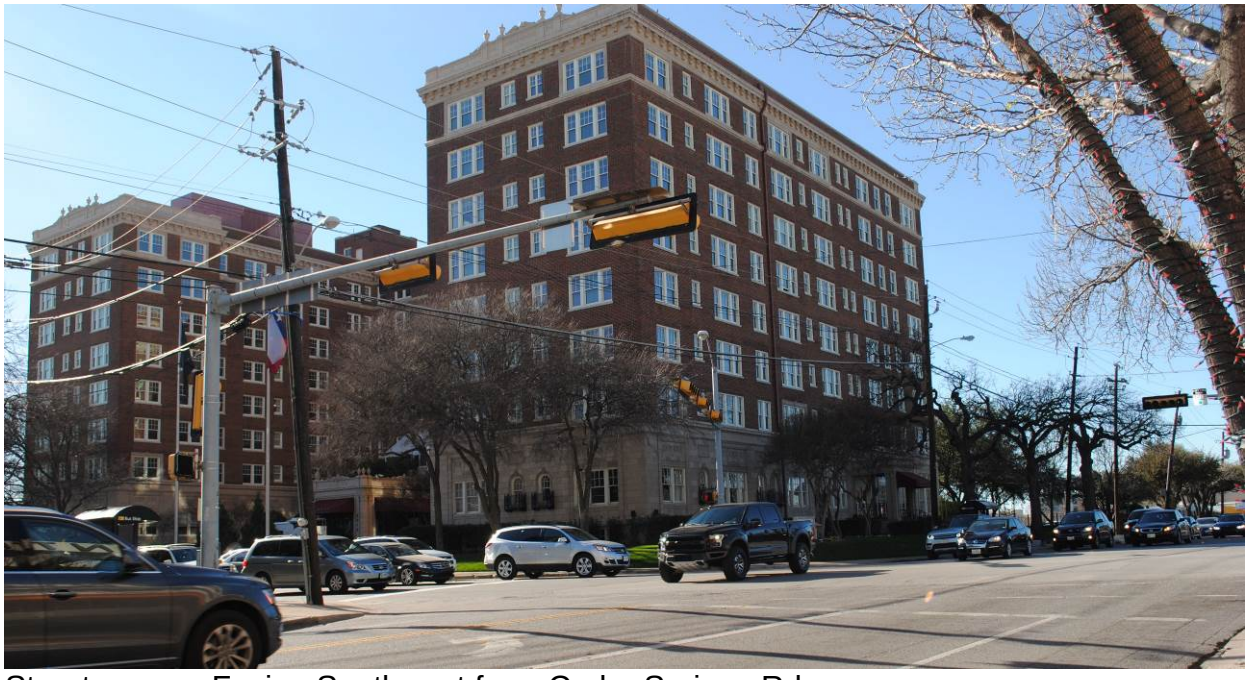
Existing North Elevation



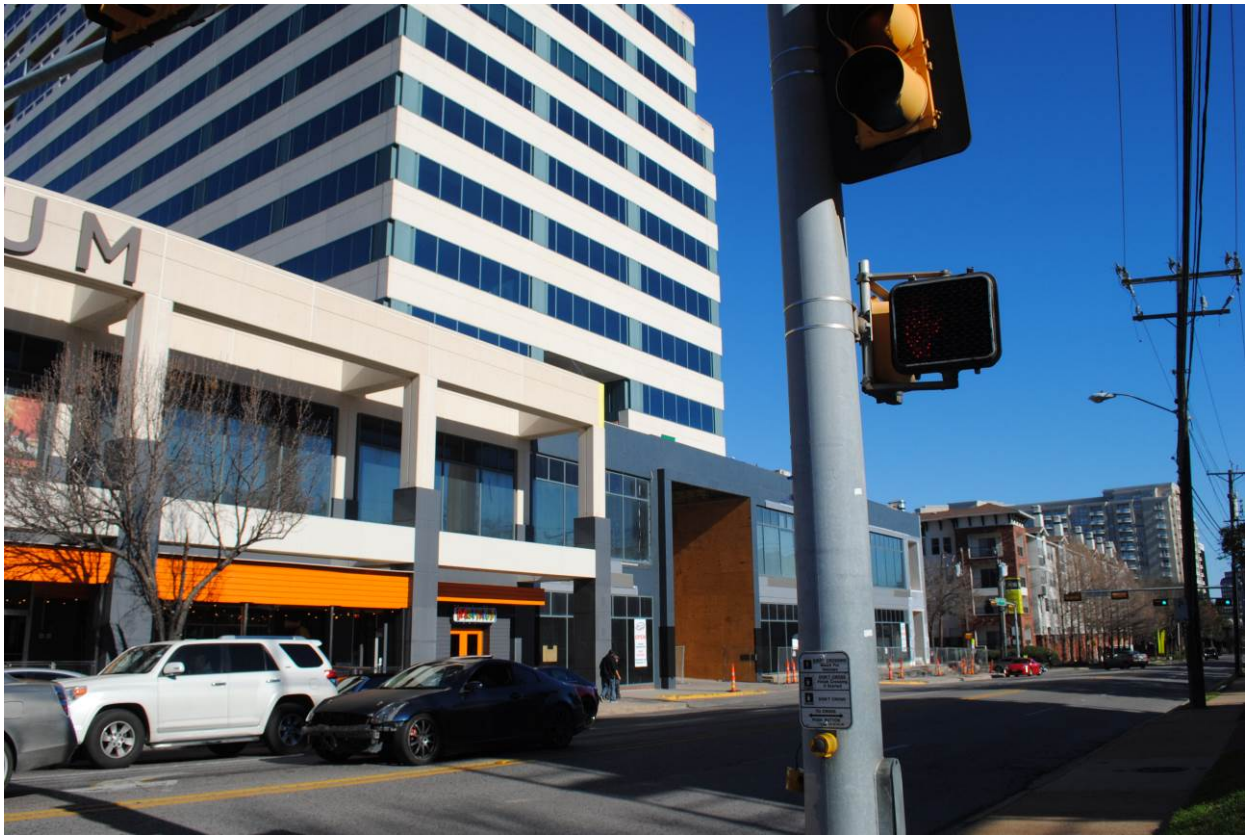
Front Entry Steps at East Elevation



Streetscape – Facing Southeast from Cedar Springs Rd



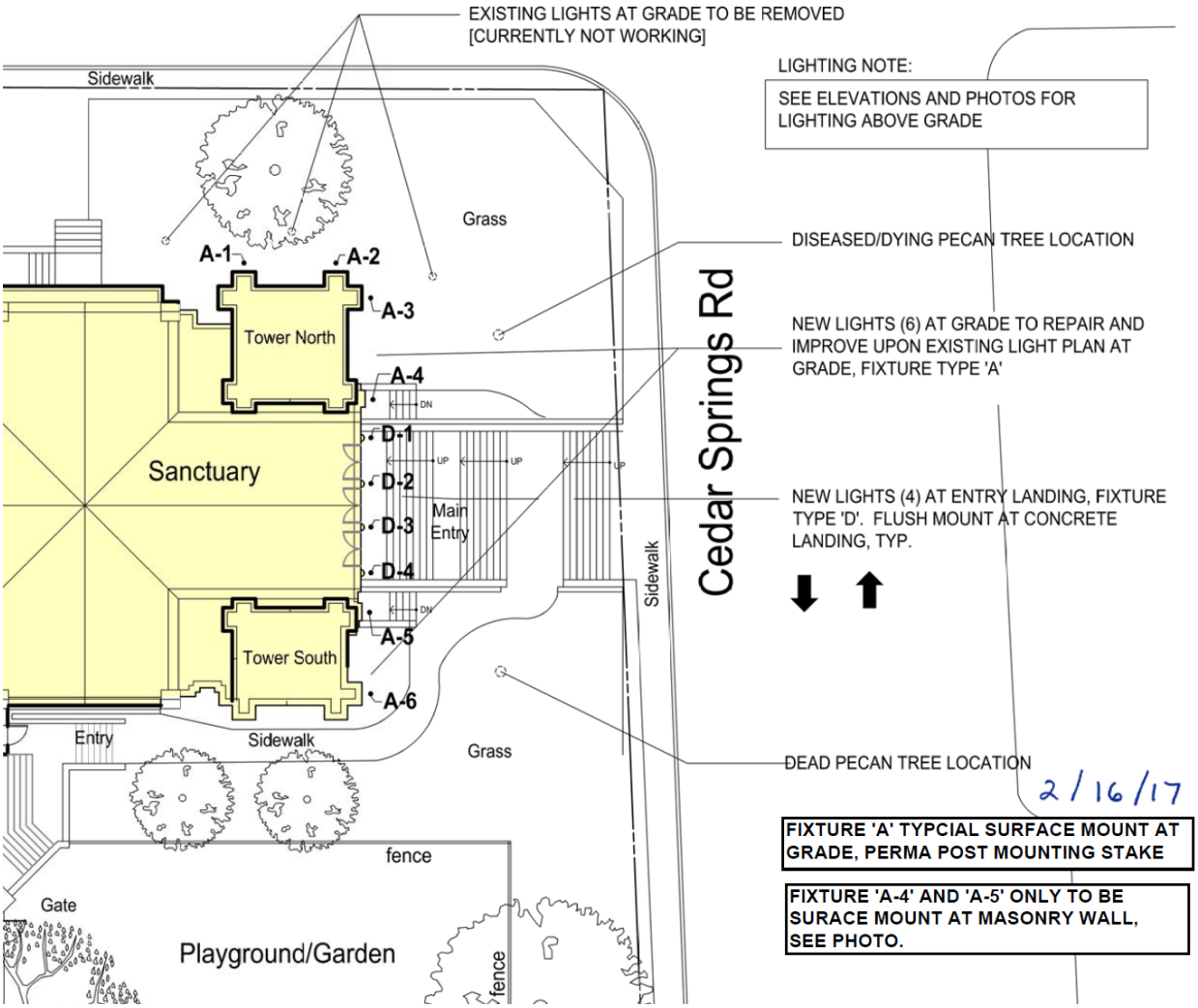
Streetscape – Facing Southwest from Cedar Springs Rd



Streetscape – Facing Northeast from Cedar Springs Rd (across the street from front entry)



Request #1 – Existing Light Fixtures to be Removed



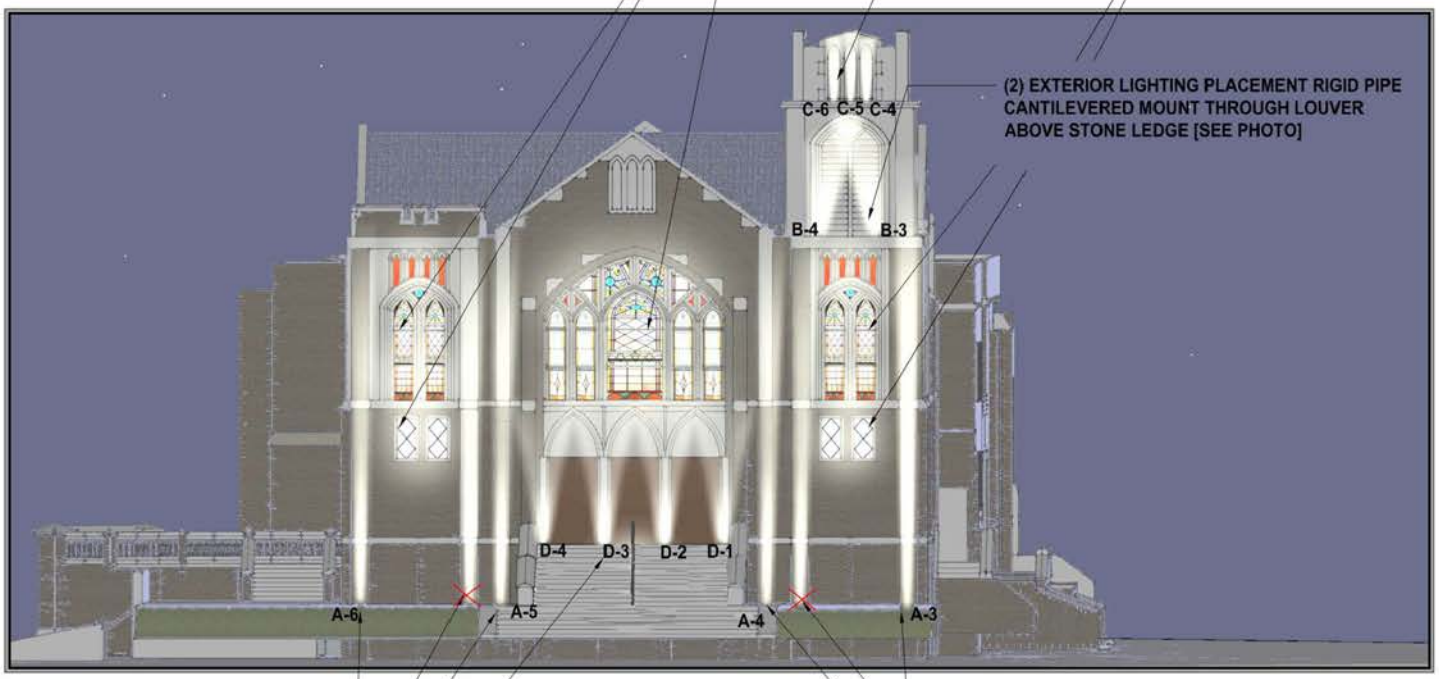
Request #2 – Proposed Lighting Site Plan

Request #2 – Proposed East Elevation

CA167-252(LC)

C6-10

2/16/17



OAK LAWN UNITED METHODIST CHURCH
EAST ELEVATION AND MAIN ENTRY - LIGHTING ELEVATION

N.T.S.

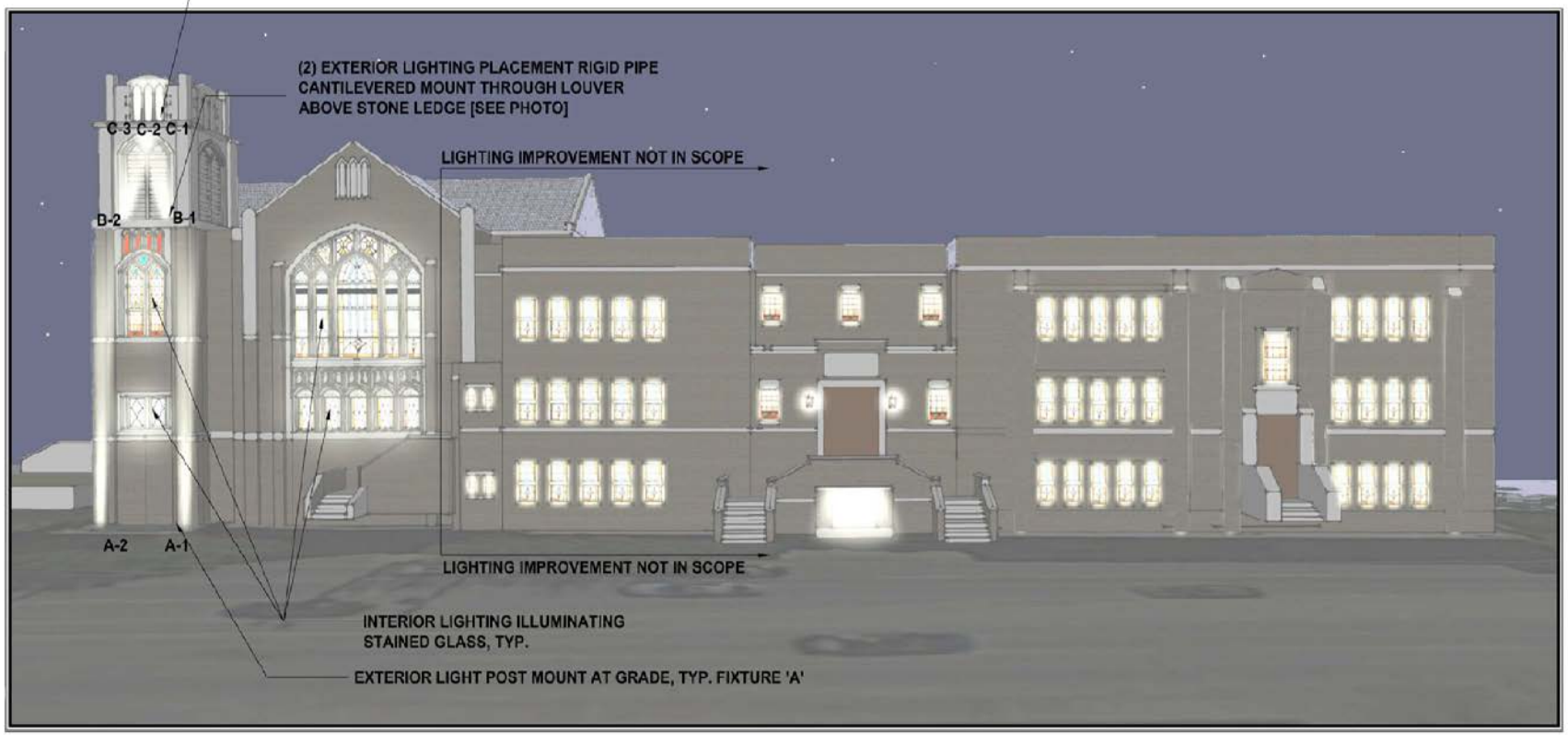
2/14/2017

Request #2 – Proposed North Elevation

CA167-252(LC)

C6-11

2/16/17



OAK LAWN UNITED METHODIST CHURCH
NORTH ELEVATION - LIGHTING ELEVATION

N.T.S.

2/14/2017



Request #2 – Proposed Lighting at East Elevation



Request #2 – Proposed Lighting at East Elevation



Request #2 – Proposed Lighting at North Elevation



Request #2 – Proposed Light Fixture B



Request #2 – Proposed Light Fixture C

illumitex

TYPE 'A'

Publish Date: May 31, 2016

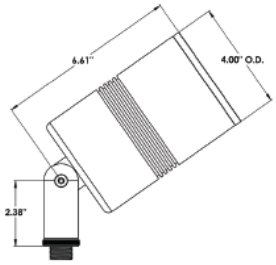
2/16/17

VERSA™ VL



(Versa VL shown on optional VMTWP2 canopy)

DIMENSION LINE DRAWINGS



AVAILABLE SNOOT ACCESSORIES



VL-SNT1 (1" Barrel)



VL-SNT2 (2.25" Barrel)



VL-SNT45 (4.40" Angle)

FEATURES & SPECIFICATIONS

General Description

The Versa VL light is a high-beam machined accent LED fixture that offers multiple beam angles made expressly for large-format landscape projects and regulation flag lighting. This powerhouse accent fixture—using only a maximum of 24.5 watts of power — is perfect for tall ornamental trees, large statues and other large decorative features. Fitted with Illumitex's optically engineered precision beam LEDs, the Versa VL delivers the right amount of high-quality light directly to the intended target.

Mechanical Construction

Precision CNC machined aluminum. Stainless steel hardware and high-temperature silicone gaskets protect against the environment. Hand-tightening lock nut for easy aiming adjustability without tools. Smooth, flat lens design with lens ring eliminates potential for pooling water when aimed vertically. ½-14 NPS stainless steel fitter for attachment to mounting accessories such as stakes and canopies. Adjustable knuckle for vertical angle aiming.

Electrical Specifications

Class 2, constant-current integral driver with 120-277VAC, 50/60Hz universal input. 18-gauge out wires provided. Available with 0-10V dimming option.

Weight

3.2 lbs.

Finish

Two-step architectural anodized finish provides superior resistance to weather and fading. Available in black, bronze and clear.

Testing and Compliance

- ETL and cETL listed for wet locations
- -35°C to 40°C operating temperature range
- IP66 ingress protection rating
- L70 at 50,000 hours
- RoHS compliant
- 5-year warranty

IP66 RoHS Intertek

PERFORMANCE DATA

SERIES	CCT	CBCP	LUMENS	WATTAGE
VL15	3000K	12,024	488	18
VL15	4000K	14,766	574	18
VL15	5700K	16,833	654	18

SERIES	CCT	CBCP	LUMENS	WATTAGE
VL50	3000K	1,560	1,150	24.5
VL50	4000K	1,660	1,280	24.5
VL50	5700K	1,892	1,459	24.5

PART NUMBER ORDERING GUIDE

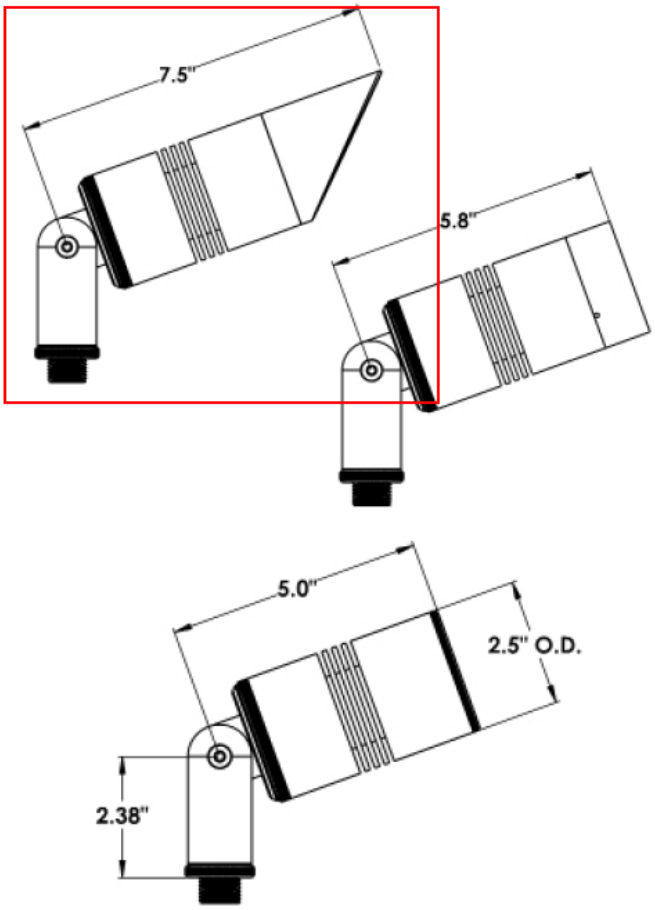
VL							
SERIES	OPTICS	# OF LEDs	COLOR TEMP	DRIVE CURRENT	INPUT	FINISH	DIMMING
VL = Versa VL	15 = 15° Artavi[1]	6 = 6 LEDs[1]	BW = 3000K (82 CRI)	70 = 700mA[1]	U = 120-277 VAC 50-60Hz	CA = Clear	D = 0-10V Dimmable
	50 = 50° Aduro[2]	4 = 4 LEDs[2]	DW = 4000K (78 CRI)	45 = 450mA[2]		BK = Black	Blank = No Dimming
			GW = 5700K (72 CRI)			BZ = Bronze	

Notes:
1. 15° optic requires 6 LEDs and 700mA drive current (Ex: VL156…70…)
2. 50° optic requires 4 LEDs and 450mA drive current. (Ex: VL504…45…)

TYPE 'B'

DIMENSION
LINE DRAWINGS

2/16/17



PERFORMANCE
DATA

SERIES	OPTIC	CCT	CBCP	LUMENS	WATTAGE
VMAI	22	3000K	864	107	3.0
			1,507	195	5.5
			2,596	342	9.0
			3,251	426	11.5
VMAI	22	4000K	1,039	129	3.0
			1,811	234	5.5
			3,120	410	9.0
			3,907	512	11.5
VMAI	36	3000K	302	111	3.0
			539	200	5.5
			915	341	9.0
			1,148	429	11.5
VMAI	36	4000K	363	133	3.0
			647	240	5.5
			1,100	410	9.0
			1,380	516	11.5
VMAI	50	3000K	164	110	3.0
			294	198	5.5
			507	341	9.0
			641	430	11.5
VMAI	50	4000K	198	132	3.0
			354	239	5.5
			610	410	9.0
			771	516	11.5

PART NUMBER
ORDERING GUIDE

VM	AI	1		FA	12	
SERIES	OPTICS	# OF LEDs	COLOR TEMP	DRIVE CURRENT	INPUT	ANODIZED FINISH
VM = Versa VM	AI = 22°, 36°, 50° All Inclusive	1 = 1 LED	BW = 3000K (82 CRI) DW = 4000K (78 CRI)	740, 580, 330, 180mA Field Adjustable	12 = 12VAC	CA = Clear BK = Black BZ = Bronze

6301 East Stassney Lane ⁞ Building 6, Suite 400 ⁞ Austin, Texas 78744
Office: 512.279.5020 ⁞ Web: Illumitex.com

illumitex®
Focused Lighting Solutions

Request #2 – Light Fixture B

TYPE 'B'
2/16/17

ILLUMITEX

VERSA VM™
FEATURES & SPECIFICATIONS

MECHANICAL CONSTRUCTION

Precision CNC machined from 6063-T6 aluminum. Stainless steel hardware and high-temperature silicone gaskets protect against the environment. Hand-tightening lock nut for easy aiming adjustability without tools. Threaded, machined lens ring allows for simple switching of lenses or adding colored filters (red, green and blue filters included). Machined aluminum barrel and long shroud options are included. ½-14 NPS stainless steel fitter for attachment to mounting accessories such as stakes and canopies. Adjustable knuckle for vertical angle aiming.

LEDs

The Versa VM™ uses a single Aduro VH LED in both 3000K and 4000K CCT options. Illumitex's patented Digital Distribution™ delivers 65% of the lumens within the beam angle in a highly uniform, square pattern. Beam spreads include 22°, 36° and 50° by means of individual, replaceable lenses.

ELECTRICAL

Proprietary, adjustable, integral driver provides four distinct light level options at 3, 6, 9 and 12 watts. 12VAC low-voltage input from standard AC landscape transformers (sold by others). 18 inches of 2-conductor, 18-gauge low-voltage out-wire provided.

WEIGHT

1.8 lbs.

FINISH

Two-step architectural anodized finish provides superior resistance to weather and fading. Available in black, bronze and clear.

TESTING AND COMPLIANCE

- ETL and cETL listed for wet locations
- -35°C to 40°C operating temperature range
- IP66 ingress protection rating
- L70 at 50,000 hours
- RoHS compliant
- 5-year warranty



Request #2 – Light Fixture B

TYPE 'C'

2/16/17

VERSA VS™

Wattage consumption:
6.9 watts - Aduro – 2.1 watts - Artavi
CBCP = 448 (Aduro – 2280 (Artavi)
Assume 25W to accommodate for startup conditions. Normal operation of the Versa VS is ~8W.

5 year warranty.

Machined 6063-T6 aluminum alloy for maximum durability.

High temperature silicone rubber gaskets for durable, water-proof seals.

Hand-tighten knurled locking nut.

Stainless steel hardware; 1/2" NPT.

IP66 rating for damp or wet locations.

2" O.D. machined aluminum.

Internal Class 2 driver at 12Vac input; 50-60Hz.

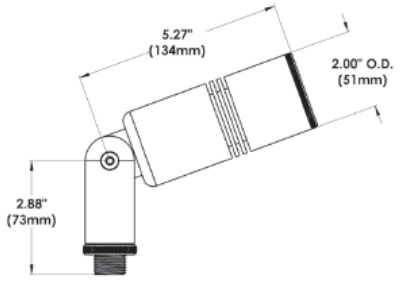
Black, bronze and clear anodized finish for uniform, weather-resistant finish and durability.

Patented optics.

15° or 36° beam angle.

Tool-less knurled lens ring.

(1) Artavi LED with up to 90% of light in beam angle OR (1) Aduro VH LED with 65% of light in beam angle.



PART NO. ORDERING GUIDE

V S		1		5 0	1 2	
SERIES	OPTICS	# OF LEDs	COLOR TEMP	DRIVE CURRENT	INPUT	FINISH
VS	15 = 15° Artavi* 36 = 36° Aduro VH	1 = 1 Qty LED	BW = 3000K DW = 4000K	50 = 500mA	12 = 12Vac	CA = Clear anodized BK = Black anodized BZ = Bronze anodized

* Shipped with removable, frosted filter.

illumitex.com | sales@illumitexcom

5307 Industrial Oaks Blvd., Suite 100
Austin, Texas 78735

Tel: 512.279.5020

Illumitex Inc. 2013
The information in this document does not form part of any quotation or contract, is believed to be accurate and reliable and may be changed without notice. No liability will be accepted by the publisher for any consequences of its use. Publication thereof does not convey nor imply any license under patent – or other industrial or intellectual property rights. Patent information may be found at www.illumitex.com.

VS 1.14

illumitex®
Precision Light. *Infinite Possibilities.*

Request #2 – Light Fixture C

2/16/17 TYPE 'C'

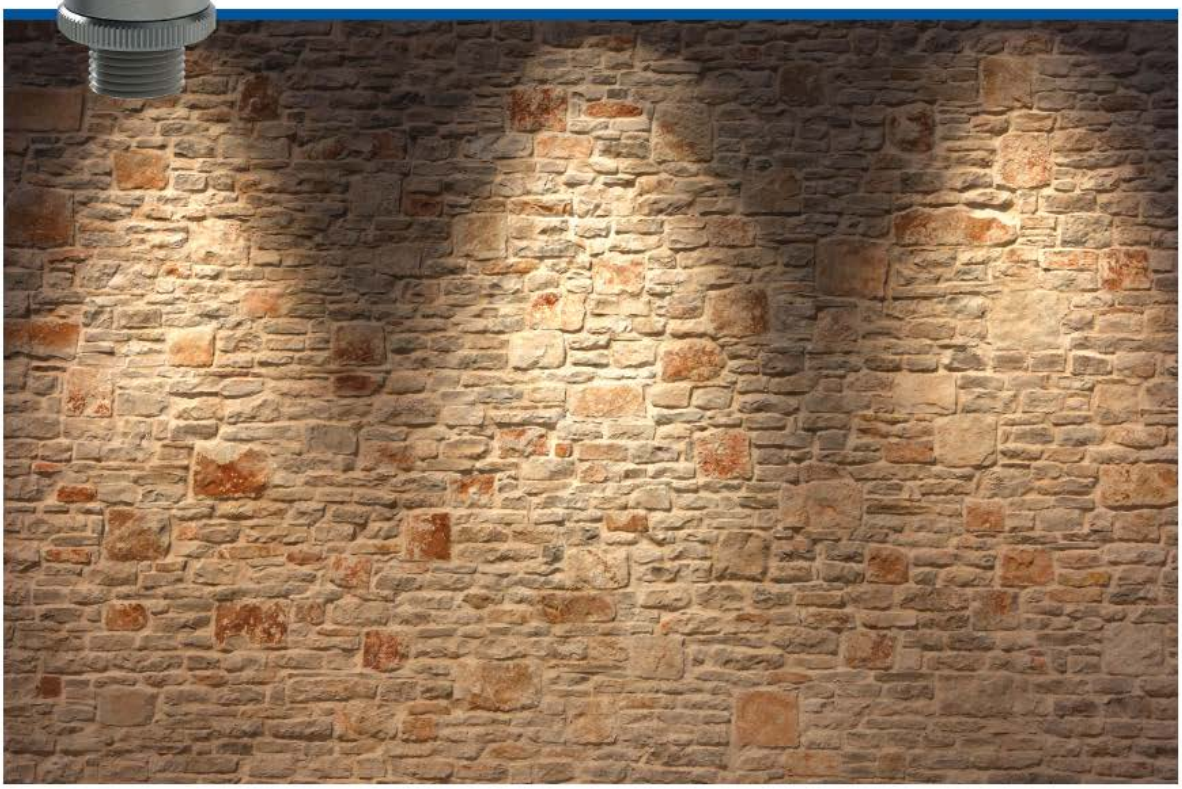
illumitex®

VERSA VS™

Small machined accent that delivers a large lighting punch!



The **VERSA VS™** delivers the lighting punch that designers, architects and contractors have been looking for in a small LED accent. With the tightest beam angles in the industry and delivering the highest center beam candle power, the **VERSA VS™** is the specifier's choice in multiple landscape applications. The unique square beam pattern also allows designers to control light in applications where it is needed most. Available in 15° and 36° beam angles, the warm and neutral white LEDs of the Illumitex **VERSA VS™** can cover multiple applications in landscape design.



Precision Light. *Infinite Possibilities.*

Request #2 – Light Fixture C

2/16/17 **TYPE 'D'**

SISTEMALUX

SPECIFICATION SHEET

MEGAZIP ROUND
WALKOVER Ø11"

#S.8530 - ___ -19
LED COLOR | VOLTAGE | FINISH

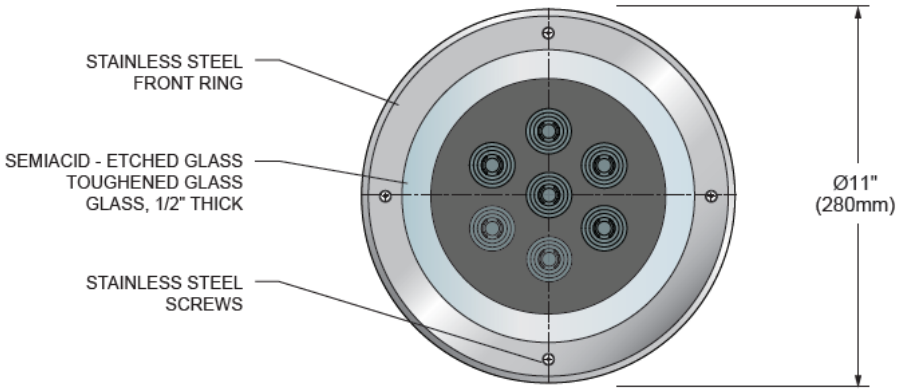
MEGAZIP is a resistant recessed walk-over luminaire. Housing in die cast aluminum. Front ring in aluminum or stainless steel. Available with a semi or full acidated glass. Also suitable for recessed wall applications.

LAMPING: 17.5W ACCENT WHITE LED
(SEE LED COLOR OPTIONS)

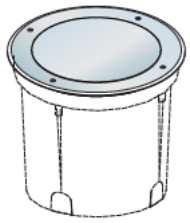
PROJECT NAME: _____

TYPE: _____ **QTY:** _____

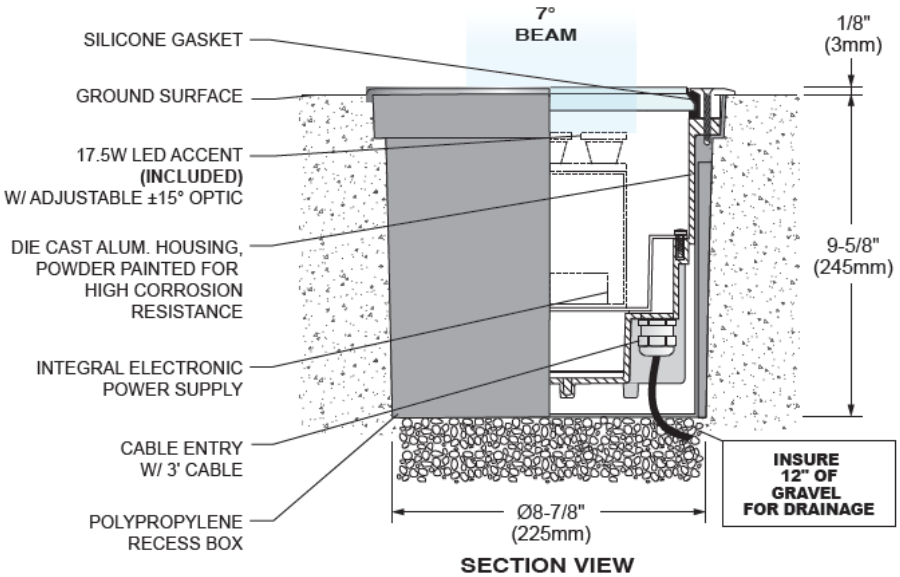
LAST UPDATE : JULY 17, 2013



TOP VIEW



ISOMETRIC VIEW



SECTION VIEW

IP 65 | IK 09

40°C/ 104°F MAX. GLASS TEMPERATURE

MAX. LOAD CAPACITY: 1000KG (2200LBS.)

METAL FINISH
☑ 19 - STAINLESS STEEL

VOLTAGE
○ 120V ○ 277V

LED COLOR
○ **S.8530**
- 17.5W ACCENT
COOL WHITE LED 6000K

○ **S.8530W**
- 17.5W ACCENT
WARM WHITE LED 3200K

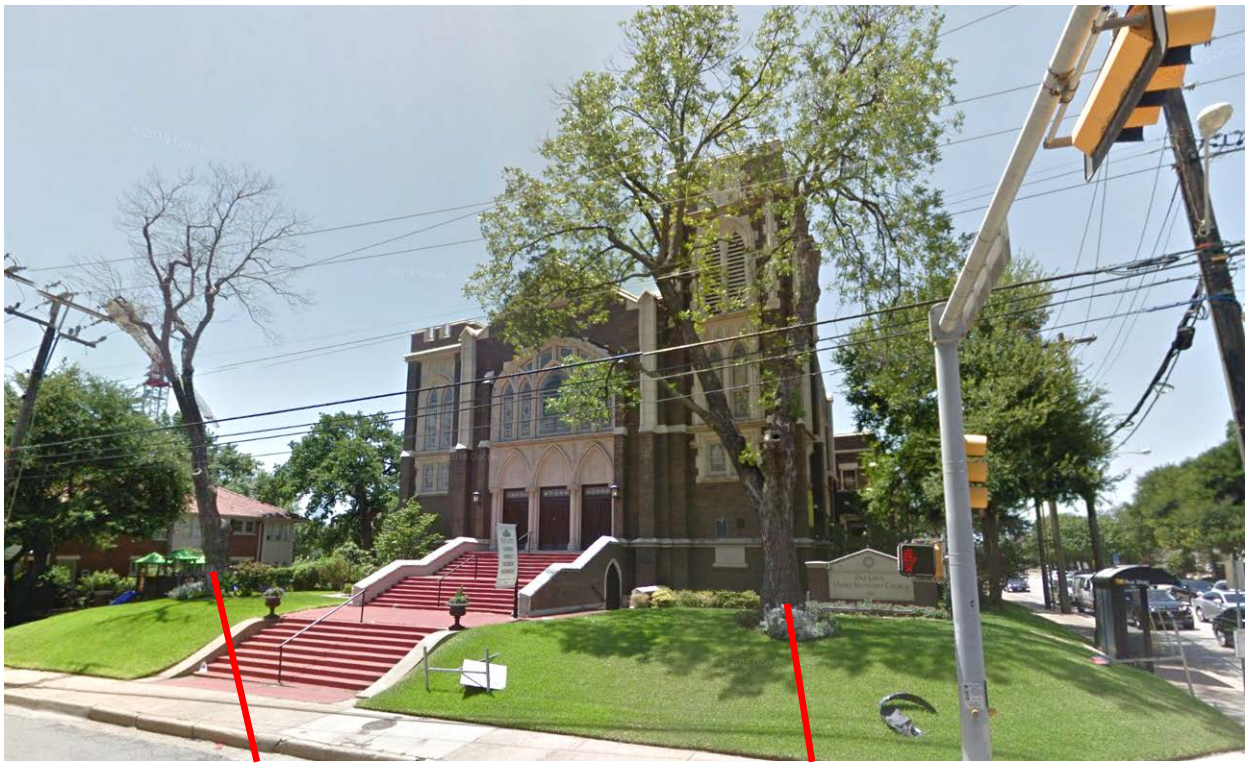
c UL us
9320 Boul. St-Laurent,
suite 100, Montréal (Québec)
Canada H2N 1N7
P.: 514.523.1339 F.: 514.525.6107
SISTEMALUX GROUP

MEGAZIP-PLUS ROUND
WALK-OVER Ø11"

DUE TO CONTINUOUS IMPROVEMENTS, THE INFORMATION HEREIN MAY BE CHANGED WITHOUT NOTICE.

MGD - R2

Request #2 – Light Fixture D



Request #3 – Previous Site Conditions Prior to Tree Removal





Request #3 – Existing Site Conditions

OAK LAWN
UNITED METHODIST CHURCH
Gather, Grow, Go!

February 15, 2017

To Whom It May Concern:

This past January, the church finally dealt with a safety risk that it had been plagued with for the last couple of years by removing the pecan trees facing Cedar Springs Road. At the time the trees were cut down one tree was dead and the other was in the process of dying. The dead tree had a limb fall in 2015, and before other limbs fell the church had to have them individually removed. For the health and safety of the children in our Child Development Center, our congregation, and the public at large, we had to remove the dead tree. And rather than go through the process of removing individual limbs on the dying tree, and possibly being late with that process, and for good stewardship reasons we had both trees removed at the same time.

Sincerely,

Mike Larsen
Facilities Administrator

Request #3 – Letter from Church Facilities Administrator

Tree Surgeons
6333 E. Mockingbird Ln
Ste. 147-839
Dallas, TX 75214

February 8, 2017

Mr. Larsen,

Thank you for letting me know about the pecan removals in front of the church. Yes, the Treatment that we were applying to the trees were only prolonging the inevitable death of the trees. Unfortunately, they were both diseased and we were trying to keep them around as long as possible.

Thank you,

Emily Long
ISA Certified Arborist TX-4149A
Oak Wilt Qualified
Tree Surgeons
214-808-5721 Cell
972-633-5462 Office
www.dallastreesurgeons.com

Request #3 – Letter from Arborist

Proposal

Dallas Tree Surgeons
6333 E Mockingbird Ln Ste 147-839
Dallas, TX 75214
972-633-5462

Proposal Number: 12306
Date: 10/24/2016

Proposed By:
Emily Long
214-808-5721
emily@dallastreesurgeons.com

Worksite:
Mike Larsen
3014 Oak Lawn Ave
Dallas, TX 75219, USA
mike.larsen@olumc.org

Job Notes:
Fall- Disease Mitigation Program, FIRST VISIT
2nd and 4 th Red oak on welborn in playground, small bur oak on oak lawn and dickason

Item	Service	Amount
Disease Mitigation Program	This program helps prolong a tree's lifespan. We make three visits a year to aerate the soil, fertilize directly at the root system, and provide disease and insect control. These visits also give us the opportunity to survey the tree's condition, suggest changes in disease treatment, and help identify any deterioration or hazards. While trees cannot survive forever, we can help maintain trees and hopefully slow the rate of decline.PRICED PER VISIT.	$300.00
Remove	Dead pecan- front left	$800.00
Remove	Pecan- front right	$1,900.00
Stump Grinding	2 Stumps- front left, right	$500.00
Tree Service	2nd Red oak in playground area on welborn	$225.00

Subtotal	$3,725.00
Sales Tax	$0.00
Total	**$3,725.00**

Please respond to your work proposal email or arborist, Emily Long, to approve this work.

Request #3 – Proposal from Arborist, dated 10/24/16

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

DATE: 2/8/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name:	Jeff Cummings – Phoenix 1 Restoration & Construction
Address:	**3014 Oak Lawn Avenue (H-27; Oak Lawn United Methodist Church)**
Date of CA/CD/CR Request:	2/2/2017

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny __X__Deny without prejudice

Recommendation / comments/ basis:

Deny w/o prejudice due to lack of information

Task force members present

✓ Gary C. Coffman (Chair)	___ Joseph Piwetz	___
✓ Jay Firsching (Vice-Chair)	___ Charles Neel	___ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	___ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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

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

CHAIR, Task Force Gary C Coffman DATE 2/8/2017

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-235(LC)
LOCATION**:** 2814 Main Street
STRUCTURE: Contributing
COUNCIL DISTRICT: 2
ZONING: PD 269

PLANNER: Liz Casso
DATE FILED: February 2, 2017
DISTRICT: Palace Blacksmith (H-107)
MAPSCO: 45-M
CENSUS TRACT: 0204.00

APPLICANT: Wes Hamline

REPRESENTATIVE: None.

OWNER: 640 Land, LLC

REQUEST:
1) Reconstruct original transom window in central bay on north elevation.
2) Install new paired entry doors in central bay on north elevation.

BACKGROUND / HISTORY:
4/2/2001 – Landmark Commission approved a roof replacement, relocation of HVAC units, replacement of a metal garage door in central bay on north elevation with paired wood doors and transom window (No CA number).

ANALYSIS:
One of the original uses of this structure included auto repair. The central bay of the structure originally consisted of a multiple divided light transom window and wide double doors, large enough to accommodate a vehicle. The original transom and doors were lost well before this structure was designated. At the time of designation, the central bay consisted of a metal roll-up garage door. The existing transom and doors were approved by the Landmark Commission in 2001.

The applicant is requesting to restore the original transom window. The new transom will be a multiple divided light wood window. It will be painted to match the existing window trim on the structure.

After the Task Force meeting, the applicant revised the design of the door opening, per the Task Force recommendation, and submitted updated drawings. The door opening has been redesigned so that the width of the door frame lines up with the transom window frame. The entry doors will be wider, which more closely matches the size of

the original door and door opening. The style of the original entry doors is unknown, as they are not visible in the only historic photo found. The applicant has chosen to replicate the design of the salvaged antiques doors approved and installed in 2001. The doors will be stained.

STAFF RECOMMENDATION:

1) Reconstruct original transom window in central bay on north elevation. – Approve – Approve the drawings dated 2/27/17 with the finding the proposed work is consistent with the preservation criteria for fenestration and openings in Sections 5.3 and 5.4, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install new paired entry doors in central bay on north elevation. – Approve – Approve the drawings dated 2/27/17 with the finding the proposed work is consistent with the preservation criteria for fenestration and openings in Sections 5.3 and 5.4, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Reconstruct original transom window in central bay on north elevation. – Approve with conditions – Approved with conditions: Provide details of doors, transoms, frames & jambs; and provide stain samples for doors & paint samples for frames & transom.
2) Install new paired entry doors in central bay on north elevation. – Approve with conditions – Approved with conditions: 1) Door width match transom width; 2) Align hinge jambs with transom jambs; 3) Provide details of doors, transoms, frames & jambs; and 4) Provide stain samples for doors & paint samples for frames & transom.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167 - 235 (LC)
Office Use Only

Name of Applicant: 640 Land, LLC by Wes Hameline, Member
Mailing Address: 2814 Main St. Ste 200
City, State and Zip Code: Dallas TX 75226
Daytime Phone: 214-953-1616 Fax:
Relationship of Applicant to Owner: same

PROPERTY ADDRESS: 2814 Main St.
Historic District:

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

PROPOSED WORK:

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

Replace main front entry and restore to as photographed in 1929. See Attached

Signature of Applicant: Wes Hameline Date: 19 Jan 2017

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**

RECEIVED BY
FEB 02 2017
Current Planning

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408


Elm St
Elm St
N Malcolm X Blvd
Dada Dallas
Wits End
N Crowdus St
The Nines
Main St
Deep Ellum Hair Studio
SMRR
Main St
Marscas Cocina Mexicana
& Tight Barbershop
The Quixotic World Magical Event Space
S Malcolm X Blvd
Main St
Liquid Lounge
2814 Main Street
The Curtain Club
Common Desk Deep Ellum
Main St
S Crowdus St
Pecan Lodge
Commerce St
Uncle Uber's Sammich Shop
BuzzBrews Deep Ellum
Commerce St
S Malcolm X Blvd
Commerce St
Angry Bao
Mohler MMA

Site Aerial



Existing North (Front) Elevation



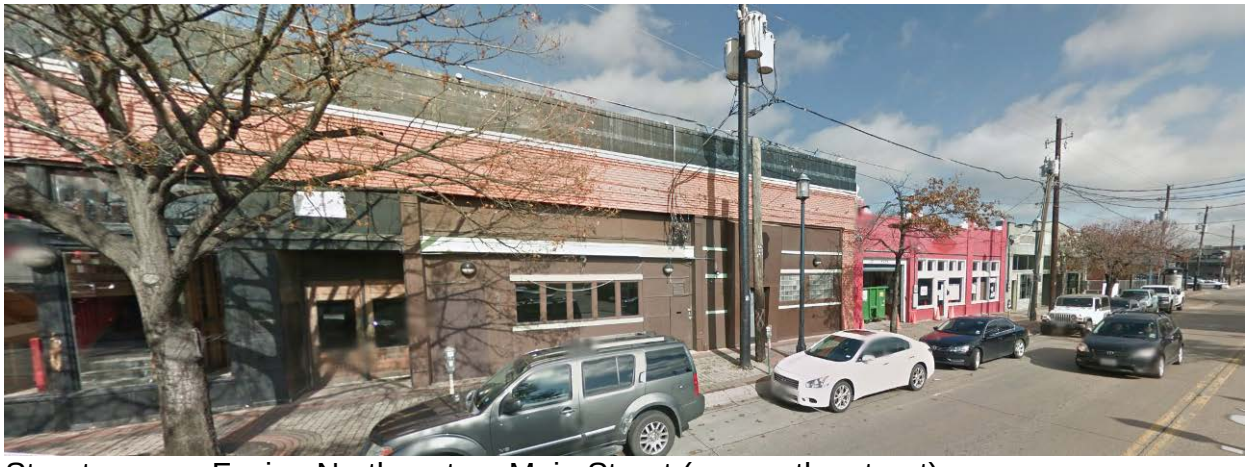
Existing Storefront System

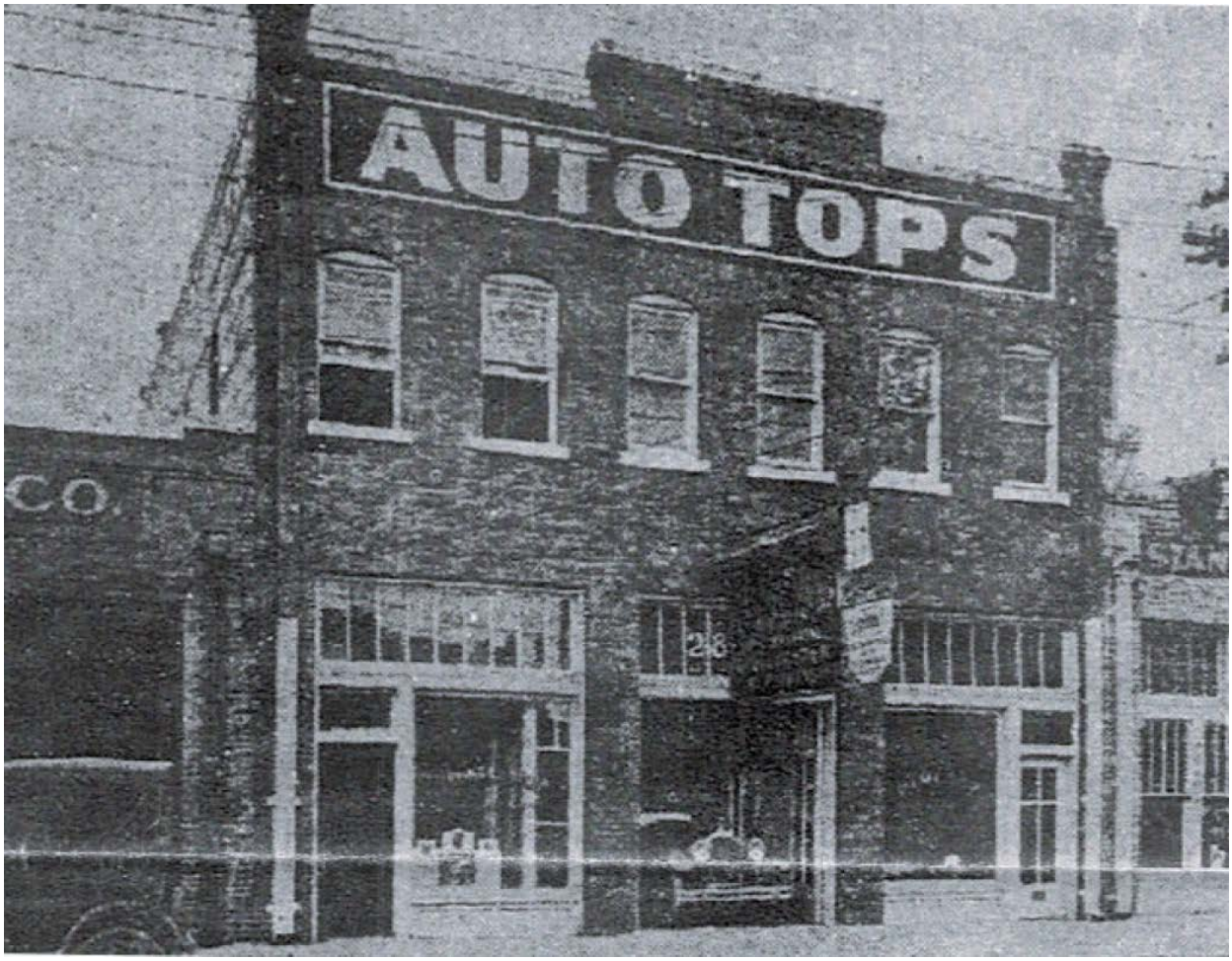


Streetscape – Facing Southeast on Main Street



Streetscape – Facing Southwest on Main Street


Streetscape – Facing Northeast on Main Street (across the street)



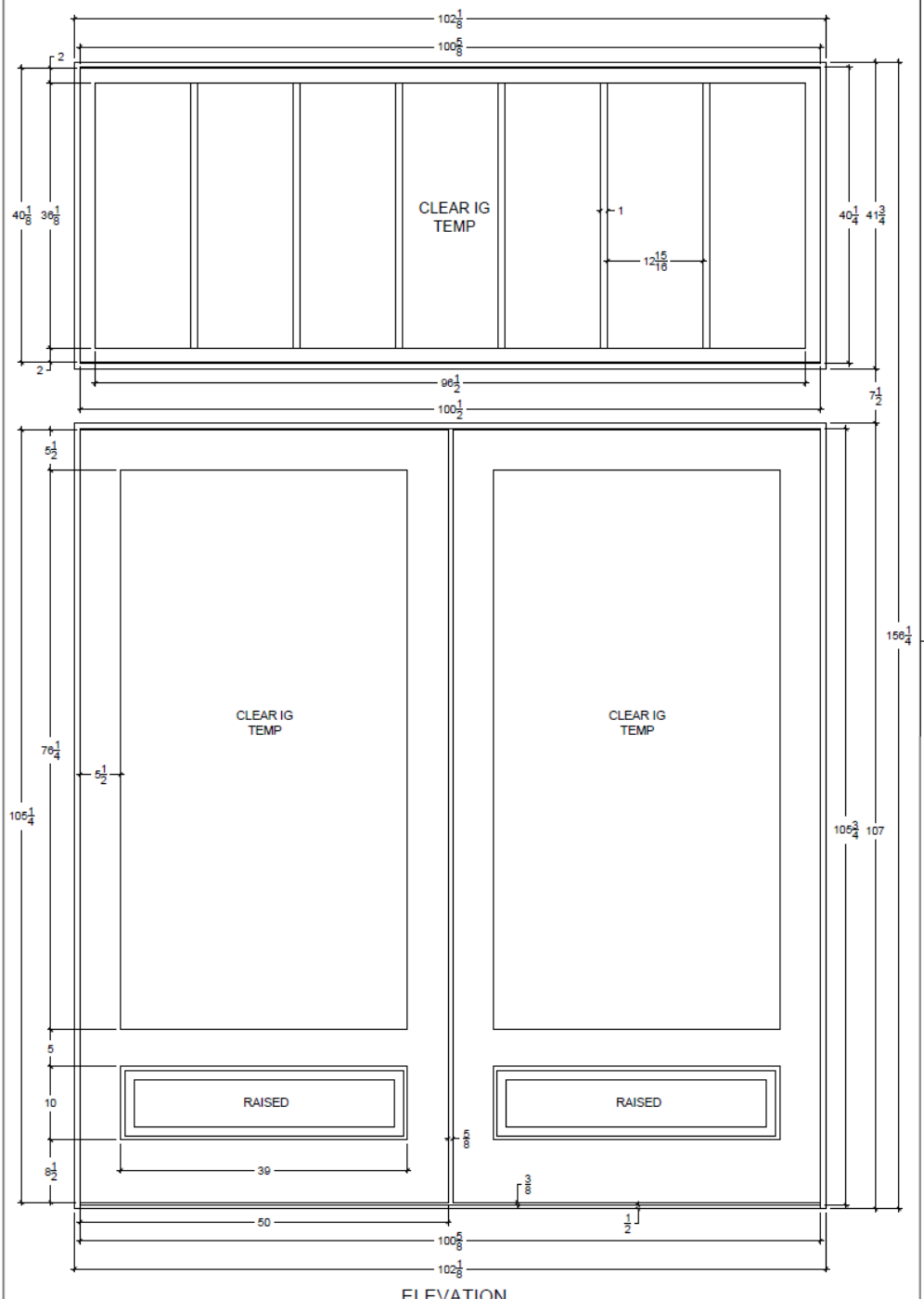
Historic Photo, date unknown

CUSTOMER: HAMELINE
ADDRESS: DFW AREA
DRAWING #: 49 REVISION #: 1
DATE CREATED: 01-17-17

CUSTOMER SIGNATURE: DATE:

DISCLAIMER: SOME DETAILS MAY VARY DUE TO HAND MADE PROCESS OF PRODUCTION OF PRODUCT

DFW DOOR REPAIR



ELEVATION

SPECS

USE: EXTERIOR
SPECIES: MAHOGANY
QTY: 1
UNIT SIZE: 8' 4" x 12' 2"
THICKNESS: 2-1/4"
JAMB SIZE: 4 5/8"
JAMB SPECIES: MAHOG
INT. CASING: TBD
EXT. CASING: TBD
HANDING: TBD
SWING: IN
BORE: TBD
HINGES: 4-1/2" US10B
SILL: BRONZE SADDLE
W/S: YES
GLASS: CLEAR
STICKING: CUSTOM
PANEL: RAISED

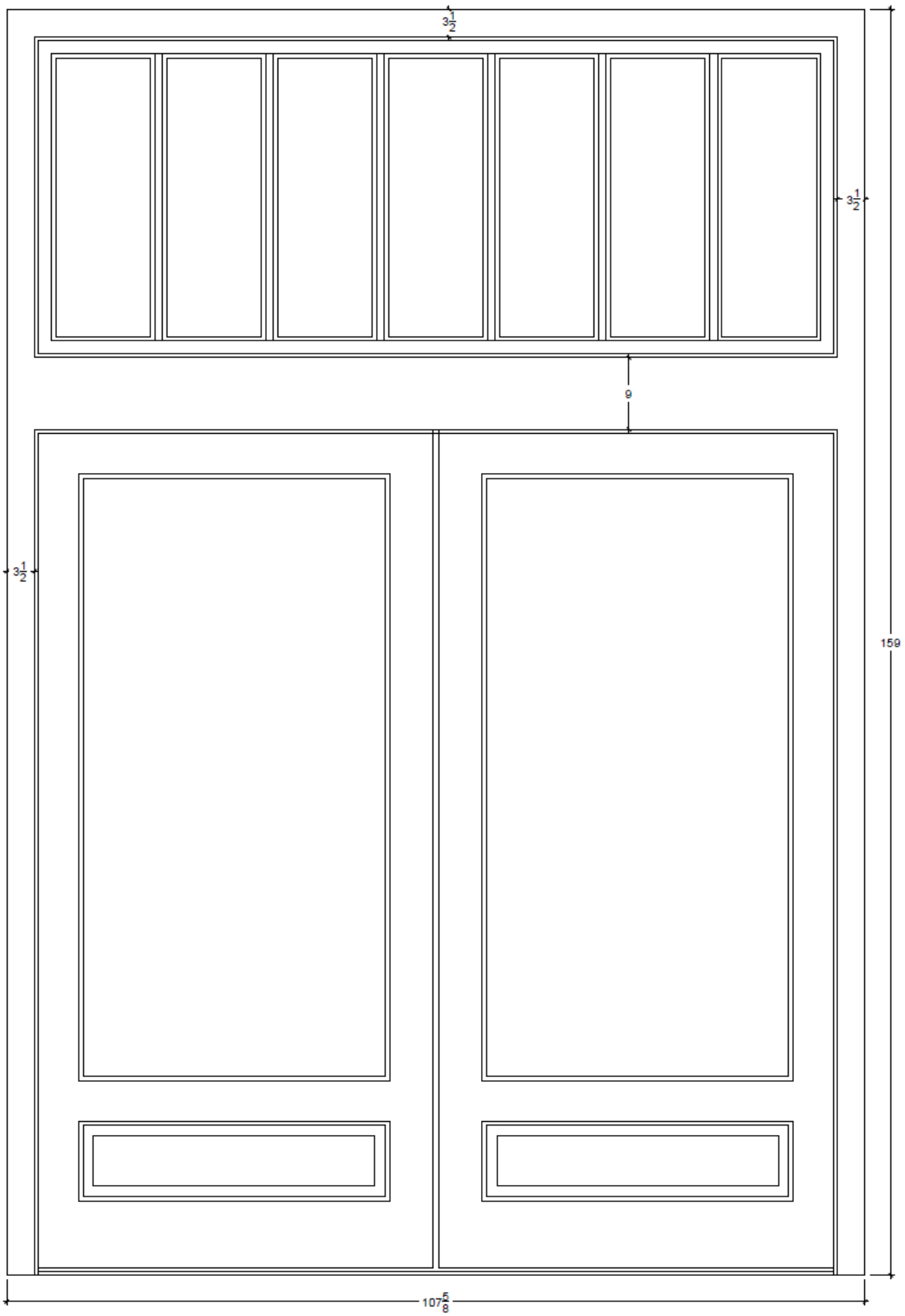
NOTES

2/27/17

PG-1

Proposed Transom Window and Entry Doors

2/27/17



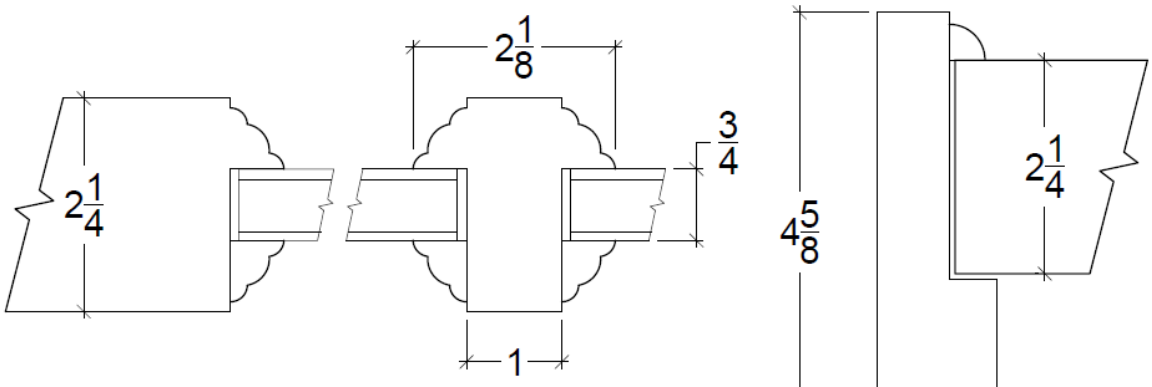
Proposed Transom Window and Entry Doors

CUSTOMER: HAMELINE
ADDRESS: DFW AREA
DRAWING #: 49 REVISION #: 1
DATE CREATED: 01-17-17

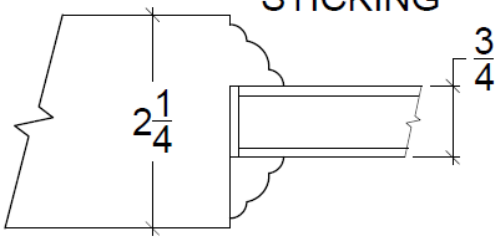
CUSTOMER SIGNATURE: DATE:

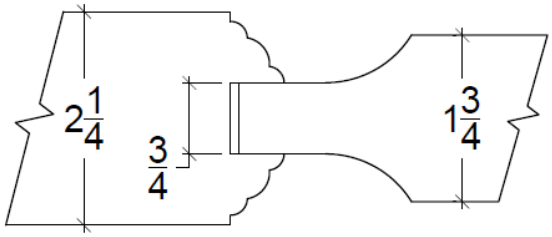
DISCLAIMER: SOME DETAILS MAY VARY DUE TO HAND MADE PROCESS OF PRODUCTION OF PRODUCT

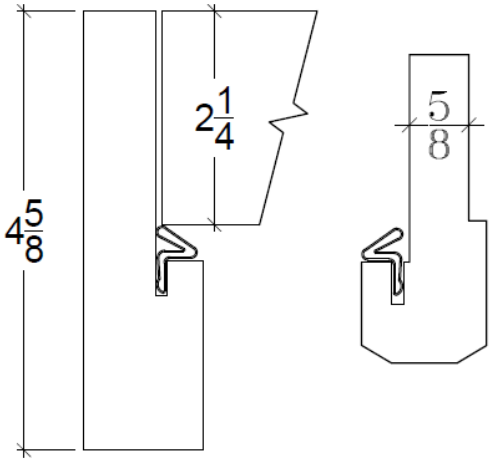
DFW DOOR REPAIR

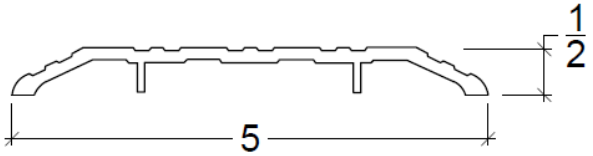


CUSTOM STICKING









SADDLE SILL

2/27/17

PG-2

Detail Drawing

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

DATE: 2/8/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Wes Hameline - 640 Land, LLC
Address: **2814 Main Street (H-107; Palace Blacksmith Shop)**
Date of CA/CD/CR Request: 2/2/2017

RECOMMENDATION:

___ Approve ___✓___ Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approved with conditions
(1) Door width match transom width
(2) Align hinge jambs with transom jambs
(3) Provide details of doors, transom, frames & jambs
(4) Provide stain samples for doors & paint samples for frames & transom

Task force members present

✓ Gary C. Coffman (Chair)	___ Joseph Piwetz	___
✓ Jay Firsching (Vice-Chair)	___ Charles Neel	___ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	___ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Liz Casso

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)
Maker: J Firsching
2nd: J Curtsinger
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 2/8/2017

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-229(LC)
LOCATION**:** 100 S Glasgow Drive
STRUCTURE: Non-contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 543

PLANNER: Liz Casso
DATE FILED: February 2, 2017
DISTRICT: Woodrow Wilson (H-53)
MAPSCO: 46-D
CENSUS TRACT: 0013.01

APPLICANT: Denise DuFreche – BRW Architects

REPRESENTATIVE: None

OWNER: Dallas Independent School District

REQUEST:

1.) Relocate four portable classrooms to staff parking lot.
2.) Install temporary metal canopy and ramp.
3.) Add handicap striping and signage to staff parking lot.

BACKGROUND / HISTORY:

2/7/2011 – Landmark Commission approved the construction of a three story addition and historic window restoration (CA101-109(MD)).

9/3/2013 - Landmark Commission approved the placement of crepe myrtles with the condition that a new landscaping scheme is submitted for review in 180 days (CA123-598(MD)).

3/3/2014 – Landmark Commission reviewed a Courtesy Review for a new landscaping master plan (CR134-003(MD)).

6/2/2014 – Landmark Commission approved the installation of a 8’-0” chain link fence along Covington Lane with the condition that the portion of the proposed fence within the no-build zone does not exceed 4’ in height as required in the preservation criteria (CA134-316(MD)).

4/6/2015 – Landmark Commission approved the installation of four canopy trees, moving existing crepe myrtles, and the construction of a 48” chain link fence along Glasgow Dr., south of the parking lot (CA145-221(MD)).

11/7/2016 – Landmark Commission approved the installation of a monument sign and plaza (CA167-041(LC)).

1/9/2017 – Landmark Commission reviewed a Courtesy Review for construction of a three-story addition (CR167-002(LC)).

ANALYSIS:
Four existing portable classrooms are to be relocated from the northeast portion of the site (near the proposed new addition location for J. L. Long Middle School) to the staff parking lot at the southwest corner of the site. The purpose of the relocation is to clear the site for the future construction of the middle school addition. The existing portable class rooms include ramps and metal canopies covering the walkways. These features will be installed at the new classroom location, connecting the classrooms to the main school structure. The canopy and ramps will be freestanding and will not be connected directly to the historic school. Once the addition is complete, these four portable classrooms, as well as the ramp and canopy, will either be demolished or moved off the site (future CA application).

Several handicap parking spaces would be lost once the portable classrooms have been relocated. Therefore, the applicant is requesting to add handicap striping to new spaces within the staff parking lot, and the addition of new handicap parking signage.

STAFF RECOMMENDATION:
1. Relocate four portable classrooms to staff parking lot. – Approve – Approve drawings dated 2/8/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install temporary metal canopy and ramp. – Approve – Approve drawings dated 2/8/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Add handicap striping and signage to staff parking lot. – Approve – Approve drawings dated 2/8/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
1.) Relocate four portable classrooms to staff parking lot. – Approve – Approved as submitted.
2.) Install temporary metal canopy and ramp. – Approve – Approved as submitted.
3.) Add handicap striping and signage to staff parking lot. – Approve – Approved as submitted.

RECEIVED BY

FEB 02 2017

Current Planning

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167-229 (LC)
Office Use Only

Name of Applicant: DENISSE DUFRECHE / BRW Architects
Mailing Address : 3535 TRAVIS STREET, Suite 250
City, State and Zip Code: Dallas, TX, 75204
Daytime Phone: 214.528.8704 Fax:
Relationship of Applicant to Owner :

PROPERTY ADDRESS: 100 S. Glasgow Drive, Dallas, TX 75214
Historic District: HS3

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

PROPOSED WORK:

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

Relocation of four onsite portables to the existing staff parking lot. Addition of temporary canopy and ramp from main Woodrow Wilson HS entry to portables. Addition of handicap striping and signage at staff parking lot.

Signature of Applicant: Denisse Dufreche Date: 1/30/2017

Signature of Owner: [signature] Date: 1.30.17
(IF NOT APPLICANT) DISD PROG. ADMIN.

APPLICATION DEADLINE:

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

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

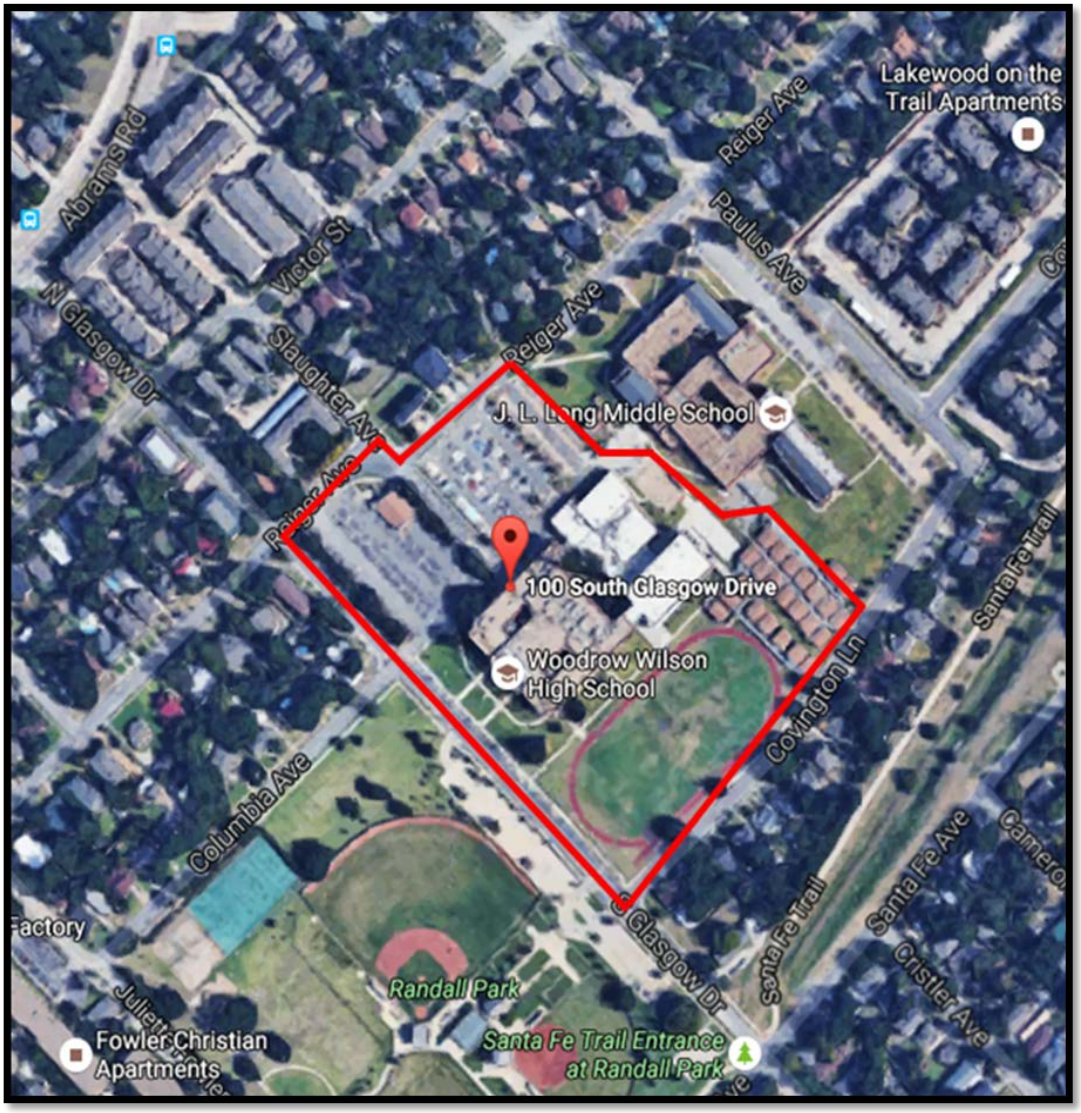
OTHER:

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

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

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

Sustainable Construction and Development **Date**



Site Aerial



Existing South (Front) Elevation



Existing West Elevation



Existing Staff Parking Lot – Facing East from Reiger Ave



Existing Staff Parking Lot – Facing North from Glasgow Dr



Proposed Portable Classroom Location – Facing East



Proposed Portable Classroom Location – Facing East



Proposed Portable Classroom Location – Facing west



Proposed Portable Classroom Location – Facing west



Existing Portable Classrooms to be Relocated



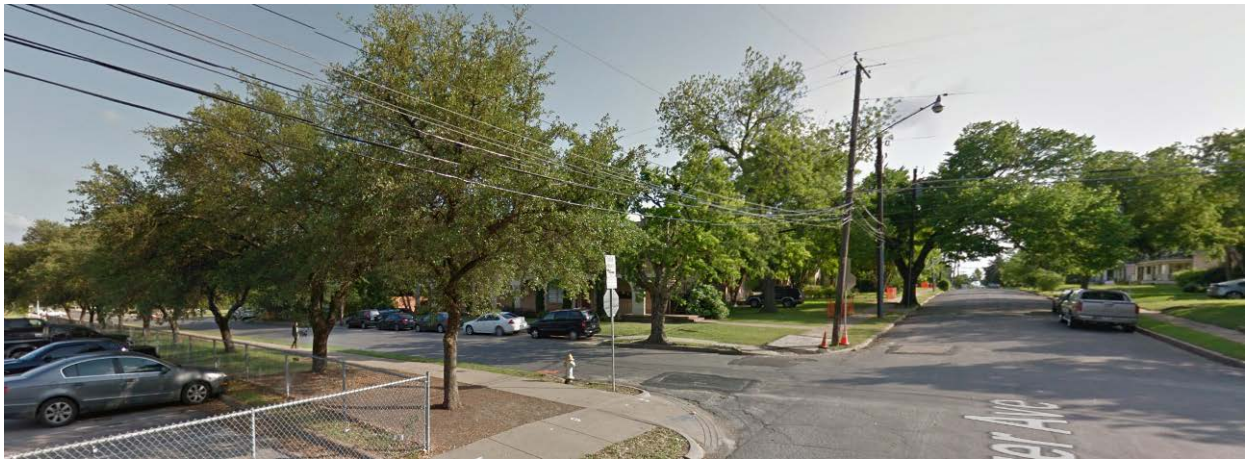
Existing Portable Classrooms to be Relocated



Existing Portable Classrooms to be Relocated

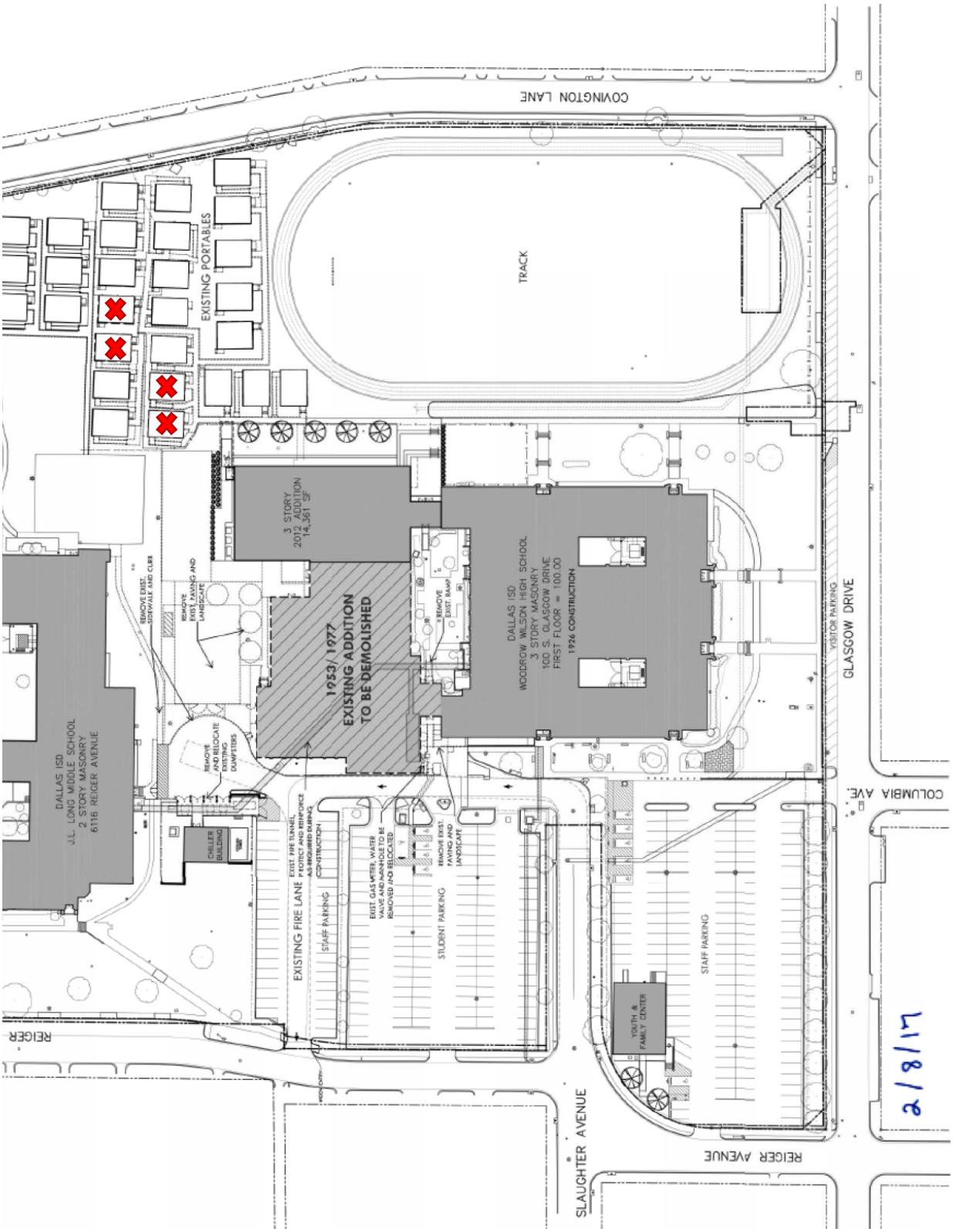


Streetscape – Facing Northeast from Reiger Ave

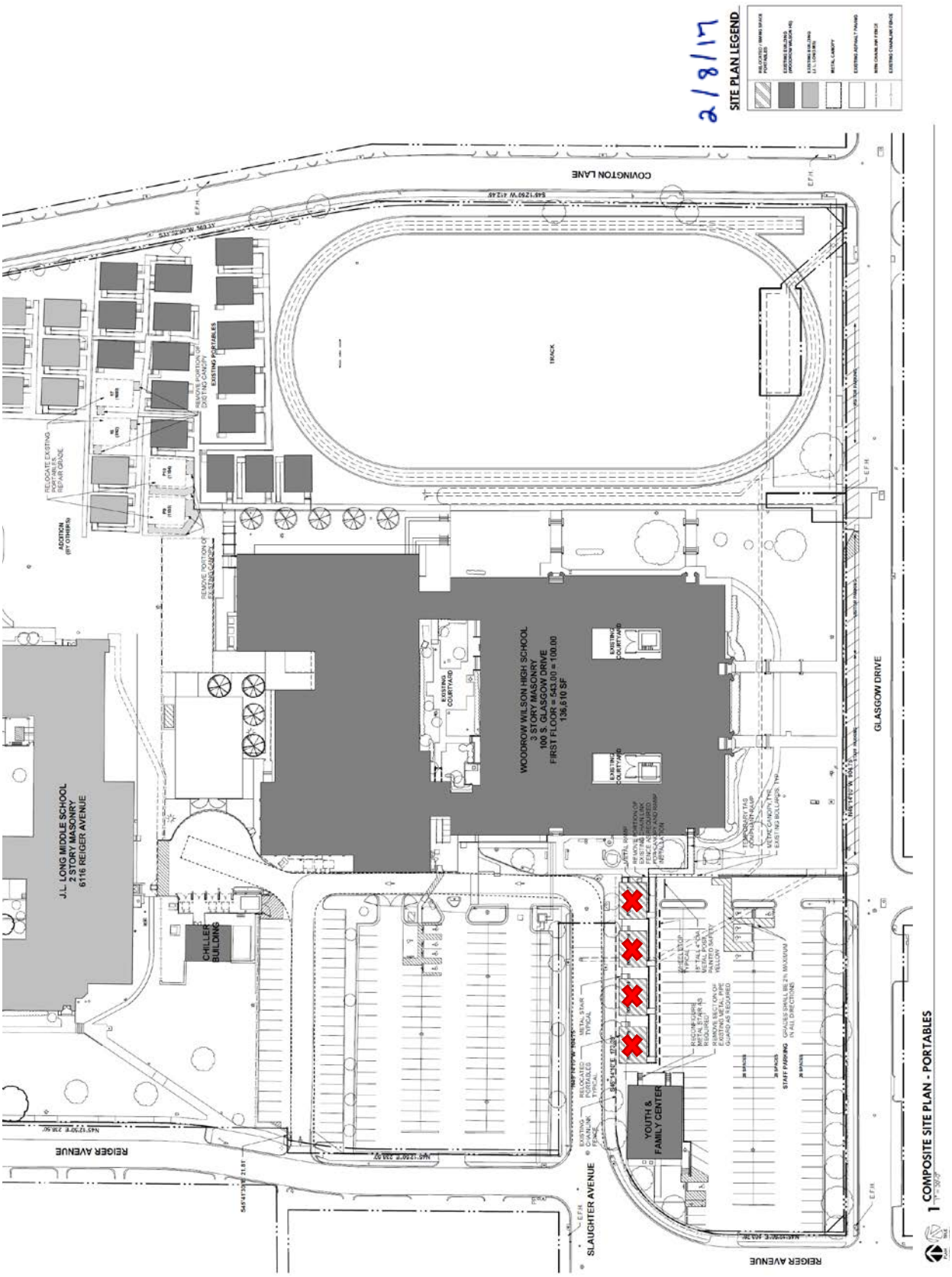

Streetscape – Facing Southeast from Reiger Ave



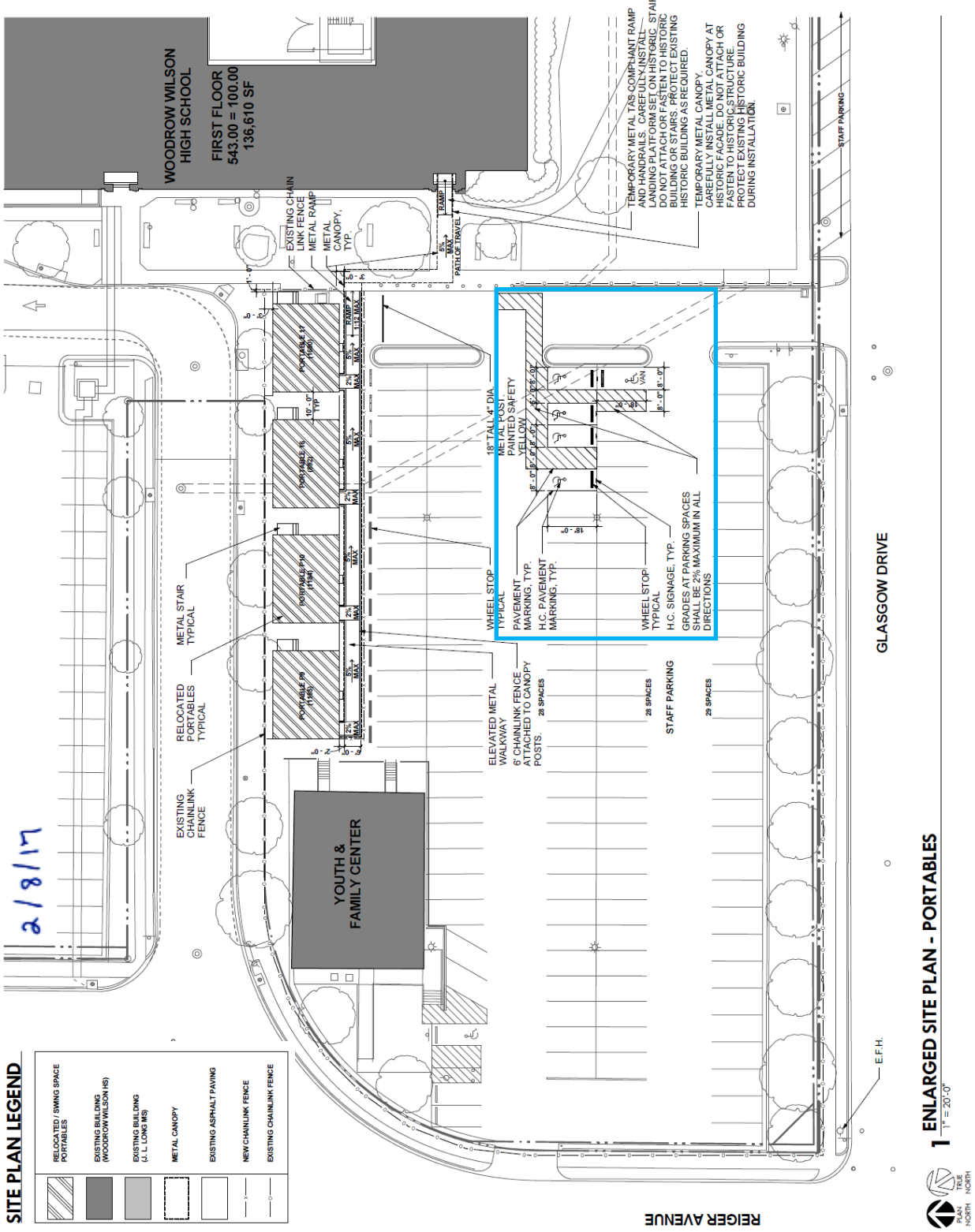
Streetscape – Facing Northwest from corner of Glasgow Dr and Reiger Ave (across street from staff parking lot)



Existing Site Plan – Portable Classrooms to be relocated highlighted above



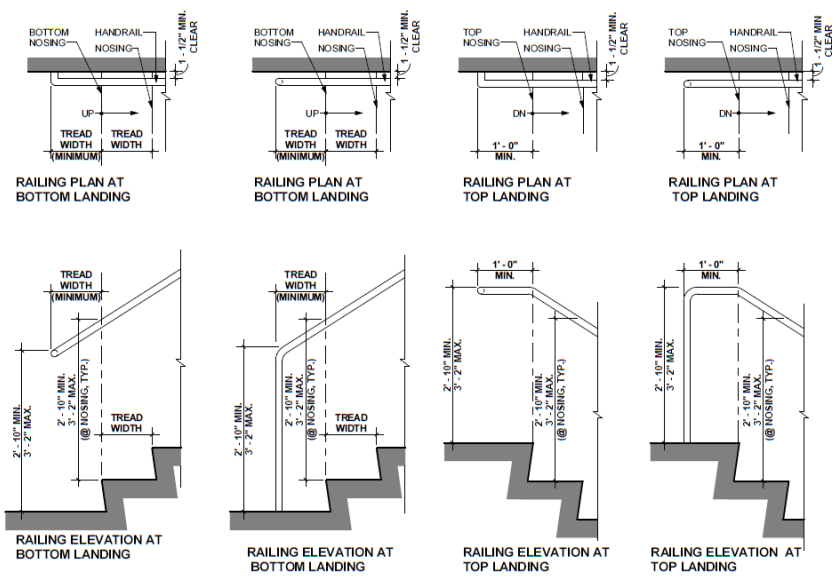
Proposed Site Plan – Showing portable classrooms in new location, highlighted above



Enlarged Proposed Site Plan – New handicap striping and signage area highlighted in blue

Request #1 – Proposed Electrical Plan

Request #2 – Handrail Details



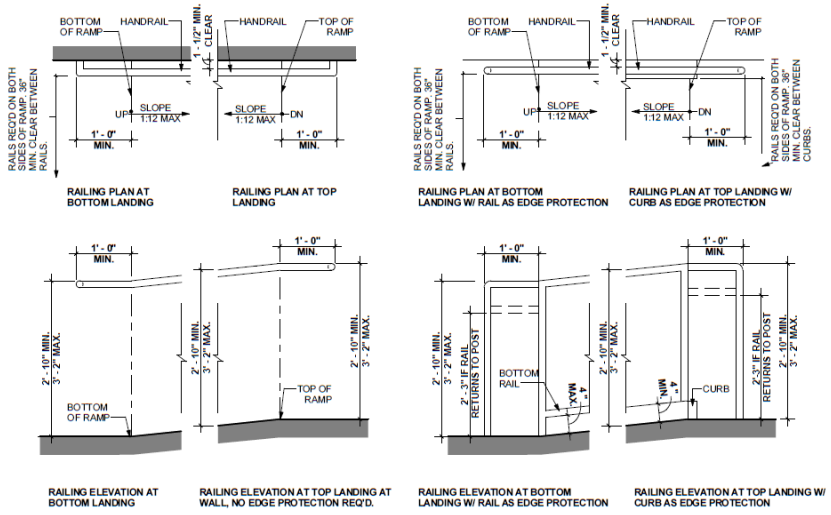
NOTE: HANDRAIL DETAILS ON THIS SHEET ARE GENERAL IN NATURE FOR MINIMUM HANDICAP ACCESSIBLE STANDARDS. HANDRAILS SHALL CONFORM TO THESE STANDARDS AND AS DETAILED ELSEWHERE IN DRAWINGS.

NOTE: HAND RAILINGS SHALL RETURN TO WALL OR TO FLOOR. BENDS AT RETURNS SHALL BE MINIMUM RADIUSES AND SHALL BE SMOOTH; MITERED CORNERS NOT ACCEPTABLE.

2/8/17

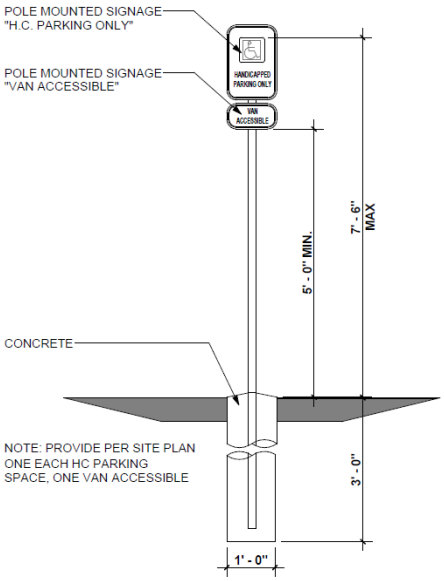
7 HANDRAIL AT STAIR

3/4" = 1'-0"

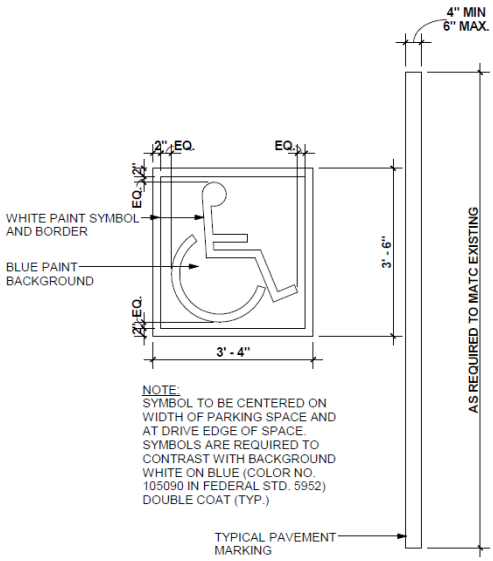


6 HANDRAIL AT RAMP

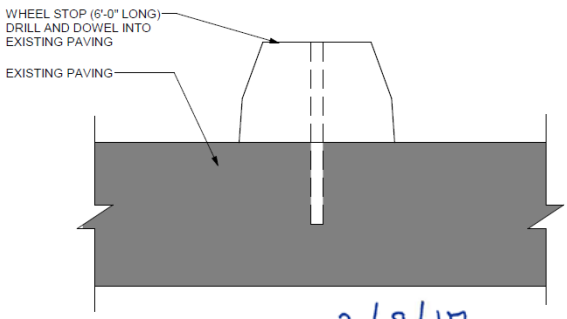
3/4" = 1'-0"



2 HC PARKING SIGNAGE
1/2" = 1'-0"



3 HC PAVEMENT MARKING
1/2" = 1'-0"



4 WHEEL STOP
3" = 1'-0"

Request #3 – Signage and Pavement Marking Details

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

DATE: 2/8/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Denise DuFreche - BRW Architects
Address: **100 S Glasgow Dr. (H-53; Woodrow Wilson High)**
Date of CA/CD/CR Request: 2/2/2017

RECOMMENDATION:

✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approved as submitted

Task force members present

✓ Gary C. Coffman (Chair)	___ Joseph Piwetz	___
✓ Jay Firsching (Vice-Chair)	___ Charles Neel	___ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	___ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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

Maker: J Firsching
2nd: J
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 2/8/2017

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-226(MP)
LOCATION: 5416 Gaston Ave
STRUCTURE: No structure
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: February 2, 2017
DISTRICT: Junius Heights
MAPSCO: 46-B
CENSUS TRACT: 14.00

APPLICANT: Kevin McCourt

REPRESENTATIVE: None

OWNER: Jennifer Osgood

REQUEST:
1) Install swimming pool in rear yard.
2) Construct patio in rear yard.

BACKGROUND / HISTORY:
The structure is listed as contributing to the Junius Heights historic district.

ANALYSIS:
Staff and Task Force are recommending approval of the pool and patio. They are in the rear yard and will not be visible from the front street. Therefore, the proposed pool and patio will not impact architectural features of the house or the historic overlay district.

STAFF RECOMMENDATION:
1) Install swimming pool in rear yard – Approve -- Approve site plan and photos dated 2/15/2017 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).
2) Construct patio in rear yard – Approve – Approve site plan and photos dated 2/15/2017 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).

TASK FORCE RECOMMENDATION:
1) Install swimming pool in rear yard – Approve – Approve pool in backyard.
2) Construct patio in rear yard – Approve – Approve patio in backyard.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167-226 (MP)
Office Use Only

Name of Applicant: Kevin McLeod Pool and Patio
Mailing Address : 4335 Stonecreek Burleson Tx 76028
City, State and Zip Code: [redacted] Burleson TX 76028
Daytime Phone: (214)552-5319 Fax: _____
Relationship of Applicant to Owner : Contractor

PROPERTY ADDRESS: 5416 Gaston Ave.
Historic District: _____

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

PROPOSED WORK:

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

Install a Swimming pool.
Construct Patio

RECEIVED BY
FEB 02 2017
Current Planning

Signature of Applicant: _____ Date: 1-31-17

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

APPLICATION DEADLINE:

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

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

OTHER:

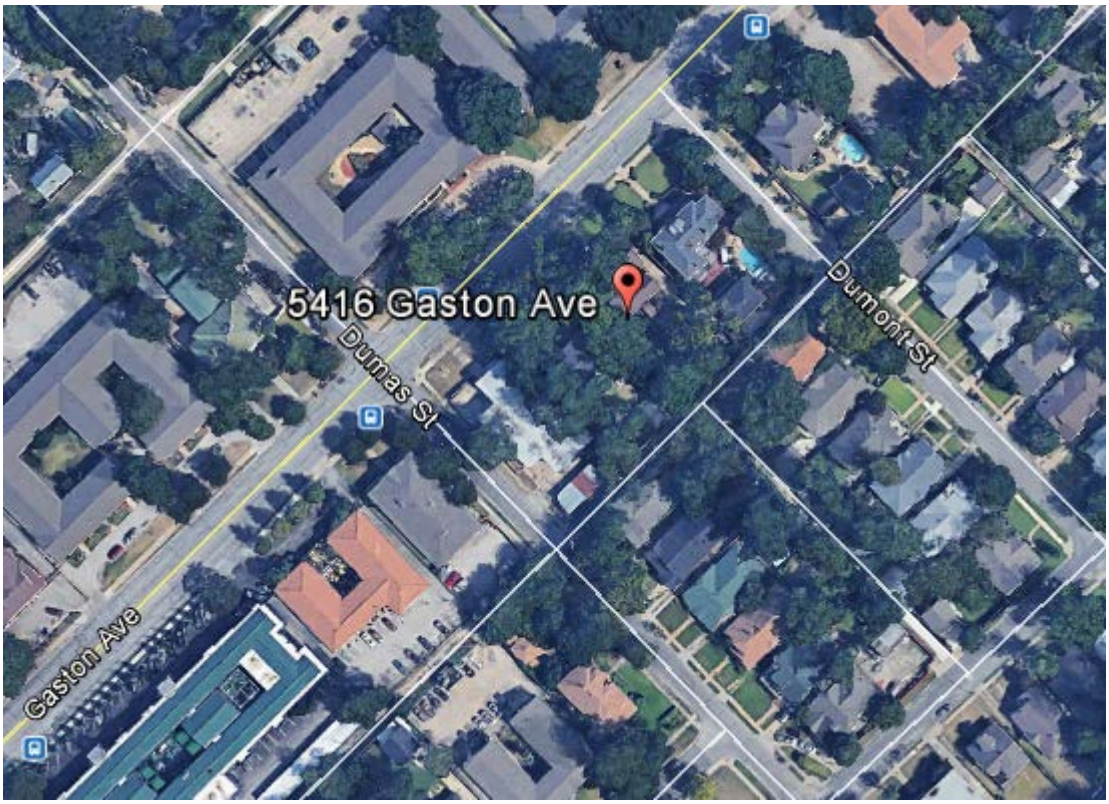
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

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

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

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408



Aerial view



Front (North) elevation.



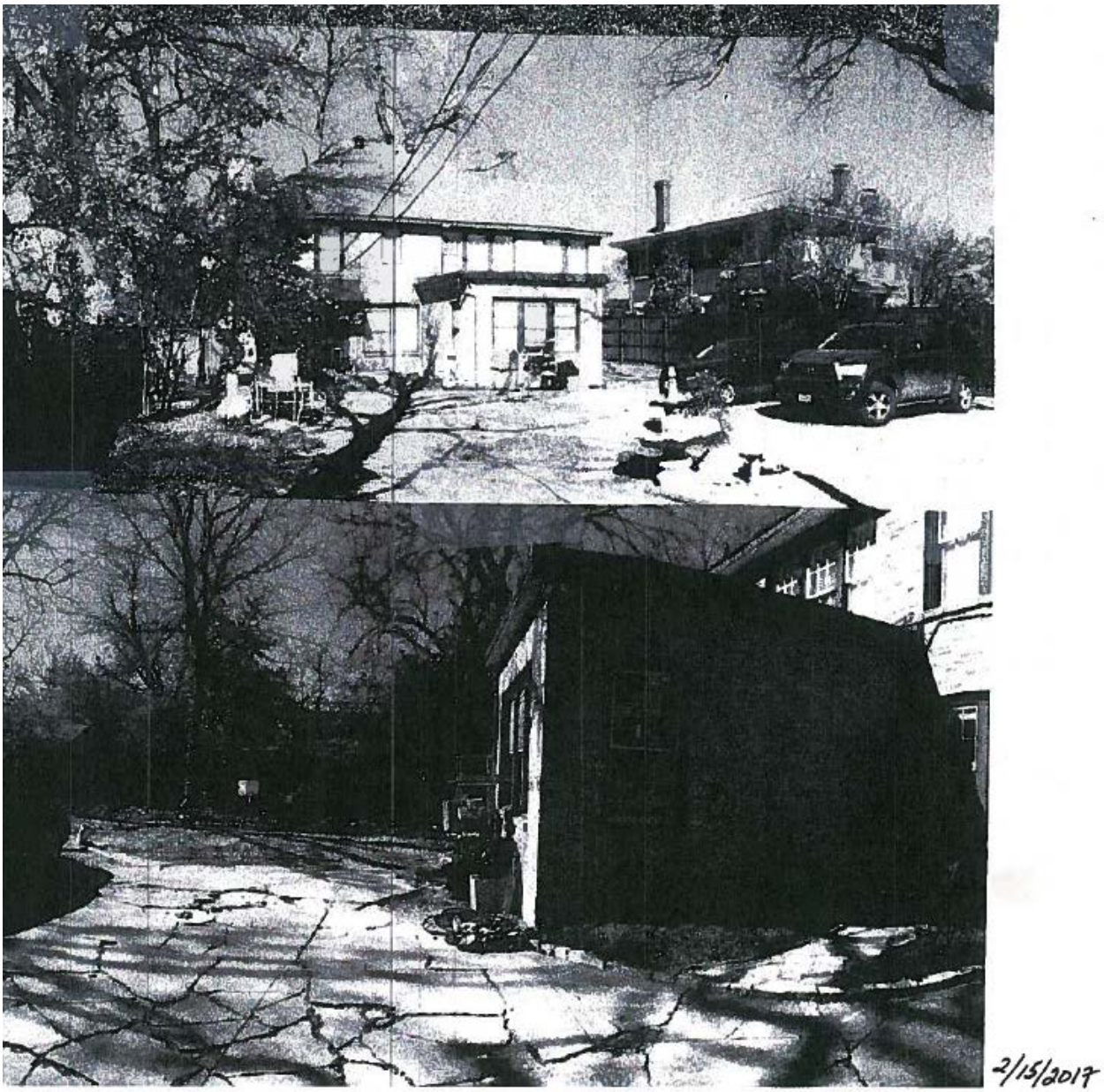
View to left (East) of 5416 Gaston.



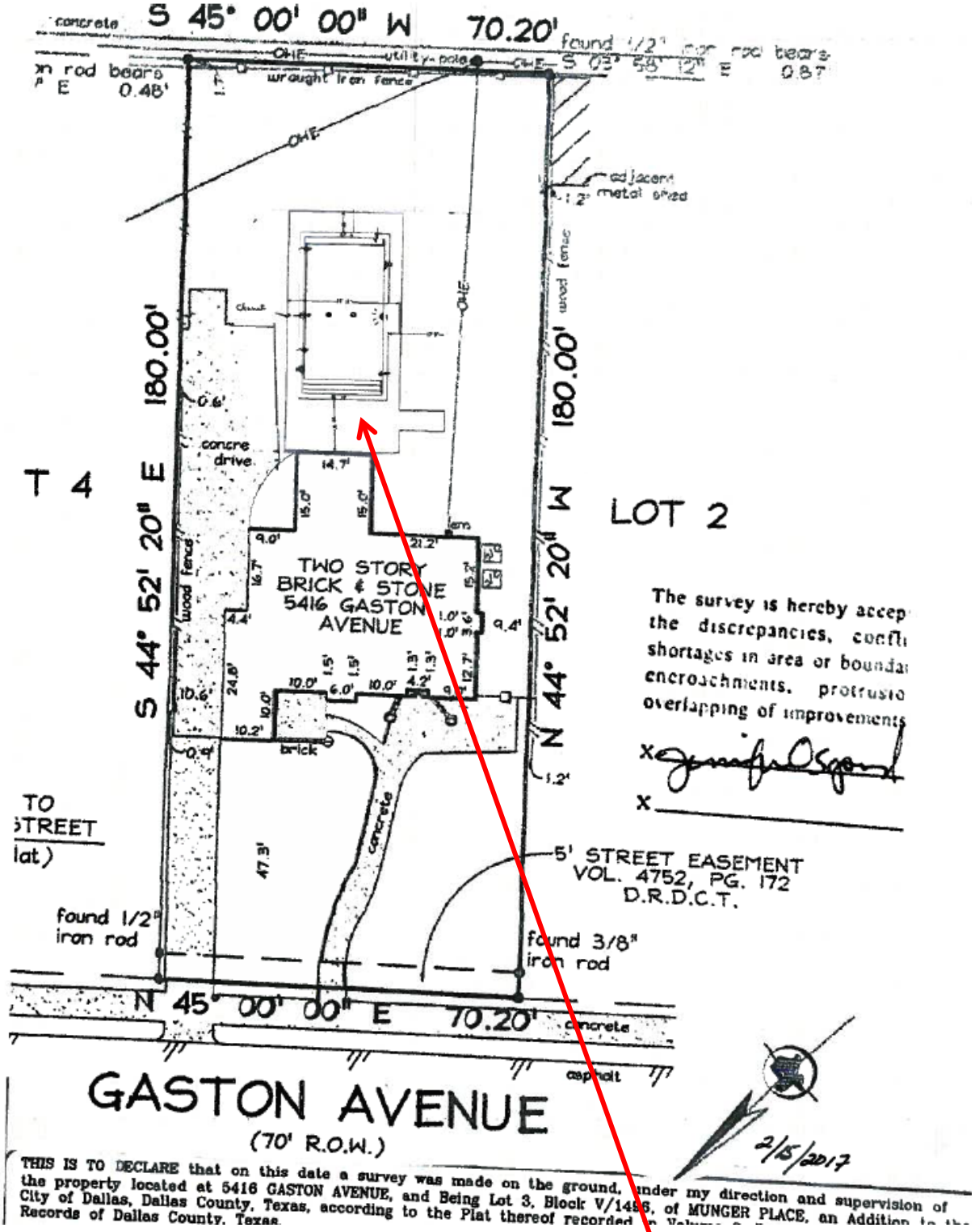
View to right (West) of 5416 Gaston.



View across the street (North) from 5416 Gaston.



Photos of back yard submitted by applicant.



Survey plat with proposed swimming pool and deck drawn in.

Proposed swimming pool and deck plan.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

DEVELOPMENT CODE

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

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

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

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

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

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 2/9/2017
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Kevin McCourt
Address: 5416 Gaston
Date of CA/CD Request: 2/2/2017

RECOMMENDATION:

√ Approve ____ Approve with conditions ____ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

Approve pool and patio in back yard

Task force members present

___	Rene Schmidt (Chair)	√	Laura Koppang	___	VACANT
√	Mary Mesh	√	Terri Raith	___	VACANT
√	Barbara Cohen	___	Morgan Harrison	___	VACANT

Ex Officio staff members present √ Marsha Prior

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

Maker: Koppang
2nd: Mesh
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 2/9/17

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-249(MP)
LOCATION: 5726 Junius Street
STRUCTURE:Main & Accessory, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: February 2, 2017
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 13.01

APPLICANT: Ramiro Araiza

REPRESENTATIVE: None

OWNER: Elvis Araiza

REQUEST:

1) Install electric garage door on accessory structure for alley access.
2) Replace wood skirting around main structure with #105 wood and Hardie board on bottom two laps.

BACKGROUND / HISTORY:

2/1/2016 – Landmark approved new siding and painting for accessory structure (CA156-205(MP)).

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

ANALYSIS:

Request #1 – Staff and Task Force are recommending approval for the garage door on detached accessory structure. The proposed door will be in the rear, facing the alley way, and will not impact the historic overlay district. Because the alley way is less than 20 feet away from the proposed garage door, Staff is recommending approval upon condition that the door is opened electronically.

Request #2 – Applicant initially proposed #117 wood siding on the skirt with two laps of Hardie board, but presented a wider board upon Staff comments that historically, wood skirting was typically wider than the #117. Staff is recommending approval with condition that the smooth side face out on the Hardie board. Task Force had approved the #117 siding with bottom rows being Hardie board.

STAFF RECOMMENDATION:

1) Install electric garage door on accessory structure for alley access – Approve with conditions – Approve drawing and specifications dated 2/15/2017 with condition that garage door has an electronic garage door opener with the finding the work is consistent with preservation criteria Section 9.7 and meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).
2) Replace wood skirting around main structure with #105 wood and Hardie board on bottom two laps – Approve with conditions – Approve proposed work and photos dated 2/15/2017 with the condition that Hardie board is installed only on the bottom two laps of the perimeter with smooth finish facing out with the finding that although the proposed work does not strictly comply with preservation criteria Section 4.3 that states wood siding, trim and detailing must be restored whenever practical, 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 it is historically accurate, it is consistent with the spirit and intent of the preservation criteria, and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION:

1) Install electric garage door on accessory structure for alley access – Approve – Garage door approved.
2) Replace wood skirting around main structure with #117 wood and Hardie board on bottom two laps – Approve – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167-249 (MP)
Office Use Only

Name of Applicant: Ramiro Araiza
Mailing Address: 5726 Junius St.
City, State and Zip Code: Dallas TX 75214
Daytime Phone: 2144571853 Fax:
Relationship of Applicant to Owner: brother

PROPERTY ADDRESS: 5726 Junius St Dallas TX 75214
Historic District: Junius Heights

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

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

*install a garage door to gain access from back alley.

*Replace house skirt siding with 1x6x12 #117 wood siding.

RECEIVED BY

Signature of Applicant: Ramiro Araiza Date: 01/26/2017

Signature of Owner: Elvira Araiza Date: 1/26/17
(IF NOT APPLICANT)

Current Planning

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

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

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

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

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

Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408



Aerial view



Front (North) elevation.



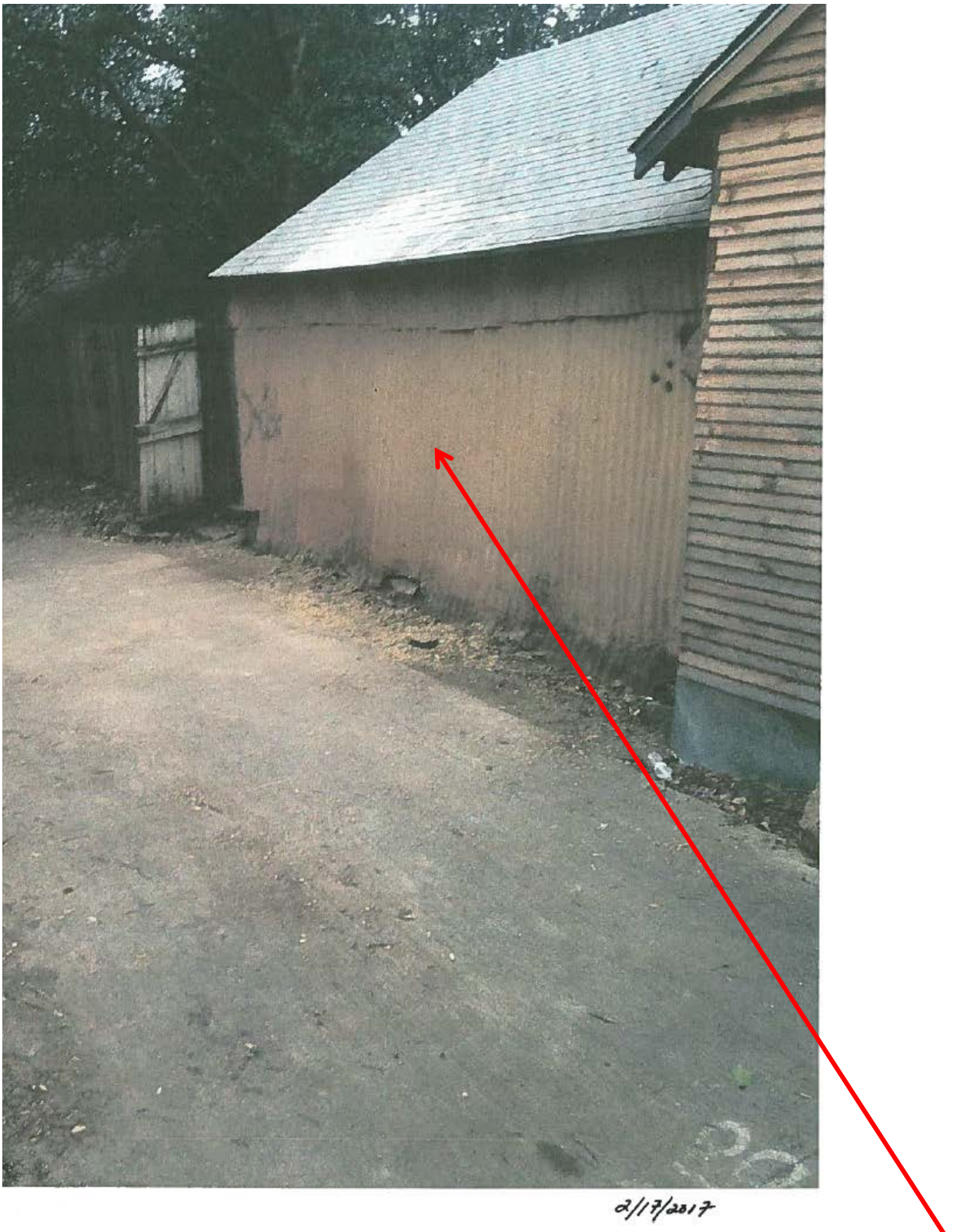
View to left (East) of 5726 Junius.



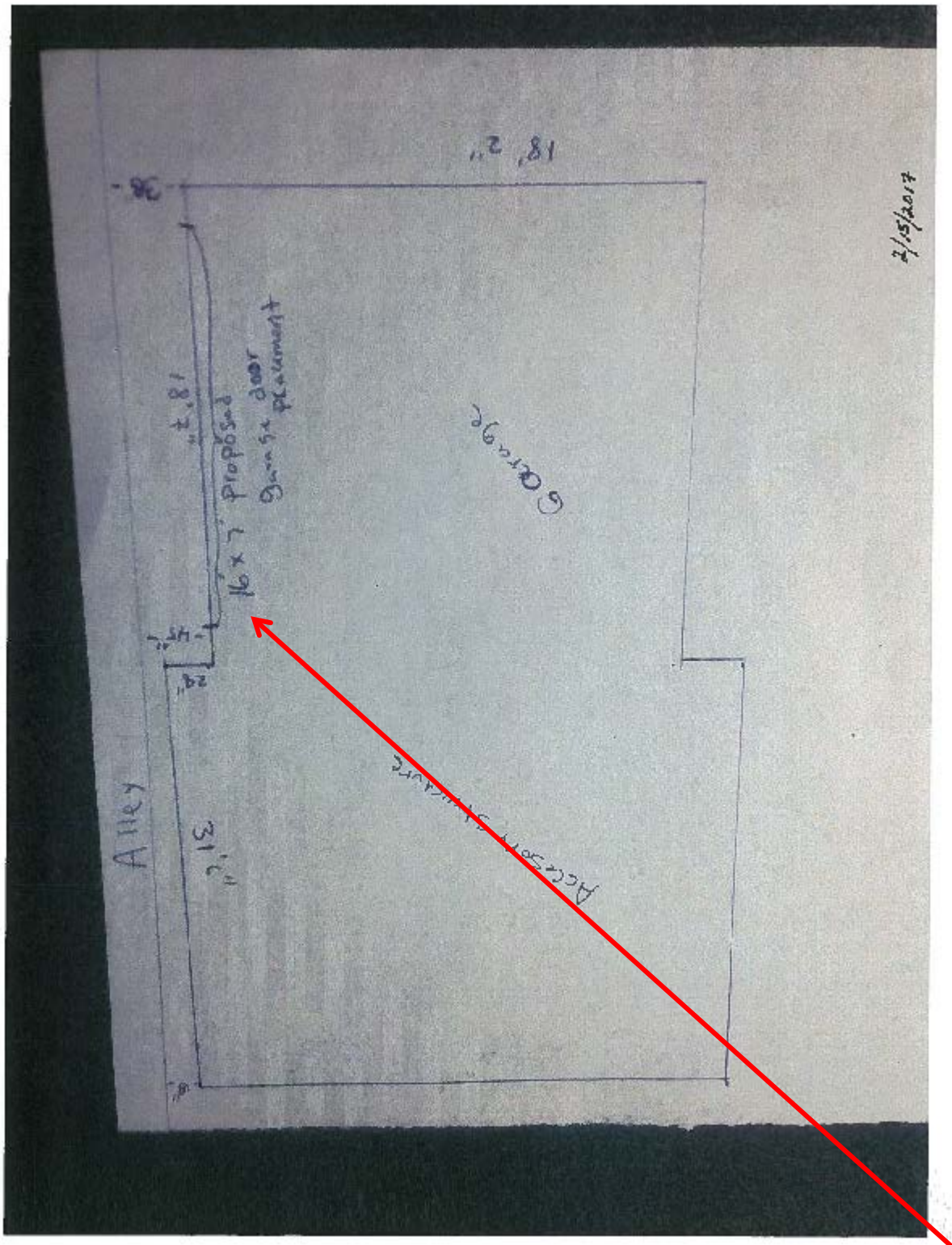
View to right (West) of 5726 Junius.



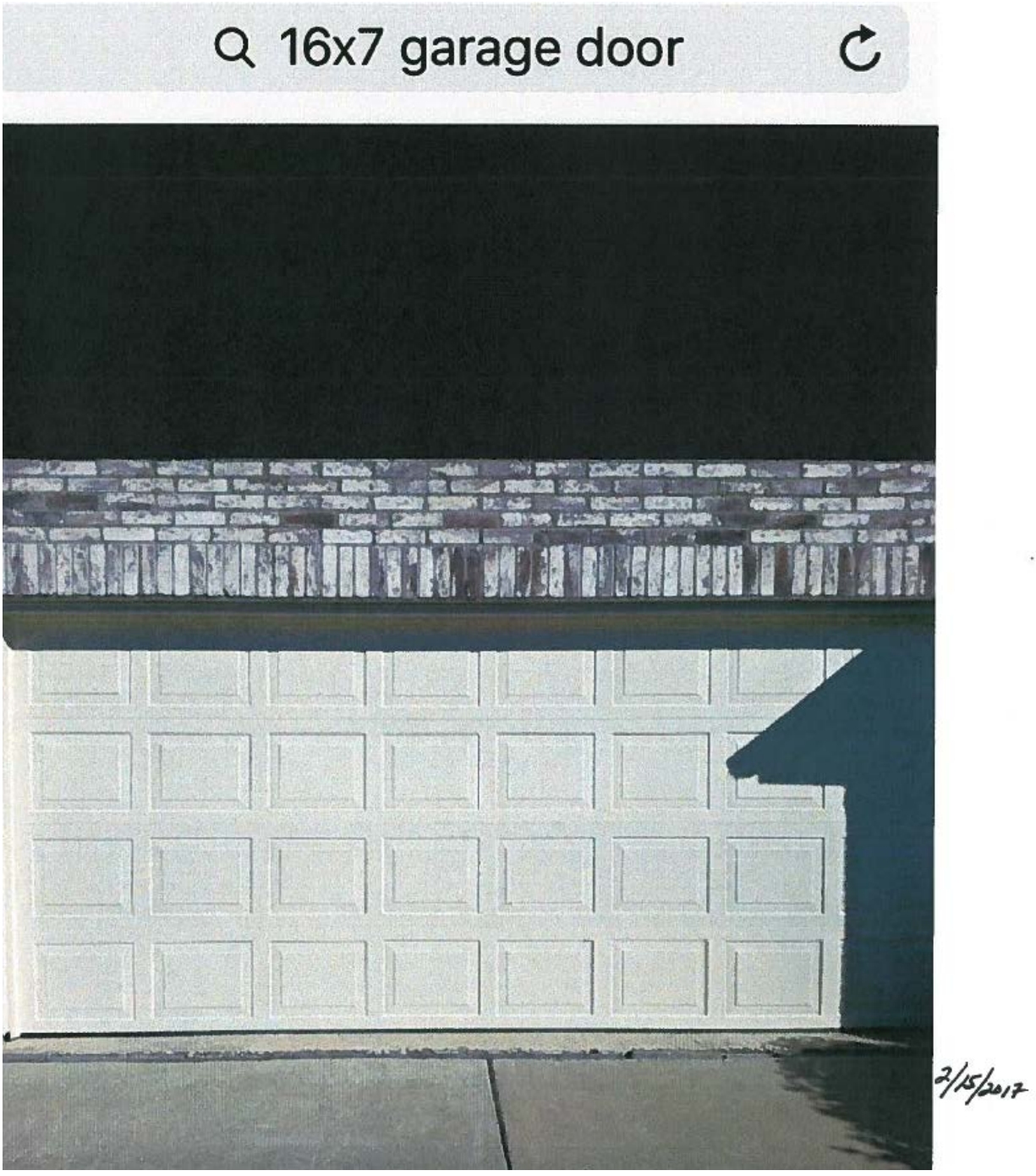
View across the street (North) from 5726 Junius.



Request #1 – Photo of accessory structure and alleyway. Proposed garage door to be installed on left-hand side.



Request #1 – sketch with measurements of accessory structure. Location for proposed garage door.



Request #1 – Proposed style for garage door.



Request #2 – Photo of current skirting on main structure.



Request #2 – Proposed lumber for wood skirting.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

9.0 Accessory Structures

9.7 If a garage is within 20 feet of the alley pavement and parking is entered from the alley, the garage must have electric garage door openers.

Request #2 –

4.0 Facades

4.3 Wood siding, trim and detailing must be restored whenever practical.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 2/9/2017
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Ramiro Araiza
Address: 5726 Junius
Date of CA/CD Request: 2/2/2017

RECOMMENDATION:

√ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. Approve - Garage door approved
2. Approve

Task force members present

√ Rene Schmidt (Chair)	√ Laura Koppang	___ VACANT
√ Mary Mesh co chair	√ Terri Raith	___ VACANT
√ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ____ Marsha Prior

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

Maker: Laura Koppang
2nd: Mary Mesh
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 2/9/17

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-224(MP)
LOCATION: 721 Lipscomb Avenue
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: February 2, 2017
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 14.00

APPLICANT: Brandon Blake

REPRESENTATIVE: None

OWNER: Brandon Blake

REQUEST:
Install landscaping in existing beds in front yard with boxwood and seasonal flowers.

BACKGROUND / HISTORY:
The structure is listed as contributing to the Junius Heights historic district.

ANALYSIS:
Since the proposed landscaping uses existing beds and the boxwood shrubs would not obscure significant views of the house, Staff and Task Force are recommending approval.

STAFF RECOMMENDATION:
Install landscaping in existing beds in front yard with boxwood and seasonal flowers – Approve – Approve image dated 2/15/2017 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).

TASK FORCE RECOMMENDATION:
Install landscaping in existing beds in front yard with boxwood and seasonal flowers – Approve – Approve landscaping.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167-224 (MP)
Office Use Only

Name of Applicant: BRANDON BLAKE
Mailing Address: 721 Lipscomb
City, State and Zip Code: Dallas TX 75214
Daytime Phone: 214 563 5035 Fax:
Relationship of Applicant to Owner: owner

PROPERTY ADDRESS: 721 Lipscomb
Historic District: Junius Heights

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

PROPOSED WORK:

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

Foundation Repair ©
Approach & Sidewalk Replacement ©
Tree Removal
Brick & Column Repair ©
Paint Exterior ©
& Front Yard Scape

RECEIVED BY
FEB 02 2017
Current Planning

Signature of Applicant: Date: 1-24-17

Signature of Owner: (IF NOT APPLICANT) Date: 1-24-17

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

Sustainable Construction and Development **Date**



Aerial view



Front (East) elevation.



View to left (South) of 721 Lipscomb.



View to right (North) of 721 Lipscomb.



View across the street (East) from 721 Lipscomb.



Existing flower beds.





Proposed landscape plan with flowers in front and boxwood in rear.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

3.0 SITE AND SITE ELEMENTS

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

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 2/9/2017
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Brandon Blake
Address: 721 Lipscomb
Date of CA/CD Request: 2/2/2017

RECOMMENDATION:

√ Approve ____ Approve with conditions ____ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

Approve landscaping + removal of trees

Task force members present

___ Rene Schmidt (Chair)	√ Laura Koppang	___ VACANT
√ Mary Mesh	√ Terri Raith	___ VACANT
√ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ___ Marsha Prior

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

Maker: Laura Koppang
2nd: Barbara Cohen
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 2/9/17

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-250(MP)
LOCATION: 5606 Tremont Street
STRUCTURE:Accessory, Non-Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: February 2, 2017
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 13.01

APPLICANT: Michael Munson

REPRESENTATIVE: None

OWNER: Caroline Arnold

REQUEST:
Close window facing alley on accessory structure, fill void with siding, and paint. Brand: Sherwin Williams. Body: SW 0017 “Calico.” Trim: SW 7005 “Pure White.”

BACKGROUND / HISTORY:
The structure is listed as non-contributing to the Junius Heights historic district.

ANALYSIS:
Staff and Task Force are recommending approval of the proposal to remove the window and paint the accessory structure. The structure is non-contributing and the window proposed for removal is on the rear of the building, facing out to the alley. Therefore, Staff believes the work to be compatible with the historic overlay district.

STAFF RECOMMENDATION:
Close window facing alley on accessory structure, fill void with siding, and paint. Brand: Sherwin Williams. Body: SW 0017 “Calico.” Trim: SW 7005 “Pure White” – Approve with conditions – Approve photos and specifications dated 2/15/2017 with the condition the siding is an exact match in material, dimension, and profile as original with the finding the work meets the standard in City Code Section 51A-4.501(g)(C)(6)(ii).

TASK FORCE RECOMMENDATION:
Close window facing alley on accessory structure, fill void with siding, and paint. Brand: Sherwin Williams. Body: SW 0017 “Calico.” Trim: SW 7005 “Pure White” – Approve – Approve removal of window to replace with matching siding to original.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167 - 250 (MP)
Office Use Only

Name of Applicant: MICHAEL MUNSON
Mailing Address : P.O. BOX 31
City, State and Zip Code: MERIT, TX 75458
Daytime Phone: 214.769.2170 Fax:
Relationship of Applicant to Owner : HUSBAND

PROPERTY ADDRESS: 5606 TREMONT
Historic District: Junius Heights

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

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

Close existing window facing alley due to security.

RECEIVED BY
FEB 02 2017

Signature of Applicant: Michael Munson Date: 2-1-17

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

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

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

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

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

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

Sustainable Construction and Development **Date**



Aerial view



Front (North) elevation.



View to left (East) of 5606 Tremont.



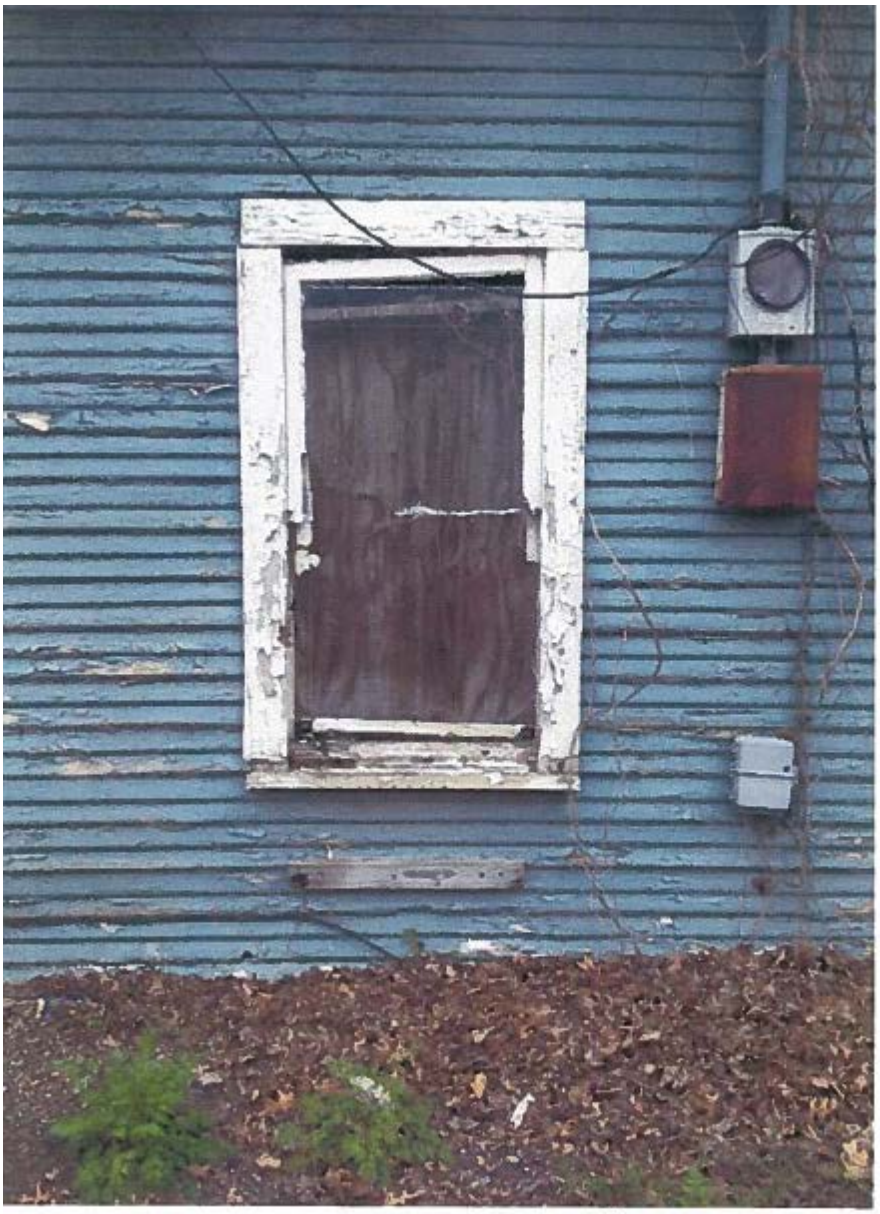
View to right (West) of 5606 Tremont.



View across the street (North) from 5606 Tremont.



Photo of accessory structure. Window proposed for removal faces out to alley.



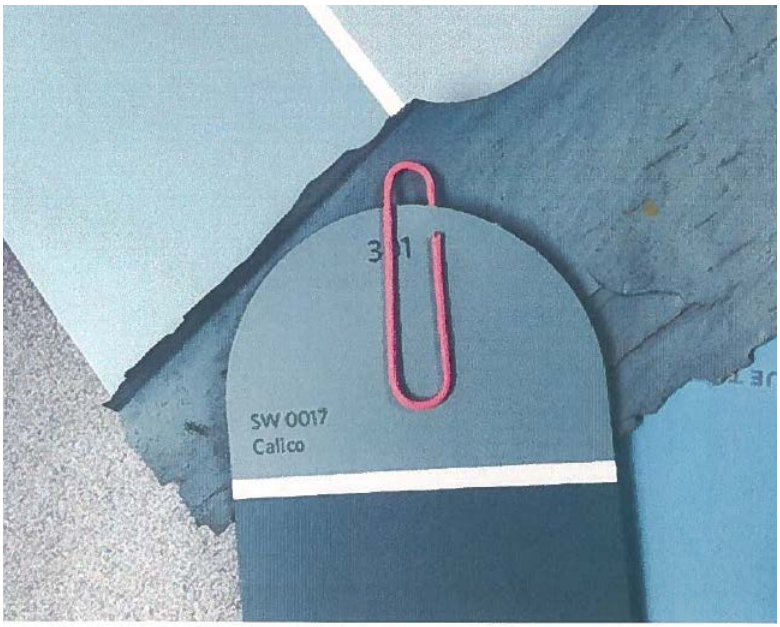
Close up photo of window proposed for removal.



117 Siding

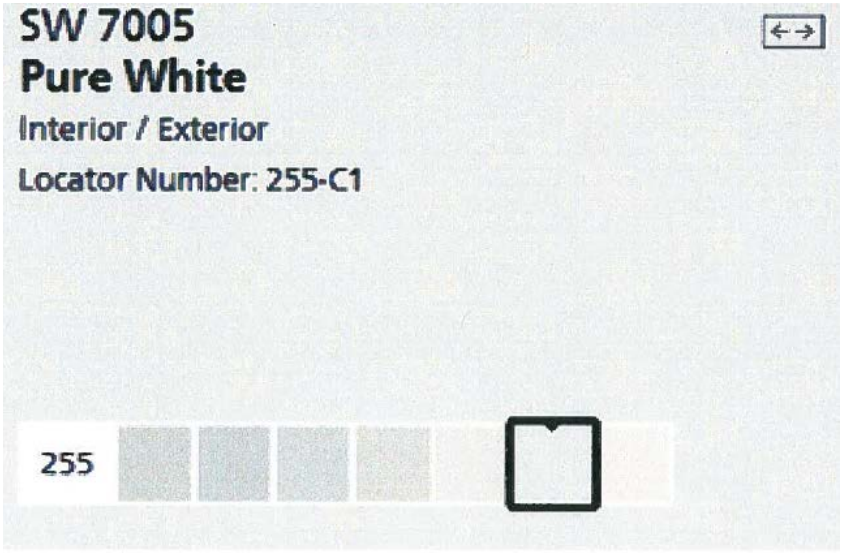
2/15/2017

Proposed siding for infill when window is removed.



2/15/2017

Proposed paint for main body on accessory structure



2/15/2017

Proposed paint for trim on accessory structure.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

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.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 2/9/2017
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Michael Munson
Address: 5606 Tremont
Date of CA/CD Request: 2/2/2017

RECOMMENDATION:
√ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

approve removal of window to replace with matching siding to original

Task force members present

___ Rene Schmidt (Chair)	√ Laura Koppang	___ VACANT
√ Mary Mesh	√ Terri Raith	___ VACANT
√ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present √ Marsha Prior

Simply Majority Quorum: √ yes ___ no (four makes a quorum)
Maker: Raith
2nd: Cohen
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 2/9/17

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-225(MP)
LOCATION: 5507 Worth Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: February 2, 2017
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 13.02

APPLICANT: Davis Cornell

REPRESENTATIVE: None

OWNER: Davis Cornell

REQUEST:
Construct single story addition and porch extending from rear of existing home.

BACKGROUND / HISTORY:
The structure is listed as contributing to the Junius Heights historic district.

ANALYSIS:
Staff and Task Force are supportive of the proposed addition and deck. The addition is located in the rear, it is compatible with the architectural style of the house, and the proposed materials are historically accurate.

STAFF RECOMMENDATION:
Construct single story addition and porch extending from rear of existing home – Approve with conditions – Approve plans and specifications dated 2/16/2017 with condition that smooth-finish Hardie board is installed for bottom two rows of skirting and that remainder of skirting and siding material is wood #117 with the finding the work is consistent with preservation criteria Sections 8.3, 8.5, 8.12, and 8.14 and meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).

TASK FORCE RECOMMENDATION:
Construct single story addition and porch extending from rear of existing home – Approve – Approve plans as shown.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167-225 (MP)
Office Use Only

Name of Applicant: Davis Cornell
Mailing Address : 5507 Worth ST.
City, State and Zip Code: Dallas , Texas 75214
Daytime Phone: (214) 693-1795 Fax:
Relationship of Applicant to Owner : Owner

PROPERTY ADDRESS: 5507 Worth ST Dallas, TX 75214
Historic District: Junius Heights

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

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

Single story addition and porch extending from the rear of the existing home consisting of a 400 sq.ft. bedroom with bath, and a 200 sq. ft. porch.

RECEIVED BY
FEB 02 2017
Current Planning

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.

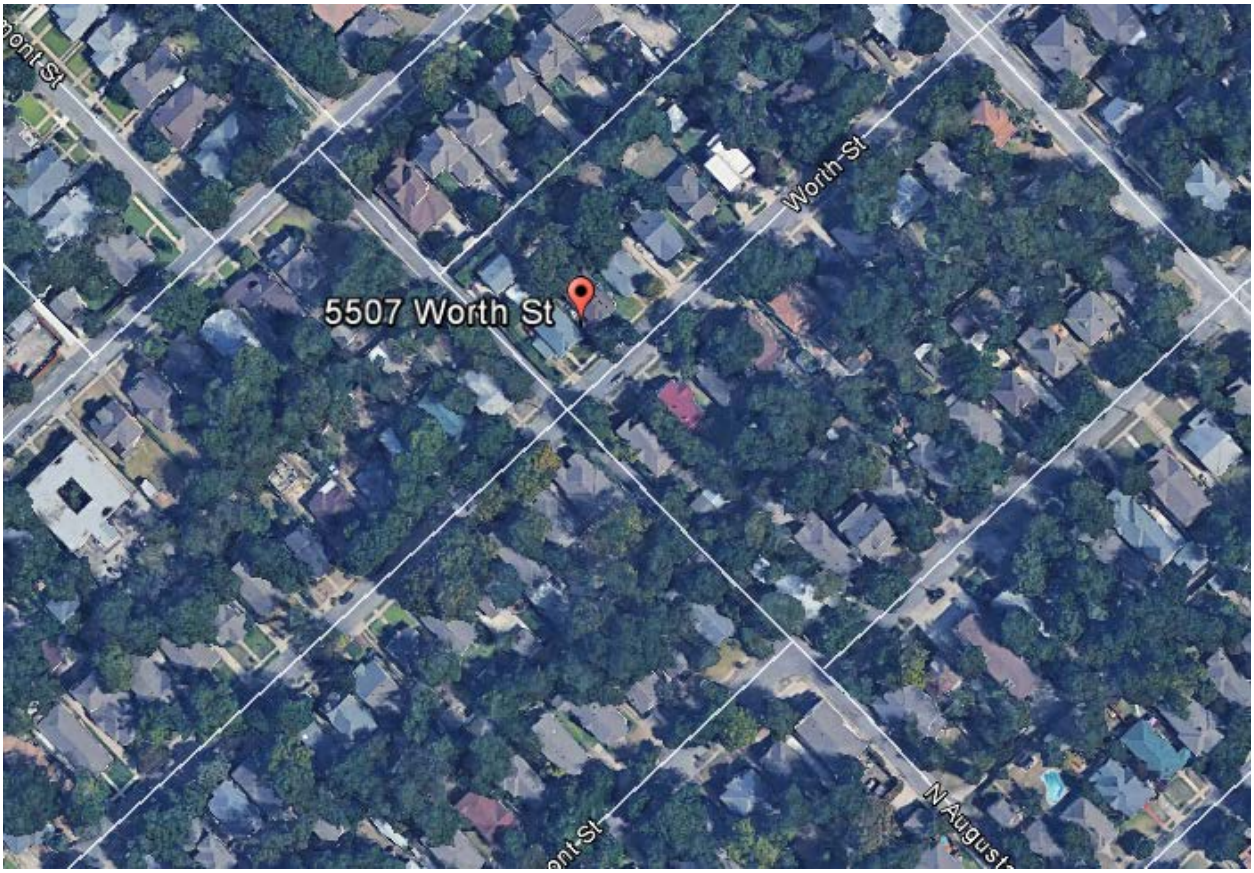
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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.

_____ _____
Sustainable Construction and Development **Date**



Aerial view



Front (South) elevation.



View to left (West) of 5507 Worth.



View to right (East) of 5507 Worth.



View across the street (South) from 5507 Worth.



Northeast

2/15/2017

Northeast (right) side elevation, photo of house submitted by applicant.



Southwest (left) side elevation, photo submitted by applicant.



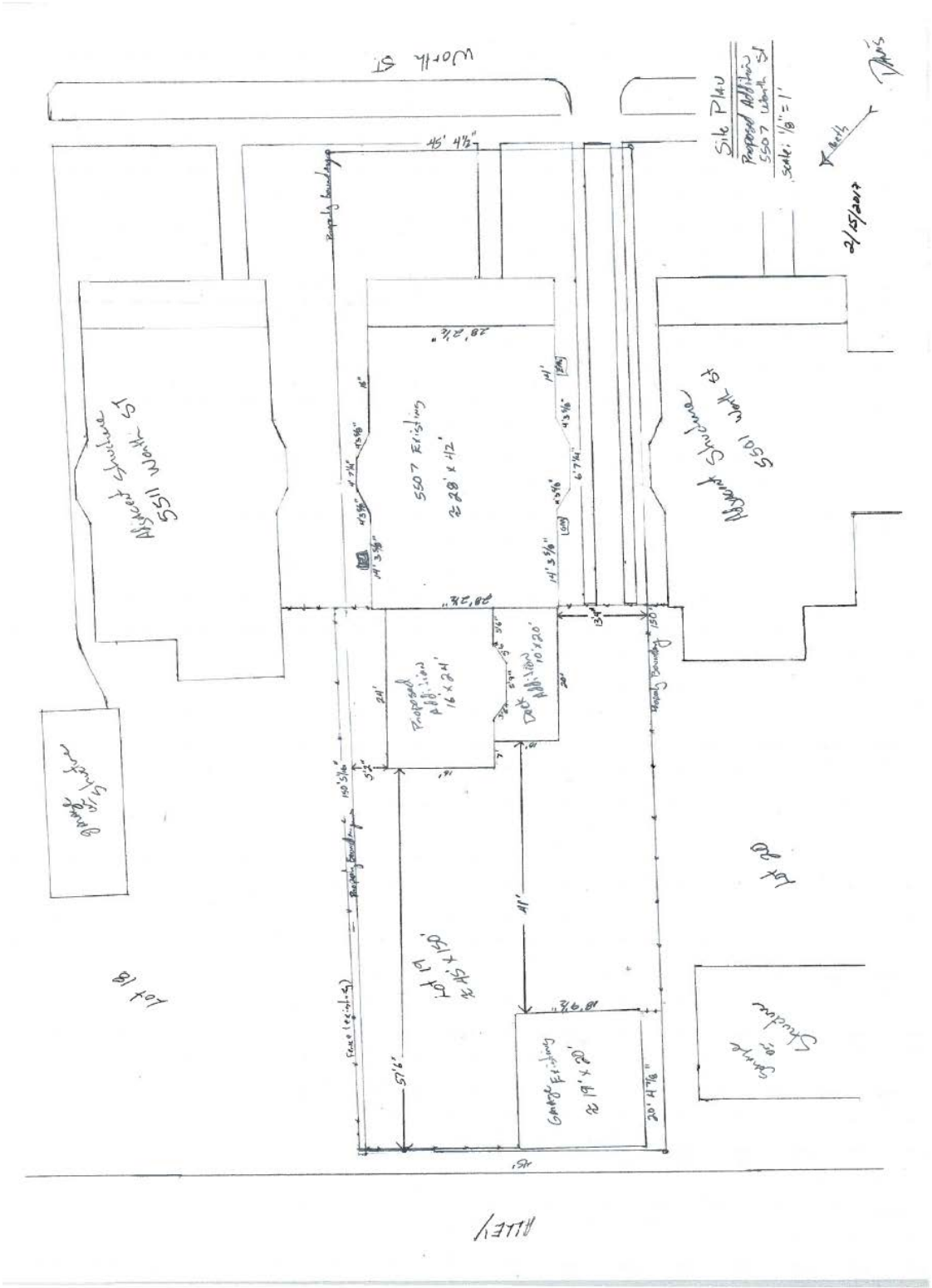
Northwest 2/15/2017

Northwest (rear) elevation, photo submitted by applicant.

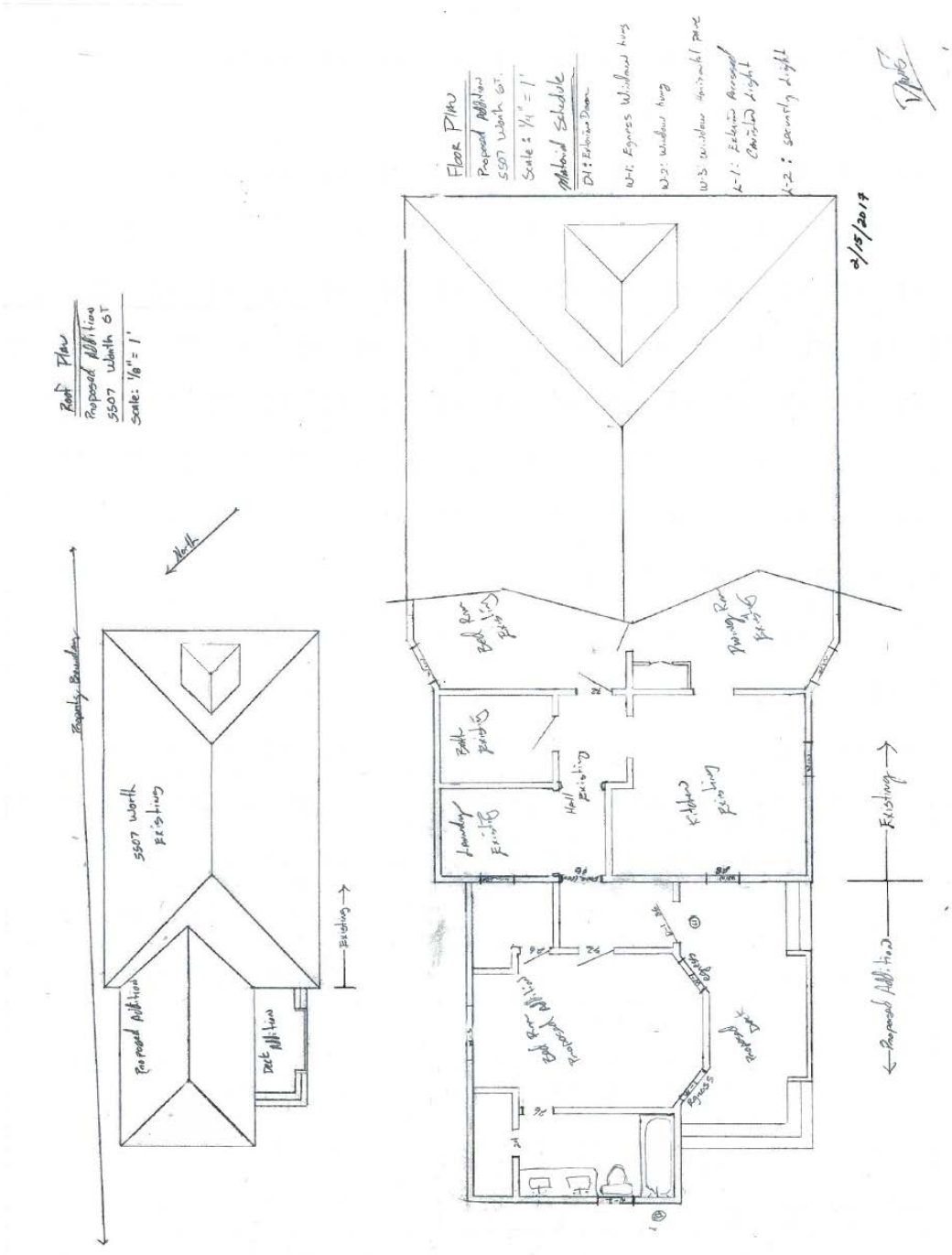


2/15/2017

Existing survey plat.



Proposed site plan.



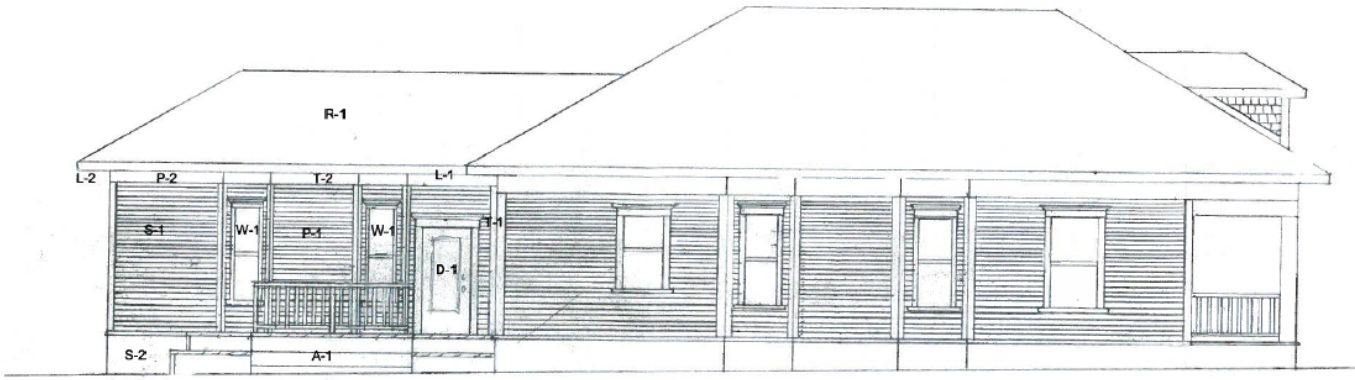
Proposed and floor roof plan.

CA167-225(MP)

Proposed southwest elevation.

C13-13

SW Elevation



Proposed][Existing

Materials Schedule

R-1 Roofing asphalt shingle- Certainteed Landmark Heather Blend

S-1 Siding yellow pine - 1X6 #117

S-2 Foundation Skirt - material color P-1 , metal flashing, hardi board, treated plywood, or suggested by staff.

P-1 Primary Paint Color (Siding S-1,S-2) - SW 2811 Rookwood Blue Green

P-2 Trim Paint Color (Window and Door Surrounds and Trim) - SW 7563 Restful White

W-1 Window Wood Double hung equal sash WDH26510 (w)2' 7" X (h)6' Egress

W-2 Window Wood Double hung equal sash WDH28310 (w)2' 9" X (h) 4'

W-3 Window Wood Stationary awning Custom (w) 5' 6" X (h) 1' 6"

D-1 Door Metal 1/2 light right hand swing in -color P-2

T-1 Vertical wood trim piece to differentiate proposed from Original

T-2 horizontal wood trim piece drawn at 8" will be adjusted to 12"

A-1 Deck material treated pine

L-1 recessed canister light

L-2 security light

2/15/2017

Proposed Master Addition

5507 Worth ST
Dallas, TX 75214

Southwest Elevation

Scale: 1/4" = 1'

Proposed northeast elevation.

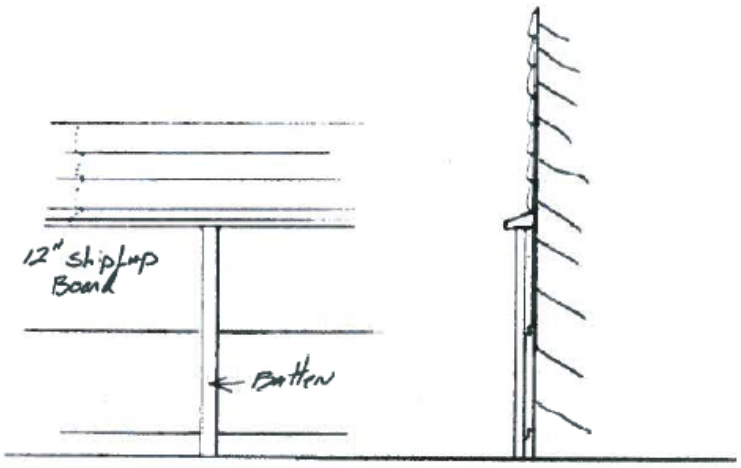
NW Elevation
Adjacent Structure 5501 Worth
Adjacent Structure 5511 Worth
Proposed Master Addition
5507 Worth St
Dallas, TX 75214
Northwest Elevation
Scale: 1/4" = 1'
2/8/2017
• Adjacent structures
• Reveal through Pavers
Material Schedule
R-1 Roofing asphalt shingle- Certainteed Landmark Heather Blend
S-1 Siding yellow pine - 1X6 #117
S-2 Foundation Skirt - material color P-1 , metal flashing, hardi board, treated plywood, or suggested by staff.
P-1 Primary Paint Color (Siding S-1,S-2) - SW 2811 Rookwood Blue Green
P-2 Trim Paint Color (Window and Door Surrounds and Trim) - SW 7563 Restful White
W-1 Window Wood Double hung equal sash WDH265510 (w)2' 7" X (h)6' Egress
W-2 Window Wood Double hung equal sash WDH28310 (w)2' 9" X (h) 4'
W-3 Window Wood Stationary awning Custom (w) 5' 6" X (h) 1' 6"
D-1 Door Metal 1/2 light right hand swing in -color P-2
T-1 Vertical wood trim piece to differentiate proposed from Original
T-2 horizontal wood trim piece drawn at 8" will be adjusted to 12"
A-1 Deck material treated pine
L-1 recessed canister light
L-2 security light
Existing
Structure Addition
Deck Addition
Fence Existing
Fence Existing
Existing Fence to be removed
Existing Fence to remain
Existing Fence to be removed
Existing Fence to remain
Existing
Existing
Existing

Window Cornice and Foundation Skirt Details



3" = 1'

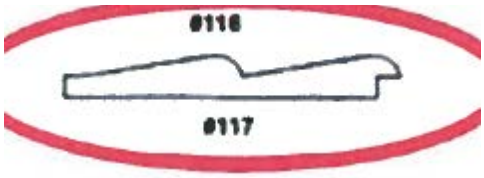
Window Cornices: W-1, W-2, W-3



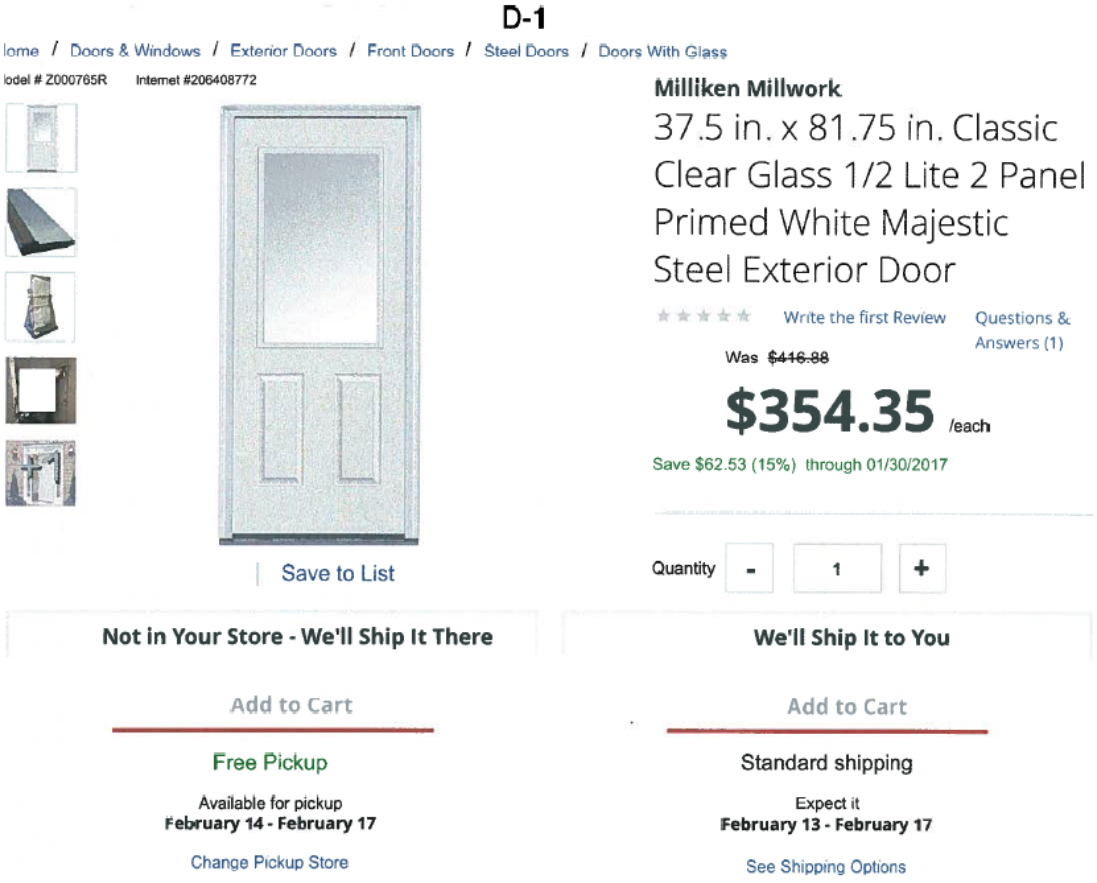
S-2 foundation skirt 1" = 1'

2/15/2017

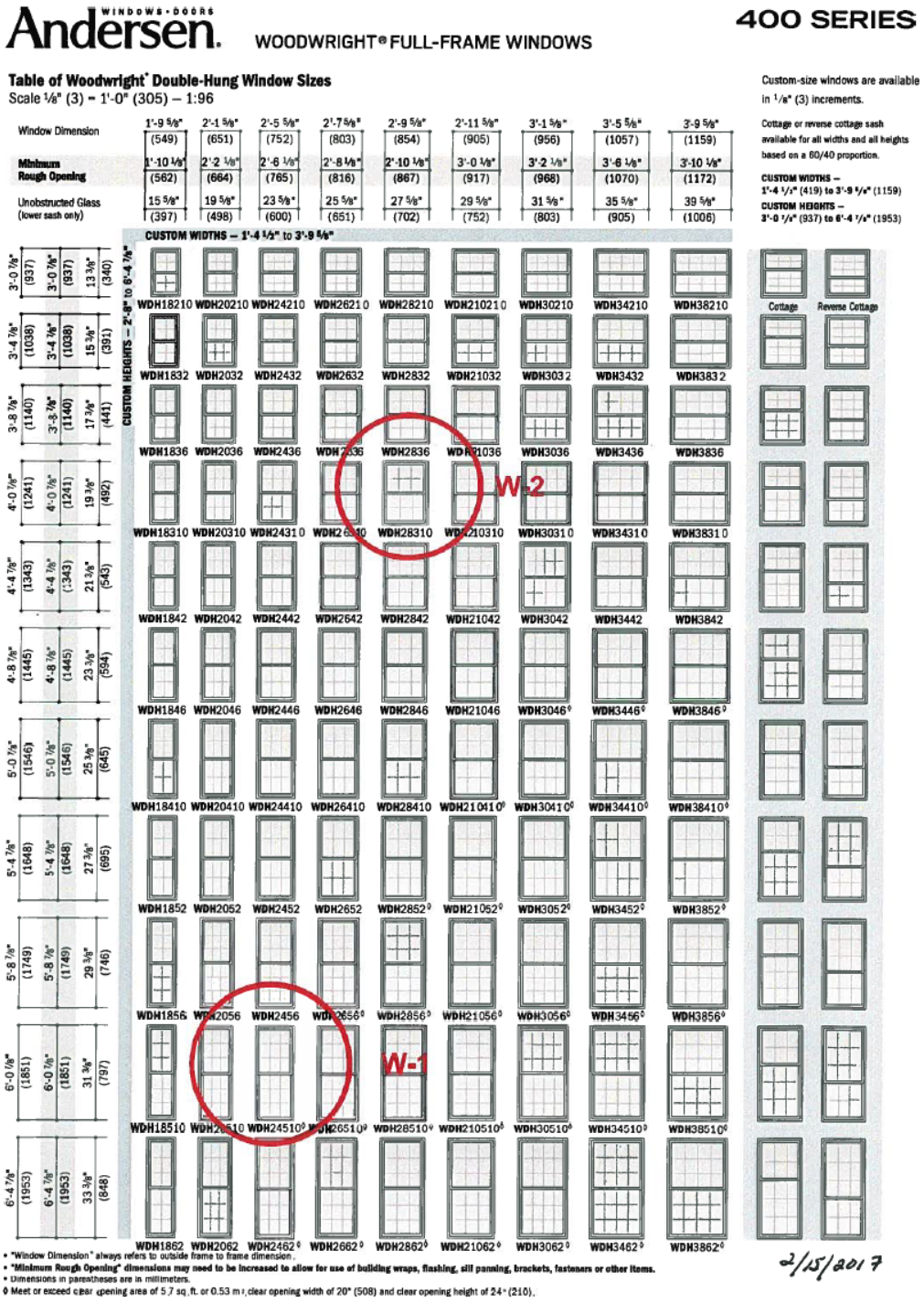
Proposed details.



Profile for proposed siding (#117, wood).



Proposed door for addition.



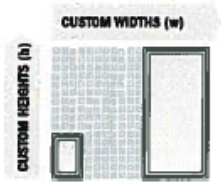
Proposed wood windows for addition.

Andersen WINDOWS · DOORS CASEMENT & AWNING WINDOWS

400

Custom Window Size Range

Minimum and maximum widths and heights.

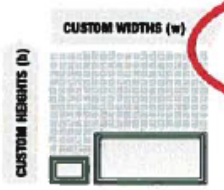


Casement Stationary/Venting

(w) 1'-5" to 2'-11 7/8" X **(h)** 2'-0 1/8" to 5'-11 7/8"

Casement/Awning Transom (CTR)

(w) 1'-5" to 7'-0 5/8" X **(h)** 1'-0"



Awning Stationary

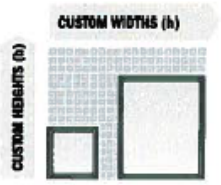
(w) 2'-0 1/8" to 5'-11 7/8" X **(h)** 1'-5" to 2'-11 7/8"

Awning Venting

(w) 2'-0 1/8" to 4'-0" X **(h)** 1'-5" to 4'-0"

(w) 4'-0 1/8" to 5'-11 7/8" X **(h)** 1'-5" to 2'-11 7/8"

Custom-size awning windows wider than 4'-11 7/8" and taller than 2'-7 1/2" must be stationary only.



Casement/Awning Picture Window

(w) 3'-0" to 4'-11 7/8" X **(h)** 3'-0" to 5'-11 7/8"

(w) 5'-0" to 5'-11 7/8" X **(h)** 3'-0" to 4'-11 7/8"

Picture Transom (PTR)

(w) 3'-0" to 5'-11 7/8" X **(h)** 1'-0"

Available in 1/8" increments.

Windows can also be custom sized to match standard sizes ending in a sixteenth of an inch.

Custom sizing is available for single windows only. To achieve a custom-size double or triple combination, join custom-size single windows together.

W-3

(w)5' 11" X (h)1' 11"

Custom Measurement Guide & Worksheet

Go to andersenwindows.com/400seriescasement. Guide and worksheet are listed under the "Installation and Warranty" tab.

Clear Opening Calculator

Go to andersenwindows.com/400seriescasement. Calculator is found by selecting "Egress & Opening Specifications" under the "Sizes and Shapes" tab.

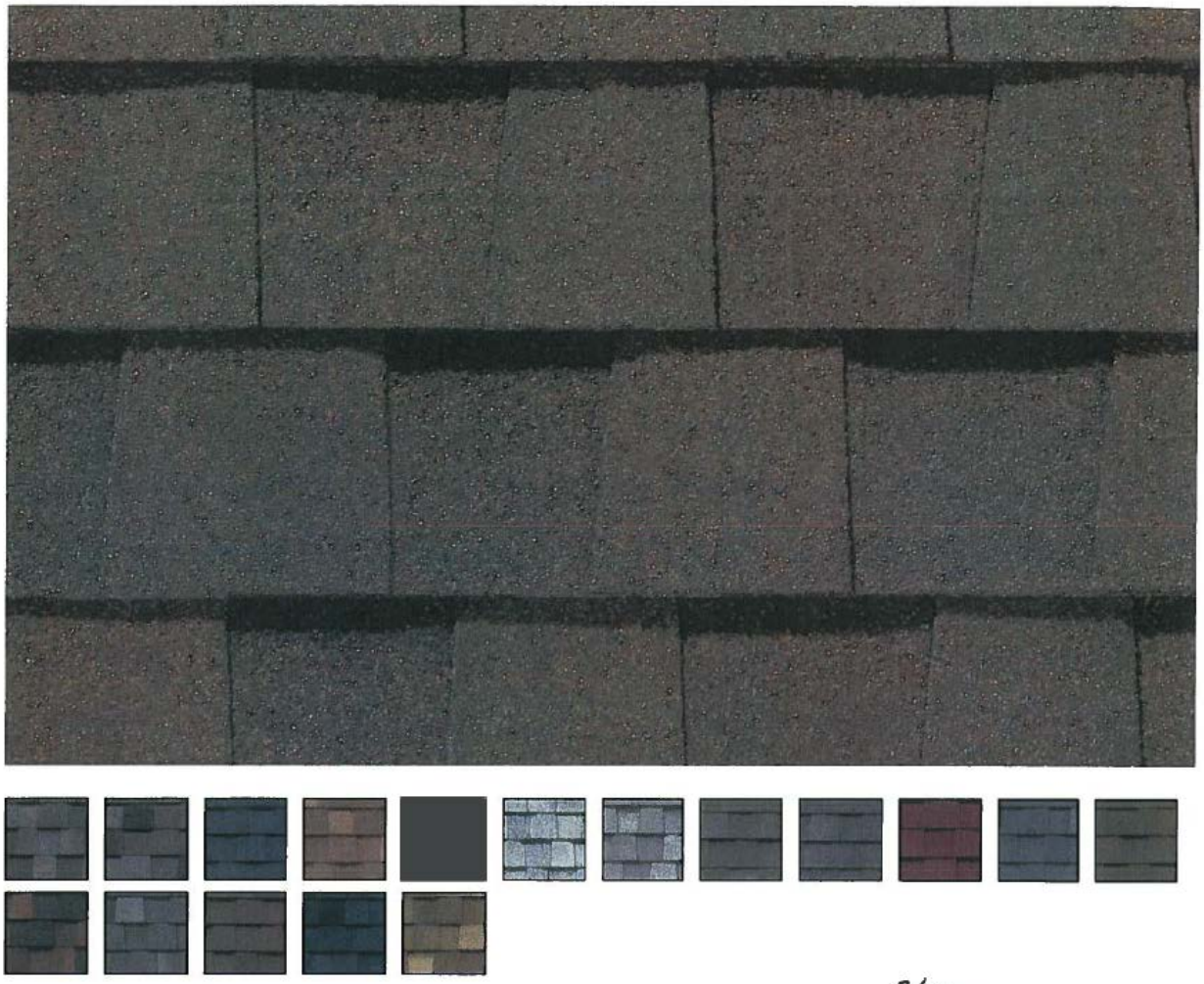
Custom Casement Window Opening Specifications

2/15/2017

Proposed wood windows for addition.

R-1 Heather Blend

HOME / RESIDENTIAL ROOFING / PRODUCTS / **LANDMARK®**

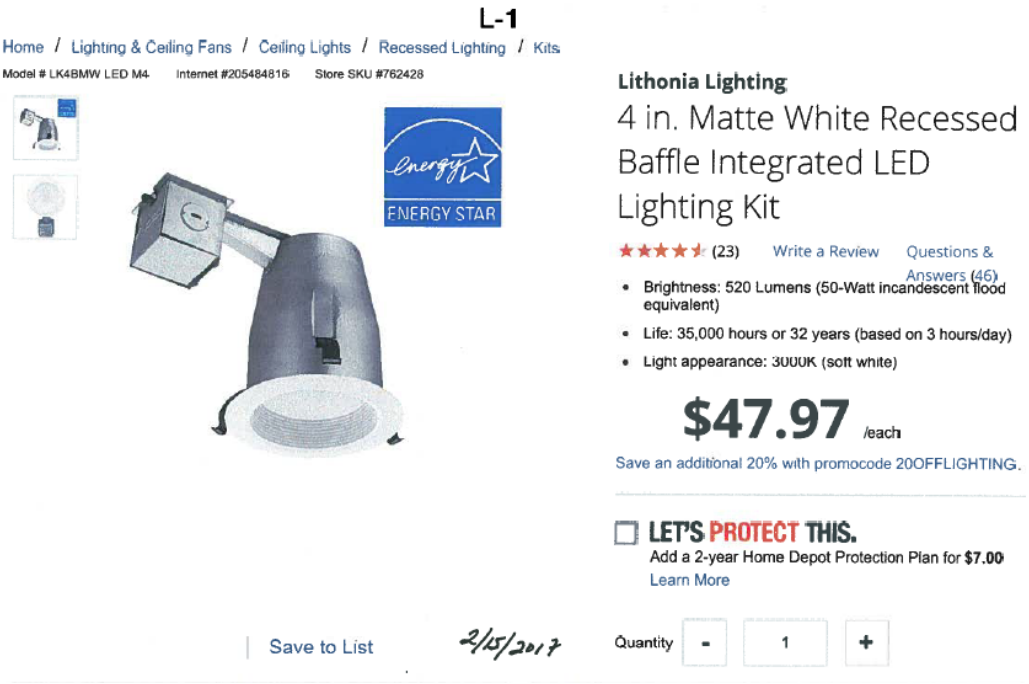


2/15/2017

LANDMARK®

Proposed roof shingles for addition.

L-1



Proposed lighting for addition.

L-2



Proposed lighting for addition.



Proposed paint color for main body of addition.



Proposed paint color for trim on addition.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

8.0 Main Building: New Construction and Additions in Tracts A, B, C, D, and E

8.3 New construction and vertical or horizontal additions must be compatible with the historic architectural styles for that tract as listed below.

8.3(d) Tract D: Except as otherwise provided in this paragraph, new construction and additions must be in the Prairie or Craftsman style,

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.

8.12 Vinyl, aluminum, or exterior insulated finish systems (EIFS) are not permitted as cladding materials for the construction of a new main building or an addition to an existing historic structure. Cementitious cladding is not permitted as cladding of a horizontal or vertical addition.

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

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 2/9/2017
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Davis Cornell
Address: 5507 Worth
Date of CA/CD Request: 2/2/2017

RECOMMENDATION:

✓ Approve ____ Approve with conditions ____ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

approve plans as shown

Task force members present

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

Ex Officio staff members present ✓ Marsha Prior

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

Maker: Barb Cohen
2nd: Mary Mesh
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 2/9/17

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-259(JKA)
LOCATION: 817 N. Marsalis Ave
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD. 468

PLANNER: Jennifer Anderson
DATE FILED: February 2, 2017
DISTRICT: Lake Cliff
MAPSCO: 45-W
CENSUS TRACT: 0020.00

APPLICANT: Robert Waters

OWNER: Robert Waters

REQUEST: Install wrought iron railing on south side of the main structure.

BACKGROUND / HISTORY:
12/12/11 – Replace roof, install gutters – Routine Maintenance (CA112-079(CH)).

05/29/12 – Repair to existing retaining wall – Routine Maintenance (CA112-298(CH)).

09/13/13 – Painting – Routine Maintenance (CA123-6819MD)).

The structure is listed as contributing to the Lake Cliff historic district.

ANALYSIS:
The applicant was informed by their insurance company that they are required to install handrails on the stairs in the rear interior side façade of the main structure in order to continue their insurance coverage policy. Handrails are also required per City Code for stairs that have more than three steps. The applicant placed (but did not fully install) the handrail in the proposed location to give Landmark Commission an idea of the style and visibility. The steps are not visible from the public right-of-way, and only a small portion of the handrail is visible from the street. The style of the railing mimics the wrought iron fence in the front yard. Staff is recommending approval of the work with the finding that it is consistent with the preservation criteria and City Code.

STAFF RECOMMENDATION:
Install wrought iron railing on south side of the main structure – Approve – Approve specifications and photograph dated 2-13-17 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install wrought iron railing on south side of the main structure – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167-259 [JKA]
Office Use Only

Name of Applicant: Robert Waters
Mailing Address : 817 North Marsalis Ave
City, State and Zip Code: Dallas Texas 75203
Daytime Phone: 214-437-8562 Fax: _____
Relationship of Applicant to Owner : owner

PROPERTY ADDRESS: 817 North Marsalis Ave
Historic District: Lakecliff

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

PROPOSED WORK:

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

Our insurance company is requesting that we place this rail on the South side of building our driveway where there is an exit door with 3 steps. The rail is setting there to show where it needs to be but not installed awaiting approval.

Signature of Applicant: Robert Waters Date: 12-21-16

RECEIVED BY
Current Planning
FEB 02 2017

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

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

_____ _____
Sustainable Construction and Development **Date**



Aerial image



Main structure



To left of main structure



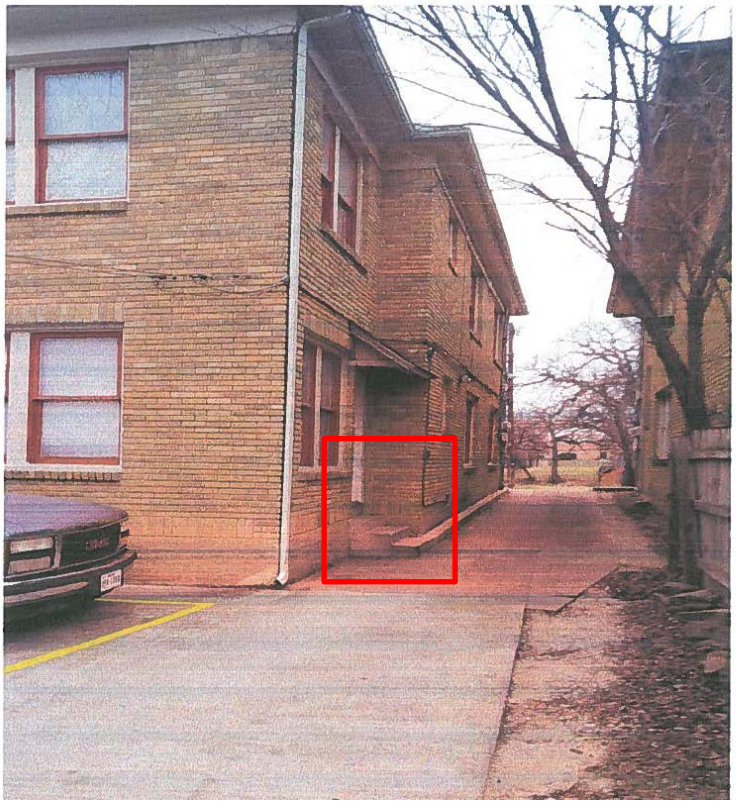
To right of main structure



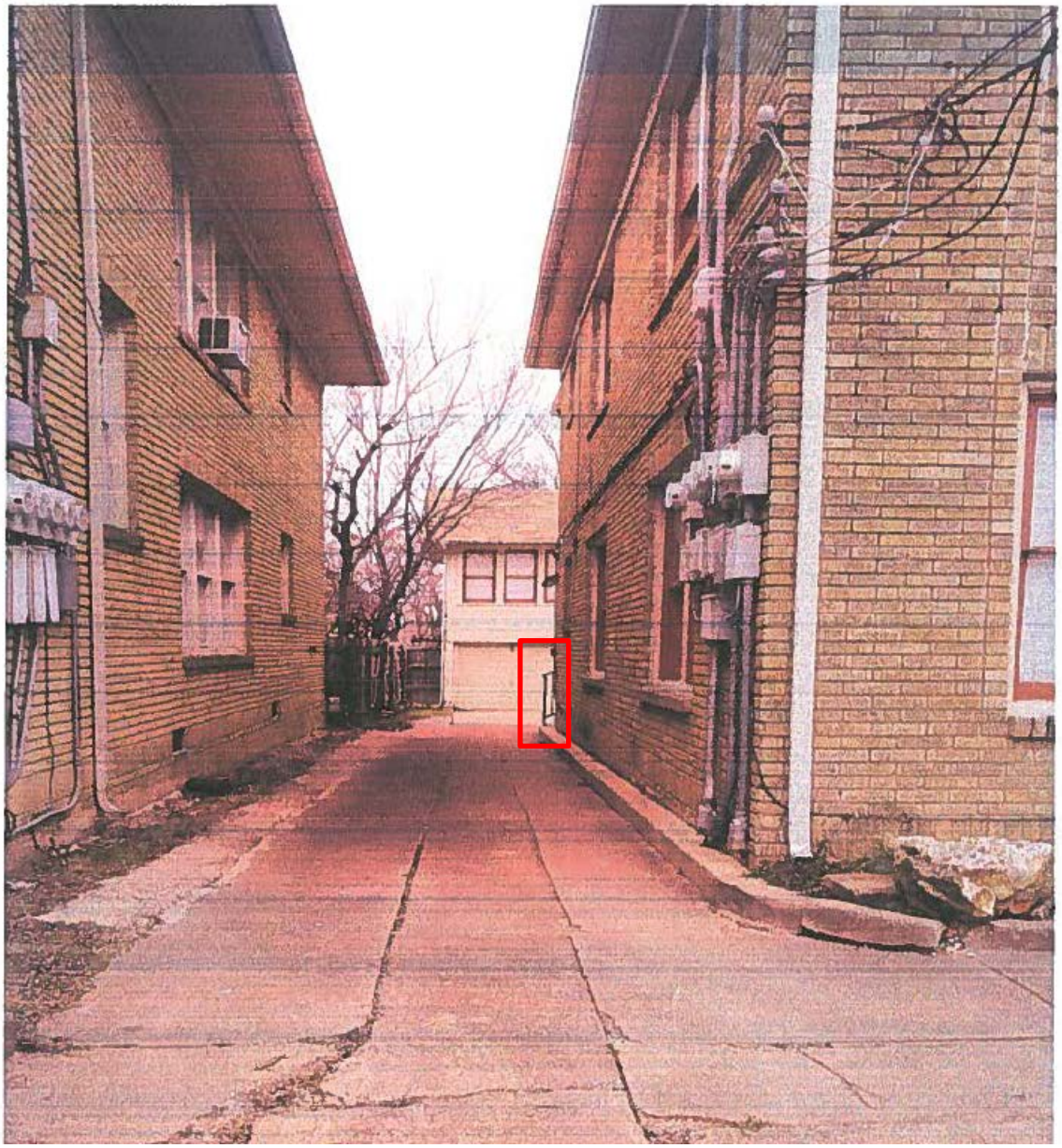
Across street from main structure



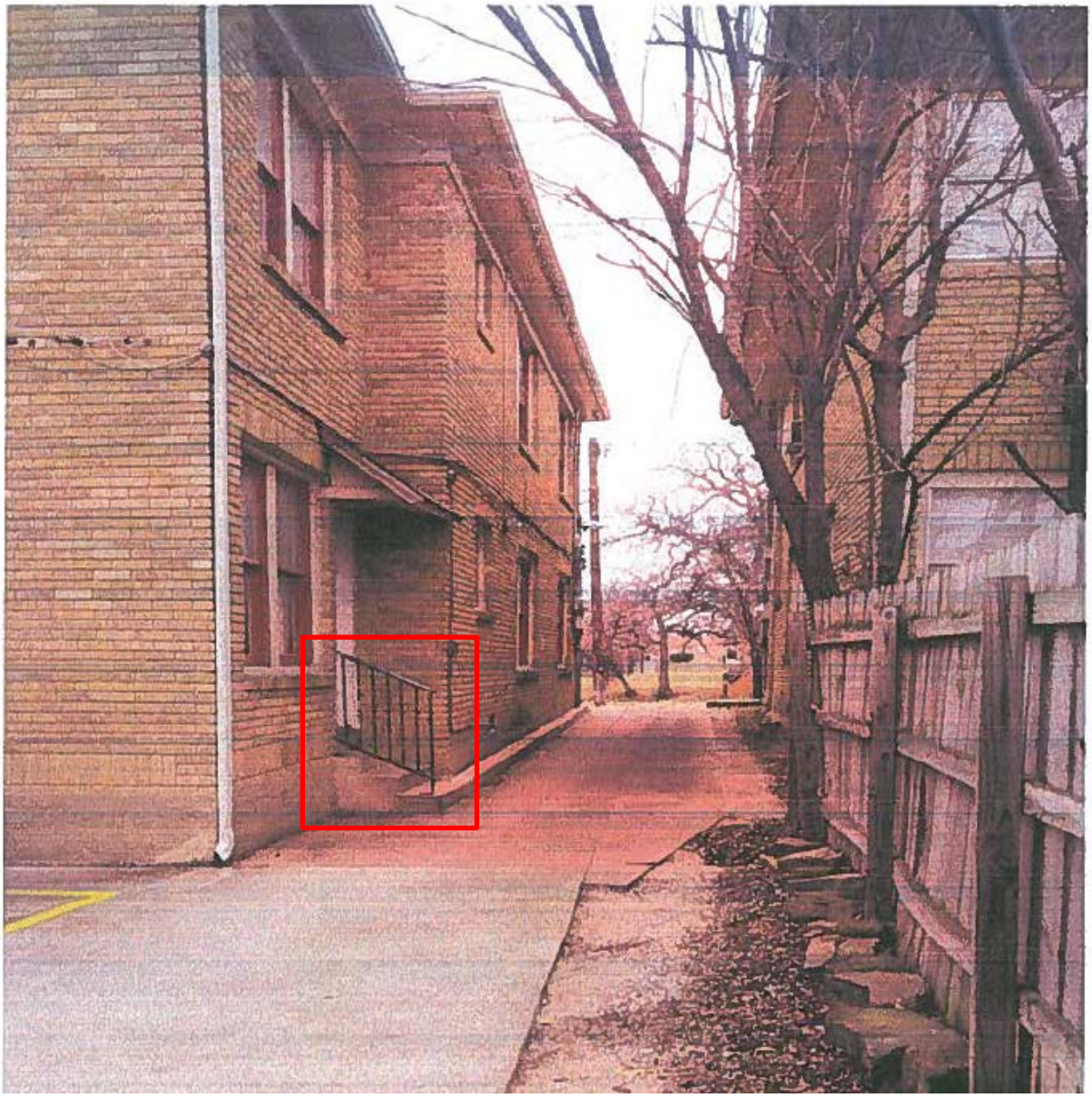
FRONT OF BUILDING 817 N. MARSALIS AVE DALLAS TEXAS



Rear side façade. Proposed location of the railing is highlighted.



View of the south façade from the street. Only a small portion of the railing would be visible.

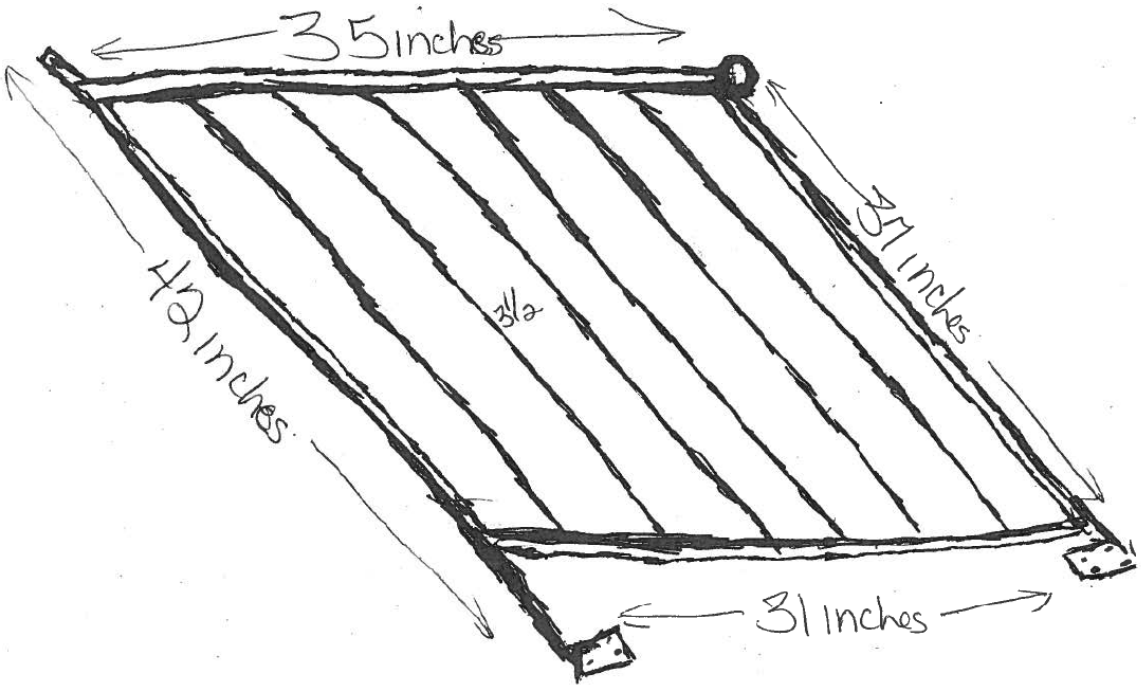


Rear south side façade with railing shown.



Photograph of the proposed railing (not installed).

These are the measurements for the Rail that needs to be installed.



The bars in between are 3½ inches apart.

2-13-17

Specifications for the proposed railing.

SW Risk agency services

8144 Walnut Hill Lane, Suite 1490, Dallas, TX 75231
Ph: (214)-206-4900
Fax: (214)-206-4901

Oct 20, 2016

Named Insured:	Robert & Joyce Waters
Location Address:	817 N Marsalis Ave, Dallas, TX 75203
Policy Number:	D39270894
Effective Dates:	9/24/2016 - 9/24/2017
Insurance Company:	Westchester Surplus Lines Insurance Co

Recommendations

Recently one of our independent Loss Control Inspection vendors conducted an inspection of your premises/operations at the location listed above or via a telephone report. As a result of that inspection, the following recommendations are being submitted. These recommendations are intended to assist you with reducing hazards and/or exposures which can lead to potential claims. The recommendations below may also indicate a discrepancy was discovered when comparing the inspection findings with the information provided by you or your agent to obtain your insurance policy.

1. **Handrails:** Install handrails on all steps with three or more risers to help prevent possible trip and fall hazards. Handrails should be 42 inches in height and have railings no greater than 4 inches apart.

These recommendations are considered necessary for continued coverage of your insurance policy, and they should be implemented and completed within thirty (30) days if the date of this letter. Non-compliance with these recommendations may result in a cancellation or non-renewal of your insurance policy. If you have any questions please contact your agent or broker.

Statement of Compliance

The improvements recommended above have been made, and the appropriate documentation of proof is attached to this letter.

Insured Signature: _____ Printed Name:_____

Date of Signature: _____

Notice from the insurance company to the applicant.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

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

(i) for contributing structures:

(aa) The proposed work is consistent with the regulations contained in this sections 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
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/08/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: ROGER WATERS
PROPERTY ADDRESS: 817 N MARSALIS AVE
DATE of CA / CD REQUEST: 02/02/2017

RECOMMENDATION:

X Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

Task force members present

X Christine Escobedo	X Jeff Cummings (Chair)	___Barbara Roy (Alternate)
___ Heidi Maher	X Rachel Hoehn	___VACANT
___ Alfred Pena	X Harry Nicholls	___VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simply Majority Quorum: X yes ___ no

Maker: HARRY
2nd: RACHEL
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 2.8.2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-242(EH)
LOCATION: 4901 Victor Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-97

PLANNER: Eric Hill
DATE FILED: February 2, 2017
DISTRICT: Munger Place
MAPSCO: 46-F
CENSUS TRACT: 0013.02

APPLICANT: Travis Ripley

REPRESENTATIVE: None.

OWNER: RIPLEY TRAVIS E & AMY W

REQUEST:
Extend existing flower bed along corner side yard.

BACKGROUND / HISTORY:
07-01-2014: Staff approved the installation of an 8' board on board fence in the corner side yard. CA134-426(MD).

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

ANALYSIS:
The applicant is proposing to install a slightly raised flowerbed in the corner side yard of the property along the fence, connecting to the existing on the front of the property. The applicant noted that erosion and run-off are common and the soil from his yard gets brought onto the adjacent sidewalk in rain. To install this, the applicant proposes to pour a 6" concrete footing in the slope of the side yard to provide a level surface for the flower bed to be located on. Staff is recommending approval with the condition that the concrete retaining wall feature is not visible from the street.

STAFF RECOMMENDATION:
Extend existing flower bed along corner side yard – Approve with conditions - Approve proposed site plan dated 02-09-2017 with the condition that the retaining wall feature is not visible from the street and only serves as a footing for the flowerbed. Approve with the finding it is consistent with the Preservation Criteria Section 51P-97.111(c)(2)(E) and 51P-97.111(c)(2)(G) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Extend existing flower bed along corner side yard – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167 - 242 (EH)
Office Use Only

Name of Applicant: Travis Ripley
Mailing Address : 4901 Victor St
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 512.413.9998 Fax:
Relationship of Applicant to Owner: Owner, General Contractor

PROPERTY ADDRESS: 4901 Victor Street, Dallas, TX 75214
Historic District: Munger Place

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

PROPOSED WORK:

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

Continue existing flower bed around the side of the fence bordering Fitzhugh (exterior side only). Current area is continually washing out and covering the sidewalk with mud; a retaining wall of less than a foot in height will be built to hold back soil, and plantings will be installed according to landscaping plan. Penetrations at the base of the retaining wall will be linked up with a french drain on the interior of the fenceline, allowing surface runoff to bypass the plantings and limit erosion.

Style and layout of proposed improvements shown on architectural exhibits.

Signature of Applicant: _____ Date: 1.18.2017

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:

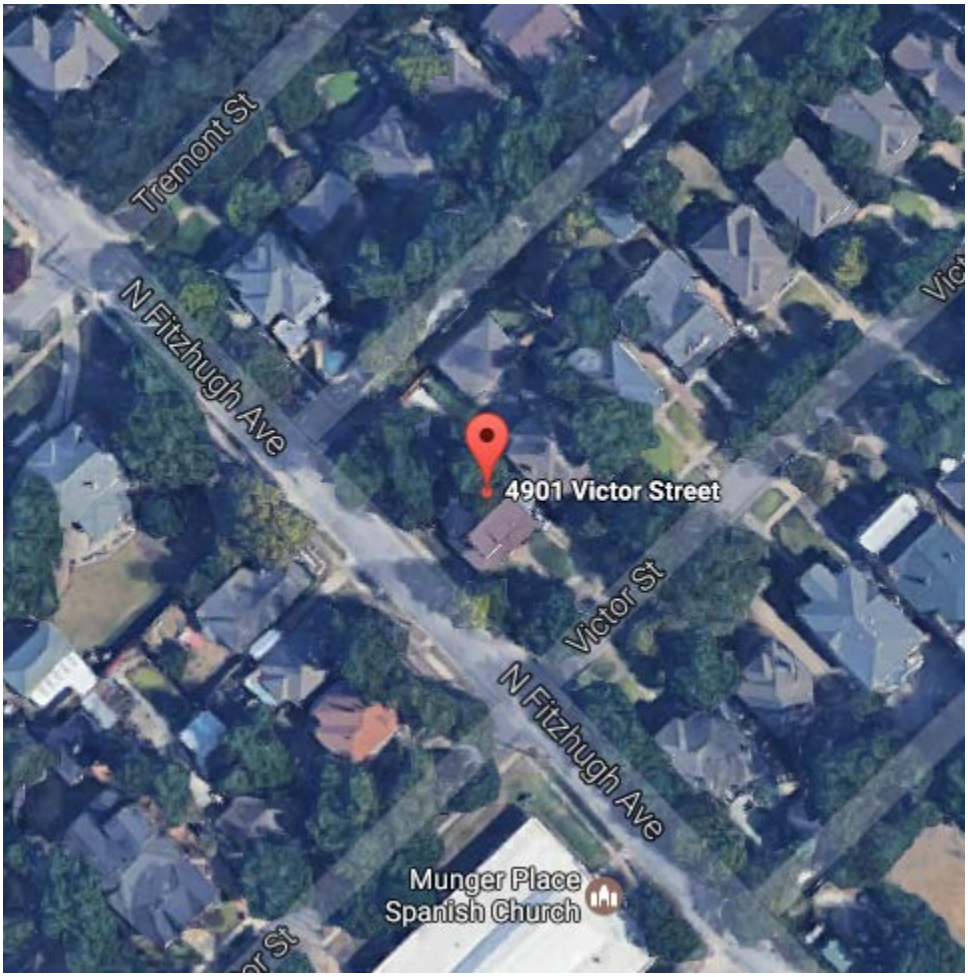
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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



Aerial View 4901 Victor Street.



Front elevation.



Existing flowerbed wrapping around cornerside yard.



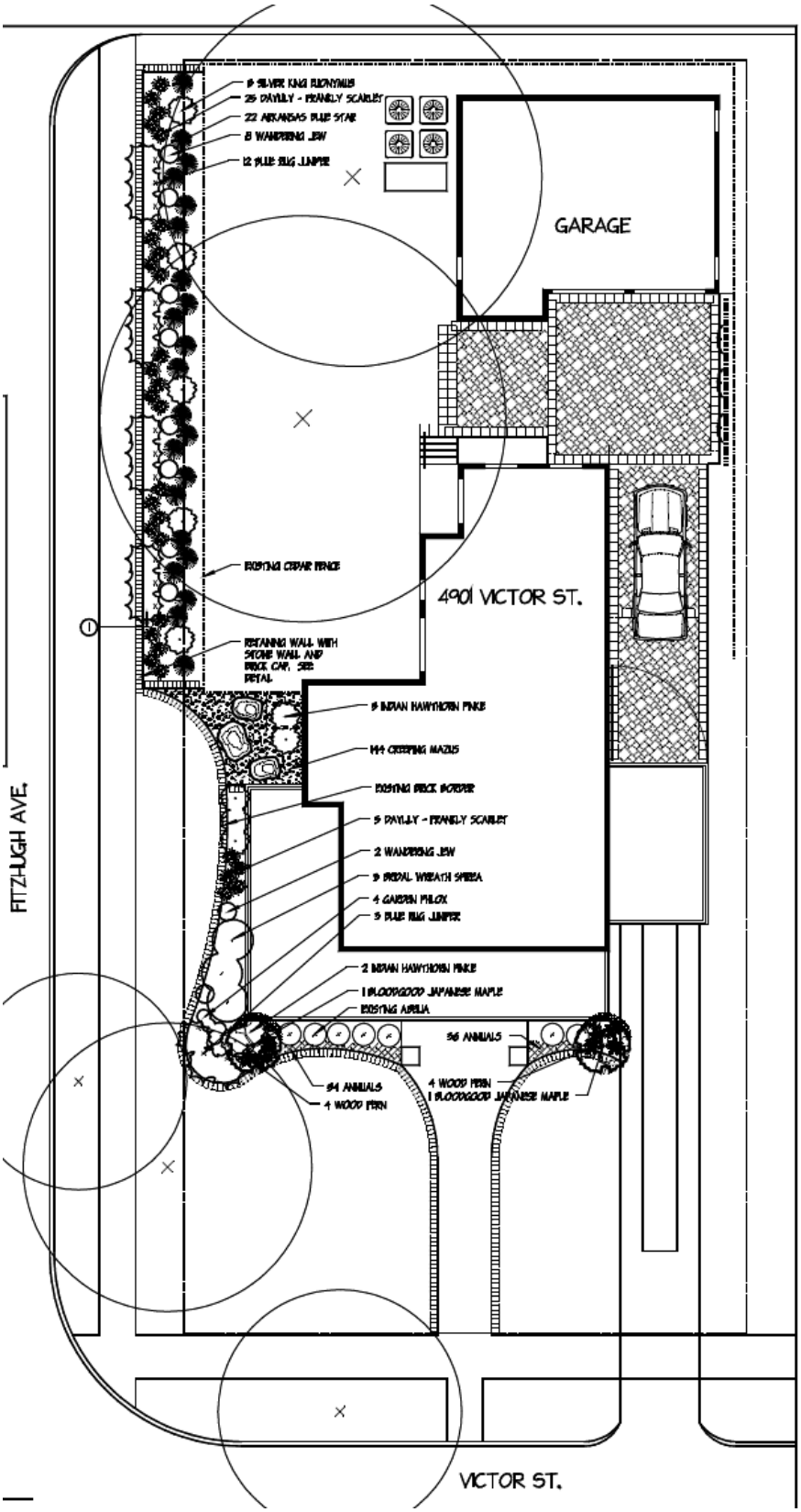
Existing flowerbed wrapping around cornerside yard.



Property across Victor Street.



Properties along Fitzhugh, across from proposed landscaping.

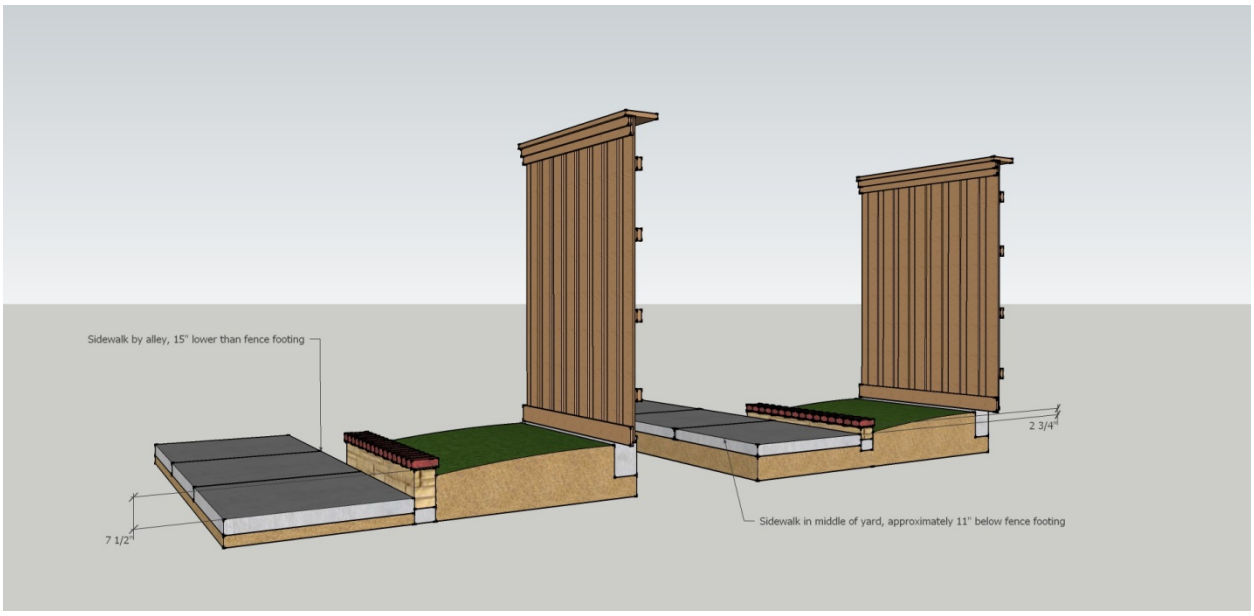


Proposed landscape plan.

PLANT LIST

Qty	Botanical Name	Common Name	Size/Condition
Trees			
2	Acer palmatum 'Bloodgood'	BLOODGOOD JAPANESE MAPLE	15 Gal
Shrubs			
3	Spiraea cantoniensis	BRIDAL WREATH SPIREA	3 Gal
7	Raphiolepis indica 'Pinkie'	INDIAN HAWTHORN PINKIE	3 Gal
5	Euonymus japonicus 'Silver King'	SILVER KING EUONYMUS	5 Gal
Perennials and Annuals			
90	Annual	ANNUALS	4"
22	Amsonia hubrichtii	ARKANSAS BLUE STAR	1 Gal
30	Hemerocallis 'Frankly Scarlet'	DAYLILY - FRANKLY SCARLET	1 Gal
4	Phlox paniculata	GARDEN PHLOX	1 Gal
10	Tradescantia pallida	WANDERING JEW	1 Gal
8	Dryopteris affinis	WOOD FERN	1 Gal
Groundcovers			
15	Juniperus horizontalis 'Wiltoni'	BLUE RUG JUNIPER	3 Gal
144	Mazus reptans	CREEPING MAZUS	4"

Proposed plant list.



Proposed retaining wall detail.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

(E) Plantings.

(i) Only grass, trees, groundcover, and flowers are permitted in the parkway.

(ii) All trees in the parkway must be:

(aa) selected from the list contained in Exhibit 97N;

(bb) placed a uniform distance apart; and

(cc) planted along a line parallel to the street.

(iii) Flower beds and ground cover may not comprise 50 percent or more of the front or cornerside yard unless approved by the commission as part of a landscape plan.

(iv) Flower beds and ground cover may not comprise more than 50 percent of the parkway area.

(G) Planter boxes. Planter boxes must be:

(i) 12 inches or less in height;

(ii) 36 inches or less in depth;

(iii) 6 inches or more behind any front step buttress;

(iv) an integral part of the main building; and

(v) constructed of brick, natural stone, or smooth-finished concrete that matches or is compatible in texture, color, and style with the main building.

(H) Retaining walls. Retaining walls are not permitted in the front and side yards except to preserve a natural or existing slope. The height of a retaining wall may not exceed the height of the slope it retains. A retaining wall must be constructed of unpainted natural stone, brick, stucco, or smooth-finished concrete that is compatible in texture, color, and style with the main building.

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

(i) for contributing structures:

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

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

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

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

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 02/07/17
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Travis Ripley
Address: 4901 Victor Street
Date of CA/CD Request: 02/01/2016

RECOMMENDATION:

✓ Approve _____ Approve with conditions ____ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

Approve as submitted

Task force members present

___ Joanna Hampton (Chair)	___ Beth Bradley (Munger Alt.)	✓ John Gormley
✓ Wesley Powell (Vice-Chair)	___ Virginia Bonifield (Swiss Alt.)	___ Elizabeth Mast
✓ Cheryl Scott	✓ Greg Johnston	___ VACANT

Ex Officio staff members present : Eric Hill ___

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

Maker: Cheryl Scott
2nd: Wes Powell
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Wesley Powell DATE 2/7/17

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-243(EH)
LOCATION: 4917 Worth Street
STRUCTURE:Main, Non-Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-97

PLANNER: Eric Hill
DATE FILED: February 2, 2017
DISTRICT: Munger Place
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Samuel Aflalo & Bo Lindsey

REPRESENTATIVE: None.

OWNER: AFLALO SAMUEL A

REQUEST:
Replace 42 aluminum windows on main structure with vinyl windows.

BACKGROUND / HISTORY:
07/07/2016 - The Landmark Commission approved the enclosure of the open entry on the front of the main structure (garden apartment) with a glass and steel front entry. The Landmark Commission also approved the installation of a wrought iron driveway swinging gate on the driveway in the side yard. CA156-651(EH).

02/07/2017 - Staff approved the replacement of the existing board-on-board perimeter fence with a 6' vertical fence. CA167-274(EH).

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

ANALYSIS:
The applicant is proposing to replace all 42 existing aluminum windows on the main structure with vinyl, single-hung windows, colored white. Staff believes that the installation of the vinyl windows will not have an adverse effect on the integrity or future preservation of the district and the windows appear to have the same profile as the existing. The Task Force recommended denial due to lack of information at the time of the hearing, but staff believes that the submitted windows would meet their approval based on past applications on similar properties. Staff is recommending approval of the replacement of all 42 windows with the condition that the existing openings are not enlarged or reduced to fit the new windows. Since Section 51P-97.111(c)(S)(iii) states that only vinyl clad and aluminum clad windows are allowed in the district, staff sees no issue with vinyl windows on a non-contributing apartment structure.

STAFF RECOMMENDATION:
Replace 42 aluminum windows on main structure with vinyl windows – Approve with conditions - Approve window survey and specifications dated 02-13-17 with the condition that the windows exactly match the original openings on the structure. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:
Replace 42 aluminum windows on main structure with vinyl windows – Deny without prejudice - Need specifications on window colors.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167 - 243 [EH]
Office Use Only

Name of Applicant: Samuel Afiafo
Mailing Address: 803 W Davis st
City, State and Zip Code: Dallas, TX 75208
Daytime Phone: 310-989-7355 Fax:
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: 4917 Worth Ave
Historic District: Munger Histor c Distnct

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

PROPOSED WORK:

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

1. Add security gate on west side of the property (see attached). 2. Enclose front building (see attached plan)
Remove and Replace all exterior windows with Vinyl
Construct fence + Stain

Signature of Applicant: [signature] Date: 1/13/17

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:

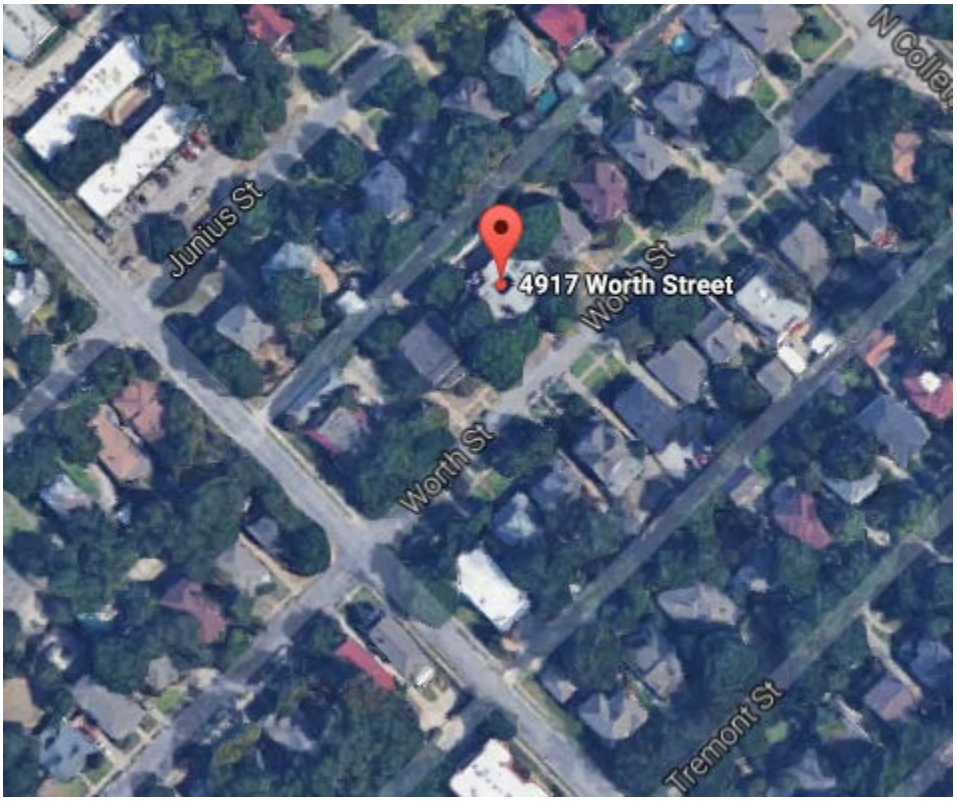
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history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



Aerial View:



Front elevation.



Existing windows style and configuration.



Example window style and configuration.



Example windows existing on structure.



Contributing Single Family dwelling adjacent (right) of 4917 Worth.



Contributing dwelling adjacent (left) of 4917 Worth.



Structures across Worth street from 4917 Worth.

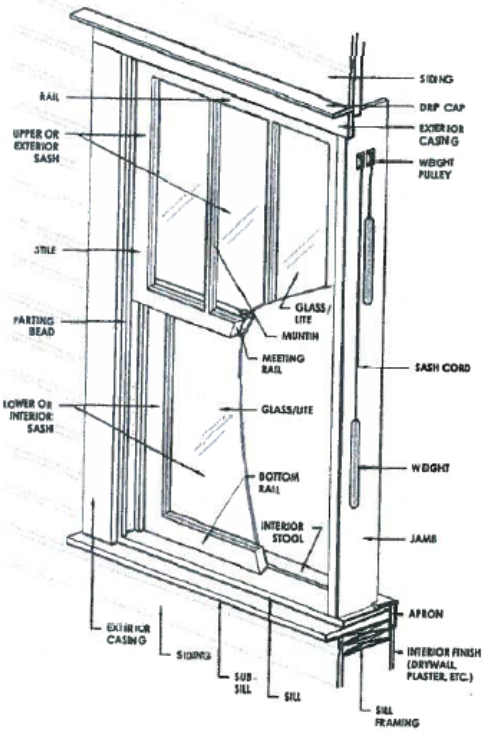
COA— _____
Applicant Name: Bo Lindsey

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	42
Number of Historic Windows on the Structure	
Number of Existing Replacement/Non-Historic Windows	
Number of Windows Completely Missing	
Total Number of Windows to be Replaced	42

COA— _____

Applicant Name: Bo Lindsay

Date Received: _____

Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	Aluminum/Good
2	" "
3	" "
4	" "
5	" "
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	" "

Window #	Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	Aluminum/Broke
36	Aluminum/Good
37	" "
38	
39	
40	" "

COA— _____

Applicant Name: _____

Date Received: _____

Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
41	Aluminum / Good
42	aluminum / Good
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	〃 〃

Window #	Window Condition
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	

Professional 5000 SERIES

5500 Vinyl Single-Hung Window

MiWD

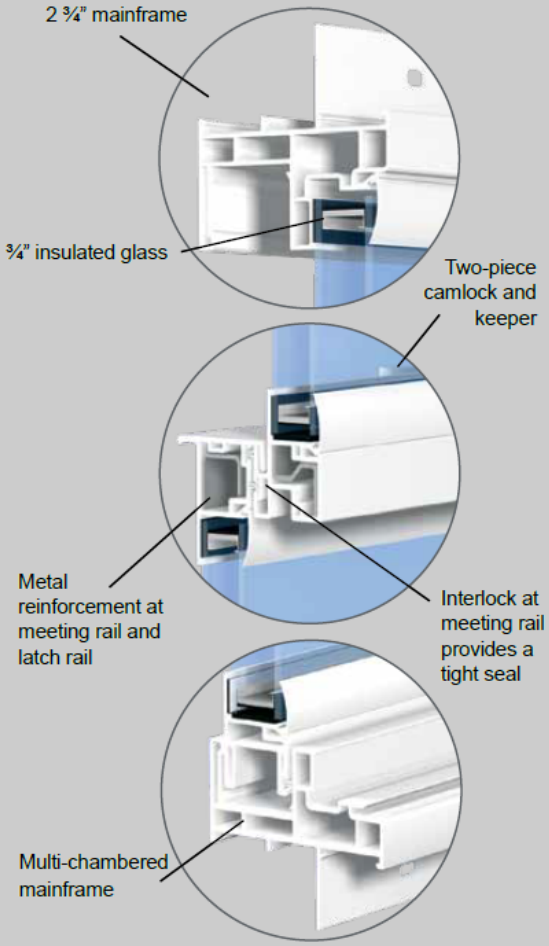


Top Thermal Performance and Durability

Professional 5000 Series windows offer state-of-the-art technology resulting in top thermal performance and durability. The welded vinyl, multi-chamber mainframe and sash are designed to create dead-air space within the window that serves to insulate each individual stile. Standard ¾" dual-pane glass works in the same way, and with the addition of HP Low-E and argon enhancements, the Professional 5000 Series can achieve thermal ratings that satisfy ENERGY STAR® guidelines.

With single-hung, single-sliding, picture, and geometric shapes available, Professional 5000 windows are the perfect solution for any new home or remodeling project.

Take a closer look at the 5500 Single-Hung Window



- Baffled and offset weep system
- Narrow sight lines for a modern appearance
- Optional auto-lock for added security
- Optional window opening control device (WOCD)

Color Options*



*Actual color may vary

Proposed window specifications (white).

Professional 5000 SERIES

5500 Vinyl Single-Hung Window

MIWD

Glass Options

Insulated glass packages are offered as an upgrade to help you reduce heating and cooling costs while keeping your home more comfortable. In warm weather, insulated glass reduces solar heat gain, minimizes interior glare, and lowers interior glass temperature. In cool weather, insulated glass provides outstanding thermal performance with warmer interior glass surfaces to help save energy and maintain comfort during cooler months.

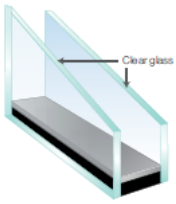


Low-E prevents heat from exiting the home during cooler weather.

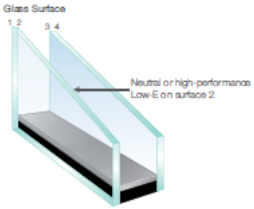


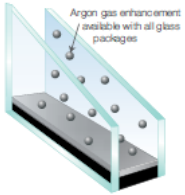
Low-E reduces solar heat gain by diffusing radiation coming from the sun.

Standard Glass Package



Additional Glass Options





Enhanced Performance Option

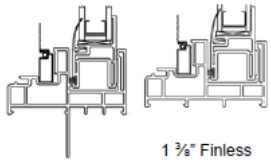
MIWD has tested the design of its 5500 single-hung window for air, water, and structural performance at an AAMA-certified laboratory. Where project, plans, specifications, or building codes require a higher performance rating, MIWD offers a PG-50 single-hung window that may prove the right fit for your project.

Frame Sizes

	Minimum	Maximum
Width	23 7/8"	71 7/8"
Height	23 7/8"	59 7/8"

Frame Styles

Two frame styles make the Professional 5000 Series versatile enough to be easily installed in all replacement and new construction projects.



1 3/8" Mounting Fin

1 3/8" Finless

Performance

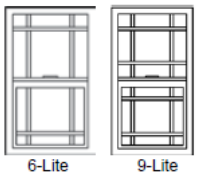
	U-Value	SHGC
Low-E	0.33	0.30
Low-E w/ Grids	0.33	0.27
Argon & Low-E	0.29	0.30
Argon & Low-E w/ Grids	0.29	0.27
HP Low-E	0.33	0.23
HP Low-E w/ Grids	0.33	0.21
Argon & HP Low-E	0.29	0.23
Argon & HP Low-E w/ Grids	0.29	0.21

*Based on SSB glass, Low-E=7036, HP Low-E=5527, 90% Argon Fill, Duraseal Spacer, Std sightline, ¾" Flat Grids

Grid Options

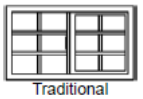
Flat grids between-the-glass are available in standard and custom patterns and match the window frame color.

¾" Flat Grids

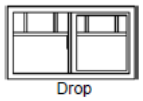


6-Lite Perimeter

9-Lite Perimeter



Traditional



Drop

© 2015 MI Windows and Doors

650 W Market St. Gratz, PA 17030 | 717.365.3300 | www.miwd.com

Proposed window specifications (white).

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

SEC.51A-4.501(g)(6)(C)(ii)

(ii) For noncontributing structures, the proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 02/07/17
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Samuel Aflalo
Address: 4917 Worth Avenue
Date of CA/CD Request: 02/01/2016

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny __✓__Deny without prejudice

Recommendation / comments/ basis:

Denied as submitted. Need information / specs for windows, colors, and stain on fence.

Task force members present

___ Joanna Hampton (Chair)	___ Beth Bradley (Munger Alt.)	__✓__ John Gormley
__✓__ Wesley Powell (Vice-Chair)	___ Virginia Bonifield (Swiss Alt.)	___ Elizabeth Mast
__✓__ Cheryl Scott	__✓__ Greg Johnston	___ VACANT

Ex Officio staff members present : Eric Hill ___

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

Maker: Greg Johnston
2nd: Cheryl Scott
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force J. Wesley Powell DATE 2/7/17

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-263(EH)
LOCATION: 4722 Gaston Avenue
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 2
ZONING: PD-98

PLANNER: Eric Hill
DATE FILED: February 2, 2017
DISTRICT: Peak's Suburban
MAPSCO: 46-B
CENSUS TRACT: 0015.02

APPLICANT: Liz Gibson

REPRESENTATIVE: None.

OWNER: CAL HOME SERVICES LLC

REQUEST:

1) Replace asphalt shingles with tin shingle on portions of main structure.
2) Replace metal tube posts with 4x4 pine on porte-cochere.
3) Install additional post on porte-cochere.
4) Clad all posts on porte-cochere with 9" bricking.
5) Construct 2nd story balcony on side elevation of main structure.
6) Install planters on 2nd story balcony on front of main structure.

BACKGROUND / HISTORY:

5/10/2016 - Staff approved the replacement of up to 20% of the existing rotten #117 siding, the replacement of broken window panes, and painting of the main structure. CA156-534(JKA).

6/14/2016 - The Landmark Commission approved the replacement of the front door, removal of a door on the side façade, installation of a patio above the porte-cochere, the installation of metal posts to support the porte-cochere feature, and the installation of metal stairs on the rear façade of the main structure. The Commission denied the request to install a standing seam metal roof on the front porch of the main structure, the replacement of two windows on the east façade, and replacement of three windows on the rear façade of the main structure. CA156-531(JKA).

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

ANALYSIS:
Request #1 - The applicant is requesting to install new metal Victorian shingles on sections of the roof on the main structure which are currently composition shingles. Staff believes that the original roofing material for the property was metal shingle due to the existing conditions of the roofing and the prevalence of metal finials on the roof of the property and adjacent properties.

Request #2 - The applicant is proposing to replace the existing non-historic metal posts which support the historic porte-cochere with 4x4 pine columns. Staff is recommending approval with the condition that the applicant acquires a variance from the City for any work that is in the side yard setback.

Staff is recommending approval of the installation of a new 4x4 pine column on the porte-cochere for additional support with the condition that the applicant acquires a variance from the City for any work that is in the side yard setback.

Staff is recommending approval of the cladding of the porte-cochere columns with brick to match the existing brick on the main structure in dimensions and profile with the condition that the brick is unpainted, the column capitals match the boxed stone/concrete capitals seen on the front porch, and that the applicant acquires a variance from the City for any work that is in the side yard setback.

The applicant is proposing to install a 2nd story balcony in the rear side yard of the main structure to connect the previously approved rear metal spiral staircase with the balcony feature on the historic porte-cochere feature of the main structure. Staff is recommending approval of this with the condition that the flooring is a T&G wood floor and that a variance is obtained from the City for any work that is in the side yard setback. Staff does not believe that the balcony will be visible from the public right-of-way.

Staff is recommending approval of planters to be located in the exterior section of the 2nd story porte-cochere balcony feature with the condition that the applicant acquires a variance from the City for any work that is in the side yard setback.

STAFF RECOMMENDATION:

1) Replace asphalt shingles with tin shingle on portions of main structure – Approve - Approve proposed work and specifications dated 02-17-2017 with the finding that the proposed work is consistent with the preservation criteria Sections 3.16 and 3.17 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace metal tube posts with 4x4 pine on porte-cochere – Approve with conditions - Approve drawings dated 2-17-2017 with the condition that a variance is obtained from the Board of Adjustment in order to work in the side yard setback with the finding that the proposed work is consistent with the

preservation criteria Section 3.2 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

3) Install additional post on porte-cochere – Approve with conditions - Approve drawings dated 2-17-2017 with the condition that a variance is obtained from the Board of Adjustment in order to work in the side yard setback with the finding that the proposed work is consistent with the preservation criteria Section 3.2 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4) Clad all posts on porte-cochere with 9" bricking – Approve with conditions - Approve drawings dated 02-17-2017 with the condition that the installed brick matches the dimensions of the existing brick columns on the structure, the column capital matches existing brick columns on the structure, the brick is unpainted, and a variance is obtained from the Board of Adjustment in order to work in the side yard setback with the finding that the proposed work is consistent with the preservation criteria Section 3.4 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
5) Construct 2nd story balcony on side elevation of main structure – Approve with conditions - Approve proposed elevations and site plan with the condition that the new flooring is tongue and groove and a variance is obtained from the Board of Adjustment in order for any work located in the side yard setback with the finding the proposed work is consistent with the preservation criteria Section 4.2 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
6) Install planters on 2nd story balcony on front of main structure – Approve with conditions - Approve proposed elevations dated 02-17-2017 with the condition that a variance is obtained by the Board of Adjustment in order for work in the side yard setback with the finding that the proposed work is consistent with the preservation criteria Section 3.2 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Replace asphalt shingles with tin shingle on portions of main structure– Approve.
2) Replace metal tube posts with 4x4 pine on porte-cochere – Approve.
3) Install additional post on porte-cochere – Approve.
4) Clad all posts on porte-cochere with 9" bricking – Approve with conditions - Approve with condition that column capital matches front porch column capitals.
5) Construct 2nd story balcony on side elevation of main structure – Approve with conditions - Approve with condition that the porch is not visible from street and that the flooring is tongue and groove.
6) Install planters on 2nd story balcony on front of main structure – Approve with conditions - Siding to match house.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167 - 263 (EH)
Office Use Only

Name of Applicant: Liz Gibson
Mailing Address : 4130 Commerce St. Ste 213
City, State and Zip Code: Dallas, TX 75226
Daytime Phone: 216.255.1261 Fax: _____
Relationship of Applicant to Owner : sister

PROPERTY ADDRESS: 4722 Gaston Ave. Dallas, TX 75246
Historic District: Peak Suburban Addition

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

PROPOSED WORK:

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

—Remove Asphalt Shingles on Porch Roof & Install Tin Shingle (to match the rest of the house)

—Porte-cochère: To replace metal tubed posts on west side balcony with 4x4 pine post and re-enforced with cladded 9" bricking to match front porch brick posts.

— To keep support posts under Porte-cochère in same location due to the request to match the front porch brick pillars (Keeping the current clearance width between supporting posts will allow for brick to be installed around posts and provides appropriate clearance for vehicles and re-enforces support and stability.

— Install additional columns under covered post (also cladded with 9" bricking)

— Implement framed flower bed on top of posts overhand to blend Porte-cochère and posts to a more pleasant visual appearance.

— To construct an uncovered balcony that is connected to the covered balcony [Porte-cochère]. Balcony to run around South [rear] end of home and connect to spiral staircase and 2nd floor access door on South side of property. Railing to match front porch railing.

Signature of Applicant: Elizabeth Gibson Date: 2/2/17

Signature of Owner: _____ Date: 2/2/17
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

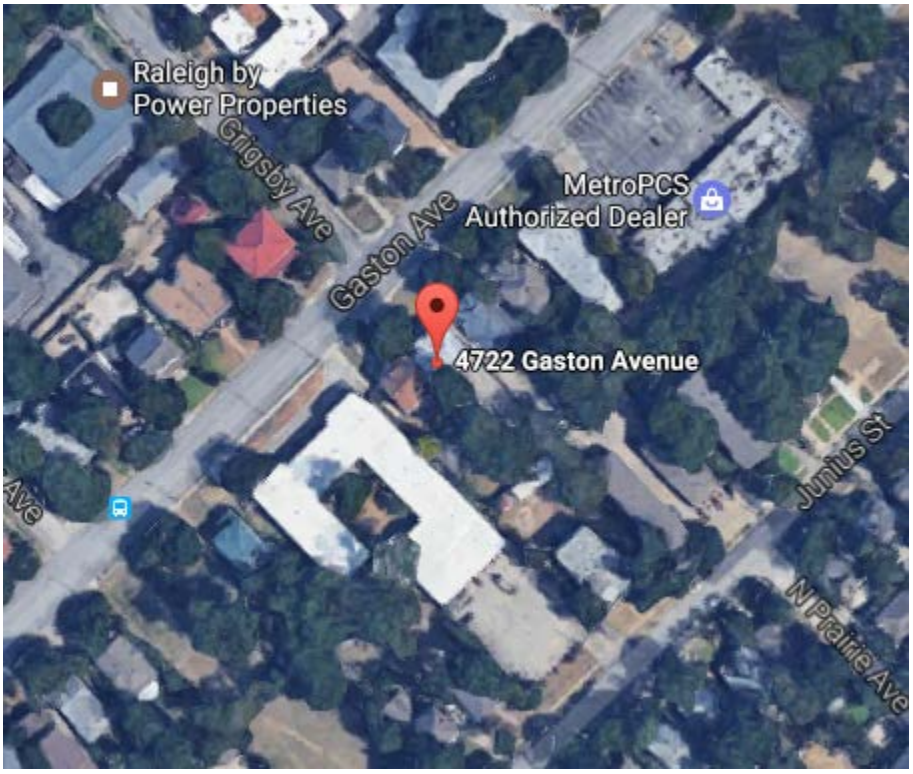
OTHER:

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

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

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

_____ _____
Sustainable Construction and Development **Date**



Aerial View 4722 Gaston Avenue.



Front elevation.



Adjacent property (to left).



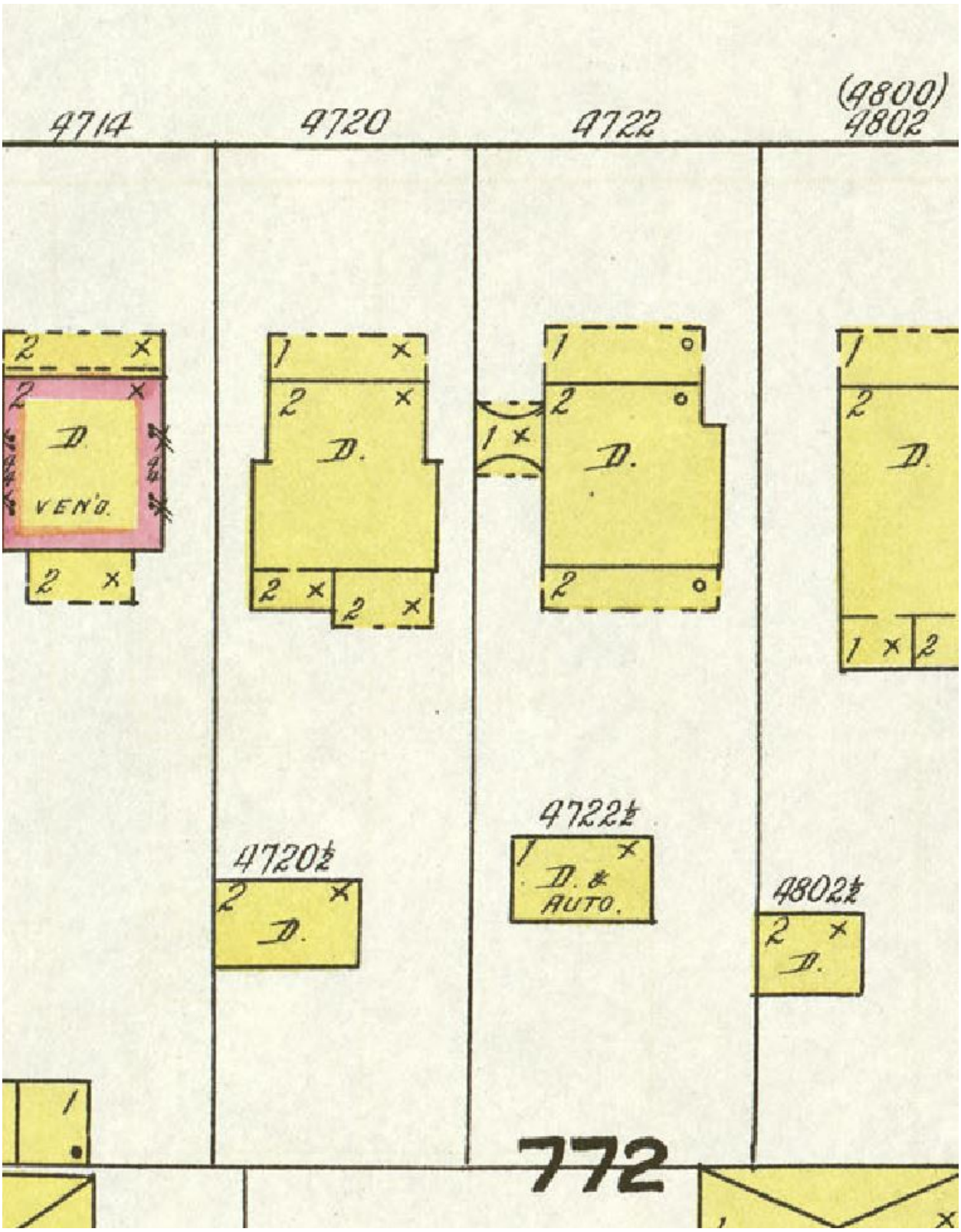
Adjacent property (to right).



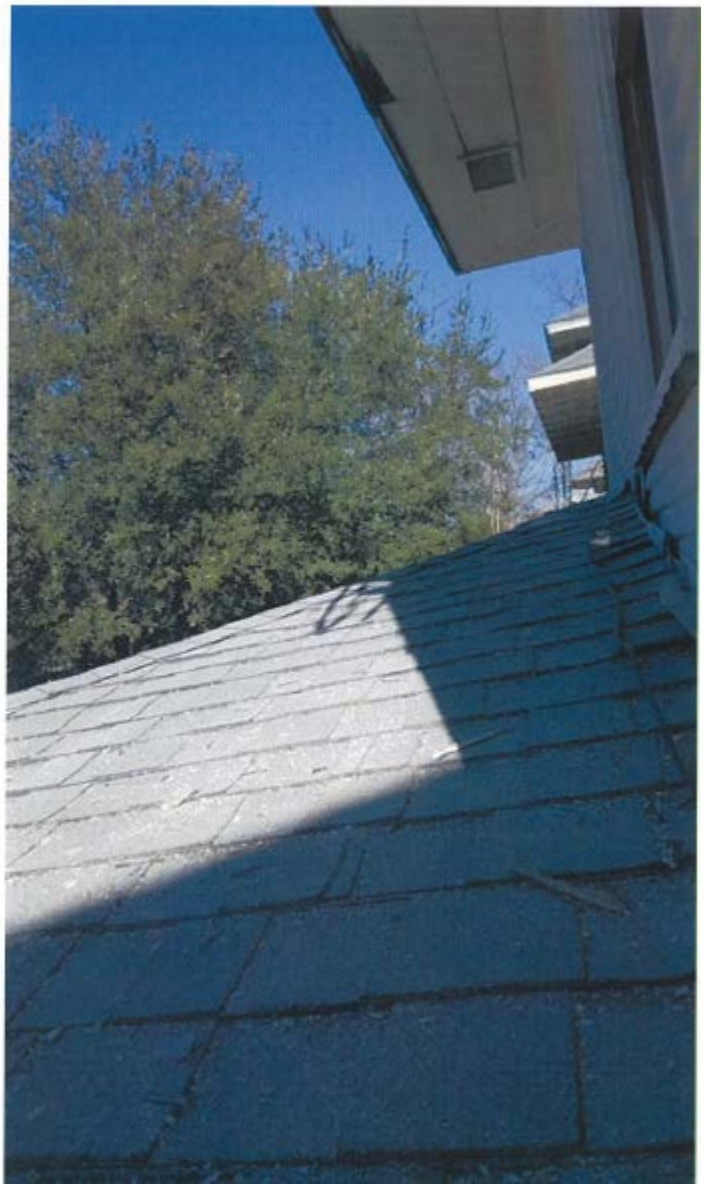
Distance between properties.



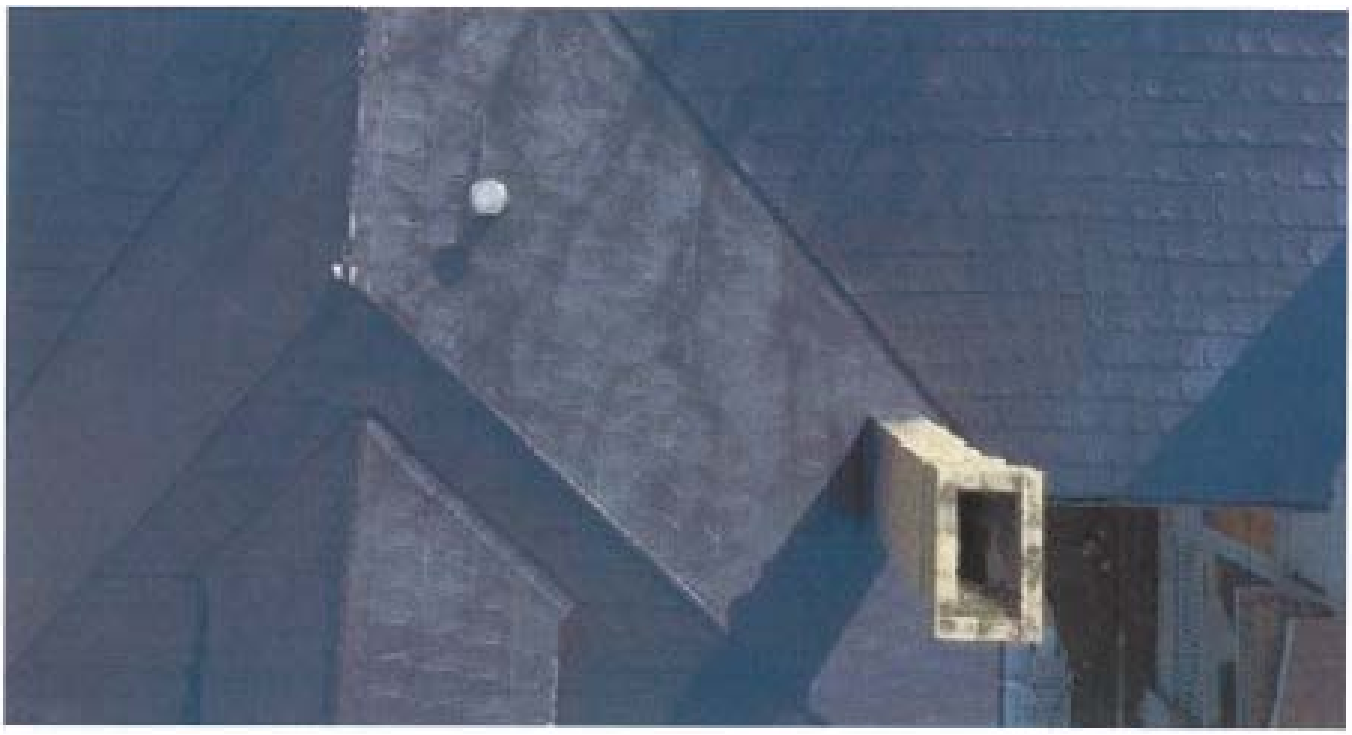
Properties across Gaston Avenue.



1922 Sanborn.



Request #1: Existing portions of composition shingle.



Item 1: Existing roof conditions.

Berridge Victorian & Classic Shingles

Prefinished or Natural Metal Finish shingles for historical restorations, residential and commercial applications over solid sheathing.

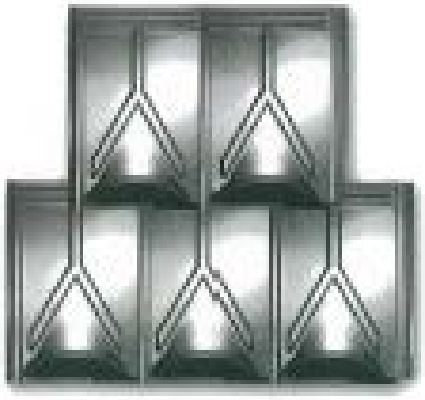
- Available in 24 gauge steel
- Traditional appearance
- May be used for roof & wall applications
- Concealed fasteners
- Florida Product Approval
- Miami-Dade Approved







Victorian Shingles
9" x 12" Coverage



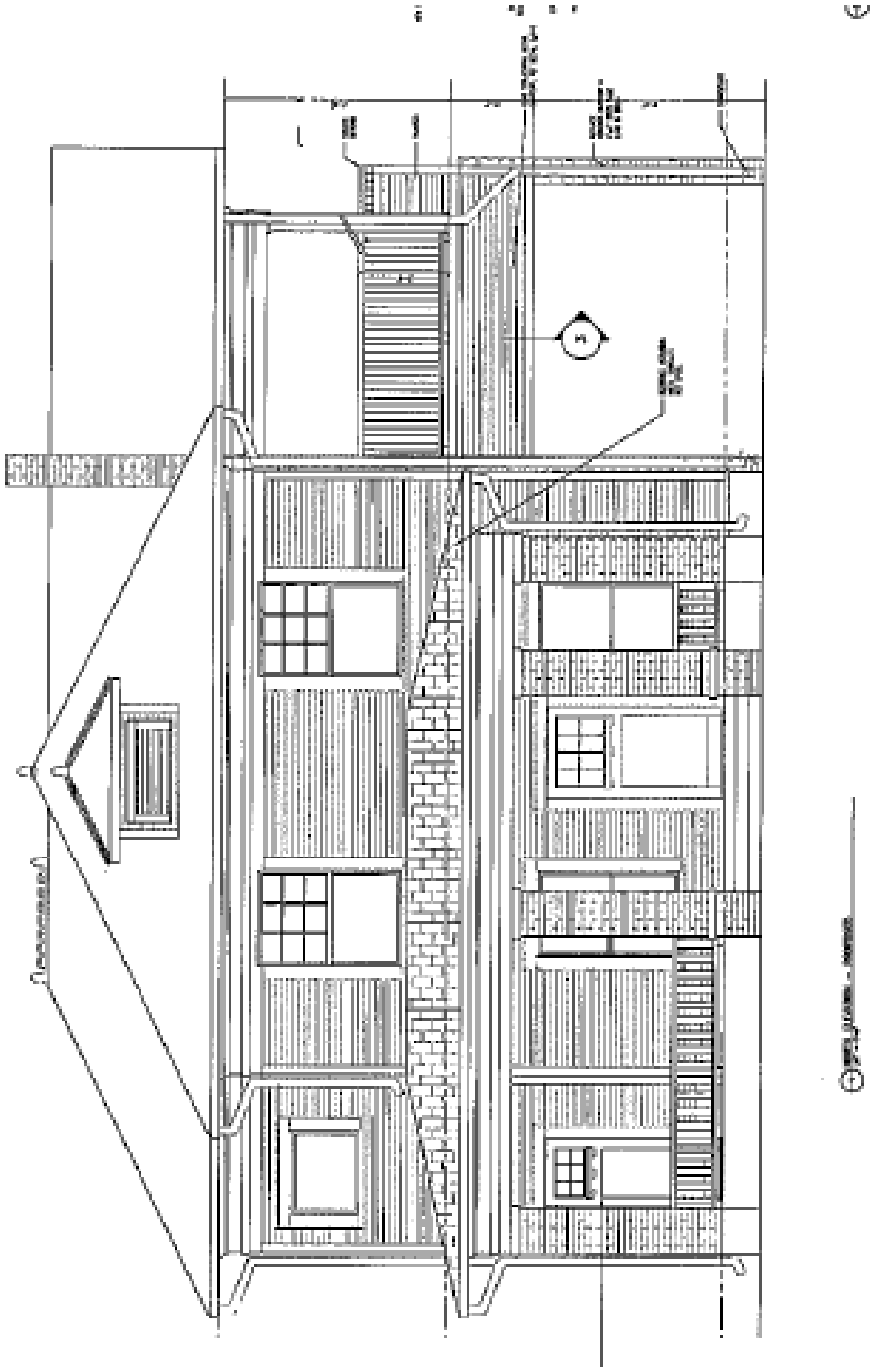
Classic Shingles
9" x 12" Coverage



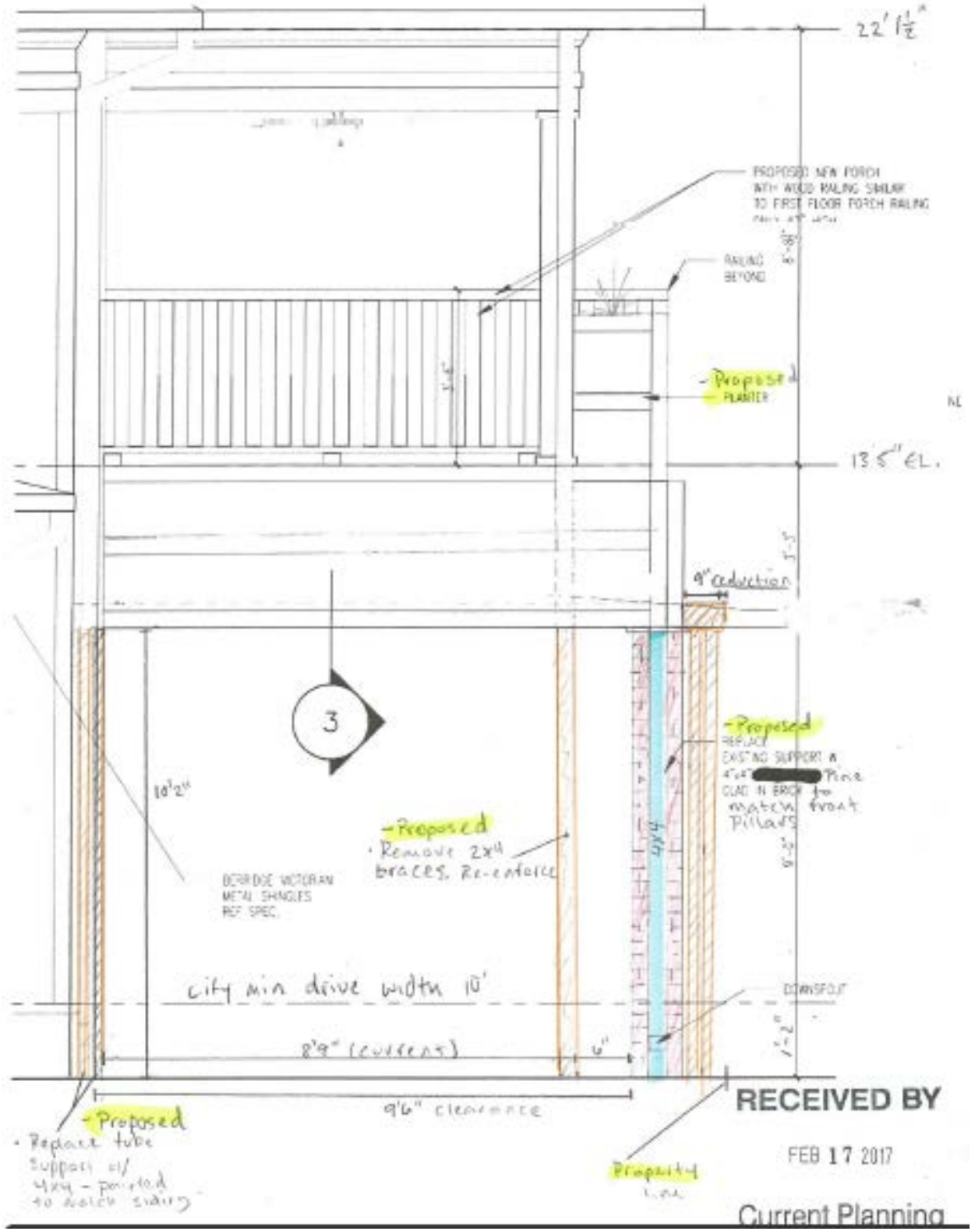
RECEIVED BY

FEB 17 2017

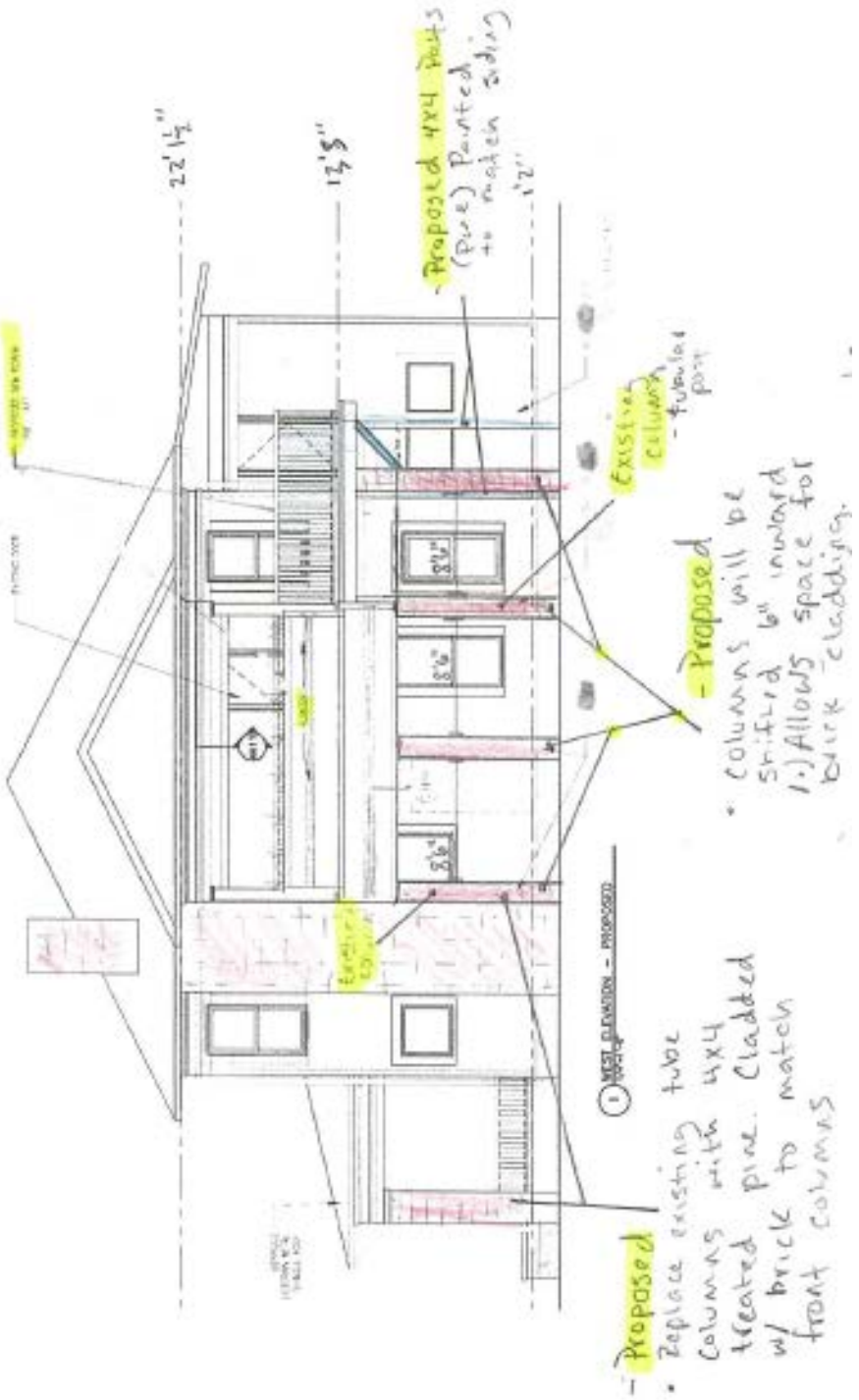
Item 1: Proposed shingle specifications.



Requests # 2, 3, 4, 5 & 6: Proposed front elevation.



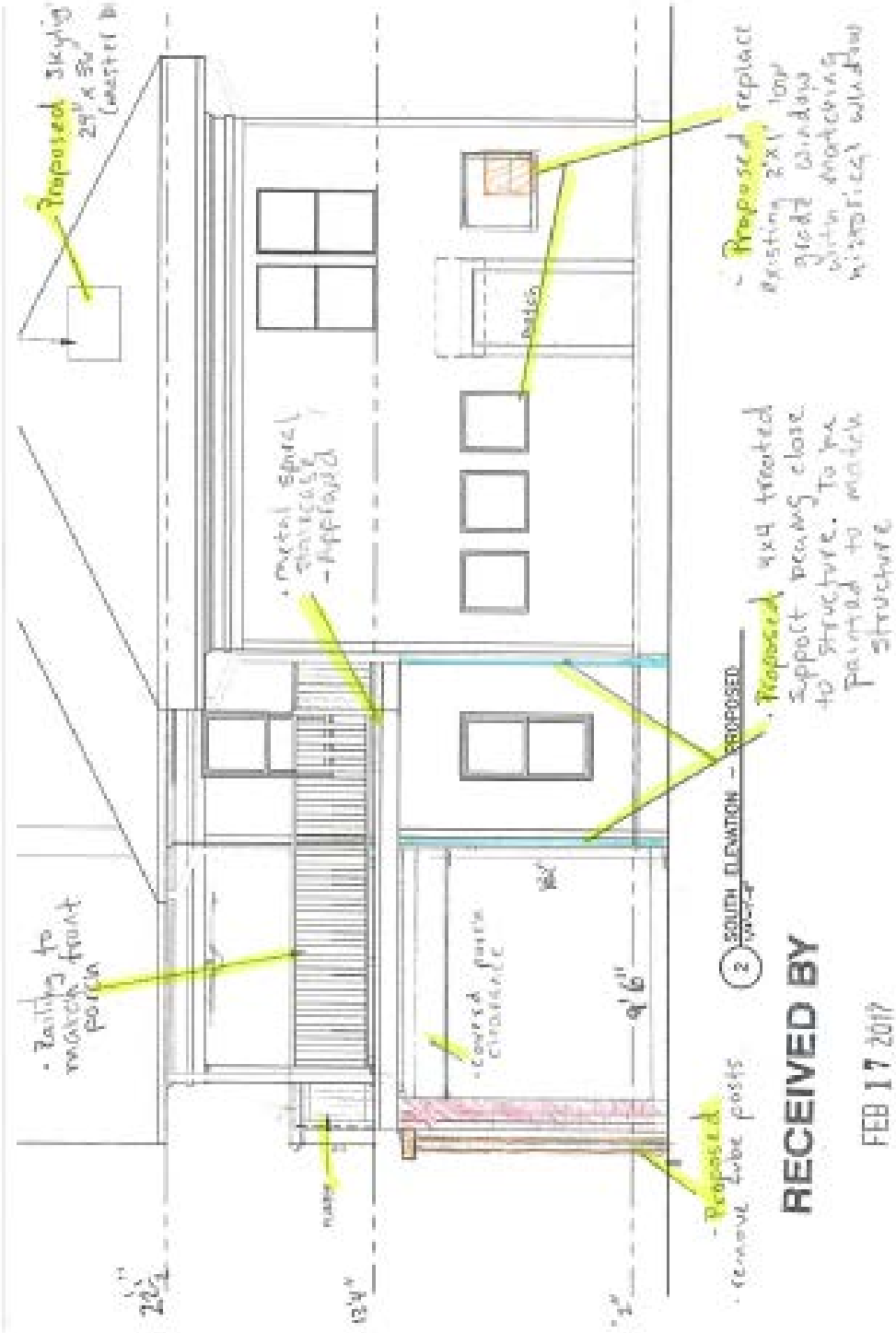
Requests #2, 3, 4, 5 & 6: Proposed porte cochere detail.



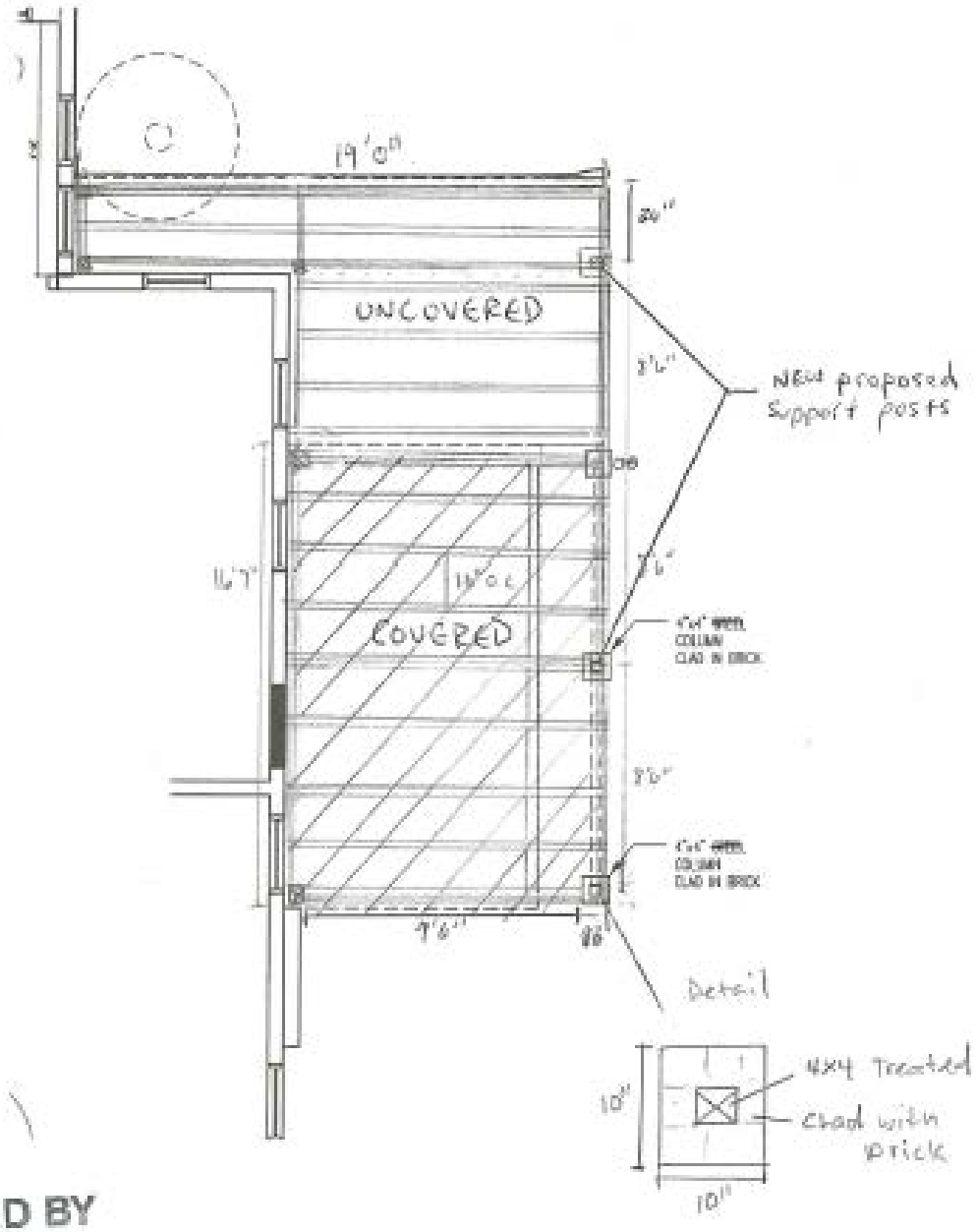
Items 2, 3, 4, 5 & 6: Proposed side elevation (porte-cochere side).



Items 2, 3, 4, 5 & 6: Existing rear façade.



Items 2, 3, 4, 5 & 6: Proposed rear façade.



RECEIVED BY

FEB 17 2017

Current Planning

Items 2, 3, 4, 5 & 6: Aerial plan of balcony feature and columns.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

Roofs

3.16 The slope, massing, configuration and materials of the roof must be preserved and maintained. Original gables, dormers, porches, and roofs must be preserved. Existing parapets, cornices and coping eaves, roof trim and dormers must be retained and when repaired, should be done so with material matching in size, finish, module and color.

3.17 The following roofing materials are allowed: wood shingles, composition shingles, slate, clay, concrete, terra-cotta tiles, and other materials deemed appropriate.

3. STRUCTURE

Facades

3.1 The front and side facades are protected facades.

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

3.3 The existing solid-to-void ratios of non-protected facades must be maintained as much as practical. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.

3.4 Brick must match in color, texture, module size, bond pattern and mortar color. Brick surfaces not previously painted may not be painted unless the applicant establishes that:

a. the color and texture of replacement brick cannot be matched with that of the existing brick surface;

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

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

(i) for contributing structures:

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

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

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

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

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

DATE: 02/09/2017
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Liz Gibson
Address: 4722 Gaston Avenue
Date of CA/CD Request: 02/02/2017

RECOMMENDATION:

____ Approve ____ Approve with conditions __ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

1. SHINGLES - APPROVE BE REUSE VICTORIAN SHINGLES
2. TUBE POSTS - APPROVE 4x4 PINE
3. APPROVE
4. APPROVE W/CONDITIONS THAT COLUMN CAP TO MATCH FRONT PORCH IS INSTALLED AT TOP OF COLUMNS.
5. APPROVE W/CONDITIONS THAT PERSPECTIVE DRAWING APPROVED SHOWING THAT PORCH IS NOT USABLE FROM STREET IS PROVIDED FLOORING TO BE THE PORCH FLOORING.
6. APPROVED W/CONDITION THAT SIDING MATCHES HOUSE.

Task force members present

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

Ex Officio staff members present ____ Eric Hill

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

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

CHAIR, Task Force Michael Karnowski DATE 2/9/2017

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-251(EH)
LOCATION: 4310 Junius Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 2
ZONING: PD-98

PLANNER: Eric Hill
DATE FILED: February 2, 2017
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.04

APPLICANT: David Malekan

REPRESENTATIVE: None.

OWNER: 4300 JUNIUS LLC

REQUEST:

1) Add wood window in original opening on rear facade of main structure.
2) Construct wood entryway on rear of main structure.
3) Remove and enlarge existing concrete steps and install handrail on rear elevation.

BACKGROUND / HISTORY:
1-18-2016 - Staff approved the repair of the existing four wood rear porches/balconies on the rear façade of the main structure and painting. CA167-199(EH).

The apartment structure is listed as contributing to the Peak's Suburban historic district and is one of three on the same lot.

ANALYSIS:
Request #1 - The applicant is proposing to remove the existing door opening on the rear elevation 2nd story with a 1/1 wood window to match similar on the structure. The applicant proposes to match the window size with others on the structure. Staff is recommending approval on this item with the condition that the opening is not altered to fit a window.

Request #2 - The applicant is also proposing to construct a wood entryway on the rear elevation for entrance into the building. The proposed entry is an enclosed frame structure under the pent roof over the central pedestrian entry. Staff and the Task Force recommended the entry to be open with wood columns as supports to be more compatible with the historic overlay district as well as increase safety on the property.

Request #3 - The last item proposed is to expand the existing concrete steps at the back entry. Staff sees no issue with the expansion of the existing concrete steps as they are not visible from the public right-of-way and will not impede the future preservation of the structure.

STAFF RECOMMENDATION:

1) Add wood window in original opening on rear facade of main structure – Approve with conditions - Approve proposed work and elevation dated 02-10-17 with the condition that the replacement window matches existing on the structure in color, material and dimension with the finding he proposed work is consistent with the preservation criteria Sections 3.3 and 3.10 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2) Construct wood entryway on rear of main structure – Approve with conditions - Approve proposed work dated 02-10-17 with the condition that the walls are open and the supports compliment the structure with the finding the proposed work is consistent with the preservation criteria Sections 3.1 and 4.2 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3) Remove and enlarge existing concrete steps and install handrail on rear elevation – Approve - Approve proposed site plan and elevation dated 02-10-17 with the finding that the proposed work is consistent with the preservation criteria Section 2.3 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Add wood window in original opening on rear facade of main structure – Approve.
2) Construct wood entryway on rear of main structure – Approve with conditions - Approve with condition that the infill wall is removed from the design, open entry.
3) Remove and enlarge existing concrete steps and install handrail on rear elevation – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167 - 251 (EH)
Office Use Only

Name of Applicant: David Malekan
Mailing Address : 4125 Swiss Ave Ste 100
City, State and Zip Code: Dallas, TX 75204
Daytime Phone: 214-824-5500 Fax:
Relationship of Applicant to Owner : Managing member

PROPERTY ADDRESS: 4300, 4304, 4310 Junius St, Dallas, TX 75246
Historic District: Peak's Suburban

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

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

1. Add Jeld-Wen W-2500 or similar wood window in existing opening on second floor over back door and replace masonry to match existing where removed.
2. Remove existing concrete steps at back door and replace with wider, code-compliant stairs and add handrails.
3. Provide wood-framed rear entry element with wood siding and roof to match existing balconies and paint with Benjamin Moore Decorator's White (PM-3).
4. Add gutters and downspouts.

Signature of Applicant: David Malek Date: 2/2/2017

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

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

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

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

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

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

_____ _____
Sustainable Construction and Development **Date**



Aerial View, 4300 (Red) 4304 (Yellow) and 4310 (Orange) Junius Street.



Front elevation.



Rear elevation.



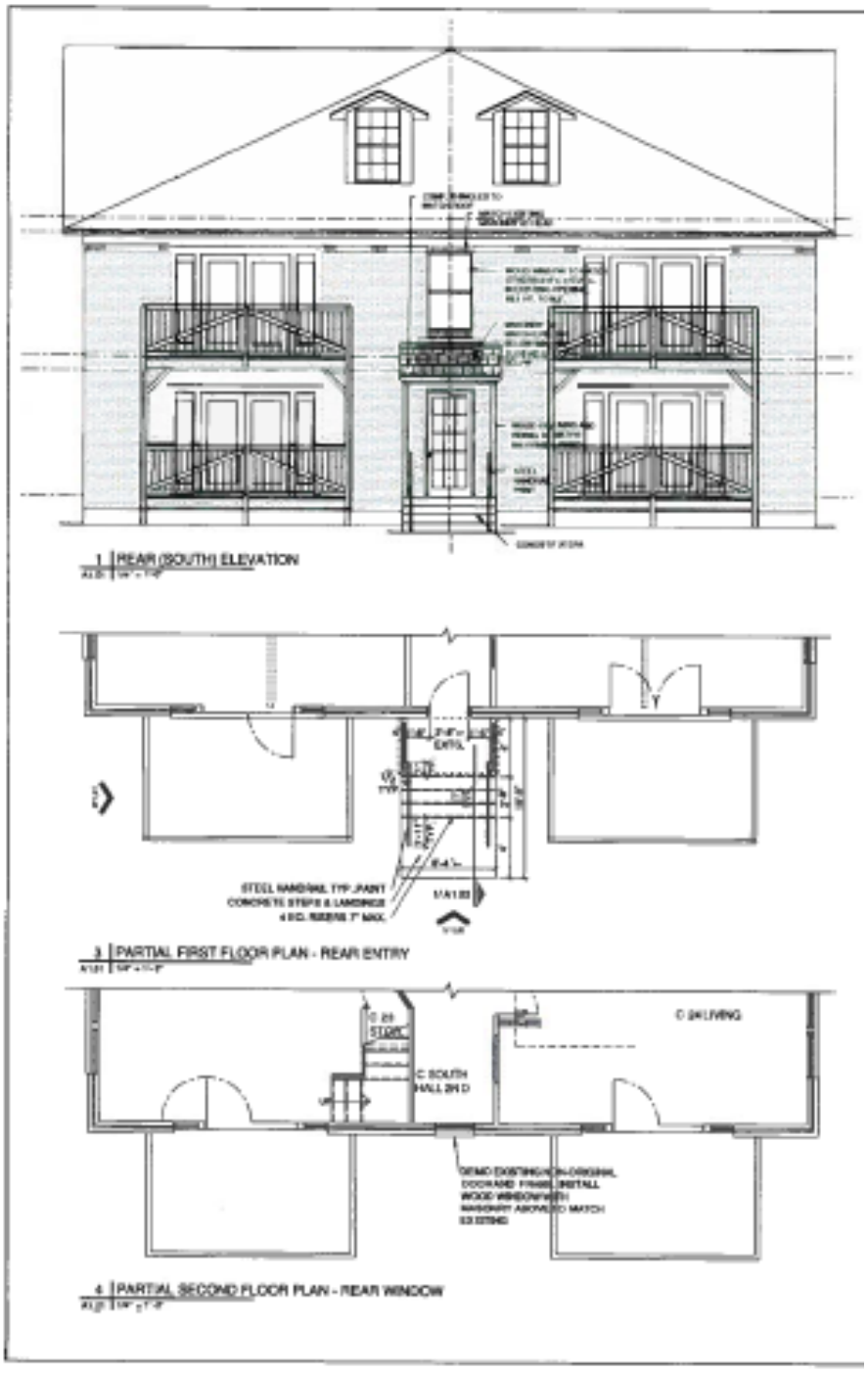
Properties across Junius Street from 4310 Junius.



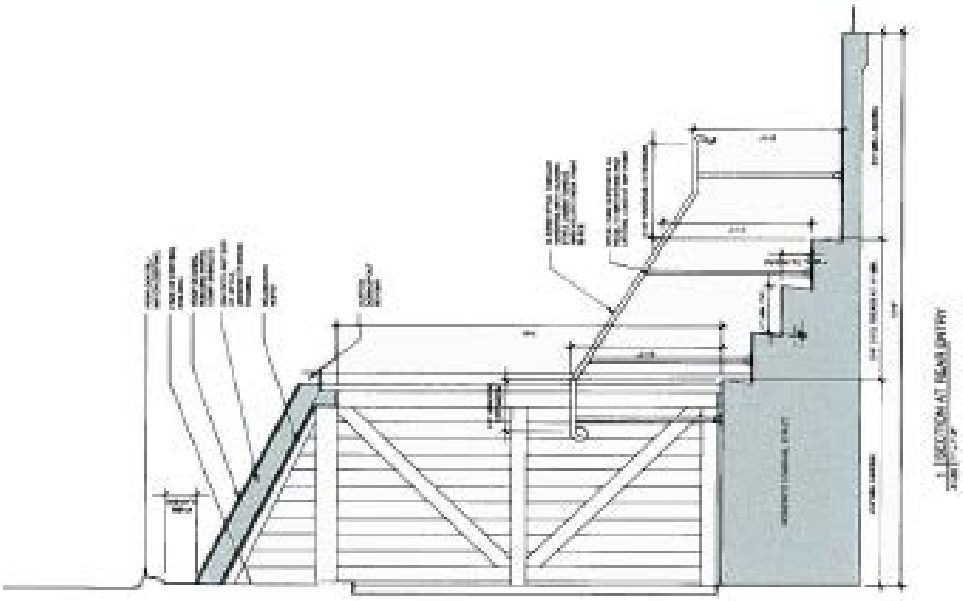
East Dallas Christian Church (across N Peak) from 43~~0~~0 Junius.



Surface parking lot for EDCC adjacent to rear elevation of 4300, 4304 and 4310 Junius.



Requests 1, 2 & 3: Proposed rear façade of 4310 Junius.







RECEIVED BY
FEB 10 2017
Current Planning

Requests 2 & 3: Proposed rear entry and steps of 4310 Junius.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

3.1 The front and side facades are protected facades.

3.3 The existing solid-to-void ratios of non-protected facades must be maintained as much as practical. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.

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

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

2.3 New sidewalks, walkways, steps, and driveways must be of brush finish concrete, brick, stone, or other material deemed appropriate. No exposed aggregate, artificial grass, carpet, asphalt or artificially-colored monolithic concrete paving is permitted.

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

DATE: 02/09/2017
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: David Malekan
Address: 4310 Junius Street
Date of CA/CD Request: 02/02/2017

RECOMMENDATION:

__X__ Approve __X__ Approve with conditions ___ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

1. APPROVE LANDSCAPE AS SUBMITTED
2. APPROVE
3. APPROVE W/CONDITIONS THAT INFILL WALL IS REMOVED FROM DESIGN.

Task force members present

___ VACANT (Chair)	_X_ Jim Anderson	___ VACANT (Edison/LaVista Res)
_X_ Michael Karnowski	___ Kathy Finch	___ Patricia Simon (Peak's Alt.)
_X_ Jennifer Hidden	_X_ William Hersch	___ VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ____ Eric Hill

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

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

CHAIR, Task Force Michael Karnowski DATE 2/9/2017

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-251(EH)
LOCATION: 916 Moreland Avenue
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 2
ZONING: PD-362

PLANNER: Eric Hill
DATE FILED: February 2, 2017
DISTRICT: Peak's Suburban
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Estefany Cedillo

REPRESENTATIVE: None.

OWNER: CEDILLO ELIAS & MARTHA LAURA

REQUEST:
Install four security cameras on main structure.

BACKGROUND / HISTORY:
2-5-2016 - The Landmark Commission approved the installation of a porch railing on the front façade of the structure. CA156-219(JKA)
2-9-2017 - Staff approved the repainting of the structure, Brand: Behr. Color: Body- N230-4 "Chic Taupe"; Trim- PPU2-16 "Fire Cracker". CA167-284(EH).

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

ANALYSIS:
The applicant is proposing to install 4 security cameras to the front and side elevation of the main structure. The cameras will be installed under the soffit of the building and staff does not believe that they will impede the future preservation of the structure as they are temporary in nature. Staff is recommending approval with the condition that the cameras are installed under the soffit of the structure.

STAFF RECOMMENDATION:
Install four security cameras on main structure – Approve with conditions - Approve image and specifications dated 02-10-17 with the condition that the camera to be located on the front facade is mounted under the roof soffit with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install four security cameras on main structure – Approve with conditions - Approve with condition that camera specs are submitted and that the center front camera is mounted under the roof soffit.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167 - 240 (EH)
Office Use Only

Name of Applicant: Estefany Cedillo
Mailing Address : 916 moreland
City, State and Zip Code: Dallas, Tx, 75204
Daytime Phone: 9725582624 Fax:
Relationship of Applicant to Owner : Daughter

PROPERTY ADDRESS: 916 moreland
Historic District: Peak's Suburban Addition, Dallas

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

PROPOSED WORK:

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

install cameras that will record at all times. There will be four cameras total. Two facing vehicles (street view) One on the porch, hidden, and the last one hidden facing our backyard. Due to a number of break-ins these security cameras will save visuals to a dvr.

Signature of Applicant: [signature] Date: 1/10/17

Signature of Owner: Elias Cedillo Date: 1/10/17
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

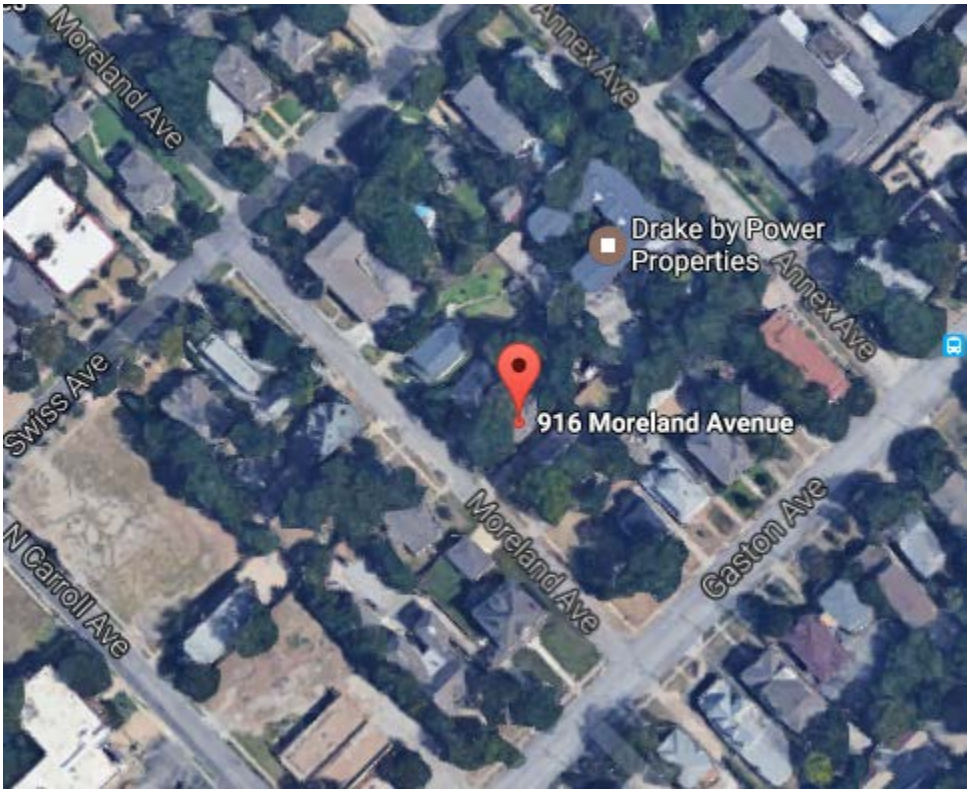
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

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

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

Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408


Moreland Ave
Annex Ave
Drake by Power Properties
Annex Ave
Swiss Ave
916 Moreland Avenue
N Carroll Ave
Moreland Ave
Gaston Ave

Aerial View



Front elevation



Adjacent properties to left of main structure.



Properties across street from 916 Moreland



Non-contributing property across Moreland.



Existing porch condition



Soffits on side corner elevation



Proposed locations of security cameras, dated 02-10-2017.

Technical Details

Color	Gray
Item Dimensions	11.61 x 14.76 x 7.68 inches
Item Display Weight	16 Kilograms
Package Quantity	1
Shipping Weight	12.65 pounds
UNSPSC Code	46170000

Product Description

Be protected and see what's happening with the 8 Camera Surveillance System from Swann. Enjoy peace of mind from always being able to see activity in full HD with live and recorded 1080p video on all 4 channels. Each channel is also independently configurable, so that you can capture exactly the right frame rate, image resolution and video length to know what's happening. With a large 2TB hard drive you can record non-stop for 160 days or for several months at a time using motion detection and the H.264 video compression allows for fast, efficient recording and playback. This system comes with 4 weatherproof bullet-style cameras that can be mounted indoors or outdoors generating 1080p full HD video resolution and powerful night vision up to 100 feet.





RECEIVED BY

FEB 10 2017

Current Planning

Proposed camera specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

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

(i) for contributing structures:

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

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

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

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

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

DATE: 02/09/2017
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Estefany Cedillo
Address: 916 Moreland
Date of CA/CD Request: 02/02/2017

RECOMMENDATION:

____ Approve _X_ Approve with conditions ___ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

· Provide cut sheet of security camera & ensure mount center front camera is mounted under the roof soffit.

Task force members present

___ VACANT (Chair)	_X_ Jim Anderson	___ VACANT (Edison/LaVista Res)
_X_ Michael Karnowski	___ Kathy Finch	___ Patricia Simon (Peak's Alt.)
___ Jennifer Hidden	_X_ William Hersch	___ VACANT (Edison/LaVista Alt.)

Ex Officio staff members present _X_ Eric Hill

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

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

CHAIR, Task Force Michael Karnowski DATE 2/2/2017

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-238(EH)
LOCATION: 4604 Sycamore Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 2
ZONING: PD-98

PLANNER: Eric Hill
DATE FILED: February 2, 2017
DISTRICT: Peak's Suburban
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Douglas Batts

REPRESENTATIVE: None.

OWNER: BATTS HOLDINGS INCORPORATED

REQUEST:

1) Install shutters on main structure.
2) Alter existing window openings and add new window openings on main structure.
3) Replace front door on main structure.
4) Replace existing secondary door on rear elevation with window opening.
5) Replace door on rear facade of main structure.
6) Construct covered porch on rear of main structure.
7) Construct accessory structure in rear yard.

BACKGROUND / HISTORY:

02-06-2017: The Landmark Commission approved the re-framing of the flat section of the roof on the non-original rear additions on the main structure, the removal of the large tree in the side yard, and the extension of the driveway into the rear side yard. The Landmark Commission denied the installation of a porch railing with lack of evidence of a historic porch railing. The Commission also denied the installation of cedar tongue-and-groove decking on top of the existing concrete front porch. CA167-180(EH)

02-07-2017: Staff approved the repair of the foundation of the main structure. CA167-275(EH).

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

ANALYSIS:

Request #1: The applicant is proposing to install shutters on the windows on the front, rear and side facades of the structure to break up the large expanses of siding on the structure. Staff is recommending approval with the condition that the shutters are of a size to be appropriate to the window that they are located on and that shutters are only installed on the front and side facades of the structure. It appears that a single-size shutter on all windows (ganged and single windows) would not be appropriate as this would be considered a conjectural feature of the home. The applicant could work with staff on appropriate sizing of shutters.

Request #2: The applicant is proposing the alter many of the existing window openings on the side and rear facades of the main structure. Staff believes that the Task Force recommendation was appropriate and is recommending approval of the updated plans. No windows on the front elevation will be altered.

Request #3: The applicant is proposing to install a new front door on the main structure. The proposed door appears to be appropriate to the architectural style of the home and therefore, staff is recommending approval.

Request #4: Staff is recommending the replacement of the secondary door on the rear façade of the structure as it is located on an addition and is located on a non-protected façade. If any alteration on the opening occurs, wood siding should be installed to exactly match the siding seen on the structure in material, color, dimension, and profile.

Request #5: The applicant is proposing to replace the rear door on the main structure. The proposed door appears to be appropriate to the architectural style of the home and is located on the rear façade; therefore, staff is recommending approval.

Request #6: The applicant is proposing to construct a covered porch addition on the rear façade of the main structure. The proposed addition will not be visible from the street and is located in a non-protected façade and meets all preservation criteria for additions in the ordinance, therefore staff is recommending approval.

Request #7: Lastly, the applicant is proposing to construct an accessory garage structure in the rear yard. Both staff and the Task Force are recommending approval with the condition that the structure is located with 5’ setbacks from the property line as to meet City Code. The structure will be constructed of wood and have a fish-scaled front gable roof to match that seen on the main structure.

STAFF RECOMMENDATION:

1) Install shutters on main structure – Approve with conditions - Approve the proposed elevations and shutters dated 02-15-2017 with the condition that the shutters are built to fit the existing and proposed window openings and are only located on the front and side facades with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2) Alter existing window openings and add new window openings on main structure – Approve with conditions - Approve proposed elevations dated 02-15-2017 with the condition that the replacement windows match the material, profile, and color

as the existing on the structure with the finding the proposed work is consistent with the preservation criteria sections 3.3 and 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

3) Replace front door on main structure – Approve - Approve proposed door specification dated 02-16-2017 with the finding that the door is consistent with the preservation criteria section 3.10 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4) Replace existing secondary door on rear elevation with window opening – Approve with conditions - Approve proposed elevation dated 02-15-2017 with the condition that any infill required to enclose the opening matches the existing siding on the structure in material, color, dimension, and profile., with the finding the proposed work is consistent with the preservation criteria Sections 3.1 and 3.3 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
5) Replace door on rear facade of main structure – Approve - Approve proposed door specification dated 02-16-2017 with the finding that the door is consistent with the preservation criteria section 3.10 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6) Construct covered porch on rear of main structure – Approve - Approve proposed elevations and site plan dated 02-15-2017 with the finding that the proposed work is consistent with the preservation criteria Sections 4.2, 4.3, 4.4 and 4.7 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
7) Construct accessory structure in rear yard – Approve with conditions - Approve proposed drawings dated 02-15-2017 with the condition that the 5' setbacks are established on the rear and side yards with the finding the proposed work is consistent with the preservation criteria Sections 4.1, 4.2, 4.3 and 4.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install shutters on main structure – Approve.
2) Alter existing window openings and add new window openings on main structure – Approve with conditions - Windows 13/13A are restored, 22/23 new wood windows to match 13/13A, 16 size to match 22/23, 7 repair existing, 33/34 square window, fixed and similar to a top sash of historic windows, 9 to remain, 28/29/19 to be similar to 13/13A, 30/31 to be similar to 13/13A, all others approved as shown.
3) Replace front door on main structure – Approve with conditions - Approve with condition that appropriate Victorian door is submitted to staff, wood.
4) Replace existing secondary door on rear elevation with window opening – Approve.
5) Replace door on rear facade of main structure - Approve with conditions – Approve with condition that appropriate Victorian door is submitted to staff, wood.
6) Construct covered porch on rear of main structure – Approve.
7) Construct accessory structure in rear yard – Approve with conditions - Approve with condition structure is setback 5' from side and rear property lines.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167 - 238 (EH)
Office Use Only

Name of Applicant: Batts Holdings, Inc
Mailing Address : 756 Water Oak Drive
City, State and Zip Code: Plano, Texas 75025
Daytime Phone: 469 877-3684 Fax: 972 499-0059
Relationship of Applicant to Owner : Same

PROPERTY ADDRESS: 4604 Sycamore Street, Dallas, TX 75204
Historic District: Peaks Suburban

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

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

1. Installation of shutters
2. Construct accessory garage structure
3. ~~Construct rear covered porch.~~
4. Window alterations and replacements
5. Remove Secondary rear door / replace with window.

Signature of Applicant: Douglas R Batts Date: January 31, 2017

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

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

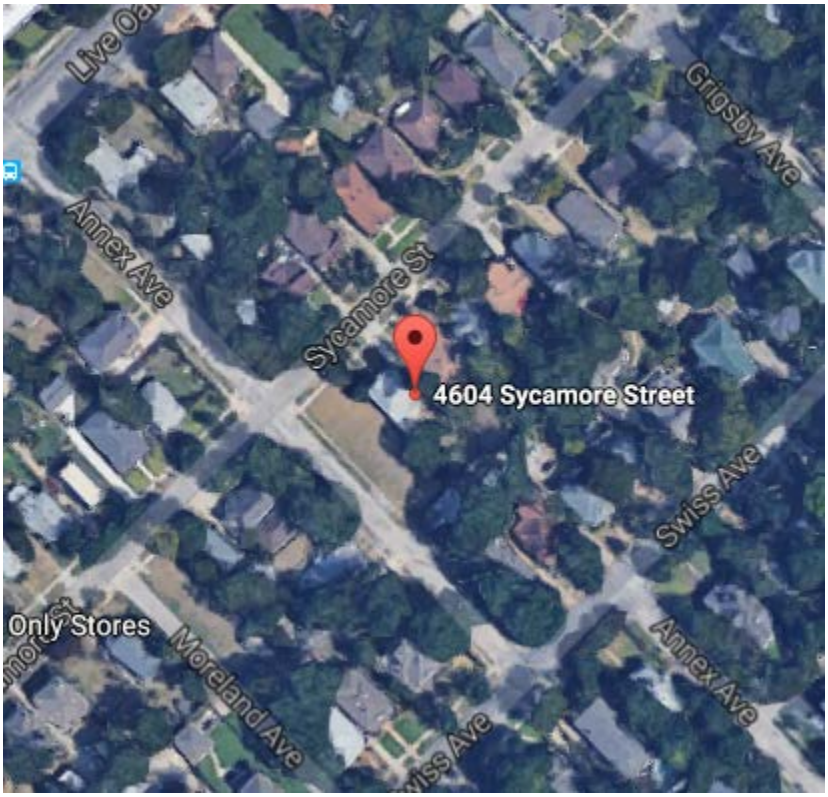
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

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

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

_____ _____ _____ _____ _____
Sustainable Construction and Development **Date**



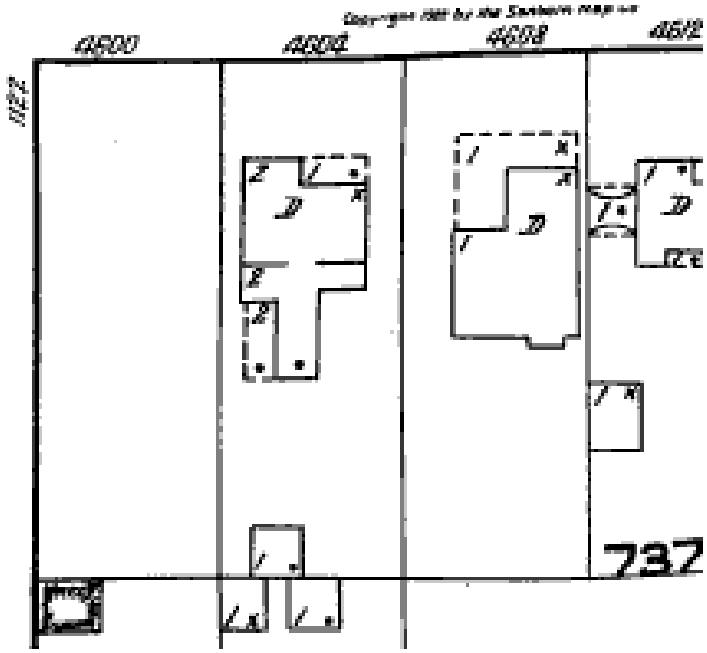
Aerial View, 4604 Sycamore Street.



Front façade of main structure.



Older photo of 4604 Sycamore dating pre-2005.



1921 Sanborn.



Vacant corner lot adjacent to 4604 Sycamore.



Properties across Sycamore NW.



Properties across Sycamore NE.



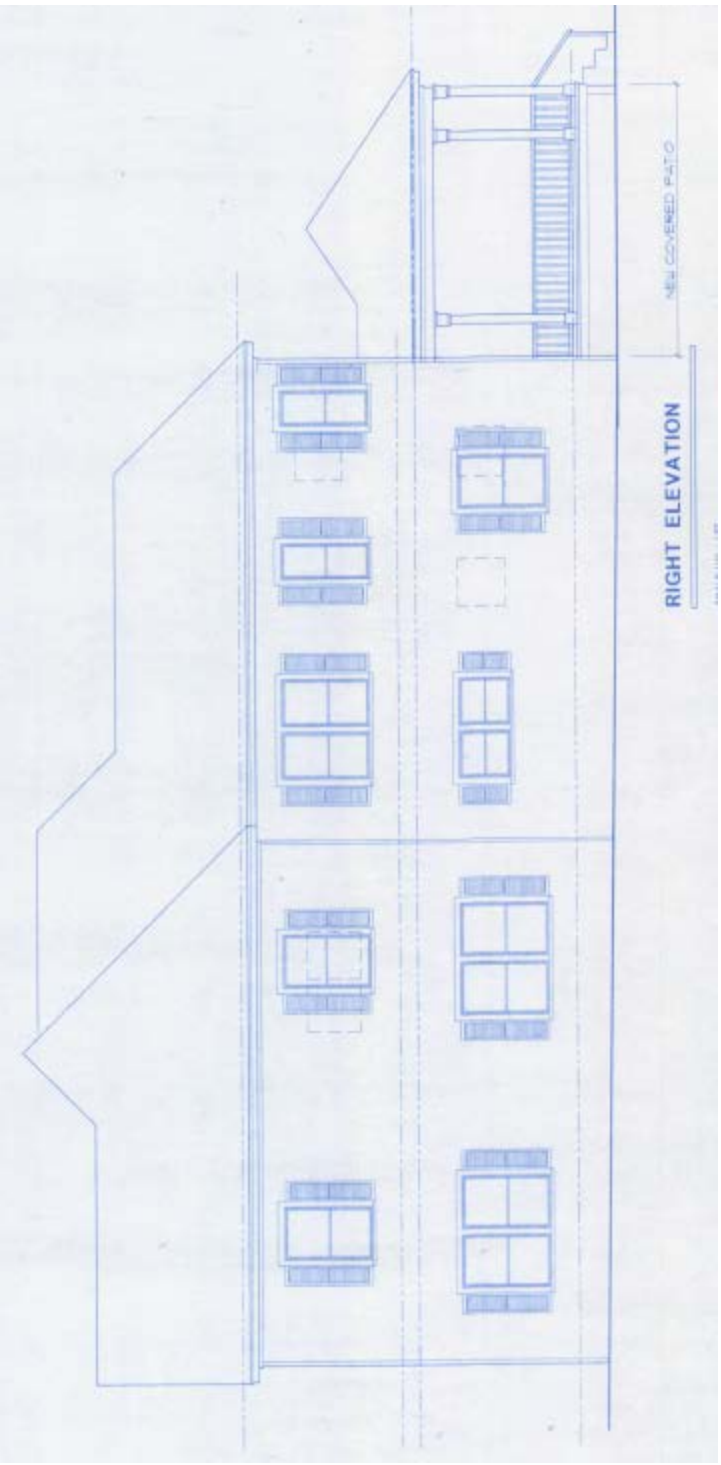
Request # 1: Proposed shutters on main structure. Measurements: Height- 62” Width- 19-29”



Requests 1 & 3: Proposed front elevation. (Note, applicant not proposing a 10-lite door).



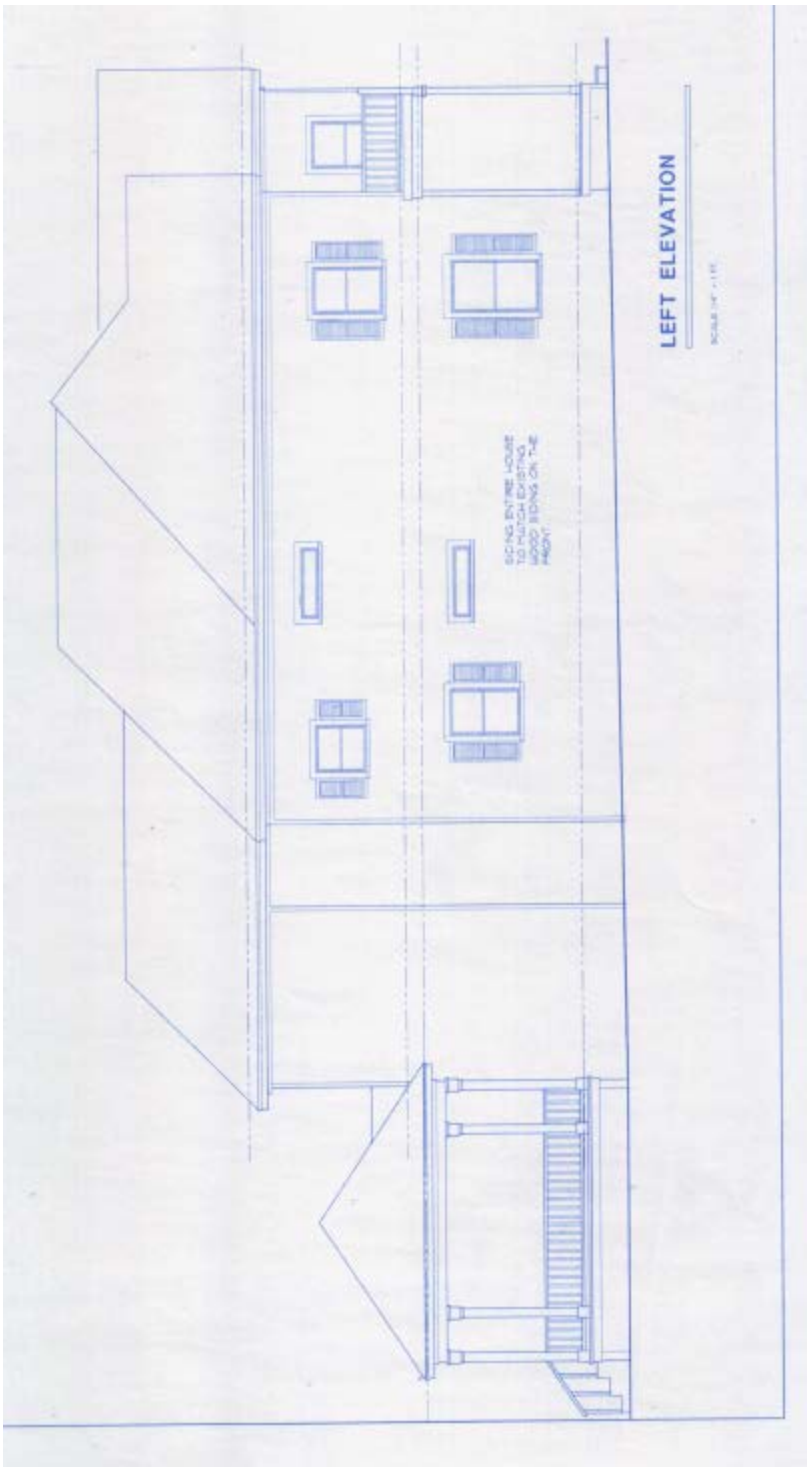
Requests 1, 2 & 6: Existing side elevation (right)



Requests 1, 2 & 6: Proposed right elevation.



Requests 1, 2 & 6: Existing side façade from driveway (tree to be removed)



Requests 1, 2 & 6: Proposed left elevation.



Requests 1, 2, 4, 5 and 6: Existing rear façade.



Requests 1, 2, 4, 5 and 6: Proposed rear elevation



Request 3: Existing front door.



258. Exterior Victorian Period door with curved glass panel, 31 1/2" x 79 5/8", $850.00

Request 3: Proposed front door.



Request 4: Existing secondary rear door

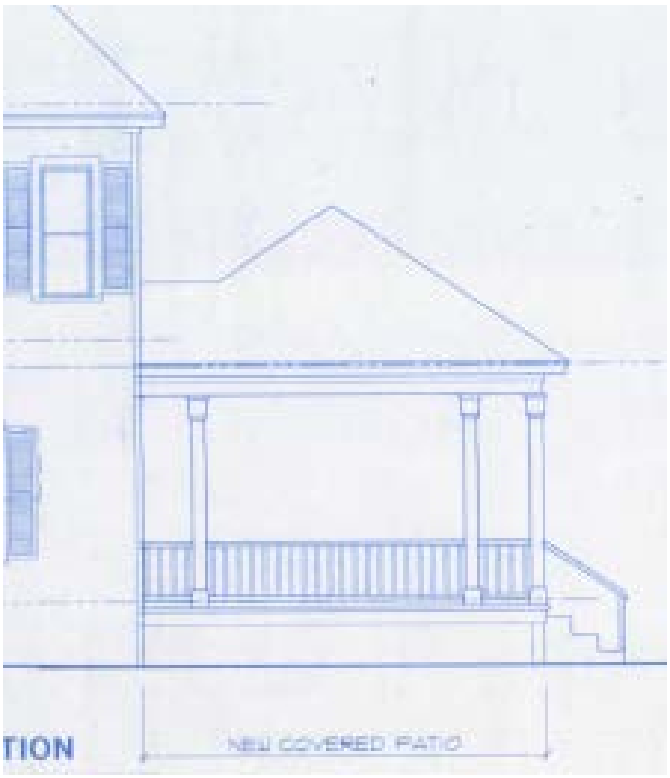


Request 5: Existing rear door to be replaced.



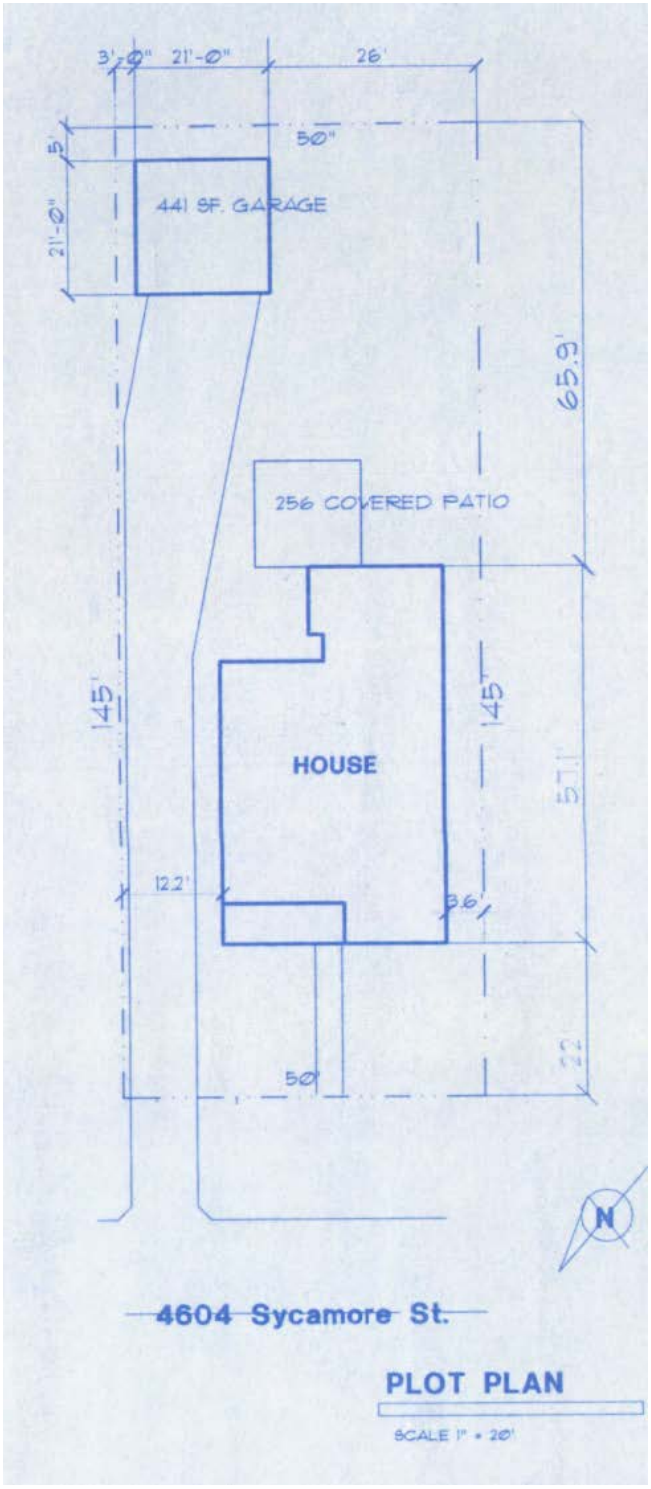
96. 15-lite cottage/dollhouse door, 29 5/8" x 74", $495.00

Request 5: Proposed rear door.

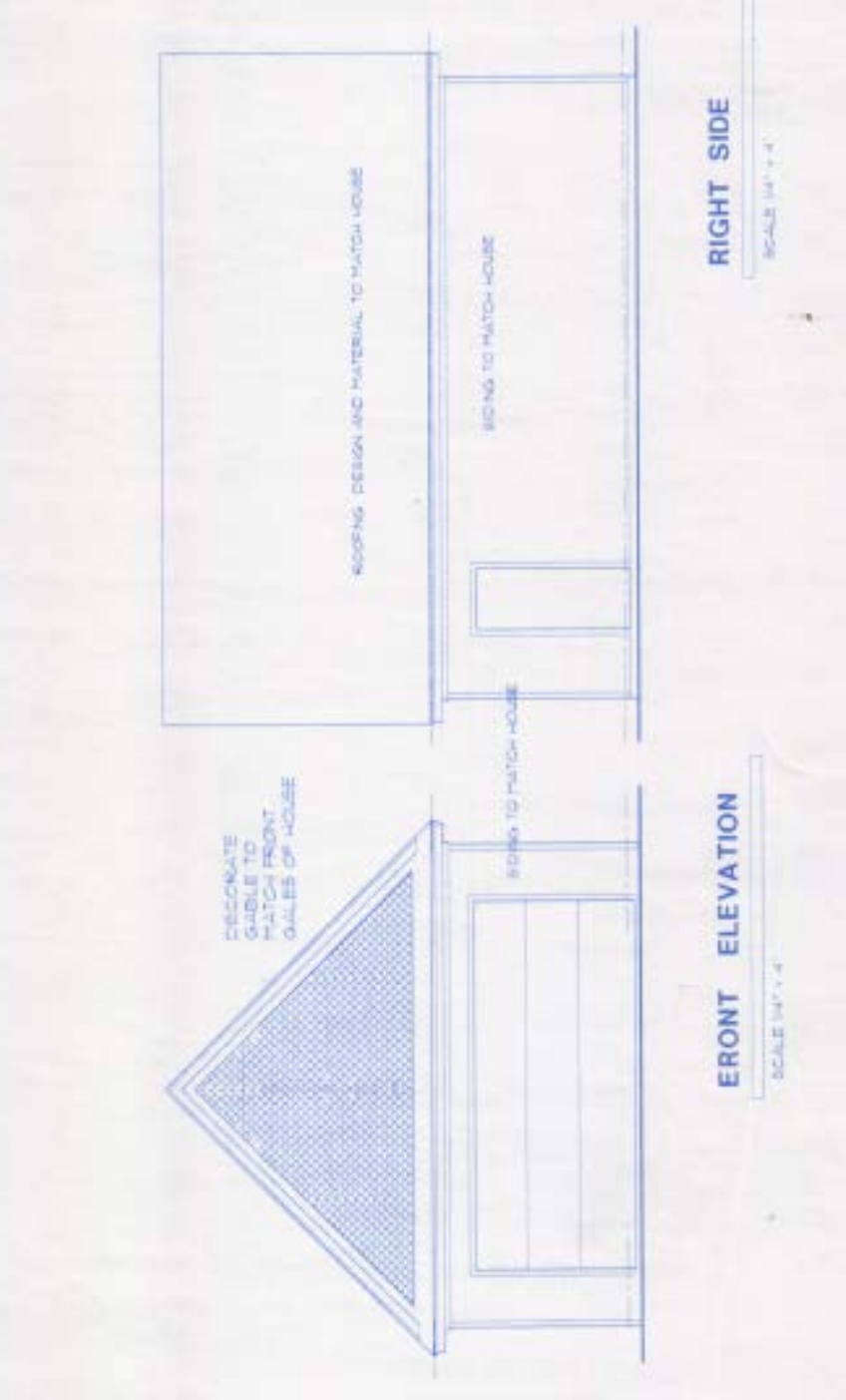




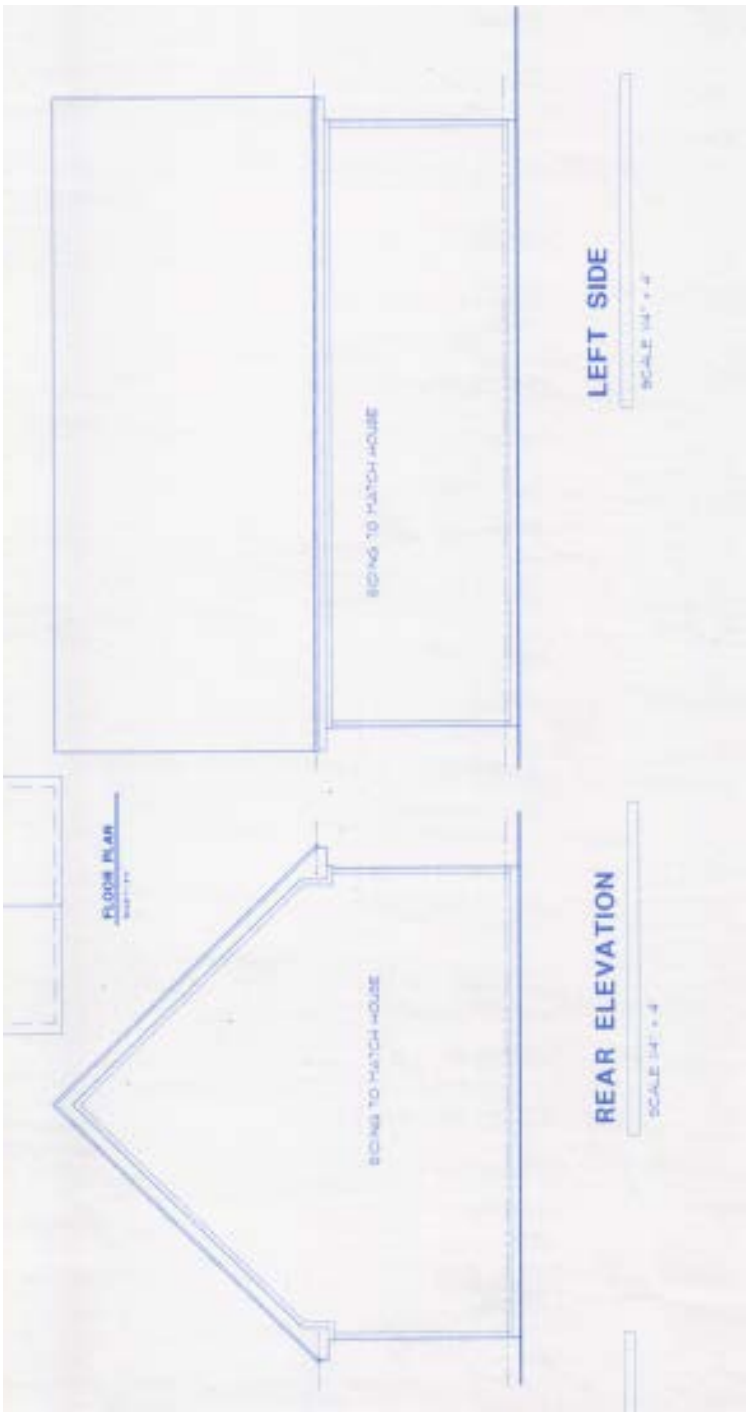
Request 6: Covered porch elevations.



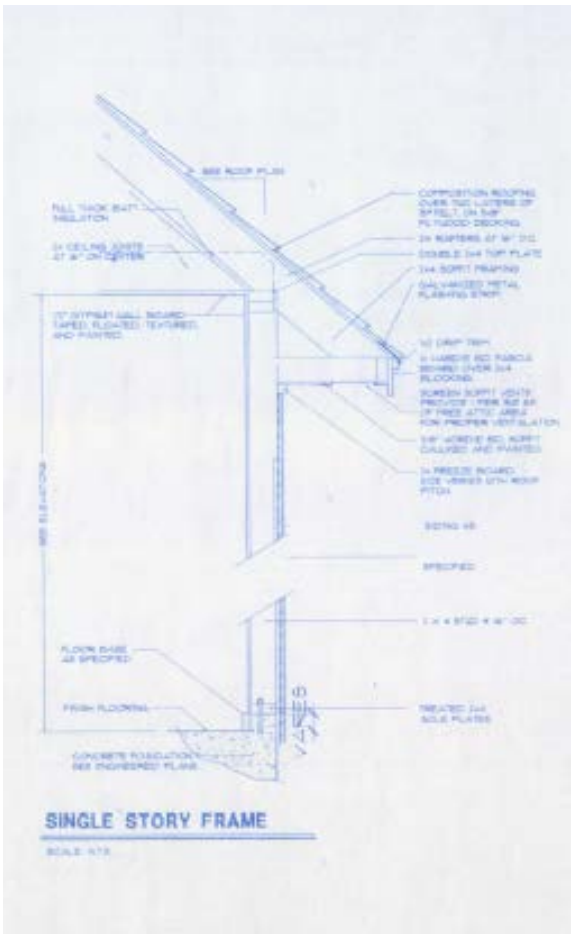
Request 6 & 7: Proposed site plan.

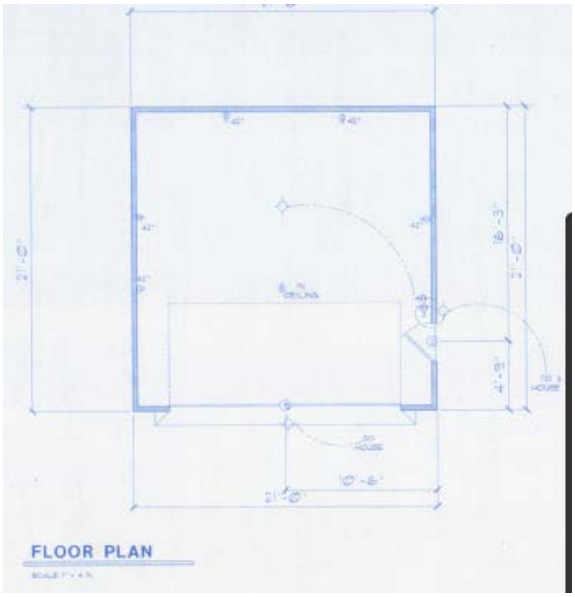


Request 7: Proposed front and side elevations of accessory structure.



Request 7: Proposed rear and side elevations of accessory structure.





Request 7: Proposed accessory structure cross-sheet and floor plan.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

3.1 The front and side facades are protected facades.

3.3 The existing solid-to-void ratios of non-protected facades must be maintained as much as practical. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.

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

4. NEW CONSTRUCTION AND ADDITIONS

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

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

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

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

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

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

(i) for contributing structures:

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

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

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

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

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

DATE: 02/09/2017
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Douglas Batts
Address: 4604 Sycamore Street
Date of CA/CD Request: 02/02/2017

RECOMMENDATION:

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

Recommendation / comments/ basis:

1. APPROVE
2. 13/13A - ~~REPLACE~~ RESTORE EXISTING WINDOWS
22/23 - NEW WOOD WINDOWS TO MATCH 13/13A
16 - SIZE TO MATCH 22/23 & 13/13A, BUT SINGLE WINDOW
7 - RESTORE EXISTING
33 & 34 - SQUARE WINDOW, FIXED, TO BE SIMILAR TO A TOP SASH OF HISTORIC WINDOWS. PROVIDE OBSCURE GLASS
9 - TO REMAIN, BLACK OUT WINDOW W/PLANTATION SHUTTERS INTERNALLY, OPT
28, 19, 29 - TO BE SIMILAR TO 13/13A
30, 31 - TO BE SIMILAR TO 13/13A
~~ALL OTHERS~~ APPROVED AS SHOWN
3. APPROVE

Task force members present

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

Ex Officio staff members present ____ Eric Hill

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

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

CHAIR, Task Force Michael Karnowski DATE 2/9/2019

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

4. APPROVE

5. APPROVE W/CONDITION OF 5' SET-BACK

- FRONT DOOR - APPROVE W/ CONDITION THAT DOOR IS APPROPRIATE TO VICTORIAN STYLE, WOOD
- REAR DOOR - APPROVE W/ CONDITION THAT DOOR IS APPROPRIATE TO VICTORIAN STYLE, WOOD

2. ALL WINDOWS ALONG RIGHT ELEVATION TO HAVE SILLS ALIGN & HEAD ALIGNS

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-241(EH)
LOCATION: 4805 Worth Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 2
ZONING: PD-98

PLANNER: Eric Hill
DATE FILED: February 2, 2017
DISTRICT: Peak's Suburban
MAPSCO: 46-B
CENSUS TRACT: 0015.02

APPLICANT: Jason Riche

REPRESENTATIVE: None.

OWNER: RICHE JASON S

REQUEST:
1) Replace front porch railing on main structure.
2) Construct flower bed in front and side yard of main structure.

BACKGROUND / HISTORY:
7/18/2016 - Staff approved the removal of five overgrown shrubs in the front yard of the main structure. CA156-681(EH)

2/06/2017-The Landmark Commission approved the replacement of the two-door garage door layout with a single large door on the non-contributing accessory structure. CA167-176(EH).

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

ANALYSIS:
The applicant is proposing two items; the first, to replace the front porch railing on the main structure, which staff does not believe is original to the structure. The applicant is proposing a 25" railing in height, including the 4" gap between the porch floor and the bottom rail. The Task Force and Staff recommended 5" spacing between the balusters as opposed to the more compact as submitted by the applicant. Staff is recommending approval of the construction of a new railing with the condition that the balusters are separated 5".
The applicant is also proposing the installation of a small flower bed at the base of the front façade of the structure, adjacent to the front steps. A 3 1/2" x 7" rumblestone block is proposed as the edging material which will be laid horizontally only one piece high.

Staff and the Task force saw no issues with this proposal and are recommending approval.

STAFF RECOMMENDATION:

1) Replace front porch railing on main structure – Approve with conditions - Approve drawings dated 2-10-2017 with the condition that the rail balusters are 5" apart with the finding the proposed work is consistent with the preservation criteria Section 3.20 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2) Construct flower bed in front and side yard of main structure – Approve - Approve site plan and drawings dated 2-10-2017 with the finding that the proposed work is consistent with the preservation criteria Section 2.6 and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Replace front porch railing on main structure – Approve with conditions - 5" spacing to be more similar to existing rail. Profile as submitted.
2) Construct flower bed in front and side yard of main structure – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167 - 241 (EH)
Office Use Only

Name of Applicant: JASON RICHE
Mailing Address : 4805 WORTH ST
City, State and Zip Code: Dallas TX 75246
Daytime Phone: 972 978 0226 Fax: _____
Relationship of Applicant to Owner: _____

PROPERTY ADDRESS: 4805 Worth St.
Historic District: PEAK'S SUB. Addition

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

PROPOSED WORK:

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

The COA application is for a new flower bed in front of the house. The new bed would be 2.5 feet in depth from front edge to the front of the house and just over 17 feet long running from the edge of the porch steps to the side of the house. Plants will include dwarf boxwood bushes spaced approx. every 2 feet along the rear of the flower bed with flowers in front. The front edge of the bed will be bordered by 1 layer of stone

Signature of Applicant: Jason Riche Date: 2/1/17

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.

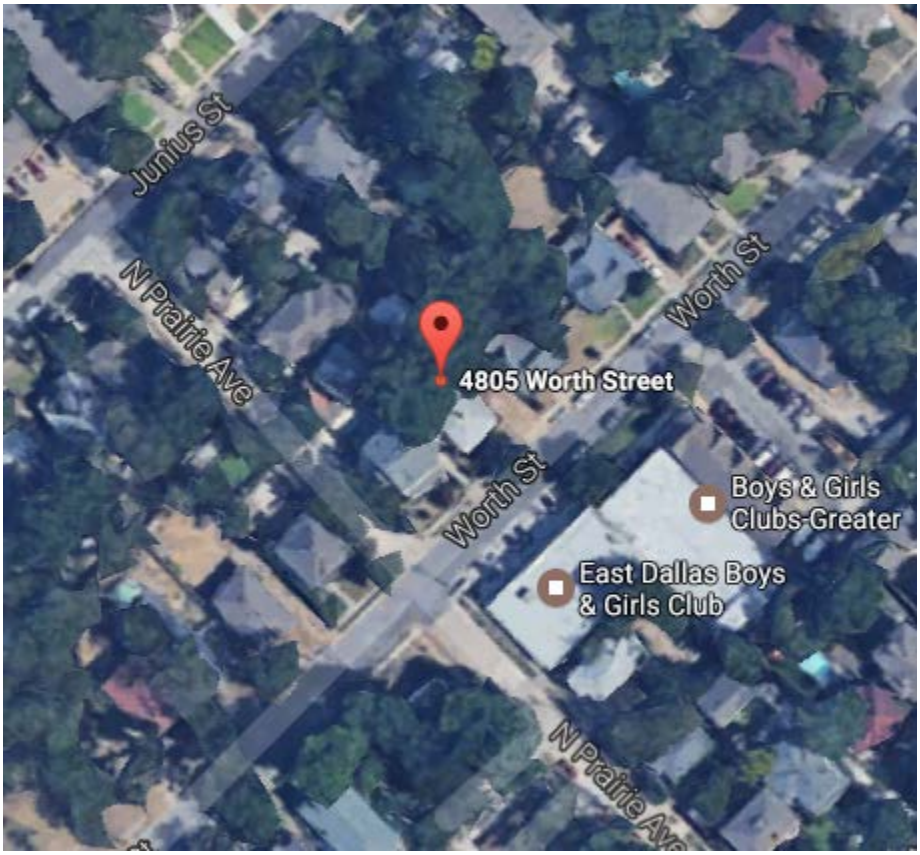
OTHER:

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**


Junius St
N Prairie Ave
Worth St
4805 Worth Street
Worth St
Boys & Girls Clubs-Greater
East Dallas Boys & Girls Club
N Prairie Ave

Aerial View



Front elevation.



Existing railing and proposed area for flower bed.



Adjacent property, to left of 4805 Worth.

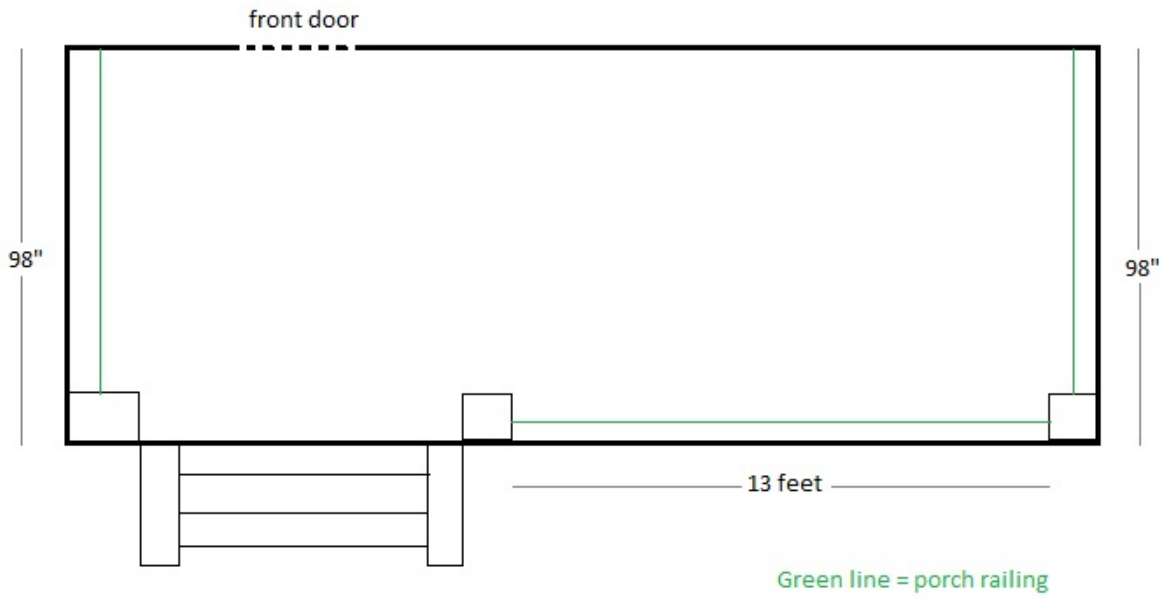


Adjacent property, to right of 4805 Worth.

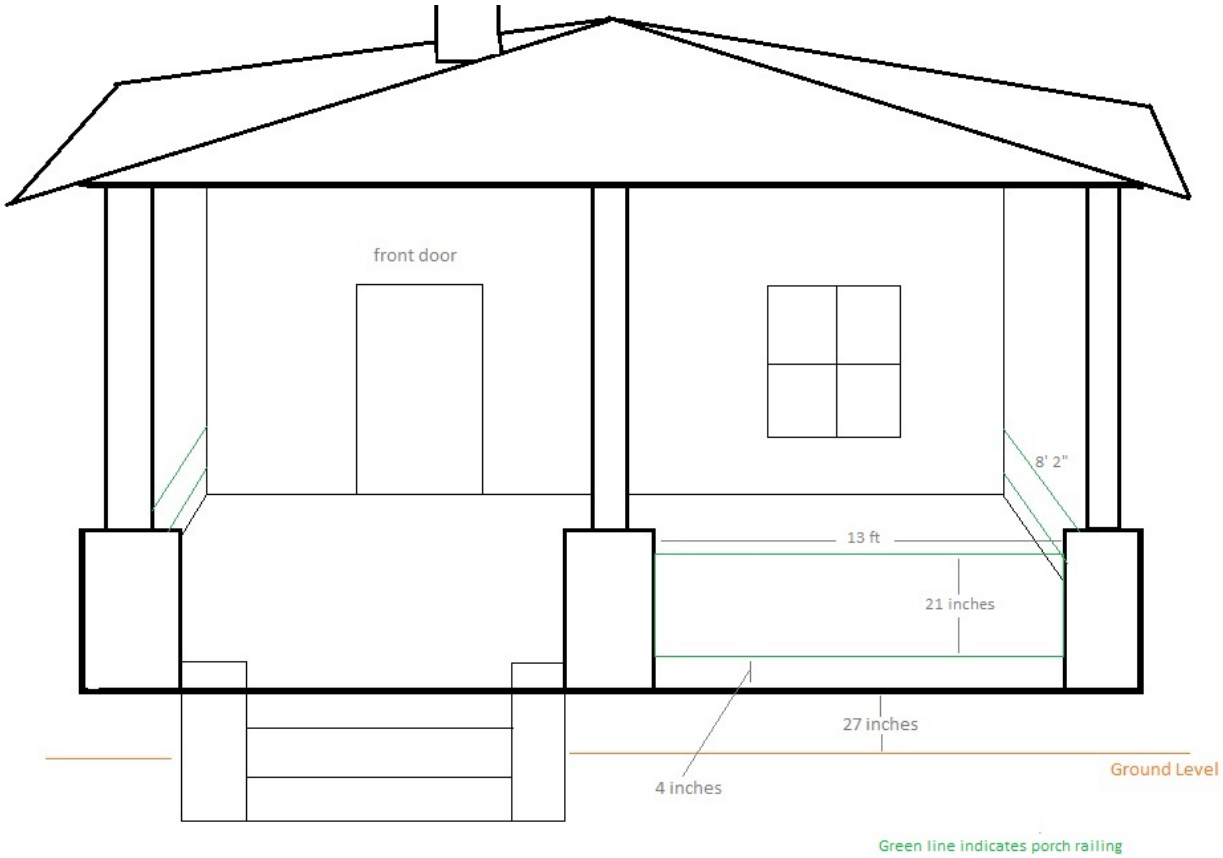


Commercial property across Worth Street.

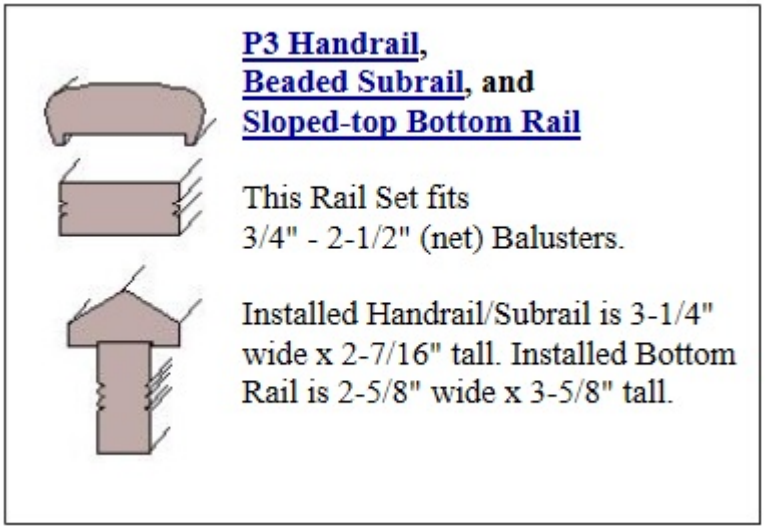
OVERHEAD VIEW
front porch dimensions



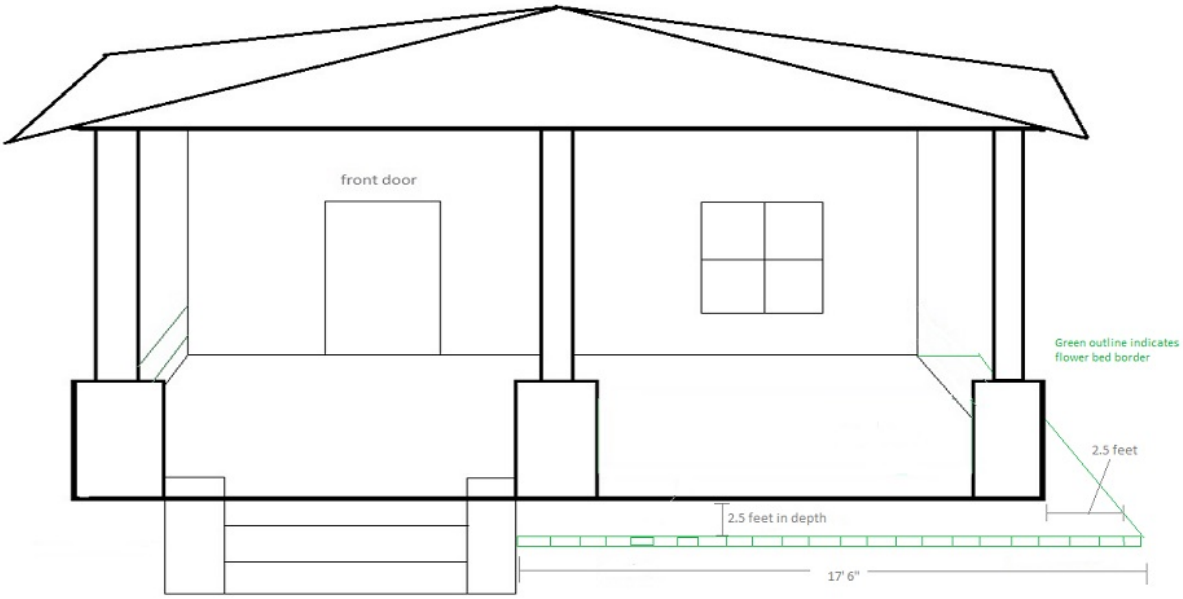
Request #1 - Proposed porch plan.



Request #1 - Proposed railing dimensions.



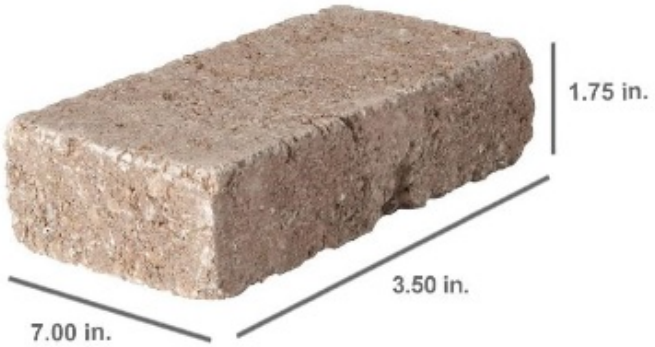
Request #1: Proposed top rail and bottom rail profile.



Request #2: Proposed flower bed location.

Pavestone

3.5 in. x 7 in. Cafe RumbleStone Mini Wall Block



Request #2: Proposed flower bed edge specification.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

(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.

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

2 6 Landscaping must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of or from the main building. It is recommended that landscaping modifications reflect the original historic landscaping design when appropriate.

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

DATE: 02/09/2017
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Jason Riche
Address: 4805 Worth Street
Date of CA/CD Request: 01/05/2017

RECOMMENDATION:

____ Approve _X_ Approve with conditions ___ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

1. APPROVE W/ CONDITIONS, 5" SPACING TO BE MORE SIMILAR TO EXISTING RAIL-PROFILE AS SUBMITTED
2. APPROVE AS SUBMITTED.

Task force members present

___ VACANT (Chair)	_Y_ Jim Anderson	___ VACANT (Edison/LaVista Res)
_Y_ Michael Karnowski	___ Kathy Finch	___ Patricia Simon (Peak's Alt.)
_Y_ Jennifer Hidden	_Y_ William Hersch	___ VACANT (Edison/LaVista Alt.)

Ex Officio staff members present _Y_ Eric Hill

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

Maker: HIDDEN
2nd: HERSCH
Task Force members in favor: UNANIMOUS
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Michael Karnowski DATE 2/9/2017

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-246(EH)
LOCATION: 2601 Hibernia Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-9

PLANNER: Eric Hill
DATE FILED: February 2, 2017
DISTRICT: State Thomas
MAPSCO: 45-F
CENSUS TRACT: 0018.00

APPLICANT: Lindsey Simoson

REPRESENTATIVE: None.

OWNER: WILTEX EQUITIES INC

REQUEST:
Install sign in front yard.

BACKGROUND / HISTORY:
01-10-2014: The Landmark Commission approved the replacement of the 2nd story windows on non-historic addition, replacement of two entry doors on the addition, installation of a new composite shingle roof, paint, and the construction of a balcony on the addition of the main structure. The Landmark Commission denied two items; replacement of wood windows on the original structure and the replacement of a front door on the main structure. CA134-110(AA).

The structure is listed as contributing to the State Thomas historic district.

ANALYSIS:
The applicant is proposing to install a small detached sign in the front yard of the main structure on the Hibernia street frontage. There is a very small area where a detached sign would fit in the front yard and staff does not believe that the sign proposed will cover any architectural features or detract from the architectural or historic integrity of the historic overlay district. Staff is recommending approval of the proposed sign with the condition that the sign's arm does not protrude into the public right-of-way. The Task Force was supportive of the proposed sign.

STAFF RECOMMENDATION:
Install sign in front yard – Approve with conditions - Approve site plan and sign specifications dated 02-09-2017 with the condition that the sign arm does not encroach into the public right of way. The proposed work is consistent with the preservation criteria Section 51P-225.107(h)(2)(A) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install sign in front yard – Comments only, no quorum, supportive.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167 - 246 (EH)
Office Use Only

Name of Applicant: Lindsey Simpson
Mailing Address : 3722 Wycliff Ave.
City, State and Zip Code: Dallas TX 75219
Daytime Phone: 214-499-2455 Fax:
Relationship of Applicant to Owner : tenant

PROPERTY ADDRESS: 2601 Hibernia St. #210 Dallas 75204
Historic District: State Thomas

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

PROPOSED WORK:

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

Signage for business

Signature of Applicant: [signature] Date: 1/30/17

Signature of Owner: [signature] (IF NOT APPLICANT) Date: 1/30/17

APPLICATION DEADLINE:

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

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

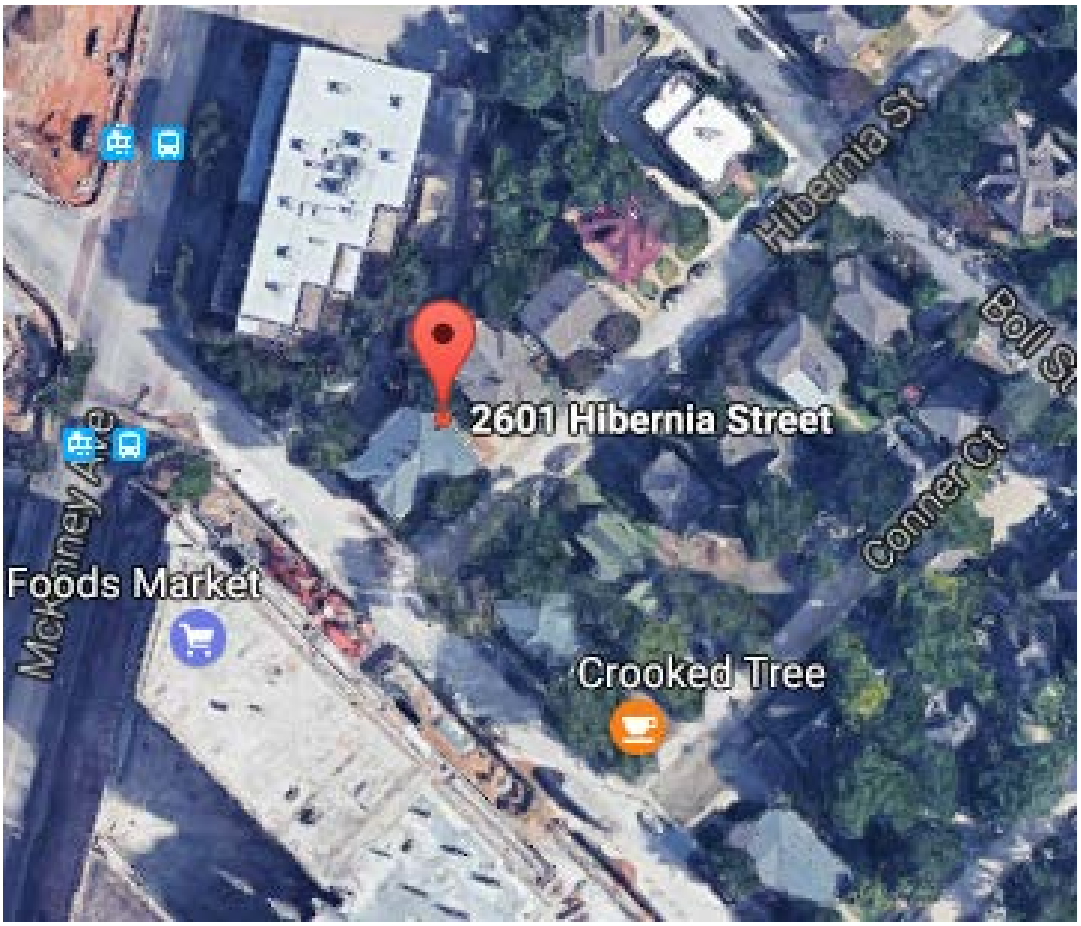
OTHER:

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

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

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

Sustainable Construction and Development **Date**


Hibernia St
Boll St
2601 Hibernia Street
Conner Ct
McKinney Ave
Foods Market
Crooked Tree

Aerial View:



Front elevation (Hibernia Frontage).



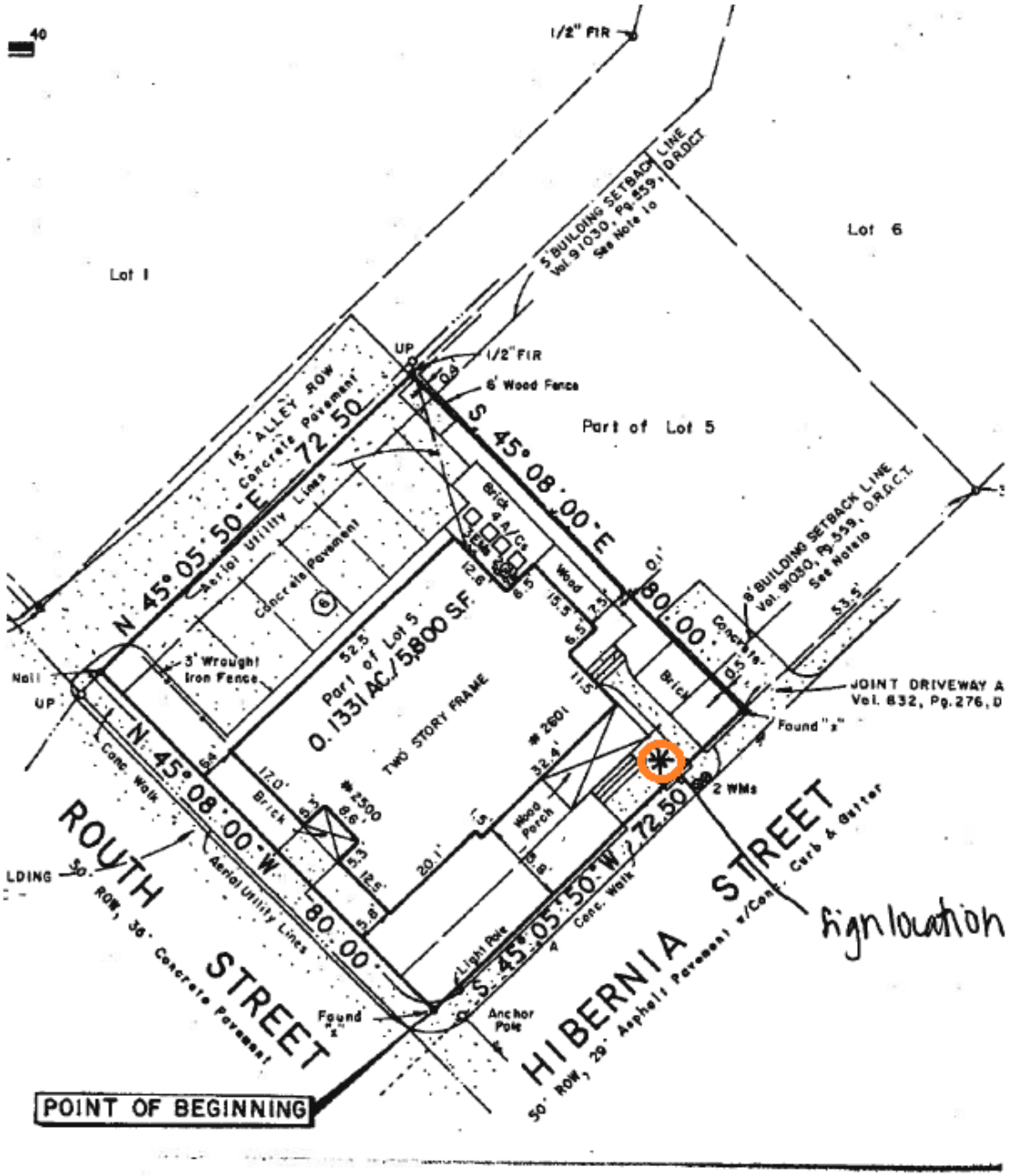
Properties across Routh Street (outside of Historic Core District).



Contributing property across Hibernia Street with front yard signage.



Adjacent property to 2601 Hibernia.



Proposed sign location on Site Plan.



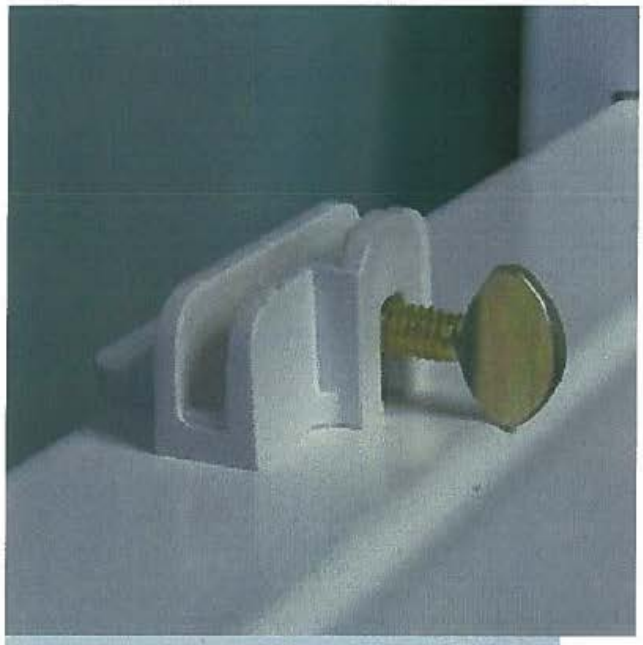
Proposed location of signage in small front yard area

Sign Dimensions:

Post Height- 5ft
Post Width- 36 inches
Sign Height- 10 inches
Sign Width- 24 inches
Double Sided Sign



Proposed sign specifications





Proposed sign hardware.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

(h) Signs.

(1) In general. Except as otherwise provided in this article, signs are governed by the provisions for non-business zoning districts contained in Article VII, "Sign Regulations."

(2) Detached signs.

(A) Core and Neighborhood Service Subdistricts. Only one detached sign is permitted on each lot. The sign must:

(i) be located at least 15 feet from the public right-of-way, or at the building line if this requires a lesser setback;

(ii) be five feet or less in height;

(iii) not be illuminated; and

(iv) not exceed four square feet in effective area.

TASK FORCE RECOMMENDATION REPORT
STATE THOMAS/WILSON BLOCK

DATE: 02-08-2017
TIME: 3:30 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla, 5BN

Applicant Name: Lindsey Simoson
Address: 2601 Hibernia
Date of CA/CD Request: 02-02-17

RECOMMENDATION:

✓ Approve _____ Approve with conditions ____ Deny ___ Deny without prejudice

Recommendation / comments/ basis: approval

Task force members present

✓ Judy Hearst (Chair)	✓ Deborah Carpenter	___ VACANT (Architect)
___ Nancy Starr	___ VACANT (WB)	___ VACANT (State Thomas Alt.)
___ Jim Anderson	___ VACANT (WB)	___ VACANT (Wilson Block Alt.)

Ex Officio staff members Present ___ Eric Hill

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

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

CHAIR, Task Force Judy Hearst DATE FEB 8 2017

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-233(LC)
LOCATION**:** 711 Elm Street
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Liz Casso
DATE FILED: February 2, 2017
DISTRICT: West End (H-2)
MAPSCO: 45-P
CENSUS TRACT: 0031.01

APPLICANT: Trinity Signs & Services

REPRESENTATIVE: None.

OWNER: E711 HOLDINGS LLC

REQUEST:
Install flat attached wall sign.

BACKGROUND / HISTORY:
6/3/2013 – Landmark Commission approved restoration and rehabilitation of a storefront (CA123-477(MD)).

1/6/2014 – Landmark Commission approved installation of attached signage on the north, south, and west facades for an Urban Smoothie store (CA134-106(MD)).

9/6/2016 – Landmark Commission approved an attached sign on the east elevation, and denied installation of a projecting banner sign on the east elevation (CA156-712(MD)).

ANALYSIS:
After the Task Force meeting, the applicant submitted a revised drawing, based on the Task Force recommendation. The original request was for a flat metal leasing sign to be attached to the masonry above the tenant space on the West elevation, off Austin Avenue. The sign would be removed once the tenant space is leased. As this sign is temporary, the recommendation was to relocate the sign to the metal bars below the masonry and attach it with zip-ties to avoid harming the historic masonry.

Staff has forwarded the signage information to the sign permitting inspectors. They have indicated that the proposed flat attached sign does meet the requirements in the West End signage criteria (see attached email correspondence).

STAFF RECOMMENDATION:
Install flat attached wall sign. – Approve – Approve drawings dated 2/14/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(a) for attached signs, and Section 51A7.1005(c) for flat attached signs on Type A facades, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install flat attached wall sign. – Approve with conditions – Approve with condition that signage be attached to grillage in front of tenant space (do not attach sign to brick façade.)

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167-233 (LC)
Office Use Only

Name of Applicant: Trinity Signs & Services
Mailing Address: 4611 Langland Rd Suite 101
City, State and Zip Code: Dallas, TX 75244
Daytime Phone: 972-239-6200 Fax:
Relationship of Applicant to Owner: Sign Contractor

PROPERTY ADDRESS: 242 N. Austin ST. / 711 Elm
Historic District: West End

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

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

our client, Shop Companies, would like to place a sign up for commercial leasing. Sign is made of Aluminal and measures 6'x 3'h. Sign would be installed with 4 screws into the mortar of the bricks.
owner permission still to come

Signature of Applicant: Rosalee Wilson Date: 2-1-17.

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

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

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

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

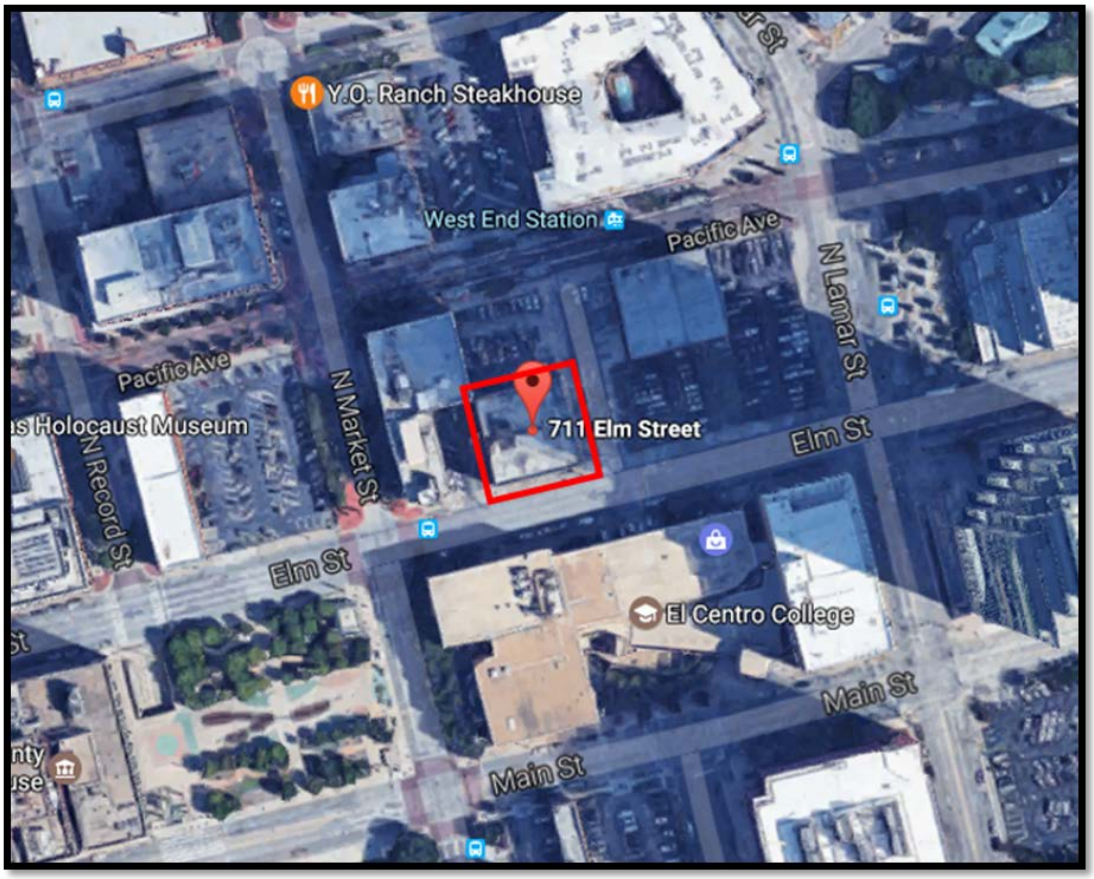
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

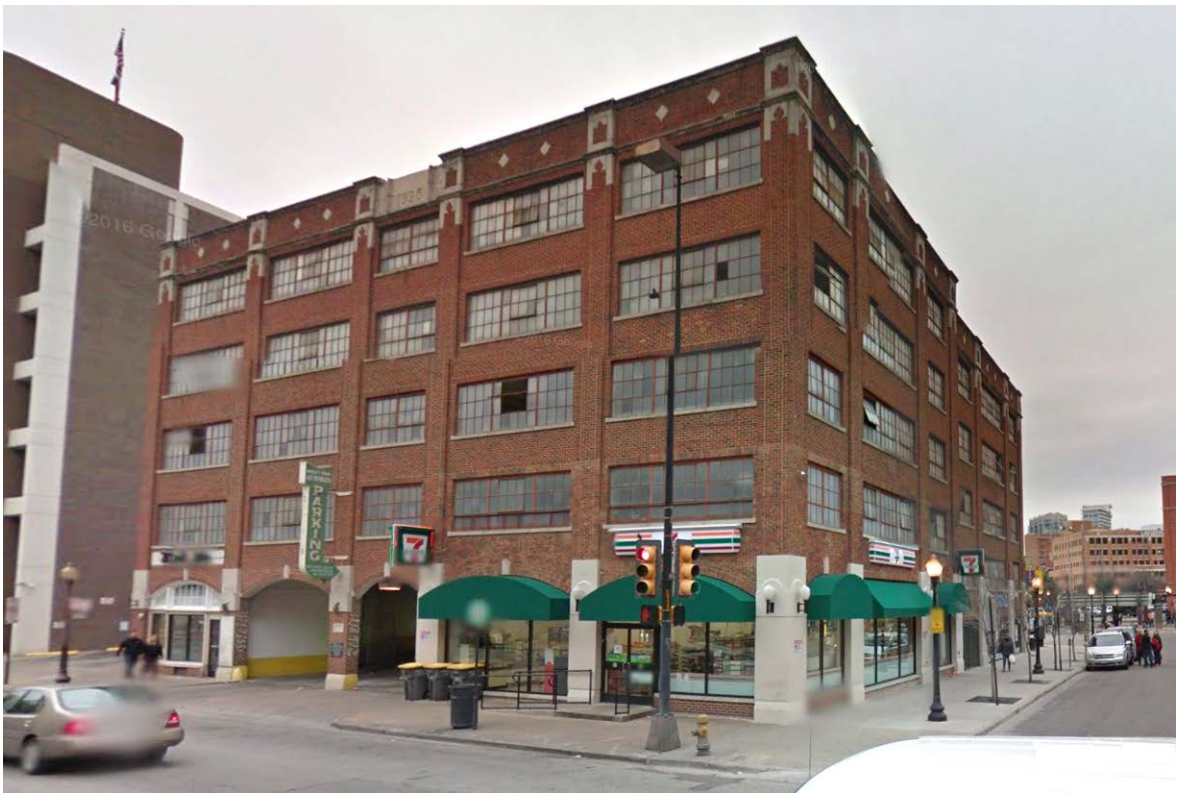
_____ _____
Sustainable Construction and Development Date

RECEIVED BY
FEB 02 2017
Historic Preservation
Current Planning

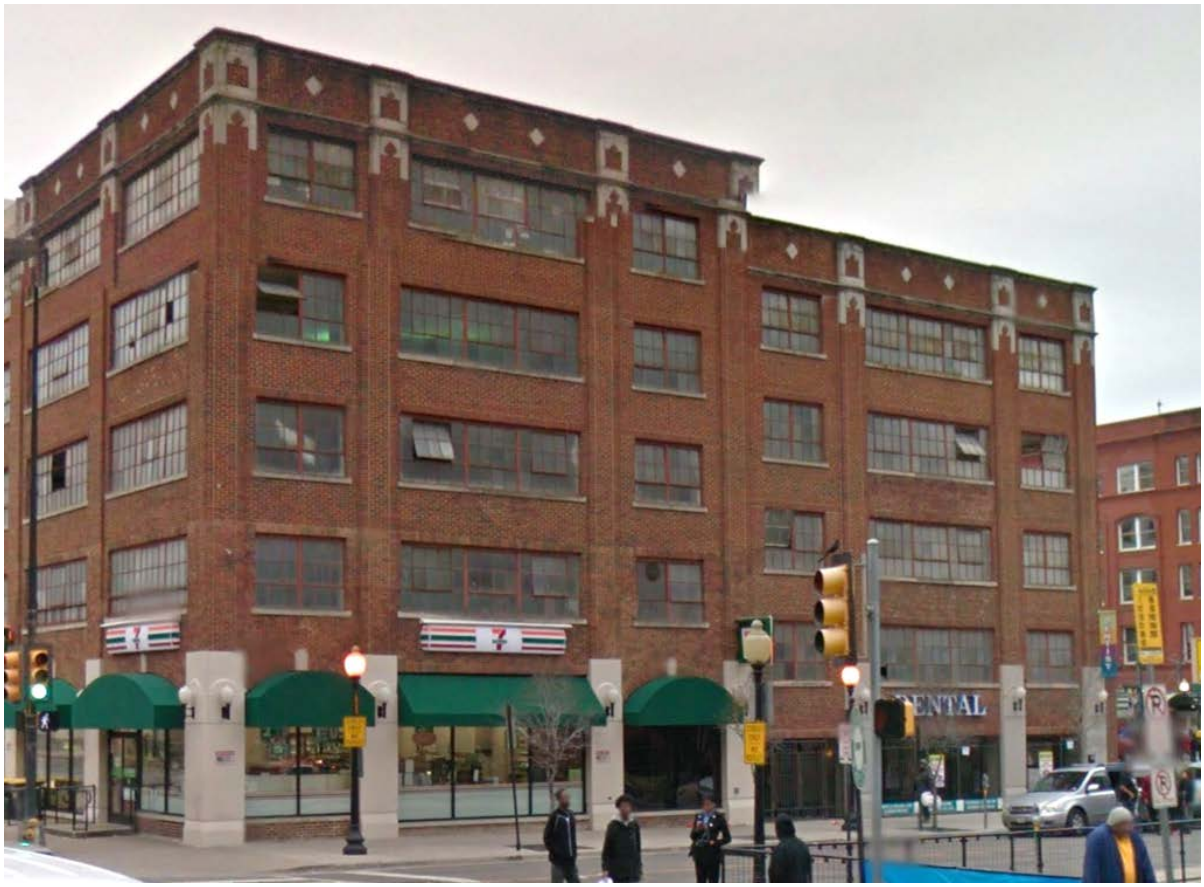
Certificate of Appropriateness **City of Dallas** Rev. 111408



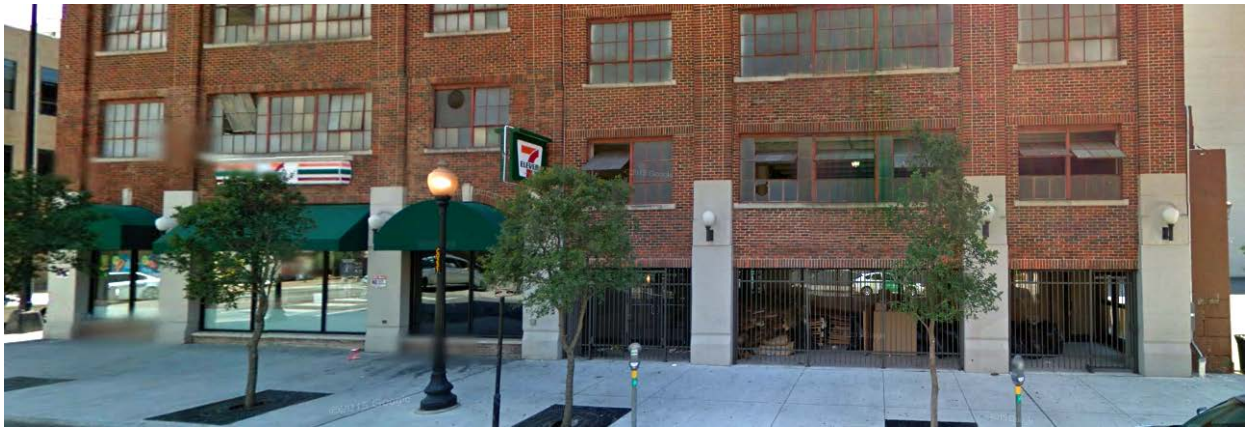
Site Aerial



Existing South (Front) and West Elevations



Existing West Elevation



Existing West Elevation



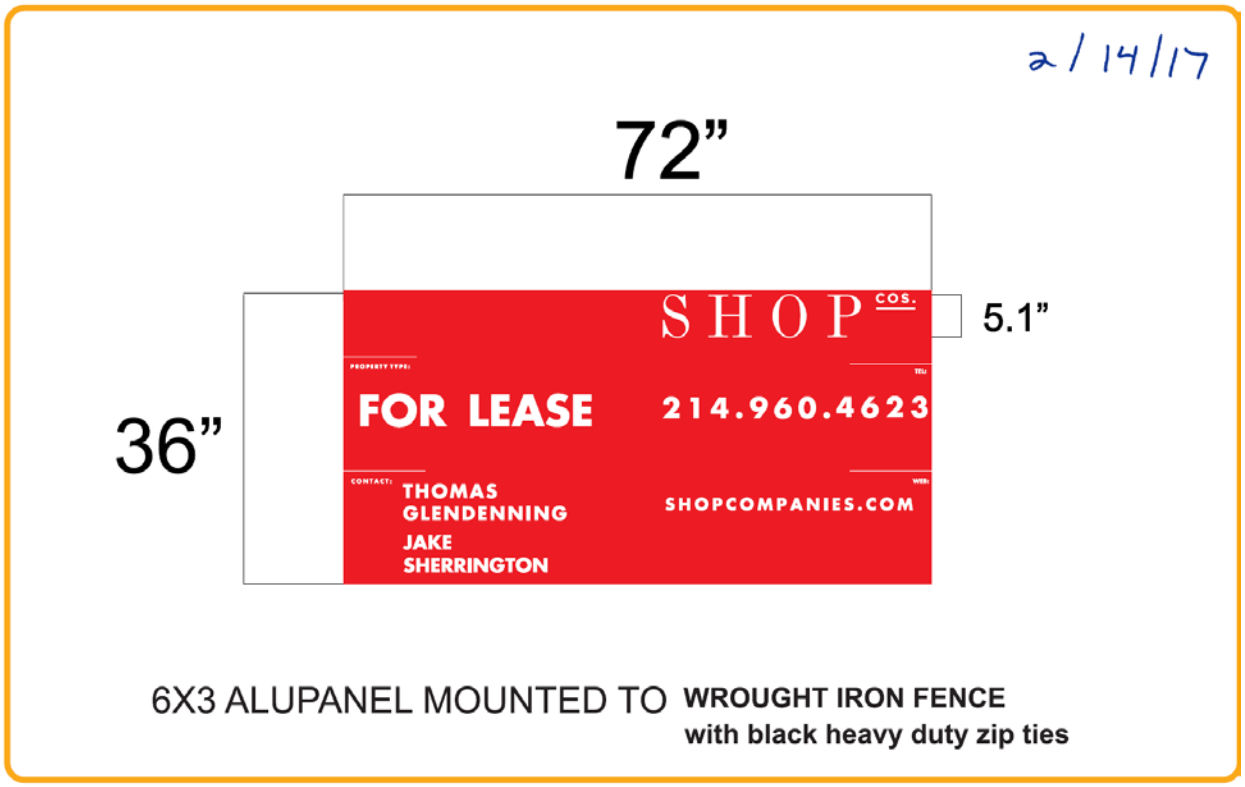
Streetscape – Facing Southwest on Austin St



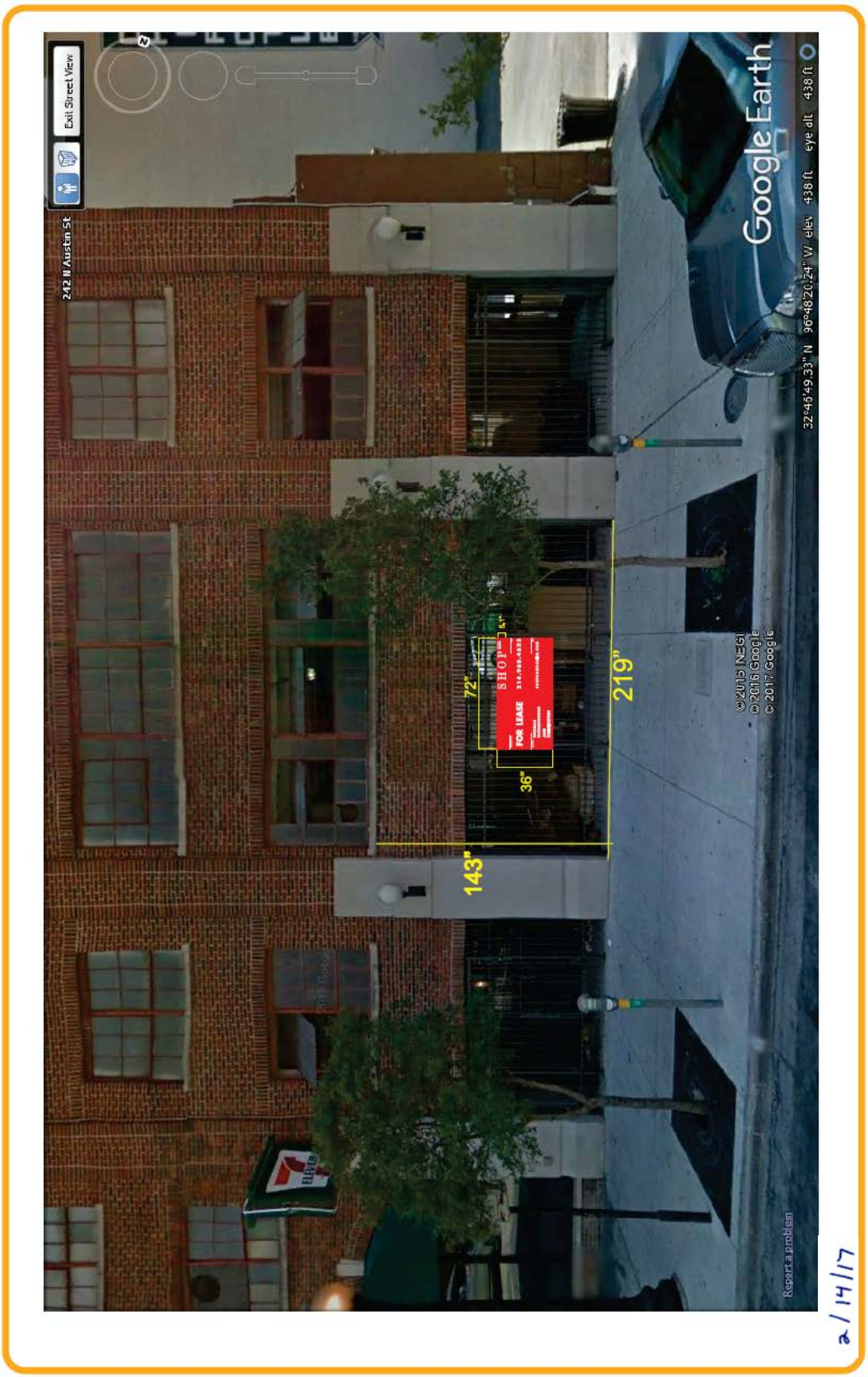
Streetscape – Facing Northwest on Austin St



Streetscape – Facing Northeast on Austin St (across the street)



Proposed Flat Attached Sign



Proposed Sign Location and Dimensions

From: Jaime, Ramiro
To: Casso, Liz Ana
Cc: Martin, Michael S.
Subject: RE: Proposed Signs in West End Historic District
Date: Tuesday, February 21, 2017 2:40:45 PM

Looks ok to me

Ramiro "R.J" Jaime
Sign Inspector- SEDO
725 N. Jim Miller
Dallas, Tx 75217
214-671-0384
ramiro.jaime@dallascityhall.com

From: Casso, Liz Ana
Sent: Tuesday, February 21, 2017 2:08 PM
To: Jaime, Ramiro
Cc: Martin, Michael S.
Subject: Proposed Signs in West End Historic District

Good Afternoon RJ,

I have received three signage requests – all are located in the West End Historic District. If you could take a look and make sure they comply with the sign ordinance, I would very much appreciate it. The following are the signage requests and their location, and attached are the rendering of the proposed signs.

711 Elm Street – Request to install one flat attached wall sign. They would install the sign on the existing metal bars that cover the opening.
302 N Market – Request to install two window signs
311 N Market – Request to install two windows signs

Thank you for your help!

Liz Casso, Sr. Planner
City of Dallas
Sustainable Development & Construction Department
Historic Preservation
(214) 671-5052
liz.casso@dallascityhall.com
Main number: (214) 670-4209
1500 Marilla St, Room 5BN

Email Correspondence with City Sign Inspector

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

DATE: 2/8/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name:	Trinity Signs & Services
Address:	**711 Elm Street (H-2; West End)**
Date of CA/CD/CR Request:	2/2/2017

RECOMMENDATION:

___ Approve ___✓___Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approve with condition that signage be attached to grillage in front of tenant space (Do not attach sign to brick facade)

Task force members present

✓ Gary C. Coffman (Chair)	___ Joseph Piwetz	___
✓ Jay Firsching (Vice-Chair)	___ Charles Neel	___ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	___ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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

Maker: J. Firsching
2nd: J. Curtsinger
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 2/8/2017

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-231(LC)
LOCATION**:** 302 N Market Street
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Liz Casso
DATE FILED: February 2, 2017
DISTRICT: West End (H-2)
MAPSCO: 45-K
CENSUS TRACT: 0021.00

APPLICANT: Trinity Signs & Services

REPRESENTATIVE: None

OWNER: Preston Center LLC

REQUEST:
Install two window signs.

BACKGROUND / HISTORY:
11/5/2007 – Landmark Commission approved the installation of three antennae to existing mounts, and the painting of existing and new antennae to match the brick (CA078-068(MD)).

11/2/2009 – Landmark Commission approved the installation of three antennae sets on parapet walls and installation of a radio cabinet on the roof (CA090-038(MD)).

3/7/2016 – Landmark Commission denied installation of iron exterior doors (CA156-254(MD)).

ANALYSIS:
The applicant is requesting to install two leasing signs in two windows on the west elevation. The signs will be printed on poster paper and will be installed in the windows using double-sided tape. Once the tenant spaces in the structure have been leased, the signs will be removed.

Staff has forwarded the signage information to the sign permitting inspectors. They have indicated that the proposed window signs do meet the requirements in the West End signage criteria (see attached email correspondence).

STAFF RECOMMENDATION:
Install two window signs. – Approve – Approve drawings dated 2/8/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(i) for window signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install two window signs. – Approve – Approved as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167-231 (LC)
Office Use Only

Name of Applicant: Trinity Signs & Services.
Mailing Address: 4611 Langland Rd Suite 101
City, State and Zip Code: Dallas, TX 75244
Daytime Phone: 972-239-6500 Fax: —
Relationship of Applicant to Owner: Sign contractor

PROPERTY ADDRESS: 302 N. market - Dallas
Historic District: WEST END

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

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

our client, Shop Companies, is wanting to put up (2) window posters in the windows (inside) for commercial leasing. Posters are made of paper
* owner approval attached *

Signature of Applicant: [signature] Date: 2-1-17.

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

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

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

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

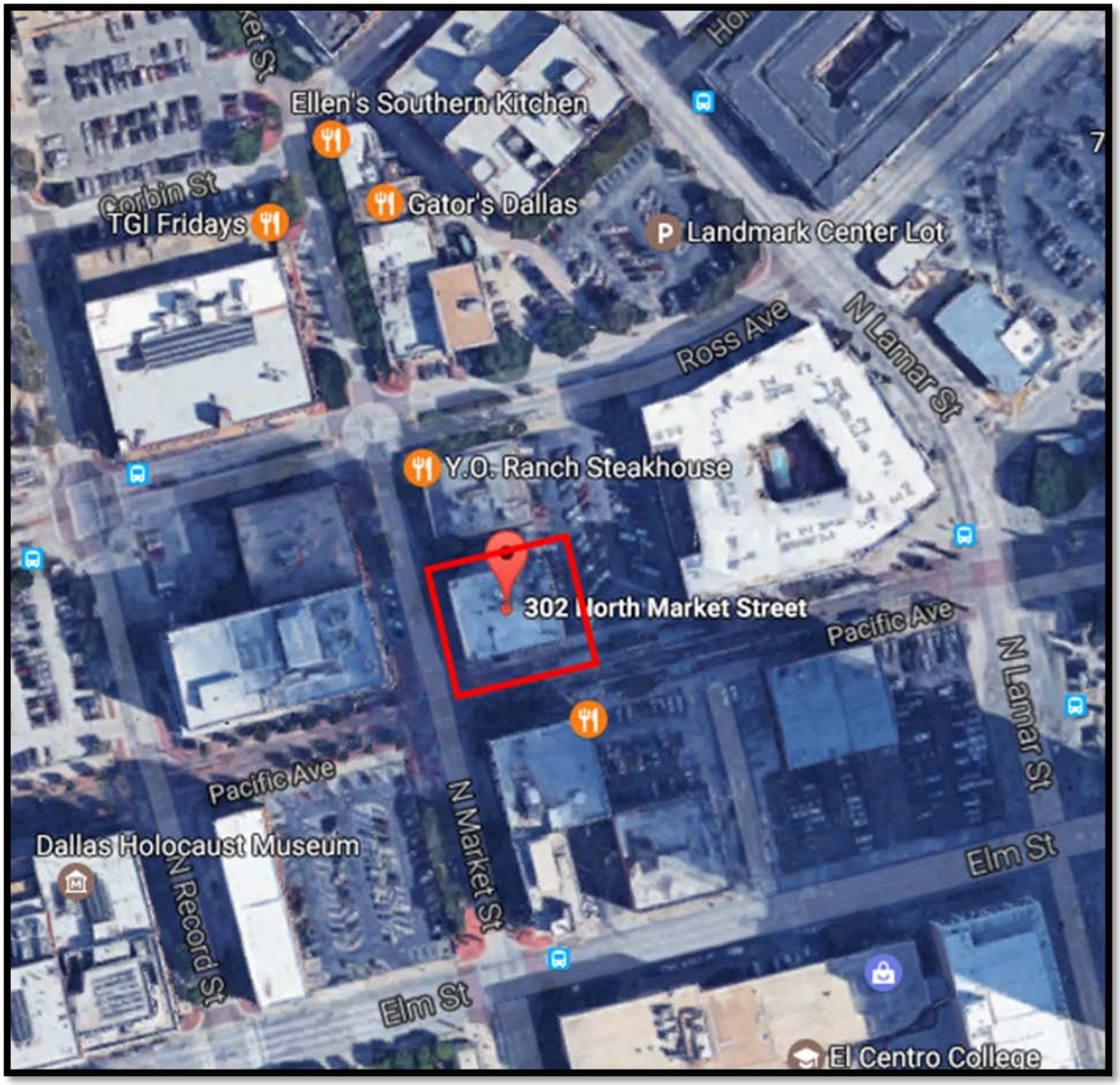
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

_____ _____
Sustainable Construction and Development Date

RECEIVED BY
FEB 02 2017
Historic Preservation
Current Planning

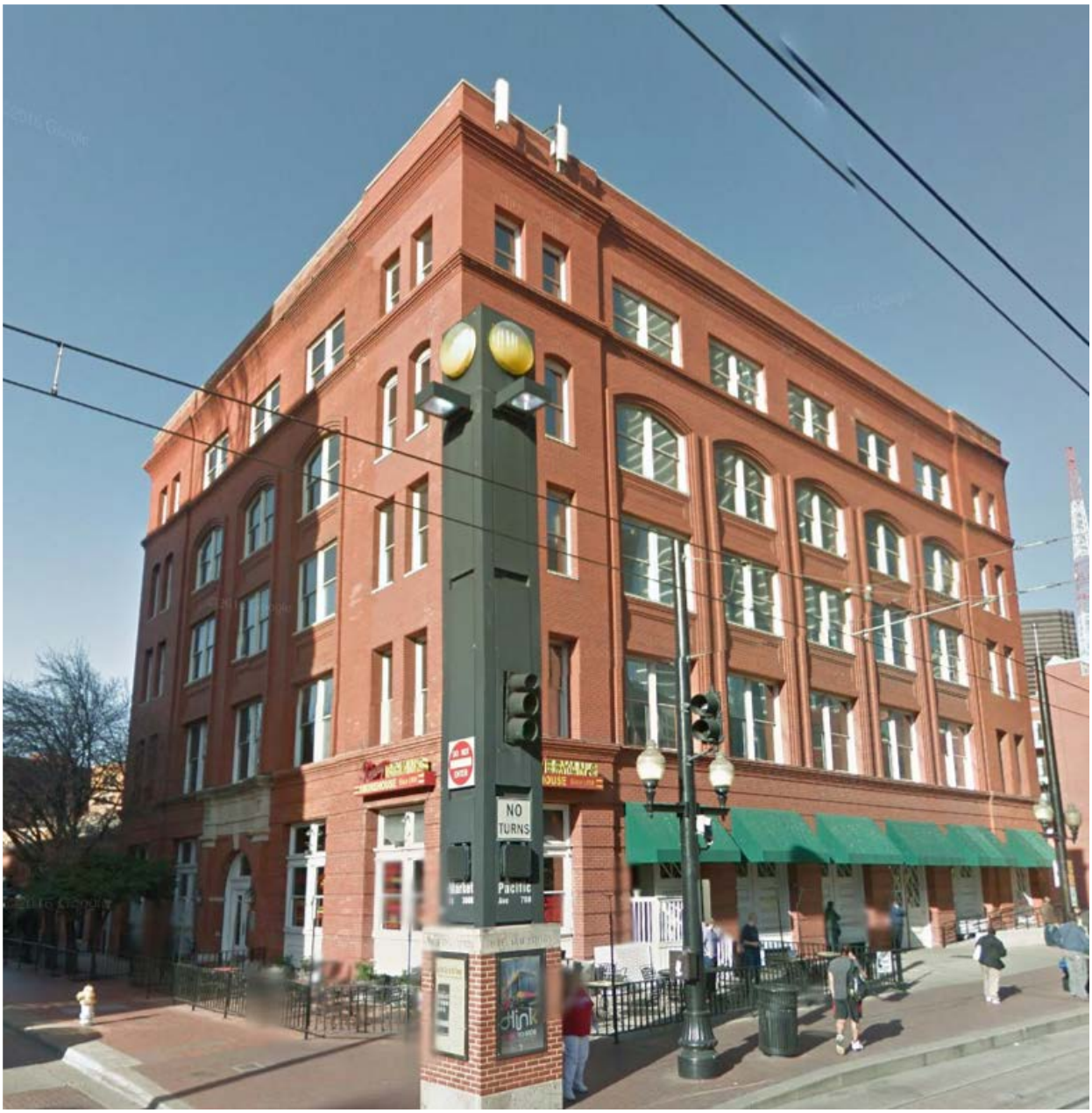
Certificate of Appropriateness **City of Dallas** Rev. 111408


Ellen's Southern Kitchen
Corbin St
TGI Fridays
Gator's Dallas
Landmark Center Lot
Ross Ave
N Lamar St
Y.O. Ranch Steakhouse
302 North Market Street
Pacific Ave
N Lamar St
Pacific Ave
Dallas Holocaust Museum
N Record St
N Market St
Elm St
Elm St
El Centro College

Site Aerial



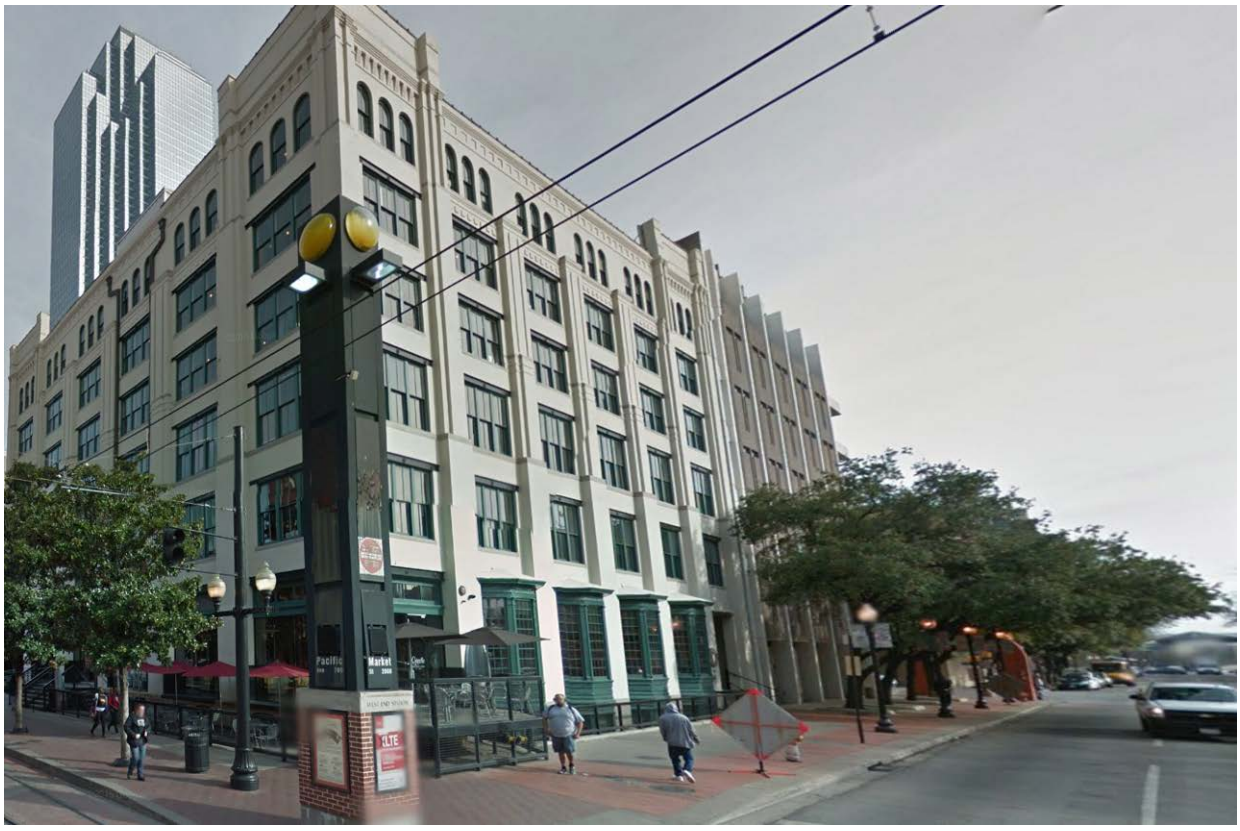
Existing West (Front) Elevation



Existing West (Front) and South Elevations



Streetscape – Facing Northeast on N Market



Streetscape – Facing Southeast on N Market



Streetscape – Facing Northwest on N Market (across the street)

2/8/17

18”

18”

SHOP COS.

RESTAURANT
FOR LEASE

CONTACT:
JAKE
SHERRINGTON

214.960.4623

SHOPCOMPANIES.COM

18”x18” poster x 2

Proposed Window Sign



Proposed Window Sign Locations

Proposed Window Sign and Window Dimensions

From: Jaime, Ramiro
To: Casso, Liz Ana
Cc: Martin, Michael S.
Subject: RE: Proposed Signs in West End Historic District
Date: Tuesday, February 21, 2017 2:40:45 PM

Looks ok to me

Ramiro "R.J" Jaime
Sign Inspector- SEDO
725 N. Jim Miller
Dallas, Tx 75217
214-671-0384
ramiro.jaime@dallascityhall.com

From: Casso, Liz Ana
Sent: Tuesday, February 21, 2017 2:08 PM
To: Jaime, Ramiro
Cc: Martin, Michael S.
Subject: Proposed Signs in West End Historic District

Good Afternoon RJ,

I have received three signage requests – all are located in the West End Historic District. If you could take a look and make sure they comply with the sign ordinance, I would very much appreciate it. The following are the signage requests and their location, and attached are the rendering of the proposed signs.

711 Elm Street – Request to install one flat attached wall sign. They would install the sign on the existing metal bars that cover the opening.
302 N Market – Request to install two window signs
311 N Market – Request to install two windows signs

Thank you for your help!

Liz Casso, Sr. Planner
City of Dallas
Sustainable Development & Construction Department
Historic Preservation
(214) 671-5052
liz.casso@dallascityhall.com
Main number: (214) 670-4209
1500 Marilla St, Room 5BN

Email Correspondence with City Sign Inspector

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

DATE: 2/8/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Trinity Signs & Services
Address: **302 N Market Street (H-2; West End)**
Date of CA/CD/CR Request: 2/2/2017

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approved as submitted

Task force members present

✓ Gary C. Coffman (Chair)	___ Joseph Piwetz	___
✓ Jay Firsching (Vice-Chair)	___ Charles Neel	___ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	___ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Liz Casso

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)
Maker: J Curtsinger
2nd: J Firsching
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 2/8/2017

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-232(LC)
LOCATION**:** 311 N Market Street
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Liz Casso
DATE FILED: February 2, 2017
DISTRICT: West End (H-2)
MAPSCO: 45-K
CENSUS TRACT: 0021.00

APPLICANT: Trinity Signs & Services

REPRESENTATIVE: None

OWNER: 311 Market Street LTD

REQUEST:
Install two window signs.

BACKGROUND / HISTORY:
10/6/2014 – Landmark Commission approved the installation of eight awnings on the west and north elevations, and the painting of lettering in the columns on the east elevation (CA134-588(MD)).

2/4/2016 – Landmark Commission denied installation of four Enduraclad windows on west elevation, and approved the installation of awnings on the front and rear elevations (CA156-253(MD)).

ANALYSIS:
The applicant is requesting to install two leasing signs in two windows on the east elevation. The signs will be printed on poster paper and will be installed in the windows using double-sided tape. Once the tenant spaces in the structure have been leased, the signs will be removed.

Staff has forwarded the signage information to the sign permitting inspectors. They have indicated that the proposed window signs do meet the requirements in the West End signage criteria (see attached email correspondence).

STAFF RECOMMENDATION:
Install two window signs. – Approve – Approve drawings dated 2/8/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states

proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(i) for window signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install two window signs. – Approve – Approved as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167-232 (LC)
Office Use Only

Name of Applicant: Trinity Signs & Services
Mailing Address : 4611 Langland Rd Suite 101
City, State and Zip Code: Dallas, TX 75244
Daytime Phone: 972-239-6500 Fax: —
Relationship of Applicant to Owner : Sign Contractor

PROPERTY ADDRESS: 311 N. market ST. Dallas.
Historic District: West End.

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

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

Our client, Shop Companies, is wanting to put up (2) window signs (posters) in the front door windows for commercial leasing. Posters are made of paper.

* owner approval attached *

Signature of Applicant: Rosalee Villa Date: 2-1-17.

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

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

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

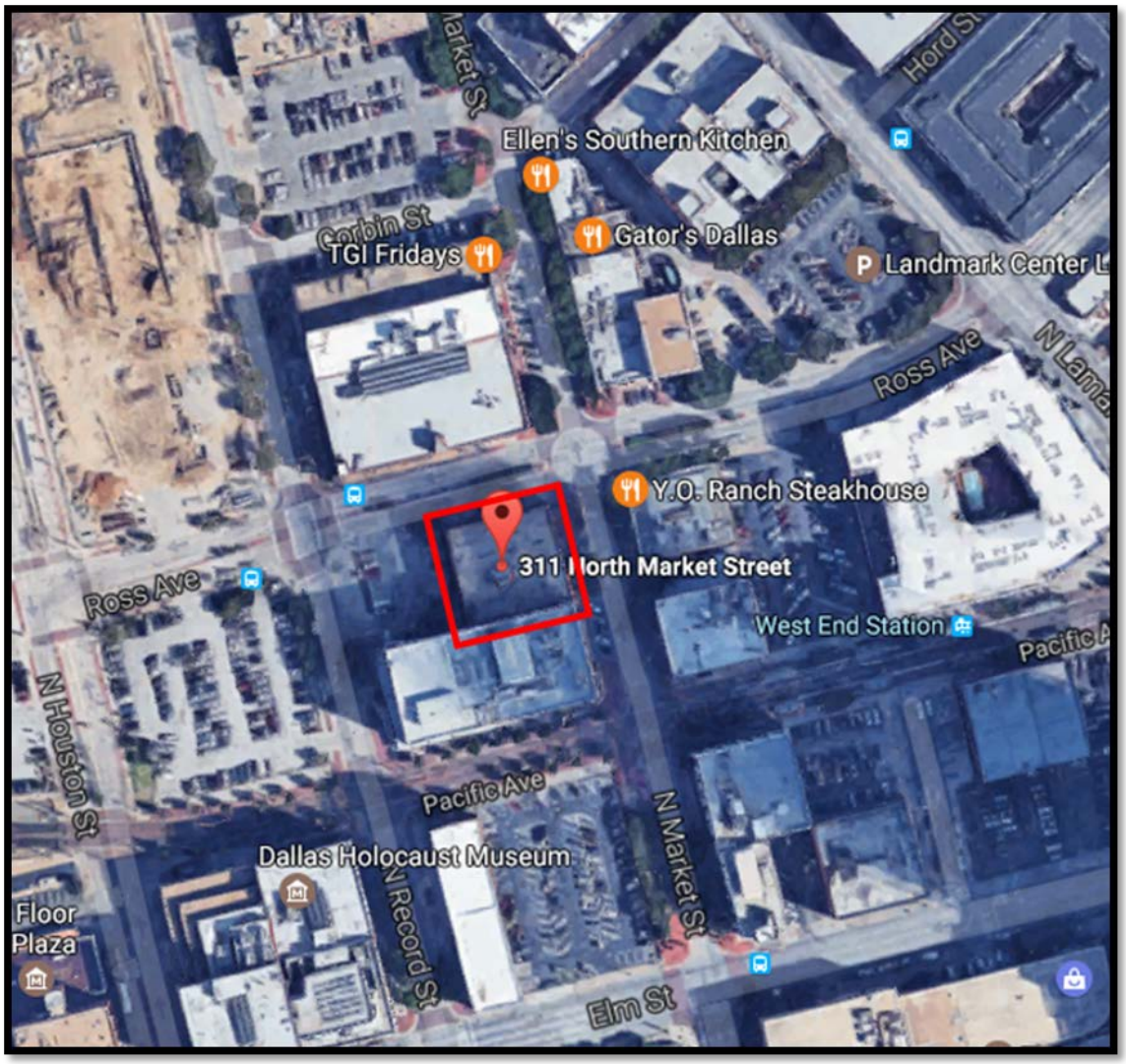
OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the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

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

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

Sustainable Construction and Development **Date**

RECEIVED BY
FEB 02 2017
Current Planning


Ellen's Southern Kitchen
Gator's Dallas
TGI Fridays
Landmark Center
Ross Ave
Y.O. Ranch Steakhouse
311 North Market Street
West End Station
Ross Ave
N Houston St
Pacific Ave
Dallas Holocaust Museum
N Market St
Floor Plaza
N Record St
Elm St
Site Aerial



Existing East (Front) Elevation



Existing East (Front) Elevation



Streetscape – Facing Southwest on N Market

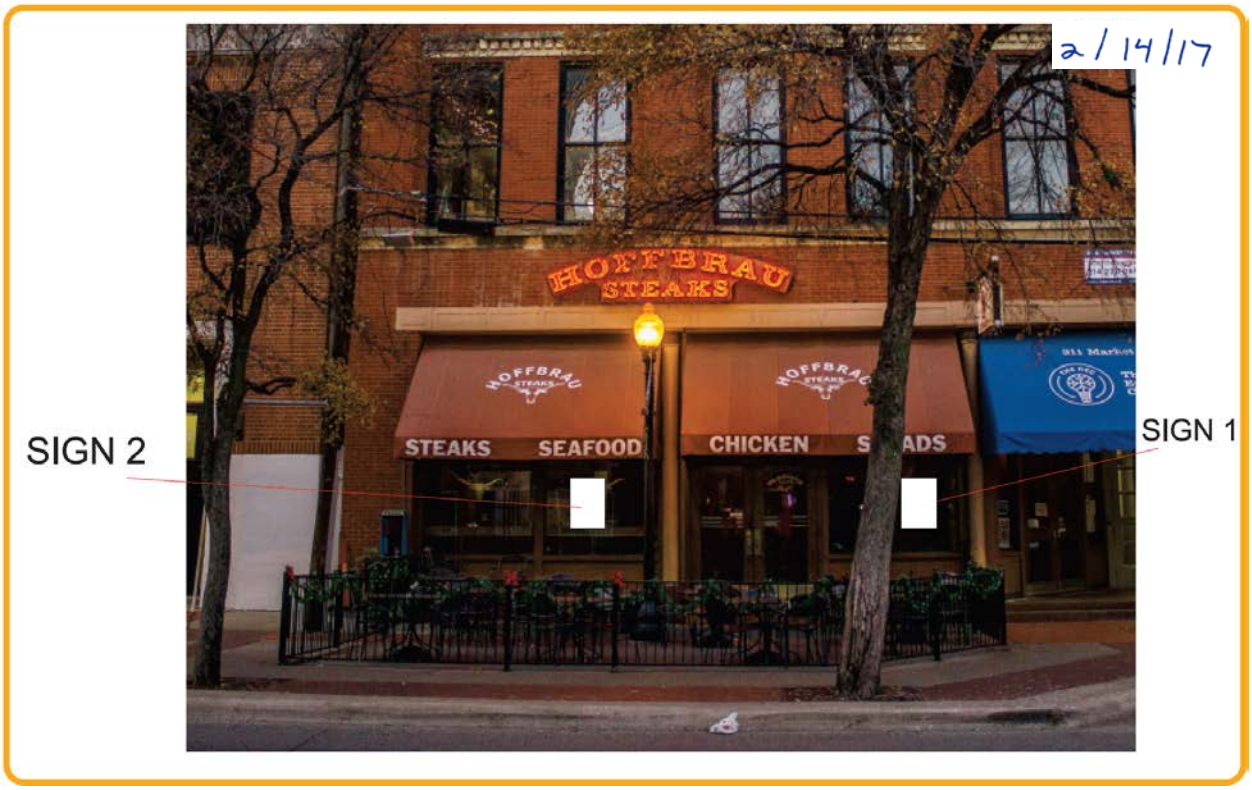

Streetscape – Facing Northwest on N Market



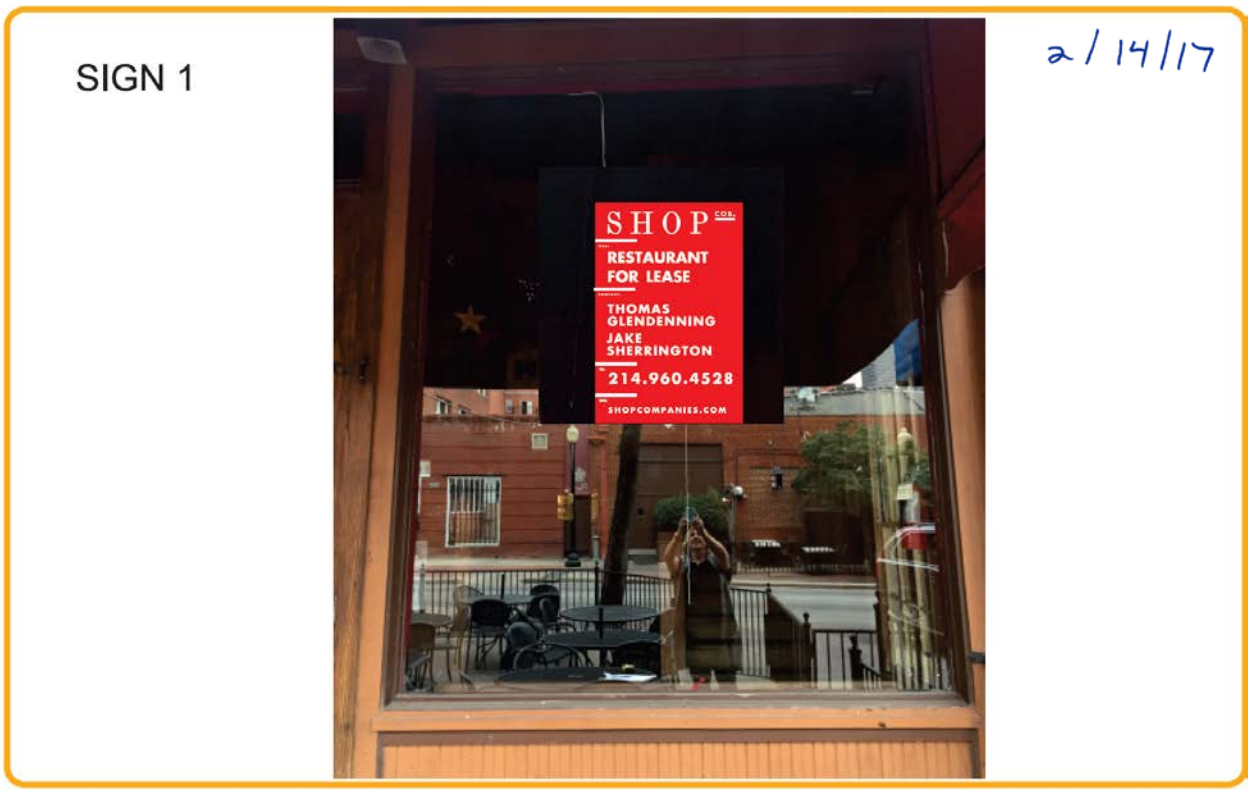
Streetscape – Facing Northeast on N Market (across the street)



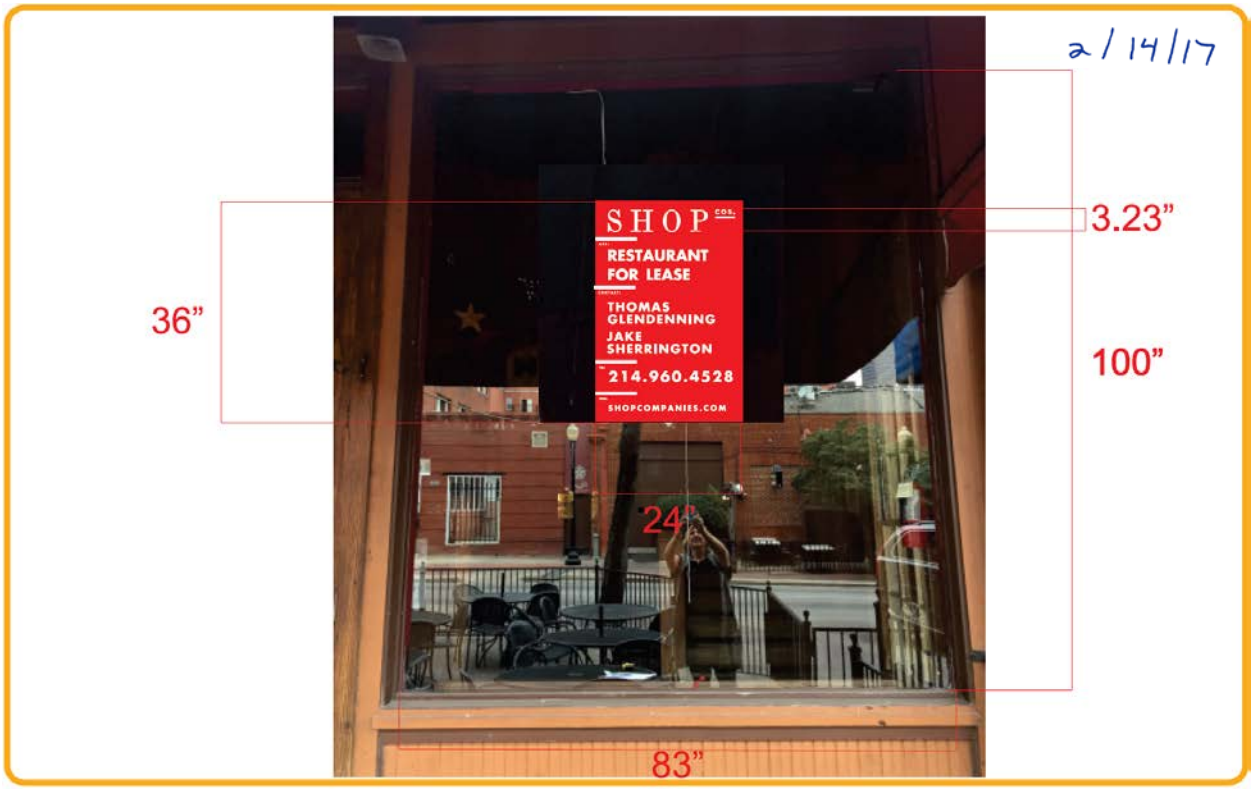
Proposed Window Signs



Proposed Window Sign Locations



Proposed Window Sign Location 1



Proposed Window Sign and Window Dimensions - Location 1



Proposed Window Sign Location 2



Proposed Window Sign and Window Dimensions - Location 2

From: Jaime, Ramiro
To: Casso, Liz Ana
Cc: Martin, Michael S.
Subject: RE: Proposed Signs in West End Historic District
Date: Tuesday, February 21, 2017 2:40:45 PM

Looks ok to me

Ramiro "R.J" Jaime
Sign Inspector- SEDO
725 N. Jim Miller
Dallas, Tx 75217
214-671-0384
ramiro.jaime@dallascityhall.com

From: Casso, Liz Ana
Sent: Tuesday, February 21, 2017 2:08 PM
To: Jaime, Ramiro
Cc: Martin, Michael S.
Subject: Proposed Signs in West End Historic District

Good Afternoon RJ,

I have received three signage requests – all are located in the West End Historic District. If you could take a look and make sure they comply with the sign ordinance, I would very much appreciate it. The following are the signage requests and their location, and attached are the rendering of the proposed signs.

711 Elm Street – Request to install one flat attached wall sign. They would install the sign on the existing metal bars that cover the opening.
302 N Market – Request to install two window signs
311 N Market – Request to install two windows signs

Thank you for your help!

Liz Casso, Sr. Planner
City of Dallas
Sustainable Development & Construction Department
Historic Preservation
(214) 671-5052
liz.casso@dallascityhall.com
Main number: (214) 670-4209
1500 Marilla St, Room 5BN

Email Correspondence with City Sign Inspector

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

DATE: 2/8/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name:	Trinity Signs & Services
Address:	**311 N Market Street (H-2; West End)**
Date of CA/CD/CR Request:	2/2/2017

RECOMMENDATION:

✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approved as submitted

Task force members present

✓ Gary C. Coffman (Chair)	___ Joseph Piwetz	___
✓ Jay Firsching (Vice-Chair)	___ Charles Neel	___ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	___ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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

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

CHAIR, Task Force Gary C Coffman DATE 2/8/2017

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-230(LC)
LOCATION**:** 603 Munger Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Liz Casso
DATE FILED: February 2, 2017
DISTRICT: West End
MAPSCO: 45-J
CENSUS TRACT: 0021.01

APPLICANT: Chris A. Anderson, AIA

REPRESENTATIVE: Chris A. Anderson AIA

OWNER: GPIWE LP

REQUEST:
1) Install exterior lighting.
2) Install new curb cut at west elevation along N Record Street.

BACKGROUND / HISTORY:
11/2/2015 – Landmark Commission approved various exterior restoration and repairs, a conditional approval on the windows, and conditional approval on the plaza design to be submitted for final approval at a later date (CA156-028(MD)).

7/5/2016 – Landmark Commission approved restoration and repairs to windows, construction of plaza improvements, and conditionally approved installation of a temporary banner (CA156-578(MD)).

10/3/16 – Landmark Commission approved revisions to previously approved plaza (CA156-775(LC)).

ANALYSIS:
The applicant is requesting approval for exterior building lighting for all elevations of the structure, as well as the roof. Lighting consists of a variety of wall mounted lights, which will be installed through mortar joints where possible. The canopies at the south and west elevations will receive recessed mounted light fixtures as well as hanging pendant light fixtures with dark green shades. Hanging lights will be strung at the east elevation across Dallas Alley. The applicant has reached out to the adjacent property owner for permission to install the lights across the alley onto the adjacent structure. Up-lighting will be installed around the vestibule at the east elevation in front of the plaza. In addition, the eight floor rooftop area will receive up-lighting, wall mounted light fixtures

above entry doors, bollard light fixtures, and a mounted projector. Up-lighting and a mounted projector will also be installed on the roof to enhance the water towers.

After the Task Force meeting, the applicant submitted a revised site plan drawing for the proposed curb cut, per the Task Force recommendation. The purpose of the curb cut is to provide access for trash pick-up, which will be located off Record Street. Existing street trees and lamp posts will not be affected.

STAFF RECOMMENDATION:

1) Install exterior lighting – Approve – Approve drawings dated 2/10/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install new curb cut at west elevation along N Record Street – Approve – Approve drawings dated 2/10/17 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 exterior lighting – No quorum, comments only. Building lighting design is acceptable.
2) Install new curb cut at west elevation along N Record Street – No quorum, comments only. Curb cut- Submit new drawing showing correct location of drive for trash removal & delete request to remove existing light standard.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167 - 230 (LC)
Office Use Only

Name of Applicant: Chris Andersen
Mailing Address : 2808 Fairmount St, Suite 300
City, State and Zip Code: Dallas, TX 75201
Daytime Phone: 214.303.1500 Fax:
Relationship of Applicant to Owner : Architect

RECEIVED BY
FEB 02 2017
Current Planning

PROPERTY ADDRESS: 603 Munger
Historic District: West End

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

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

EXTERIOR LIGHTING PROGRAM FOR THE REFERENCED PROJECT, INCLUDING PLAZA, DECK, FACADE, AND ROOFTOP WATER TANK ELEMENTS.

Signature of Applicant: _____ Date: 2/1/2017

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

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

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

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

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

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

_____ _____
Sustainable Construction and Development **Date**


Woodall Rodgers Fwy
Uplift Luna Preparatory
West End Event Center
West End Garage
McKinney Ave
N Lamar St
Munger Ave
603 Munger Avenue
N Record St
SpringHill Suites Dallas Downtown/West End
Corbin St
Spaghetti Warehouse
N Market St
N Houston St
Uber DFW
Ellen's Southern Kitchen
Gator's Dallas
TGI Friday's
Landmark Cent
Google

Site Aerial

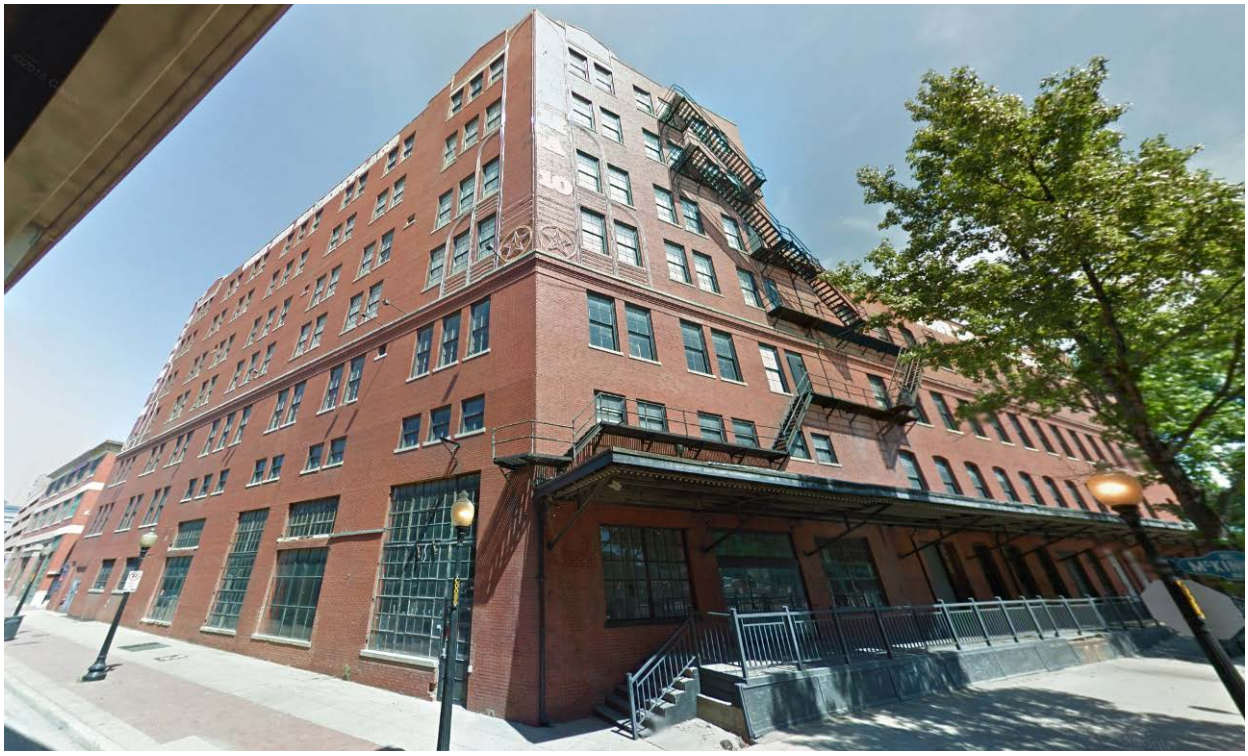


Existing South (Front) Elevation


Existing West Elevation



Existing North and West Elevations


North and West Elevations - Google Streetview Image, August 2015



East and North Elevations – Google Streetview Image, February 2016



East Elevation (facing Dallas Alley)



Existing East Elevation (facing plaza)



Streetscape – Facing Northeast from Munger Ave



Streetscape – Facing Southwest from Munger Ave (across street from front elevation)



Streetscape – Facing Northeast from Record St



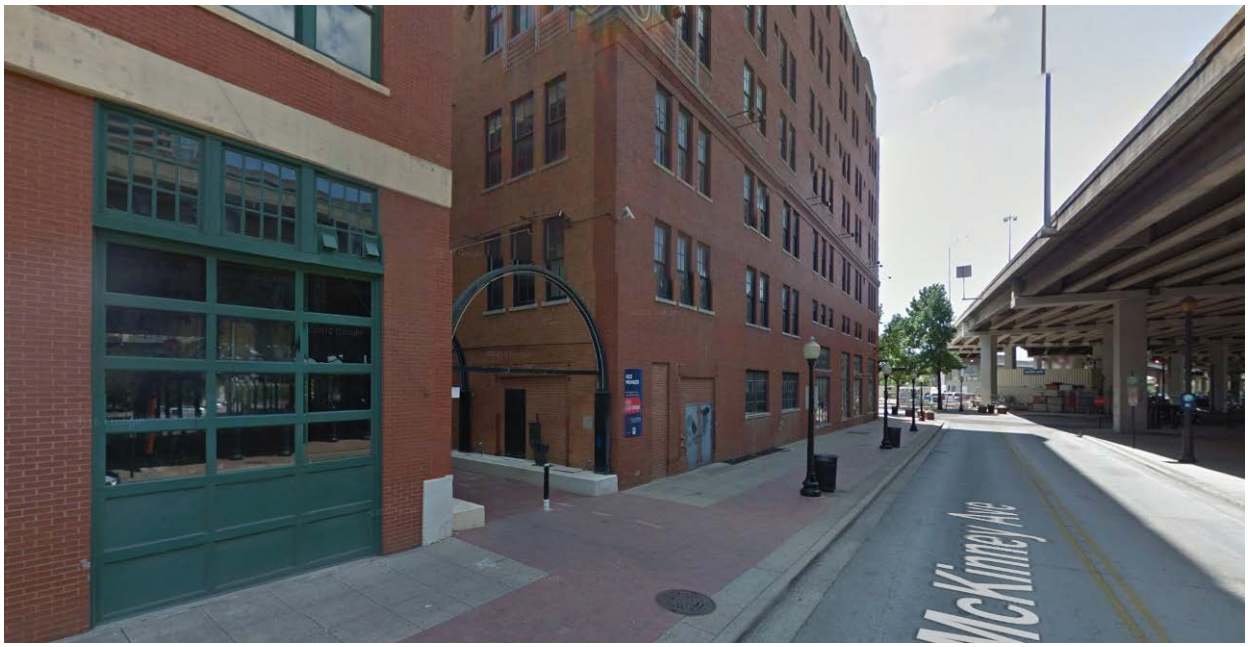
Streetscape – Facing Southeast from Record St



Streetscape – Facing Northwest from Record St (across street to the west)



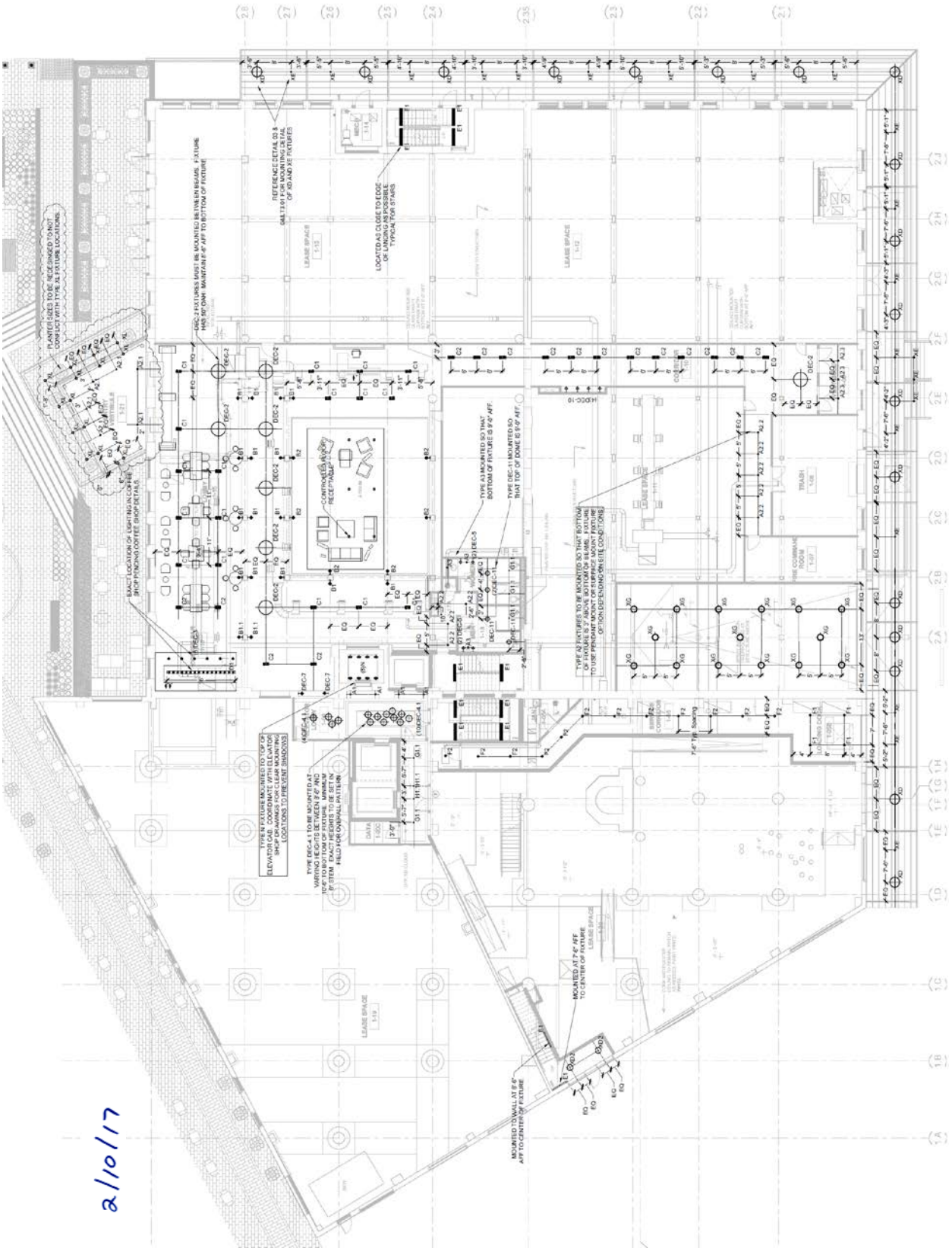
Streetscape – Facing Southeast from McKinney Ave



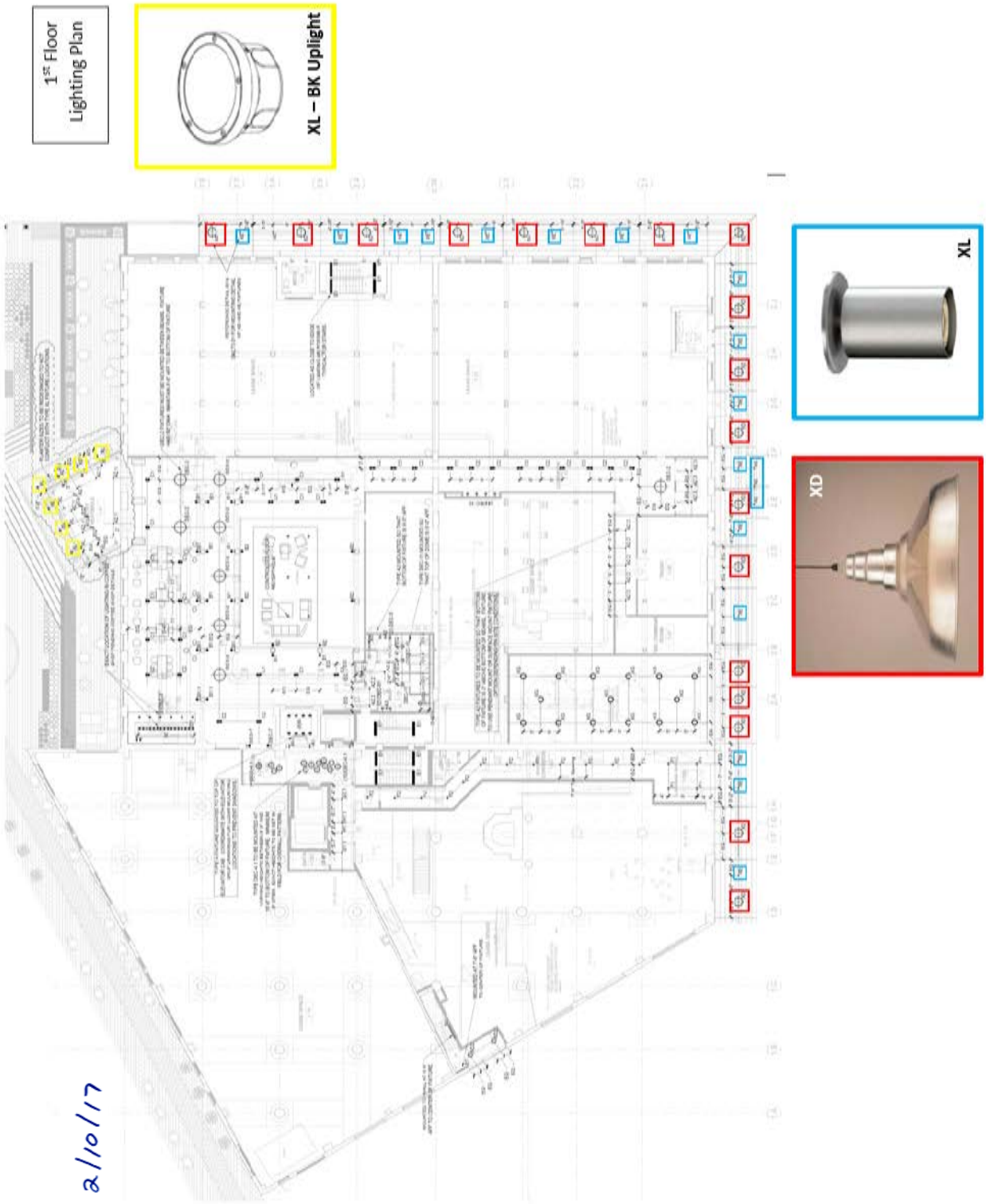
Streetscape – Facing Southwest from McKinney Ave – Google Streetview Image, September 2015



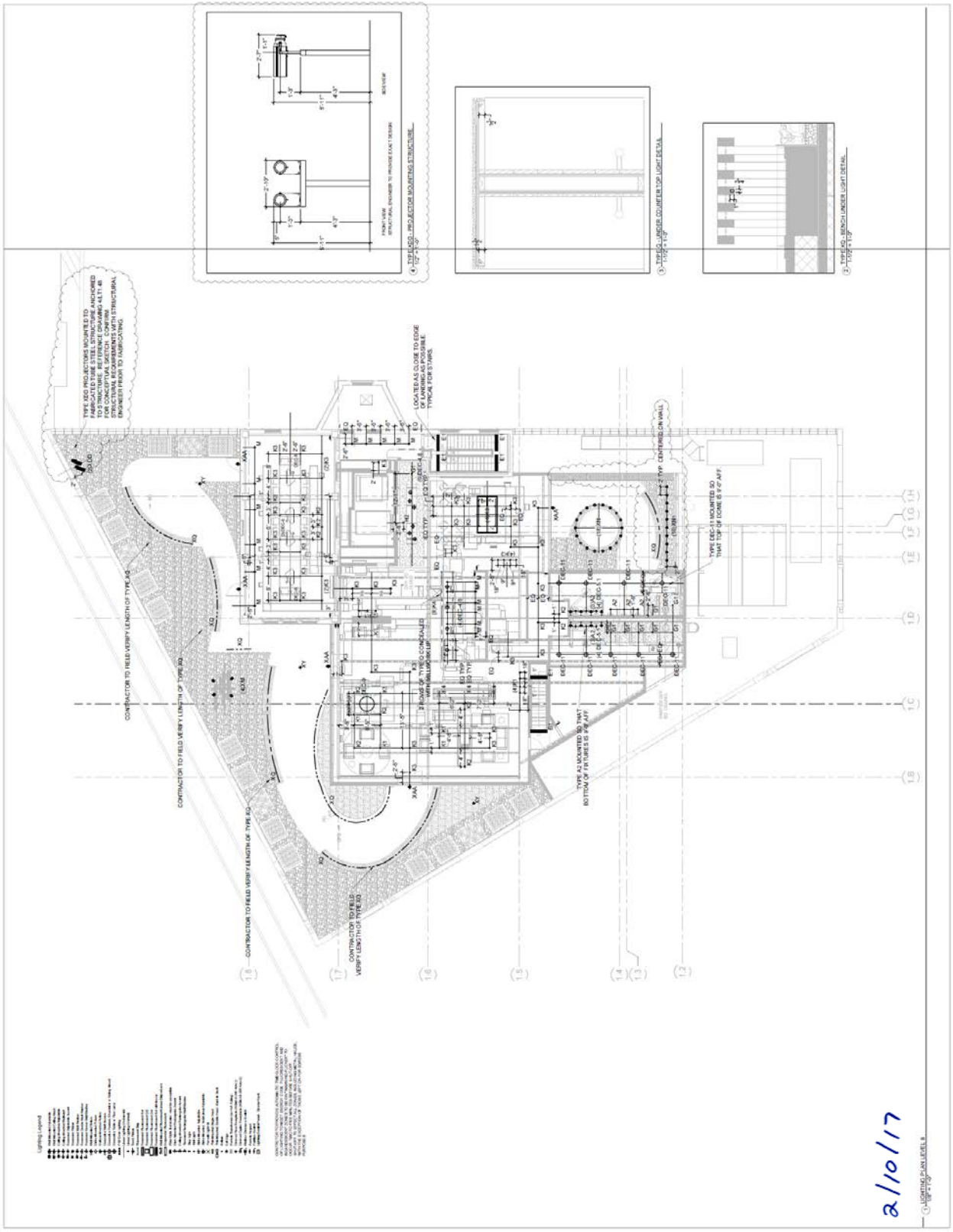
Streetscape – Facing Northwest from McKinney Ave (across street to the north) – Google Streetview Image, August 2015



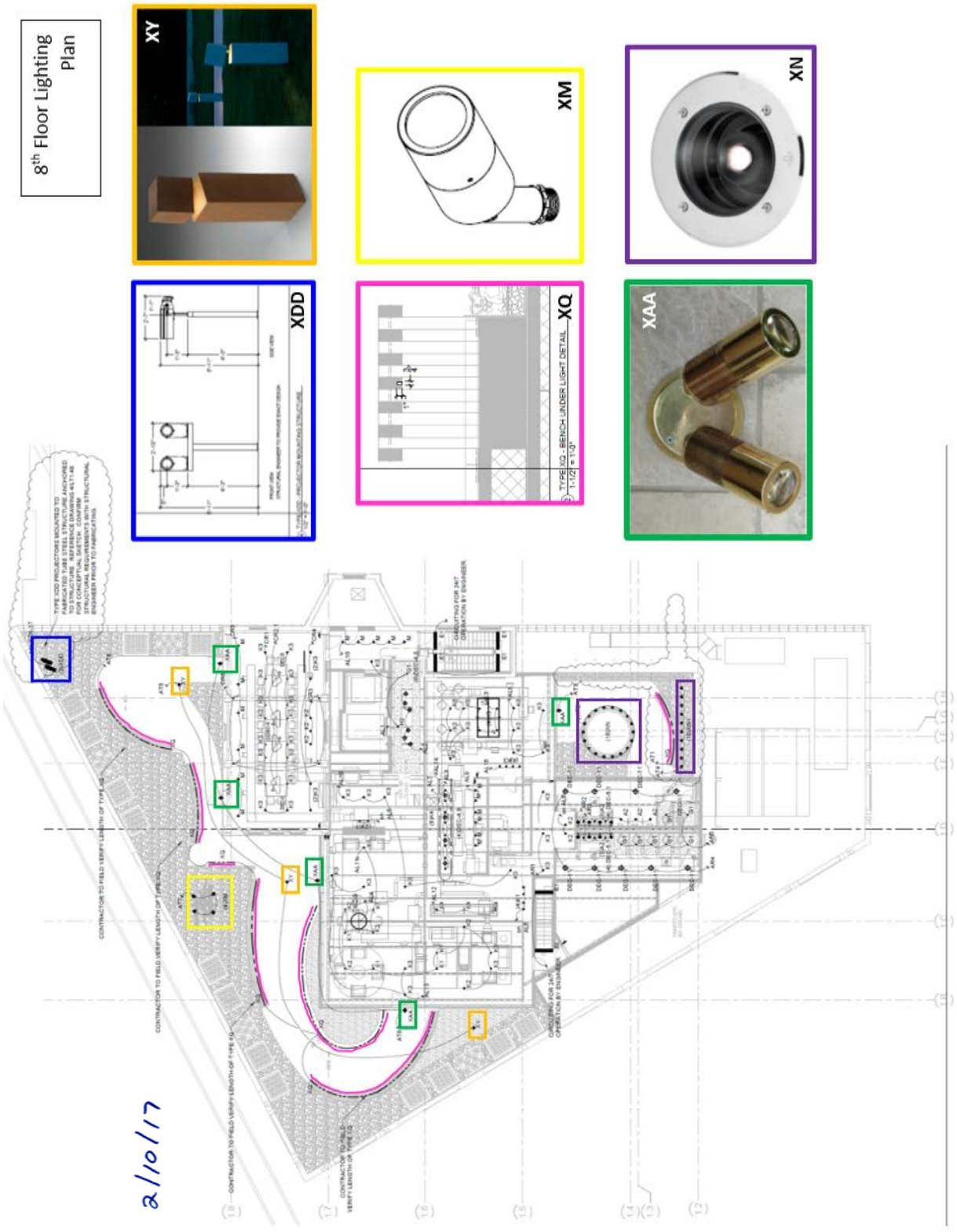
Request # 1 – Proposed First Floor Lighting Plan



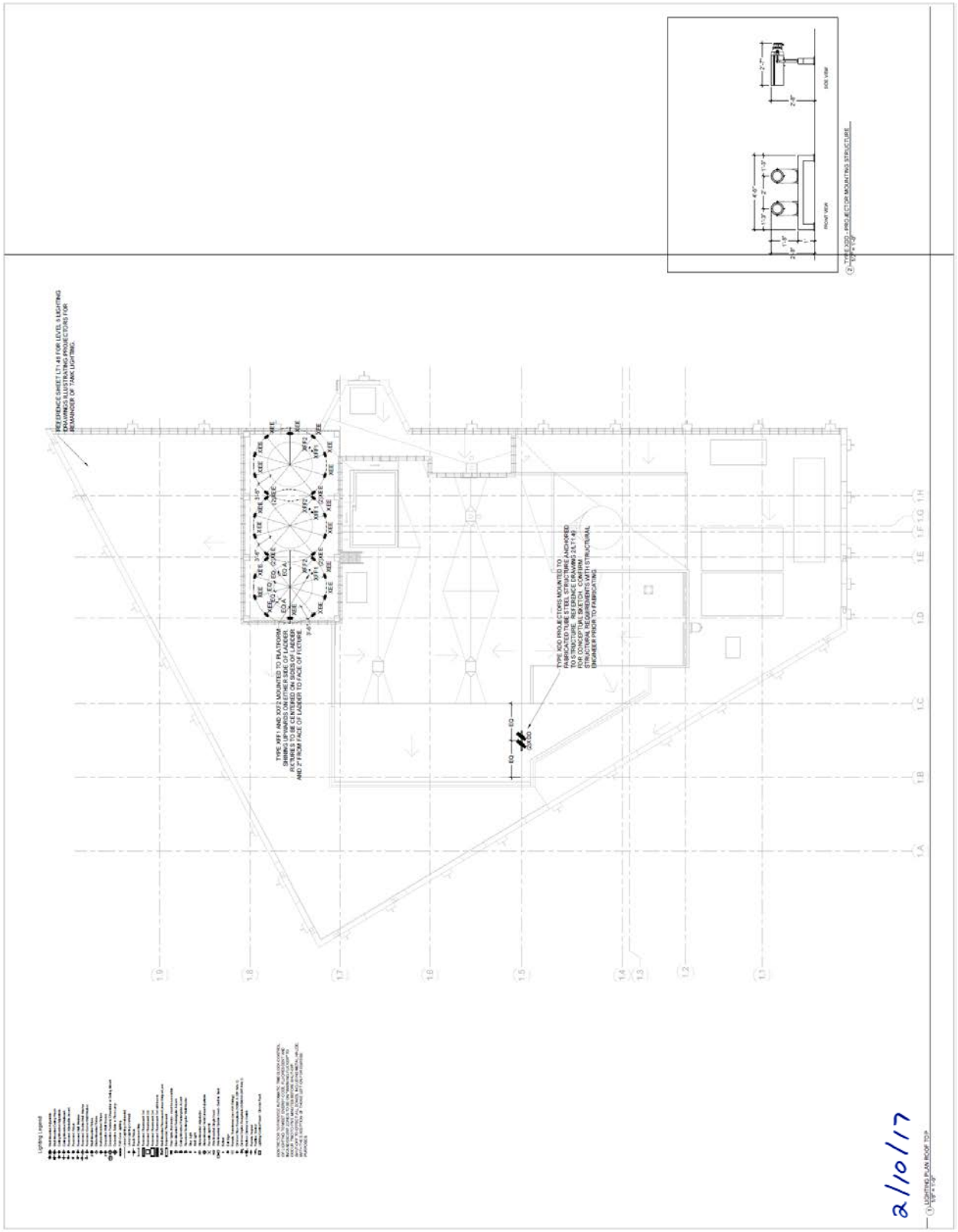
Request # 1 – Proposed First Floor Lighting Plan Highlighting Corresponding Exterior Light Fixtures



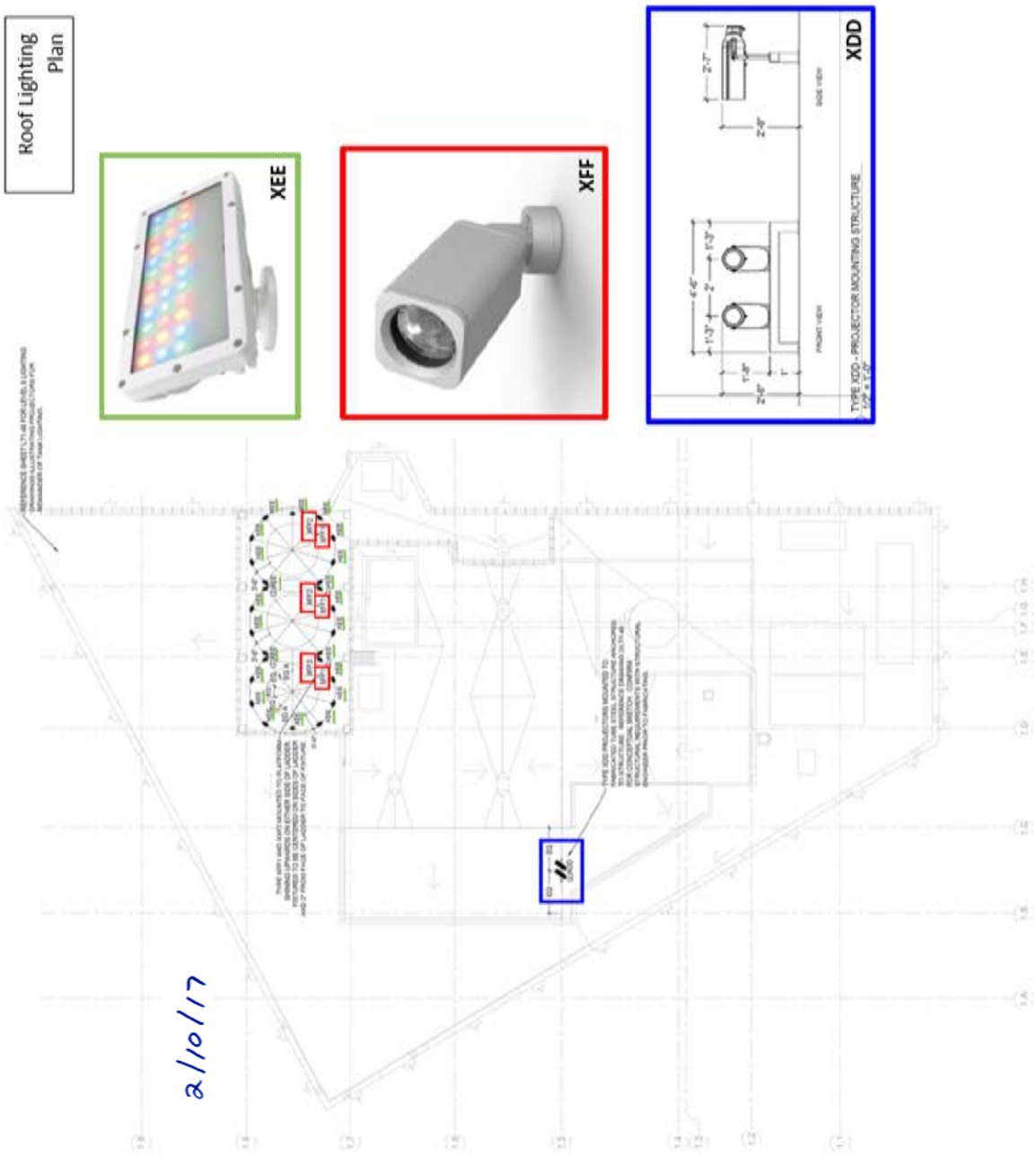
Request #1 – Proposed Eighth Floor Lighting Plan



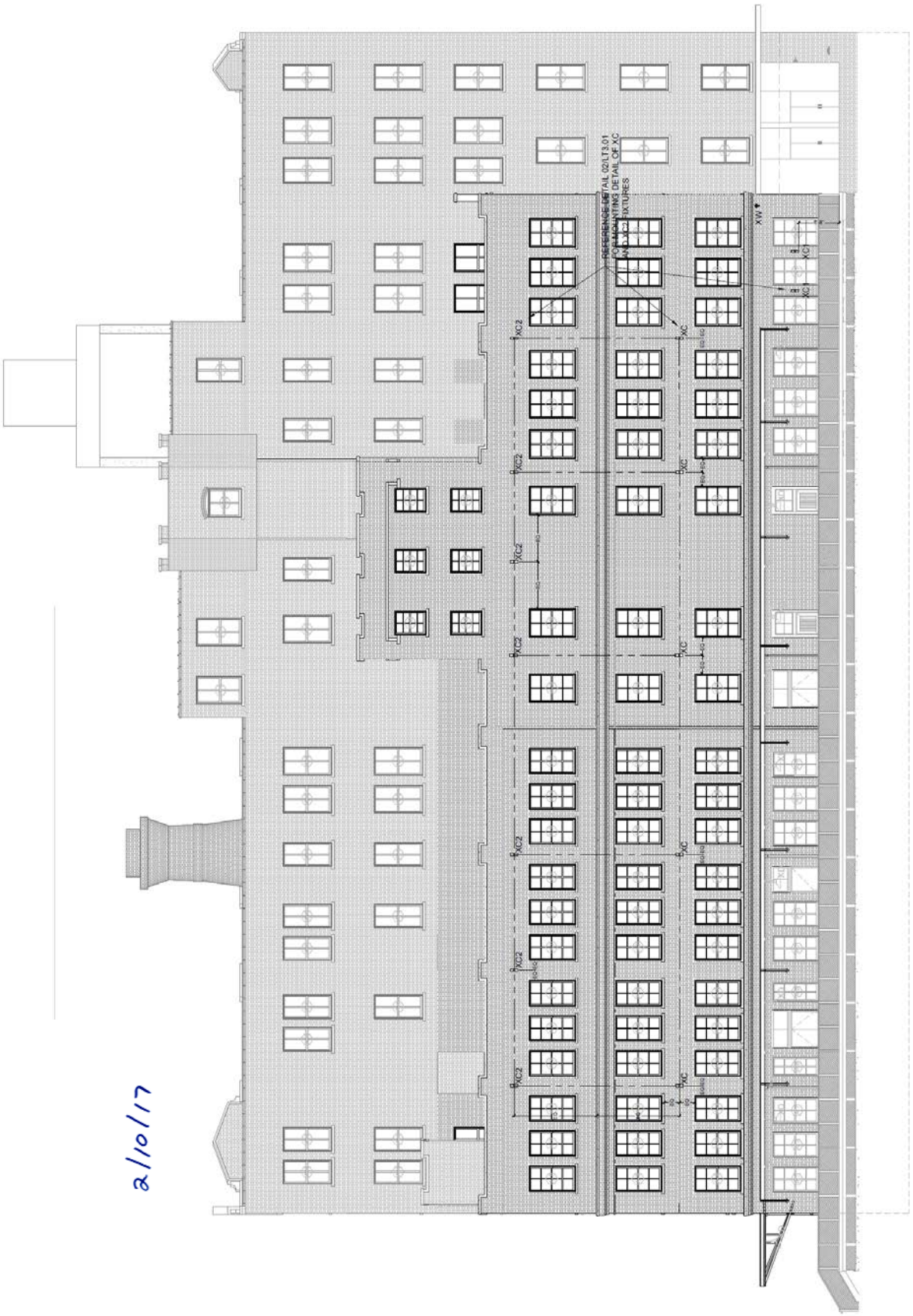
Request #1 – Proposed Eighth Floor Lighting Plan Highlighting Corresponding Exterior Light Fixtures



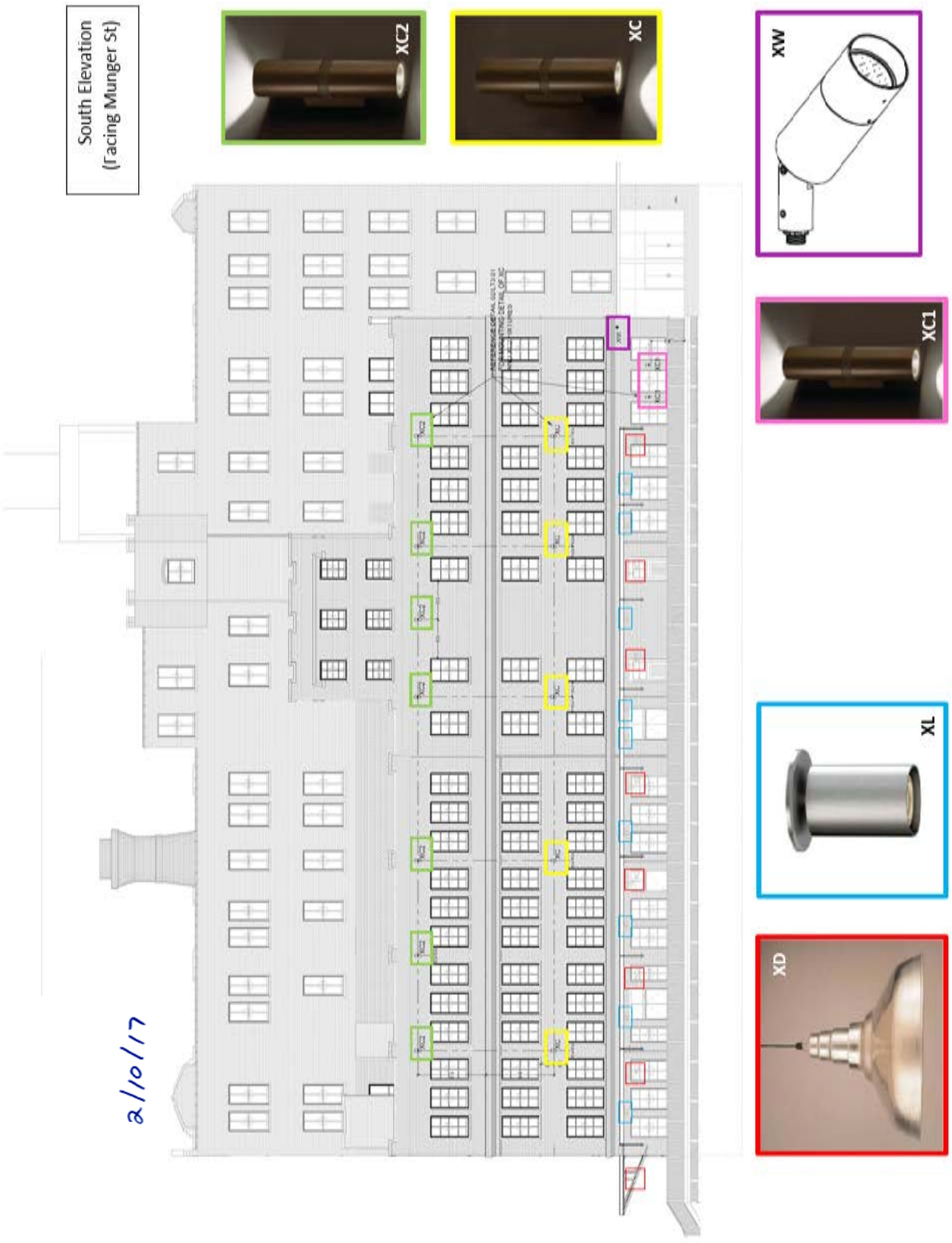
Request #1 – Proposed Roof Plan



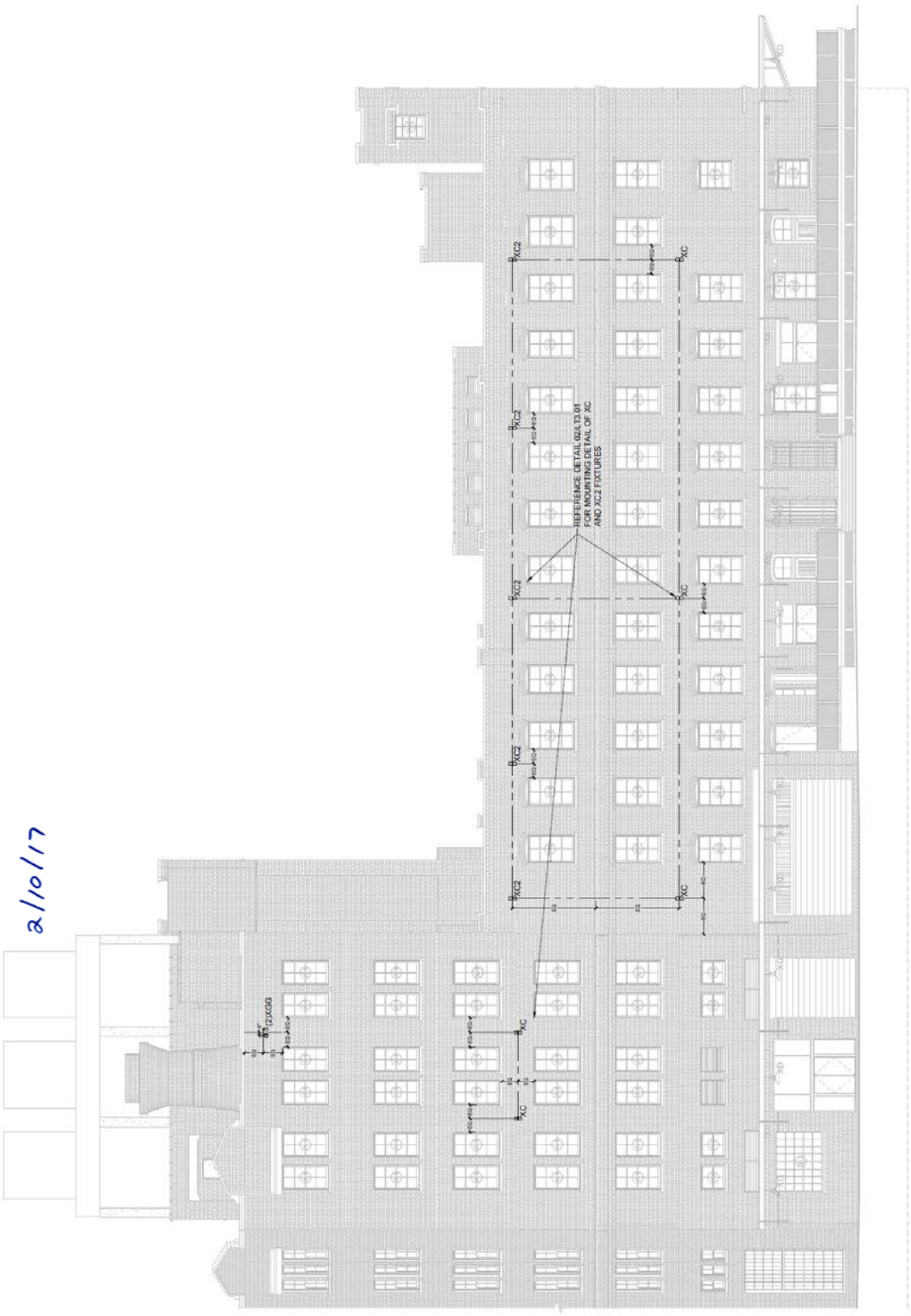
Request #1 – Proposed Roof Plan Highlighting Corresponding Exterior Light Fixtures



Request #1 – Proposed South (Front) Elevation

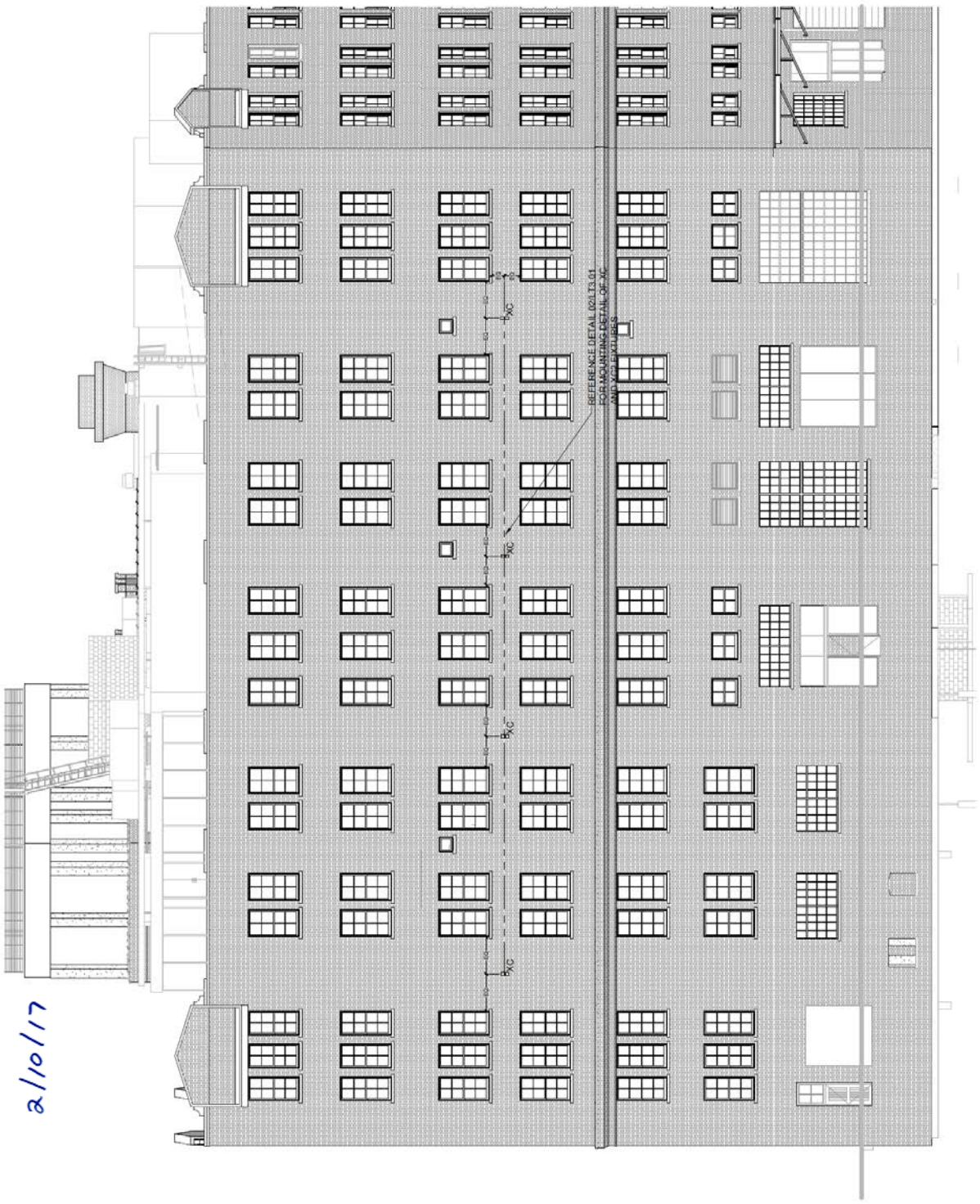


Request #1 – Proposed South (Front) Elevation Highlighting Corresponding Light Fixtures

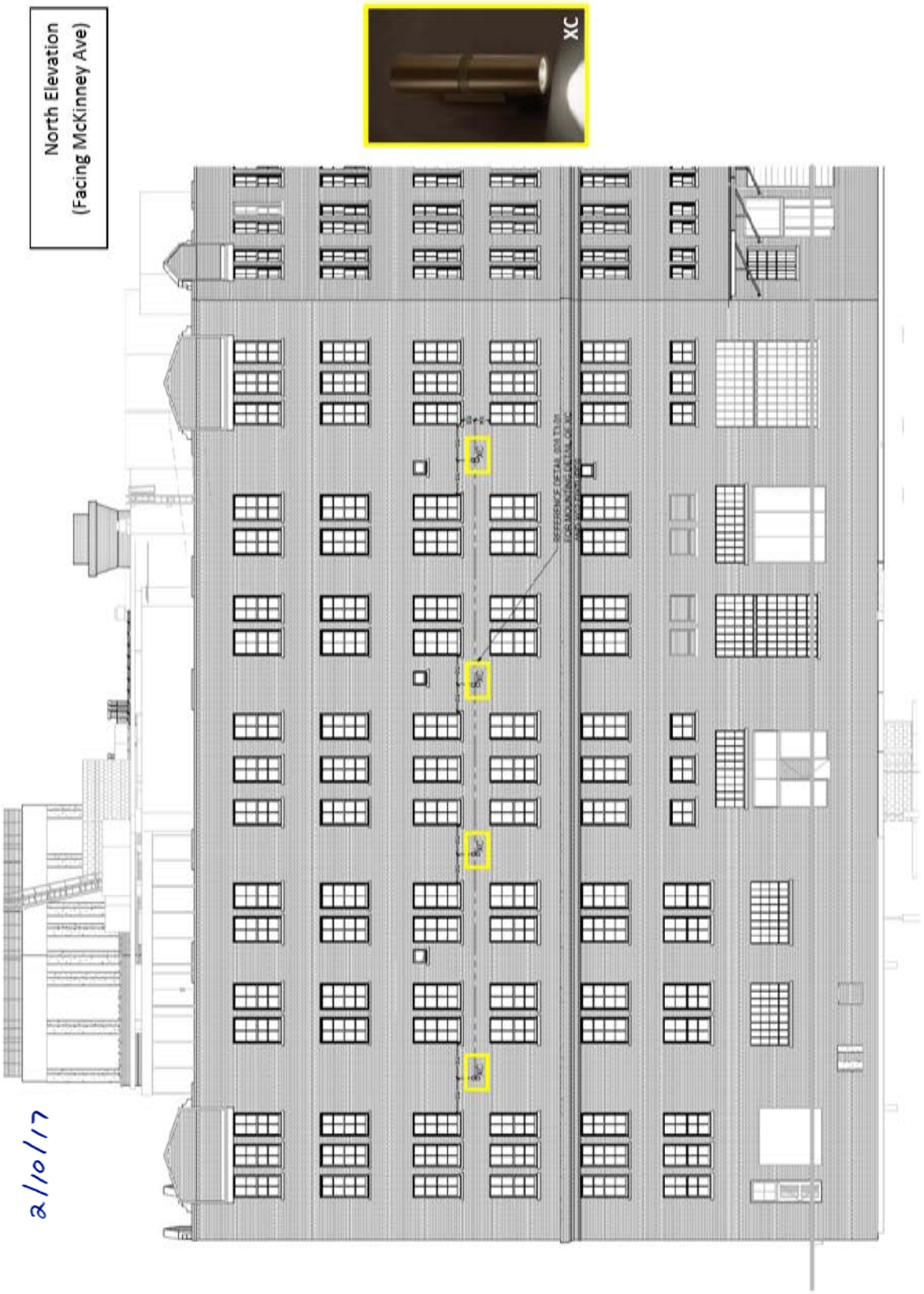


Request #1 – Proposed West Elevation (facing Record Street)

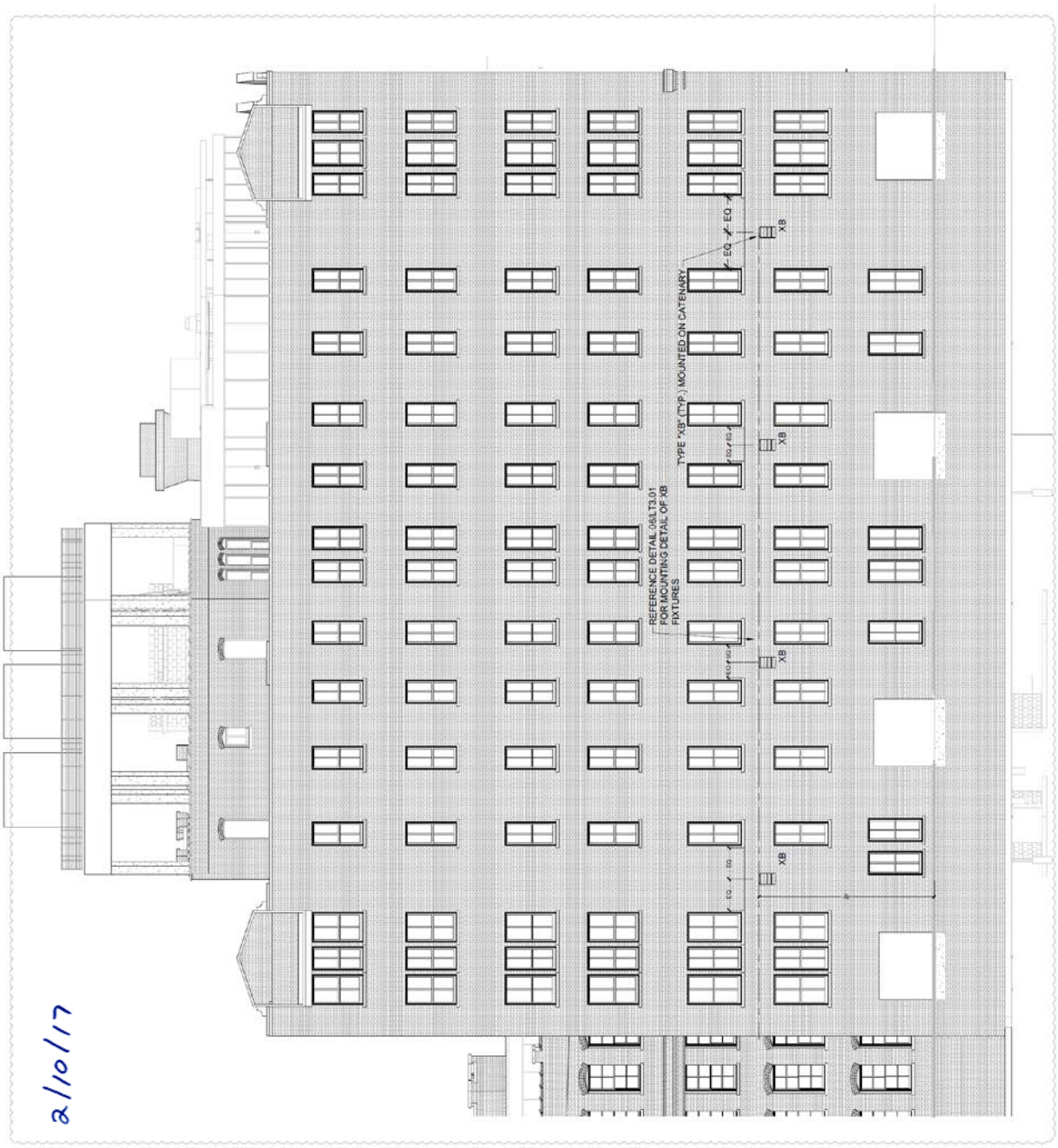
Request #1 – Proposed West Elevation (facing Record Street) Highlighting Corresponding Light Fixtures



Request #1 – Proposed North Elevation (facing McKinney Ave)



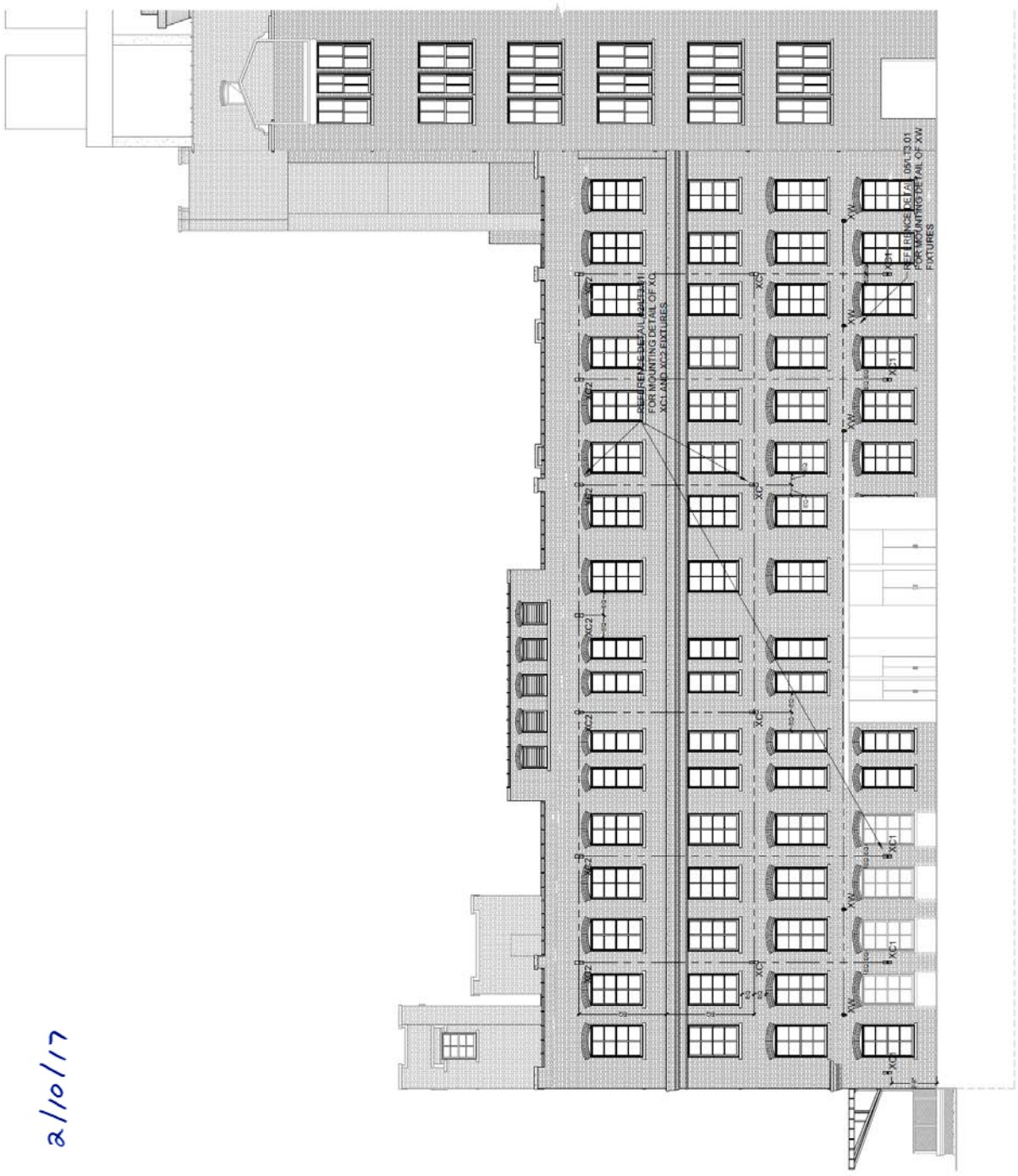
Request #1 – Proposed North Elevation (facing McKinney Ave) Highlighting Corresponding Light Fixture



Request #1 – Proposed East Elevation (facing Dallas Alley)



Request #1 – Proposed East Elevation (facing Dallas Alley) Highlighting Corresponding Light Fixtures



2/10/17

Request #1 – Proposed East Elevation (facing plaza)



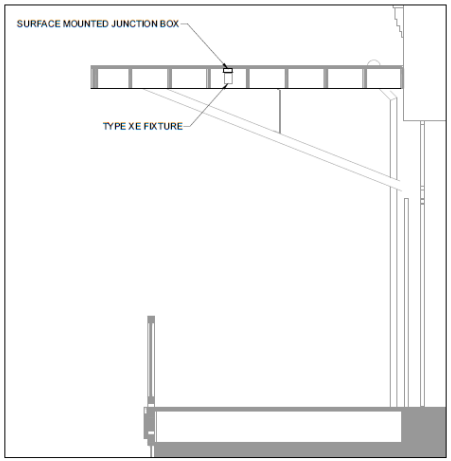
Request #1 – Proposed East Elevation (facing plaza) Highlighting Corresponding Light Fixtures

Request #1 – Light Fixture Mounting Details

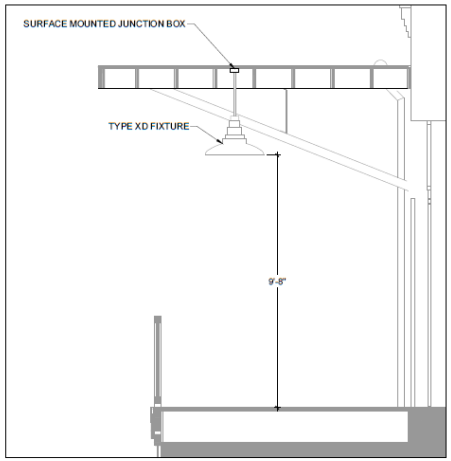
CA167-230(LC)

C26-29

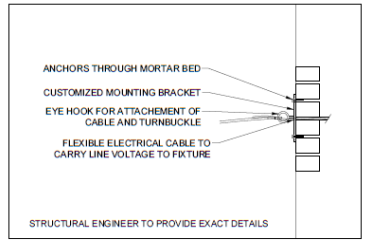
2/10/17



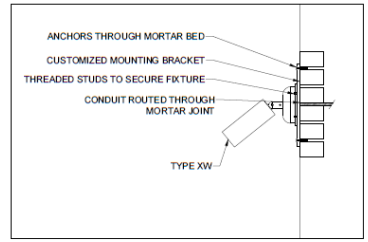
4 TYPE XE - MOUNTING DETAIL
1/2" = 1'-0"



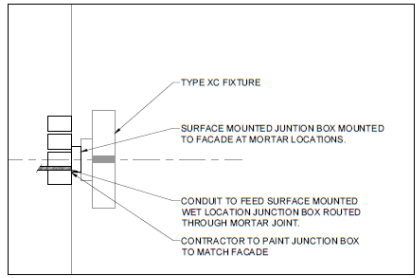
3 TYPE XD - MOUNTING DETAIL
1/2" = 1'-0"



6 TYPE XB - MOUNTING DETAIL
1-1/2" = 1'-0"



5 TYPE XW - MOUNTING DETAIL
1-1/2" = 1'-0"



2 TYPE XC - MOUNTING DETAIL
1-1/2" = 1'-0"

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number VA375-100MH-VOLT-X-GG-ED17 Notes verify finish. quoting stadard graphite grey finish only. Stainless Steel catenary cable and fittings for mounting to	Type XB

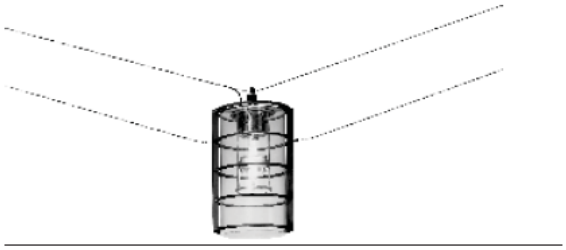
2/10/17

.hess

VILLAGE UE HID

Specification

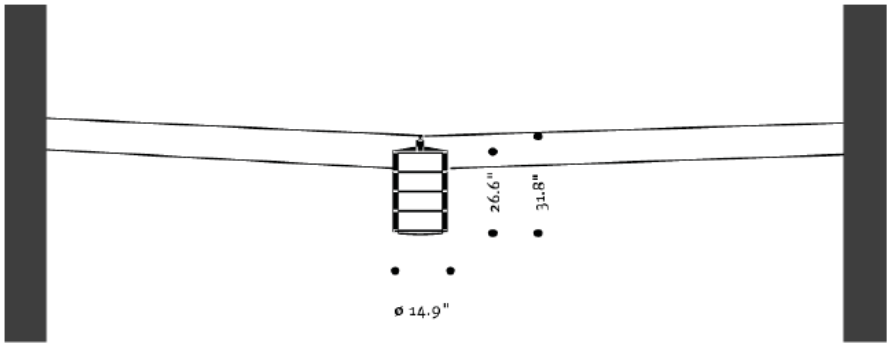
The contemporary form of VILLAGE adds a minimalist accent to modern architecture. Fabricated aluminum housing encircles the clear acrylic cylindrical lens. Electrical components are housed in a spun aluminum enclosure and mounted in the luminaire. Luminaire is finished in finely textured paint. All hardware is stainless steel. Standard colors; graphite grey. Special colors available. Structural design, stainless steel catenary cable, and fittings for mounting to support structure provided by others.



.hess

Additional information

Dimensions



Model	Watt	Lamp	Volt	Mounting	Finish	Option
VA375	39	MH - Metal Halide	2 - 120	X - Catenary	GG - Graphite Grey	ED17 - ED-17 Lamp
	50		7 - 277		CC - Custom Color	III - Type III Optics
	70					TW - Through Wire
	100					N - None
Ordering Information						
VA375	**100**	**MH**	**7**	**X**	**GG**	**ED17**

Specifications are subject to change without notification

HessAmerica › Products › Lighting Products › Catenary Suspended Luminaires › VILLAGE

http://www.hessamerica.com/Products/Lighting/Catenary_Suspended_Luminaires/VILLAGE__/

Page 1

Request #1 – Proposed Light Fixture XB

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number VA375-100MH-VOLT-X-GG-ED17 Notes verify finish. quoting stadard graphite grey finish only. Stainless Steel catenary cable and fittings for mounting to	Type XB

2/10/17

.hess

VILLAGE UE HID

Specification

HOUSING
Ringed cage is fabricated from high strength aluminum alloy. Clear acrylic cylindrical lens assembly twists onto mounting plate at the top of the cage assembly and is secured with three socket head cap screws. Lens is sealed with one-piece silicone gasket. Reflector assembly consists of facetted aluminum reflector mounted to three aluminum support rods. Power cable is sealed with weather-tight bushing at top of the luminaire. All hardware is stainless steel.

OPTICS
Vertical base up lamp is positioned within facetted aluminum reflector for optimal performance. Reflector material is textured to reduce brightness. Standard model is provided with Type V distribution. Optional Type III distribution is available on request.

ELECTRICAL
Ceramic metal halide electronic ballast shall be Sound Rated A and Outdoor Type 1 rated. Ballast shall have a minimum high power factor rating of 97% and nominal ballast factor of 0.99. Total harmonic distortion shall be less than 10%. Ballast shall be capable of reliable starting to -20°F (-30°C) at nominal line voltage. Ballast is UL and CSA recognized. G12 base porcelain socket is 660w-600v, 5kV pulse rated. Medium base porcelain socket is 660w-600v, 4kV pulse rated.

LAMPING OPTIONS / BUG RATING
39w T6 ceramic metal halide - CDM35/T6/830 - B2-U3-G1
50w ED-17 ceramic metal halide - MHC50/U/M - B2-U3-G2
70w T6 ceramic metal halide - CDM70/T6/830 - B3-U3-G1
100w ED-17 ceramic metal halide - MHC100/U/M - B3-U4-G2

MOUNTING
Articulating cable hanger assembly is machined aluminum and is adjustable to level the luminaire. Cable hanger assembly will accommodate 1/4" - 1/2" diameter stainless steel cable. Side mounted 1/8" - 1/4" stainless steel stabilization cables (by others) attach to eyelets on opposite sides of the luminaire cage with swaged end fittings. (Structural design, stainless steel catenary and stabilization cables, and fittings for mounting to support structure provided by others). Contact factory for fitting suppliers.

WEIGHT: 30 lbs
EPA: 3.1 sq ft

FINISH
Standard finish is finely textured graphite grey. Special colors available on request.

CERTIFICATION
CSA Certified for Wet Locations

WARRANTY
Limited product warranty period is three years. Lamp and ballast shall carry the respective manufacturer's limited warranty.

Request #1 – Proposed Light Fixture XB

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number EX/BK-12-WW-G19-C/EX-MDA-BK/T24-150 Notes	Type XK

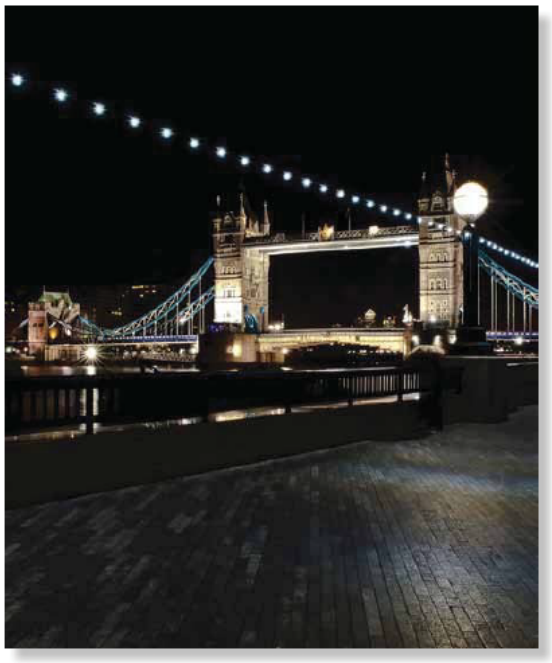
2/10/17

Submitted by Hossley Lighting Associates HOSSLEY LIGHTING ASSOCIATES An Employee Owned Company	**Job Name:** FACTORY SIX 03-WEST END - SUBMITTALS	**Catalog Number:** EX/BK-12-WW G19 C / EX-MDA-BK / T24-150 Notes:	**Type:** **XK** DALLAS16-110698

Contractor to confirm exact lengths required to run fixture taught along with cable system without swag.

TOKISTAR

Exhibitor





TOKISTAR LIGHTING

Request #1 – Proposed Light Fixture XK

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number EX/BK-12-WW-G19-C/EX-MDA-BK/T24-150 Notes	Type XK

2/10/17

Submitted by Hossley Lighting Associates HOSSLEY LIGHTING ASSOCIATES	**Job Name:** FACTORY SIX 03-WEST END - SUBMITTALS	**Catalog Number:** EX/BK-12-WW G19 C / EX-MDA-BK / T24-150 Notes:	**Type:** **XK** DALLAS16-110698

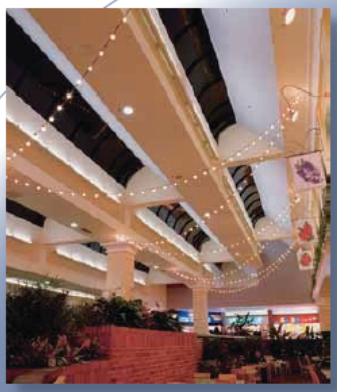
Exhibitor™

Tokistar® Exhibitor Series is a wet-location festoon lighting system used in amusement parks, shopping centers, street decorations and promenades. Exhibitor fixtures may also be incorporated into signs or surface mounted to accent rooflines and other architectural features.

The EXC Series incorporates Exhibitor Series into a 2" x 2" aluminum profile suitable for painting and use in all environments. This series can be wired for single circuit or chasing effects.

A wide selection of LEDs allow you to create a system to complement any theme, setting or ambient light level.

Light sources include our new Virtual Incandescent™ and Ultra Bright LEDs. We also offer 0.48 watt LEDs in a variety of colors.



Exhibitor festoon lighting spans large areas of open-air space.



EXC Series wired for four-channel chase dramatically highlights the contours of this casino perimeter.

Contents

Introduction | 2-3
Design Guidelines | 4
How to Specify
Basic System / EXC Series | 5
Accessories / Sizes & Lengths | 6
Transformers / Specifications | 7



Cover:
Exhibitor with LEDs along the River Thames.

Request #1 – Proposed Light Fixture XK

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number EX/BK-12-WW-G19-C/EX-MDA-BK/T24-150 Notes	Type XK

2/10/17

Submitted by Hossley Lighting Associates HOSSLEY	**Job Name:** FACTORY SIX 03-WEST END - SUBMITTALS	**Catalog Number:** EX/BK-12-WW G19 C / EX-MDA-BK / T24-150 Notes:	**Type:** **XK** DALLAS16-110698



Architectural features are highlighted with surface-mounted Exhibitor.



Virtual Incandescent™ LED
1.8 watts /24 VAC
Virtual Incandescent LEDs do a remarkable job of emulating traditional incandescent lamps.



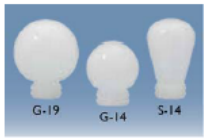
Exhibitor adds a canopy of lights and interest to this open ceiling.



Ultra Bright LED
1.8 watts /24 VAC
These LEDs have the same apparent brightness as 7.5 watt xenon lamps, with over 4 times the life rating.



Exhibitor with frosted globes provides soft illumination over this walkway.



Three Exhibitor Globe Shapes
All styles are available in clear and frosted. The G-19 is also available in transparent Green, Amber, Blue, Red and Violet.

Request #1 – Proposed Light Fixture XK

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number EX/BK-12-WW-G19-C/EX-MDA-BK/T24-150 Notes	Type XK

2/10/17

Submitted by Hossley Lighting Associates HOSSLEY LIGHTING ASSOCIATES	**Job Name:** FACTORY SIX 03-WEST END - SUBMITTALS	**Catalog Number:** EX/BK-12-WW G19 C / EX-MDA-BK / T24-150 Notes:	**Type:** **XK** DALLAS16-110698

How to Specify

When specifying an Exhibitor Lighting System, take into consideration: Socket Spacing, LED Style and Globe Selection.

The Basic System

The Exhibitor Series consists of sockets permanently sealed to flexible cable. All components are rated for wet-location use.

EXBK - 6 - VI - S14 - C

Cable / Socket Color		Socket Spacing		LED			Globe Style		Globe Color	
Code	Color	Code	Inches (mm)	Code	Color	Watts/Volts	Code	Style	Code	Color
BK	Black	**6**	6" (150 mm)	**UB**	2400K White	1.8 W / 24 VAC	**G19**	G-19	**C**	Clear
WH	White	**12**	12" (300 mm)	**VI**	2400K White	1.8 W / 24 VAC	**G14**	G-14	**F**	Frosted
		18	18" (450 mm)	Virtual Incandescent (VI) not for use with Frosted Globes			**S14**	S-14	**G**	Green
		24	24" (600 mm)	**WW**	2500K White	0.48 W / 24 VAC	G-14 & S-14 in clear and frosted only		**A**	Amber
		Custom spacing is available.		**WH**	5500K White	0.48 W / 24 VAC			**B**	Blue
				BL	Blue	0.48 W / 24 VAC			**R**	Red
				GR	Green	0.48 W / 24 VAC			**V**	Violet
				OR	Orange	0.48 W / 24 VAC			**M**	Multi-Color
				PL	Purple	0.48 W / 24 VAC				
				RD	Red	0.48 W / 24 VAC				
				YG	Yellow-Green	0.48 W / 24 VAC				
				(Any Combination of 0.48 Watt Colors is Possible)						
				Xenon Lamp						
				124	2500K	7.5 W / 24 VAC				
				Xenon lamp not for use with G-14 globes						



EXC Series

EXC Series incorporates Exhibitor Series into a 2" x 2" satin aluminum profile for use in all environments. Custom finishes are available upon request. Fixtures can be wired for single circuit or chasing effects.

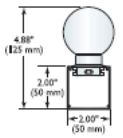
EXC - 6 - UB - G19 - F

Extrusion Finish		Socket Spacing		LED			Globe Style		Globe Color	
Code	Color	Code	Inches (mm)	Code	Color	Watts/Volts	Code	Style	Code	Color
EXC	Satin Aluminum	**6**	6" (150 mm)	**UB**	2400K White	1.8 W / 24 VAC	**G19**	G-19	**C**	Clear
		12	12" (300 mm)	**VI**	2400K White	1.8 W / 24 VAC	**G14**	G-14	**F**	Frosted
		18	18" (450 mm)	Virtual Incandescent (VI) not for use with Frosted Globes			**S14**	S-14	**G**	Green
		6C	6" Chase (150 mm)	**WW**	2500K White	0.48 W / 24 VAC	G-14 & S-14 in clear and frosted only		**A**	Amber
		12C	12" Chase (300 mm)	**WH**	5500K White	0.48 W / 24 VAC			**B**	Blue
		Custom spacing is available.		**BL**	Blue	0.48 W / 24 VAC			**R**	Red
				GR	Green	0.48 W / 24 VAC			**V**	Violet
				OR	Orange	0.48 W / 24 VAC			**M**	Multi-Color
				PL	Purple	0.48 W / 24 VAC				
				RD	Red	0.48 W / 24 VAC				
				YG	Yellow-Green	0.48 W / 24 VAC				
				(Any Combination of 0.48 Watt Colors is Possible)						
				Xenon Lamp						
				124	2500K	7.5 W / 24 VAC				
				Xenon lamp not for use with G-14 globes						





EXC Series Shown with G-19 Globe



Request #1 – Proposed Light Fixture XK

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number EX/BK-12-WW-G19-C/EX-MDA-BK/T24-150 Notes	Type XK

2/10/17

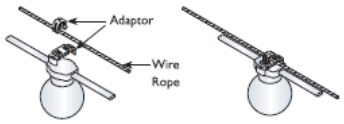
Submitted by Hossley Lighting Associates HOSSLEY LIGHTING ASSOCIATES	**Job Name:** FACTORY SIX 03-WEST END - SUBMITTALS	**Catalog Number:** EX/BK-12-WW G19 C / EX-MDA-BK / T24-150 Notes:	**Type:** **XK** DALLAS16-110698

Mounting Options

Festoon Mounting

Part# EX-MDA-WH (White)
Part# EX-MDA-BK (Black)

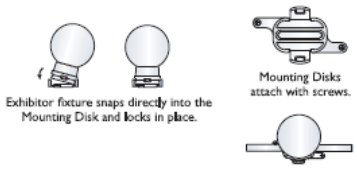
For festoon applications to a catenary cable, our wire-rope adaptors securely hold each socket in place to a 1/16" or 1/8" diameter wire rope. Wire rope and all of its associated mounting hardware is not provided with the system.



Surface Mounting with Disks

Part# EX-MD-WH (White)
Part# EX-MD-BK (Black)

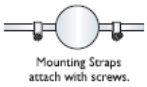
Exhibitor Series can be surface mounted to structures using mounting disks. One disk is required for mounting each socket. The socket can be snapped into the disk first, and the entire assembly screwed in place to the structure.



Surface Mounting with Straps

Part# EX-MS-WH (White)
Part# EX-MS-BK (Black)

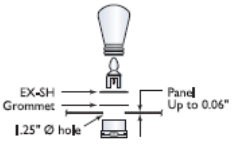
Exhibitor Series may be surface mounted to structures using our mounting straps. Two straps are required for mounting each socket. Straps are positioned on either side of the socket, and then screwed securely to the structure.



Panel-Extrusion Mounting

Part# EX-SH

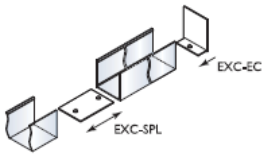
For installations to flat panels or extrusions up to 0.06", we offer stainless-steel panel fasteners. The socket assembly is inserted from below, then the panel fastener and grommet are pressed in place from above.



EXC Series

Part# EXC-SPL (Exhibitor Splice)
Part# EXC-EC (Exhibitor End Caps)

End Caps are required at the end and beginning of each run of fixture. When EXC fixtures are positioned end-to-end, a splice is needed to seam them together.



Sizes and Lengths

To minimize voltage drop and keep conductors safely within their ratings, do not exceed the maximum lengths shown for each independent fixture.

Maximum Run Lengths			
	LEDs	UB & VI LEDs	Xenon Lamp
Socket Spacing	0.48 Watt / 24VAC	1.8 Watt / 24VAC	7.5 Watt / 24VAC
6" (150 mm)	250' (76 M)	125' (38 M)	32' (10 M)
12" (300 mm)	350' (106 M)	200' (60 M)	56' (17 M)
18" (450 mm)	420' (128 M)	225' (68 M)	72' (22 M)
24" (600 mm)	500' (152 M)	250' (76 M)	80' (24 M)

Request #1 – Proposed Light Fixture XK

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number EX/BK-12-WW-G19-C/EX-MDA-BK/T24-150 Notes	Type XK

2/10/17

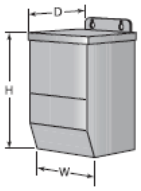
Submitted by Hossley Lighting Associates HOSSLEY LIGHTING ASSOCIATES	**Job Name:** FACTORY SIX 03-WEST END - SUBMITTALS	**Catalog Number:** EX/BK-12-WW G19 C / EX-MDA-BK / T24-150 Notes:	**Type:** **XK** DALLAS16-110698

Transformers

Tokistar transformers operate from a 120 VAC/60 Hz input and are fully dimmable. They are provided in a Nema 3R enclosure suitable for wet locations. The secondary outputs are protected by circuit breakers. Transformers should be installed in an accessible location where there is free air circulation.

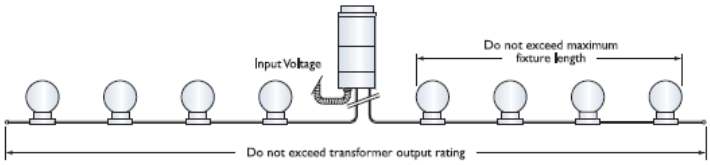
24 VAC Transformers

Number	Outputs	D	H	W	Weight
C2-40-24V	1 @ 40 Watt / 24 VAC	2.25"	5.75"	2.25"	2 lbs
C2-96-24V	1 @ 96 Watt / 24 VAC	2.5"	6.5"	3.0"	3 lbs
T24-150	1 @ 150 Watt / 24 VAC	3.0"	9.0"	3.0"	5 lbs
T24-300	1 @ 300 Watt / 24 VAC	3.5"	9.5"	4.5"	8 lbs
T24-600	1 @ 600 Watt / 24 VAC	4.5"	10.5"	4.5"	15 lbs
T24-1200	2 @ 600 Watt / 24 VAC	5.0"	11.5"	7.0"	28 lbs



Consult factory for transformers with input voltages of 230 or 277 VAC. Sizes and weights shown are approximate and subject to change without notice.

Transformers can be centrally located and feed fixtures in either direction.



Specifications



All plastic components comply with UL746C in respect to Ultraviolet Light and Water Absorption testing.

Wet Location Listed

- **Light Sources** include LED and Xenon lamps
- **Polycarbonate Globe** with flammability rating UL 94V-2
- **Flexible Conductors** #12 AWG stranded and plated wire
- **Two O-Rings** on each globe for weatherproof seal
- **Sockets** permanently fastened to cable with sealant
- **Insulation** is flexible PVC with flammability rating UL 94 HB

Request #1 – Proposed Light Fixture XK

	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number OW2300-L30-NRW/NRW-RUST-JBC Notes	Type XC

2/10/17

OW2300 – SCOPE
Cast Upper and Lower Housings

VISA LIGHTING

Order Code: OW2300
MODEL



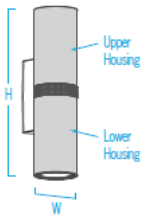
Scope, an elegant outdoor fixture, is ideal for mounting along paths of egress and to window mullions or walls.

DIMENSIONS

Depth is measured from wall to front of fixture
W = Width H = Height D = Depth

W	3-7/8"	(98 mm)
H	15"	(381 mm)
D	5-1/4"	(133 mm)
D	5-1/2" (with JBC option)	(140 mm)

For mullion mounting: Minimum required mullion width is 3.00"



A SOURCE (Select one) B VOLTAGE

MVOLT fixture accepts 120 through 277 input voltage
Dimmable 0-10V to 10%
93CRI, within 3-step MacAdam

A LED Sources	CCT	Delivered Lumens	Power (Watts)	B Voltage
• L30K	3000K	450 up 450 down	15	MVOLT
L35K	3500K			
• L40K	4000K			

C D OPTICAL DISTRIBUTION

Uplight and Downlight

C D Optic		Max Candela
MED	65° beam	421
NRW	23° beam	993

~~*NRW both directions~~

E FINISHES (Select one)

See page 2 for color chart

Powder Coat Painted Finishes (Standard)

AG7038	Agate Grey	CVBL	Cove Blue	GW9002	Grey White	PB1035	Pearl Beige
BMAT	Bronze Matte	CW9001	Cream White	HTHR	Heather	RUST	Rust
BRNZ	Bronze	GLIM	Glimmer	JB9005	Jet Black	SUNG	Sungold
BSIL	Blade Silver	GSIL	Graphite Silver	OBRZ	Old Bronze	TW9016	Traffic White

F OPTIONS (Multiple Selections Allowed)

⚠ Option availability may be interdependent with Voltage, Source or Other Options

JBC	Junction box cover (4-1/2" square) for use with an existing 4" octagonal junction box. Painted to match finish
RMB	Remote mounted power supply (required for mullion mount)
XPS	Express 10 day shipping. Items marked with a bullet (•) are not available with XPS

ACCESSORIES - Order Separately

Remote emergency line voltage inverter – Surface or cabinet mount

PS-EMVL	Can supply a single fixture up to 20W at 120V or 277V for 90 minutes
PS-EMVM	Can supply multiple fixtures up to a combined 125W at 120V or 277V for 90 minutes
PS-EMVH	Can supply multiple fixtures up to a combined 375W at 120V or 277V for 90 minutes

XPS LED ETL Listed 5 Year Warranty

©Visa Lighting. Design Modification Rights Reserved.

Request #1 – Proposed Light Fixture XC

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number OW2300-L30-NRW/NRW-RUST-JBC Notes	Type XC

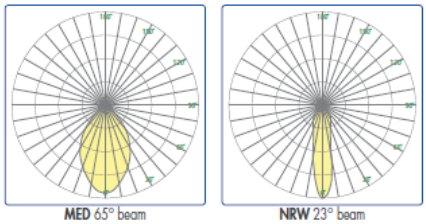
2/10/17

Rev: 2016/03/10

OW2300 – SCOPE
Cast Upper and Lower Housings

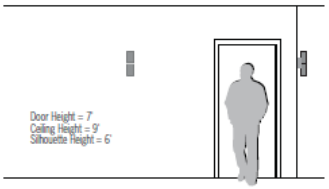
VISA LIGHTING

Photometrics



MED 65° beam **NRW** 23° beam

Relative Scale Drawing

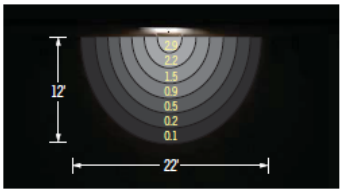


Technical Information

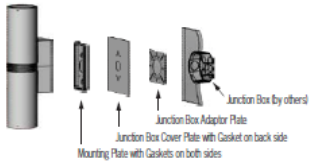
- Cast aluminum body with uplight and downlight
- Integral (unless RMB option is selected) high power factor electronic power supply
- Modular design for replacement of LED source and power supply
- IP65 rated
- Bracket mounting system simplifies installation and maintenance
- Surface mount to 2x4 junction box or window mullion. Mullion mount requires RMB option and minimum 3.00" mullion. Optional junction box cover (JBC) is available for 4x4 junction box
- Tamper resistant fasteners
- No VOC powder coat paint finish
- ETL listed for wet location

Path of Egress

OW2300 Downlight, medium beam spread;
Mounted at 10' AFF, .70 light loss factor used

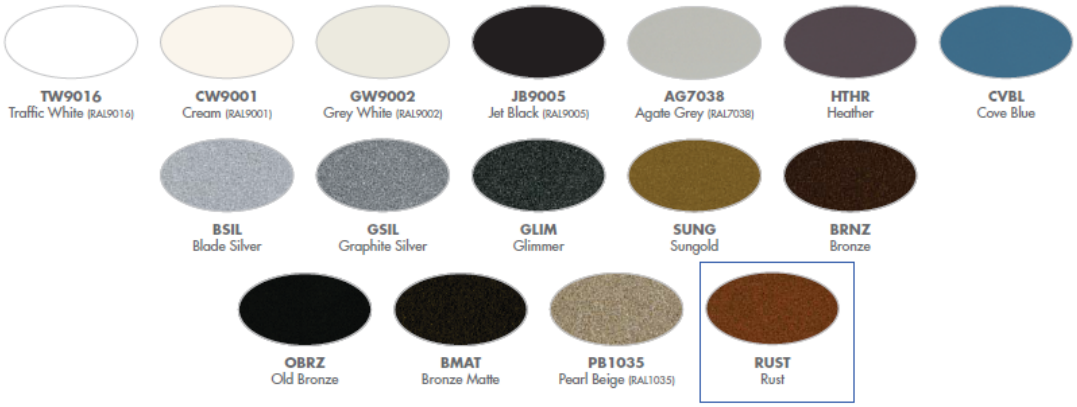


Junction Box Cover (JBC option) Mounting Detail



Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request
For additional information see VisaLighting.com/materials-finishes

Painted Finishes (Standard)



This document contains information which is the property of Visa Lighting, and may not, in whole or in part, be duplicated, disclosed, or used for design or manufacturing purposes without the prior written permission of Visa Lighting. ©Visa Lighting. Design Modification Rights Reserved.

Request #1 – Proposed Light Fixture XC

	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number OW2300-L30-NRW/MED-RUST-JBC Notes	Type XC1

2/10/17

OW2300 – SCOPE
Cast Upper and Lower Housings

VISA LIGHTING

Order Code: **OW2300**
MODEL



Scope, an elegant outdoor fixture, is ideal for mounting along paths of egress and to window mullions or walls.

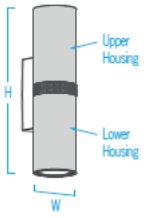
DIMENSIONS

Depth is measured from wall to front of fixture

W = Width H = Height D = Depth

W	3-7/8"	(98 mm)
H	15"	(381 mm)
D	5-1/4"	(133 mm)
D	5-1/2" (with JBC option)	(140 mm)

For mullion mounting: Minimum required mullion width is 3.00"



A SOURCE (Select one) B VOLTAGE

MVOLT fixture accepts 120 through 277 input voltage
Dimmable 0-10V to 10%
93CRI, within 3-step MacAdam

A LED Sources	CCT	Delivered Lumens	Power (Watts)	B Voltage
• L30K	3000K	450 up 450 down	15	MVOLT
L35K	3500K			
• L40K	4000K			

C D OPTICAL DISTRIBUTION

Uplight and Downlight

C D Optic		Max Candela
MED	65° beam	421
NRW	23° beam	993

*MED Up and NRW Down

E FINISHES (Select one)

See page 2 for color chart

Powder Coat Painted Finishes (Standard)

AG7038	Agate Grey	CVBL	Cove Blue	GW9002	Grey White	PB1035	Pearl Beige
BMAT	Bronze Matte	CW9001	Cream White	HTHR	Heather	RUST	Rust
BRNZ	Bronze	GLIM	Glimmer	JB9005	Jet Black	SUNG	Sungold
BSIL	Blade Silver	GSIL	Graphite Silver	OBRZ	Old Bronze	TW9016	Traffic White

F OPTIONS (Multiple Selections Allowed)

⚠ Option availability may be interdependent with Voltage, Source or Other Options

JBC	Junction box cover (4-1/2" square) for use with an existing 4" octagonal junction box. Painted to match finish
RMB	Remote mounted power supply (required for mullion mount)
XPS	Express 10 day shipping. Items marked with a bullet (•) are not available with XPS

ACCESSORIES - Order Separately

Remote emergency line voltage inverter – Surface or cabinet mount

PS-EMVL	Can supply a single fixture up to 20W at 120V or 277V for 90 minutes
PS-EMVM	Can supply multiple fixtures up to a combined 125W at 120V or 277V for 90 minutes
PS-EMVH	Can supply multiple fixtures up to a combined 375W at 120V or 277V for 90 minutes

XPS · LED · ETL Listed · 5 Year Warranty

©Visa Lighting. Design Modification Rights Reserved.

Request #1 – Proposed Light Fixture XC1

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number OW2300-L30-NRW/MED-RUST-JBC Notes	Type XC1

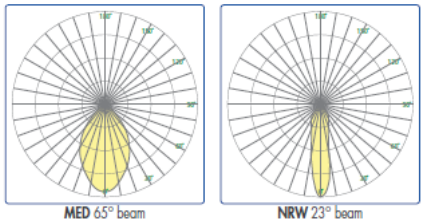
2/10/17

Rev: 2016/03/10

OW2300 – SCOPE
Cast Upper and Lower Housings

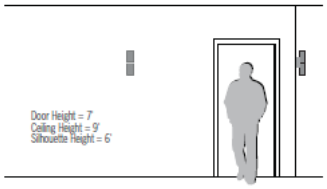
VISA LIGHTING

Photometrics



MED 65° beam **NRW** 23° beam

Relative Scale Drawing

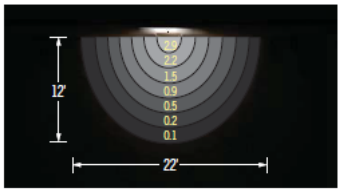


Technical Information

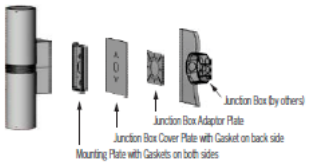
- Cast aluminum body with uplight and downlight
- Integral (unless RMB option is selected) high power factor electronic power supply
- Modular design for replacement of LED source and power supply
- IP65 rated
- Bracket mounting system simplifies installation and maintenance
- Surface mount to 2x4 junction box or window mullion. Mullion mount requires RMB option and minimum 3.00" mullion. Optional junction box cover (JBC) is available for 4x4 junction box
- Tamper resistant fasteners
- No VOC powder coat paint finish
- ETL listed for wet location

Path of Egress

OW2300 Downlight, medium beam spread;
Mounted at 10' AFF, .70 light loss factor used



Junction Box Cover (JBC option) Mounting Detail



Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request
For additional information see VisaLighting.com/materials-finishes

Painted Finishes (Standard)

TW9016 Traffic White (RAL9016)	**CW9001** Cream (RAL9001)	**GW9002** Grey White (RAL9002)	**JB9005** Jet Black (RAL9005)	**AG7038** Agate Grey (RAL7038)	**HTHR** Heather	**CVBL** Cove Blue
BSIL Blade Silver	**GSIL** Graphite Silver	**GLIM** Glimmer	**SUNG** Sungold	**BRNZ** Bronze		
OBRZ Old Bronze	**BMAT** Bronze Matte	**PB1035** Pearl Beige (RAL1035)	**RUST** Rust			

This document contains information which is the property of Visa Lighting, and may not, in whole or in part, be duplicated, disclosed, or used for design or manufacturing purposes without the prior written permission of Visa Lighting. ©Visa Lighting. Design Modification Rights Reserved.

Request #1 – Proposed Light Fixture XC1

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number OW2306-L30-NRW-RUST-JBC Notes	Type XC2

2/10/17

OW2306 – SCOPE™
Cast Housing, Downlight Only

VISA LIGHTING



Scope, an elegant outdoor fixture, is ideal for mounting along paths of egress and to window mullions or walls.

DIMENSIONS

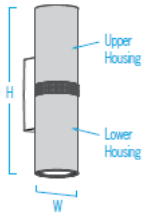
Depth is measured from wall to front of fixture

W = Width H = Height D = Depth

W	3-7/8"	(98 mm)
H	15"	(381 mm)
D	5-1/4"	(133 mm)
D (with JBC option)	5-1/2"	(140 mm)

For mullion mounting: Minimum required mullion width is 3.00"

May be mounted in inverse position



A SOURCE (Select one) B VOLTAGE

MVOLT fixture accepts 120 through 277 input voltage
Dimmable 0-10V to 10%
93CRI, within 3-step MacAdam

	LED Sources	CCT	Delivered Lumens	Power (Watts)	Voltage
•	L30K	3000K	900	15	MVOLT
	L35K	3500K			
•	L40K	4000K			

C OPTICAL DISTRIBUTION

Downlight Only

Optical Distribution		Max Candela
MED	65° Beam	421
NRW	23° Beam	993

D FINISHES (Select one)

See page 2 for color chart

Powder Coat Painted Finishes (Standard)

AG7038	Agate Grey	CVBL	Cove Blue	GW9002	Grey White	PB1035	Pearl Beige
BMAT	Bronze Matte	CW9001	Cream White	HTHR	Heather	RUST	Rust
BRNZ	Bronze	GLIM	Glimmer	JB9005	Jet Black	SUNG	Sungold
BSIL	Blade Silver	GSIL	Graphite Silver	OBRZ	Old Bronze	TW9016	Traffic White

E OPTIONS (Multiple Selections Allowed)

⚠ Option availability may be interdependent with Voltage, Source or Other Options

JBC	Junction box cover (4-1/2" square) for use with an existing 4" octagonal junction box. Painted to match finish
RMB	Remote mounted power supply (required for mullion mount)
XPS	Express 10 day shipping. Items marked with a bullet (•) are not available with XPS

ACCESSORIES (Order Separately)

Remote emergency line voltage inverter – Surface or cabinet mount

PS-EMVL	Can supply a single fixture up to 20W at 120V or 277V for 90 minutes
PS-EMVM	Can supply multiple fixtures up to a combined 125W at 120V or 277V for 90 minutes
PS-EMVH	Can supply multiple fixtures up to a combined 375W at 120V or 277V for 90 minutes

XPS LED ETL Listed 5 Year Warranty

©Visa Lighting. Design Modification Rights Reserved.

Request #1 – Proposed Light Fixture XC2

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number OW2306-L30-NRW-RUST-JBC Notes	Type XC2

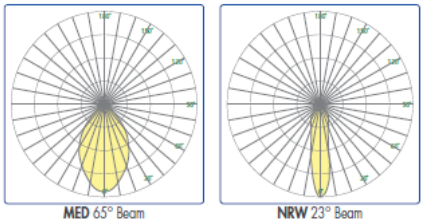
2/10/17

Rev: 2016/04/12

OW2306 – SCOPE™
Cast Housing, Downlight Only

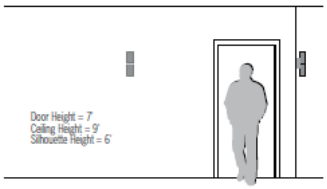
VISA LIGHTING

Photometrics



MED 65° Beam **NRW** 23° Beam

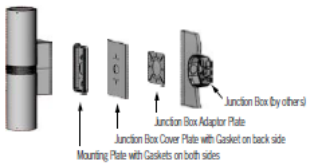
Relative Scale Drawing



Technical Information

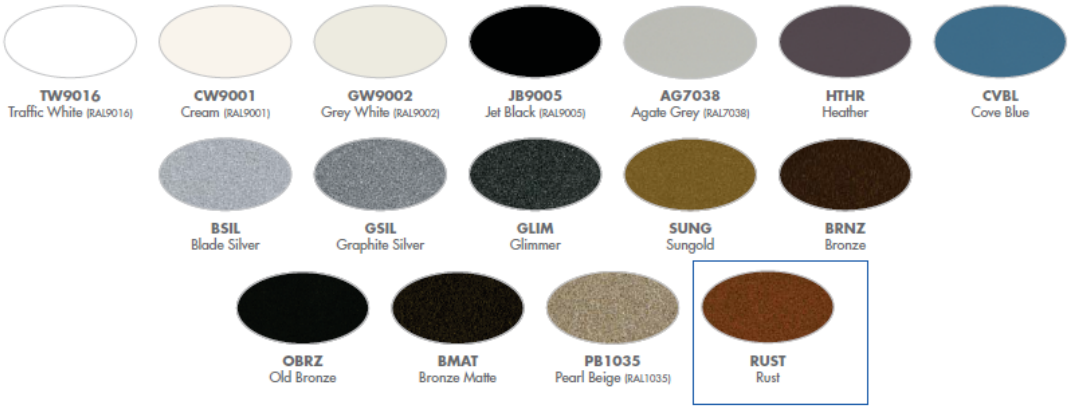
- Integral (unless RMB option is selected) high power factor electronic power supply
- Modular design for replacement of LED source and power supply
- IP65 rated
- Bracket mounting system simplifies installation and maintenance
- May be mounted in inverse position.
- Surface mount to 2x4 junction box or window mullion. Mullion mount requires RMB option and minimum 3.00" mullion. Optional junction box cover (JBC) is available for 4x4 junction box
- Tamper resistant fasteners
- Cast aluminum body
- No VOC powder coat paint finish
- ETL listed for wet location

Junction Box Cover (JBC option) Mounting Detail



Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request
For additional information see VisaLighting.com/materials-finishes

Painted Finishes (Standard)

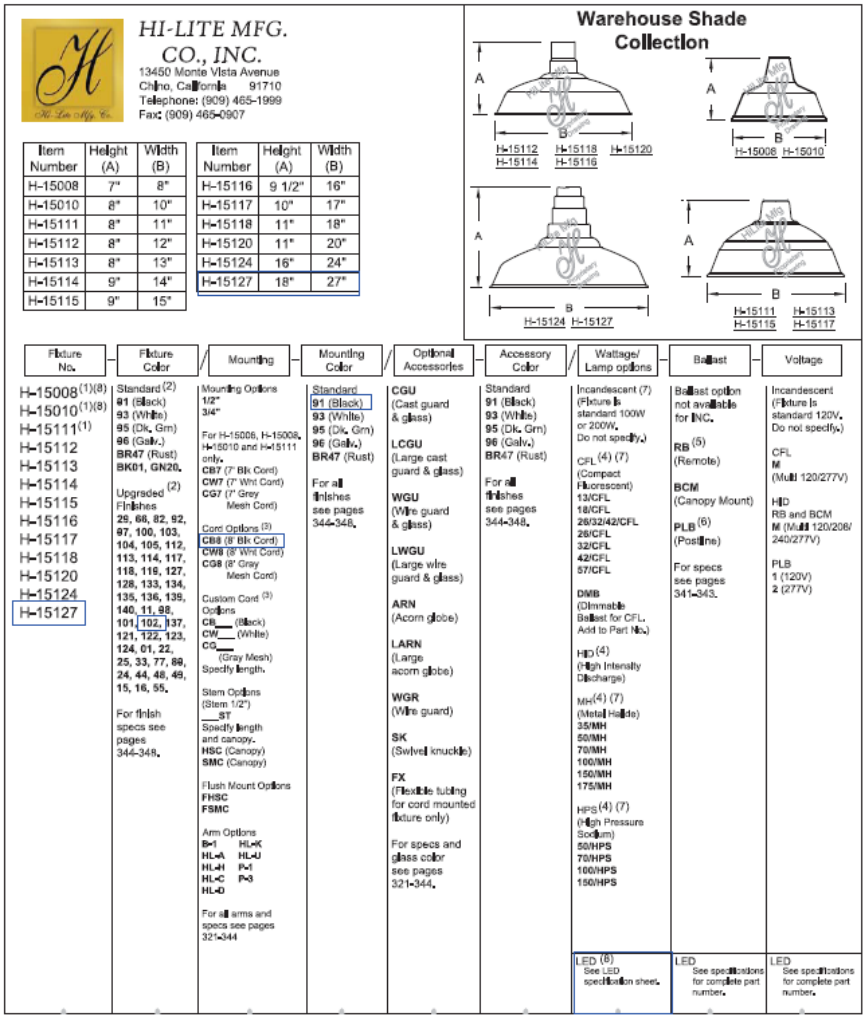


This document contains information which is the property of Visa Lighting, and may not, in whole or in part, be duplicated, disclosed, or used for design or manufacturing purposes without the prior written permission of Visa Lighting. ©Visa Lighting. Design Modification Rights Reserved.

Request #1 – Proposed Light Fixture XC2

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number H-15127-102/CB8-91/13W/LED2/27/E/D/BCM-M Notes 93-Dark Green Finish per Architexas 1/6/2017	Type XD

2/10/17



HI-LITE MFG. CO., INC.
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Warehouse Shade Collection

Item Number	Height (A)	Width (B)
H-15008	7"	8"
H-15010	8"	10"
H-15111	8"	11"
H-15112	8"	12"
H-15113	8"	13"
H-15114	9"	14"
H-15115	9"	15"

Item Number	Height (A)	Width (B)
H-15116	9 1/2"	16"
H-15117	10"	17"
H-15118	11"	18"
H-15120	11"	20"
H-15124	16"	24"
H-15127	18"	27"

H-15112 H-15114 H-15118 H-15116 H-15120
H-15008 H-15010
H-15124 H-15127
H-15111 H-15115 H-15113 H-15117

Fixture No.	Fixture Color	Mounting	Mounting Color	Optional Accessories	Accessory Color	Wattage/ Lamp options	Ballast	Voltage
H-15008 (1)(8) H-15010 (1)(8) H-15111 (1) H-15112 H-15113 H-15114 H-15115 H-15116 H-15117 H-15118 H-15120 H-15124 H-15127	Standard (2) **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) **BK01, GN20.** Upgraded (2) Finishes **29, 66, 82, 92, 97, 100, 103, 104, 105, 112, 113, 114, 117, 118, 119, 127, 128, 133, 134, 135, 136, 139, 140, 11, 98, 101, 102, 137, 121, 122, 123, 124, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16, 55.** For finish specs see pages 344-348.	Mounting Options 1/2" 3/4" For H-15008, H-15008, H-15010 and H-15111 only. **CB7** (7' Blk Cord) **CW7** (7' Wht Cord) **CG7** (7' Grey Mesh Cord) Cord Options (3) **CB8** (8' Blk Cord) **CW8** (8' Wht Cord) **CG8** (8' Gray Mesh Cord) Custom Cord (3) Options **CB___** (Black) **CW___** (White) **CG___** (Gray Mesh) Specify length. Stem Options (Stem 1/2") **___ST** Specify length and canopy. **HSC** (Canopy) **SMC** (Canopy) Flush Mount Options **FHSC** **FSMC** Arm Options **B-1** **HL-K** **HL-A** **HL-U** **HL-H** **P-1** **HL-C** **P-3** **HL-D** For all arms and specs see pages 321-344	Standard **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) For all finishes see pages 344-348.	**CGU** (Cast guard & glass) **LCGU** (Large cast guard & glass) **WGU** (Wire guard & glass) **LWGU** (Large wire guard & glass) **ARN** (Acorn globe) **LARN** (Large acorn globe) **WGR** (Wire guard) **SK** (Swivel knuckle) **FX** (Flexible tubing for cord mounted fixture only) For specs and glass color see pages 321-344.	Standard **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) For all finishes see pages 344-348.	Incandescent (7) (Fixture is standard 100W or 200W. Do not specify.) CFL (4) (7) (Compact Fluorescent) **13/CFL** **18/CFL** **26/32/42/CFL** **26/CFL** **32/CFL** **42/CFL** **57/CFL** **DMB** (Dimmable Ballast for CFL. Add to Part No.) HID (4) (High Intensity Discharge) MH (4) (7) (Metal Halide) **35/MH** **50/MH** **70/MH** **100/MH** **150/MH** **175/MH** HPS (4) (7) (High Pressure Sodium) **50/HPS** **70/HPS** **100/HPS** **150/HPS** LED (8) See LED specification sheet.	Ballast option not available for INC. **RB** (5) (Remote) **BCM** (Canopy Mount) **PLB** (6) (Post line) For specs see pages 341-343. LED See specifications for complete part number.	Incandescent (Fixture is standard 120V. Do not specify.) CFL **M** (Multi 120/277V) HID RB and BCM **M** (Multi 120/208/240/277V) PLB **1** (120V) **2** (277V) LED See specifications for complete part number.

Notes:

(1) H-15008, H-15010 and H-15111 available for 100W Max INC. H-15008 and H-15010 not available with glass enclosures.

(2) For interior finish of fixture refer to color chart on pages 344-348. H-15124 and H-15127 not available in copper or brass finish.

(3) Cord Mounting wattage not to exceed 100 for HID. Gray Mesh Cord not available for HID.

(4) Requires Globe Option. (See pages 338-341 for Globe Options) Max Wattages for CGU and WGU are100W INC, 32W CFL and 100W HID Max Wattages for LWGU, LCGU, ARN and LARN are 200W INC, 57W CFL, 175W HID and no changes.

(5) (RB) Remote Ballast not available for Fluorescent Lamping.

(6) (PLB) Post Line Ballast must specify 120V or 277V. (PLB) 50W MH requires a 3" dia. pole. (PLB) 70W and 100W MH require a 4" dia. pole. (PLB) 50W, 70W, 100W and 150W HPS require a 3" dia. pole.

(7) Socket Bases: INC and HID are medium base. CFL is GX24Q.

(8) H-15008 and H-15010 not Available in LED.

Cord-hung fixtures: suitable for dry location only.
Stem-hung fixtures: suitable for damp & dry location.
Gooseneck, post mount & wall bracket fixtures: suitable for wet, damp & dry location.

Request #1 – Proposed Light Fixture XD

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number H-15127-102/CB8-91/13W/LED2/27/E/D/BCM-M Notes	Type XD

2/10/17

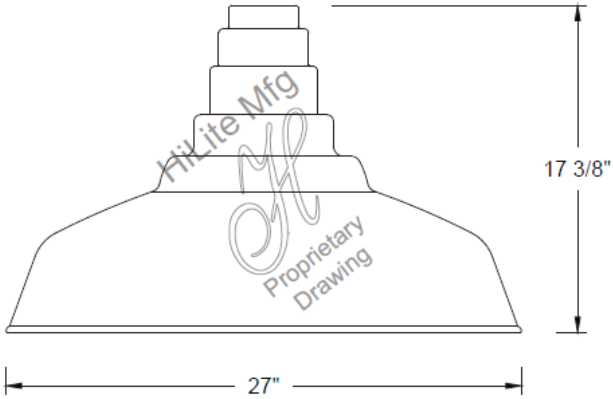
H-15127

Warehouse Shade Collection

HI-LITE MFG. CO., INC

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com





FINISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.
Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 138, 139, 140, 11, 98, 101, 102, 137, 121, 122, 123, 124, 125, 126.
(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Cord, Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard), SK(Swivel Knuckle) and FX(Flexible tubing for cord mounted fixture only) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 200 watt max/120 volt, medium base.
Compact Fluorescent(CFL)
- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.
Metal Halide(MH)
- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.
High Pressure Sodium(HPS)
- rated 50/70/100/150 watt max/120/277 volt, medium base.
Light-Emitted Diode(LED)
-See LED specification sheet.

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)

c UL us LISTED

Request #1 – Proposed Light Fixture XD

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number C2SM-D-V-W-10-83-27-60-A6 Notes	Type XE

2/10/17

Submitted by Hossley Lighting Associates HOSSLEY LIGHTING ASSOCIATES	**Job Name:** FACTORY SIX 03-WEST END - SUBMITTALS	**Catalog Number:** C2SM-D-V-W-10-83-27-60-A6 Notes:	**Type:** **XE** DALLAS16-110698

CORE 200 SX™
surface mount

PROJECT

Job _____

Type _____

Part # _____

Notes

SPECIFICATIONS

Source	Xicato XTM LED module - up to 2000 lumens
C.C.T.	2700K, 3000K, 3500K or 4000K
Color Consistency	1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
CRI (Ra)	83 or 98
Driver / Location	Included / Remote mount or deep canopy options
Dimming	0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
Input Voltage	100 to 277VAC, phase dimmable versions are 120VAC only
Power	Up to 24 watts max, depending on LED module / driver
Reflector	20°, 40° or 60° - field replaceable without tools
Material	CNC machined aluminum with stainless steel hardware
Finish	Powder coat - TGIC polyester for exterior and interior use
Weight	1.6 lb. [0.7 kg]
Location	Listed for Wet & Damp locations
Approvals	ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
L80 Life	> 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
Warranty	Lifetime Limited Warranty - see warranty for details
IES Files	LM-79-08 IES files available at www.v2LightingGroup.com/downloads
Modifications	Any modification or customization is possible - consult factory



LED · INDOOR OUTDOOR · WET LOCATION · DIMMABLE · Powered by XICATO · MADE IN U.S.A. · TITLE 24 · ETL Intertek 4001580

ORDERING LOGIC

Model	Driver Location	Dimming	Mounting Location	Output	CRI *	C.C.T.	Reflector	Shell Color	Options
C2SM -									
	R=Remote D=Deep Canopy	N=None P=Phase V=0-10V Z=Other	D=Damp W=Wet	07=700 lm 10=950 lm 13=1300 lm 20=2000 lm	83=83 98=98*	27=2700K 30=3000K 35=3500K 40=4000K	20=20° 40=40° 60=60°	A6 (see chart on page 4) ZZ=Custom	

* 98 CRI not available in 2000 lm

Example Part Number: **C2SM-RND-13832740-S3**
CORE 200 SX Surface Mount - Remote Driver, No Dimming, Damp Location - 1300 lm, 83 CRI, 2700K, 40° Reflector - S3 Red Shell

rev 151207 ©2015 v2 Lighting Group, Inc. Specifications subject to change without notice.

Request #1 – Proposed Light Fixture XE

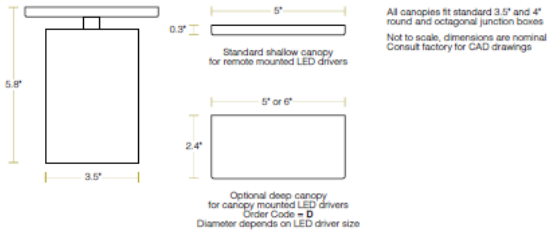
ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number C2SM-D-V-W-10-83-27-60-A6 Notes	Type XE

2/10/17

Submitted by Hossley Lighting Associates HOSSLEY LIGHTING ASSOCIATES	**Job Name:** FACTORY SIX 03-WEST END - SUBMITTALS	**Catalog Number:** C2SM-D-V-W-10-83-27-60-A6 Notes:	**Type:** **XE** DALLAS16-110698

CORE 200 SX™
surface mount

DIMENSIONS



All canopies fit standard 3.5" and 4" round and octagonal junction boxes

Not to scale, dimensions are nominal
Consult factory for CAD drawings

LED OPTIONS

Reflector Option	LES[1]	CRI	LED Specifications Lumens[2, 3, 4]	Wattage[5] (W)	Efficacy[6] (lm/W)
20°, 40° & 60°	19mm	Ra = 83 ± 3	700	5.6	129
			950	8.2	118
			1300	11.7	111
			2000	19.5	102
		Ra = 98 R9 ≥ 90 R15 ≥ 95	700	7.4	97
			950	10.9	89
			1300	15.6	83

1 LES: Light Emitting Surface diameter
2 ±10%
3 Source lumens - see photometrics on page 3 for LOR to calculate delivered lumens
4 Higher lumen outputs are available in CORE / QUBE 300 and 400 series
5 Maximum luminaire wattage including LED driver = LED wattage x 1.2
6 Higher efficacies are available via lower drive currents - consult factory

CONTROL OPTIONS

Standard LED Drivers* (included in base price)	Order Code **V** = 0-10V dimming to 10% Order Code **P** = Phase dimming to 10% Compatible with both forward and reverse phase dimmers
Optional LED Drivers*	eldoLED 0-10V, DALI, or DMX dimming to 0% Lutron Hi-lume™ A-series, EcoSystem or forward phase dimming to 1% Lutron Hi-lume™ 5-series, EcoSystem dimming to 5%

* All LED drivers must be mounted in a deep canopy or remote
* Standard LED drivers are suitable for Wet Location
* Optional LED drivers are suitable for Damp Location
* For EM applications:
All LED drivers may be used with 3rd party inverter style systems

Request #1 – Proposed Light Fixture XE

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number C2SM-D-V-W-10-83-27-60-A6 Notes	Type XE

2/10/17

Submitted by Hossley Lighting Associates HOSSLEY	**Job Name:** FACTORY SIX 03-WEST END - SUBMITTALS	**Catalog Number:** C2SM-D-V-W-10-83-27-60-A6 Notes:	**Type:** **XE** DALLAS16-110698

CORE 200 SX™
surface mount

COLOR OPTIONS



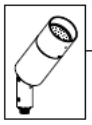
The complete range of powder coat colors from Tiger Drylac is available - consult factory
Custom match powder coat colors are available - consult factory
Printed or on-screen colors are only approximations - consult v2 Color Chip Set Rev.4 before specifying

rev 151207 ©2015 v2 Lighting Group, Inc. Specifications subject to change without notice.

Request #1 – Proposed Light Fixture XE

ala HORTON CONTROLS	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number DE-LED-X31-FL-WIR-9-11-A / PC-D18INC-MT Notes	Type XW

2/10/17



18-29W LED

DENALI SERIES™ FLOODLIGHT

CATALOG NUMBER LOGIC

DE	LED						
Example:	**DE** -	**LED** -	**x31** -	**FL** -	**SAP** -	**12** -	**11** -	**C**

Series
- **DE** - Denali Series™ Floodlight

Source
- **LED** - 'X' Module with Cold Phosphor Technology

LED Type
- **x30** - 18WLED/2.7K
- **x31** - 18WLED/3K
- **x32** - 18WLED/4K
- **x33** - 29WLED/2.7K
- **x34** - 29WLED/3K
- **x35** - 29WLED/4K

Optics
- **SP** - Spot (20°)
- **FL** - Flood (40°)
- **WFL** - Wide Flood (60°)

Configure Driver Housing Separately
Driver Housing Required

INTEGRAL DRIVER HOUSINGS:
- **HP2** - HP2 Housing
- **PM2** - Universal Power Module 2
- **PM2D** - Universal Power Module 2 Dual
- **PC** - Power Canopy
- **PPII** - Power Pipe II
- **TMB** - Pole Mount or Tenon Mount

REMOTE DRIVER HOUSINGS:
- **HP2RM** - HP2 Remote Housing
- **PM2RM** - Universal Power Module 2 Remote
- **PM2DRM** - Universal Power Module 2 Dual Remote
- **RM** - Remote Wall Mount
- **DRM** - Dual Remote Wall Mount

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	**BZP**	**BZW**
Black	**BLP**	**BLW**
White (Gloss)	**WHP**	**WHW**
Aluminum	**SAP**	—
Verde	—	**VER**

Premium Finish

ABP	Antique Brass Powder	**CMG**	Cascade Mountain Granite	**RMG**	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	**CRI**	Cracked Ice	**SDS**	Sonoran Desert Sandstone
AQW	Antique White	**CRM**	Cream	**SMG**	Sierra Mountain Granite
BCM	Black Chrome	**HUG**	Hunter Green	**TXF**	Textured Forest
BGE	Beige	**MDS**	Mojave Desert Sandstone	**WCP**	Weathered Copper
BPP	Brown Patina Powder	**NBP**	Natural Brass Powder	**WIR**	Weathered Iron
CAP	Clear Anodized Powder	**OCP**	Old Copper		

Also available in RAL Finishes See submittal SUB-1439-00

Lens Type
- **9** - Clear (Standard)
- **10** - Spread Lens*
- **12** - Soft Focus Lens*
- **13** - Rectilinear Lens*

Shielding
- **11** - Honeycomb Baffle*

**Accommodates up to 2 Lens/Shielding media*

Cap Style
- **A** - 45°
- **B** - 90°
- **C** - Flush
- **D** - 45° less Weep Hole *(Interior Use Only)*
- **E** - 90° less Weep Hole *(Interior Use Only)*

LM79 DATA

BK No.	Lumens (Source)	CCT (Typ.)	CRI (Ra. Typ.)	Color Consistency	Input Watts (Typ.)
x30	1300	2700K	>80	±40K	18
x31	1300	3000K	>80	±50K	18
x32	1300	4000K	>80	±70K	18
x33	2000	2700K	>80	±40K	29
x34	2000	3000K	>80	±50K	29
x35	2000	4000K	>80	±70K	29

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Beam Type	Angle
Spot	20°
Flood	40°
Wide Flood	60°

B-K LIGHTING
40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

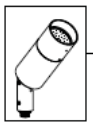
SUBMITTAL DATE: 12-16-14
DRAWING NUMBER: SUB001113

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

Request #1 – Proposed Light Fixture XW

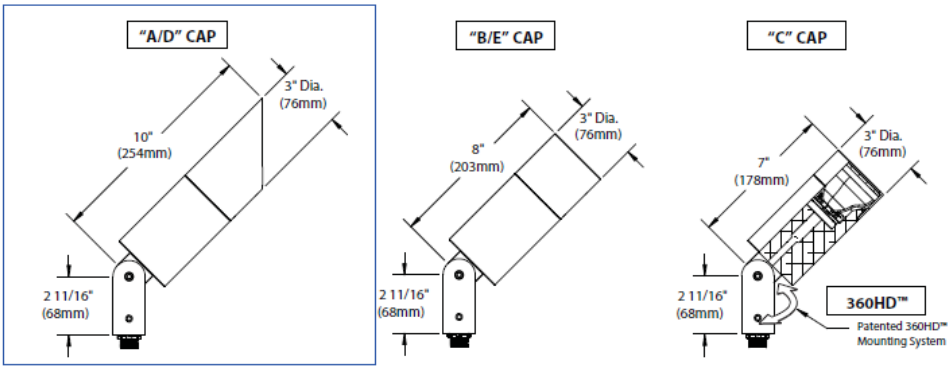
	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number DE-LED-X31-FL-WIR-9-11-A / PC-D18INC-MT Notes	Type XW

2/10/17



18-29W LED

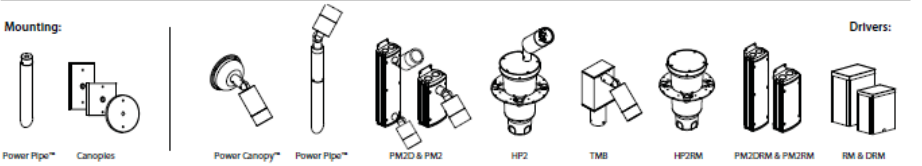
DENALI SERIES™ FLOODLIGHT



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

Accessories *(Configure separately)*

Drivers *(Configure separately)*



SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
Patented 360HD™ Mounting System features a mechanical taper-lock, which allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. ½" pipe thread for mounting. Biaxial source control additionally provides 360° horizontal rotation in addition to vertical adjustment. 'Aim-And-Lock' Technology allows precision adjustment without the redundant tightening and loosening of knuckle screw.

Cap
Fully machined. Accommodates (2) lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E') or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

BKSSL®
Integrated solid state system with 'x' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance.

LM-80 certified. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Color Management
Corrected cold phosphor technology delivers near-perfect natural white light. Long term phosphor maintenance over product life. Exact color point conformity exceeds ANSI C78.377 standard. Provides uniform beam with no color variation over angle. Module exceeds 80 CRI (RA>80, R9>16).

Remote Driver
For use with remote LED driver. See remote driver submittal to determine remote distance and wiring requirements prior to detailing field installation of any remote wiring.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. 360HD™ hardware is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Additionally suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

RoHS

*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE 12-16-14	DRAWING NUMBER SUB001113

360HD Patent is covered in whole or in part by U.S. Patent No. 6,161,948

Request #1 – Proposed Light Fixture XW

	Project 15-13499-18 Factory Six03 Submitted By ALA LLC	Catalog Number DE-LED-X31-FL-WIR-9-11-A / PC-D18INC-MT Notes	Type XW

2/10/17



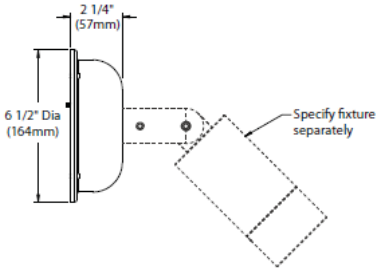
BKGGL

THE POWER OF X

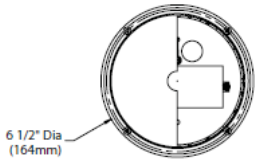
POWER CANOPY™ SYSTEM

Constant Current Driver
Specify Fixture Separately

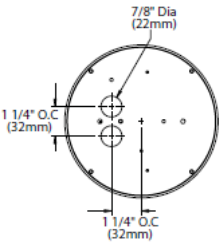
SINGLE FIXTURE



CANOPY



CANOPY MOUNTING PLATE



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Installation
Universal design accommodates a single fixture (specified separately) and permits water-tight installation. Two wire entrance knockouts will accept 1/2" conduit or Romex connectors. Four 3/16" wall plate mounting holes. (Mounting hardware by others).

Canopy Housing
Manufactured from copper-free aluminum. Stainless steel hardware. Gasket provides watertight seal.

Driver
For use with [1] 1050mA, Class A, constant current driver. 120-277VAC (nominal) primary input voltage. 50/60Hz. >0.94 Power Factor, <15.0A in-rush current, 0.25A input current, ≤5%THD (nominal at 120VAC full load). Output over-voltage, over-current, and short circuit protection with auto recovery. EMC: FCC47CFR Part 15 Class B compliant.

Dimming driver for use with standard incandescent dimmers. 10-100% range.

Wiring
Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper resistant, stainless steel hardware.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Finish to match fixture (specified separately.)

Warranty
5 year limited warranty.

Listings
UL listed. Made in USA.

RoHS

Teflon is a registered trademark of DuPont Corporation

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE 12-16-14	DRAWING NUMBER SUB001186

Request #1 – Proposed Light Fixture XW

ECOSENSE®

2/10/17 RISE™

OVERVIEW • SPECIFICATIONS • ORDERING

INTERIOR + EXTERIOR | **F170 SINGLE**

DATE	PROJECT	FIRM	TYPE

RISE IS A SYSTEM OF BEAUTIFULLY DESIGNED OUTDOOR RATED LUMINAIRES THAT PROVIDE EFFICIENT AND POWERFUL LIGHT USING THE LATEST IN LED TECHNOLOGY. RISE F170 SINGLE IS A POWERFUL AND COMPACT LED LIGHT FIXTURE, DELIVERING UP TO 2900 LUMENS, THAT CAN BE USED IN SPOT, ACCENT, LANDSCAPE AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO™ LOCK FEATURE ALLOWS FOR FULL 180 DEGREE TILT AND 360 DEGREE PAN AIMABILITY USING ONLY ONE TOOL.

FEATURES :

- ONLY 5° LASER SPOT
- STRONGEST CBCP IN MARKET
- POWERFUL OUTPUT 1200-2900LMS
- MACRO™ LOCK - 180° TILT AND 360° PAN
- 11 UNIQUE BEAM ANGLES
- MULTIVOLT (100-277V)
- 8 CCTS: 2200K THROUGH 6500K
- 80+ AND 90+ CRI
- DIMMABLE TO 5%
- IP66 RATED



FIXTURE MODEL	FIXTURE CONFIG.	POWER/ LUMEN OUTPUT*	CCT/ COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F170	1S							
F170	1S - Single Head	LO - Low Output MO - Medium Output HO - High Output	22 - 2200K 25 - 2500K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K 65 - 6500K RD - Red GR - Green BL - Blue AM - Amber	8 - 80 9 - 90* X - For RD, GR, BL, AM *90 CRI not available in 2200K, 2500K, 5000K, and 6500K	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Wide Flood (60°) 80 - Very Wide Flood (80°) E1 - Elliptical 1 (15°x60°) E2 - Elliptical 2 (30°x60°) E3 - Elliptical 3 (60°x15°) E4 - Elliptical 4 (60°x30°)	K - Black Z - Bronze S - Silver W - White C - Custom* *Select color at pantone.com	X - No Accessory H - Half Snoot F - Full Snoot C - Custom Will ship as X if not specified	A - 19" Flying Leads - Internal Cable IC; Bottom Exit; 1/2" NPT-100V-277V; UL/ CE Rated B* - 3.3' External Cable Side Exit; Surface Mount - 100V-277V; CE Rated Not UL Listed C* - 3.3' External Cable Bottom Exit; Surface Mount - 1/2" NPT-100V-277V; UL/CE Rated *Available to order after 02/13/17 Will ship as A if not specified

EXAMPLE: F170-1S-LO-22-8-05-S-X-A

*SEE PHOTOMETARY CHART FOR LUMEN DATA

PERFORMANCE	WATTS	POWER	LUMEN OUTPUT	OPTIC	EFFICACY	CBCP
	13	Low Output	1321	5°	102	76,168
	25	Medium Output	2239	5°	90	129,065
	38	High Output	2907	5°	77	167,560

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX 80+, 90+

COLOR CONSISTENCY 3-STEP MACADAM ELLIPSE

LUMEN DEPRECIATION / RATED LIFE

WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
HIGH	>60,500* >(181,000)**	>36,3000* >(109,000)**	>60,500* >(69,800)**	>31,700*

* ENERGY STAR REPORTED TESTING HOURS TO DATE. CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR

** ESTIMATED HOURS

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/rise for the most updated information.

ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
SUITE 103
LOS ANGELES, CA 90012

P • 310.496.6255
F • 310.496.6256
T • 855.632.6736
855.6.ECOSEN

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.
VISIT ECOSENSELIGHTING.COM FOR THE MOST CURRENT SPECIFICATIONS.

© 2017 ECOSENSE LIGHTING INC. ALL RIGHTS RESERVED.
ECOSENSE, THE ECOSENSE LOGO, RISE, TROV AND ECOSPEC ARE REGISTERED TRADEMARKS OF ECOSENSE LIGHTING INC.

ECOSENSELIGHTING.COM

20170203

Request #1 – Proposed Light Fixture XGG

DATE	PROJECT	FIRM	TYPE

Color Filters

Red	F170-FILTER-RED
Blue	F170-FILTER-BLUE
Green	F170-FILTER-GREEN
Amber	F170-FILTER-AMBER

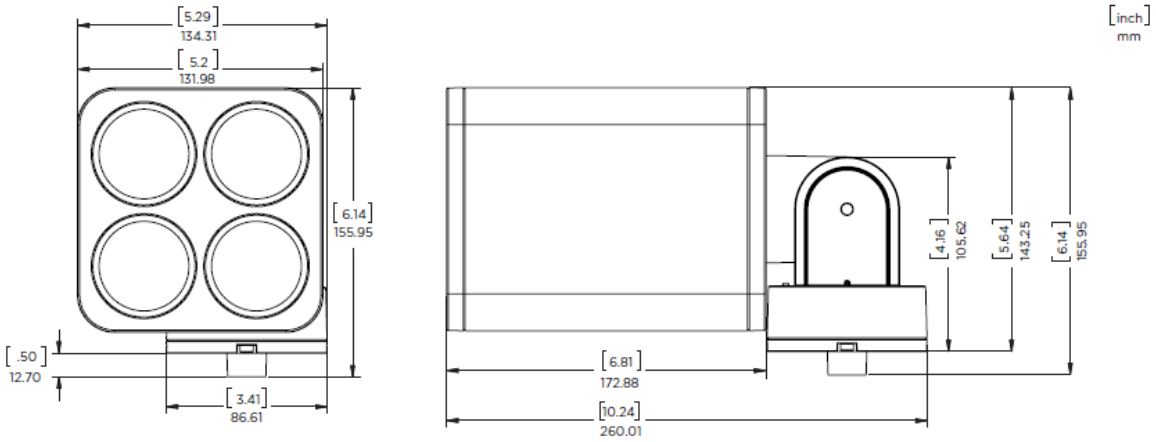
F170 Wall Mount Arm (for use only with Wiring Option C – External Cable Bottom Exit)

Wall Mount Arm, 6 inch, Color Finish (K=Black, C=Custom)	F170-WMA-06-(K,C)
Wall Mount Arm, 12 inch, Color Finish (K=Black, C=Custom)	F170-WMA-12-(K,C)
Wall Mount Arm, 18 inch, Color Finish (K=Black, C=Custom)	F170-WMA-18-(K,C)
Wall Mount Arm, 24 inch, Color Finish (K=Black, C=Custom)	F170-WMA-24-(K,C)

Ground Stake (for use only with Wiring Option C – External Cable Bottom Exit, not for use with multi-fixture units)

Landscape Stake, 12in	F170-LS-1S-STK-12

DIMENSIONS



NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/rise for the most updated information.

ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
SUITE 103
LOS ANGELES, CA 90012

P • 310.496.6255
F • 310.496.6256
T • 855.632.6736
855.6.ECOSEN

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.
VISIT **ECOSENSELIGHTING**.COM FOR THE MOST CURRENT SPECIFICATIONS.

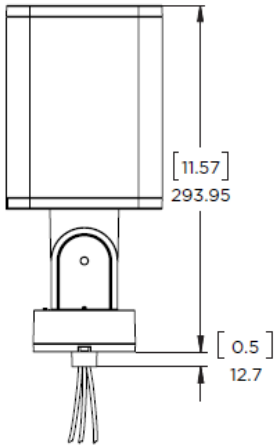
© 2017 **ECOSENSE** LIGHTING INC. ALL RIGHTS RESERVED.
ECOSENSE, THE **ECOSENSE** LOGO, **RISE**, **TROV** AND **ECOSPEC** ARE REGISTERED TRADEMARKS OF **ECOSENSE** LIGHTING INC.

Request #1 – Proposed Light Fixture XGG

WIRING GUIDE

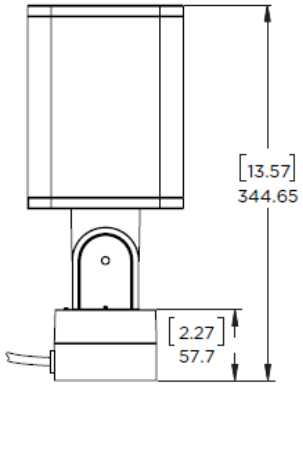
RISE is and exterior rated (IP66) fixture that is available in three different wiring options:

Flying Leads - Internal Cable
(UL + CE Rated)



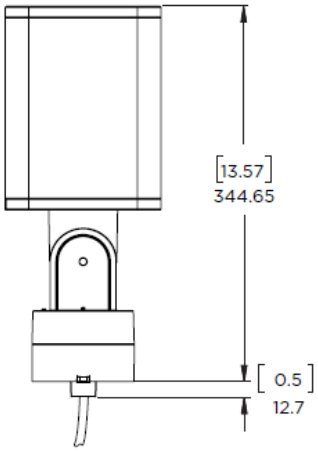
- For use with standard junction boxes
- 1/2" NPT Taper, Cable Length is 19"
- Compatible with EcoSense Canopy junction Box Cover
- 18 AWG Stranded Copper Cable - 3 Conductors

External Cable Side Exit
(CE Rated Only)
*** NOT UL LISTED**



- Not UL Listed
- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the side of the base
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 3.3' (1m)

External Cable Bottom Exit
(UL + CE Rated)



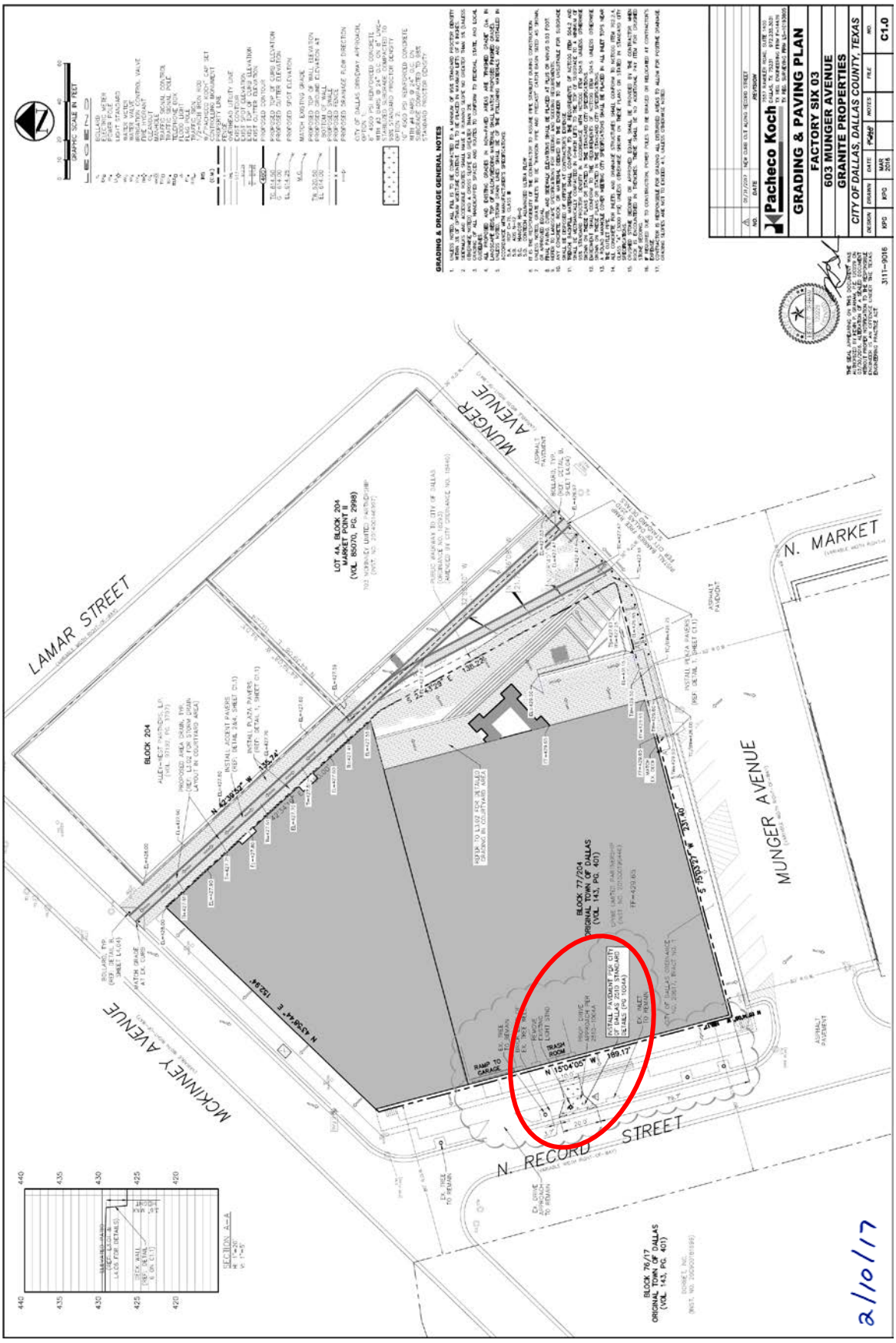
- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the bottom for use with various accessories such as Wall Mount Arm and Ground Stake
- 1/2" NPT taper for mounting
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 3.3' (1m)

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/rise for the most updated information.

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.
VISIT **ECOSENSELIGHTING**.COM FOR THE MOST CURRENT SPECIFICATIONS.

© 2017 **ECOSENSE** LIGHTING INC. ALL RIGHTS RESERVED.
ECOSENSE, THE **ECOSENSE** LOGO, **RISE**, **TROV** AND **ECOSPEC** ARE REGISTERED TRADEMARKS OF **ECOSENSE** LIGHTING INC.

Request #1 – Proposed Light Fixture XGG



Request #2 – Grading Plan (curb cut location highlighted in red)

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

DATE: 2/8/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Chris Anderson
Address: **603 Munger Ave (H-2; West End)**
Date of CA/CD/CR Request: 2/2/2017

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. Building lighting design is acceptable
2. Curb cut - Submit ~~new~~ drawing showing correct location of drive for trash removal & delete request to remove existing light standard

Task force members present

✓ Gary C. Coffman (Chair)	___ Joseph Piwetz	___
✓ Jay Firsching (Vice-Chair)	___ Charles Neel	___ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	___ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓Liz Casso

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

Maker:
2nd.
Jay Firsching recused
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE 2/8/2017

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-256(JKA)
LOCATION: 333 S Edgefield Avenue
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: February 2, 2017
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Madeline Nissen

OWNER: NISSEN TYLER & MADELINE

REQUEST:
1. Install porch skirting on the front porch of the main structure.
2. Install landscaping on the south side of the main structure.

BACKGROUND / HISTORY:
10/06/2017 – Landmark Commission approved two laps of Hardiboard skirting on the main structure (CA167-035(JKA)).

09/06/2016 – Landmark Commission denied the installation of Hardiboard skirting up to the water table on the main structure (CA156-725(JKA)).

05/03/2016 – A Routine Maintenance CA was issued for foundation repair and an unstained wood fence (CA156-483(MD)).

01/11/2013 – Landmark Commission approved painting, porch balustrades, and handrails for the main structure (CA123-180(MD)).

The house is considered to be contributing to the Winnetka Heights Historic District.

ANALYSIS:
1. The main porch is concrete, but has wood porch skirting wrapped around the east and south sides. The new skirting would match the existing in design and be applied to the south side of the main porch and on the side façades of the porch extension, which would not change in height. Staff is recommending approval with the conditions that the skirting is not flared and matches the existing in design. The proposed work is consistent with the preservation criteria and City Code.

2. The applicant is experiencing a drainage issue in the south side yard and would like to install a concrete walkway with brick edging. The bushes proposed would either be boxwood or azalea bushes. Staff believes that the landscaping is appropriate to mitigate the effects of the drainage in this location and that the proposal is compatible with the house and historic district. Therefore, Staff is recommending Approval of the proposed work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION:

1. Install porch skirting on the front porch of the main structure – Approve with Conditions – Approve photographs dated 2-13-17 with the condition that the porch skirting matches the existing in design, profile, and material, and that the skirting not flared. The proposed work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install landscaping on the south side of the main structure – Approve – Approve site plan and images dated 2-13-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(3) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1. Install porch skirting on the front porch of the main structure – Approve.
2. Install landscaping on the south side of the main structure – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167-256 (JKA)
Office Use Only

Name of Applicant: Madeline Nissen
Mailing Address : 333 S. Edgefield Ave.
City, State and Zip Code: Dallas, TX 75208
Daytime Phone: 8176093117 Fax: _____
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: ~~Same as above~~ 333. S Edgefield
Historic District: Winnetka Heights

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

PROPOSED WORK:

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

Firstly going to create a walking path to connect the front and backyard. Using pavers for a ~~border (mini rumblestone in Sierra) we will fill the path with pea gravel to match our neighbor's yard and our own French drain fill. Also we will cover the concrete that juts out of the porch with wood so it looks like a complete wood porch rather than a piecemeal project.~~ ~~Lastly we will plant shrubs (boxwood, gardenias or azaleas) between the path and the home, and re-sod the side yard.~~

Signature of Applicant: _____ Date: RECEIVED BY 1/31/2017

Signature of Owner: _____ Date: FEB 02 2017
(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. **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.

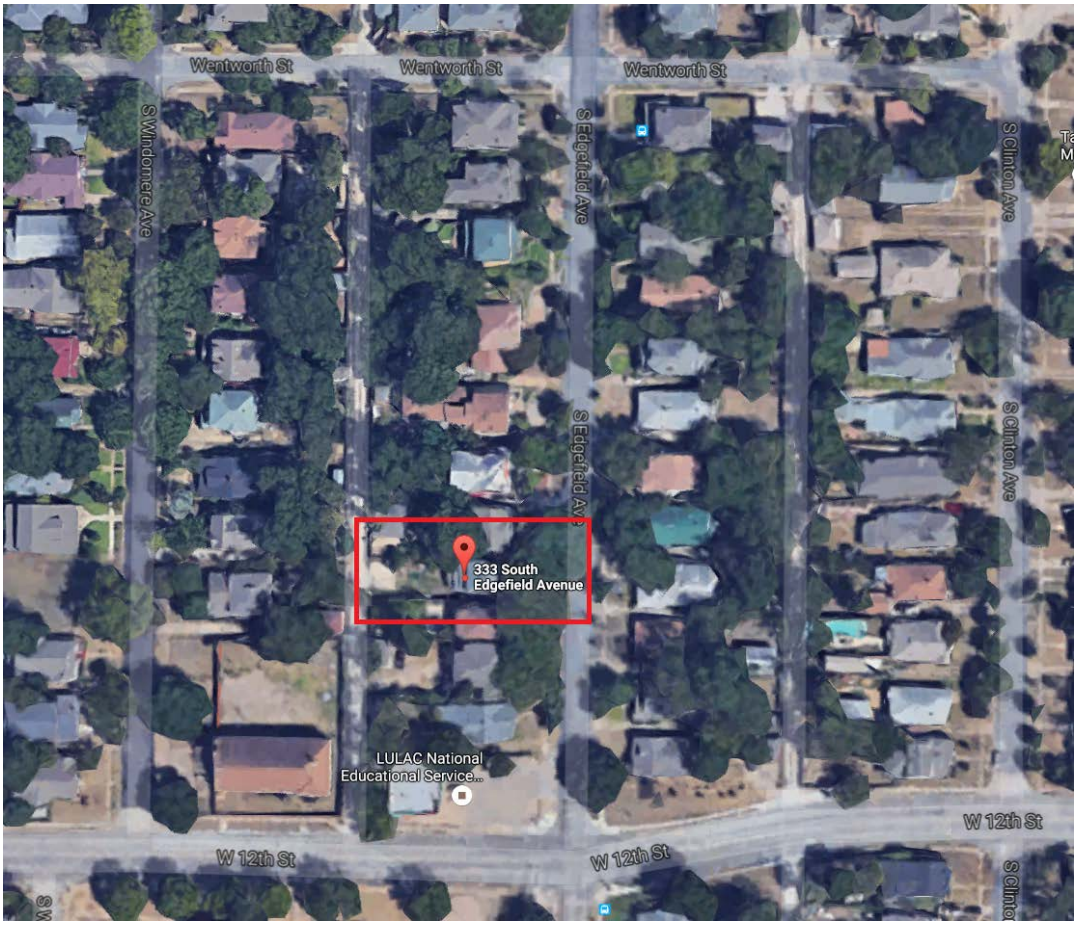
OTHER:

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**



Aerial image



Main structure



To left of the main structure



To right of the main structure



Across street from main structure



Across street from main structure



2-13-17

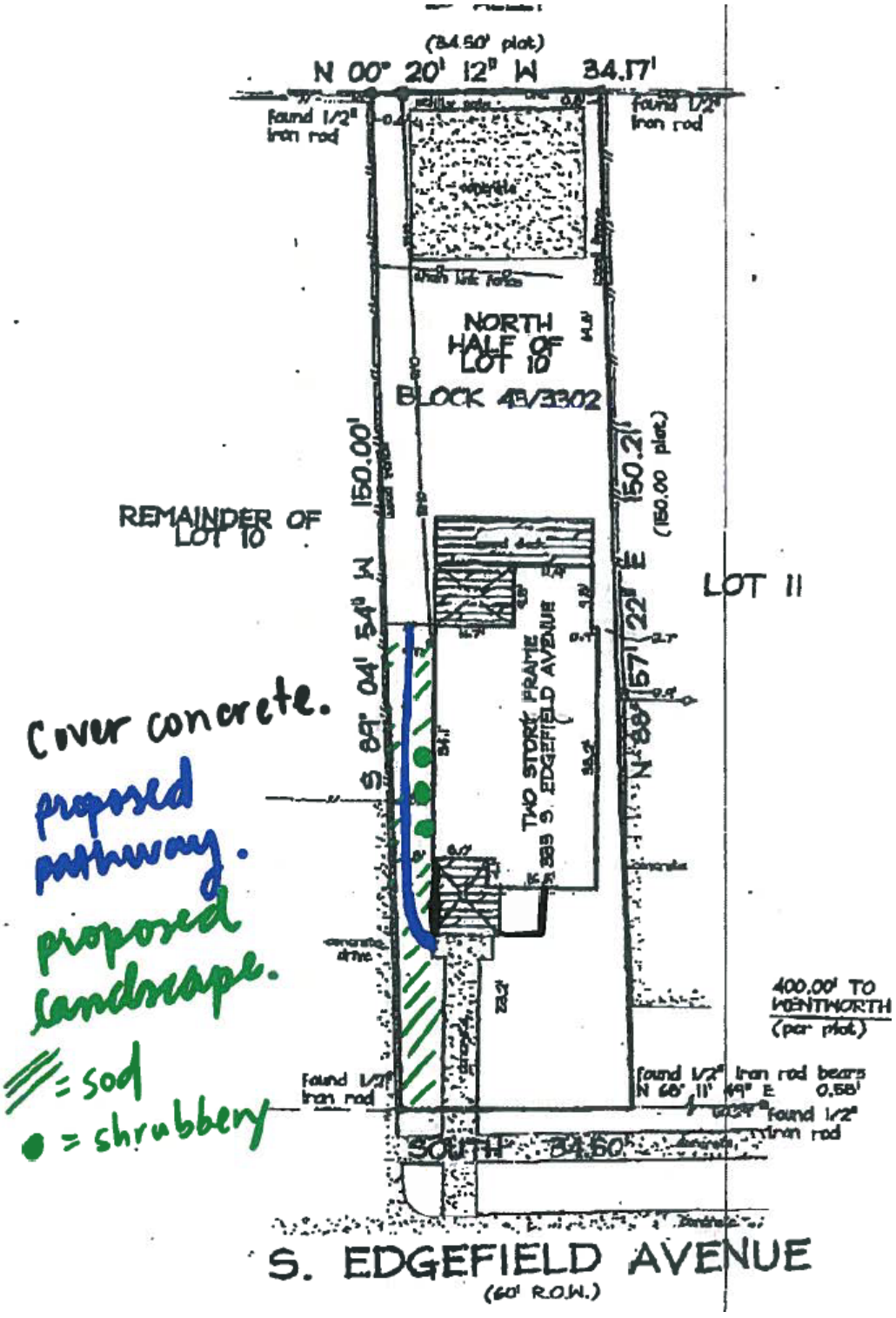
Request #1: Existing porch skirting



Request #1: Side façade where work is proposed



Request #1: Location of the porch extension proposed for skirting.



2-13-17

Request #2: Proposed landscaping plan.



2-13-17

Request #2: Image of the proposed skirting and landscaping. The applicant stated that the skirting will not be flared.



2-13-17

Request #2: Proposed pavers for the edging on the walkway

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1: 51P-87.111(a)(11)(A)

(A) Detailing. Railings, moldings, tilework, carvings, and other detailing and architectural decorations on front entrances and porches must be typical of the style and period of the main building.

Request #2: 51P-87.111(b)(3)

(3) Foundation plantings. Foundation plantings may not:

(A) screen significant architectural features of the main building; or

(B) exceed two feet in height above the finished porch floor elevation unless they are part of an overall landscape plan approved by the commission.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/08/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: MADELEINE NISSEN
PROPERTY ADDRESS: 333 S EDGEFIELD
DATE of CA / CD REQUEST: 02/02/2017

RECOMMENDATION:

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

Recommendation / comments/ basis:

APPROVE • FRONT PORCH SKIRTING

• LANDSCAPE

Task force members present

X Christine Escobedo	X Jeff Cummings (Chair)	___ Barbara Roy (Alternate)
___ Heidi Maher	X Rachel Hoehn	___ VACANT
___ Alfred Pena	X Harry Nicholls	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simply Majority Quorum: X yes ___ no
Maker: HARRY
2nd: CHRISTINE w/ yes
Task Force members in favor: ✓
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 2-8-2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-257(JKA)
LOCATION: 1515 W Jefferson Blvd
STRUCTURE: No Structure
COUNCIL DISTRICT: 1
ZONING: PD. No 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: February 2, 2017
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0046.00

APPLICANT: City of Dallas, Parks and Recreation Department

REPRESENTATIVE: Peter Bratt

OWNER: City of Dallas

REQUEST:

1. Remove two blue juniper trees. Work completed without a Certificate of Appropriateness.
2. Install two blue juniper trees.

BACKGROUND / HISTORY: None.

ANALYSIS:
The City of Dallas Office of Emergency Management (OEM) was informed by contractor Westshore Services that their bucket trucks could not maintain the tornado sirens due to two large juniper trees that were blocking the path. After consultation with the City Arborist, who stated that neither permits nor replacements would be needed for the tree removal, the trees were removed. The applicant is proposing to replace the two trees with two blue juniper trees to mitigate the impact of removal on the historic district. Staff is recommending approval of the work with the finding that it is compatible with the historic overlay district and City Code.

STAFF RECOMMENDATION:

1. Remove two blue juniper trees. Work completed without a Certificate of Appropriateness – Approve – Approve the completed work with the finding that it is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install two blue juniper trees – Approve – Approve the proposed work with the finding that it 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. Remove two blue juniper trees. Work completed without a Certificate of Appropriateness – Approve with Conditions – Provide species and caliper of new trees to replace trees that were removed. Match type, species, and count. Provide existing photos that were removed.
2. Install two blue juniper trees – None – Not reviewed by Task Force.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167 - 257 (JKA)
Office Use Only

Name of Applicant: City of Dallas - Park and Recreation Department
Mailing Address : Dallas City Hall 6FN, Marillia Street
City, State and Zip Code: Dallas, TX 75201
Daytime Phone: 214-670-4103 Fax: _____
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: ~~1500~~ 1515 W. Jefferson Blvd
Historic District: Winnetka Heights Historic District

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

PROPOSED WORK:

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

The Park and Recreation Department at the City of Dallas is applying for a CA from the Landmark Commission to retroactively seek approval for two trees removed by Streets and Mobility Services and the Office of Emergency Management from Stemmons Plaza Park. OEM removed the tree from the park, as it was blocking siren #61. Relocating the siren would cost $10,000, and required frequent trimming that the vendor was unable to perform. OEM received approval from Streets staff and the City Forester in the TWM. At no time was Park and Recreation staff informed of this decision, and TWM, OEM, and Streets forgot this was a park.

Park and Recreation staff will work with Winnetka Heights Neighborhood Association to plant new appropriate trees that will not threaten Siren 61.

Signature of Applicant: _____ Date: 2-2-2017

RECEIVED BY
Current Planning

Signature of Owner: _____ Date: 2-2-2017
(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**



Aerial image





Blue juniper trees removed without a Certificate of Appropriateness.



Aerial image showing tree tops





Area where trees were removed.



Siren that was affected by trees



Proposed location of new trees

Replacement Tree Information

This is the information for the Blue Point Juniper (two will be planted to replace the trees cut down.

1. Hardiness: -30 degrees F
2. Mature Size: 12' Tall X 48'' Wide.
3. Space 48''
4. Habit: Pyramidal
5. Feature : Drought Tolerant once established.
6. Fertilization: In Spring (Slow release fertilizer)

Blue juniper replacement details

Anderson, Jennifer

From: Vaz, Rocky
Sent: Thursday, February 02, 2017 2:23 PM
To: Doty, Mark; Bratt, Peter; Ortega, Jerry; Taylor-Brown, Jon; Woodard, Karen
Cc: Galceran, Rick; Starr, Timothy R; Elam, Louise; Winters, Willis; Erwin, Philip; Dean, Neva; Palomino, Tammy; Vandenberg, Bert; Morrison, Laura; Pham, Theresa Y; Schenck, Steven; Ramon, Herminia; Standifer, Sarah; Ipina, Ana; Cossum, David T; Anderson, Jennifer; Oden, Kevin; Bauer, Kent
Subject: RE: Stemmons Park Tree Removal - Certificate of Appropriateness

Follow Up Flag: Follow up
Flag Status: Flagged

Here is an brief overview of the process that we followed. We do not agree with the statement that we made an "unauthorized removal" as stated by parks. However, we understand that not all procedures were followed since we were unaware of it and we did what we were advised to do. We now know the process and will ensure it is followed.

1. Received request from Westshore Services (12/05/16) to remove the tree located on 10th Street. Their reasoning was that their bucket truck was inoperable due to tree being in the way.

2. I messaged Jerry Ortega and Ms. Jon Taylor Brown (Streets) and requested that they remove the tree. 12/6/16

3. 12/7/16, Jerry told OEM that we needed a statement due to the tree being in an historical district and sent to historic director. Also, that Ms. Brown would be helping coordinate from this point on.

4. 12/7/16, City forester said tree can't be topped off and would need to be removed. However, couldn't move forward until City Arborist advised Historic district director.

5. 12/21/16, Rocky signed memorandum to request removal.

6. 12/23/16, Streets (Jon) emailed me to advise that she received authorization to remove tree.

We apologize for the unintended results of the action we had to take to ensure we were maintaining our outdoor warning systems to protect lives.

Rocky Vaz
Director of Emergency Management
City of Dallas, TX
[redacted]

Timeline of tree removal provided by City of Dallas Office of Emergency Management

Memorandum

CITY OF DALLAS

Date December 21, 2016

To Jon Taylor-Brown

Subject **Removal of tree blocking siren #61**

For public safety concerns and to maintain one of the city's outdoor warning sirens, The Office of Emergency Management will need the tree located at 1598 W Tenth St. Dallas, TX removed.

1. This siren covers a one mile radius around the neighborhood and to maintain that coverage and warning capability to the public, it needs to be maintained frequently, (which the siren vendor will need access to the upper portions of the siren via a bucket truck – This is not possible today).

2. The City of Dallas has paid for a sound study which placed 155 sirens around the city and this location was best suited for ample coverage in that area.

3. The cost to relocate siren #61 is estimated at $10,000 and would not be cost beneficial for the city to do so.

Should you have questions or need further assistance concerning this request, please contact Kent Bauer at 214-671-8549

Rocky Vaz, Managing Director
Office of Emergency Management

c: Kevin Oden, Manager III, Office of Emergency Management
Kent Bauer, Coordinator III, Office of Emergency Management

Memo advising of tree removal

Bratt, Peter

From: Taylor-Brown, Jon
Sent: Monday, January 30, 2017 8:01 AM
To: Bratt, Peter
Subject: RE: Stemmons Plaza Park Tree Removal
Attachments: Tenth St.pdf

No certificate was obtained. Emergency Management contacted Streets regarding these trees (see attached). We contacted the City Forester and received approval to remove the trees.

Jon Taylor-Brown
Manager III (Interim)
CITY OF DALLAS | MOBILITY AND STREET SERVICES DEPARTMENT
2710 MUNICIPAL STREET
DALLAS, TEXAS 75215
OFFICE: (214) 670-8166
jon.taylorbrown@dallascityhall.com

From: Bratt, Peter
Sent: Friday, January 27, 2017 10:31 AM
To: Taylor-Brown, Jon <jon.taylorbrown@dallascityhall.com>
Subject: FW: Stemmons Plaza Park Tree Removal

Dear Jon:

Good morning to you. Did you know if Streets and Mobility Services filed a Certificate of Appropriateness to remove the trees Stemmons Plaza Park last week? The neighborhood association and CM Griggs' office is asking for this information. Our department, which maintains the property, was not informed of this action, and we are trying to determine what trees can be replanted in the place of these trees.

Sincerely,

Peter Bratt | Manager II
Dallas City Hall | Park and Recreation Department | 1500 Marilla 6FN | Dallas, TX 75201
T:(214) 671-9836 F:(214) 670-5798



From: Lee Ruiz [redacted]
Sent: Tuesday, January 24, 2017 5:17 PM
To: Bratt, Peter
Cc: Ramon, Herminia; Winters, Willis; Griggs, Scott
Subject: Re: Stemmons Plaza Park Tree Removal

Correspondence re: tree removal between City of Dallas Office of Emergency Management, Streets Department, and City Arborist.

Bratt, Peter

From: Erwin, Philip
Sent: Thursday, December 22, 2016 6:51 AM
To: Woodard, Karen
Subject: RE: Porters Plaza, 107 Jefferson

Karen,

The tree may be removed without permit or replacement. I recommend OEM assess all siren locations to confirm they were not located in close proximity to city trees.

Phil Erwin
Chief Arborist
Building Inspection

-----Original Message-----
From: Woodard, Karen
Sent: Wednesday, December 21, 2016 2:59 PM
To: Erwin, Philip
Subject: FW: Porters Plaza, 107 Jefferson
Importance: High

Phil,

Attached is the information needed. Please let me know if further information is needed for approval by the Building Official.

Karen Woodard
City Forester
Trinity Watershed Management
City of Dallas
Office 214-670-0161
Cell 214-952-3089

-----Original Message-----
From: Taylor-Brown, Jon
Sent: Wednesday, December 21, 2016 2:56 PM
To: Woodard, Karen
Cc: Scruggs, David
Subject: FW: Porters Plaza, 107 Jefferson
Importance: High

Please see attached for authorization to remove the tree.

Jon Taylor-Brown
Manager III (Interim)
City of Dallas | Mobility and Street Services Department

Correspondence re: tree removal between City of Dallas Office of Emergency Management, Streets Department, and City Arborist.

2710 Municipal Street
Dallas, Texas 75215
office: (214) 670-8166
jon.taylorbrown@dallascityhall.com

-----Original Message-----
From: Woodard, Karen
Sent: Wednesday, December 07, 2016 7:08 AM
To: Scruggs, David <david.scruggs@dallascityhall.com>; Erwin, Philip <philip.erwin@dallascityhall.com>; Garcia, Miguel A. <miguel.garcia1@dallascityhall.com>
Cc: Taylor-Brown, Jon <jon.taylorbrown@dallascityhall.com>
Subject: Porters Plaza, 107 Jefferson
Importance: High

David,

The tree cannot be topped, but will need to be removed. Before that can take place, because this is a Historic District, Phil will have to advised the Director for review. Also, does Streets or Park Department maintain this area. If it is PKR, they will need to be notified.

We need a statement of need, i.e. "is this an impediment to public safety...."

Karen Woodard
City Forester
Trinity Watershed Management
City of Dallas
Office 214-670-0161
Cell 214-952-3089

-----Original Message-----
From: Scruggs, David
Sent: Tuesday, December 06, 2016 3:33 PM
To: Woodard, Karen
Cc: Taylor-Brown, Jon
Subject: W Tenth St @ Jefferson

Karen,

The tree to the left of this Emergency siren I need to know if it is a tree that we can top out with out harming the tree. Please let me know asap.
Your message is ready to be sent with the following file or link attachments:

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Correspondence re: tree removal between City of Dallas Office of Emergency Management, Streets Department, and City Arborist.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

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

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/08/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: CITY OF DALLAS – PARKS AND REC
PROPERTY ADDRESS: 1515 W JEFFERSON AVE
DATE of CA / CD REQUEST: 02/02/2017

RECOMMENDATION:

___ Approval __X__ Approval with conditions___ Denial ____Denial without prejudice

Recommendation / comments/ basis:

- PROVIDE SPECIES + CALIPER (DIAMETER) OF NEW TREES TO REPLACE TREES WERE REMOVED [MATCH: TYPE, SPECIES, COUNT]
- PROVIDE ~~EXISTING~~ PHOTOS OF TREES THAT WERE REMOVED

Task force members present

X Christine Escobedo	X Jeff Cummings (Chair)	___ Barbara Roy (Alternate)
___ Heidi Maher	X Rachel Hoehn	___ VACANT
___ Alfred Pena	X Harry Nicholls	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simply Majority Quorum: X yes ___ no

Maker: CHRISTINE
2nd: RACHEL
Task Force members in favor: X
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 2/8/2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-258(JKA)
LOCATION: 309 S Willomet Ave
STRUCTURE:Accessory, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: February 2, 2017
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Triple J Construction

REPRESENTATIVE: Richard Fitzgerald

OWNER: CJTKC ENTERPRISES LLC

REQUEST: Construct carport in rear yard.

BACKGROUND / HISTORY:
06/06/2003 – Landmark approved paint colors for the main structure (No CA numbers issued in 2003).

The main structure is listed as contributing to the Winnetka Heights historic district. The accessory structure is considered non-contributing since it would be constructed outside of the period of significance.

ANALYSIS: The accessory structure proposed is a carport that is open on the north and south sides. The siding and column detail will match that of the main structure, as will the paint colors and shingles. The carport would add to the total lot coverage since it has a permanent roof, and would bring the total lot coverage to 19% which is well under the maximum lot coverage for Winnetka Heights of 35%. Staff believes that the accessory structure is compatible with the historic overlay district and meets City Code.

STAFF RECOMMENDATION: Construct carport in rear yard – Approve – Approve drawings and specifications dated 1-13-13 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: Construct carport in rear yard – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167-258 (JKA)
Office Use Only

Name of Applicant: TRIPLE J. CONSTRUCTION
Mailing Address : 334 S. EDGEFIELD
City, State and Zip Code: DALLAS TX 75208
Daytime Phone: 214-733-3308 Fax: –
Relationship of Applicant to Owner: GENERAL CONTRACTOR

PROPERTY ADDRESS: 309 S. WILLOMETT
Historic District: WINNETKA HEIGHTS

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

PROPOSED WORK:

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

BUILD NEW DETACHED CARPORT WITH STORAGE ON NORTH END OF CARPORT. 24'X27' TUBE SIZE. 117 NOVALTY SIDING, 10" COLUMNS TO MATCH HOUSE, OPEN RAFTER TAILS, TRIM DETAILS, "WEATHERED WOOD" SHINGLES, PAINT TO MATCH BODY-6674 JOCKEY, TRIM-6682 ENCHANTED COLORS, COLUMN ACCENT-6068 BREVITY BROWN, CASING & CORNER BOARDS - DOVER WHITE 6385

Signature of Applicant: [signature] Date: 1-23-17

Signature of Owner: [signature] Date: 1-23-17
(IF NOT APPLICANT)

RECEIVED BY
FEB 02 2017
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. **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.

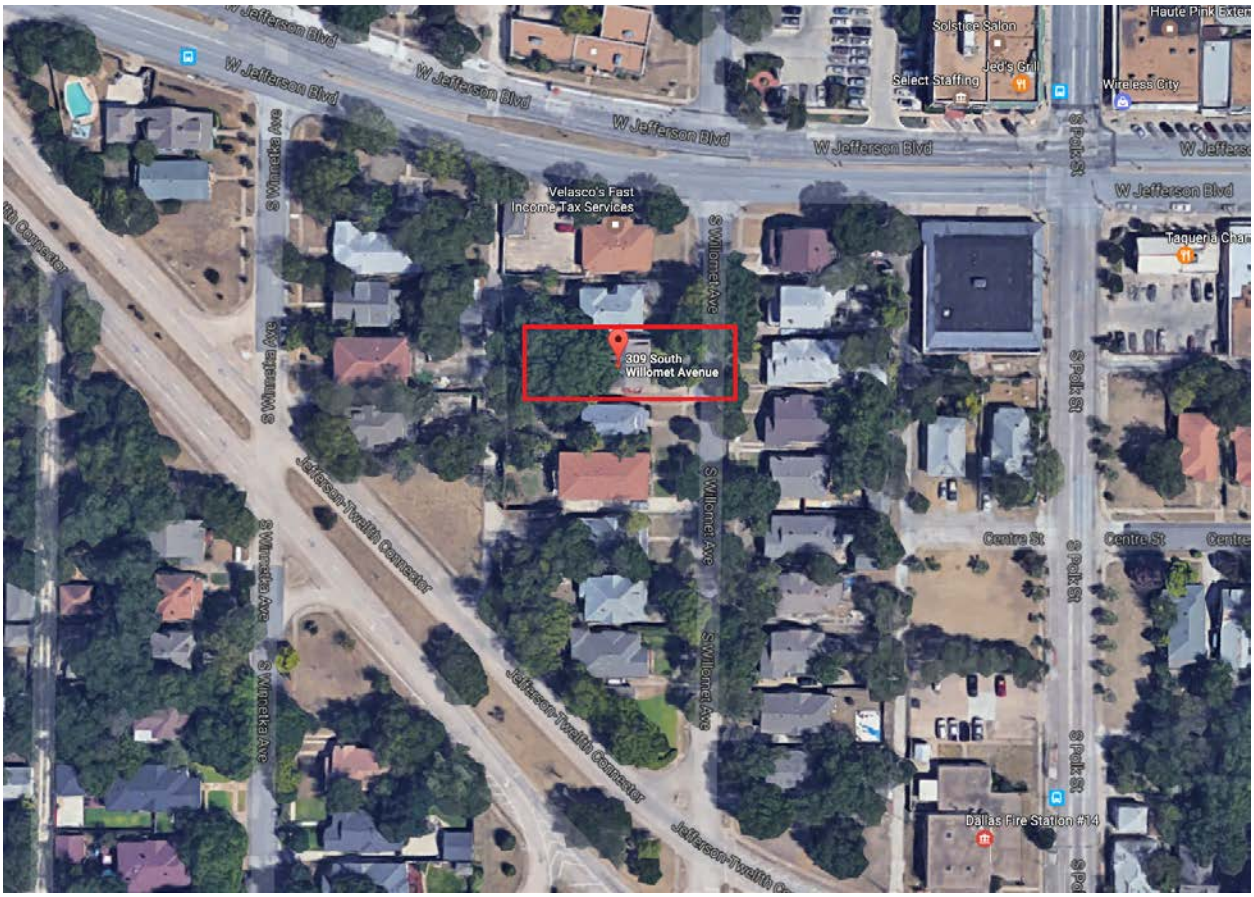
OTHER:

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**



Aerial image



Main structure (east façade)



To the left of the main structure



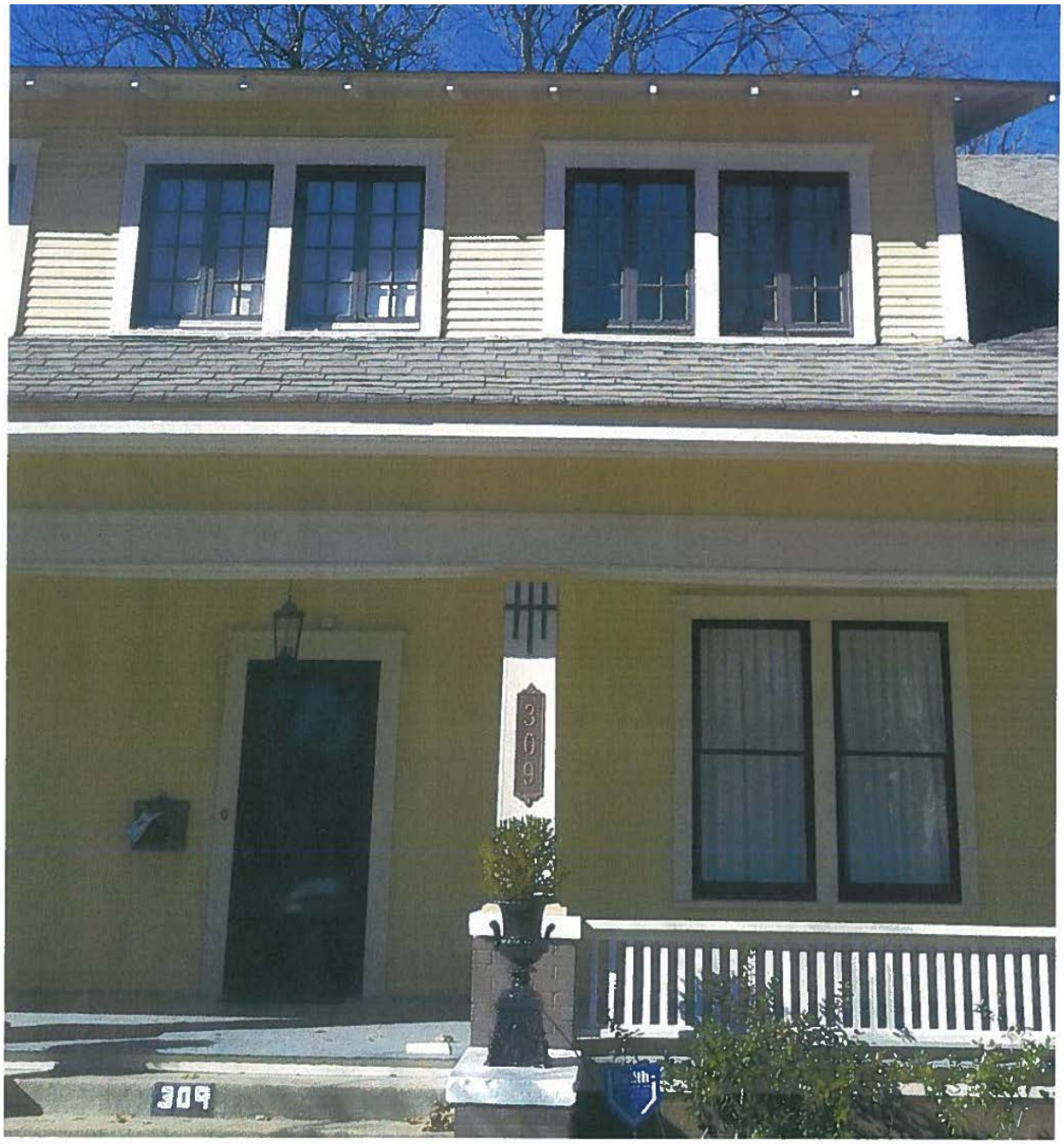
To the right of the main structure



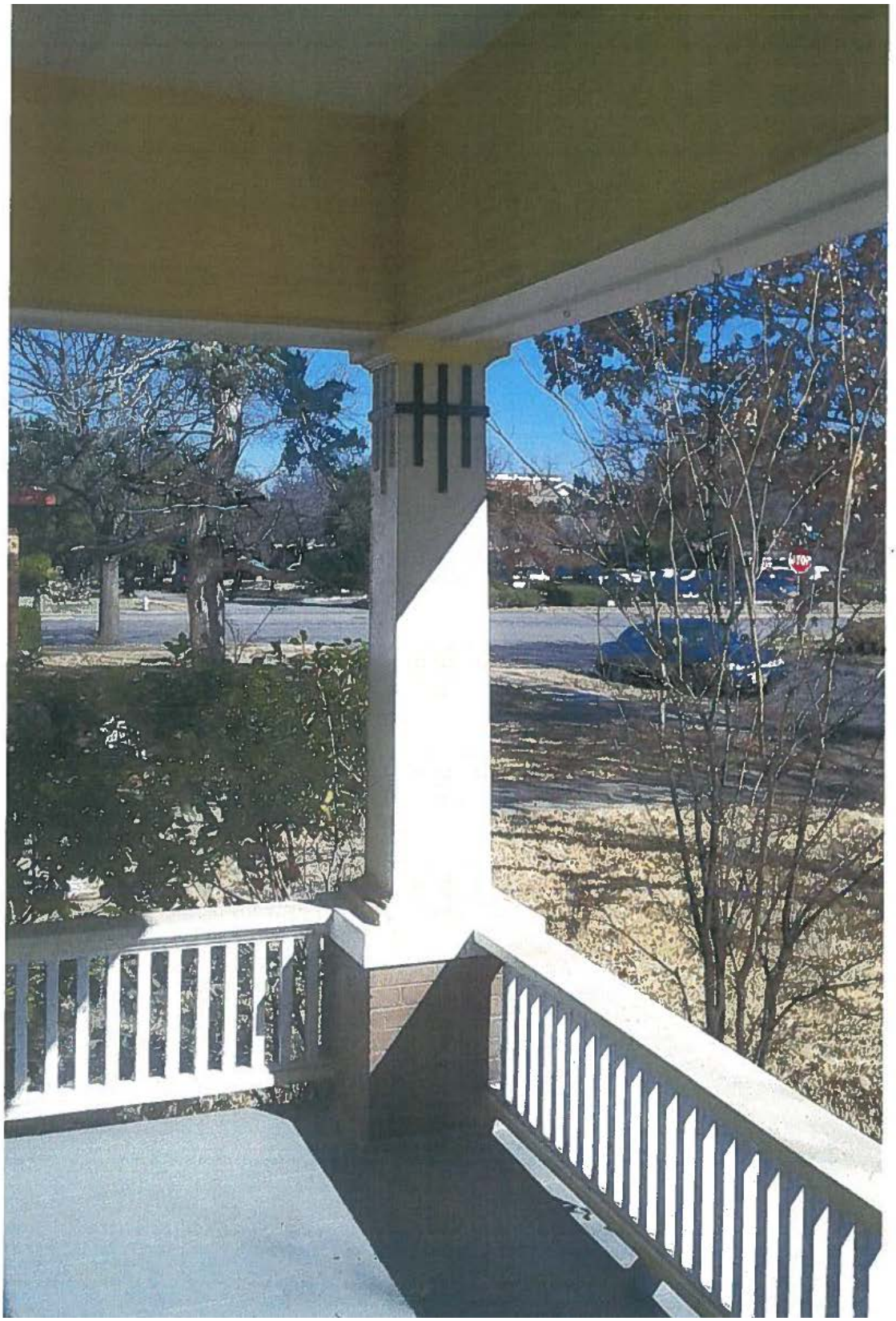
Across street from the main structure



Across street from the main structure



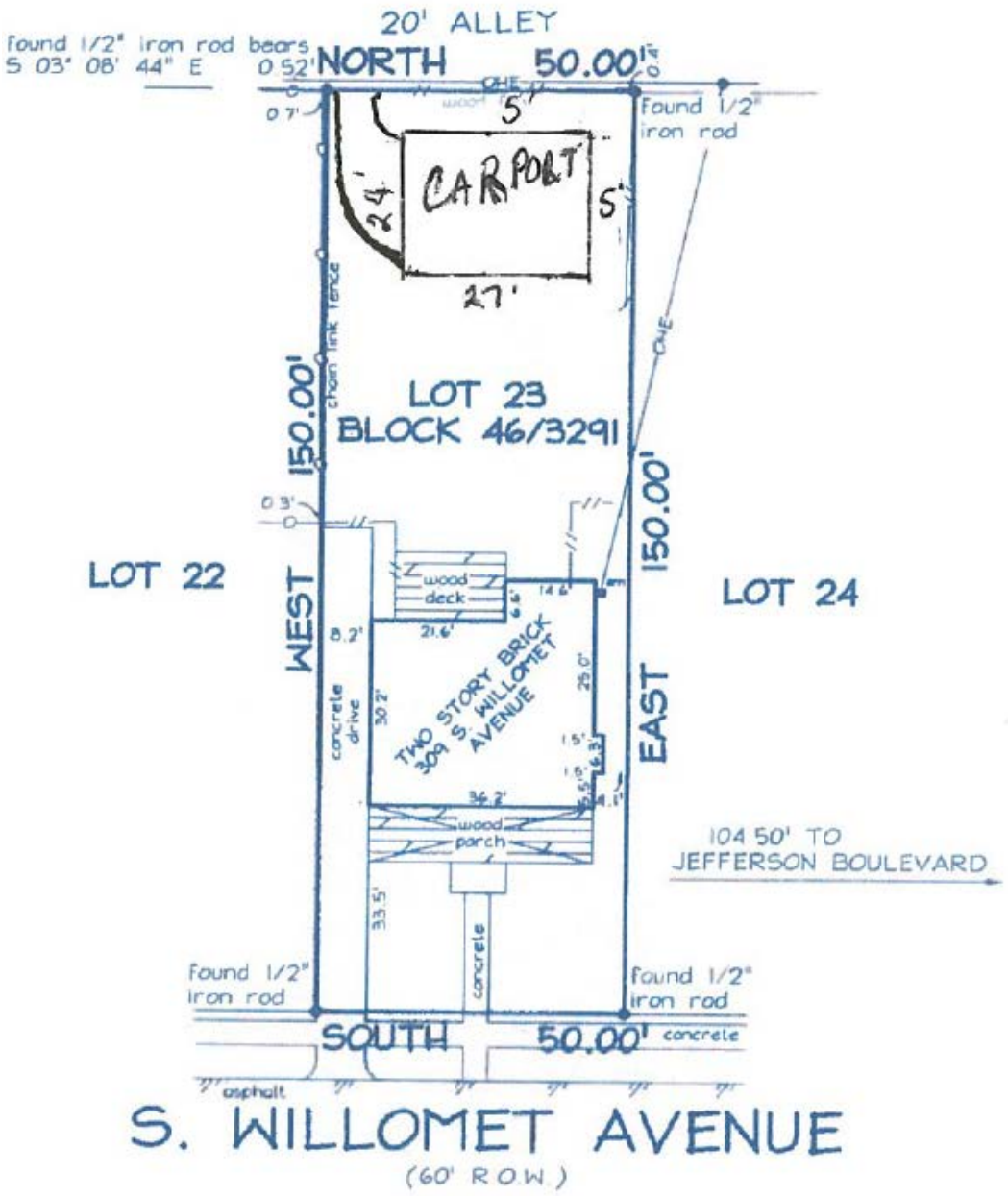
Main structure (east façade)



Column detail on the main structure

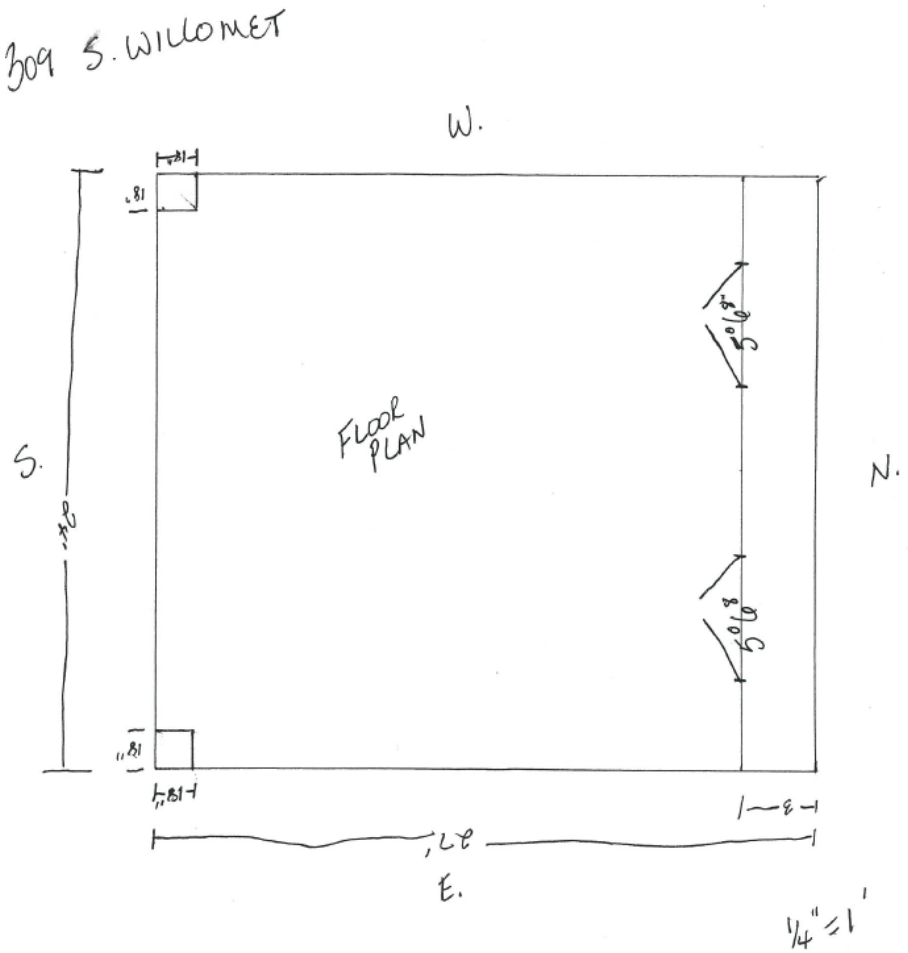


Siding detail on the main structure

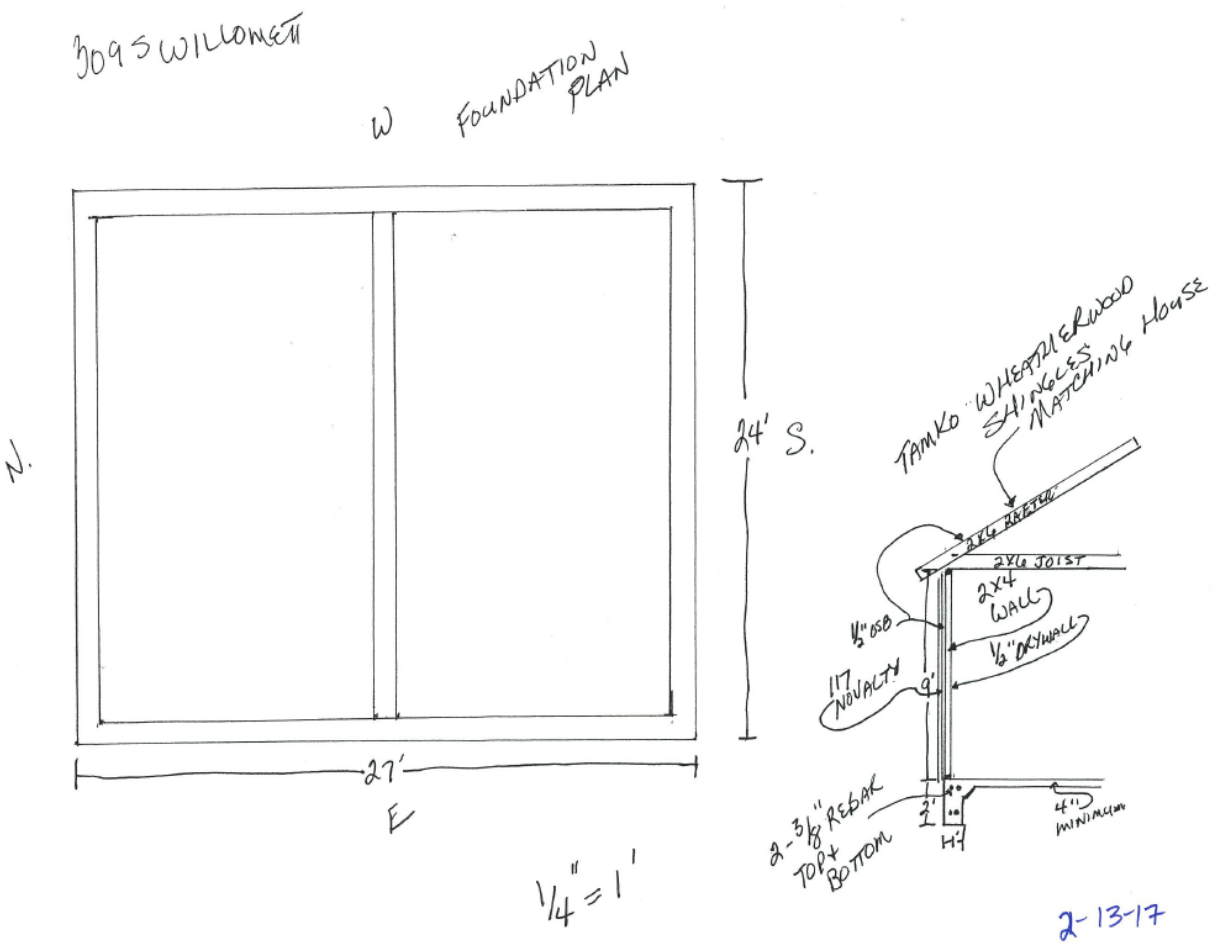


2-13-17

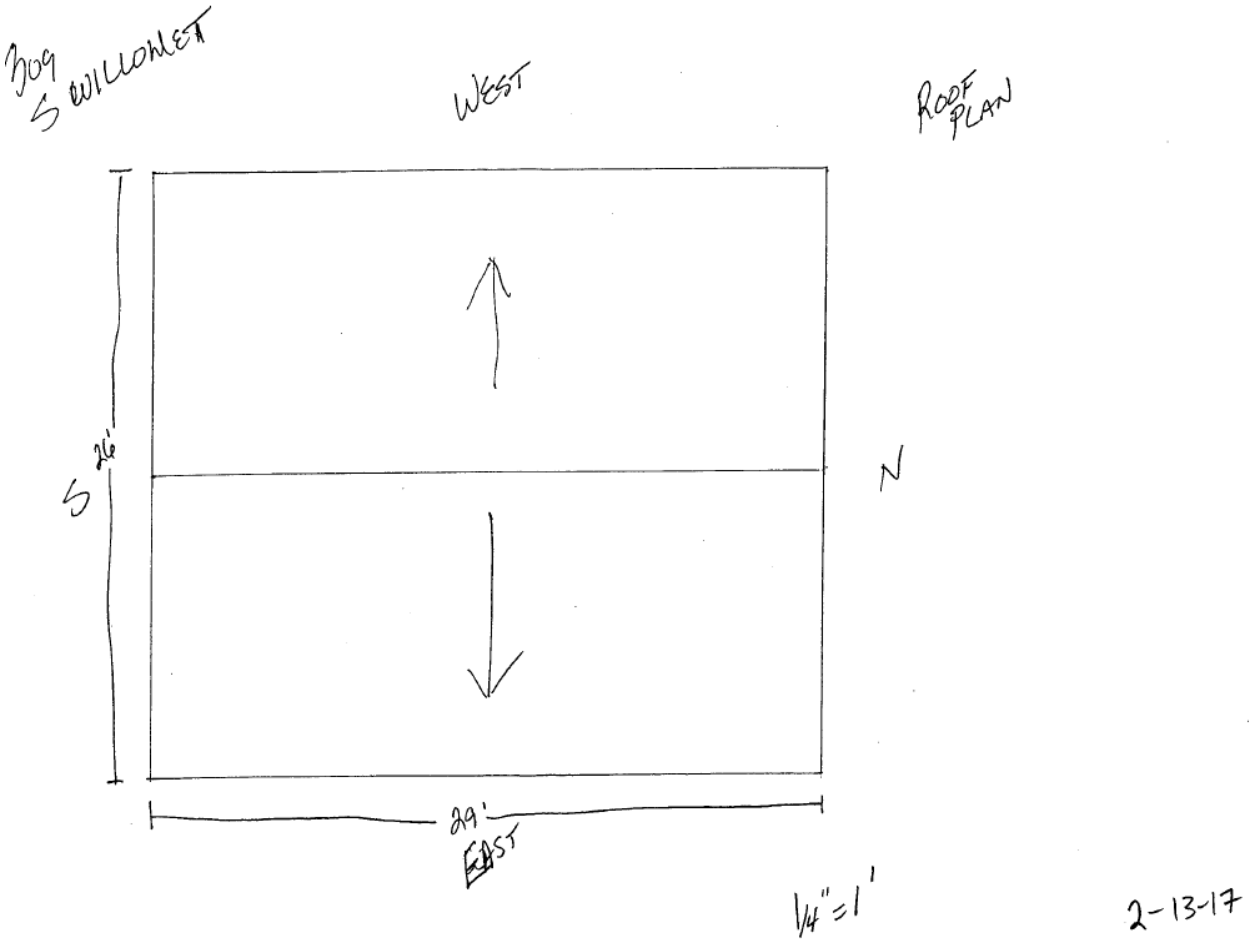
Site survey showing the proposed carport



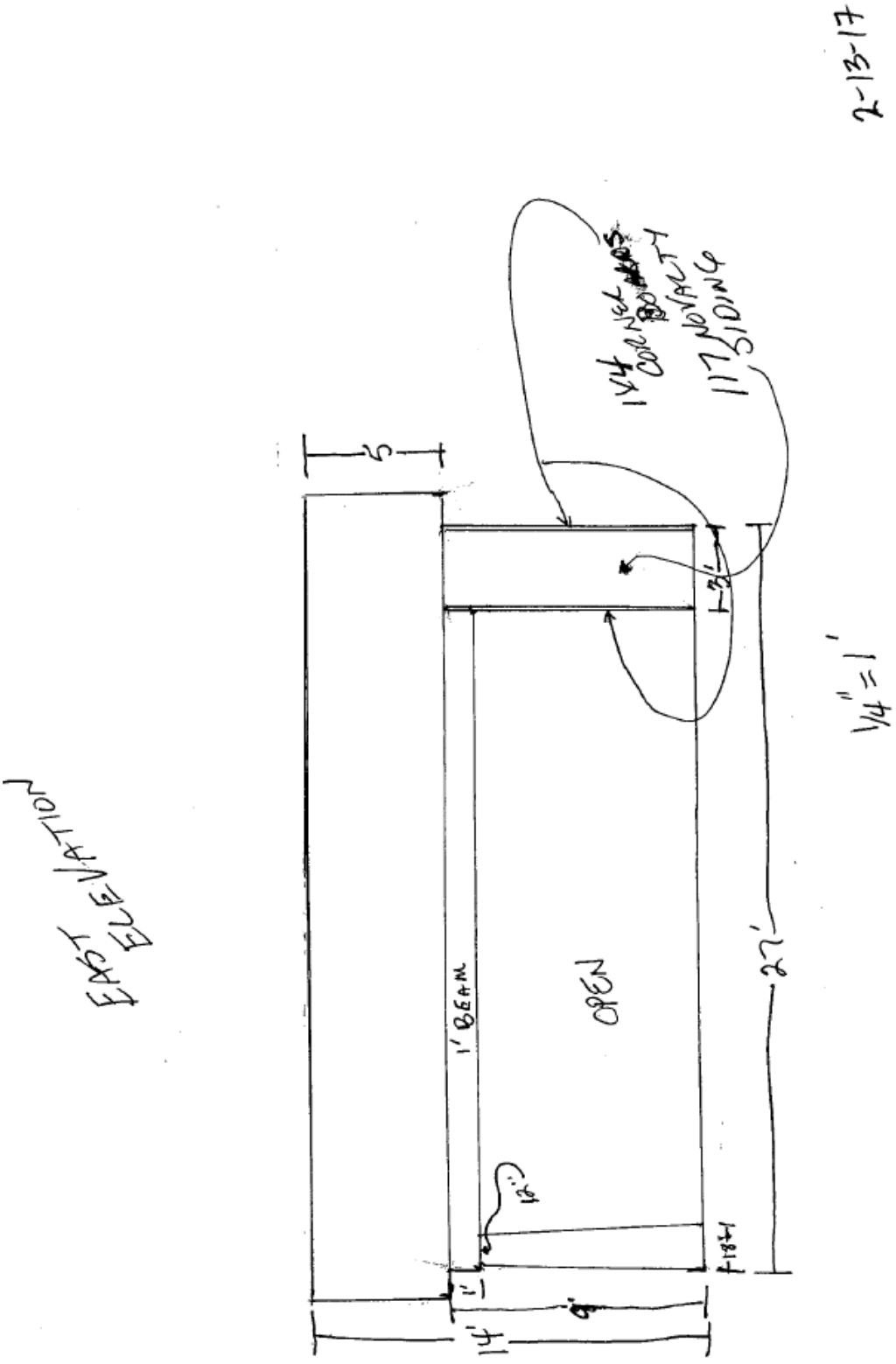
Proposed floor plan



Proposed foundation plan



Proposed roof plan

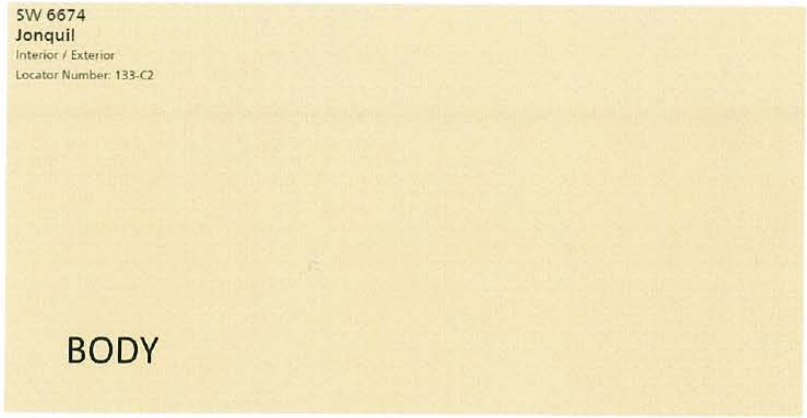


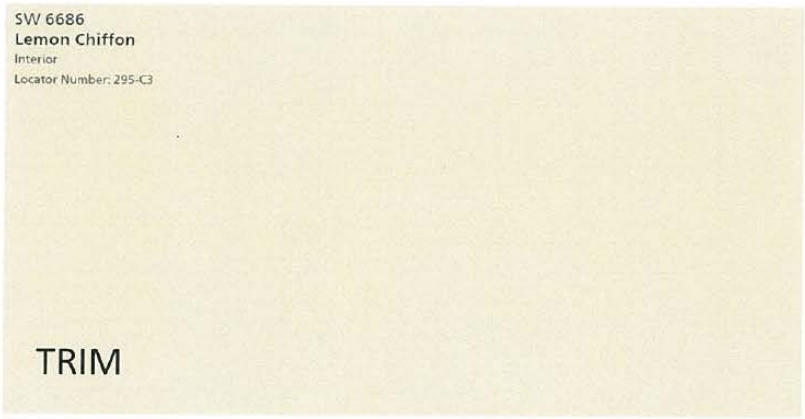
East elevation

West elevation

North elevation

SOUTH ELEVATION
1/4" = 1'
2-13-17
1x4 CASING
117 NOVALUX SIDING
STUCCO
117 NOVALUX SIDING
1'-0"
9'
24'
1'-0"
1'-0"
1'-0"





2-13-17

Proposed paint specifications

309 S. WILLOMET

Home / Doors & Windows / Exterior Doors / Commercial Doors

Model # HFC3068X Internet #202080897 Store SKU #410304
Store SO SKU #113776





Save to List

Pick Up In Store Today

Add to Cart

Free store pickup at Oak Cliff

6 in stock

Aisle 28 Bay 018 Text to Me

36 in. x 80 in. Gray Fire Steel Commercial Door Slab

★★★★★ Write the first Review Questions & Answers (13)

$169.00 /each

Color/Finish: **Gray Primed**

Door Size (WxH) in.
36 x 80

Door Handing
Universal/Reversible

Quantity - 1 +

We'll Ship It to You

Express Delivery

Expect it
as soon as tomorrow

2-13-17

Proposed doors

Outdoor Lighting / Outdoor Wall Mounted Lighting / Outdoor Lanterns & Sconces

Model # EL0523IB Internet #207207642





Y Decor

Lora 1-Light Black Outdoor Wall-Lighting

★★★★☆ (5) Write a Review Questions & Answers (1)

$43.95 /each

LET'S PROTECT THIS.
Add a 2-year Home Depot Protection Plan for $7.00
Learn More

Save to List

Quantity - 1 +

Not in Your Store - We'll Ship It There

Add to Cart

Free Pickup

Available for pickup
February 8 - February 13

Change Pickup Store

We'll Ship It to You

Add to Cart

Free Shipping on $45 order

Expect it
February 7

See Shipping Options

2-13-17

Dimensions

Product Depth (in.)	10	Product Length (in.)	10
Product Height (in.)	15	Product Width (in.)	10

Details

Bulb Type Included	No Bulbs Included	Number of Bulbs Required	1
Exterior Lighting Prcduct Type	Outdoor Sconces	Outdoor Lighting Features	Water Resistant,Weather Resistant
Fixture Color/Finish	Black	Power Type	Hardwired
Glass/Lens Type	No glass/lens	Product Weight (lb.)	3.5lb
Included	Hardware Included	Recommended Light Bulb Shape Code	A19
Light Bulb Base Coce	E26	Returnable	90-Day
Maximum Bulb Wattage	100	Style	Modern
Maximum Wattage (watts)	100		

Warranty / Certifications

Certifications and Listings	1-UL Listed	Manufacturer Warranty	1 Year Limited Warranty
ENERGY STAR Certified	No		

How can we improve our product information? Provide feedback.

2-13-17

Proposed lighting

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

51P-87.111(a)(1)

(a) Building placement, form, and treatment.

(1) Accessory buildings. Accessory buildings are only permitted in the rear yard and must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/08/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: TRIPLE J CONSTRUCTION
PROPERTY ADDRESS: 309 S WILLOMET
DATE of CA / CD REQUEST: 02/02/2017

RECOMMENDATION:

✓ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

Task force members present

✓ Christine Escobedo	X Jeff Cummings (Chair)	___ Barbara Roy (Alternate)
___ Heidi Maher	X Rachel Hoehn	___ VACANT
___ Alfred Pena	X Harry Nicholls	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simply Majority Quorum: X yes ___ no

Maker: RACHEL
2nd: CHRISTINE
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 2/8/2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CD167-009(JKA)
LOCATION**:** 411 S. Winnetka Avenue
STRUCTURE: Accessory, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: February 2, 2017
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Jamie Oliver

OWNER: OLIVER LARRY J & JAMIE L

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

BACKGROUND / HISTORY:
5/4/2014 – Landmark approved landscaping and new porch lighting (CA134-259(MD)).

5/5/2015 – Landmark approved removal of windows and installation of French doors on north façade (CA145-365(MD)).

8/5/2017 – Landmark approved a new paint color scheme (CA145-511(MD).

411 S Winnetka is contributing to the Winnetka Heights Historic District.

ANALYSIS: Staff agrees with the applicant that the building was likely constructed outside of the period of significance. The hexagon shape of the structure was not typical of pre-1940s accessory structures, and the T1-11 siding was introduced in the 1950s. The applicant plans to propose a new accessory structure within the next few months. Due to the age of the structure falling outside of the period of significance, Staff is recommending approval of the work with the finding that the work is consistent with the preservation criteria and City Code.

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

TASK FORCE RECOMMENDATION: Demolish accessory structure using the standard "noncontributing structure because newer than period of significance" – Approve.

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

CD 167 - 009 [JKA]
Office Use Only

1. Name of Applicant: Larry and Jamie Oliver

MAILING Address: 411 S. Winnetka Ave City Dallas State TX Zip 75201
Daytime Phone: 214-926-9720 Fax:
Relationship of Applicant to Owner: owner

ADDRESS OF PROPERTY TO BE DEMOLISHED: 411 S. Winnetka Ave Zip 75201
Historic District: Winnetka Heights

Proposed Work:

2. Indicate which 'demolition standard(s) you are applying:
   ____ Replace with more appropriate/compatible structure
   ____ No economically viable use
   ____ Imminent threat to public health / safety
   __x__ Demolition noncontributing structure because newer than period of significance
   ____ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;
Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order.

RECEIVED BY
FEB 02 2017
Current Planning

3. Describe work and submit required documents for the demolition standard you are applying: (please see attached checklist)
Seeking to tear down or remove small wooden 6-sided storage shed from property.
Structure is not historic. Will free space to build garage at the back of the property for safety concerns.

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. **(See official calendar for exceptions to deadline and meeting dates).** You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

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

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

4. **Signature of Applicant:** _____ **Date:** 2/1/17

5. **Signature of Owner:** _____ **Date:** _____
(IF NOT APPLICANT)

Review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

_____ _____
Date

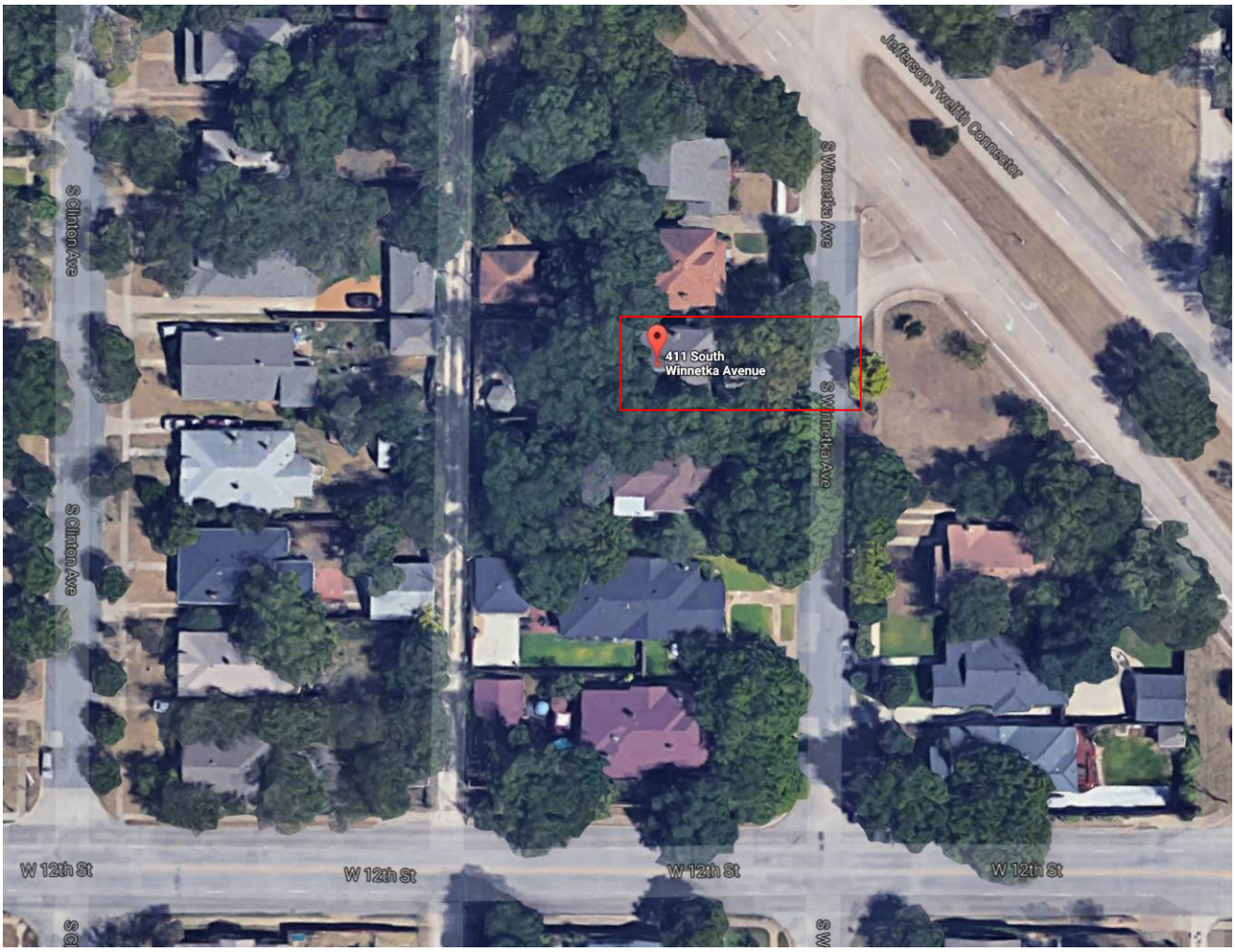
Sustainable Development and Construction

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

Certificate for Demolition & Removal **City of Dallas** **Historic Preservation**
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

INTENT FOR REMOVAL

We are seeking to remove the non-conforming accessory structure from our backyard to make space to install a detached garage in the near future. The small storage shed was likely a kit purchased as late as the 80s. The garage will get our cars off the street and add a layer of safety. We are between two busy streets - Jefferson and 12th and our street is often used as a pathway between the two. Having to park our cars on the street has not been ideal.



Aerial image



Front (east) elevation.



To left of main structure

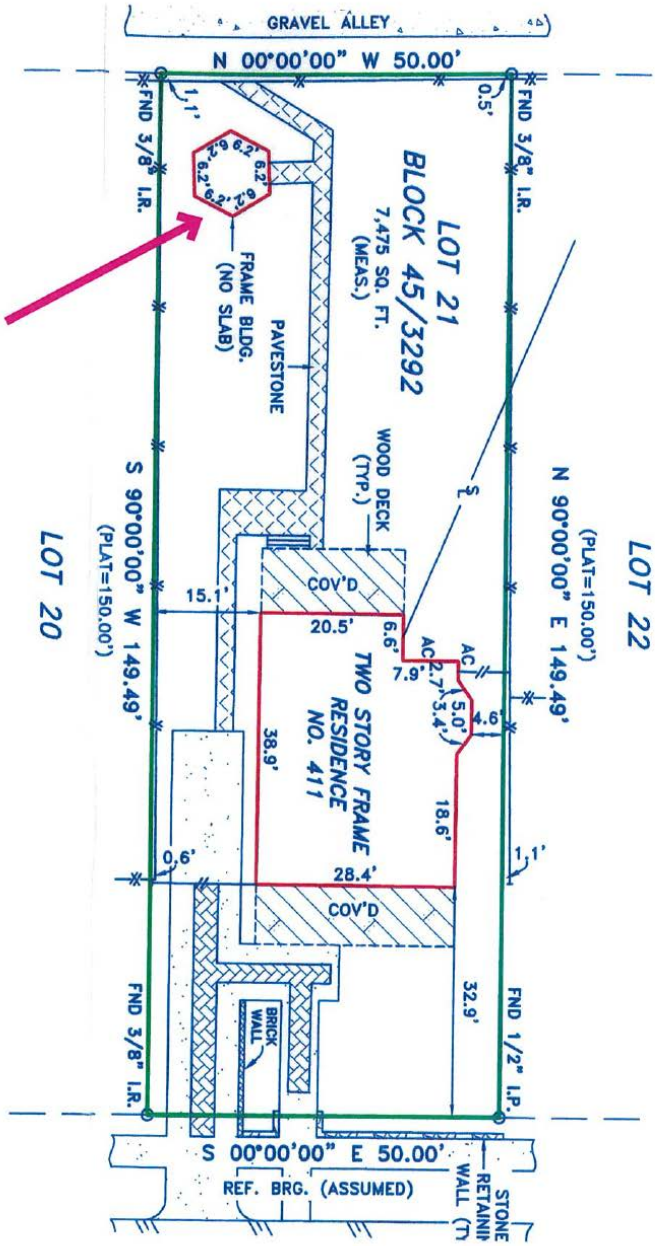


To right of main structure



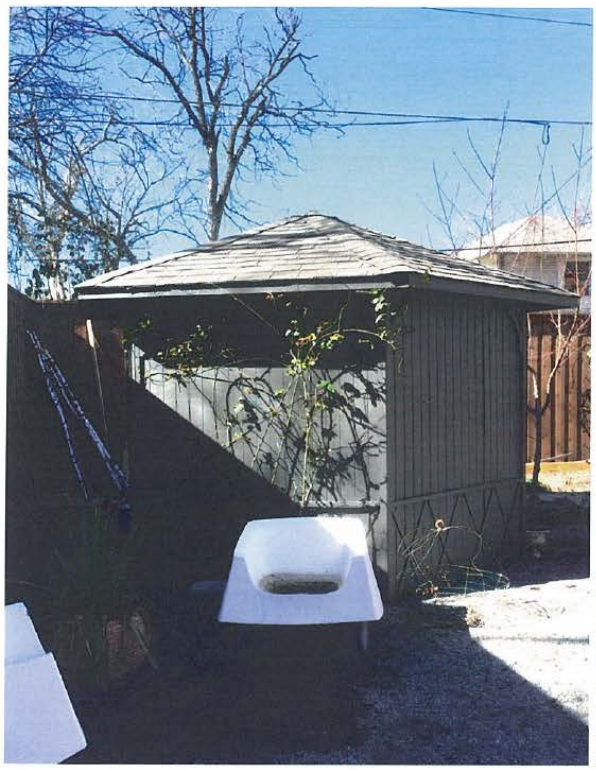
Across street from main structure

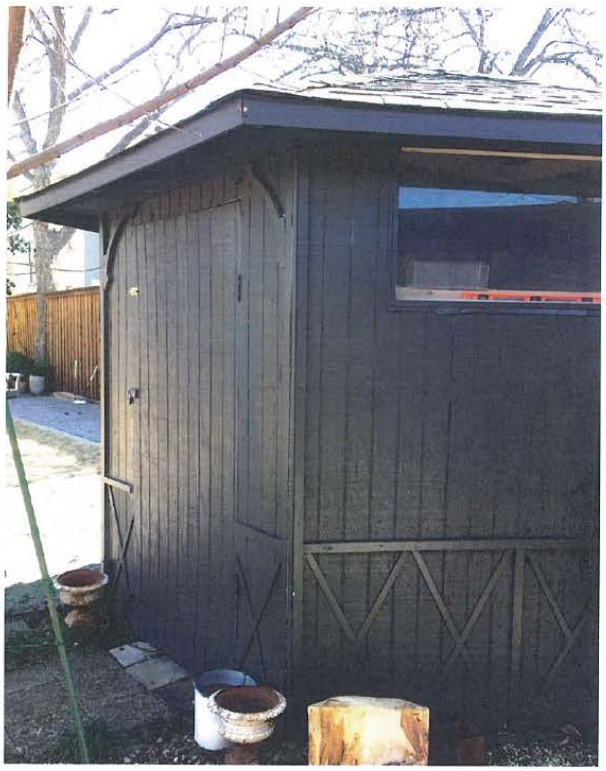
LOCATION ON PLAT



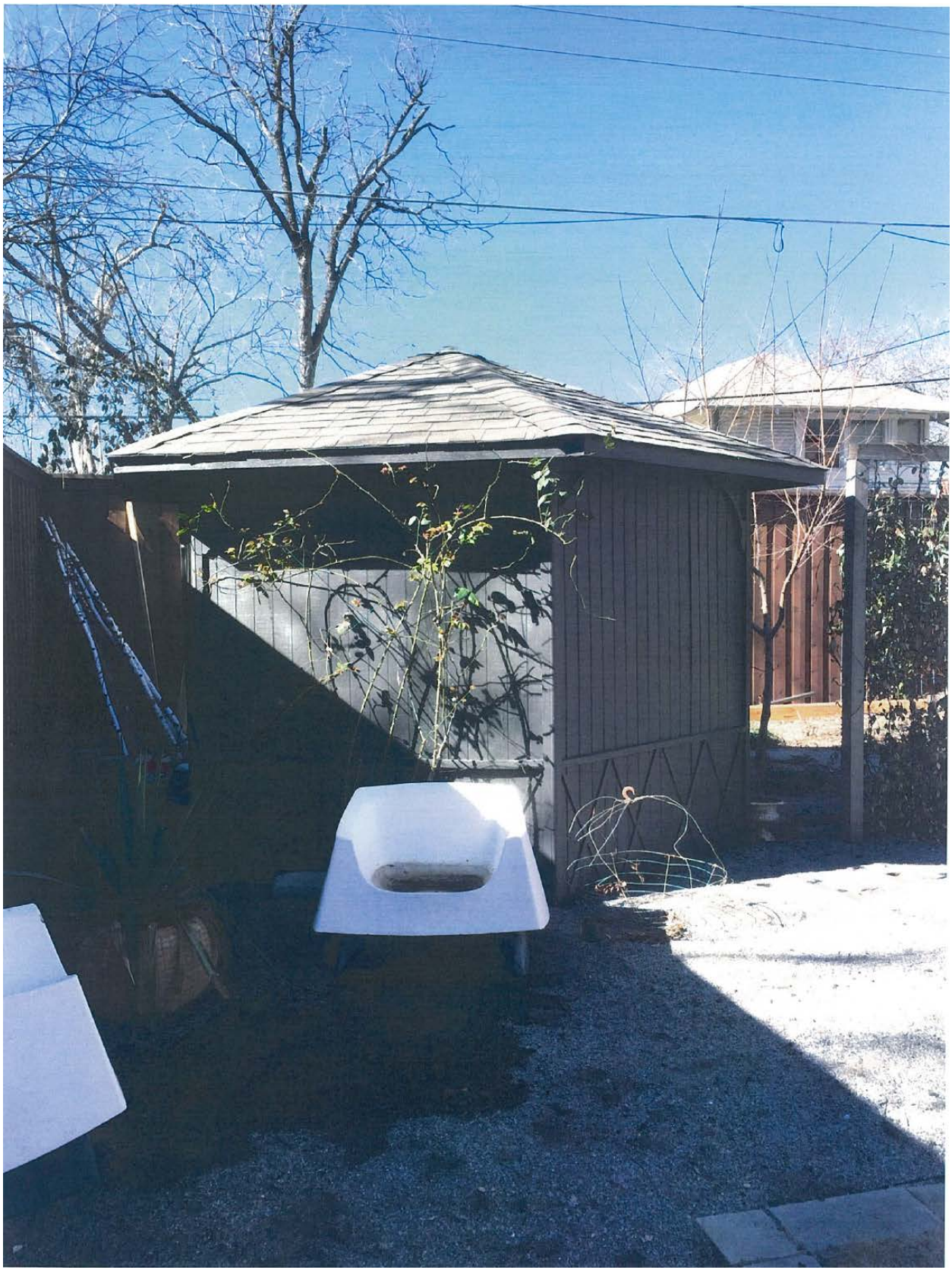
Existing site plan.

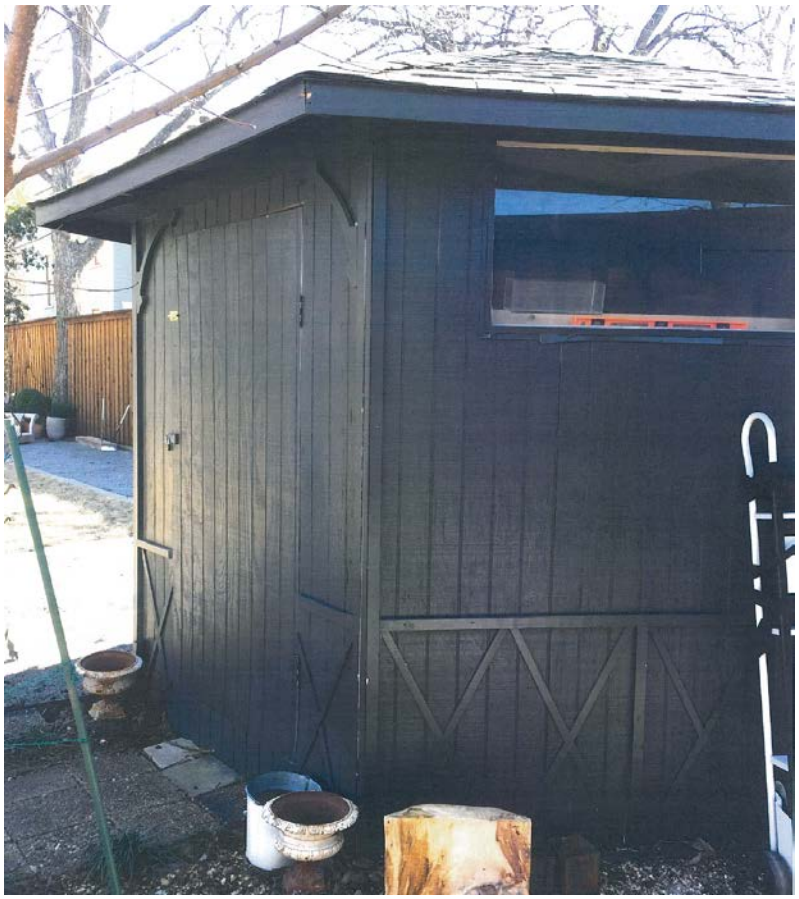
STRUCTURE TO BE REMOVED





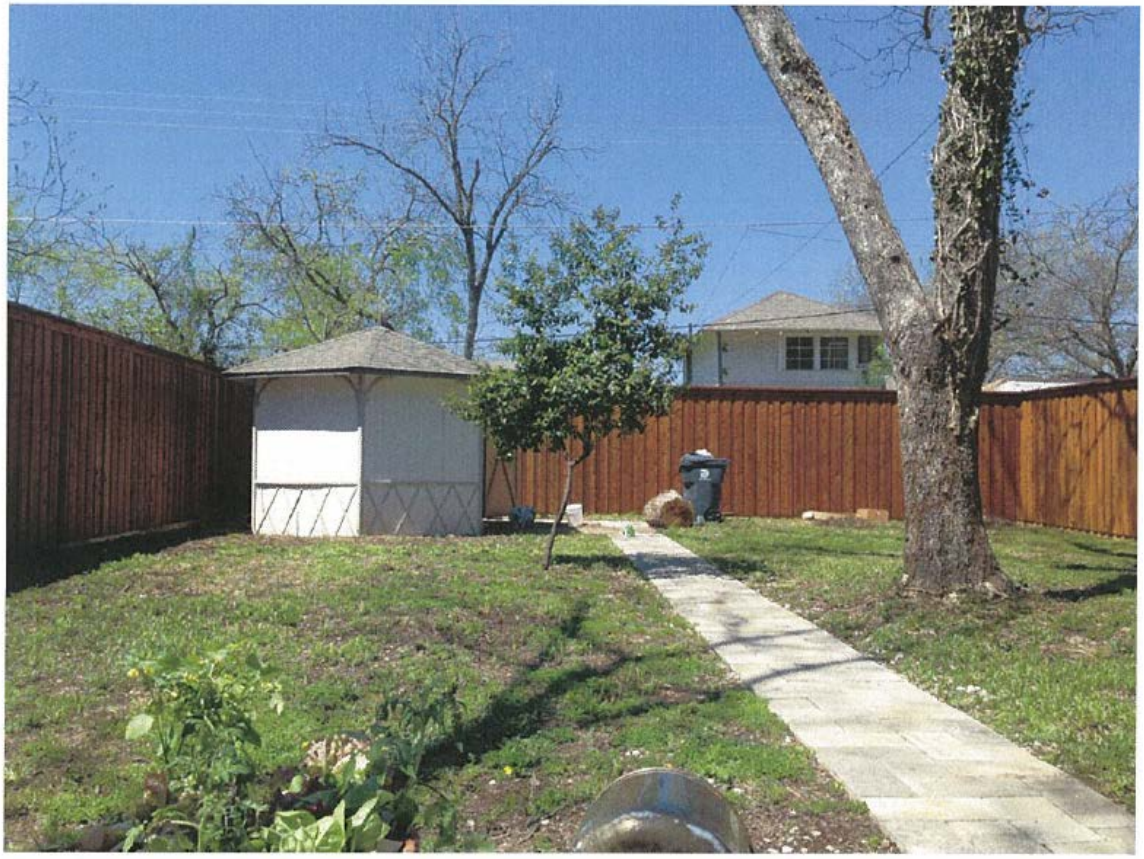
The shed is situated to the back left side of our yard.









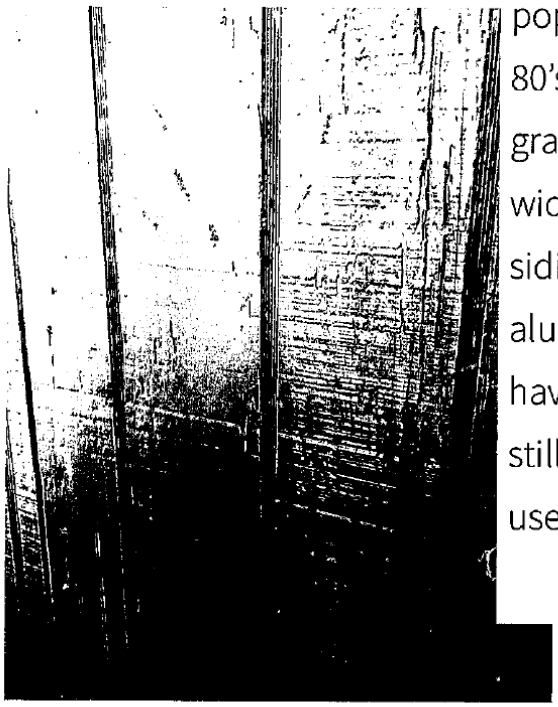








SIDING DETAIL



T1-11 siding is a wood based siding product that reached its height of popularity in the 60's, 70's and early 80's, when a more natural, wood-grained look was popular. Its widespread use has dwindled as other siding materials, including steel, aluminum, composite, and vinyl siding have taken over the siding market. It is still produced though but is typically used for shed and barn projects.

The siding is a non-historic T1-11 siding that was common in the 60-80s. It is not newly replaced and is likely original to when the shed was constructed.

Randy S. Morris, BS, MS, M ofArch.
3902 Lively Ln.
Dallas, TX 75220
(214) 226.2990

Jamie Oliver
411 S. Winnetka Ave.
Dallas, TX 75208-5904

February 1, 2017

Dear Jamie,

As per your request, I have inspected the hexagon shaped storage building located in the rear 30% of your property, located at 411 S. Winnetka Ave, and shown on the enclosed Survey (Enclosure A).

As you know, your house is located in a historic area designated, by the City of Dallas, as PD 87, Tract 1. The main house is a Craftsman style house which the Dallas County Appraisal District dates to 1945. It is my opinion that the house was built earlier than 1930.

After my inspection of the storage structure, it is my opinion, that it is not of historical significant to the existing house. The structure is framed with modern 2X4 lumber, milled to 1 5/8" X 3 5/8", which is consistent with lumber mass produced in the 1960's, but before 1970 (see enclosure B &C).

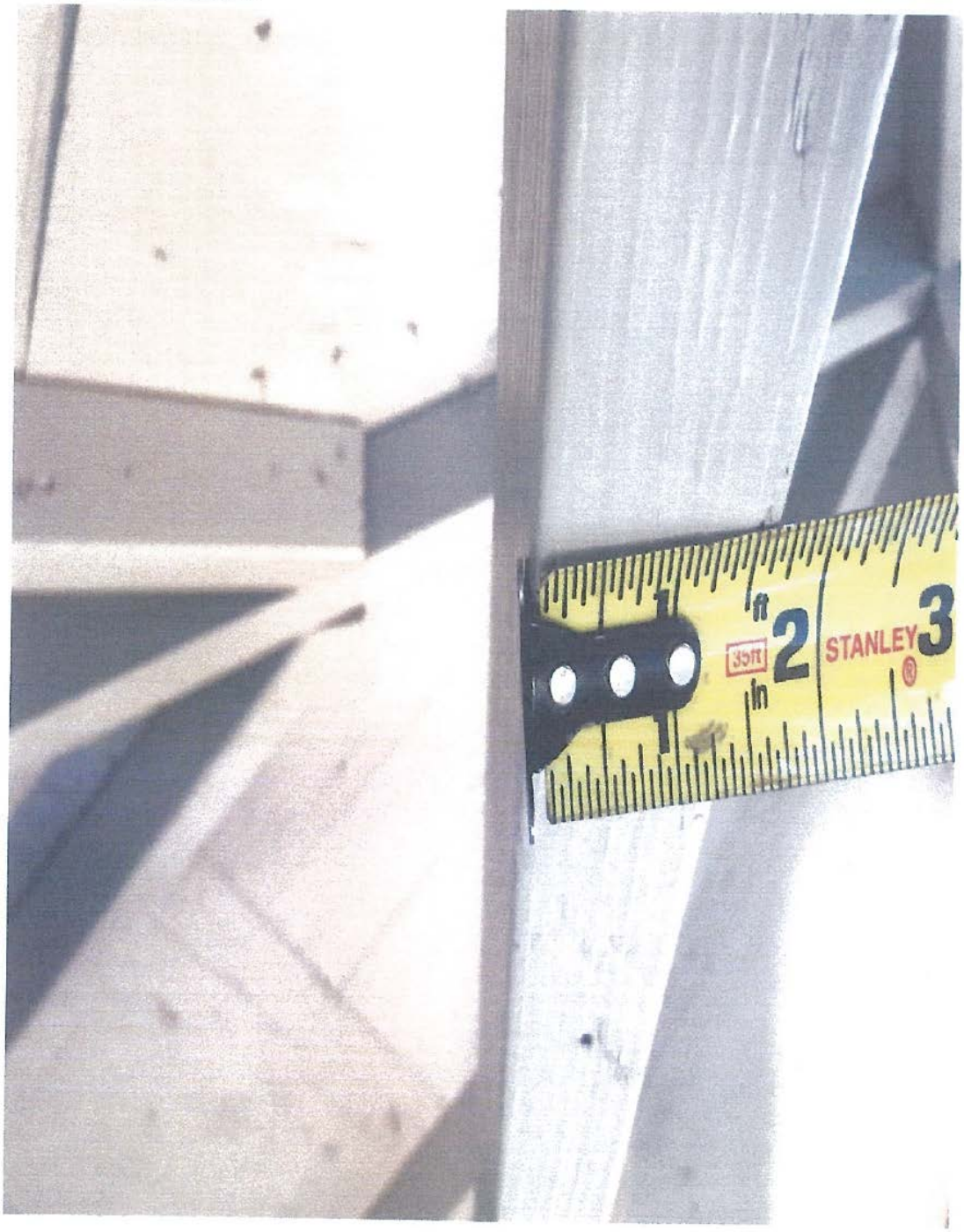
The structure is sided with T1-11 plywood siding, which was popular in the 1960's, 70's and 80's, and still being produced and sold today. The roofing material is composition shingles on plywood decking, which is also not consistent with the historic period of the main house.

The storage building has some deterioration of the siding and has no vapor barrier between the exterior siding and the interior framing. Therefore, it will continue to deteriorate. In my opinion, the removal of the structure would enhance the property value, and increase the lots compliance with the historic nature of the designated Planned Development.

Randy S. Morris



Enclosure B



Mass produced lumber

Enclosure C



Mass produced lumber

Affidavit

Before me the undersigned on this day personally appeared Jamie Laubhan Oliver who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the owner, principle, or authorized representative of the subject property.

Jamie Laubhan Oliver

Affiant's signature

Subscribed and sworn to before me this 1 day of February, 2017

Alma R Ritter

ALMA R. RITTER
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-23-2019

Notary Public

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51A-4.501(h)(4)(D)

(D) The landmark commission must deny an application to demolish or remove a structure that is noncontributing to the historic overlay district because it is newer than the period of historic significance unless it finds that:

(i) the structure is noncontributing to the historic overlay district;

(ii) the structure is newer than the period of historic significance for the historic overlay district; and

(iii) demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/08/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: Larry and Jamie Oliver
PROPERTY ADDRESS: 411 S Winnetka Ave (CD)
DATE of CA / CD REQUEST: 02/02/2017

RECOMMENDATION:

X Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

Task force members present

X Christine Escobedo	X Jeff Cummings (Chair)	___ Barbara Roy (Alternate)
___ Heidi Maher	X Rachel Hoehn	___ VACANT
___ Alfred Pena	X Harry Nicholls	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simply Majority Quorum: ✓ yes ___ no

Maker: HARRY
2nd: CHRISTINE
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 2.8.2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-260(JKA)
LOCATION**:** 411 S. Winnetka Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: February 2, 2017
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Jamie Oliver

OWNER: OLIVER LARRY J & JAMIE L

REQUEST: Stain automatic gate in rear yard using Ready Seal stain in color "Dark Walnut."

BACKGROUND / HISTORY:
5/4/2014 – Landmark approved landscaping and new porch lighting (CA134-259(MD)).

5/5/2015 – Landmark approved removal of windows and installation of French doors on north façade (CA145-365(MD)).

8/5/2017 – Landmark approved a new paint color scheme (CA145-511(MD).

411 S Winnetka is contributing to the Winnetka Heights Historic District.

ANALYSIS: The automatic gate was approved via Routine Maintenance since it was under the height restriction and located in the rear yard. The stain color proposed will match the stain on the existing fence. Staff has determined that the color is appropriate and is recommending approval of the work with the finding that it is consistent with the preservation criteria and City Code.

STAFF RECOMMENDATION:
Stain automatic gate in rear yard using Ready Seal stain in color "Dark Walnut" – Approve – Approve paint specifications dated 2-13-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(2)(G)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Stain automatic gate in rear yard using Ready Seal stain in color "Dark Walnut" – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167-260 (JKA)
Office Use Only

Name of Applicant: Larry and Jamie Oliver
Mailing Address : 411 S. Winnetka Ave
City, State and Zip Code: Dallas, Tx 75208
Daytime Phone: 214-926-9720 Fax:
Relationship of Applicant to Owner :

PROPERTY ADDRESS: 411 S Winnetka Ave
Historic District: Winnetka Heights

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

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

Install 8ft tall x 15ft length solid cedar automated rolling gate in back alley to match existing fence

RECEIVED BY
FEB 02 2017
Current Planning

Signature of Applicant: Date: 1/30/17

Signature of Owner: Date:
(IF NOT APPLICANT)

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

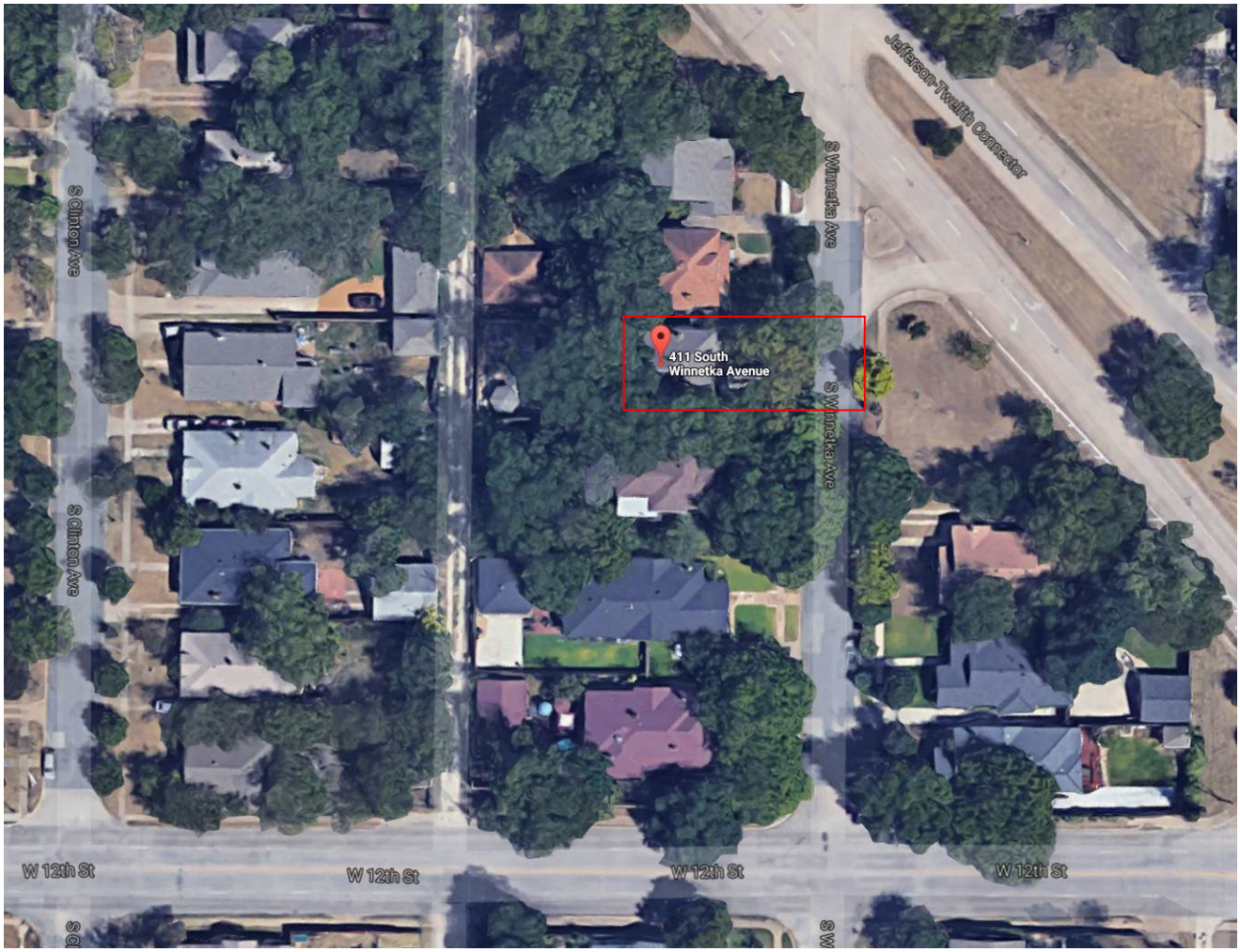
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

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

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

Sustainable Construction and Development **Date**



Aerial image



Front (east) elevation.



To left of main structure



To right of main structure

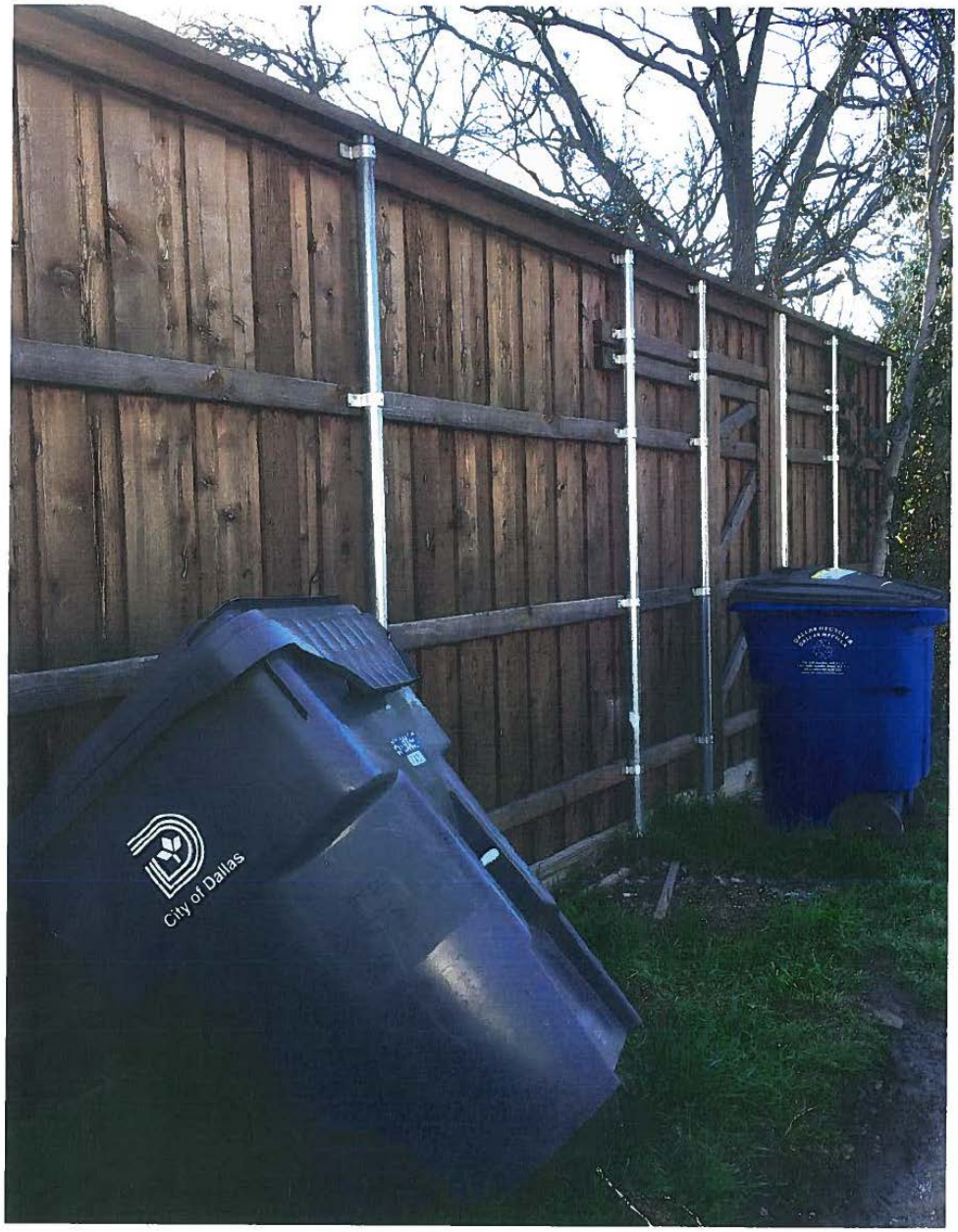


Across street from main structure



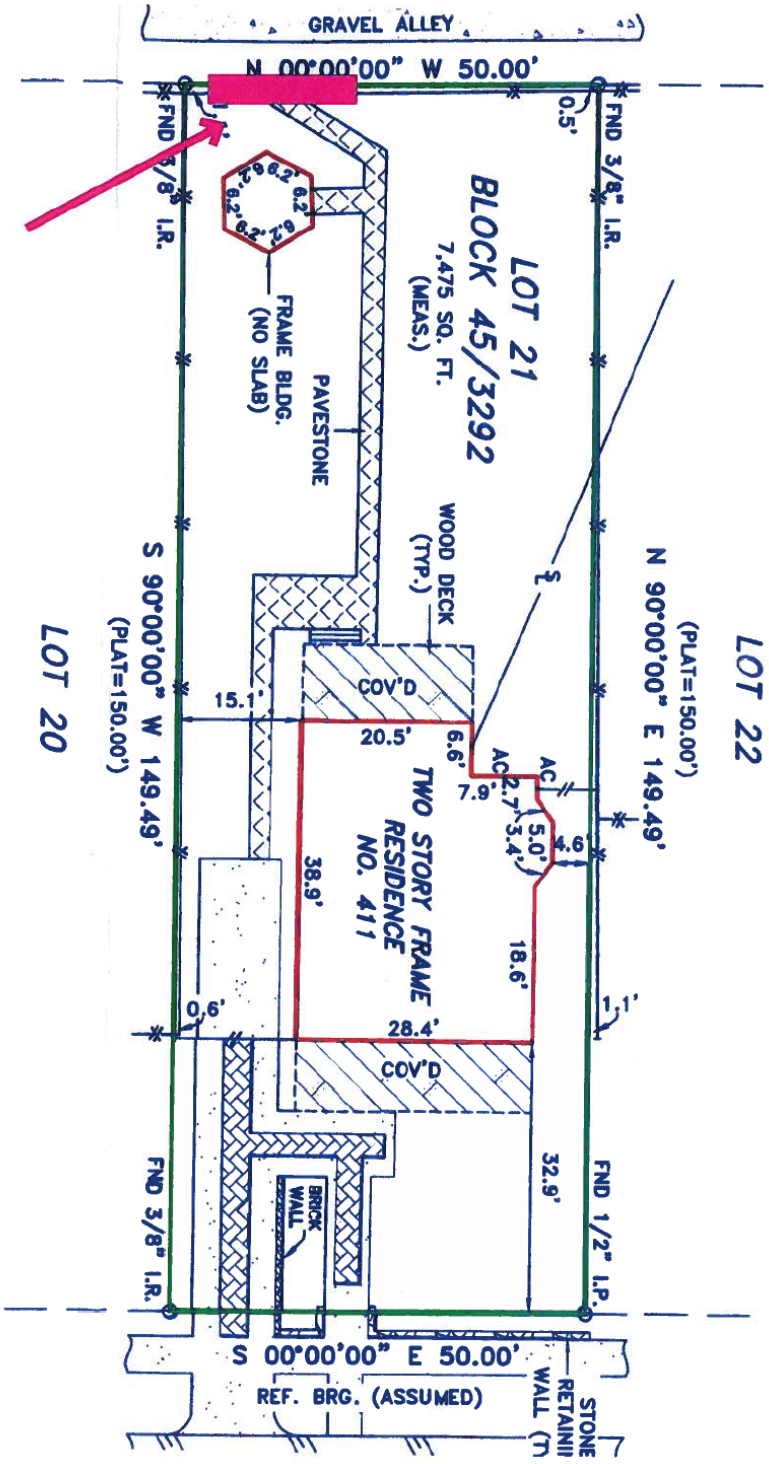
Side view of 411 S Winnetka

ALLEY VIEW

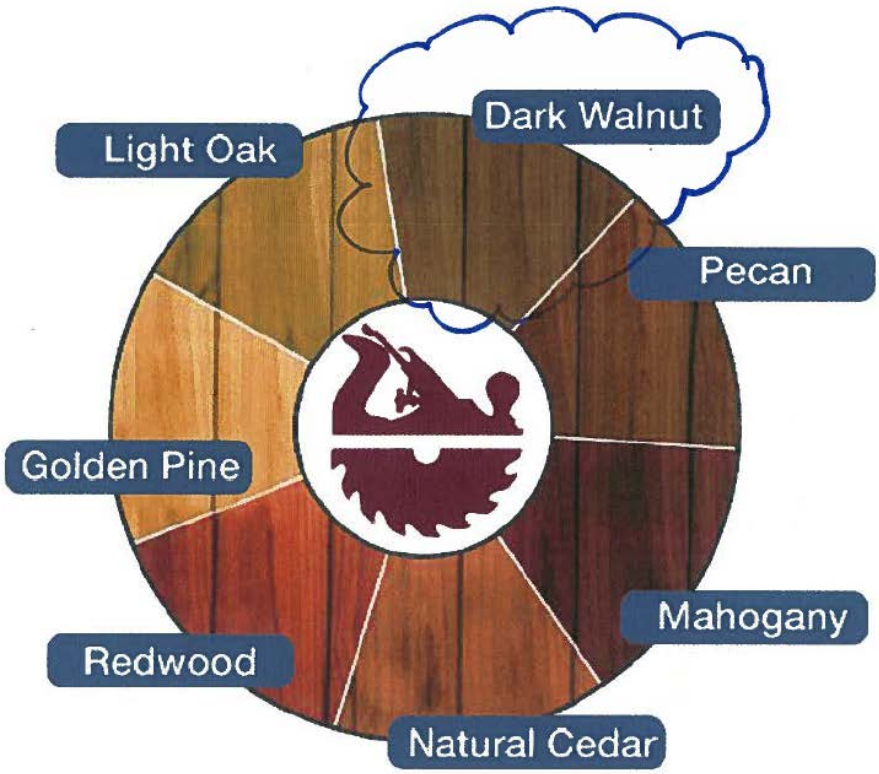


Existing alley fence in rear yard.

LOCATION ON PLAT



Site survey showing the gate location.



Proposed stain color for the automatic gate.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(b)(2)(G)(iii)

(iii) Wooden fences may be painted or stained a color that is complementary to the main building.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/08/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: Larry and Jamie Oliver
PROPERTY ADDRESS: 411 S Winnetka Ave (CA)
DATE of CA / CD REQUEST: 02/02/2017

RECOMMENDATION:
X Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

Task force members present

X Christine Escobedo	X Jeff Cummings (Chair)	___ Barbara Roy (Alternate)
___ Heidi Maher	X Rachel Hoehn	___ VACANT
___ Alfred Pena	X Harry Nicholls	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simply Majority Quorum: L yes ___ no
Maker: CHRISTINE
2nd: RACHEL
Task Force members in favor: U
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 2.8.2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CR167-009(LC)
LOCATION**:** 603 Munger Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Liz Casso
DATE FILED: February 2, 2017
DISTRICT: West End
MAPSCO: 45-J
CENSUS TRACT: 0021.01

APPLICANT: Chris A. Anderson, AIA

REPRESENTATIVE: Chris A. Anderson AIA

OWNER: GPIWE LP

REQUEST:
Courtesy Review – Exterior signage criteria.

BACKGROUND / HISTORY:
11/2/2015 – Landmark Commission approved various exterior restoration and repairs, a conditional approval on the windows, and conditional approval on the plaza design to be submitted for final approval at a later date (CA156-028(MD)).

7/5/2016 – Landmark Commission approved restoration and repairs to windows, construction of plaza improvements, and conditionally approved installation of a temporary banner (CA156-578(MD)).

10/3/16 – Landmark Commission approved revisions to previously approved plaza (CA156-775(LC)).

ANALYSIS:
In order to ensure uniformity of signage and avoid signage clutter on the structure, the applicant has developed exterior signage criteria that future tenants will be required to comply with. The criteria includes permitted signage locations on the structure, types of signage allowed, and guidelines on signage details. Each individual tenant sign will require a Certificate of Appropriateness and review by the Landmark Commission.

After the Task Force meeting, the applicant submitted revised signage criteria with the typo, noted by Task Force, corrected. In addition, the proposed criteria has been reviewed by a sign permitting inspector who has verified that it complies with the West End Sign Ordinance (see attached email).

STAFF RECOMMENDATION:
Courtesy Review – Exterior signage criteria – Approve conceptually with the finding the proposed signage criteria is consistent with the preservation criteria for signs in Section 5.6, with the signage regulations in Division 51A7.1000, and with the condition that final plans, elevations, and details are submitted for final Landmark Commission review for each individual sign.

TASK FORCE RECOMMENDATION:
Courtesy Review – Exterior signage criteria – No quorum, comments only. - Correct height of Area “B” window sign to 1’0”.

Courtesy Review Form (CR)

City of Dallas Landmark Commission

CR 167-009 (LC)
Office Use Only

This review is a courtesy review only and not permission to alter the site or any structure on the site. To alter a site within a historic overlay district or alter, place, construct, maintain, or expand any structure on a site within a historic overlay district, a certificate of appropriateness must be obtained in accordance with Dallas Development Code § 51A-4.501(g) and the preservation criteria in the historic overlay district ordinance.

RECEIVED BY
FEB 02 2017
Current Planning

Name of Applicant: Chris Andersen
Mailing Address: 2808 Fairmount St, Suite 300
City, State and Zip Code: Dallas, TX 75201
Daytime Phone: 214.303.1500 Fax:
Relationship of Applicant to Owner: Architect
PROPERTY ADDRESS: 603 Munger
Historic District: West End

PROPOSED WORK:

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

EXTERIOR SIGNAGE CRITERIA WHICH OWNER WILL REQUIRE TENANTS TO COMPLY WITH. BUILDING ID SIGNAGE WILL ALSO COMPLY. CRITERIA IS APPROVED BY CITY OF DALLAS.

Signature of Applicant: _____ Date: 2/1/2017
Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, by NOON** before the Dallas Landmark Commission may consider the courtesy review of any change affecting the site or the exterior of any structure. This CR form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5CN, Dallas, Texas, 75201.

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

*Information regarding past courtesy reviews for individual addresses is available for review in 5CN of City Hall.

Memorandum to the Building Official: This review is a Courtesy Review only, do not issue building permits based on this CR form.

- ☐ COURTESY APPROVAL (Certificate of Appropriateness must still be obtained)
- ☐ COURTESY APPROVAL WITH COMMENTS (Certificate of Appropriateness must still be obtained)
- ☐ COURTESY DISAPPROVAL (Certificate of Appropriateness may be considered without a waiver)

_____ _____
Department of Sustainable Development and Construction **Date**

Courtesy Review Form **City of Dallas** **Historic Preservation**
THIS CR FORM IS NOT A CERTIFICATE OF APPROPRIATENESS OR PERMISSION TO ALTER THE SITE OR ANY STRUCTURES ON THE SITE

10-10-2016


Woodall Rodgers Fwy
Uplift Luna Preparatory
West End Event Center
West End Garage
McKinney Ave
N Lamar St
Munger Ave
603 Munger Avenue
N Record St
SpringHill Suites Dallas Downtown/West End
Corbin St
Spaghetti Warehouse
N Market St
N Houston St
Uber DFW
Ellen's Southern Kitchen
Gator's Dallas
TGI Friday's
Landmark Cent
Google

Site Aerial

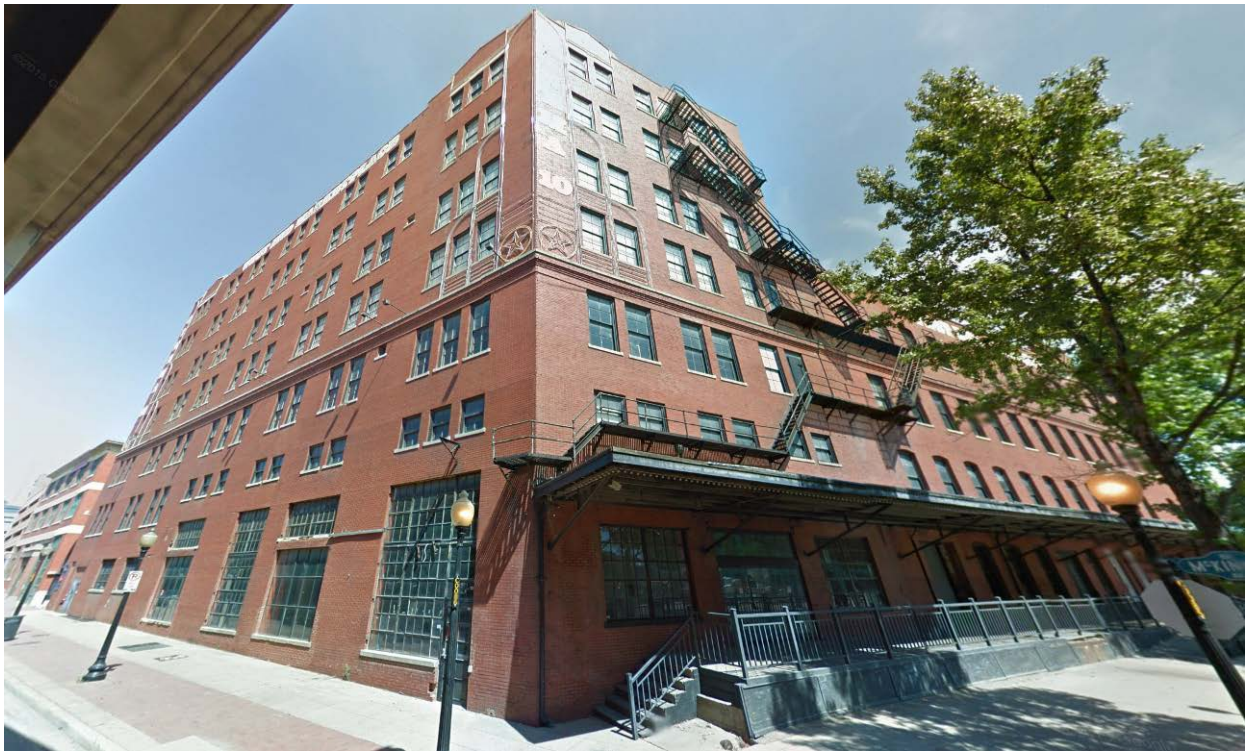


Existing South (Front) Elevation


Existing West Elevation



Existing North and West Elevations


North and West Elevations - Google Streetview Image, August 2015



East and North Elevations – Google Streetview Image, February 2016



East Elevation (facing Dallas Alley)



Existing East Elevation (facing plaza)



Streetscape – Facing Northeast from Munger Ave



Streetscape – Facing Southwest from Munger Ave (across street from front elevation)



Streetscape – Facing Northeast from Record St



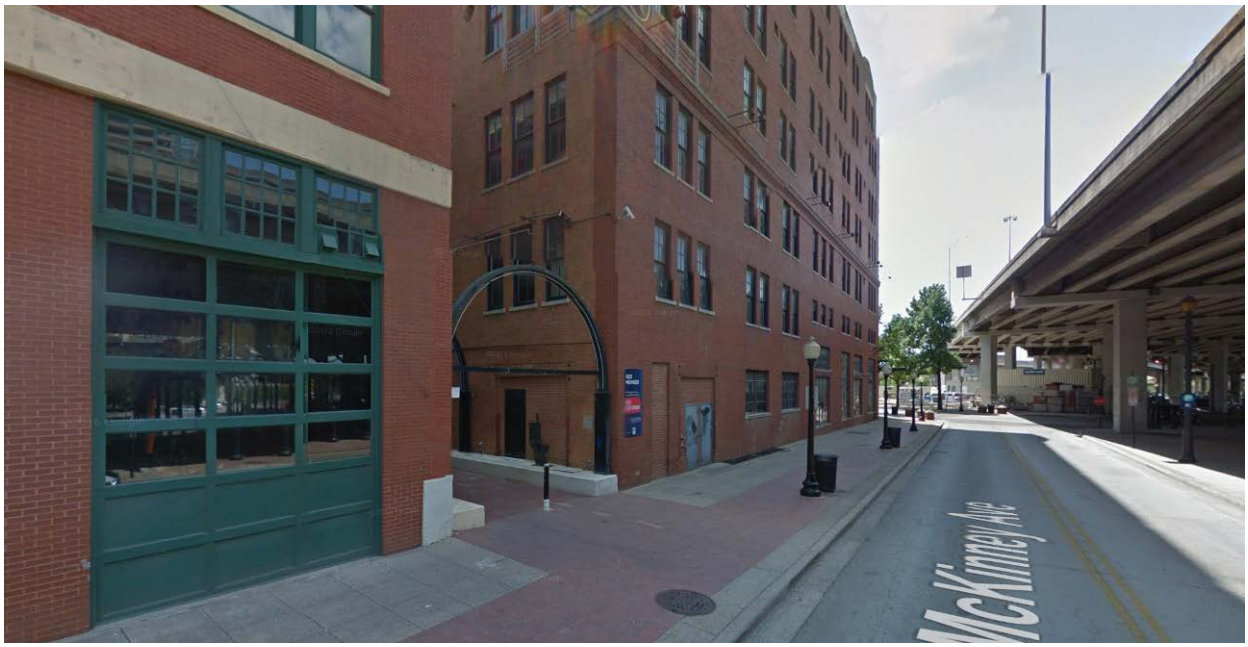
Streetscape – Facing Southeast from Record St



Streetscape – Facing Northwest from Record St (across street to the west)



Streetscape – Facing Southeast from McKinney Ave



Streetscape – Facing Southwest from McKinney Ave – Google Streetview Image, September 2015



Streetscape – Facing Northwest from McKinney Ave (across street to the north) – Google Streetview Image, August 2015

SIGNAGE

for

“FACTORY SIX03”

DALLAS, TEXAS

Granite

EXHIBIT "A"

SIGNAGE CRITERIA FOR

FACTORY SIX03

Signage Areas:

1. Areas marked in yellow on the attached building elevation(s) are the only area in which signage will be allowed. Designated signage areas only indicate where a sign may be allowed and does not mean that all signage areas will be used.
2. Tenant attached wall signs must meet all of the requirements of the City of Dallas Signage Ordinance with specific attention to Section 51A-7.305 for attached wall signs, additionally all signs must meet all of the requirements of the West Sign Ordinance, Division 51A-7.1000. Granite has imposed additional restrictions to better define the allowed tenant signage.
3. Retail signage may consist of blade signs, window signs, or canopy signs.
4. Sign areas permitted.
    A. Sign area "A" shall be painted applied signs. Painted signs may not take up the entire length of a façade. The sign will be black with a white outline or white with a black outline. The minimum letter size shall be 8" high.
    A1 – Painted with a maximum of 4' high x 90' long.
    A2 – Painted with a maximum of 4' high x 25' long.
    A3 – Painted with a maximum of 4' high x 160' long.
    A4 – Painted with a maximum of 4' high x 63' long.
    A5 – Painted with a maximum of 4' high x 87' long.
    B. Sign area "B" shall be a window sign, as defined in Division 51A-7.1000 of the West End Historic Sign District guidelines. Window signs shall be a maximum 25% of the sf of the window. The maximum letter size shall be 20" high.
    C. Sign area "C" shall be a blade sign with a maximum area of 20sf. Signs may not be lower than 10' above grade or project vertically above the 2nd story.
    D. Sign area "D" shall be a canopy sign attached to the historic canopy, maximum height of 2' with a maximum length of 30'.
    E. Sign area "E" shall be a flat attached sign with a maximum area of 6sf. The maximum letter size shall be 4" high.
    F. Sign area "F" shall be a painted applied building logo. The logo will be black with a white outline or white with a black outline.

5. Signage Requirements.

    A. Building Signage Permitted:
        - Internally illuminated or back lighted lettering.
        - Corporate colors, logo designs are acceptable upon approval by owner.

- All signage must comply with the City of Dallas ordinances and West End Sign Ordinance.
- All signage is subject to review and approval of the landlord.
- All signage must be located within areas identified on the elevations and as defined above as assigned by Granite.
- A LOGO is considered a word.
- All signs to use Bookman Bold font which is a recommended font per the West End sign ordinance.

B. Building Signage "Not" Permitted:

- Illuminated box signage.
- Exposed neon tube of any kind.
- Awning signage of any kind.
- Signs that project from the building façade more than 12".
- Signs that show/have movement and/or blinking letters and/or intermittent colors.

6. Signage Details

A. Tenant signage must be designed to minimize the number of fasteners, wall penetrations and/or building defacing attachment of any kind.

B. All signage design, permitting, City approval, construction, installation and wiring is the responsibility of the tenant. The tenant's sign contractor must meet all Granite contractor/vendor requirements including insurance, licensing, and experience and must have completed similar signage for a period of not less than 5 years. References and vendor approval by Granite is required.

C. Power for all tenant signs shall be placed on a separate circuit and shall be sub-metered as a tenant direct cost for construction and on-going operations. All power supply and wiring of any kind must be fully concealed.

D. The tenant is responsible for maintenance of its sign. All signage materials including all attachments of any kind must be constructed of aluminum, stainless steel and/or other non-rusting, non-staining materials.

E. The tenant must remove its sign and make repairs to the building wall areas to return the building to pre-sign conditions at lease end. All building repairs shall be approved solely by Granite.

F. Granite does not warrant that any surface on which a tenant installs its sign is fit for that purpose. Any reinforcing of any building panel/surface /area in which a sign is installed will be furnished by the tenant.

Proposed Signage Criteria Rendering - North and West Elevations

Proposed Signage Criteria Rendering – South (front) and East (facing plaza) Elevations

Proposed Signage Criteria Rendering – East (facing Dallas Alley) and North Elevations

From: Martin, Michael S.
To: Casso, Liz Ana
Subject: RE: 603 Munger, Signage Compliance
Date: Tuesday, January 31, 2017 12:12:25 PM

Liz, it looks like they have followed the ordinance for what they are allowing. Everything looks good.

From: Casso, Liz Ana
Sent: Tuesday, January 31, 2017 11:07 AM
To: Martin, Michael S.
Subject: FW: 603 Munger, Signage Compliance

Hey Michael,

Sorry to bug you. My applicant that is restoring the structure at 603 Munger, in the West End Historic District, has created signage criteria for the structure to ensure that tenant signage is consistent moving forward. I recommended they reach out to you before our Thursday Landmark Commission deadline to make sure that their draft criteria meets the West End and downtown sign ordinance and to make sure you didn't see any issues or red flags. Have you had a chance or do you think you will have a chance to take a look before this Thursday, Feb 2nd? If not, do you think it would be possible for you to take a look before this would go to Task Force on Feb 8th?

As always, thank you for your help!

Liz Casso, Sr. Planner
City of Dallas
Sustainable Development & Construction Department
Historic Preservation

Email Correspondence with City of Dallas Sign Inspector

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

DATE: 2/8/2017
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Chris Anderson
Address: **603 Munger Ave (H-2; West End)**
Date of CA/CD/CR Request: 2/2/2017

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Correct height of Area "B" window sign to 1'0"

Task force members present

✓ Gary C. Coffman (Chair)	___ Joseph Piwetz	___
✓ Jay Firsching (Vice-Chair)	___ Charles Neel	___ Cathy Dawson (Alternate)
✓ Carolina Pace	✓ Justin Curtsinger	___ Anne Stimmel (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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

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

Jay Firsching recused Arch on Project

CHAIR, Task Force DATE 2/8/2017

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-268 (MP)
LOCATION: 1531-1533 Abrams Road
STRUCTURE:Main, Non-Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: February 2, 2017
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 13.01

APPLICANT: David Daniel

REPRESENTATIVE: None

OWNER: David Daniel

REQUEST:
1) Replace 20 (6 vinyl and 14 original wood) windows.
2) Repair or replace 3 original wood windows.
3) Repair brick and repoint mortar.

BACKGROUND / HISTORY:
The structure is listed as non-contributing to the Junius Heights historic district.

ANALYSIS:
Request #1 – Staff is recommending to deny without prejudice because there is insufficient documentation for all of the 20 twenty windows proposed for replacement. Staff is supportive of replacing the vinyl windows, but the condition of wood windows #10A, 11A, 6B, 7B, 8B, 9B, 10B, and 12B is unclear. Task Force was supportive of the replacement.

Request #2 – Staff is recommending to deny without prejudice because there is insufficient documentation that these windows (6A, 8A, and 1B) may need replacement rather than repair. Task Force was supportive of the proposal to replace or repair.

Request #3 – Staff is recommending approval with the condition that if any new bricks are required, they match the original. Task Force was also supportive.

STAFF RECOMMENDATION:
1) Replace 20 (6 vinyl and 14 original wood) windows – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501 (g)(6)(C)(ii) because the applicant has not provided sufficient information to meet

the burden of proof that shows the proposed work is compatible with the historic overlay district.

2) Repair or replace 3 original wood windows – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501 (g)(6)(C)(ii) because the applicant has not provided sufficient information to meet the burden of proof that shows the proposed work is compatible with the historic overlay district.
3) Repair brick and repoint mortar – Approve with conditions – Approve photos dated 2/15/2017 and written description dated 2/16/2017 with the condition that any replacement brick and mortar are an exact match in material, profile, dimension, color, and texture with the finding the work is compatible with the historic overlay district and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

1) Replace 20 (6 vinyl and 14 original wood) windows – Approve – Approve replacement of 20 windows to be replaced with 6 over 6 wood windows only.
2) Repair or replace 3 original wood windows – Approve with conditions – Approve with condition that windows are replaced with wood 6 over 6 only.
3) Repair brick and repoint mortar – Approve – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167-268 (MP)
Office Use Only

Name of Applicant: DAVID DANIEL
Mailing Address: 9655 ATHLONE
City, State and Zip Code: DALLAS, TX 75218
Daytime Phone: 214 384 6147 Fax:
Relationship of Applicant to Owner :

PROPERTY ADDRESS: 1531 / 1533 ABRAMS RD
Historic District: JUNIUS HEIGHTS

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

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

I INTEND TO RESTORE & REPAIR EXTERIOR QUALIFYING FALADES TO HISTORIC PRESERVATION CRITERIA. SCOPE OF WORK TO INCLUDE:
REPAIR + REPLACE WINDOWS -
REPAIR & PAINT TRIM AS NEEDED

Signature of Applicant: _____ Date: RECEIVED BY

Signature of Owner: _____ Date: FEB 02 2017
(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.

Current Planning

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

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

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

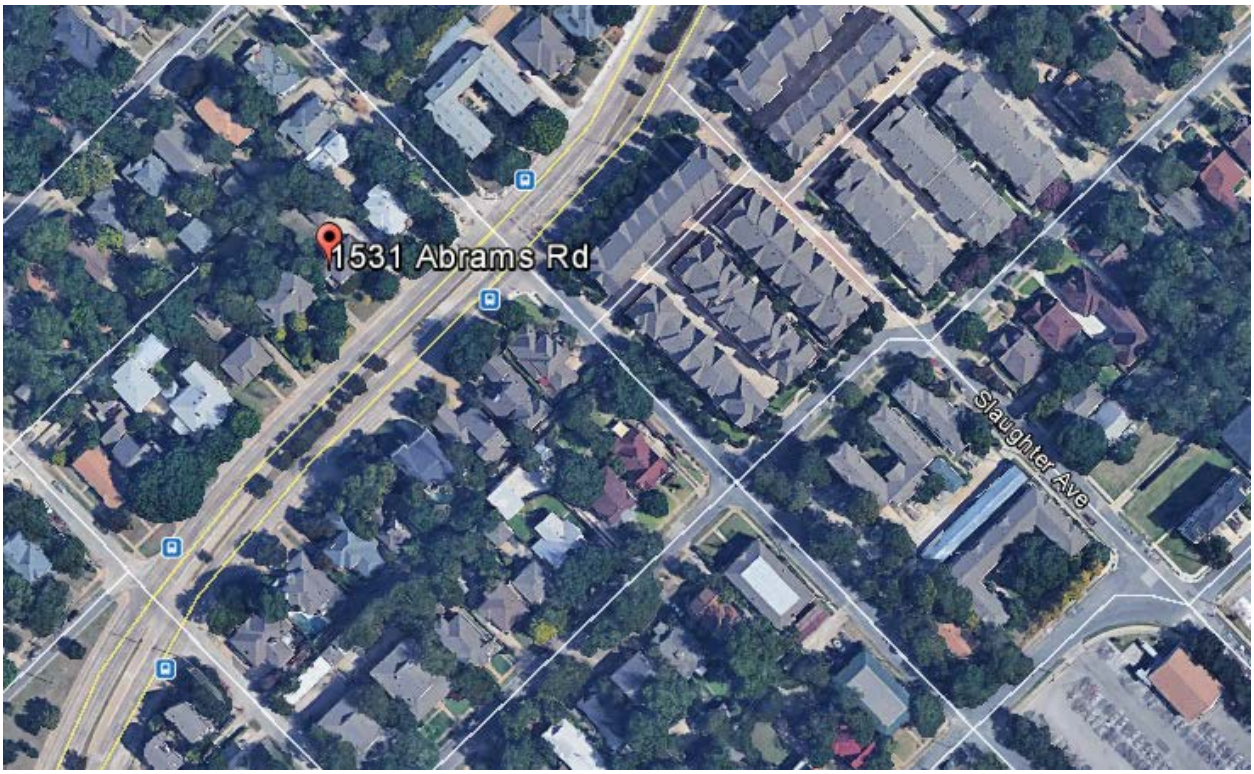
- ☐ **APPROVED.** Please release the building permit.
- ☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- ☐ **DENIED.** Please **do not** release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building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

_____ _____
Sustainable Construction and Development **Date**

PROPOSED WORK: CONTINUED

REPAIR BRICK & REPOINT MORTAR TO SPEC

INSTALL PERIOD APPROPRIATE HALF ROUND GUTTERS



Aerial view



Front (South) elevation.



View to left (West) of 1531-1533 Abrams.



View to right (East) of 1531-1533 Abrams.



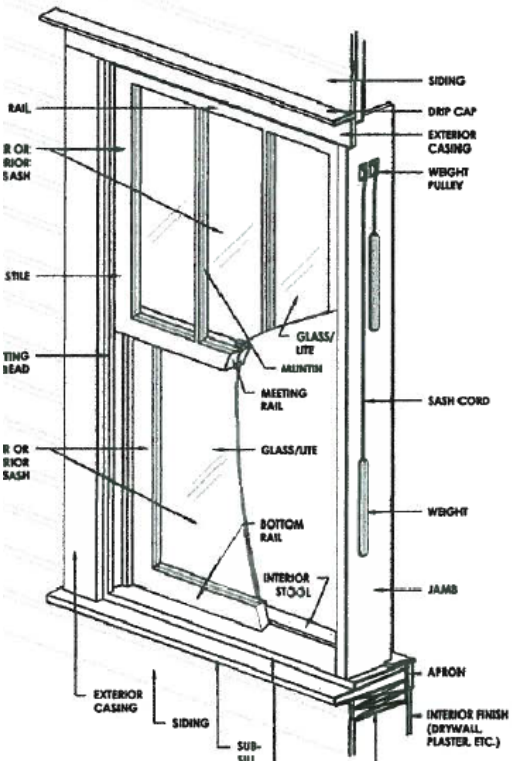
View across the street (South) from 1531-1533 Abrams.

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

Window Survey Form

Have	Basic Requirements
☑	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
☐	2. Photographs of each window opening *numbered* corresponding to the photographs or drawings from #1.
☐	3. Condition Evaluation of each window (see reverse).
☐	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
☑	5. *Proposed window product brochure/information that includes the company's depiction or* photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
☐	6. Other _____

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	
Number of Historic Windows on the Structure	
Number of Existing Replacement/Non-Historic Windows	6

Window survey, page 1.

COA— _____ Date Received: _____

Applicant Name: ~~DAVID DANIEL~~ Received by: _____

Window Survey Form—Window Condition Report

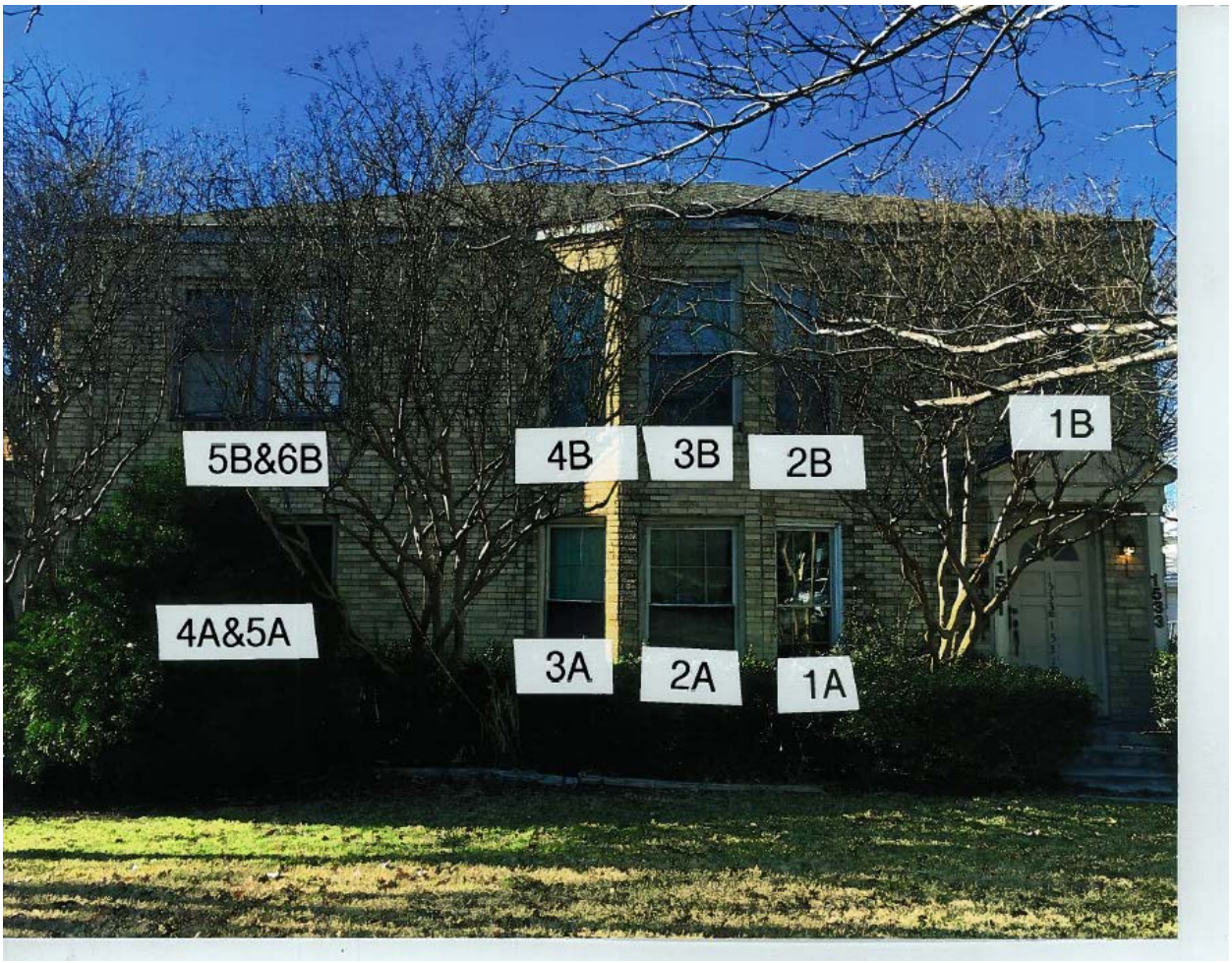
A 1ST FLOOR

Window #	Window Condition
1 A	VINYL - REPLACE
2 A	VINYL - REPLACE
3 A	VINYL - REPLACE
4 A	ORIG WOOD REPLACE
5 A	ORIG WOOD REPLACE
6 A	ORIG WOOD TBD
7 A	ORIG WOOD REPLACE
8 A	ORIG WOOD TBD
9 A	ORIG WOOD REPLACE
10	"
11	"
12	
13	
14	
15	
16	
17	
18	

B - 2ND FLOOR

Window #	Window Condition
~~21~~ 1B	ORIG WOOD TBD
~~22~~ 2B	VINYL REPLACE
~~23~~ 3B	VINYL REPLACE
~~24~~ 4B	VINYL REPLACE
~~25~~ 5B	ORIG WOOD REPLACE
~~26~~ 6B	" "
27 7B	" "
~~28~~ 8B	" "
~~29~~ 9B	" "
~~30~~ 10B	" "
~~31~~ 11B	" "
~~32~~ 12B	" "
33	
34	
35	
36	
37	
38	

Window survey, page 2.



Request #1 and #2 – Photo of numbered windows proposed for repair or replacement on front elevation.



Request # 1 – Photo of numbered windows proposed for repair or replacement on back elevation.



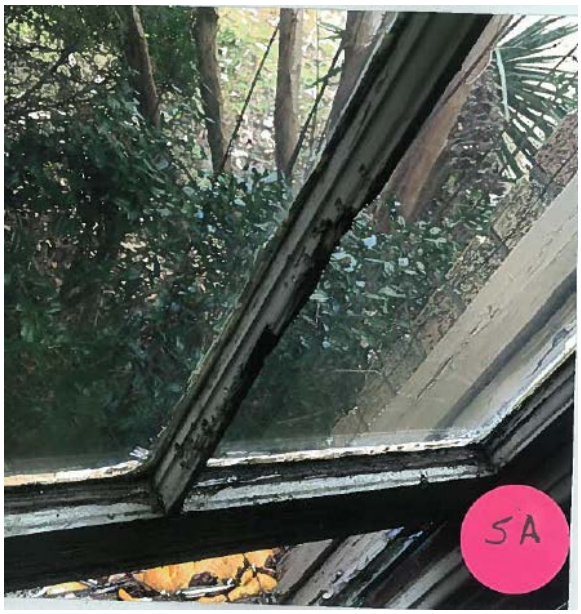
Request #1 and #2 – Photo of numbered windows proposed for repair or replacement on side elevation.



Request #1 – Vinyl window, 2A, proposed for replacement.



Request #1 – Wood window, 4A, proposed for replacement.



Request #1 – Wood window, 5A, proposed for replacement.



Request #1 – Wood window, 5B, proposed for replacement.



Request #1 – Wood window, 7A, proposed for replacement.



Request #1 – Wood window, 9A, proposed for replacement.



Request #1 – Second photo of wood window, 9A, proposed for replacement.

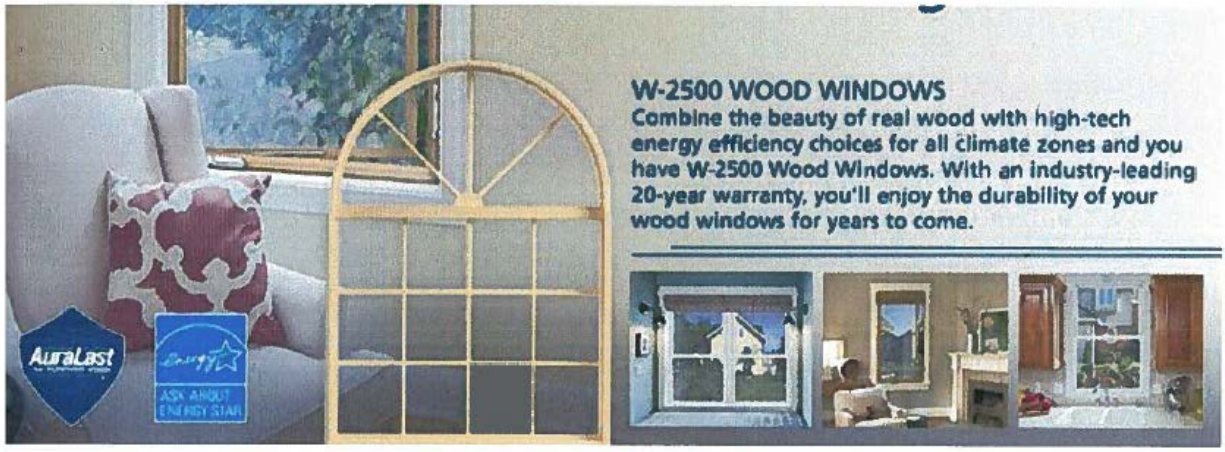


Request #1 – Wood window, 11B, proposed for replacement.



Proposed Replacement w/ 'Divided Lites'

Request #1 and #2 – Window specifications.

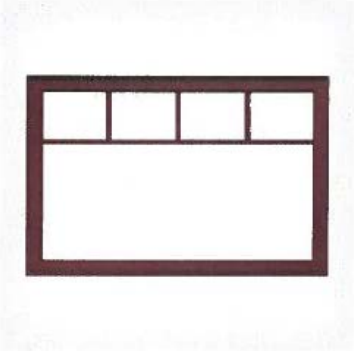


W-2500 WOOD WINDOWS

Combine the beauty of real wood with high-tech energy efficiency choices for all climate zones and you have W-2500 Wood Windows. With an industry-leading 20-year warranty, you'll enjoy the durability of your wood windows for years to come.

3 Styles Found: Windows + W-2500 Wood Windows

VIEW



W-2500 Wood Awning Window

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

View details »



W-2500 Wood Casement Window

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

View details »

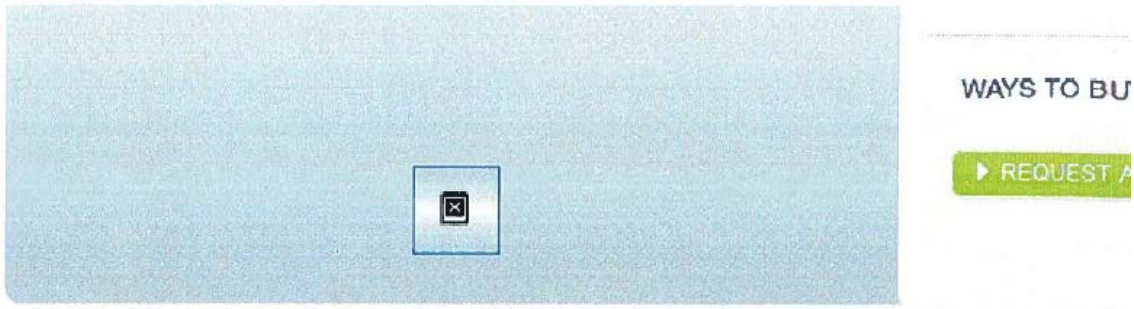


W-2500 Wood Double-Hung Window

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

View details »

Request #1 and #2 – Window specifications.



Product Overview | Design Options | Glass Options | Build & Ins

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

FEATURES

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

Request #1 and #2 – Window specifications.

Sent: Thursday, February 16, 2017 11:23 AM
To: Prior, Marsha
Subject: 1531/33 Abrams - masonry inquiry

Marsha
Regarding brick/mortar repair: At present it looks as if no additional bricks will be required in the repairs.
I've been informed that the scope of the repointing work will be 5-9% of surface area. Possibly less.
Mortar formula is as follows: Yellow Construction sand & White Portland cement at a 3 to 1 ratio.
Grout will be tooled to match existing V groove.

There will be further window repairs required and we've begun assessing what's necessary regarding repair vs. replace.
I'll prepare another CA for remaining work. I understand 3/2/17 NOON is the deadline.

thank you,

David Daniel

Request #3 – Email from applicant regarding percentage of repointing work and mortar mixture.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

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

City Code Section 51A-4.501(g)(6)(C)(ii) –
(ii) for non-contributing structures:
The proposed work is compatible with the historic overlay district.

Request #2 –

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

City Code Section 51A-4.501(g)(6)(C)(ii) –
(ii) for non-contributing structures:
The proposed work is compatible with the historic overlay district.

Request #3 –

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

City Code Section 51A-4.501(g)(6)(C)(ii) –
(ii) for non-contributing structures:
The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 2/9/2017
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: David Daniel
Address: 1531 – 1533 Abrams
Date of CA/CD Request: 2/2/2017

RECOMMENDATION:
√ Approve ____ Approve with conditions ____ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

1. Approve replacement of 20 windows to be replaced with 6 over 6 wood windows only. Cohen-motion Koppang-second
2. Approve must be replaced with wood 6 over 6 only
3. Approve

Task force members present

___ Rene Schmidt (Chair)	√ Laura Koppang	___ VACANT
√ Mary Mesh	√ Terri Raith	___ VACANT
√ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present √ Marsha Prior

Simply Majority Quorum: √ yes ___ no (four makes a quorum)
Maker: Cohen / Koppang / Koppang
2nd: Koppang / Mesh / Mesh
Task Force members in favor: → all in favor
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 2/9/17

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-248(MP)
LOCATION: 5734 Junius Street
STRUCTURE:Main, Non-Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: February 2, 2017
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 13.01

APPLICANT: Ana Heyn

REPRESENTATIVE: None

OWNER: Ana Heyn

REQUEST:
Remove chain link fence on right side elevation and replace with a 6' cedar board fence with 4' wide gate.

BACKGROUND / HISTORY:
The structure is listed as non-contributing to the Junius Heights historic district.

ANALYSIS:
Staff is recommending to deny without prejudice because the proposed fence location is beyond the rear 50% mark. Staff believes the proposed location would be an adverse impact on the historic overlay district. Task Force was also concerned with the proposed location, but recommended to approve with the condition that it be located at the rear 50% mark.

STAFF RECOMMENDATION:
Remove chain link fence on right side elevation and replace with a 6' cedar board fence with 4' wide gate – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:
Remove chain link fence on right side elevation and replace with a 6' cedar board fence with 4' wide gate – Approve with conditions – Approve wood gate, but must be located in back 50% of structure.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167 - 248 (MP)
Office Use Only

Name of Applicant: Ana Heyn
Mailing Address : 5734 Junius St
City, State and Zip Code: Dallas TX 75214
Daytime Phone: 972-979-9956 Fax: 214 826 8348
Relationship of Applicant to Owner: Tenant

PROPERTY ADDRESS: Same
Historic District: Junius Heights

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

PROPOSED WORK:

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

Remove 8' 4" chain link fence and replace it with an 6' tall cedar fence with a 48" walk gate

RECEIVED BY

Signature of Applicant: Ana S. Heyn Date: FEB 02 2017

Signature of Owner: (IF NOT APPLICANT) Date:

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. **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:

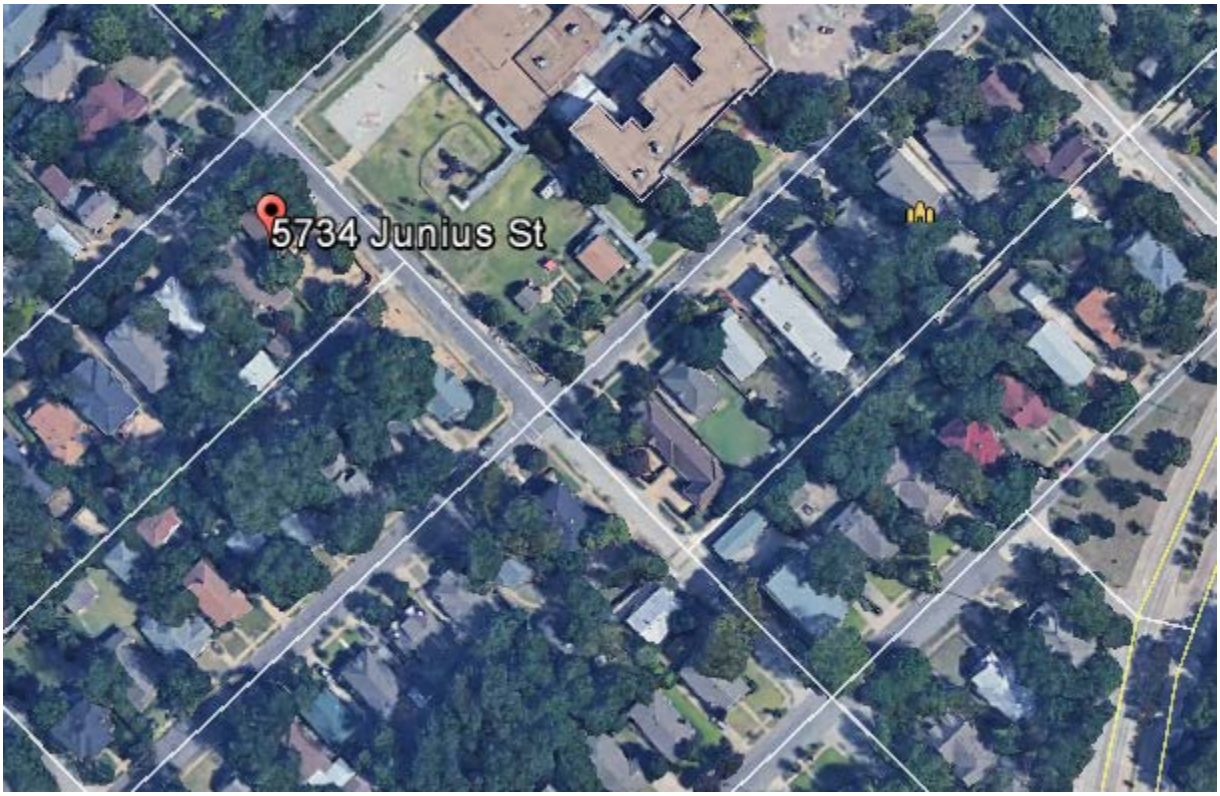
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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



Aerial view, 5734 Junius.



Front (North) elevation.



View to left (East) of 5734 Junius.



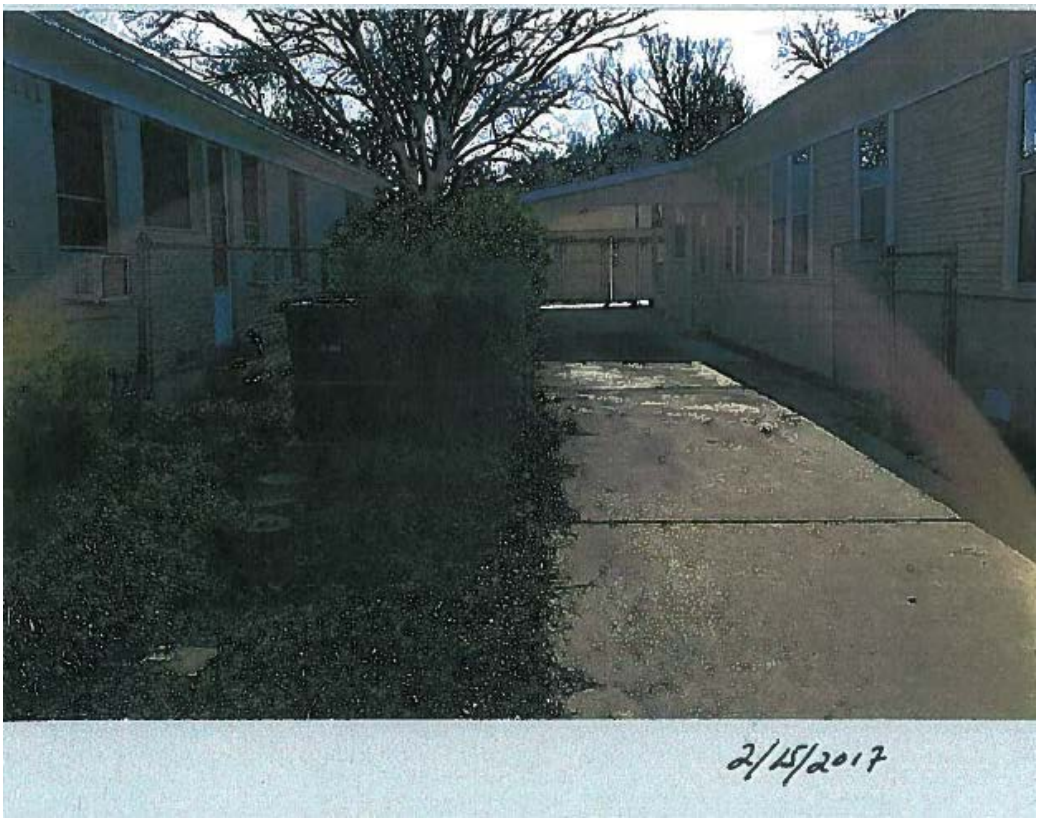
View to right (West) of 5734 Junius.



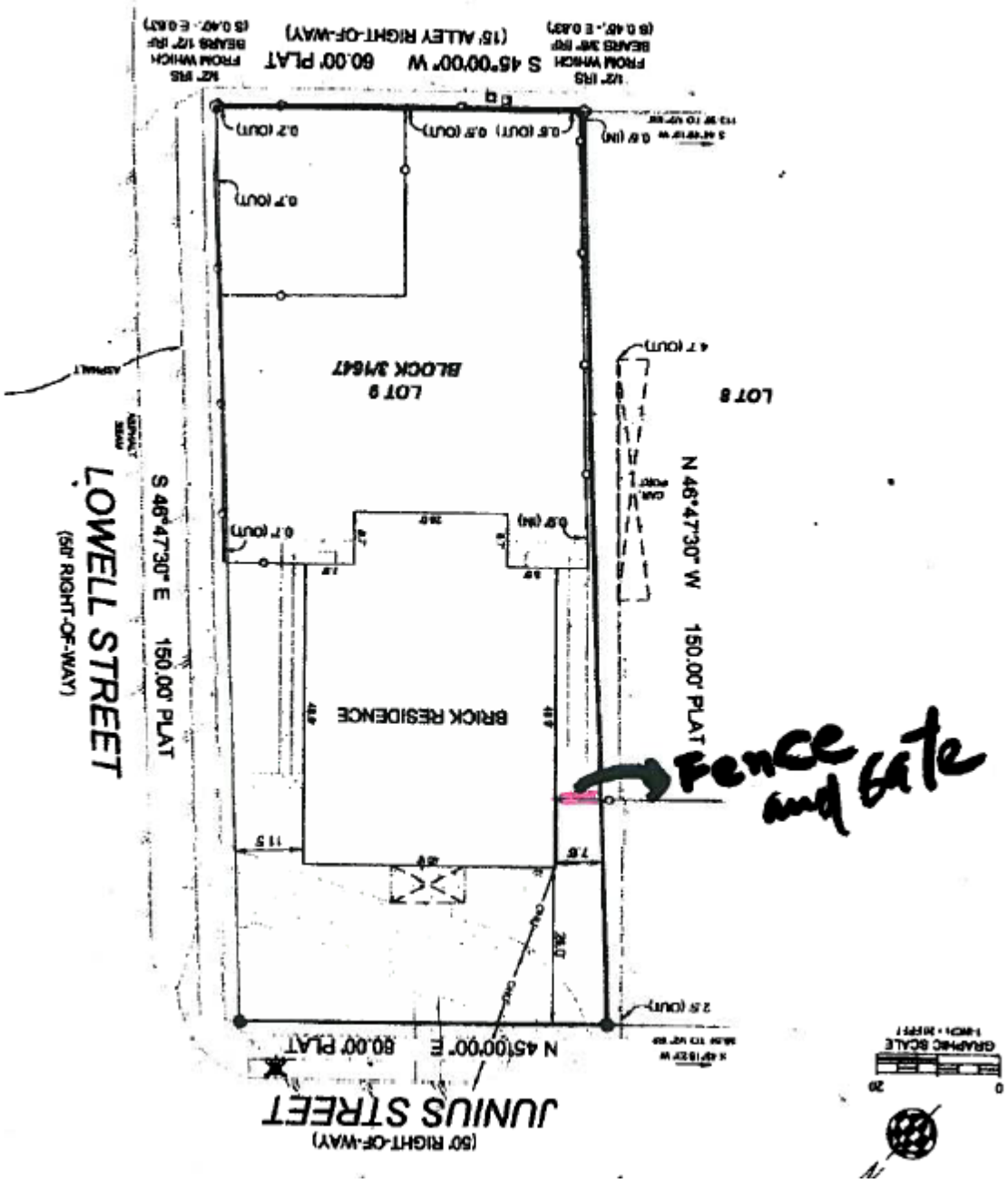
View across the street (North) from 5734 Junius.



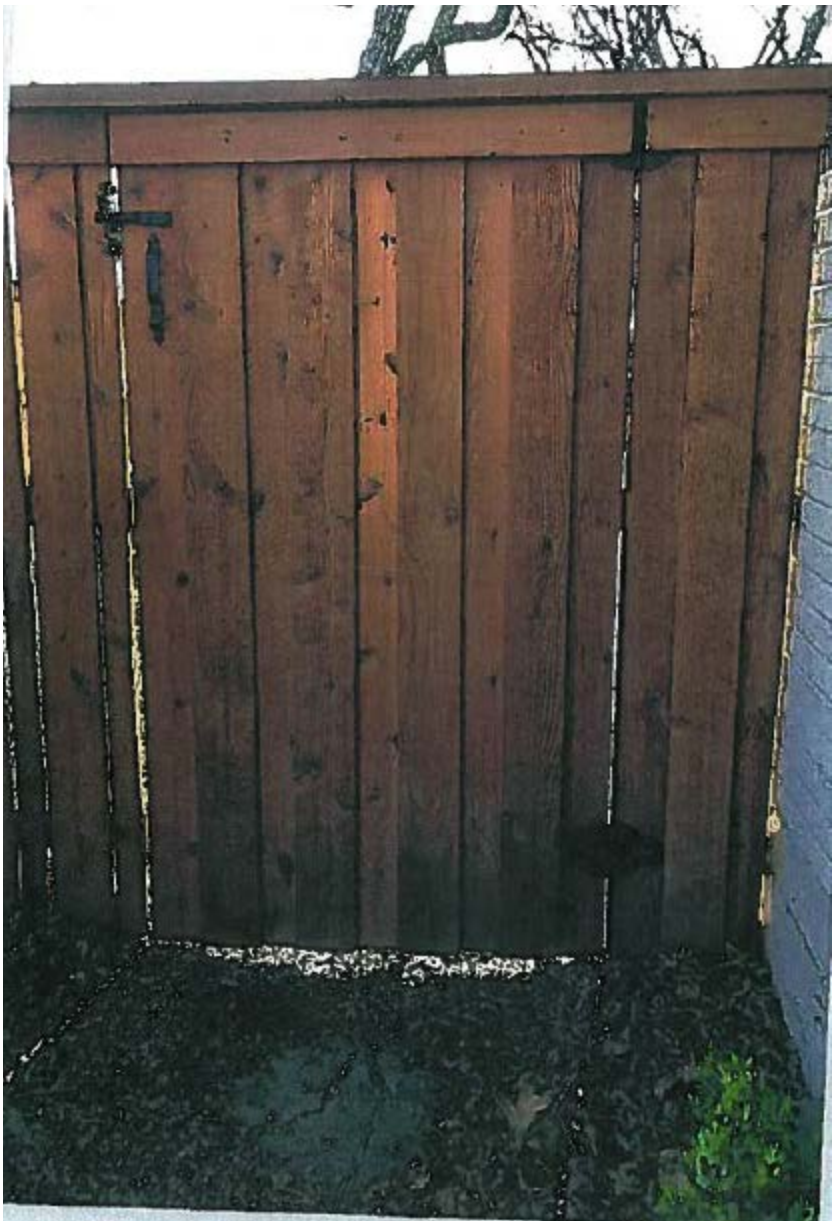
Chain link fence currently on right side elevation.



Chain link fence currently on right side elevation.



Survey plat showing location of gate on right side elevation.



Left side elevation gate. Proposed gate for right side elevation would match.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

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.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 2/9/2017
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Ana Heyn
Address: 5734 Junius
Date of CA/CD Request: 2/2/2017

RECOMMENDATION:

___ Approve ___√___ Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

approve wood gate but must be located in back 50% of structure

Task force members present

√ Rene Schmidt (Chair)	√ Laura Koppang	___ VACANT
√ Mary Mesh	√ Terri Raith	___ VACANT
√ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present √ Marsha Prior

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

Maker: Mesh
2nd: Koppang
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 2/9/17

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-223(MP)
LOCATION: 730 Lipscomb Ave
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: February 2, 2017
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 14.0

APPLICANT: Michael Crane

REPRESENTATIVE: None

OWNER: Michael Crane

REQUEST:
Replace two 6/6 windows on front elevation with two fixed single-light windows. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:
The structure is listed as contributing to the Junius Heights historic district.

ANALYSIS:
Since the original windows were a six-over-six pattern that matched other windows on the structure and are more historically accurate, Staff and Task Force are recommending to deny without prejudice.

STAFF RECOMMENDATION:
Replace two 6/6 windows on front elevation with two fixed single-light windows – Deny without prejudice – The completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.3 that states replacement doors and windows must express mullion size, light configuration, and material to match the original.

TASK FORCE RECOMMENDATION:
Replace two 6/6 windows on front elevation with two fixed single-light windows – Deny without prejudice – Picture windows installed on front façade without CA. Need to be wood 6 over 6.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167 - 223 [MP]
Office Use Only

Name of Applicant: Michael Crane
Mailing Address : 730 Lipscomb Ave, Dallas, TX 75214
City, State and Zip Code: _____
Daytime Phone: 214.357.1662 Fax: none
Relationship of Applicant to Owner: owner

PROPERTY ADDRESS: 730 Lipscomb Ave, Dallas, TX 75214
Historic District: Junius Heights

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

PROPOSED WORK:

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

Replace 2 rotted windows on first level
High quality Andersen windows have been installed. The old windows were leaking water into the house.

RECEIVED BY
FEB 02 2017
Current Planning

Signature of Applicant: Michael Crane Date: 9-19-2016

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.

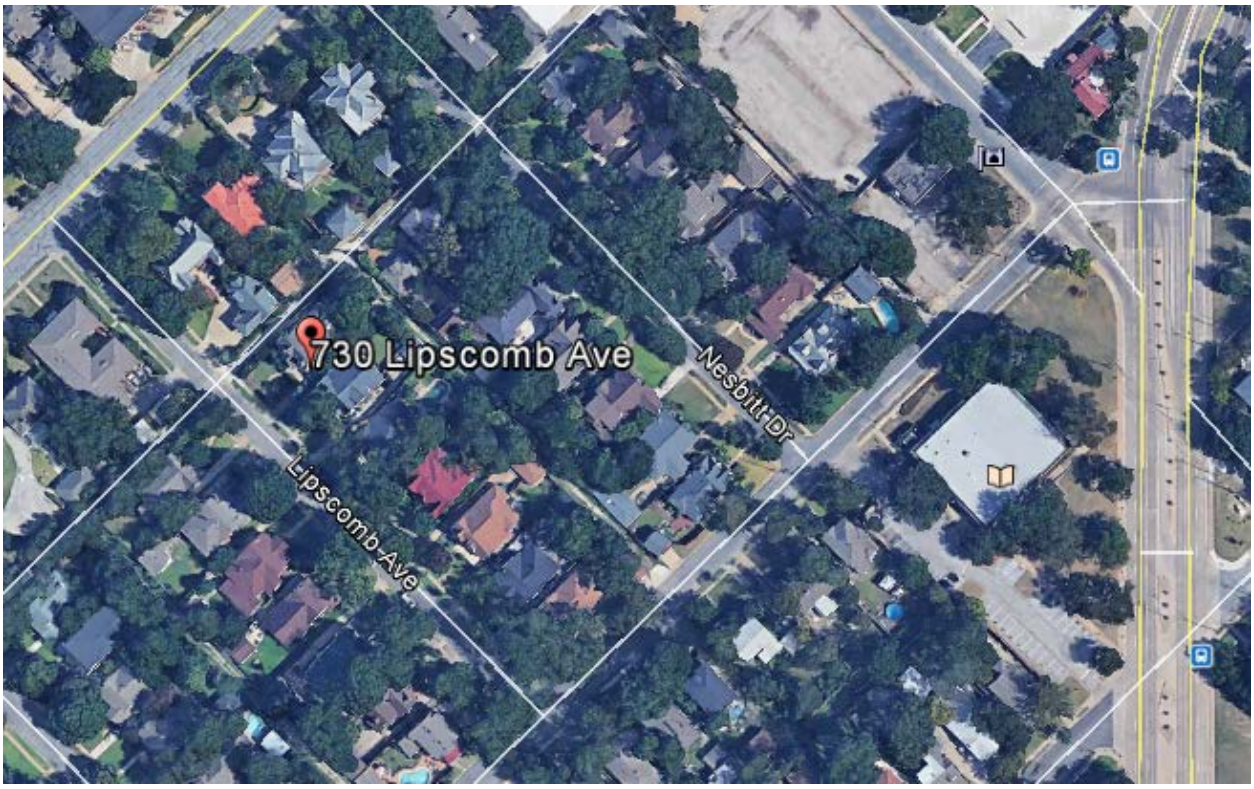
OTHER:

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**



Aerial view



Front (West) elevation.



View to left (North) of 730 Lipscomb.



View to right (South) of 730 Lipscomb.



View across the street (West) from 730Lipscomb.



Original 6/6 windows.



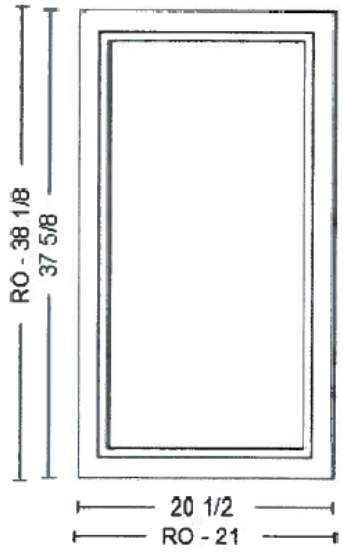
New single light wood windows installed.

The Home Depot Special Order Quote

Customer Agreement #: H6804-4109
Printed Date: 2/17/2016

Customer Information		Store Information	
Name	MICHAEL CRANE	**Store Number**	6804
Address	730 LIPSCOME AVE DALLAS, TX 75214	**Address**	6000 SKILLMAN DALLAS, TX 75231
Primary Phone	214-357-1662	**Associate**	DANIEL
Secondary Phone	214-357-1662		

Item #	Item Description	Room Location	Unit Price	Qty	Total Price
100-1	400 Series Specialty Rectangle 20.5 x 37.625 Installation Zip Code = 75214 U.S. ENERGY STAR® Climate Zone = South Central Search by Unit Code = No Standard Width = Custom Standard Height = Custom Frame Width = 20 1/2 Frame Height = 37 5/8 Venting / Handing = Fixed Exterior Color = Dark Bronze Interior Species = Pine Interior Finish Color = White - Painted Glass Construction Type = Dual Pane Glass Option = Low-E4 High Altitude Breather Tubes = No Glass Strength = Standard Glass Tint = No Tint Gas Fill = Argon None Exterior Trim Style = None Extension Jamb Type = None Re-Order Item = No Room Location = None Unit U-Factor = --- Unit Solar Heat Gain Coefficient (SHGC) = --- U.S. ENERGY STAR Certified = No SKU = 289185 Vendor Name = S/O ANDERSEN LOGISTICS Vendor Number = 60509030 Customer Service = (888) 888-7020 Catalog Version Date = 02/01/2016				



Specifications for windows installed.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

5.0 FENESTRATION AND OPENINGS

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: 2/9/2017
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Michael Crane
Address: 730 Lipscomb
Date of CA/CD Request: 2/2/2017

RECOMMENDATION:
___ Approve _____Approve with conditions___ Deny ✓ Deny without prejudice

Recommendation / comments/ basis:

Deny without Prejudice - picture windows installed on front facade without CA. Need to be wood 6 over 6.

Task force members present

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

Ex Officio staff members present ✓ Marsha Prior

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)
Maker: Mary Mesh
2nd: Laura Koppang abl
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 2/9/17

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-247(MP)
LOCATION: 730 Ridgeway Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: February 2, 2017
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 13.01

APPLICANT: Phousavat "Max" Chounlamany

REPRESENTATIVE: None

OWNER: Max Chounlamany

REQUEST:
1) Enclose front porch and add windows.
2) Add faux half timber and stucco to left front gable.
3) Encase front door and entrance with limestone.
4) Install tile on front porch floor.

BACKGROUND / HISTORY:
The structure is listed as contributing to the Junius Heights historic district.

ANALYSIS:

Request #1 – Per the Junius Heights ordinance, front porches are not to be enclosed. Therefore, Staff and Task Force are recommending to deny this request.

Request #2 – Staff believes that the proposed changes to the front façade are inconsistent with the Secretary of the Interior's standard #3, which advises against a false sense of architectural history through the use of conjectural features. This house was a simple brick Tudor, much like the house across the street at 729 Ridgeway. The proposed changes are more closely associated with a higher style of Tudor home. Task Force was also not supportive of the request.

Request #3 – Staff believes that the proposed changes to the front façade are inconsistent with the Secretary of the Interior's standard #3, which advises against a false sense of architectural history through the use of conjectural features. This house was a simple brick Tudor, much like the house across the street at 729 Ridgeway. The

proposed changes are more closely associated with a higher style of Tudor home. Task Force was also not supportive of the request.

Request #4 – Staff is recommending to deny without prejudice because the proposed tile is inconsistent with preservation criteria that stipulate wood, concrete, or other appropriate material for porch floors. Staff does not believe that the tile is appropriate. Task Force was also not supportive of the request.

STAFF RECOMMENDATION:

1) Enclose front porch and add windows – Deny – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 7.2 for porches on protected facades.
2) Add faux half timber and stucco to left front gable – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
3) Encase front door and entrance with limestone – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
4) Install tile on front porch floor – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 7.4 for porch materials.

TASK FORCE RECOMMENDATION:

1) Enclose front porch and add windows – Deny – Deny as this is original brick front façade and is protected. Materials and design do not comply with ordinance.
2) Add faux half timber and stucco to left front gable – Deny – Deny as this is original brick front façade and is protected. Materials and design do not comply with ordinance.
3) Encase front door and entrance with limestone – Deny – Deny as this is original brick front façade and is protected. Materials and design do not comply with ordinance.
4) Install tile on front porch floor – Deny – Deny as this is original brick front façade and is protected. Materials and design do not comply with ordinance.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167 - 247 (MP)
Office Use Only

Name of Applicant: Phousavat "Max" Chounlamany
Mailing Address : 730 Ridgeway
City, State and Zip Code: Dallas , TX , 75214
Daytime Phone: 214-717-5549 Fax:
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: 730 Ridgeway
Historic District: H/128 (Junius Heights) Tract B

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

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

I plan to enclose the front porch of my house. I would like to make it a reading room. I will put up new windows to the front and side of the porch that is to the correct style of the home. I will also paint the trim of the house white. I will also add faux halftimber to make the home more "tudor" looking, as well as white stucco. I will paint the door trim white. These elements will make the house have better curb appeal, and allow us to have a nice little reading room alway from the main house. The faux halftimber will be made of artificial timber planks, with dimiensions 3 -1/2" X 1- 1/4 "X 138" I will also use limestone capping to make the front door stairs out.

RECEIVED BY
Current Planning
FEB 02 2017

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: 1/30/2017
(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.**

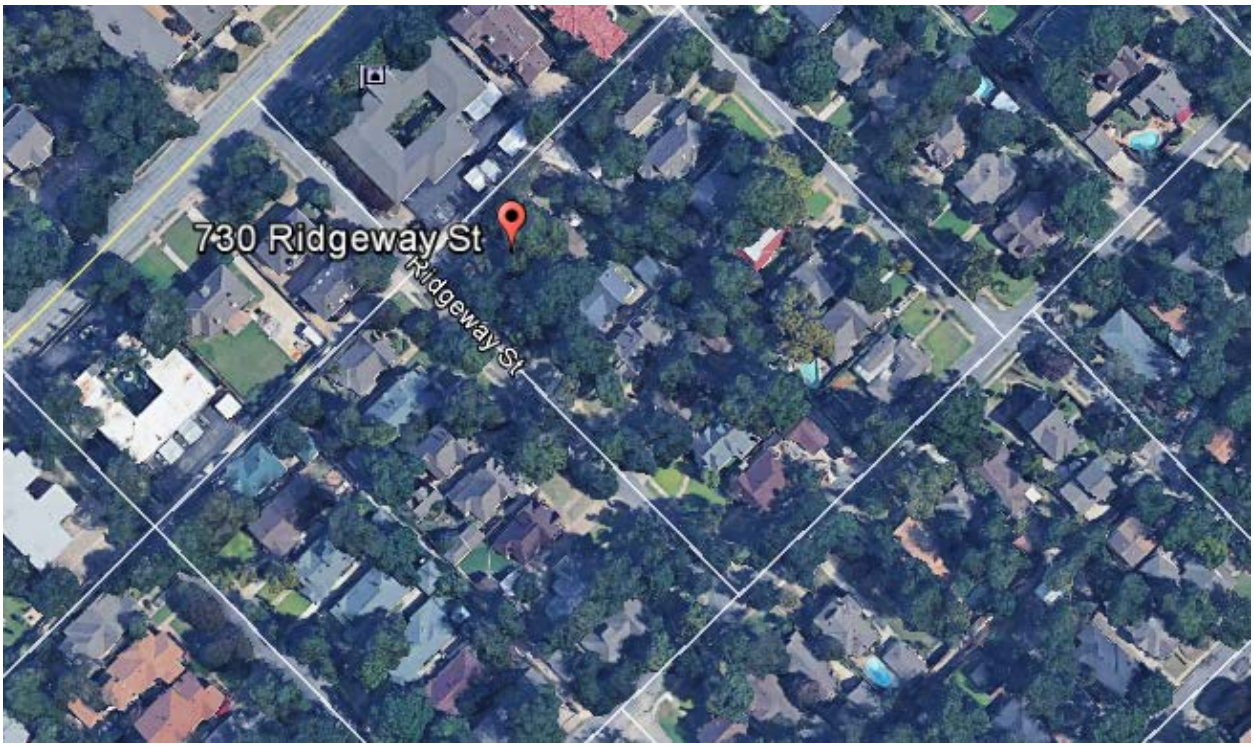
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4538 to make sure your application is complete.

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**



Aerial view, 730 Ridgeway.



Front (West) elevation.



View to left (North) of 730 Ridgeway.



View to right (South) of 730 Ridgeway.



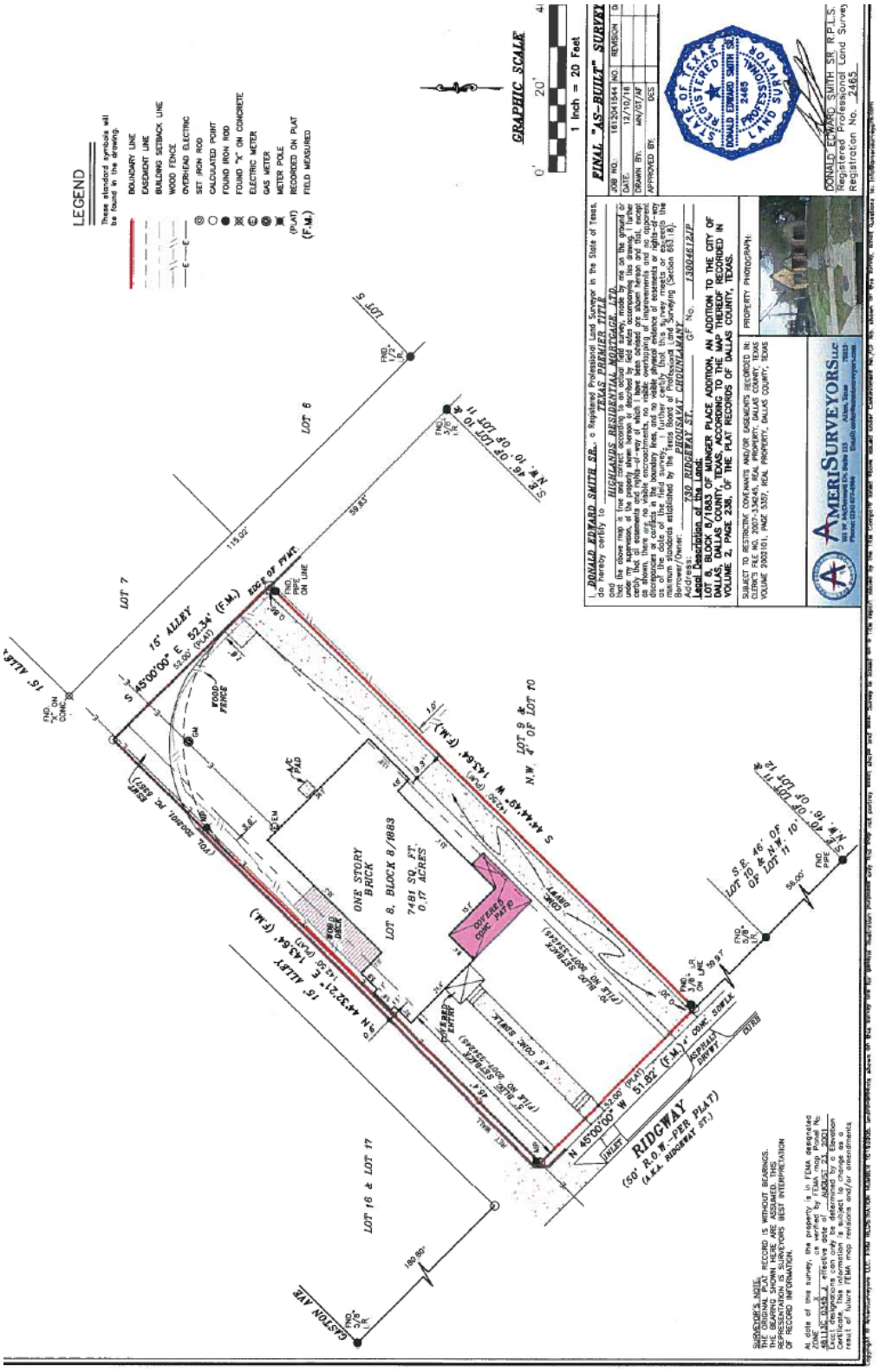
View across the street (West) from 730 Ridgeway.



Close up of 730 Ridgeway, photo submitted by applicant.



Close up of front door, photo submitted by applicant.



Existing survey plat.

DESIGN INSPIRATION

MOOD BOARD

FRONT AND SIDE ELEVATIONS



Front Elevation with marked additions



Side Elevation with marked additions

Drawing of proposed changes: enclosed porch, stucco & timbers on left front gable, and limestone encased doorway and door.



Drawing of proposed changes and photos of houses that inspired the proposed look.

DESIGN INSPIRATION

MOOD BOARD

PERSPECTIVE



Drawing of 730 Ridgeway with proposed changes.

DESIGN INSPIRATION

MOOD BOARD

EXTERIOR MATERIALS



1 2 3 3

1. Stucco for the exterior as the background of half-timbering 2. Brick Veneer for the walls 3 Limestone for casing around the entrance door and entrance porch, floor tiles fot the entrance porch 4. Painted wood for half-timbering planks. and windiw casings

Request #1, #2, #3, and #4 – proposed materials (1=stucco; 2=brick; 3=limestone; 4=tile for porch).

Artificial Timber Planks 3 sizes available



Model shown: TP-09

CLOSEUPS > MORE INFO >

Choose Options and Sizes

Select color

Unfinish Walnut

Select size

Many sizes available. Click the dropdown below to see all sizes.

3 ½" × 1 ¼" × 138"

Request #2 – specifications for timbers in front gable.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

7.0 Porches and Balconies

7.2 Porches and balconies on protected facades may not be enclosed. It is recommended that existing enclosed porches on protected facades be restored to their historic appearance.

Request #2 –

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

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.

The basis for applying 51A-4.501(g)(6)(C)(i)(aa, bb, cc, and dd) is the Secretary of the Interior's Standards for Rehabilitation #3:

> Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Request #3 –

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

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

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

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

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

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

The basis for applying 51A-4.501(g)(6)(C)(i)(aa, bb, cc, and dd) is the Secretary of the Interior's Standards for Rehabilitation #3:

> Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Request #4 –

7.0 Porches and Balconies

7.4 Front and side porch floor finishes must be concrete, wood, or other appropriate materials. Porch floors may be not covered with carpet. Wood floors must be painted or stained. Brick or stone floors may not be painted. A clear sealant is acceptable on porch floors.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 2/9/2017
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Max Chounlamany
Address: 730 Ridgeway
Date of CA/CD Request: 2/2/2017

RECOMMENDATION:

___ Approve _____Approve with conditions ✓ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Deny - all 4 items as this is original brick front facade and is protected. materials and design do not comply with ordinance.

Task force members present

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

Ex Officio staff members present ✓ Marsha Prior

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

Maker: Mesh
2nd: Koppang
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 2/9/17

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-227(MP)
LOCATION**:** 5327 Worth Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: Feb 2, 2017
DISTRICT: Junius Heights
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Brian Eichler (& Jim Record)

REPRESENTATIVE: None

OWNER: Brian Eichler

REQUEST:
1) Replace front door with 15-light French door and paint. Brand: Behr, BL-W05 "Dusting Powder." Work initiated without a Certificate of Appropriateness.
2) Remove red brick on lower portion of front elevation and replace with teardrop wood siding. Work initiated without a Certificate of Appropriateness.
3) Replace existing wood teardrop siding on house with new, wood teardrop siding and install Hardie board on bottom six inches around perimeter of house. Work initiated without a Certificate of Appropriateness.

BACKGROUND / HISTORY:
11/7/2016 – Landmark Commission approved several items including: 1) the replacement of wood windows on side and rear elevations with vinyl windows; Work initiated without a Certificate of Appropriateness; 2) repair of siding beneath two windows on the right side elevation; and 3) installing landscaping in the front yard.

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

ANALYSIS:
Request #1 – Staff and Task Force are supportive of installing a 15-light French door as it is more historically appropriate than the previous door.

Request # 2 – Staff and Task Force are supportive of removing the brick on the lower portion of the front elevation and replacing with wood siding as the brick material was not historically accurate.

Request #3 – Staff is not supportive of the removal of all the wood siding because there is insufficient proof that *all* of the siding was in need of repair and it is incompatible with preservation criteria for repairing historic materials and replacing only when necessary. Task Force was supportive of removing all the siding to replace with new wood siding.

STAFF RECOMMENDATION:

1) Replace front door with 15-light French door and paint. Brand: Behr, BL-W05 "Dusting Powder." Work initiated without a Certificate of Appropriateness – Approve – Approve photo dated 2/15/2017 with the finding the work is consistent with preservation criteria Section 5.2 and meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).
2) Remove red brick on lower portion of front elevation and replace with teardrop wood siding. Work initiated without a Certificate of Appropriateness – Approve – Approve photo dated 2/15/2017 with the finding the work is consistent with preservation criteria Section 4.1(b) and meets the standard in City Code Section 51A-4.501(g)(C)(6)(i).
3) Replace existing wood teardrop siding on house with new, wood teardrop siding and install Hardie board on bottom six inches around perimeter of house. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 4.5 for repairing historic materials.

TASK FORCE RECOMMENDATION:

1) Replace front door with 15-light French door and paint. Brand: Behr, BL-W05 "Dusting Powder." Work initiated without a Certificate of Appropriateness – Approve – Approve door as shown.
2) Remove red brick on lower portion of front elevation and replace with teardrop wood siding. Work initiated without a Certificate of Appropriateness – Approve – Approve removal of brick with teardrop siding.
3) Replace existing wood teardrop siding on house with new, wood teardrop siding and install Hardie board on bottom six inches around perimeter of house. Work initiated without a Certificate of Appropriateness – Approve – Approve new teardrop siding to match original.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167-227 (MP)
Office Use Only

Name of Applicant: Brian Eichler
Mailing Address : 6327 Richmond Ave.
City, State and Zip Code: Dallas TX 75214
Daytime Phone: 949-485-1360 Fax:
Relationship of Applicant to Owner :

PROPERTY ADDRESS: 5327 Worth St Dallas 75214
Historic District: Junius

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

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

Replace front door with 15-light French door and paint. Brand: Behr, BL-W05 "Dusting Powder."
Remove red brick on lower portion of front elevation and replace with teardrop wood siding.
Replace existing wood teardrop siding on house with new, wood teardrop siding and install Hardi board on bottom six inches around perimeter of house.

Signature of Applicant: Brian Eichler Date: 1-31-17
Signature of Owner: Brian Eichler Date:
(IF NOT APPLICANT)

RECEIVED BY
FEB 02 2017
Current Planning

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

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

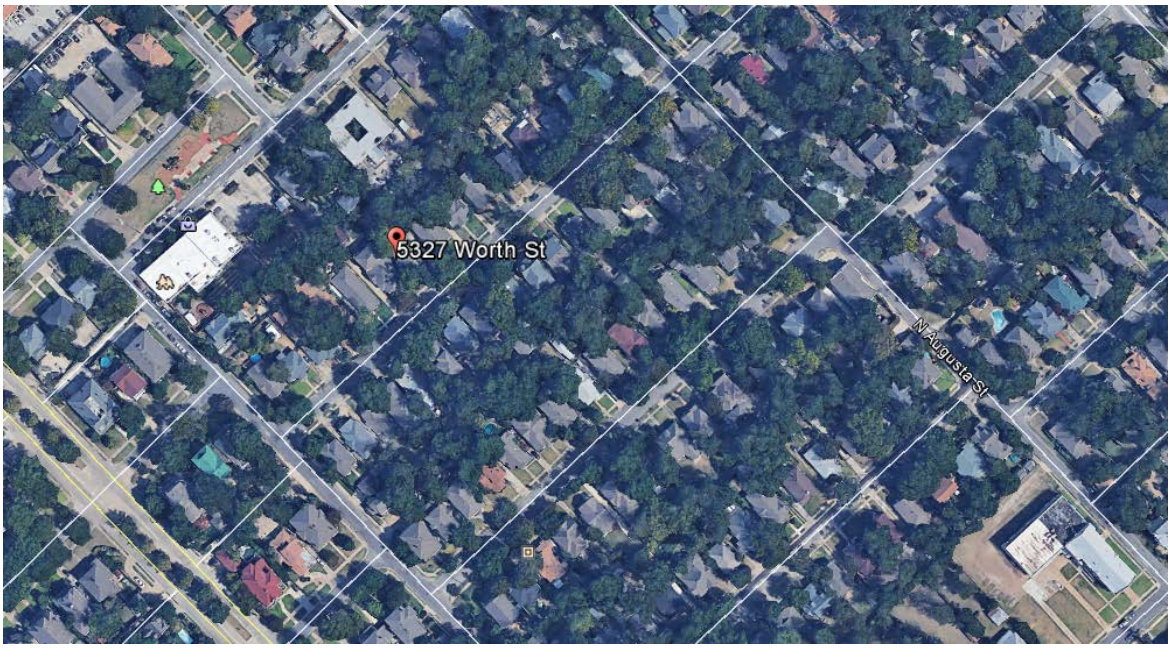
OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the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

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

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

Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408



Aerial view



Front (South) elevation.



View to left (West) of 5327 Worth.



View to right (East) of 5327 Worth.



View across (South) of 5327 Worth.



Request #1 – Proposed 15-light French door.



Request #3 – Photo submitted by applicant to show termite damage.



Request #3 – Photo submitted by applicant to show termite damage.



Request #3 – Photo submitted by applicant to show termite damage.



Request #3 – Photo submitted by applicant to show termite damage.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

5.0 Fenestrations and Openings

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

Request #2 –

4.0 Facades

4.1 Protected facades

4.1.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.

Request #3 –

4.0 Facades

4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 2/9/2017
TIME: 5:30 P.M.
MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Brian Eichler/Jim Record
Address: 5327 Worth
Date of CA/CD Request: 2/2/2017

RECOMMENDATION:
√ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. Approve door as shown
2. Approve removal of brick with teardrop siding
3. Approve new teardrop siding to match original

Task force members present

___ Rene Schmidt (Chair)	√ Laura Koppang	___ VACANT
√ Mary Mesh	√ Terri Raith	___ VACANT
√ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present √ Marsha Prior

Simply Majority Quorum: √ yes ___ no (four makes a quorum)
Maker: Koppang / Koppang / Cohen
2nd: Mesh / Mesh / Koppang all approved
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 2/9/17

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

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-255(JKA)
LOCATION: 519 E 6th Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 468

PLANNER: Jennifer Anderson
DATE FILED: February 2, 2017
DISTRICT: Lake Cliff
MAPSCO: 55-A
CENSUS TRACT: 0020.00

APPLICANT: Rudy De La Sancha

OWNER: Andres De La Sancha

REQUEST:

1. Replace porch flooring and railing on main structure. Work partially completed without a Certificate of Appropriateness.
2. Install wood fence in front yard. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: None.

The structure is considered to be contributing to the Lake Cliff historic district.

ANALYSIS: The applicant replaced the front porch and installed two fences in the front and side yard. Not enough information was provided to justify the work that was partially completed without a Certificate of Appropriateness. Since this is an active Code Enforcement case, Staff is recommending Denial without Prejudice to give the applicant an opportunity to supply the missing information.

STAFF RECOMMENDATION:

1. Replace porch on main structure. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – The partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not provide sufficient information to meet the burden of proof required to justify the work.
2. Install wood fence. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The partially completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work.

TASK FORCE RECOMMENDATION:

1. Replace porch on main structure. Work partially completed without a Certificate of Appropriateness – Deny – Not enough detail and backup information provided.
2. Install wood fence. Work completed without a Certificate of Appropriateness – Deny – Not enough detail and backup information provided.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167-255 (JKA)
Office Use Only

Name of Applicant: Rudy De La Sancha
Mailing Address : 519 E 6th St
City, State and Zip Code: Dallas TX 75203
Daytime Phone: 469-746-0960 Fax:
Relationship of Applicant to Owner : Son

PROPERTY ADDRESS: 519 E 6th St
Historic District: Lake Cliff

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

PROPOSED WORK:

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

We had to change the wood floors on the porch because the wood was getting rotten and falling apart the bricks on each pillar was falling off and we had to replace each brick that have fallen off.

Signature of Applicant: Date: 8/31/16

RECEIVED BY

Signature of Owner: Date: 8-31 FEB 02 2017
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

Sustainable Construction and Development **Date**



Aerial image



Main structure



To left of main structure



To right of main structure

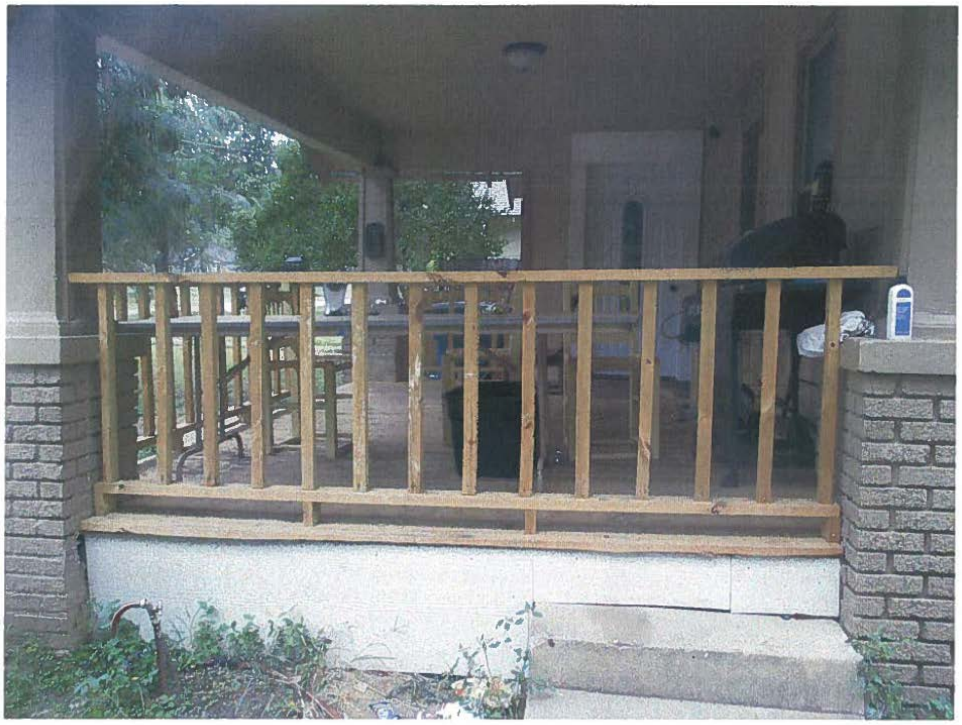


Across from main structure

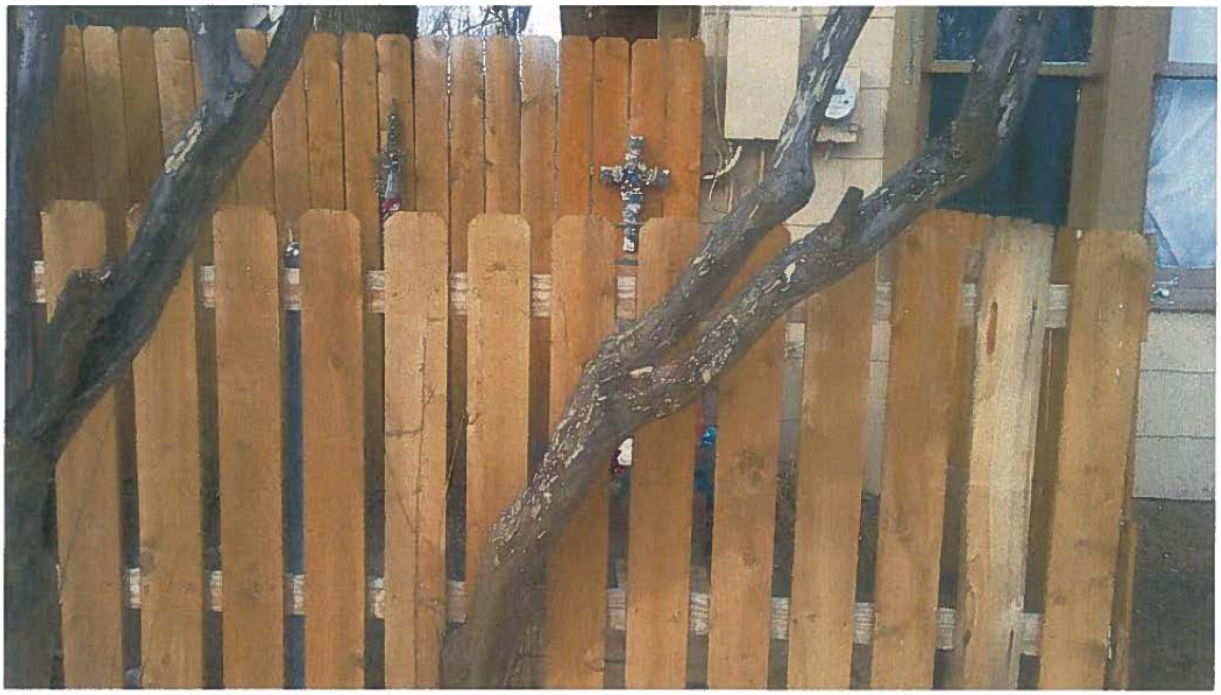


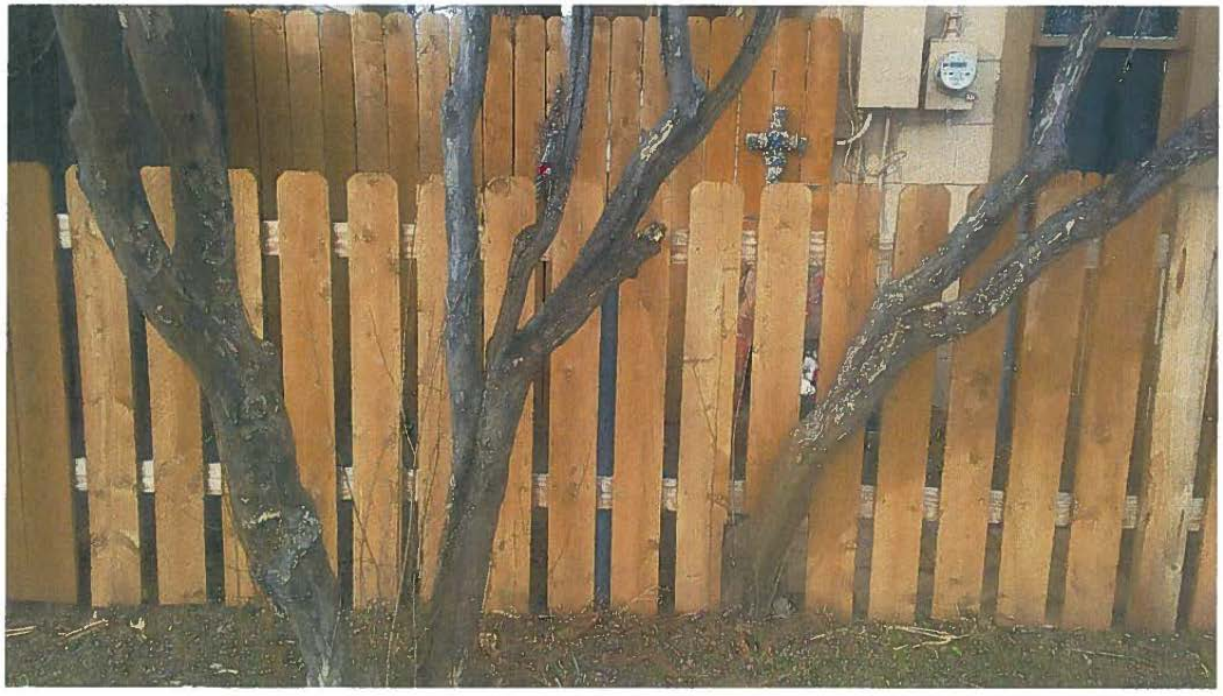


Front (south) façade with new porch rail and floor



East side façade with new porch rail and floor





Fence installed in the front yard

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/08/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: Rudy De La Sancha
PROPERTY ADDRESS: 519 E 6th STREET
DATE of CA / CD REQUEST: 02/02/2017

RECOMMENDATION:

___ Approval _____Approval with conditions _X_ Denial _____Denial without prejudice

Recommendation / comments/ basis:

• NOT ENOUGH DETAIL + BACK UP INFORMATION PROVIDED

Task force members present

X Christine Escobedo	X Jeff Cummings (Chair)	___ Barbara Roy (Alternate)
___ Heidi Maher	X Rachel Hoehn	___ VACANT
___ Alfred Pena	X Harry Nicholls	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simply Majority Quorum: X yes ___ no

Maker: RACHEAL
2nd: CHRISTINA
Task Force members in favor: 4
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 2.8.2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-237(EH)
LOCATION: 4613 Gaston Avenue
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 2
ZONING: PD-362

PLANNER: Eric Hill
DATE FILED: February 2, 2017
DISTRICT: Peak's Suburban
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Christopher Long

REPRESENTATIVE: None.

OWNER: CHRISTOPHER LONG PROPERTIES LLC

REQUEST:

1) Install wrought iron railing on 2nd story balcony on front elevation of main structure. Work completed without Certificate of Appropriateness.
2) Cover concrete steps and porches on front elevation with tile. Work completed without Certificate of Appropriateness.

BACKGROUND / HISTORY:

10/12/2016 - The Landmark Commission previously reviewed two items, completed without a Cerificate of Appropriateness, installation of apartment lettering and the installation of a wrought iron rail on the balcony (not attached to the structure). The commission approved the lettering on the structure and denied (without prejudice) the balcony railing. CA156-786(EH).

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

ANALYSIS:

Request #1: The applicant is seeking approval from the commission for the balcony railing which installed without a Certificate of Appropriateness and denied without prejudice. Staff requested Building Inspection to check on the property as months had passed with no further action taken by the applicant to remedy the violation. Subsequently, the owner cut down the balcony railing to meet the Task Force recommendation (without notifying staff or the Task Force) and as of now, the railing stands at 42" from the floor of the balcony. Staff is recommending approval of the now completed balcony railing on the main structure as it is not attached to the structure and is not as visible from the street. The applicant has supplied a letter from his insurance agency on the need for some type of barrier on that balcony.

Request #2: Initially, staff noticed the tile on the front steps of all three apartment units when taking photos for the last Landmark Commission hearing on the property. The tiles were installed likely at the same time as the numbering and railing installation. Staff is recommending denial for the tile as it does not meet the criteria in the ordinance and is not appropriate to the neighborhood.

STAFF RECOMMENDATION:

1) Install wrought iron railing on 2nd story balcony on front elevation of main structure. Work completed without Certificate of Appropriateness – Approve with conditions - Approve completed work with the condition that the rail is cut to the minimum allowable height based on City Code and that the railing remains detached from the structure. The completed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2) Cover concrete steps and porches on front elevation with tile. Work completed without Certificate of Appropriateness – Deny - Deny completed work with the finding that the work is not consistent with the preservation criteria Section 3.22 and it does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install wrought iron railing on 2nd story balcony on front elevation of main structure. Work completed without CA – Approve with conditions - Cut rail to minimum height required by Code. Maintain railing as temporary, and remove finials from top of railing, flush to flat bar.
2) Cover concrete steps and porches on front elevation with tile. Work completed without CA – Deny without prejudice - Front porch shall remain concrete.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167 - 237 [EH]
Office Use Only

Name of Applicant: Christopher Long
Mailing Address : 520 Fremont St
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 214-906-2162 Fax:
Relationship of Applicant to Owner :

PROPERTY ADDRESS: 4613 Gaston Ave
Historic District: PD

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

PROPOSED WORK:

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

1) Safety railing (not attached (either or ground)) around upper level balcony catwalk to prevent accidental sitting or falling off edge - insurance suggested some sort of barrier to good faith effort not to lean or sit upper level area
2) Cracked steps + laid slate to cover cracks (multi treads) for function, trip hazard etc.

Signature of Applicant: Christopher Long Date: 1-26-17

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

APPLICATION DEADLINE:

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

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

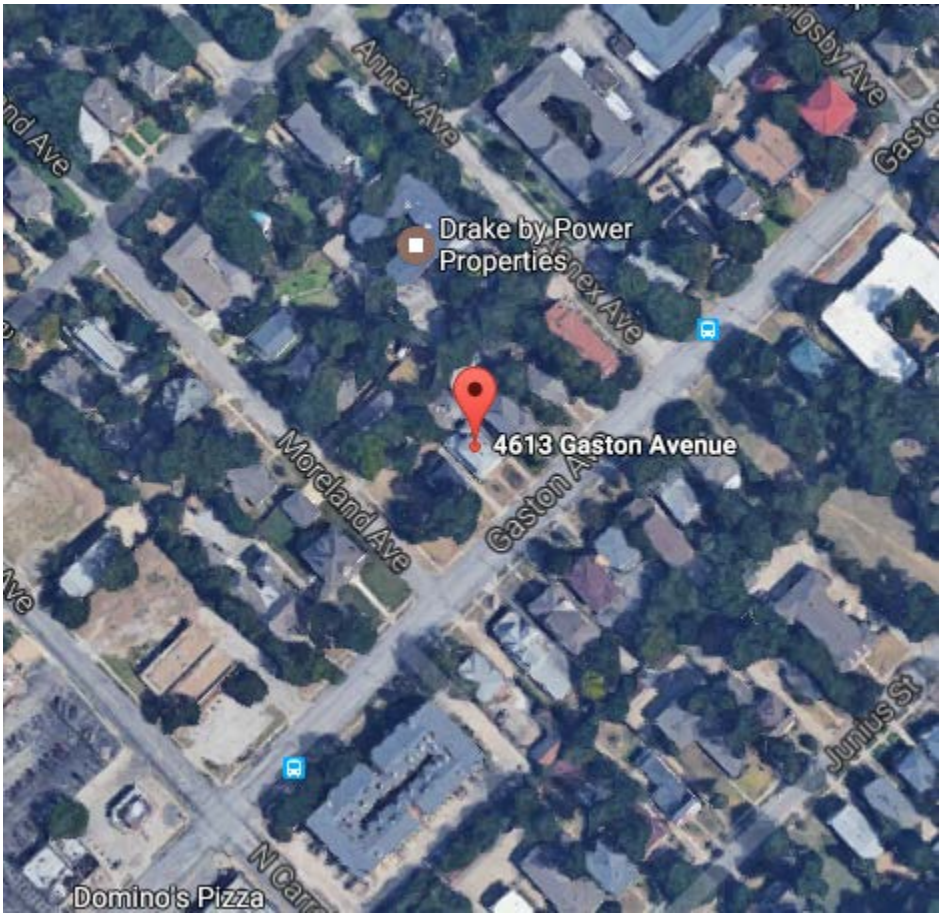
OTHER:

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

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

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

_____ _____
Sustainable Construction and Development **Date**


Annex Ave
Drake by Power Properties
4613 Gaston Avenue
Moreland Ave
Junius St
Domino's Pizza

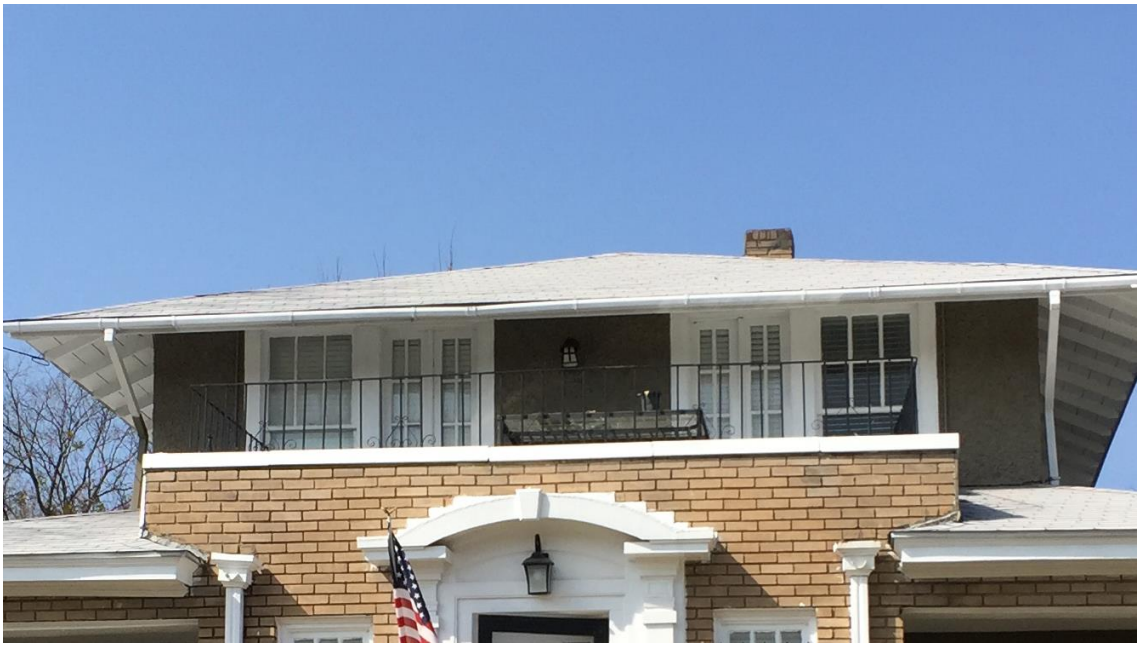
Aerial View



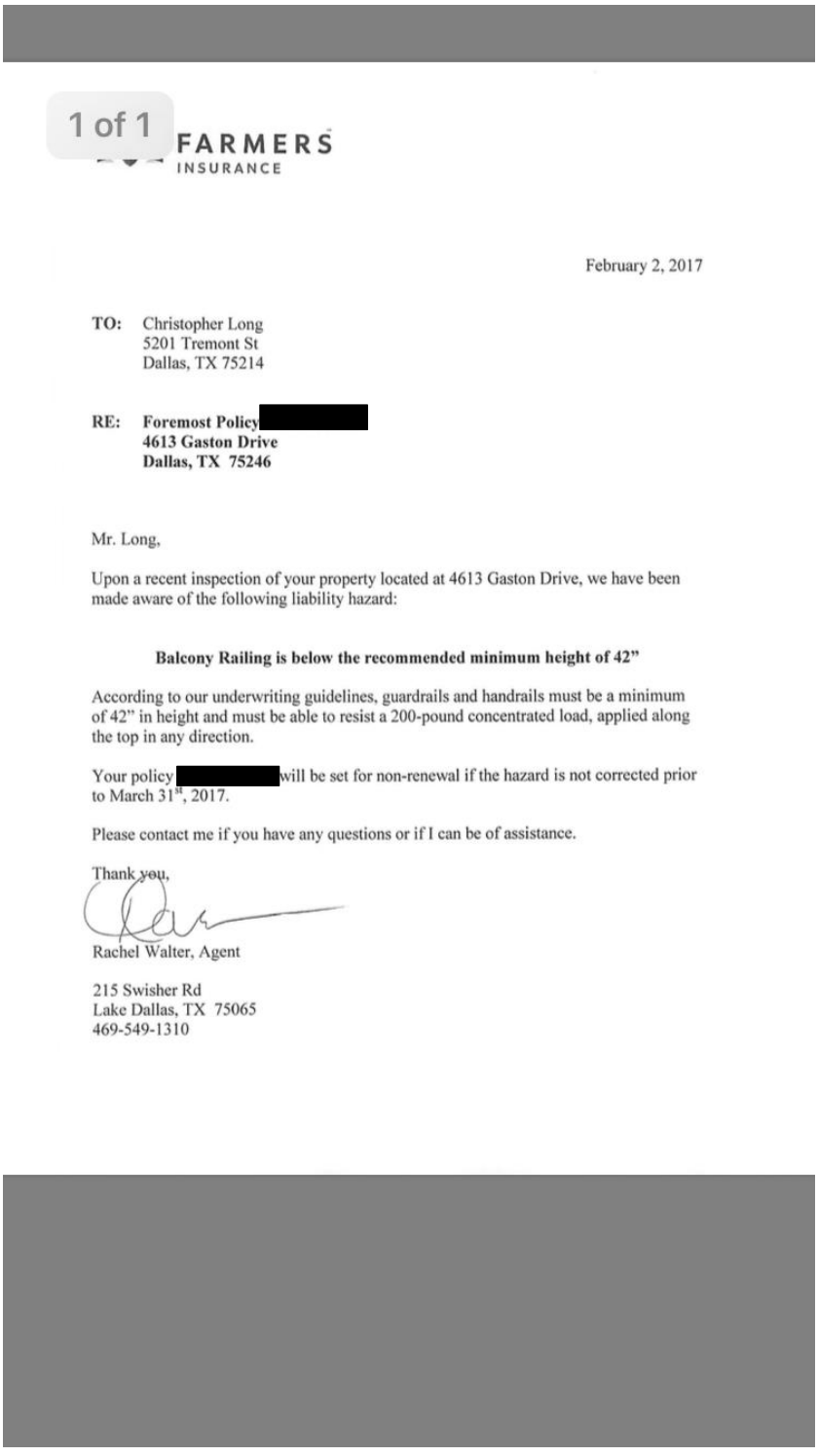
Front elevation.



Request #1: Front balcony with railing as originally installed.



Request #1: Railing after modification by Applicant after Task Force hearing.



1 of 1

FARMERS INSURANCE

February 2, 2017

TO: Christopher Long
5201 Tremont St
Dallas, TX 75214

RE: **Foremost Policy** [redacted]
4613 Gaston Drive
Dallas, TX 75246

Mr. Long,

Upon a recent inspection of your property located at 4613 Gaston Drive, we have been made aware of the following liability hazard:

Balcony Railing is below the recommended minimum height of 42"

According to our underwriting guidelines, guardrails and handrails must be a minimum of 42" in height and must be able to resist a 200-pound concentrated load, applied along the top in any direction.

Your policy [redacted] will be set for non-renewal if the hazard is not corrected prior to March 31st, 2017.

Please contact me if you have any questions or if I can be of assistance.

Thank you,

Rachel Walter, Agent

215 Swisher Rd
Lake Dallas, TX 75065
469-549-1310

Item 1: Letter from insurance agency.



Request #2: New tile installed over steps and porch at central entry.



Item 2: Left entry with tiled steps/porch.



Item 2: Right entry with tiled steps/porch.



Photo of property dated January 2016. Notice no railing or tile on concrete steps.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

(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.

Request #2 -

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

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

DATE: 02/09/2017
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Christopher Long
Address: 4613 Gaston Avenue
Date of CA/CD Request: 02/02/2017

RECOMMENDATION:

___ Approve __X__ Approve with conditions ___ Deny __X__ Deny without prejudice

Recommendation / comments/ basis:

APPROVE W/ CONDITIONS

1. CUT RAILING TO MINIMUM HEIGHT REQUIRED BY CODE. MAINTAIN RAILING AS TEMPORARY. CUT REMOVE FINIALS FROM TOP OF RAILING, FLUSH TO FLAT BAR.

2. DENY W/OUT PREJUDICE. FRONT PORCH SHALL REMAIN CONCRETE.

Task force members present

___ VACANT (Chair)	__X__ Jim Anderson	___ VACANT (Edison/LaVista Res)
__X__ Michael Karnowski	___ Kathy Finch	___ Patricia Simon (Peak's Alt.)
___ Jennifer Hidden	__X__ William Hersch	___ VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ____ Eric Hill

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

Maker: SEE ABOVE
2nd:
Task Force members in favor: UNANIMOUS
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Michael Karnowski DATE 2/9/2017

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2016**

FILE NUMBER: CA167-236(EH)
LOCATION**:** 629 N Peak Street
STRUCTURE: No structure, parking lot
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Eric Hill
DATE FILED: February 2, 2017
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Owen Hooten

REPRESENTATIVE: None.

OWNER: EAST DALLAS CHRISTIAN CHURCH

REQUEST:
Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:
9-13-2016 - The Landmark Commission denied the re-striping of the asphalt parking lot, which was completed without a Certificate of Appropriateness. The Landmark Commission also denied the request to install 16 steel bollards along the fenceline of the neighboring property on Worth Street. CA156-737(EH).

ANALYSIS:
Staff is again recommending denial of the painting of the parking lot stripes as the neon color is not compatible with the historic overlay district. Staff understands that paint will fade, however, in the nearly 6 months since installation; the paint still appears very bright. Staff has received multiple calls and emails from Peak's Suburban residents on the painting being intrusive to the neighborhood.

STAFF RECOMMENDATION:
Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". Work completed without a Certificate of Appropriateness – Deny without prejudice - The completed work does not meet the requirements for City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district.

TASK FORCE RECOMMENDATION:
Paint curbs, striping, and existing bollards. Brand: Rust-oleum. Color: 7543 "Safety Yellow". Work completed without a Certificate of Appropriateness – Deny without prejudice - Deny yellow as it is detrimental to district. Recommend white.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167-236 (EH)
Office Use Only

Name of Applicant: OWEN HOOTEN FOR EAST DALLAS CHRISTIAN CHURCH
Mailing Address: 629 NORTH PEAK
City, State and Zip Code: DALLAS, TX 75246
Daytime Phone: 214-824-8165 Fax: 214-824-8165
Relationship of Applicant to Owner:

PROPERTY ADDRESS: 629 N. PEAK, DALLAS, TX
Historic District: HD OVERLAY HD 65 EAST DALLAS CHRISTIAN CHURCH

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

PROPOSED WORK:

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

KEEP YELLOW STRIPING AND CURBS AT LOTS 602, 606, 610 & 614 N. PEAK ST. AND DELETE REQUEST FOR STEEL BOLLARDS ALONG EXISTING FENCE OF ADJACENT PROPERTY. YELLOW STRIPING & CURBS MATCHES ORIGINAL.

Signature of Applicant: Owen Hooten Date: 1/30/2017

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

APPLICATION DEADLINE:

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

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

OTHER:

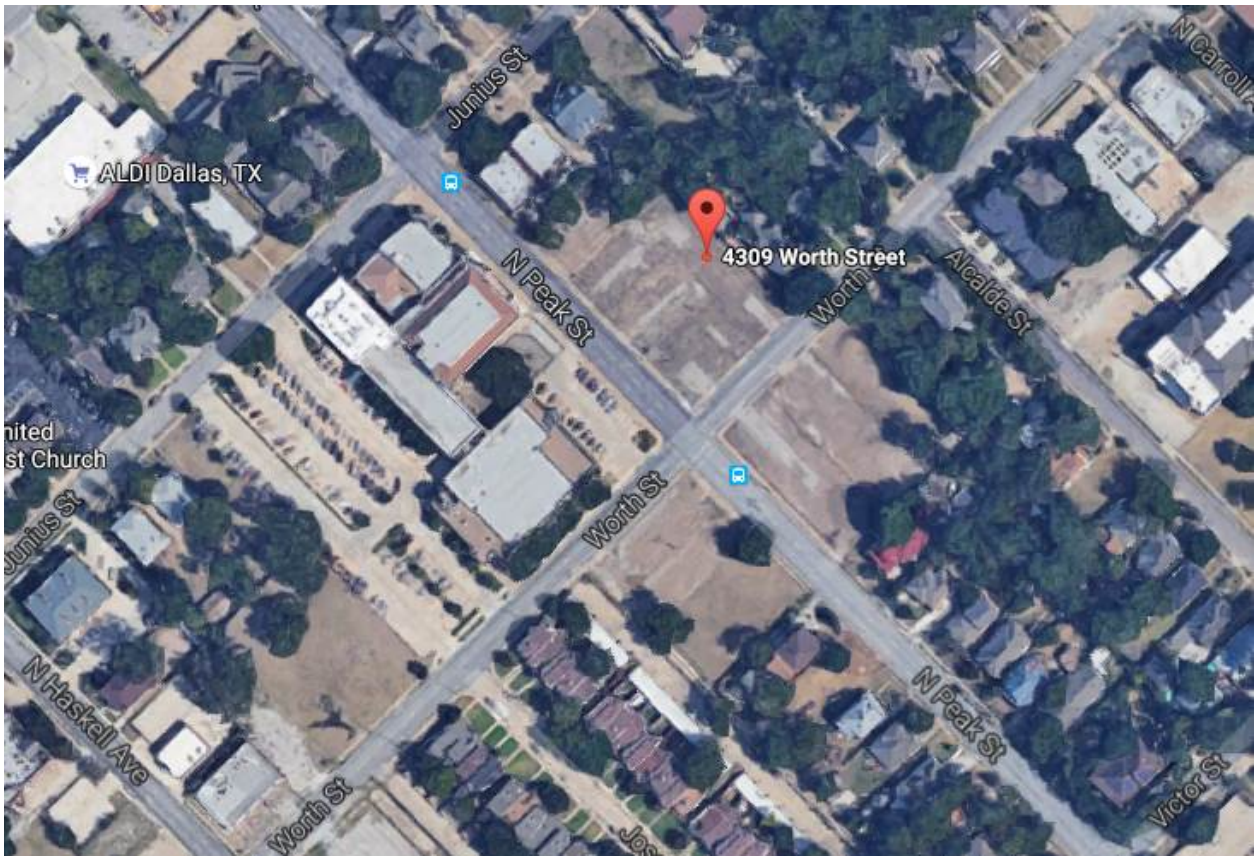
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

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

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

_____ _____
Sustainable Construction and Development Date

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408



Aerial of 629 N Peak Street and surrounding parcels.



Lot at 629 N Peak (facing north).



629 N Peak facing contributing Junius Street properties.

East Dallas Christian Church and Historic Districts



Property Key	Owner	Address	Historic District
1	East Dallas Christian Church	517 N Peak St	No
2	East Dallas Christian Church	513 N Peak St	No
3	East Dallas Christian Church	629 N Peak St	Yes
4	East Dallas Christian Church	606 N Peak St	Yes
5	East Dallas Christian Church	614 N Peak St	Yes
6	East Dallas Christian Church	600 N Peak St	Yes
7	East Dallas Christian Church	4300 Worth St	No
8	East Dallas Christian Church	4309 Worth St	Yes
9	East Dallas Christian Church	610 N Peak St	Yes

Parcels owned by EDCC within and outside Peak's Suburban Historic District.



Photo of parking lot prior to new paint. Dated July 2015 via Google Streetview.



Parking lot (parcel 7) outside of Historic District.



Parking lot across N Peak Street from 629 N Peak (adjacent to EDCC).



Paint specifications.

CITY CODE SECTION CITED FOR STAFF RECOMMENDATION

SEC.51A-4.501(g)(6)(C)(ii)

(ii) For noncontributing structures, the proposed work is compatible with the historic overlay district.

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

DATE: 02/09/2017
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Owen Hooten (East Dallas Christian Church)
Address: 629 N. Peak
Date of CA/CD Request: 02/02/2017

RECOMMENDATION:

___ Approve ___ Approve with conditions ___ Deny _X_ Deny without prejudice

Recommendation / comments/ basis:

1. DENY YELLOW: DETRIMENTAL TO DISTRICT

Task force members present

___ VACANT (Chair)	_X_ Jim Anderson	___ VACANT (Edison/LaVista Res)
_X_ Michael Karnowski	___ Kathy Finch	___ Patricia Simon (Peak's Alt.)
_X_ Jennifer Hidden	_X_ William Hersch	___ VACANT (Edison/LaVista Alt.)

Ex Officio staff members present _X_ Eric Hill

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

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

CHAIR, Task Force Michael Karnowski DATE 2/9/2017

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-239(EH)
LOCATION: 4406 Sycamore Street
STRUCTURE:Main, Non-Contributing
COUNCIL DISTRICT: District 2
ZONING: PD-298

PLANNER: Eric Hill
DATE FILED: February 2, 2017
DISTRICT: Peak's Suburban
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Asaf Bitton

REPRESENTATIVE: None.

OWNER: BITTON TALIA

REQUEST:
1) Replace front door. Work completed without Certificate of Appropriateness.
2) Enclose covered attached carport on main structure. Work completed without Certificate of Appropriateness.
3) Replace rear door. Work completed without Certificate of Appropriateness.
4) Widen existing front yard driveway.

BACKGROUND / HISTORY:
9-05-2006 - The Landmark Commission denied the enclosure of the previously open carport on the main structure. CA056-483(MD).

2-10-2017 - The Landmark Commission approved all three items which were completed without obtaining a Certificate of Appropriateness prior to the work. The requests included: painting the main structure (including the previously unpainted brick), replacement of the existing metal windows with vinyl 1/1 windows, and the construction of a 10'x10' shed in the rear yard. CA167-179(EH).

The structure is listed as non-contributing to the Peak's Suburban historic district.

ANALYSIS:
Request #1 and #3 - The applicant replaced both the front and rear doors on the main structure at the time of the previous work being done on the property. Staff noticed the front door change and this item was then put on the agenda. The front door proposed is a modern door and the rear door is a solid door with a single fixed lite and dog-door, not visible from the street. Staff does not believe that either door will adversely affect the historic or architectural integrity of the historic district.

Request #2 - In 2006, a previous owner enclosed the original carport on the main structure and was denied by the Landmark Commission. No effort was taken by the applicant to alleviate this and the new owner did not know that the home was not in compliance with a past Landmark Commission decision. Staff does not believe that the enclosure of carports or garages in a historic is appropriate and the original carport had features which represented a porch on a historic home. The applicant has noted that many similar structures in the area have enclosed garages/carports.

Request #4 - The applicant would also like to widen the driveway in the front yard. Staff does not believe this is appropriate to the district as the widening of the driveway will make the front yard appear more like a parking lot and nearby historic properties have narrow driveways leading to the rear yard. Therefore, staff is recommending denial on this item.

STAFF RECOMMENDATION:

1) Replace front door. Work completed without Certificate of Appropriateness. – Approve - Approve installed door with the finding the completed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Enclose covered attached carport on main structure. Work completed without Certificate of Appropriateness – Deny - Deny with the finding the completed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
3) Replace rear door. Work completed without Certificate of Appropriateness – Approve - Approve installed door with the finding that the completed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
4) Widen existing front yard driveway – Deny - Deny with the finding proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

1) Replace front door. Work completed without CA – Approve.
2) Enclose covered attached carport on main structure. Work completed without Certificate of Appropriateness – Split Vote - Vote 2:2. For- Hersch & Karnowski. Against- Anderson & Suitonu. Reason for opposition: Enclosing carport is not compatible with the district. The open carport resembles an open air porch.
3) Replace rear door. Work completed without CA – Approve.
4) Widen existing front yard driveway – Deny.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167 - 239 [EH]
Office Use Only

Name of Applicant: ASAF BITTON
Mailing Address : 5423 RICHMOND AVE
City, State and Zip Code: DALLAS, TX 75206
Daytime Phone: 214.693.2062 Fax: 972.503.9608
Relationship of Applicant to Owner : SON

PROPERTY ADDRESS: 4406 SYCAMORE ST DALLAS, TX 75204
Historic District: PS

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

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

-REPLACED FRONT ENTRY DOOR (BEFORE & AFTER PICTURE)
-REPLACE BACK PATIO DOOR (AFTER PICTURE)

- Enclose garage.

Signature of Applicant: _____ Date: 1-23-17

Signature of Owner: _____ Date: 1-23-17
(IF NOT APPLICANT)

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

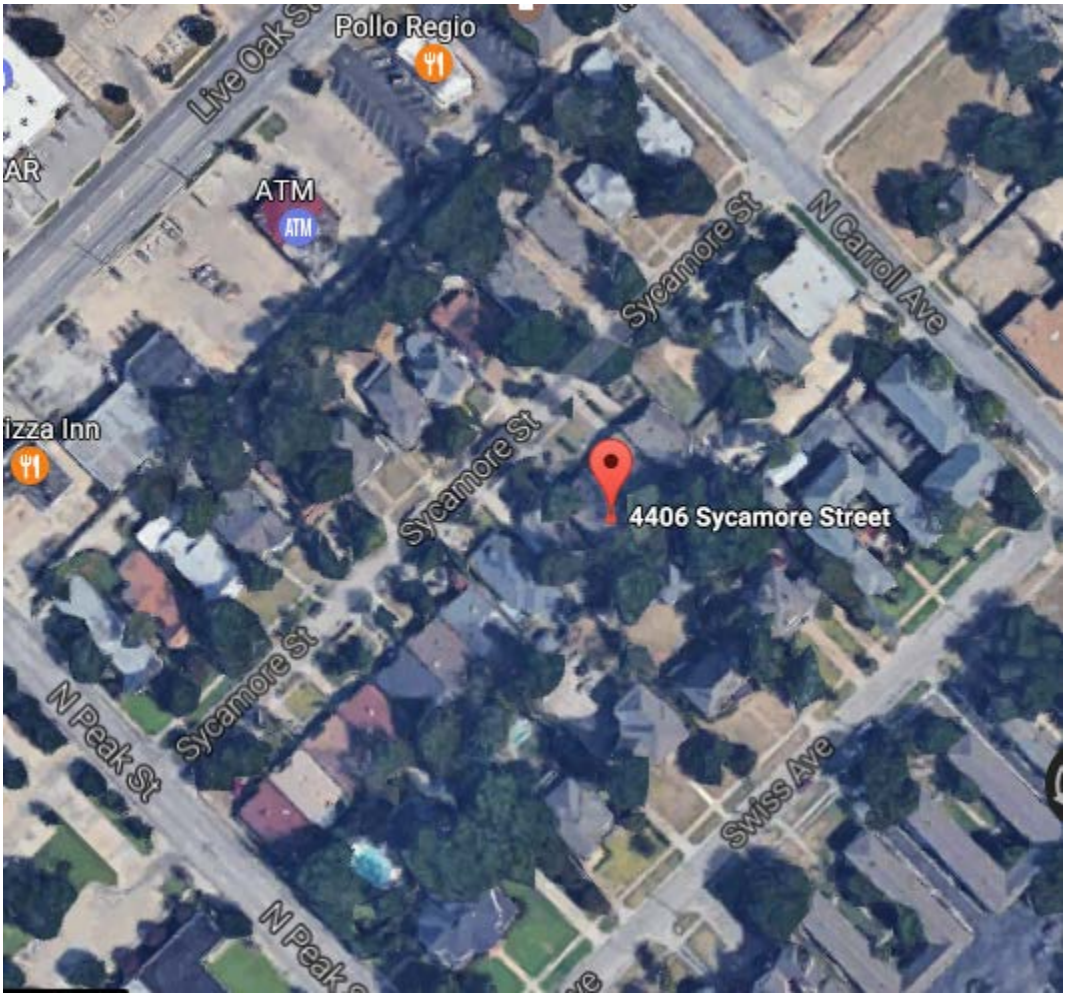
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

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

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

_____ _____
Sustainable Construction and Development **Date**



Aerial View 4406 Sycamore.



Front elevation.



Request # 1: Existing front door. Installed without CA.



Item 1: Door before recent replacement.



Request # 2: Existing enclosed original carport on main structure.



Request #2: Carport enclosure, denied by LMC. Photo circa 2006.



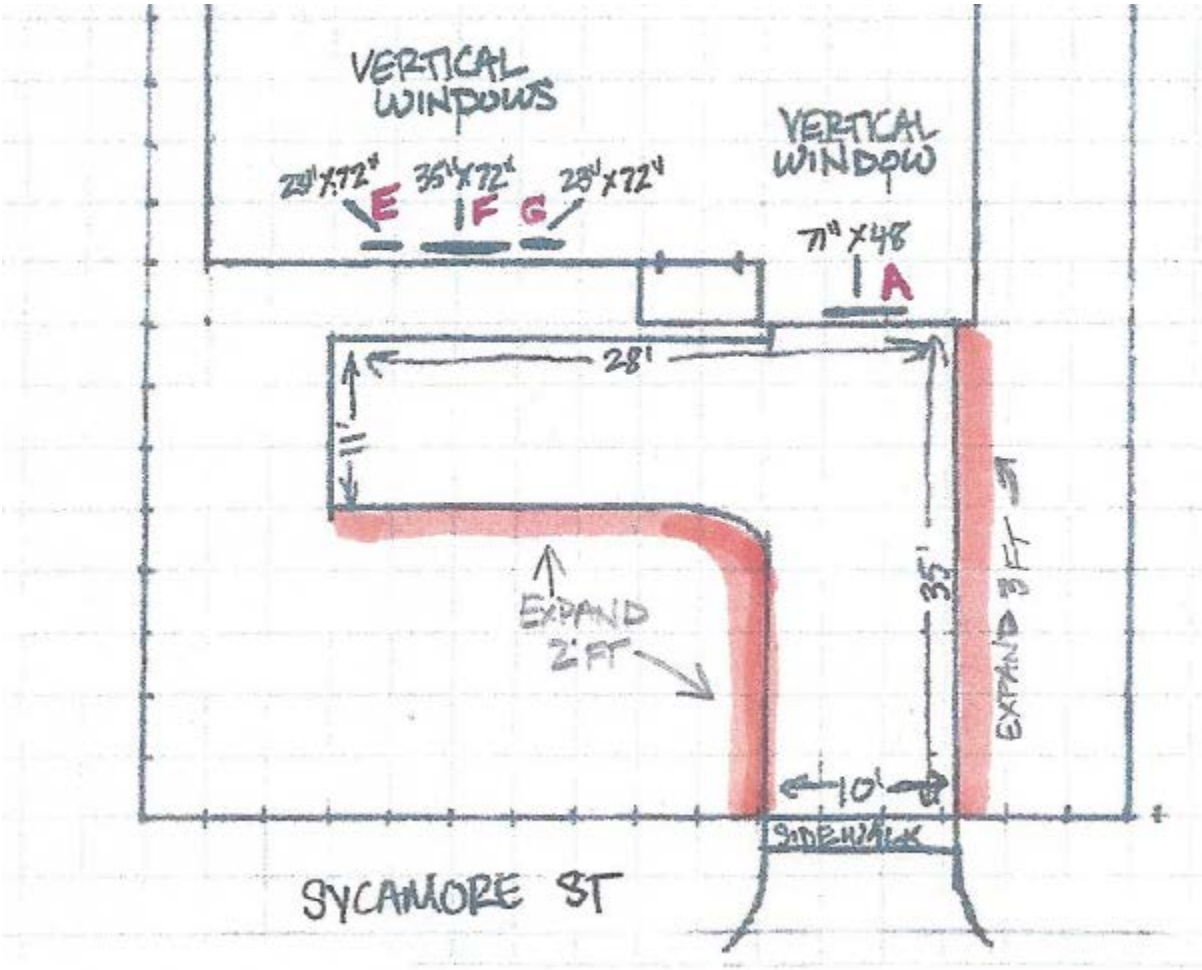
Request #2: Original carport configuration, photo circa 1995.



Request #3: Existing rear pedestrian door. Installed without CA.



Request #3: Previously installed rear door.



Request # 4: Proposed widening of existing driveway.



Contributing properties across street from 4406 Sycamore.



Adjacent property with garage.



Similar non-contributing property with enclosed garage.





Similar non-contributing properties on blockface





Similar properties on block.





Similar properties on block.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

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

(ii) for noncontributing structures, the proposed work is compatible with the historic overlay district.

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

DATE: 02/09/2017
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Asaf Bitton
Address: 4406 Sycamore Street
Date of CA/CD Request: 02/02/2017

RECOMMENDATION:

__X__ Approve _____Approve with conditions ___Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. APPROVE

2. APPROVE

3. APPROVE, NON CONTRIBUTING STRUCTURE & ENCLOSURE OCCURRED WELL IN THE ~~BE~~ PAST.

4. DENY

#3 ENCLOSING CARPORT IS NOT COMPATIBLE WITH THE DISTRICT. THE OPEN CARPORT RESEMBLES AN OPEN AIR FRONT PORCH

Task force members present

___ VACANT (Chair)	__X__ Jim Anderson	___ VACANT (Edison/LaVista Res)
__X__ Michael Karnowski	___ Kathy Finch	___ Patricia Simon (Peak's Alt.)
__X__ Jennifer Hidden	__X__ William Hersch	___ VACANT (Edison/LaVista Alt.)

Ex Officio staff members present _____Eric Hill

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

Maker: HERSCH
2nd: KARNOWSKI
Task Force members in favor:
Task Force members opposed: ANDERSON, SWITZER / HIDDEN
Basis for opposition:
1, 2, 4 UNANIMOUS

3 IN FAVOR; HERSH & KARNOWSKI OPPOSED: HIDDEN, ANDERSON

CHAIR, Task Force Michael Karnowski DATE 2/9/2017

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-245(EH)
LOCATION: 5614 Swiss Avenue
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-63

PLANNER: Eric Hill
DATE FILED: February 2, 2017
DISTRICT: Swiss Avenue
MAPSCO: 36-X
CENSUS TRACT: 0014.00

APPLICANT: Christian Early

REPRESENTATIVE: None.

OWNER: EARLY CHRISTIAN W

REQUEST:
Paint concrete porch and step on main structure. Work completed without Certificate of Appropriateness.

BACKGROUND / HISTORY:
02-10-2017: The Landmark Commission denied the request to paint the previously unpainted porch. The work had already been completed without a CA and the applicant did not attend the Commission hearing to present their case. CA167-183(EH).

The structure is listed as contributing to the Swiss Avenue historic district.

ANALYSIS:
The applicant is a new owner who purchased the property from the previous owner who painted the porch. After no progress was made on the property to alleviate the denial from the Landmark Commission, staff asked Building Inspection to cite the property again. The applicant is proposing to keep the porch as-is. Staff as well as the Task Force recommend denial without prejudice. Staff recommends looking at paint removal or painting of the porch a gray/concrete color to appear unpainted from the street.

STAFF RECOMMENDATION:
Paint concrete porch and step on main structure. Work completed without Certificate of Appropriateness – Deny without prejudice - Deny completed work with the finding that the completed work is inconsistent with the preservation criteria section Section 51P-63.116(1)(C) and it does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Paint concrete porch and step on main structure. Work completed without Certificate of Appropriateness – Deny without prejudice - Green as installed not appropriate. Recommend sand-blasting to return to natural concrete, or if painted, recommend a darker shade of green or grey to match concrete look.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167-245 (EH)
Office Use Only

Name of Applicant: Christian Early
Mailing Address : 5614 Swiss Ave
City, State and Zip Code: Dallas TX 75214
Daytime Phone: 443-858-8088 Fax: 214-27A-6653
Relationship of Applicant to Owner : same

PROPERTY ADDRESS: 5614 Swiss Ave
Historic District: Swiss Avenue

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

PROPOSED WORK:

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

We purchased the property on 10/28/16 and the porch was painted a pale green, consistent with the color before the renovation completed by the prior owner. We request that we be allowed to keep the porch as-is.

Signature of Applicant: Chr L S Date: 2/1/17

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

APPLICATION DEADLINE:

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

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

OTHER:

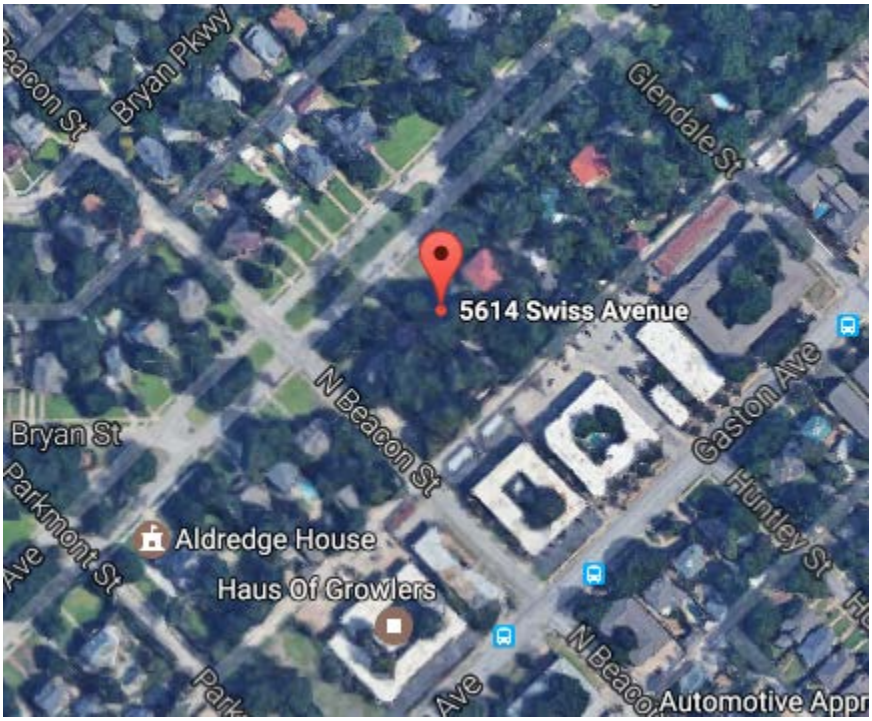
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

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

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

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408


Bryan Pkwy
Glendale St
5614 Swiss Avenue
N Beacon St
Gaston Ave
Bryan St
Huntley St
Parkmont St
Aldredge House
Haus Of Growlers
Automotive Appr

Aerial View



Front elevation.



Existing porch from sidewalk.



Porch floor detail.



Photo from Google Streetview dated June 2014, porch unpainted.



Property adjacent (right) of 5614 Swiss with painted concrete porch.



Property adjacent (right) of 5614 Swiss with painted concrete porch.



Property adjacent (left) of 5614 Swiss with un-painted concrete porch.



Property adjacent (left) of 5614 Swiss with un-painted concrete porch.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

(3) Architectural detail. Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of a main building and compatible with the other buildings on the blockface.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 02/07/17
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Christian Early
Address: 5614 Swiss Avenue
Date of CA/CD Request: 02/01/2016

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny ✓ Deny without prejudice

Recommendation / comments/ basis:

Green as installed is not appropriate
Recommend: remove / sandblast paint to
return to natural concrete,
OR if painted suggest black forest green.
(reference Benjamin Moore) or grey to match
concrete)

Task force members present

___ Joanna Hampton (Chair)	___ Beth Bradley (Munger Alt.)	✓ John Gormley
✓ Wesley Powell (Vice-Chair)	___ Virginia Bonifield (Swiss Alt.)	___ Elizabeth Mast
✓ Cheryl Scott	✓ Greg Johnston	___ VACANT

Ex Officio staff members present : Eric Hill ___

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

Maker: Wes Powell
2nd: Cheryl Scott
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Wesley Powell DATE 2/7/17

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-265(MP) PLANNER: Marsha Prior
LOCATION**:** 1031 Church Street DATE FILED: February 2, 2017
STRUCTURE: Main & Noncontributing DISTRICT: Tenth Street
COUNCIL DISTRICT: 4 MAPSCO: 55-A
ZONING: PD No. 388, Tract 1 CENSUS TRACT: 0041.00

APPLICANT: Alonzo Harris

REPRESENTATIVE: None

OWNER: Kelly Wiley

REQUEST:
Construct two-story house.

BACKGROUND / HISTORY:

12/5/2016 – The Landmark Commission approved a similar design with the condition that Hardie board be used for the first 3 feet of siding and wood siding above (CA167-073(MP)).

Vacant lot in Tenth Street.

ANALYSIS:
The most significant design change for this application is the addition of a front porch. Staff is supportive of the design, but several of the materials have changed from the previous CA. The new proposed windows are vinyl and the new proposed siding includes more Hardie board than had been approved in CA167-073(MP). Not only is more Hardie board proposed, but the elevations indicate that it is being used in conjunction with wood in a non-standard pattern with Hardie board on the second floor and wood on the bottom. Task Force was supportive of the new design and the materials.

Staff is also unable to check and confirm that the proposed setbacks are within 5% average of other setbacks on Church Street. The applicant has not submitted the information per the requirements of Building Inspections.

STAFF RECOMMENDATION:

Construct two-story house – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed materials are inconsistent with preservation criteria Section 3.2.

TASK FORCE RECOMMENDATION:

Construct two-story house – Approve – Approve design revisions pending code approvals.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167 -265 (MP)
Office Use Only

Name of Applicant: 2000 Roses
Mailing Address : 2000 No 10th Street
City, State and Zip Code: DALLAS TX
Daytime Phone: 214-682-8782 Fax:
Relationship of Applicant to Owner : ALONZO HARRIS

PROPERTY ADDRESS: 1031 CHURCH
Historic District: TENTH STREET HISTORICAL DIST.

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

PROPOSED WORK:

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

NEW HOME CONSTRUCTION

RECEIVED BY
FEB 02 2017
Current Planning

Signature of Applicant: Alonzo Harris Date: 2-2-2017

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

APPLICATION DEADLINE:

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

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

OTHER:

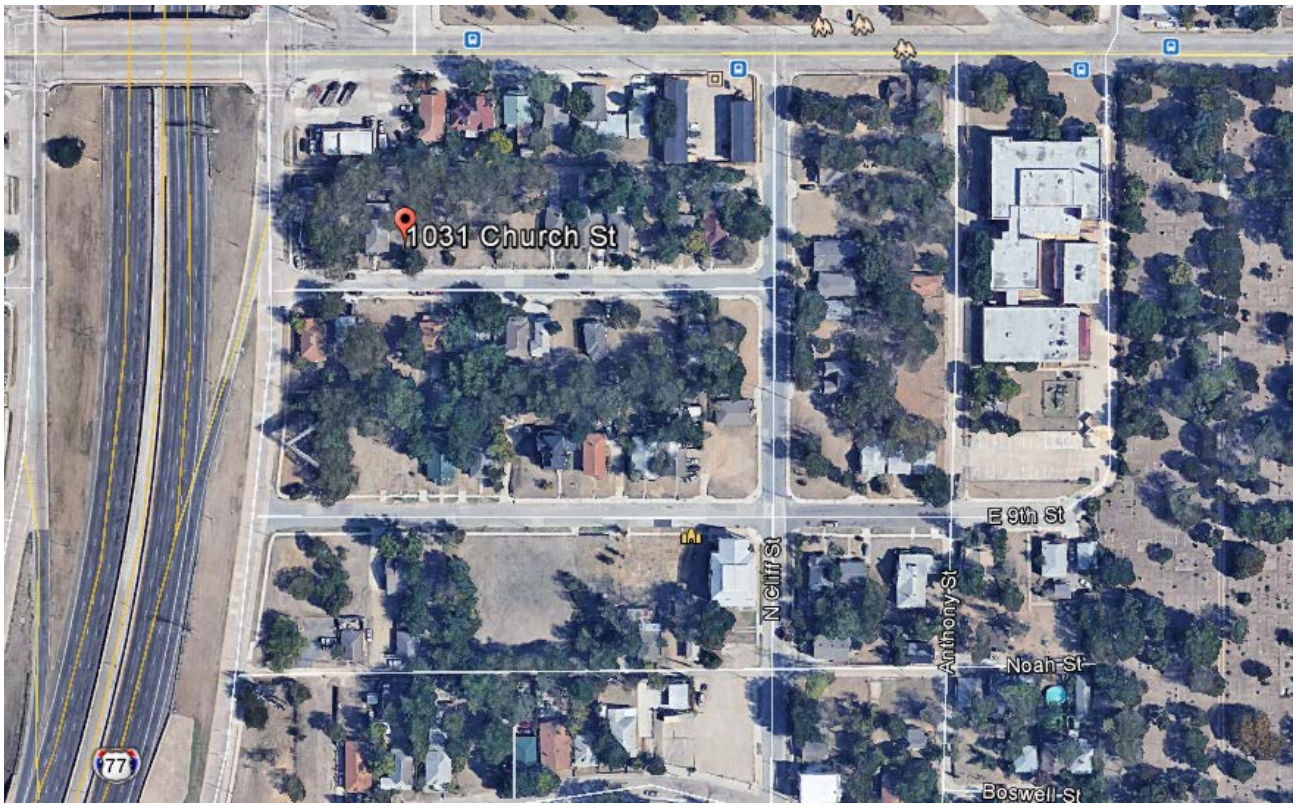
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

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

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

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408


1031 Church St
E 9th St
N Cliff St
Anthony St
Noah St
Boswell St
77

Aerial view



Front (North) view.



Front (North) view, close up.



View to left (West) of 1031 Church St.



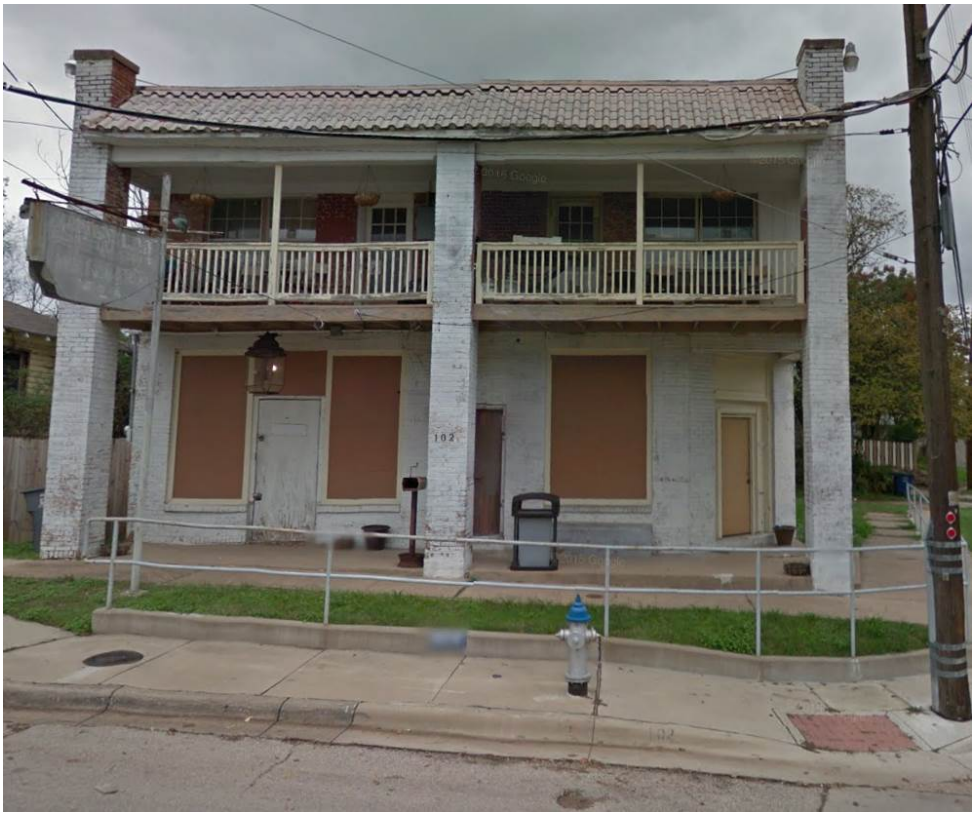
View to right (East) of 1031 Church Street.



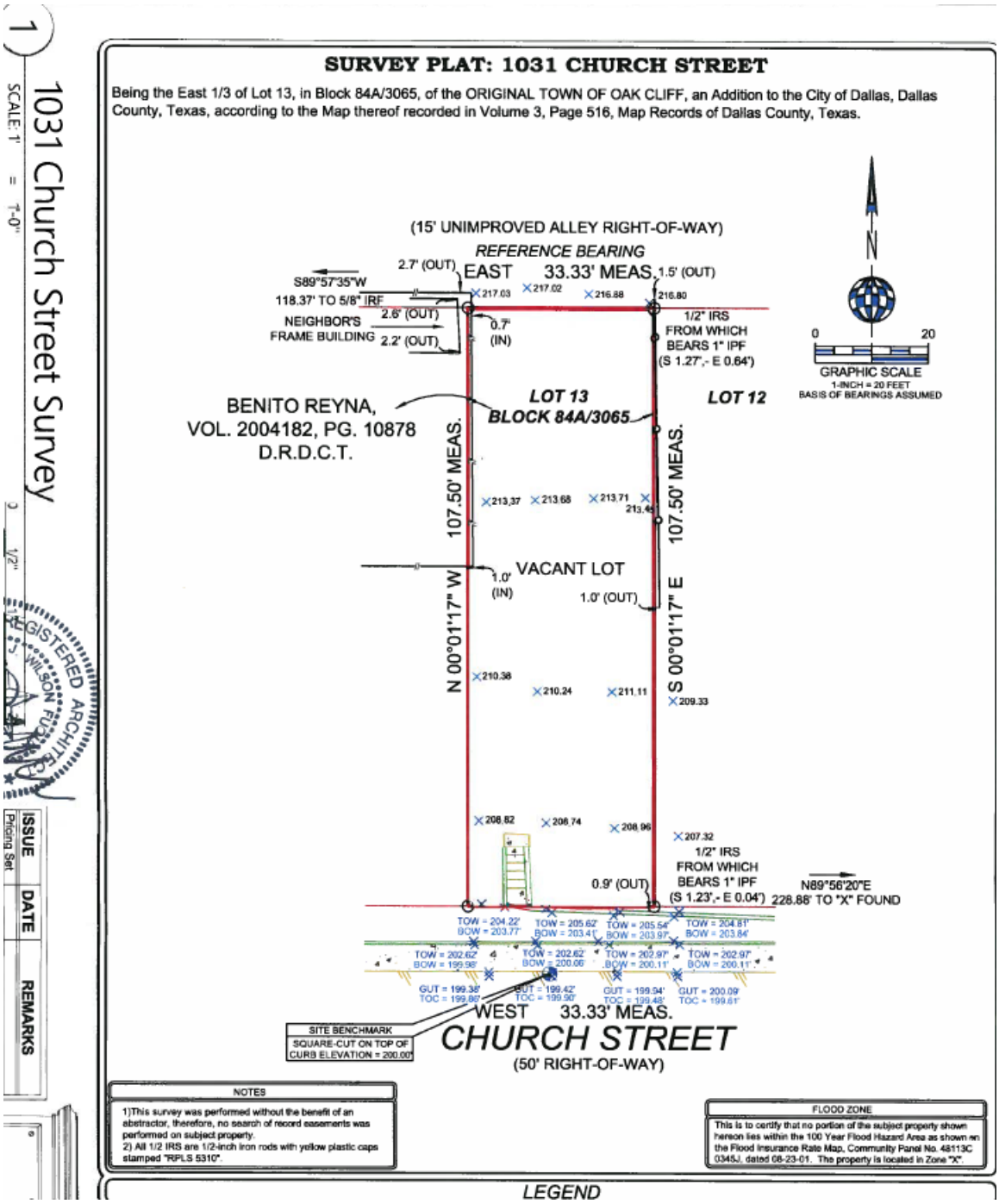
View across (South) from 1031 Church Street.



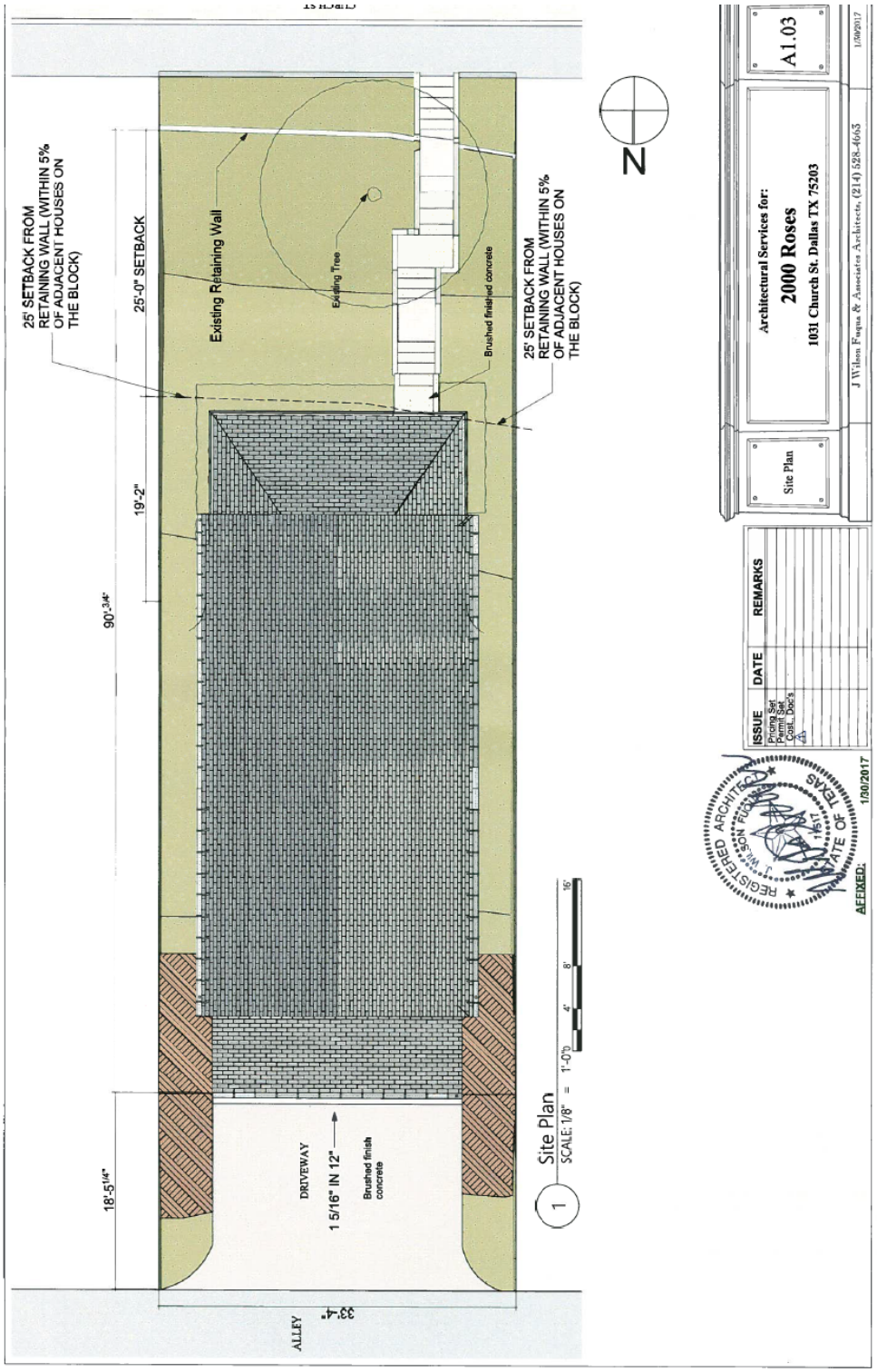
Two story house at 1033 E. Ninth.



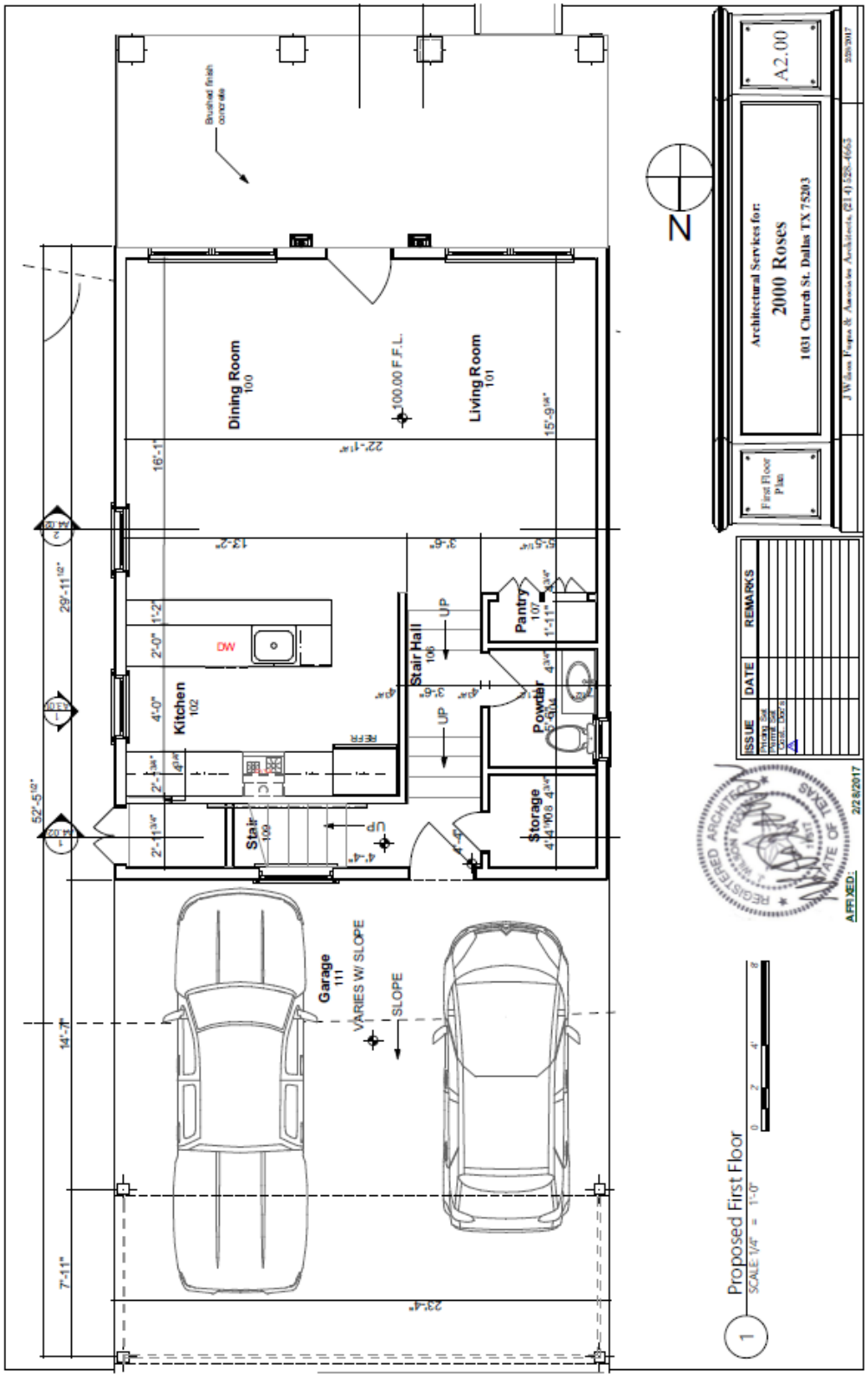
Two story building on Cliff Street.



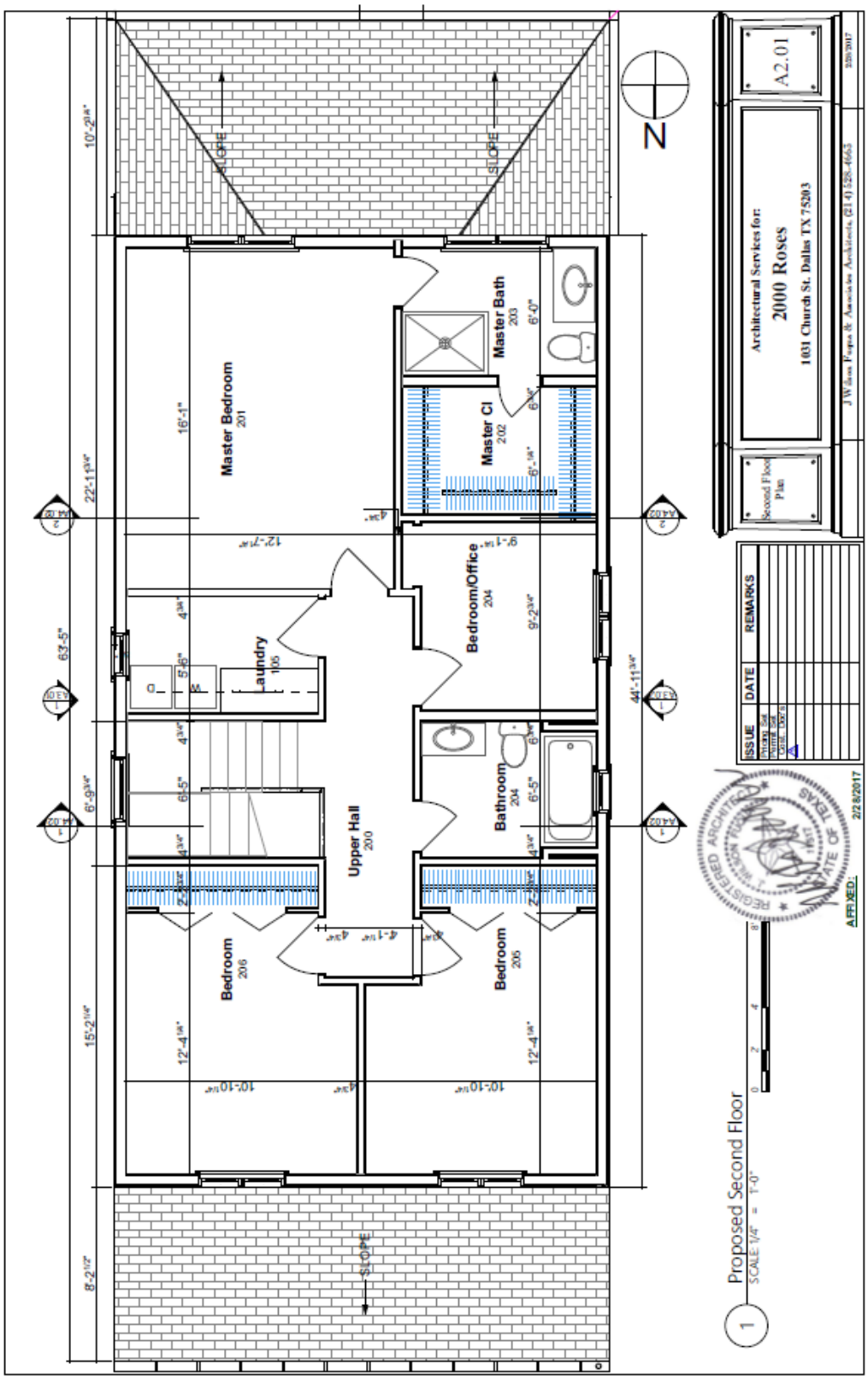
Existing survey plat.



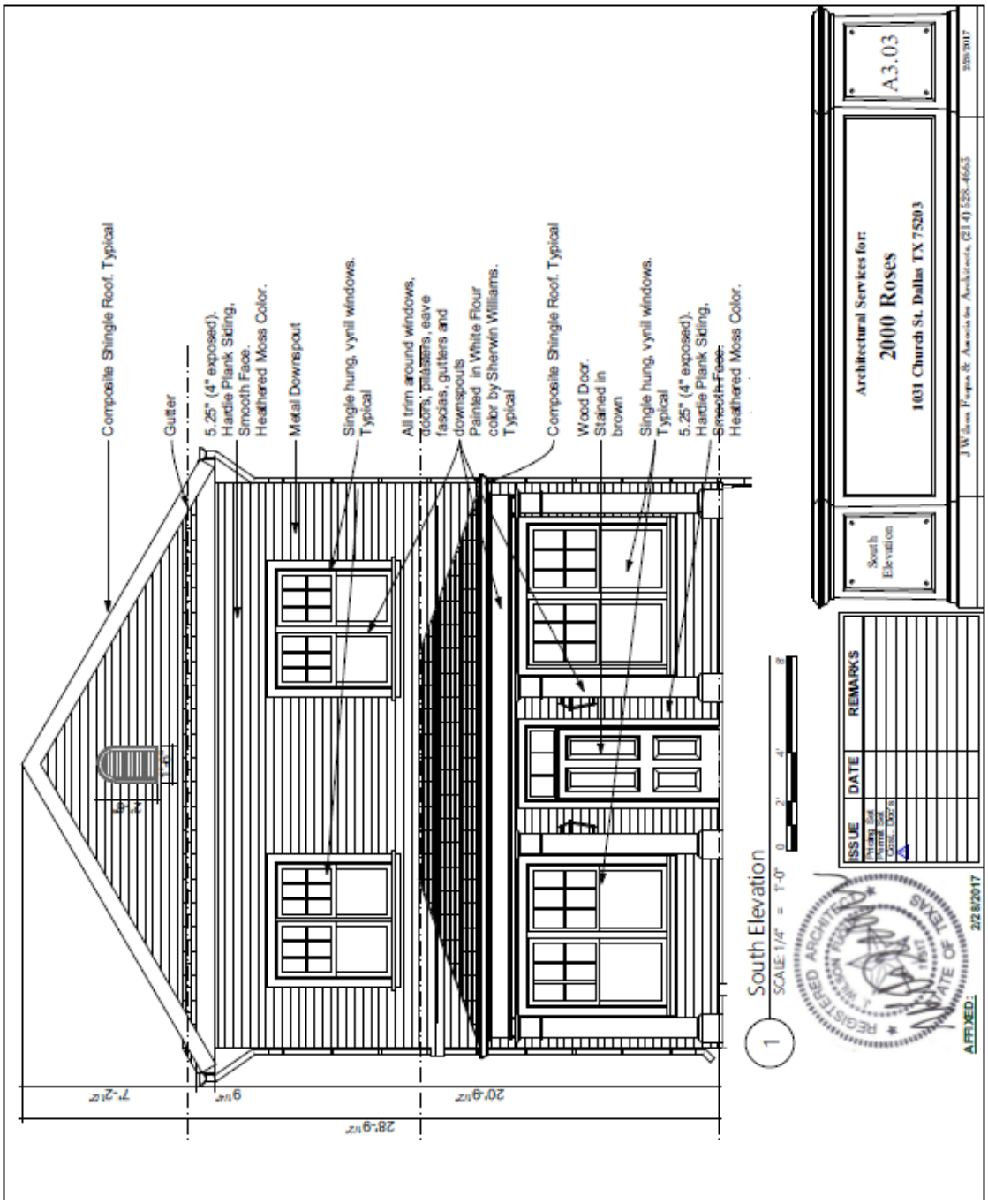
Proposed site plan.



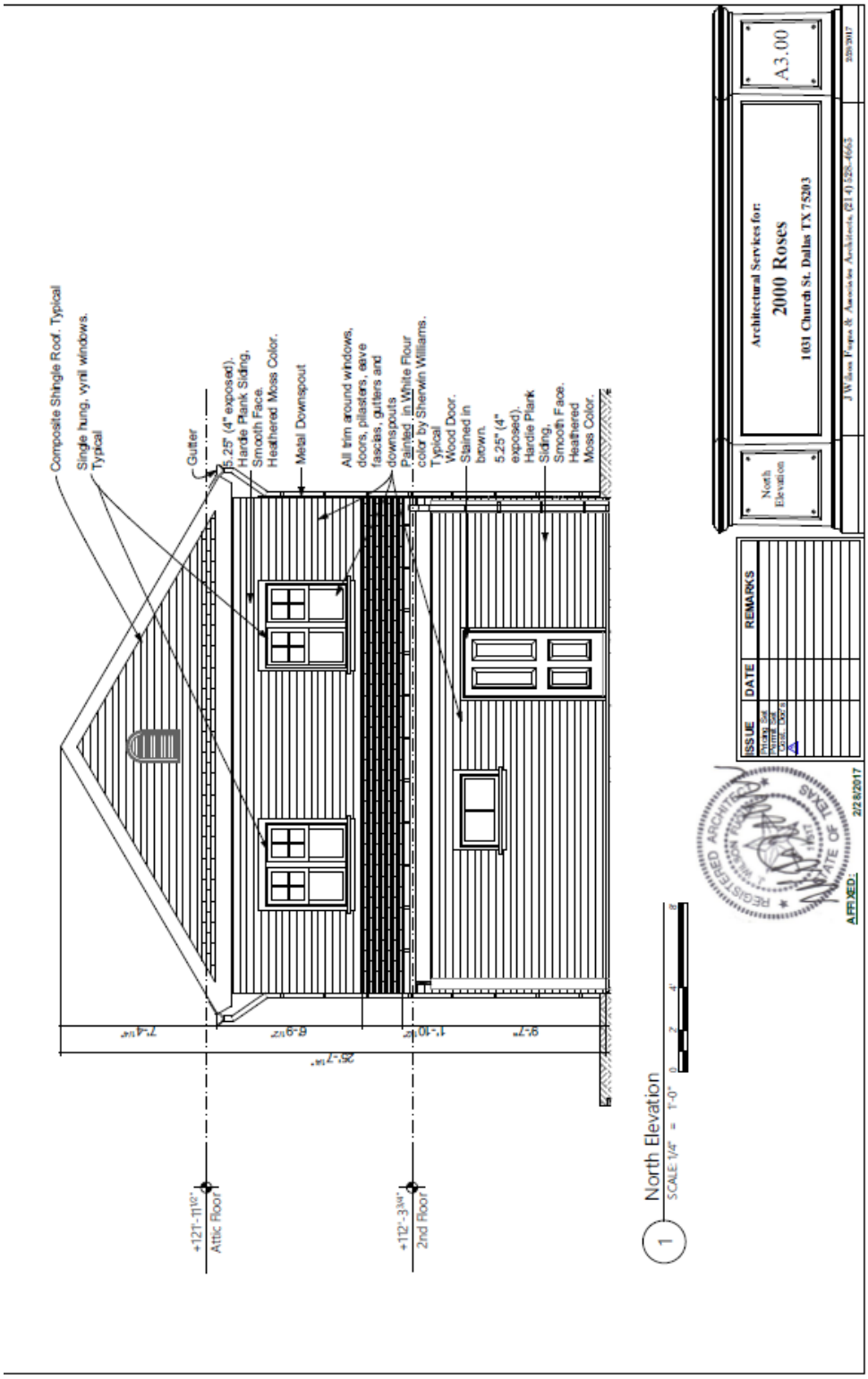
Proposed first floor plan.



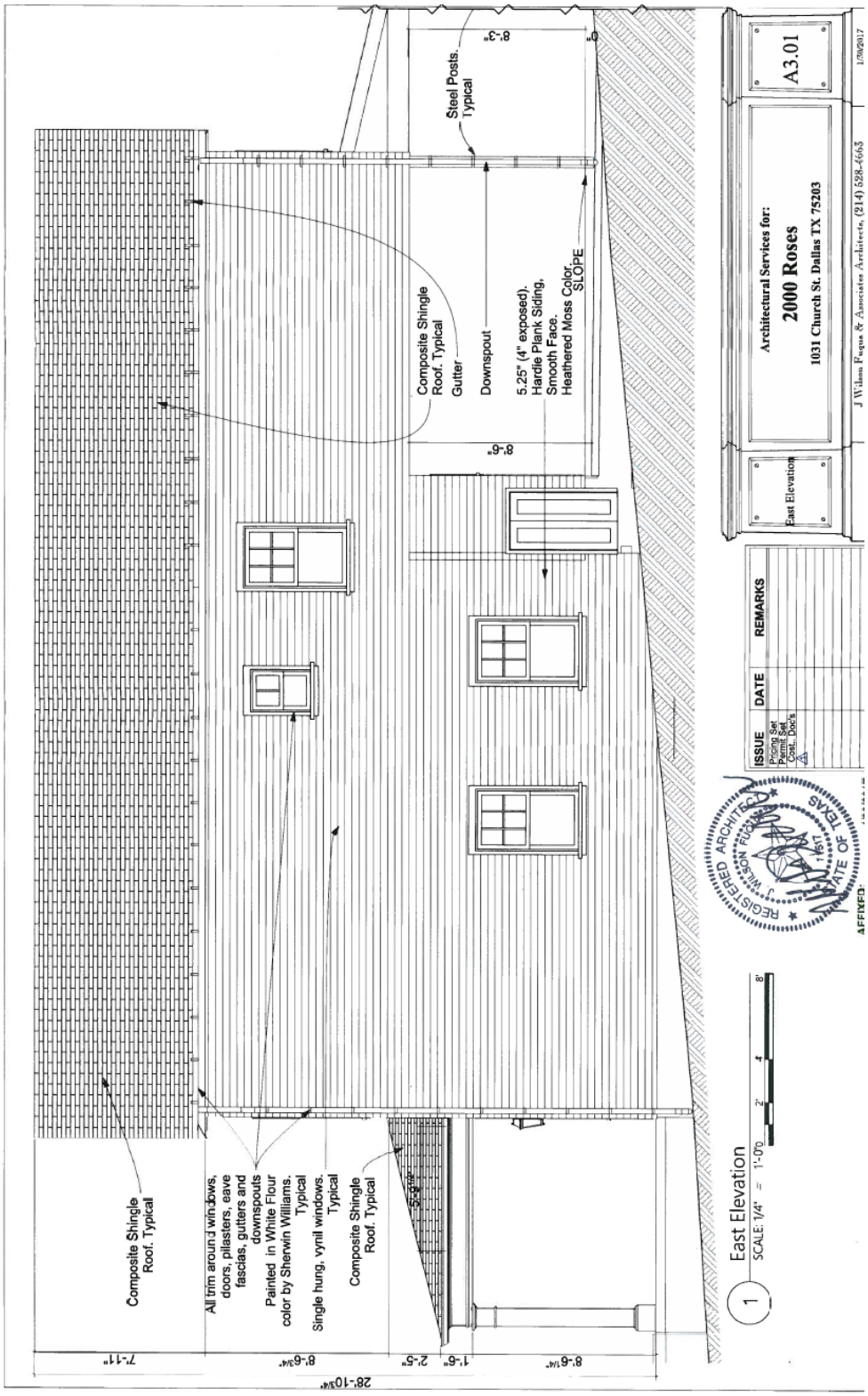
Proposed second floor plan.



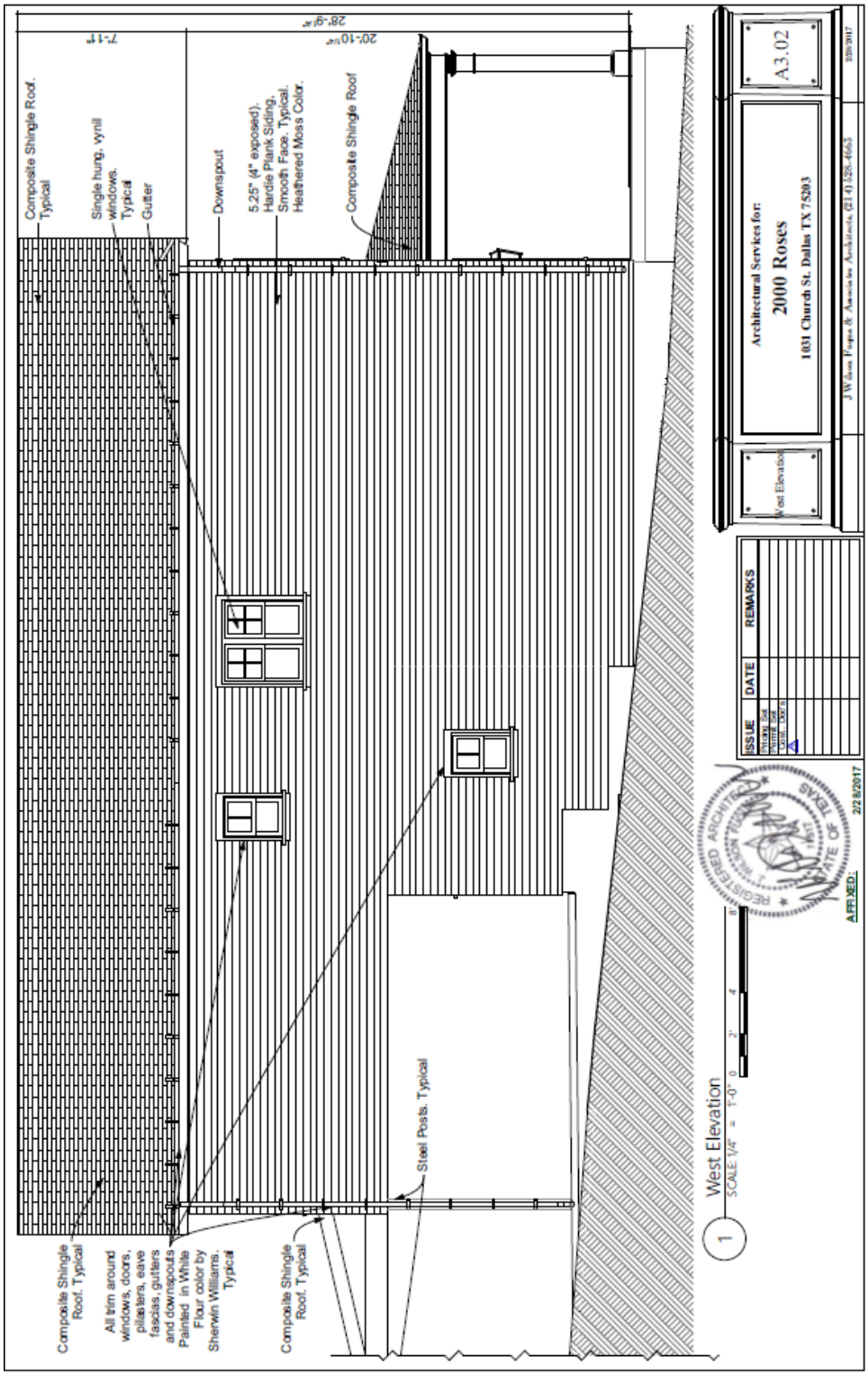
Proposed South elevation.



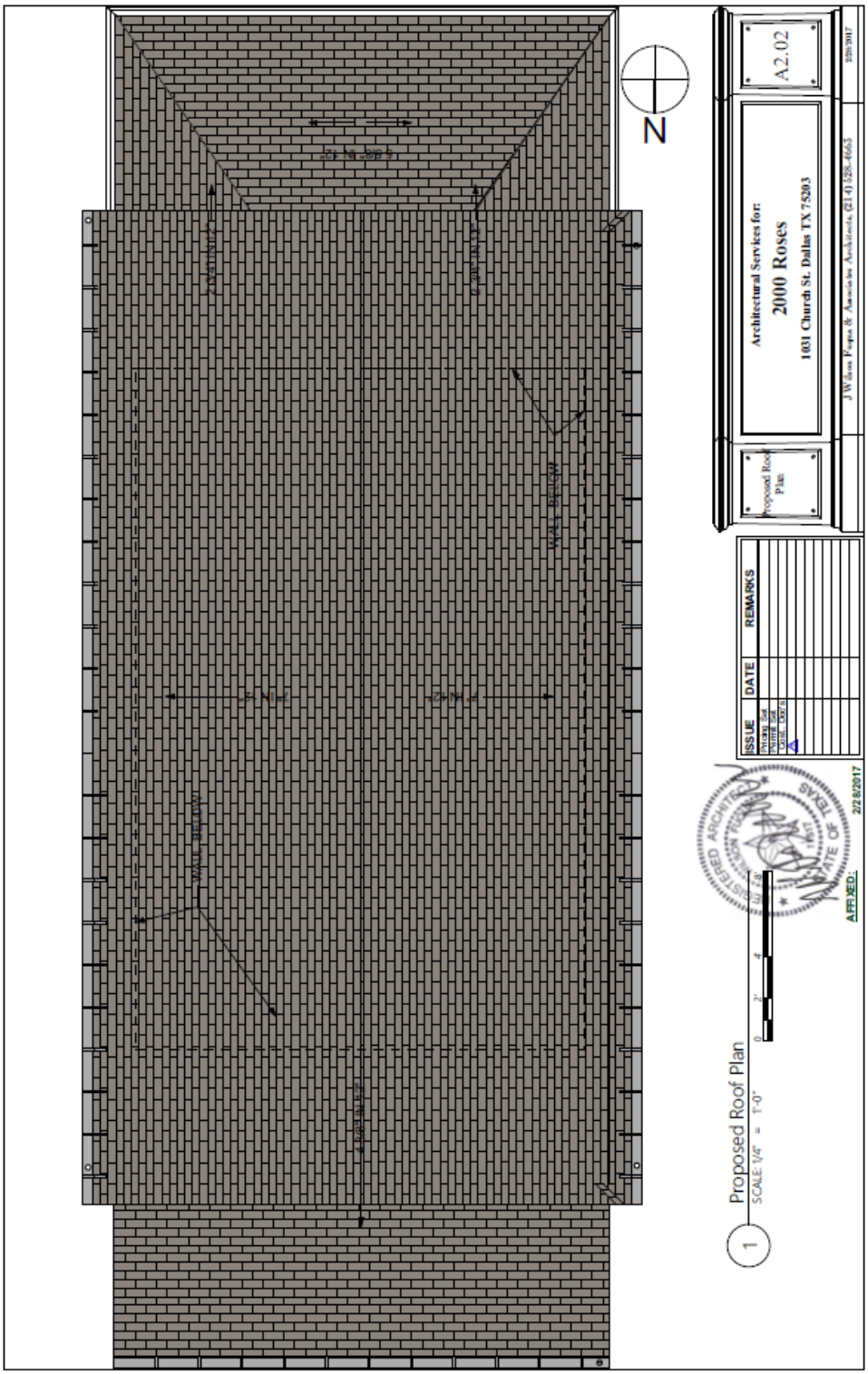
Proposed North elevation.



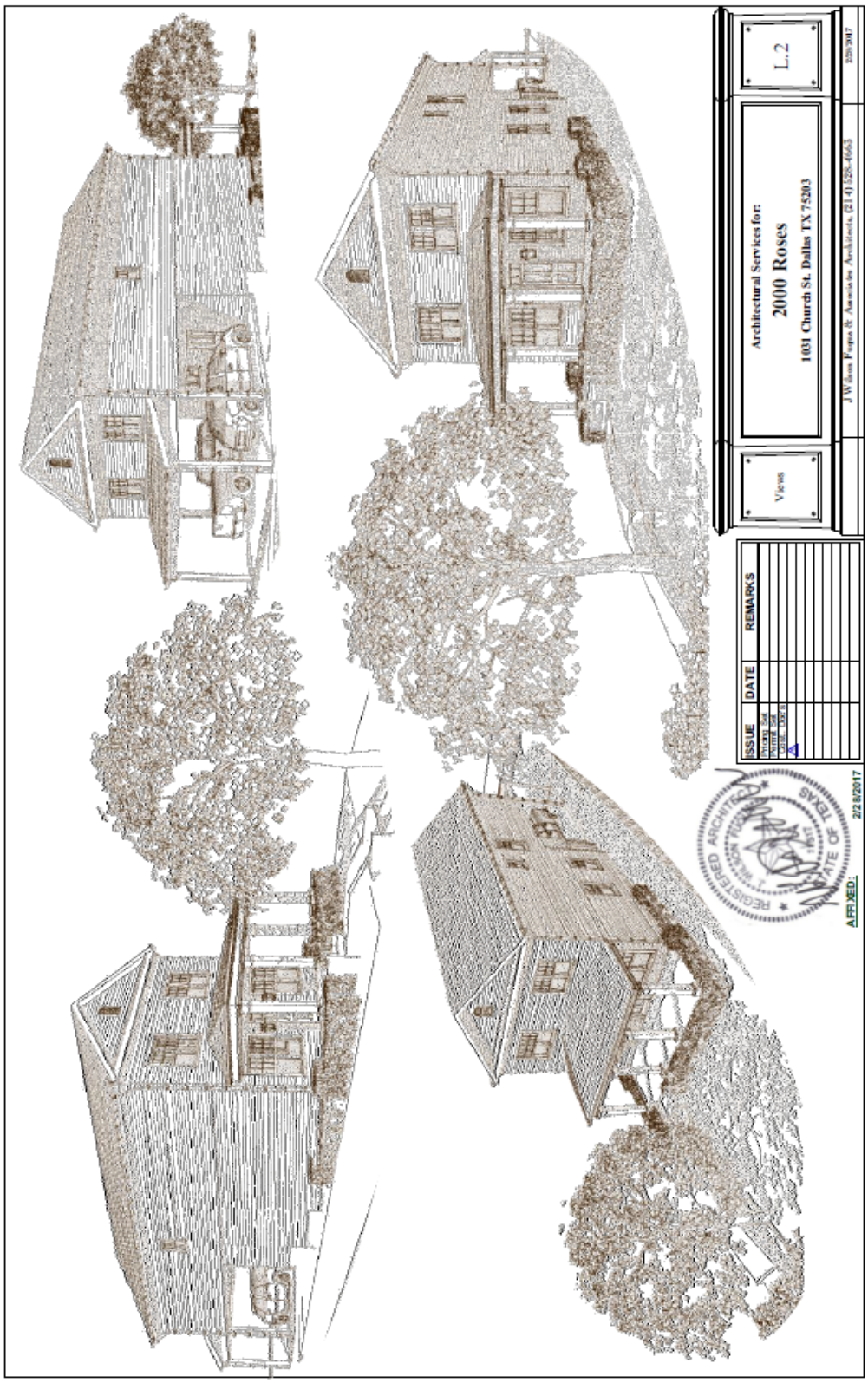
Proposed East elevation.



Proposed West elevation.



Proposed roof plan.



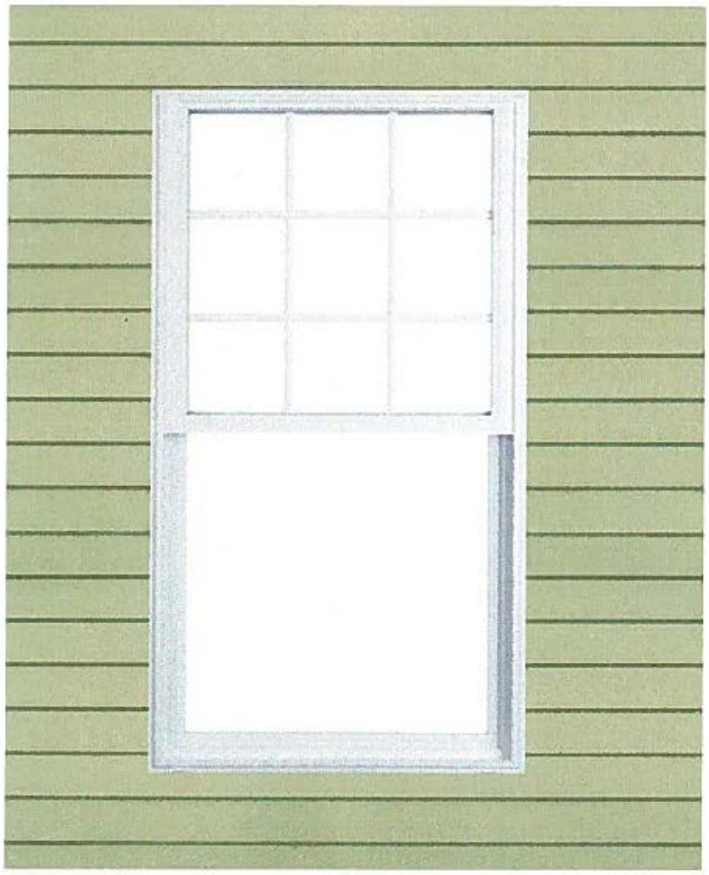
Proposed views.

SECTION 01 - PREFINISHED FLUSH WOOD DOORS
Section Includes: Prefinished flush wood doors and supplementary items necessary for installation.
Image:
Product Data: Manufacturer's technical literature for each product and system indicated.
Brand: Pella
Description:
Pella's Traditional Collection of wood entry doors
Rustic Walnut: A908 2 36" x 80"



Proposed front entrance door.

SECTION 02 - PREFINISHED FLUSH Vinyl WINDOWS
Section Includes: Prefinished flush wood windows and supplementary items necessary for installation.
Image:
Product Data: Manufacturer's technical literature for each product and system indicated.
Brand: Pella
Description:
1.) Pella's 350 Series Vinyl Windows
Single Hung: 36" x 60", 24" x 60", 30" x 60"
2.) Pella's 350 Series Vinyl Windows
Casement: 24" x 36"



Proposed vinyl windows.

SECTION 03 – EXTERIOR SHEATING

Section Includes: Exterior siding and panels and supplementary items necessary for installation.

Image:



Brand: James Hardi Plank
Description:
Thickness: 0.312"
Length: 144" boards
Width:5.25"
Exposure: 4"
Color Heathered Moss
HardiePlank® Lap Siding SMOOTH

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Product Depth (in.)	144	Product Width (in.)	8
Product Height (in.)	0.312	Thickness (in.)	.312
Product Length (in.)	144		

Details

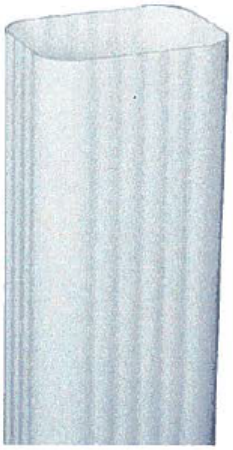
Color Family	White	Siding Features	Pre-Primed Wood Grain Surface
Material	Cement	Siding Type	Lap Siding
Paintable/Stainable	Yes	UV Protected	No
Profiles	Clapboard	Vertical or Horizontal	Horizontal

Proposed siding.

SECTION 05 – ROOFING AND GUTTUERS

Section Includes: Exterior roof shingles selections with metal gutter selections and supplementary items necessary for installation.

Image:



Brand: Amerimax Home

Description: 2 in. x 3 in. White Vinyl Downspout

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Gutter Size	5 in	Product Length (in.)	120
Product Depth (in.)	120	Product Width (in.)	6 125
Product Height (in.)	120		

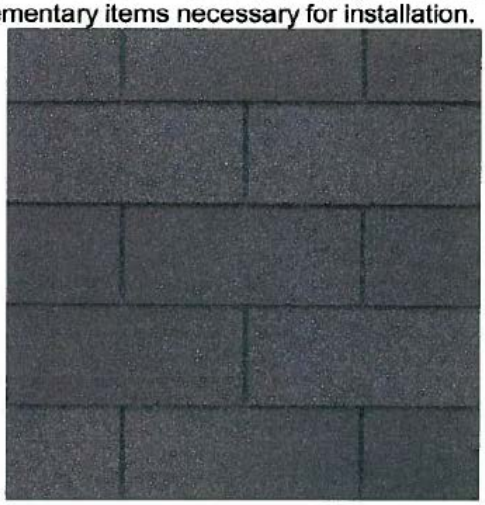
Details

Color	White	Material	Vinyl
Color Family	White	Product Weight (lb.)	26 lb

Proposed gutters.

SECTION 05 – ROOFING AND GUTTERS

Section Includes: Exterior roof shingles selections with metal gutter selections and supplementary items necessary for installation.

Image: 

Brand: GAF
Description: Royal Sovereign Gray Weathered Stain Guard 3-Tab Shingles
Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Product Depth (in.)	36	Product Width (in.)	12
Product Height (in.)	2.5		

Details

Attic ventilation required	Yes	Material	Asphalt
Color Family	Gray	Number of bundles per 100 sq. ft.	3
Color/Finish	Weathered Gray	Number of pieces per bundle	26
Commercial / Residential	Residential	Shingle Style	3-Tab
Fire Rating	Listed Class A Fire-UL 790	Underlayment Required	Yes
Impact Resistant	No		

Proposed roof shingles.

SECTION 04 – EXTERIOR PAINT
Section Includes: Exterior paint selections and supplementary items necessary for installation.

Manufacturer: Sherwin Williams

Field Color: Heathered Moss. Imbedded in material.

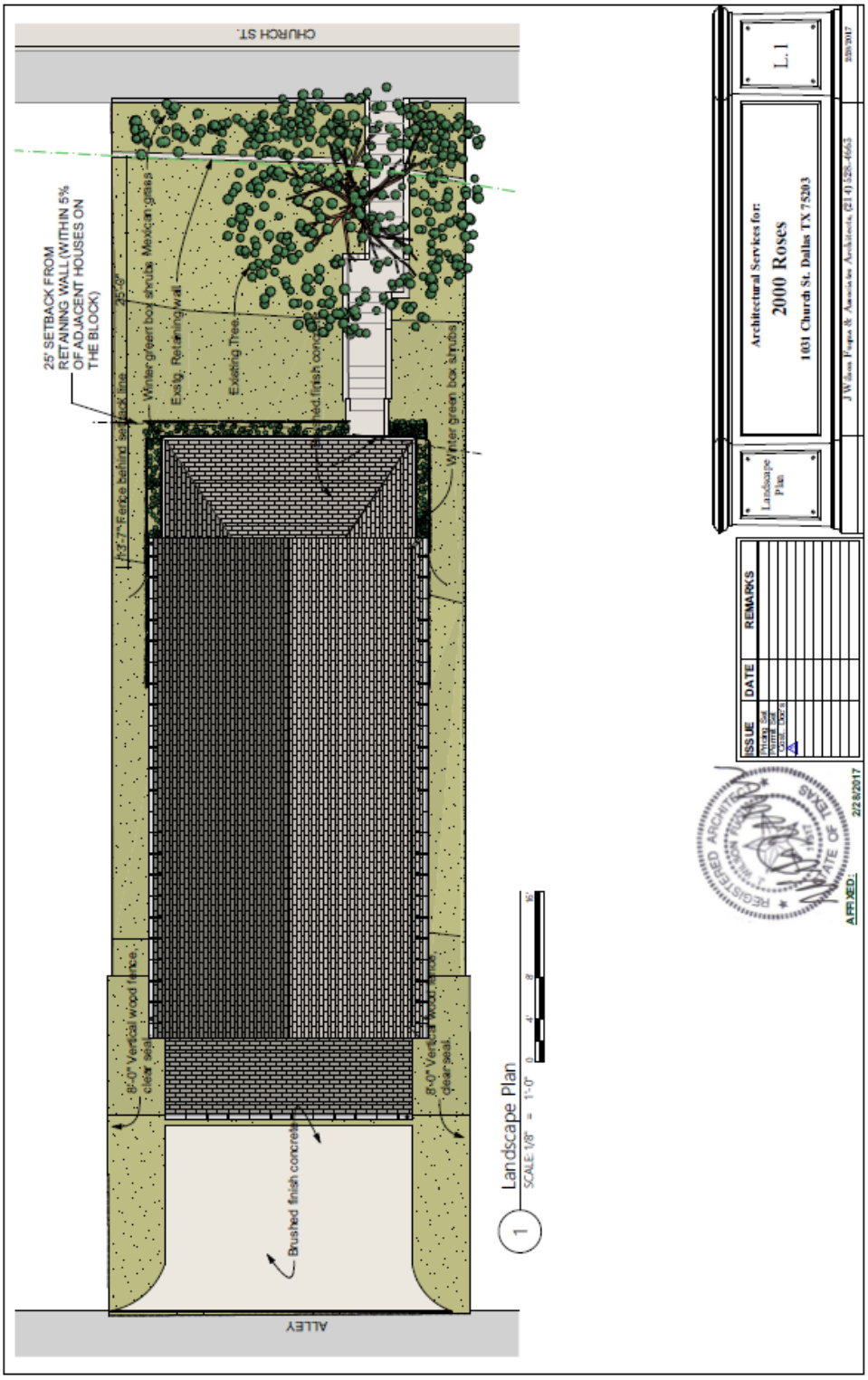
Trim and Details Color: SW 7102 White Flour

Entry Door: Stained in color: Oak Grain Early American





Proposed paint colors.



Proposed landscape plan.

SECTION 06 – HARDSCAPE AND LANDSCAPE

Section Includes: Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

Image:



Brand: Proven Winners

Description: Mexican Feathergrass Stipa 4.5 in. Quart

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Container Size (in.)	4.5	Mature Width (in.)	20
Mature Height (in.)	24		

Details

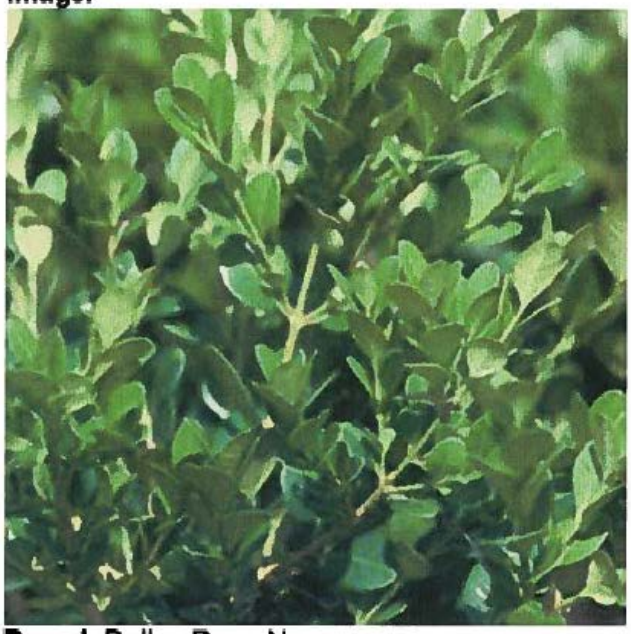
Additional Characteristics	None Listed	Returnable	90 Day
Blossom Color	No Blossoms	Shipped As	Container
Botanical Name	Nasella	Sun Tolerance	Full Sun
Common Name	Nasella	Water Requirements	Medium
Hardiness Zone	10,7,8,9		

Proposed plant material.

SECTION 06 – HARDSCAPE AND LANDSCAPE

Section Includes: Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

Image:



Brand: Dallas Rose Nursery

Description: 3 gallon Wintergreen Boxwood

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Mature Height (in.)	36	Mature Width (in.)	36

Details

Additional Characteristics	Deer Resistant,Evergreen	Hardiness Zone	5,6,7,8
Annual / Perennial	Perennial	Optimal Soil Condition	Neutral
Blossom Color	No Blossoms	Returnable	90-Day
Botanical Name	Buxus microphylla 'Wintergreen'	Shipped As	Container
Common Name	Boxwood	Sun Tolerance	Part Sun
Evergreen or Deciduous	Evergreen		

Proposed plant material.

SECTION 06 – FENCE

Section Includes: 8'-0" Fence panels, natural wood fence with clear sealant.



Proposed fencing.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

3.0 NEW CONSTRUCTION AND ADDITIONS

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

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **2/7/2017**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: 2000 Roses
Address: 1031 Church St (Tenth Street HD)
Date of CA/CD Request: 2/2/2017

RECOMMENDATION:

✓ Approve ____ Approve with conditions __ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

APPROVE DESIGN REVISIONS - PENDING CODE APPROVALS

Task force members present

✓ Kathleen Lenihan ___ Alonzo Harris
___ Patricia Williams ___
✓ Alicia Quintans ___

Ex Officio staff members Present ✓ Marsha Prior ___

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

Maker: KATY
2nd: ALICIA
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 2-7-17

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-266(MP) PLANNER: Marsha Prior
LOCATION**:** 1033 E 9th Street DATE FILED: February 2, 2017
STRUCTURE: Main & Non-contributing DISTRICT: Tenth Street
COUNCIL DISTRICT: 4 MAPSCO: 55-A
ZONING: PD No. 388, Tract 1 CENSUS TRACT: 0041.00

APPLICANT: Jay Taylor

REPRESENTATIVE: None

OWNER: JUXTA DEVELOPMENTS LLC

REQUEST:
Construct two-story house.

BACKGROUND / HISTORY:

11/7/2016 – Landmark Commission approved two-story design with detached garage using imitation materials (Hardie board) (CA167-034(MP)).

Staff had assisted applicant with determining setback averages and was supportive of the proposed setback of 34ft 11.5in because most of the houses on the north side of 9th street had setbacks ranging from 35ft to 36ft 7in. Building Inspections (BI), however, was concerned that the setback figures were incorrect, and therefore, would not approve a permit. BI developed a table for applicants to complete, determined what survey plats would be acceptable, and established guidelines for measuring setbacks. The applicant met with BI and provided the information in a format and with data acceptable to BI.

Vacant lot in Tenth Street.

ANALYSIS:
The Tenth Street Historic District preservation criteria allows for new construction of a single family house in Tract 1 if it is appropriate to the historic overlay district. The proposed house does not strictly follow any of the architectural styles found in the Tenth Street Historic District, but with its narrow front elevation and long, footprint, it is reminiscent of a shotgun house (though it is two-stories).

Two-story structures are not common in the Tenth Street district, but one of the few that exists is located three houses to the right of the proposed new construction. Thus, the proposed two-story house would not seem out of place. Furthermore, both its design and number of stories would help to differentiate this newly constructed home from the historic homes in the district.

The design for current CA has been altered from that approved in CA167-034(MP). The new design has the garaged attached rather than detached. In addition, vinyl windows have been proposed for some windows.

STAFF RECOMMENDATION:

Construct two-story house – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the design and materials are inconsistent with preservation criteria Sections 3.2 and 3.3.

TASK FORCE RECOMMENDATION:

Construct two-story house – Approve -- 1) Setbacks: do not include larger joined lots toward average calculations; 2) approve cedar siding; 3) approve paint accent colors; 4) approve vinyl window on back elevation.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167 - 266 [MP]
Office Use Only

Name of Applicant: Jay Taylor
Mailing Address : 3721 Pivot Drive
City, State and Zip Code: Plano, Tx 75075
Daytime Phone: 972-896-3530 Fax:
Relationship of Applicant to Owner : OWNER

PROPERTY ADDRESS: 1033 E 9th Street
Historic District: 10th Historical District

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

PROPOSED WORK:

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

New Construction - 2-Story
On vacant lot.

RECEIVED BY
FEB 02 2017
Current Planning

Signature of Applicant: [signature] Date: 02.02.2017

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

APPLICATION DEADLINE:

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

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

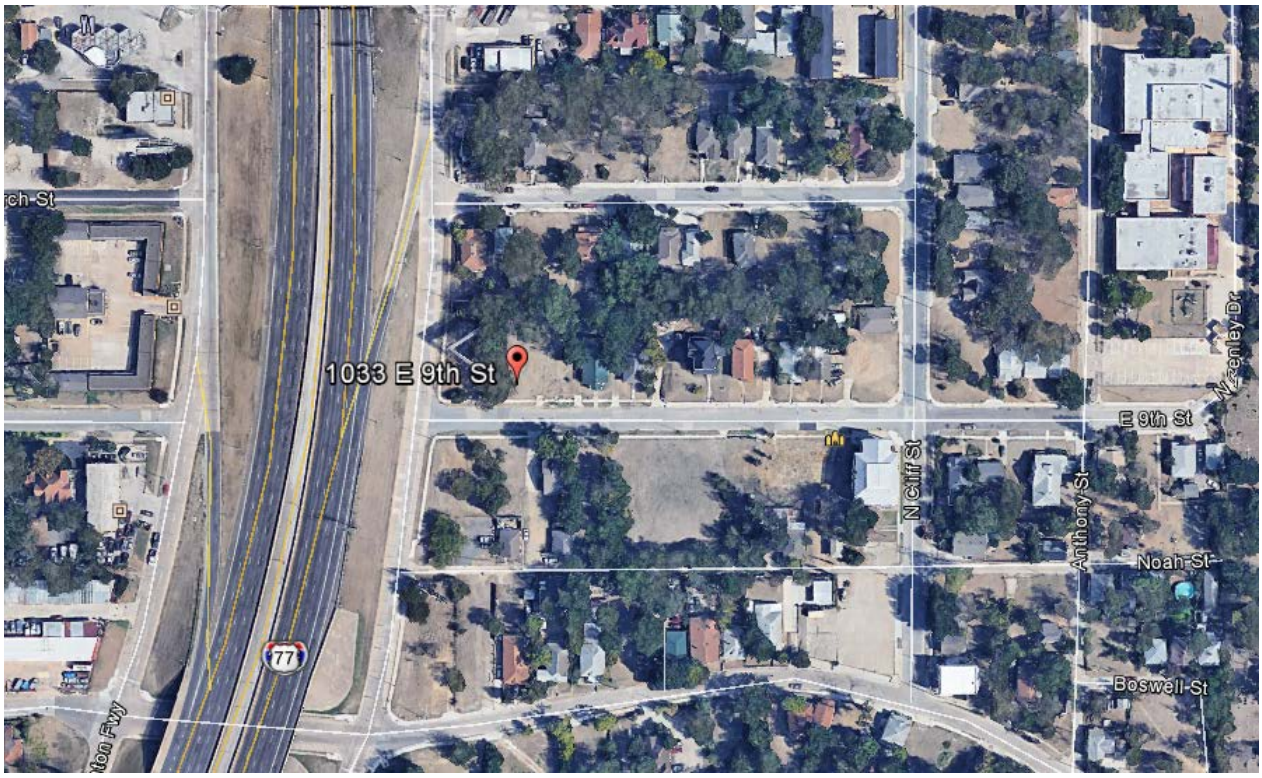
OTHER:

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

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

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

_____ _____
Sustainable Construction and Development **Date**


1033 E 9th St
E 9th St
N Cliff St
Anthony St
Noah St
Boswell St
77

Aerial view



1033 E. 9th, looking north.



View to the left (West) of 1033 E. 9th.



View to the right (East) of 1033 E. 9th.



View across the street (South) from 1033 E. 9th.



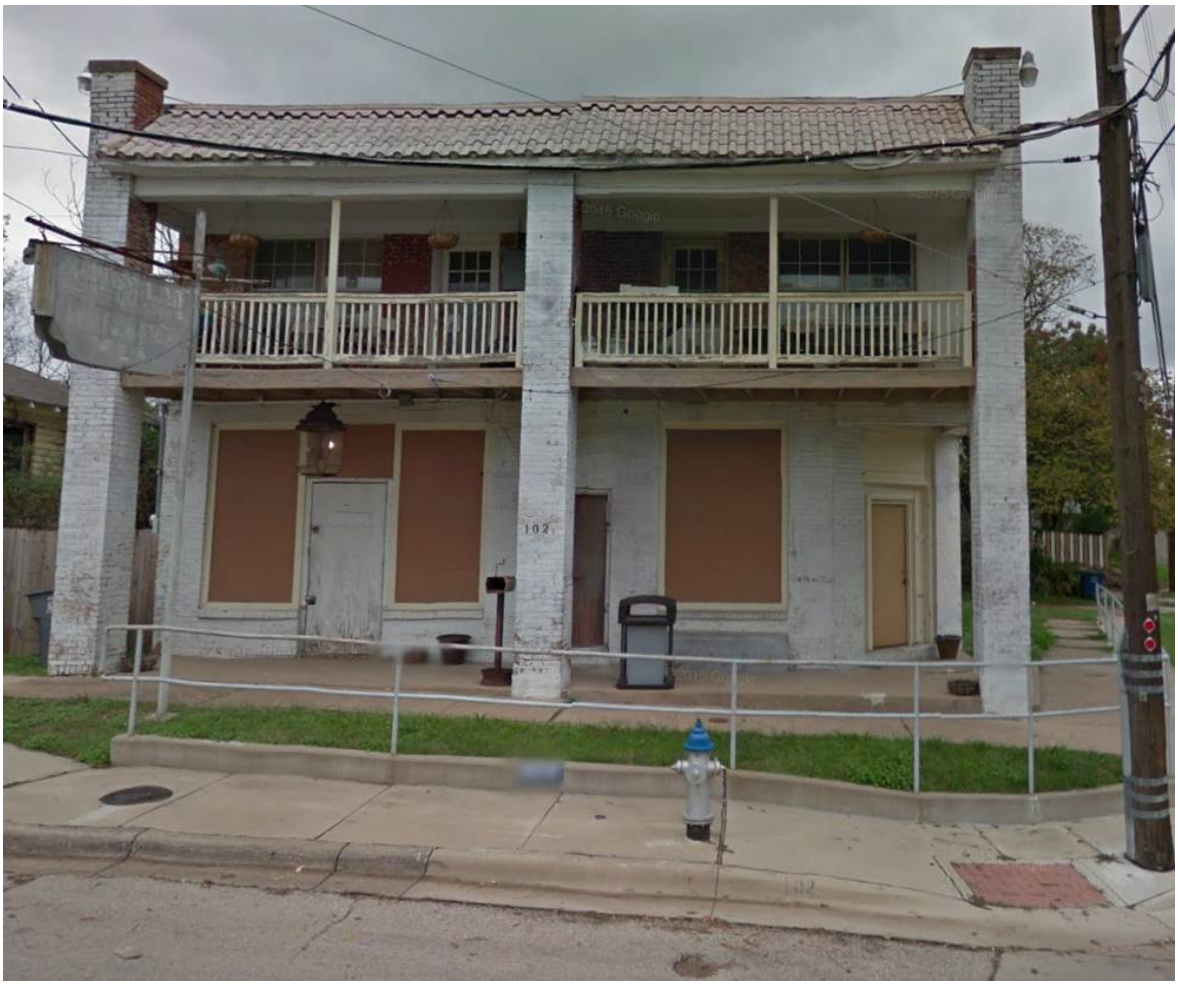
Adjacent building to the right (East) of 1033 E. 9th.



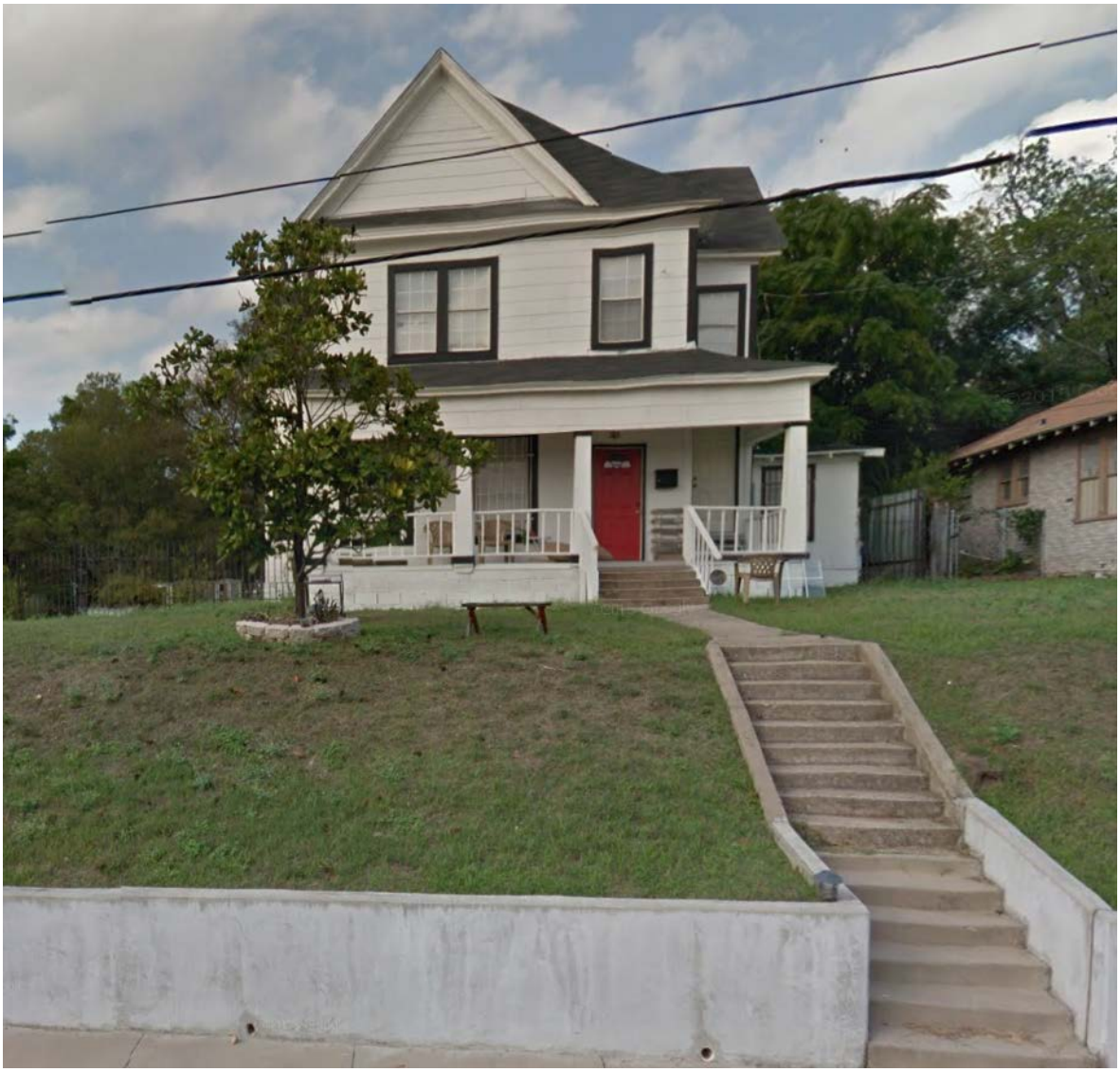
Two story house, third building to the right (East) of 1033 E. 9th.



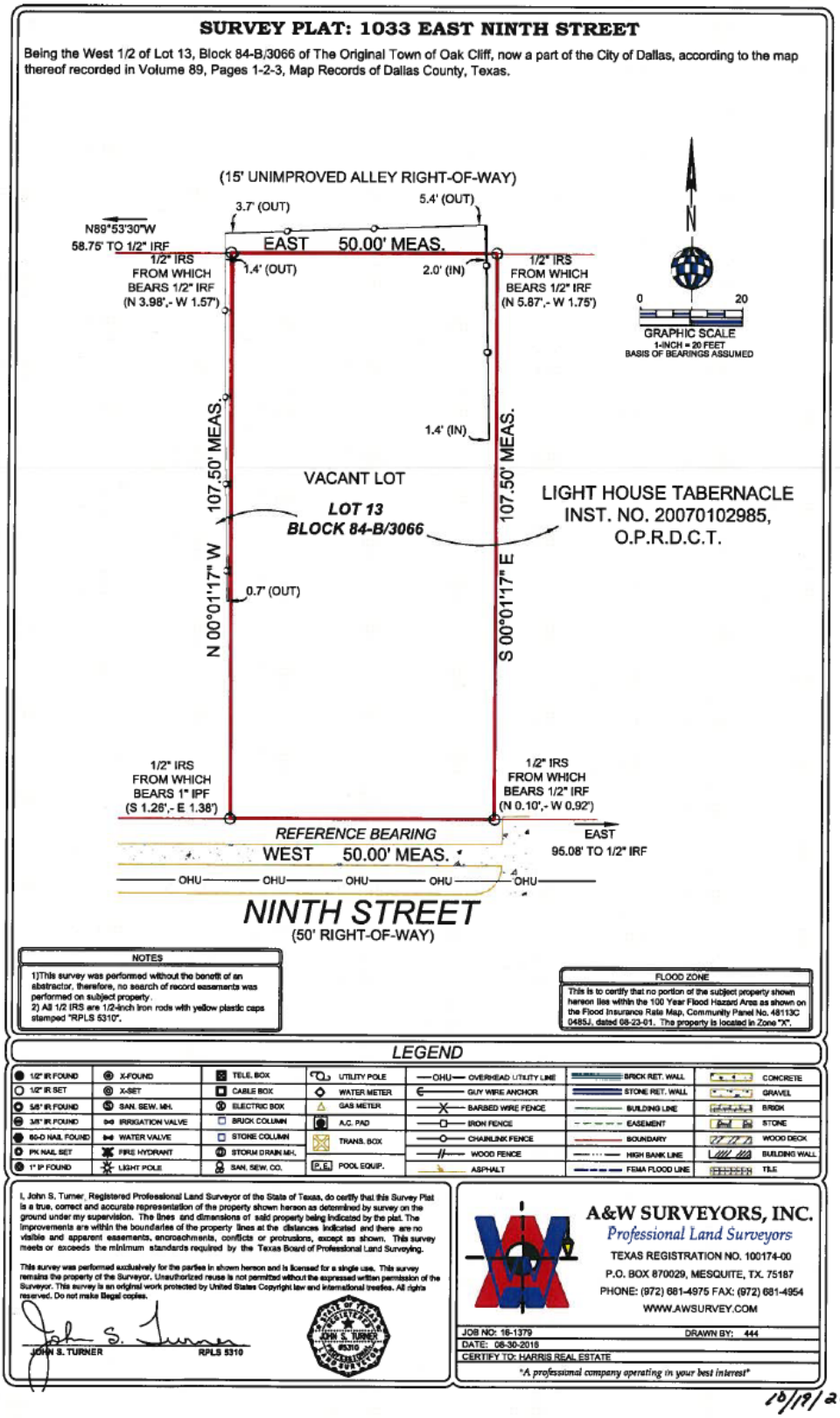
Greater El Bethel Church, across the street and to the right (East) of 1033 E. 9th.



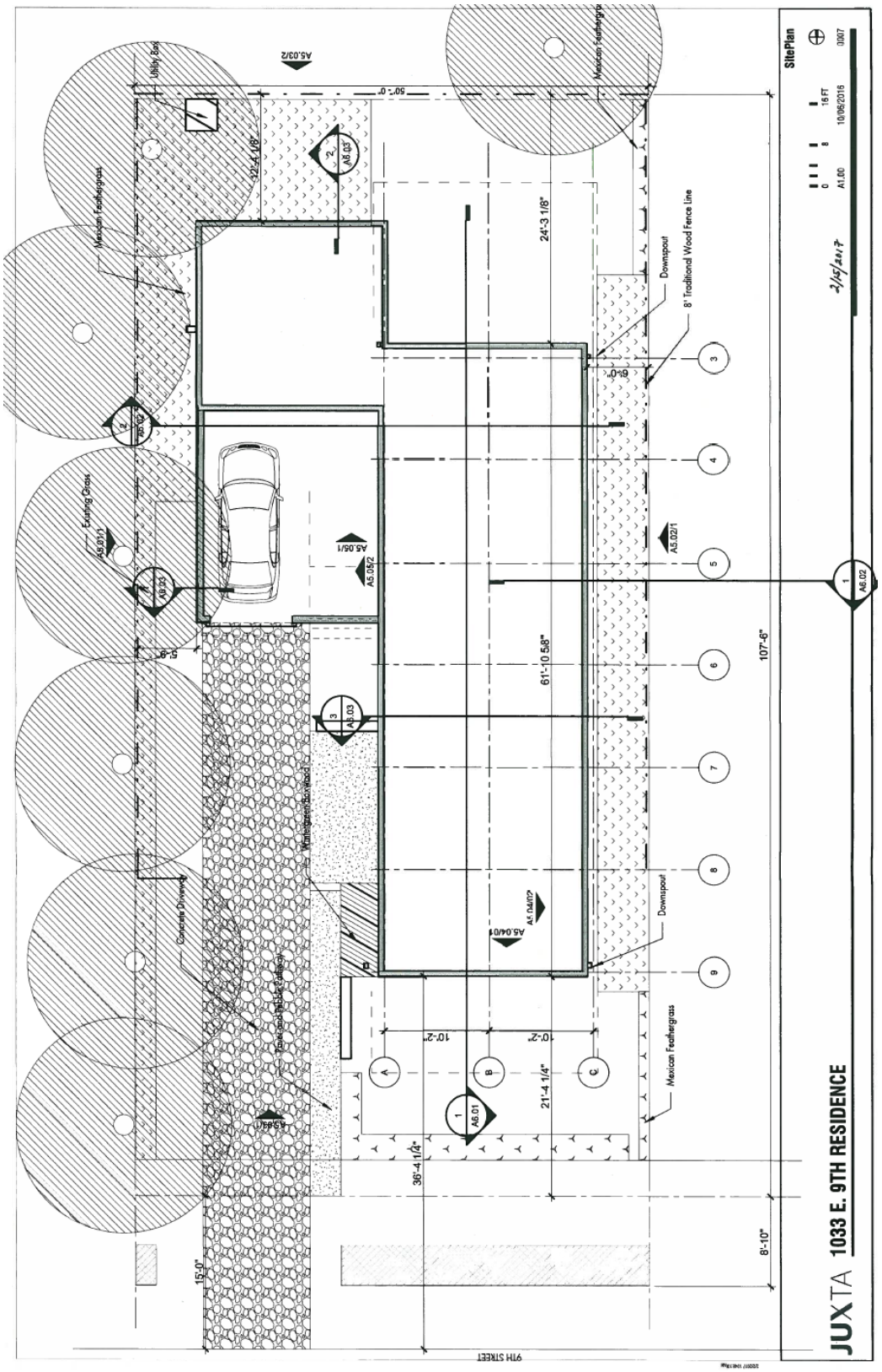
Two story building on Cliff Street.



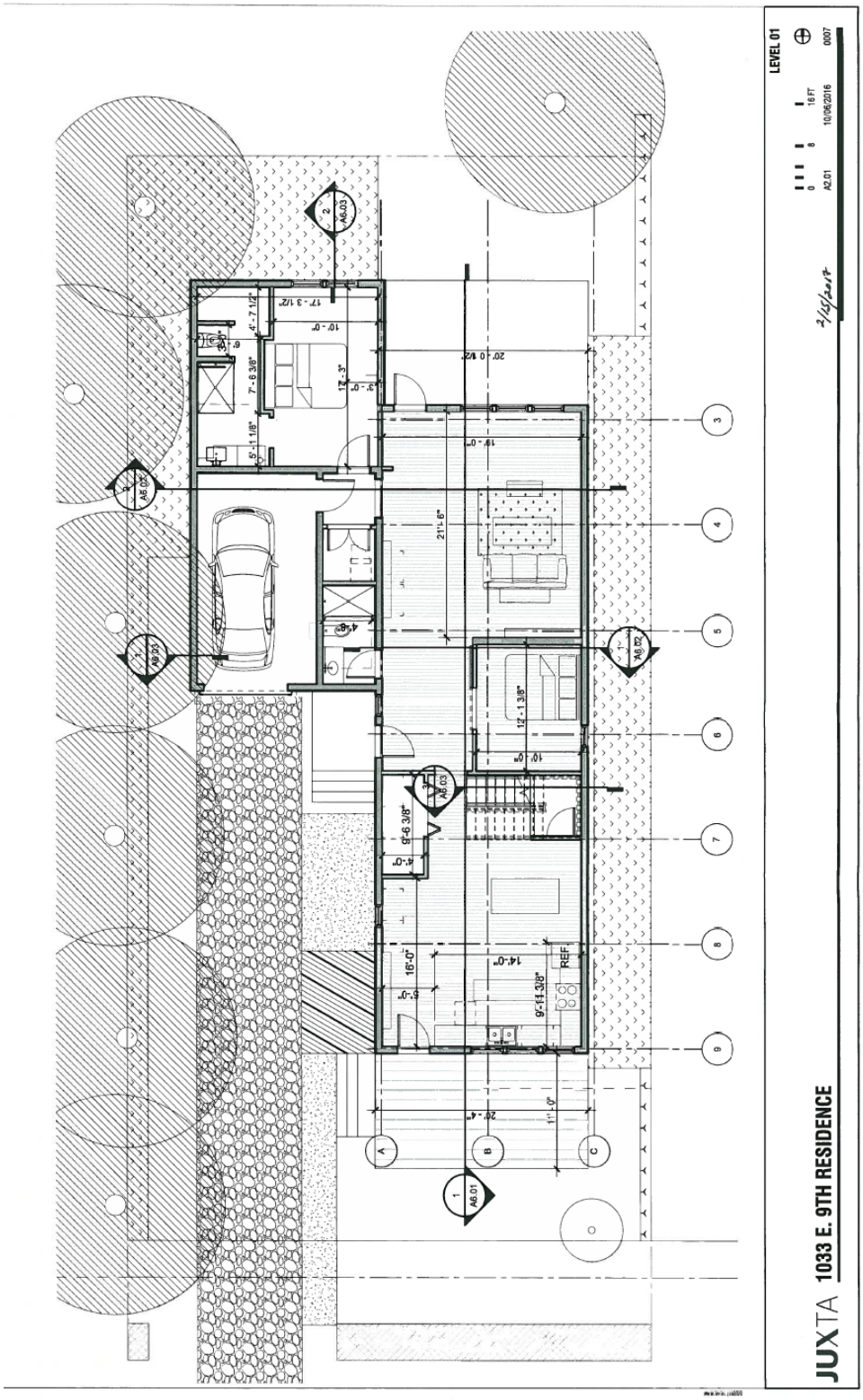
Two story house on 9th Street.


SURVEY PLAT: 1033 EAST NINTH STREET
Being the West 1/2 of Lot 13, Block 84-B/3066 of The Original Town of Oak Cliff, now a part of the City of Dallas, according to the map thereof recorded in Volume 89, Pages 1-2-3, Map Records of Dallas County, Texas.
(15' UNIMPROVED ALLEY RIGHT-OF-WAY)
3.7' (OUT)
5.4' (OUT)
N89°53'30"W
58.75' TO 1/2" IRF
EAST 50.00' MEAS.
1/2" IRS FROM WHICH BEARS 1/2" IRF (N 3.98',- W 1.57')
1.4' (OUT)
2.0' (IN)
1/2" IRS FROM WHICH BEARS 1/2" IRF (N 5.87',- W 1.75')
N
0
20
GRAPHIC SCALE
1-INCH = 20 FEET
BASIS OF BEARINGS ASSUMED
1.4' (IN)
107.50' MEAS.
107.50' MEAS.
VACANT LOT
LOT 13
BLOCK 84-B/3066
LIGHT HOUSE TABERNACLE
INST. NO. 20070102985,
O.P.R.D.C.T.
N 00°01'17" W
S 00°01'17" E
0.7' (OUT)
1/2" IRS FROM WHICH BEARS 1" IPF (S 1.26',- E 1.38')
1/2" IRS FROM WHICH BEARS 1/2" IRF (N 0.10',- W 0.92')
REFERENCE BEARING
WEST 50.00' MEAS.
EAST 95.08' TO 1/2" IRF
OHU
NINTH STREET
(50' RIGHT-OF-WAY)
NOTES
1)This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.
2) All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
FLOOD ZONE
This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48113C 0485J, dated 08-23-01. The property is located in Zone "X".
LEGEND
1/2" IR FOUND
1/2" IR SET
5/8" IR FOUND
3/8" IR FOUND
60-D NAIL FOUND
PK NAIL SET
1" IP FOUND
X-FOUND
X-SET
SAN. SEW. MH.
IRRIGATION VALVE
WATER VALVE
FIRE HYDRANT
LIGHT POLE
TELE. BOX
CABLE BOX
ELECTRIC BOX
BRICK COLUMN
STONE COLUMN
STORM DRAIN MH.
SAN. SEW. CO.
UTILITY POLE
WATER METER
GAS METER
A.C. PAD
TRANS. BOX
P.E. POOL EQUIP.
OHU OVERHEAD UTILITY LINE
GUY WIRE ANCHOR
BARBED WIRE FENCE
IRON FENCE
CHAINLINK FENCE
WOOD FENCE
ASPHALT
BRICK RET. WALL
STONE RET. WALL
BUILDING LINE
EASEMENT
BOUNDARY
HIGH BANK LINE
FEMA FLOOD LINE
CONCRETE
GRAVEL
BRICK
STONE
WOOD DECK
BUILDING WALL
TILE
I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.
This survey was performed exclusively for the parties in shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.
JOHN S. TURNER
RPLS 5310
A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM
JOB NO: 16-1379
DRAWN BY: 444
DATE: 08-30-2016
CERTIFY TO: HARRIS REAL ESTATE
"A professional company operating in your best interest"
10/19/2016

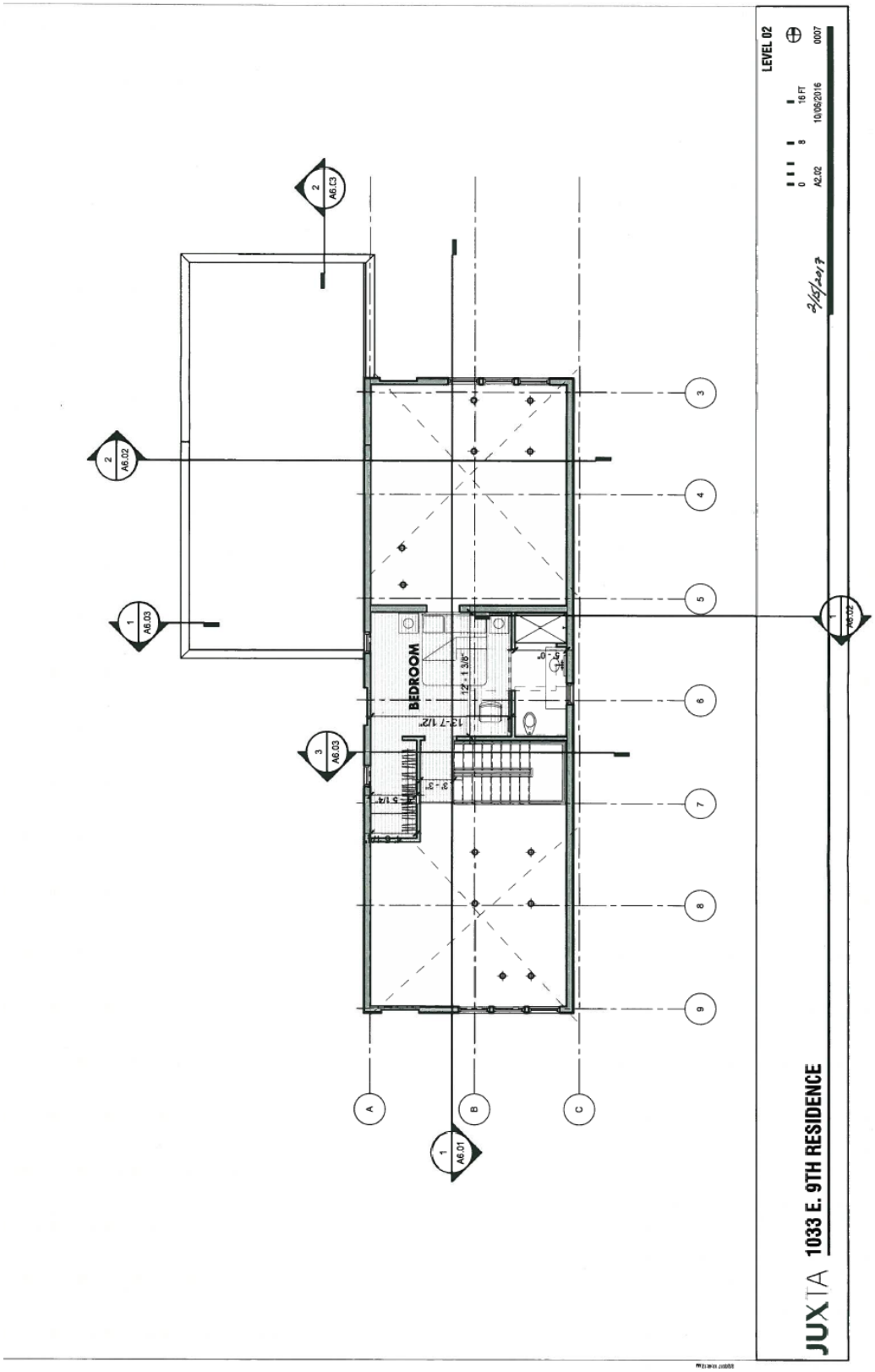
Survey plat.



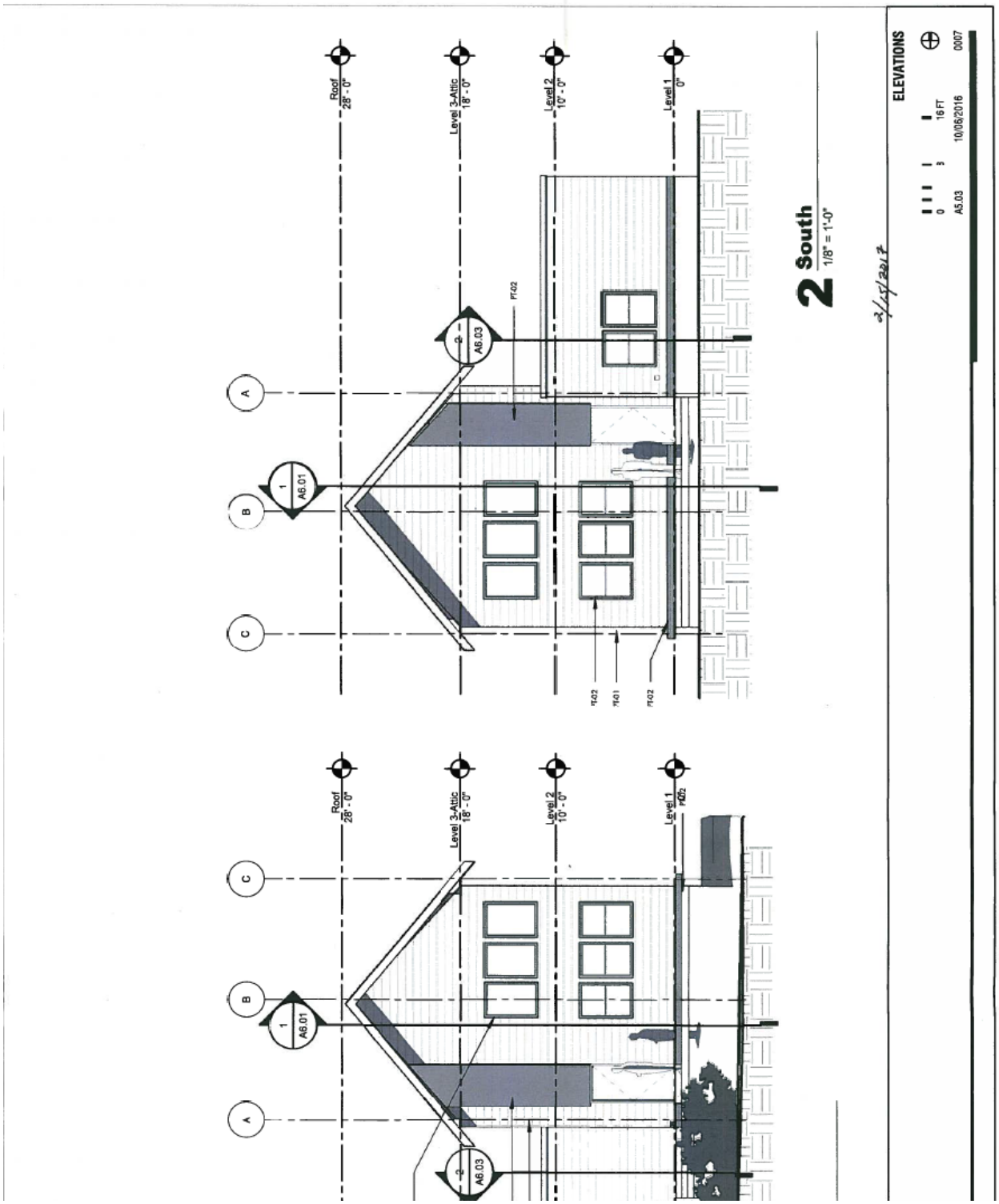
Proposed site plan.



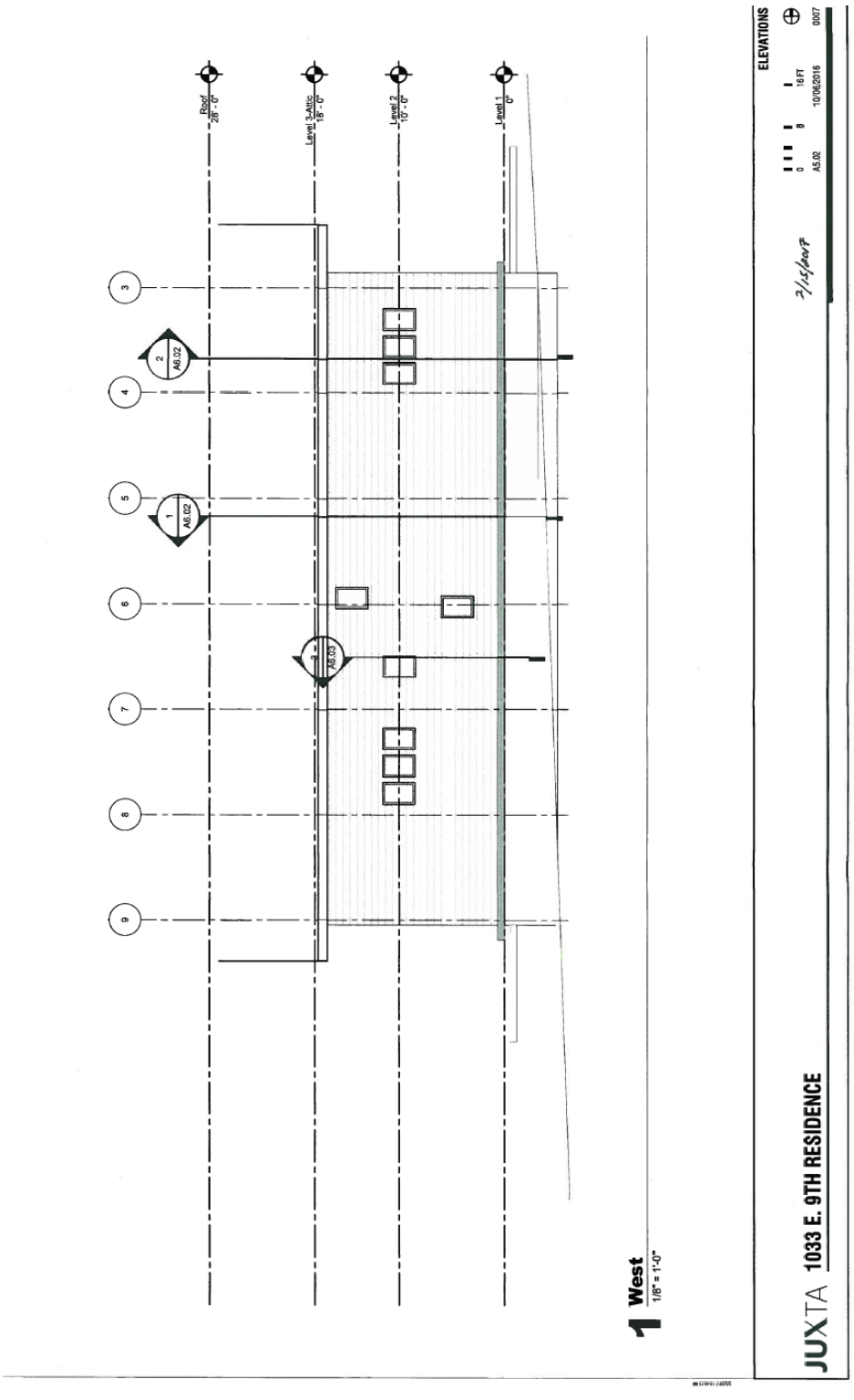
Proposed floor plan – Level 1.



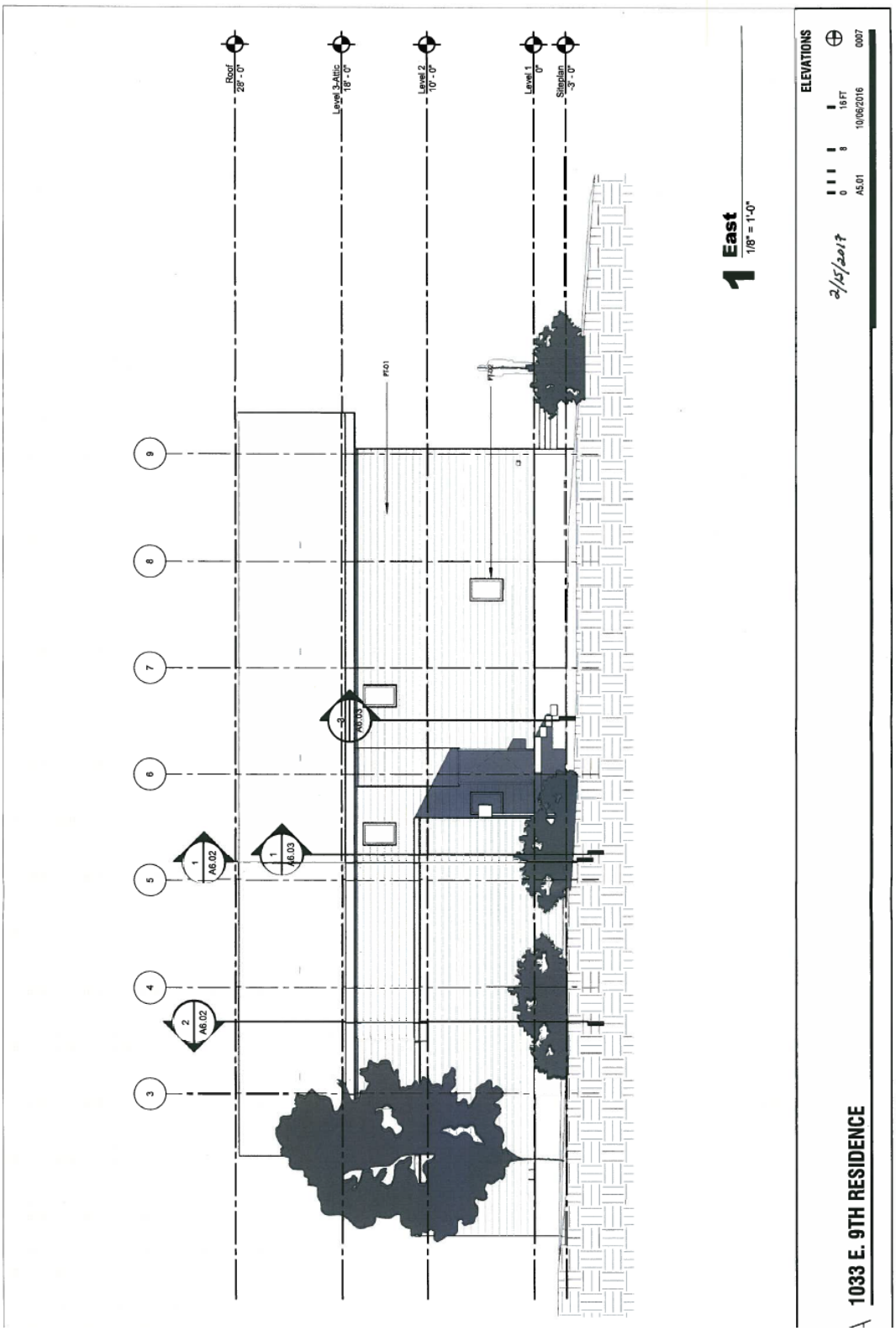
Proposed floor plan – Level 2.



Proposed front and rear elevations.



Proposed West side elevation.



Proposed East side elevation.

Rendering of proposed house.

Sent: Thursday, February 16, 2017 9:39 AM
To: Jay Taylor; Prior, Marsha
Subject: Re: setback for 10th Street property

Marsha,
There were two reasons why I attached the garage to the house.
The first reason was because detached garages are counted as auxiliary structures and have several major restrictions from the historical ordinance and with building inspection on how and where they can be placed on a site.

The second reason was because of the setbacks. With the setbacks being critical and in flux, I decided to attached the garage so I could have the maximum space for setbacks so I could fit within the context of the blockface

Email from applicant explaining reason for design that included attached garage.

SECTION 01 - PREFINISHED FLUSH WOOD DOORS

Section Includes: Prefinished flush wood doors and supplementary items necessary for installation.

Image:



Product Data: Manufacturer's technical literature for each product and system indicated.

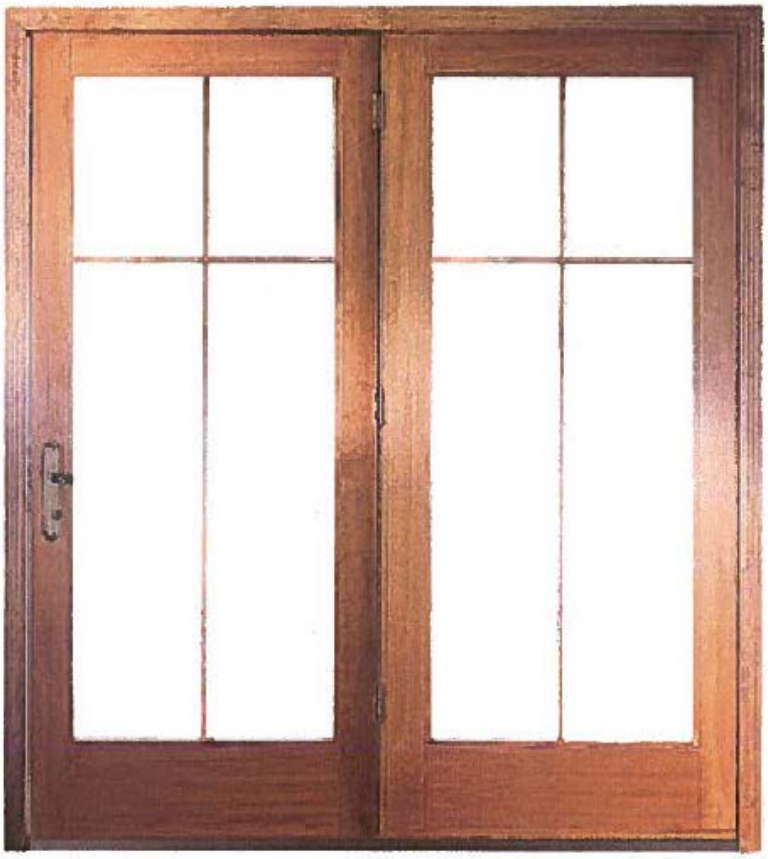
Brand: Pella
Description:
Pella's Traditional Collection of wood entry doors
Rustic Walnut: A908 2 36" x 96"

Specification for proposed wood entry door.

SECTION 01 - PREFINISHED FLUSH WOOD DOORS

Section Includes: Prefinished flush wood doors and supplementary items necessary for installation.

Image:



Product Data: Manufacturer's technical literature for each product and system indicated.

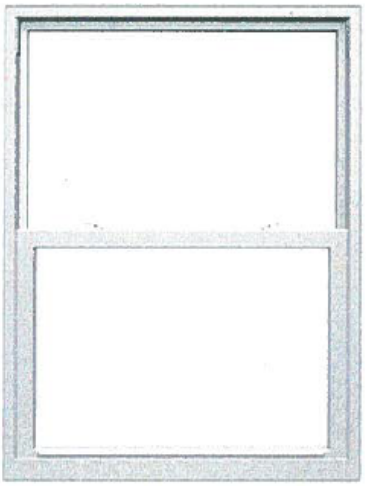
Brand: Pella
Description: Hinged Patio Door for Rear Door
Pella's 450 Series
Provincial: A908 2 36" x 96"

Specifications for proposed rear door.

SECTION 02 - PREFINISHED FLUSH WOOD WINDOWS

Section Includes: Prefinished flush wood windows and supplementary items necessary for installation.

Image:



Product Data: Manufacturer's technical literature for each product and system indicated.

Brand: Pella
Description:
1.) Pella's 450 Series Wood Windows
Single Hung: 36" x 60"

2.) Pella's 450 Series Wood Windows
Casement: 24" x 36"

3.) Pella's 450 Series Wood Windows
Casement: 36" x 60"

Specifications for proposed wood windows.

SECTION 02 - PREFINISHED FLUSH WOOD WINDOWS

Section Includes: Prefinished flush wood windows and supplementary items necessary for installation.

Image:



Product Data: Manufacturer's technical literature for each product and system indicated.

Brand: Pella
Description: Casement Window
1.) Pella's 450 Series Wood Windows
Double Hung: 36" x 60"

2.) Pella's 450 Series Wood Windows
Casement: 24" x 36"

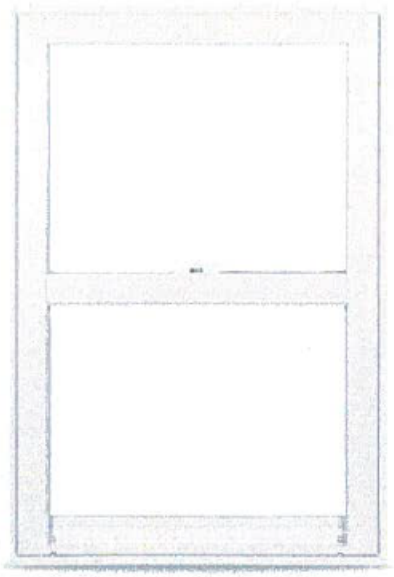
Specifications for proposed wood windows.

Dallas, Texas

SECTION 02 - PREFINISHED FLUSH VINYL WINDOWS

Section Includes: Prefinished flush wood windows and supplementary items necessary for installation.

Image:



Product Data: Manufacturer's technical literature for each product and system indicated.

Brand: American Craftsman 50 Series
Description:

American Craftsman 50 Series single-hung windows with nailing flange are designed for installation into new openings. A slim profile offers a contemporary look while maximizing your view and allowing more light into your home. The bottom window sash opens for ventilation and tilts in for easy cleaning.

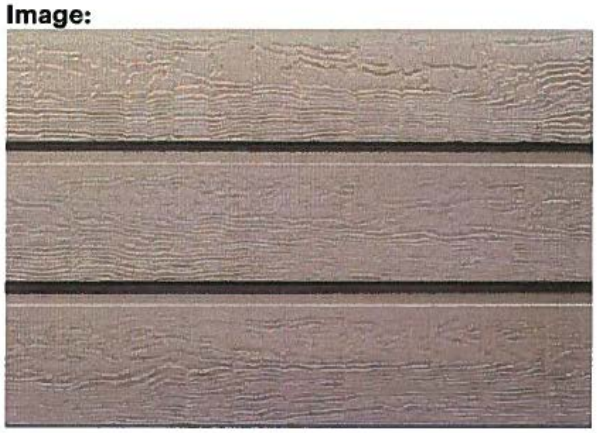
- Energy efficient design
- Dual weather stripping creates a weather tight seal
- Low-maintenance vinyl never needs painting
- The bottom sash operates
- Easy-to clean tilt-in bottom sash
- Flat exterior frame convenient for lap siding or brick construction
- Custom sizes available
- Backed by a limited lifetime warranty
- Actual Size: 23.375 in. x 35.25 in.
- Nominal Size: 2/0 in. x 3/0 in.
- Standard Size: 24 in. x 36 in.
- RO: 23.875 in. x 35.75 in.

Specifications for proposed vinyl windows.

SECTION 03 – EXTERIOR SHEATING

Section Includes: Exterior siding and panels and supplementary items necessary for installation.

Image:



Brand: James HardiPlank
Description:
HardiePlank® Colonial Roughsawn

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Product Depth (in.)	144	Product Width (in.)	8
Product Height (in.)	0.312	Thickness (in.)	.312
Product Length (in.)	144		

Details

Color Family	White	Siding Features	Pre-Primed Wood Grain Surface
Material	Cement	Siding Type	Lap Siding
Paintable/Stainable	Yes	UV Protected	No
Profiles	Clapboard	Vertical or Horizontal	Horizontal

Specifications for proposed Hardie board siding.

SECTION 03 – EXTERIOR SHEATING

Section Includes: Exterior siding and panels and supplementary items necessary for installation.

Image:



Brand: James HardiPlank
Description:
HardiBoard Panel
48" x 96"

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Product Depth (in.)	96	Product Width (in.)	48
Product Height (in.)	0.312	Thickness (in.)	.312
Product Length (in.)	96		

Details

Color Family	White	Siding Features	Pre-Primed
Material	Cement	Siding Type	Panel
Paintable/Stainable	Yes	UV Protected	No
Profiles	Panel	Vertical or Horizontal	Vertical

Specifications for proposed Hardie board siding.

SECTION 04 – EXTERIOR PAINT

Section Includes: Exterior paint selections and supplementary items necessary for installation.

Image:



Brand: BEHR Premium Plus Ultra
Description: 1-Gal. Ultra Pure White Semi-Gloss Enamel Exterior

Product Data: Manufacturer's technical literature for each product and system indicated.

Details

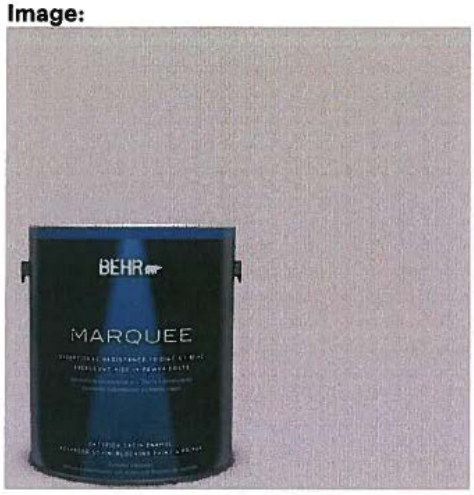
Color Family	Whites	Paint/Stain Key Features	Low Temperature,Mildew Resistant,Splatter Resistant,Tintable,UV/Fade Resistant
Color/Finish	Ultra Pure White	RGB Value	246 248 245
Dry to touch (min.)	120.0	Returnable	Non-Returnable
Interior/ Exterior Paint	Exterior Paint	Sheen	Semi-Gloss
Minimum Temperature for Use (F)	35.0	Time before recoating (hours)	5.0
Paint/Stain Clean Up	Soap & Water	Transparency	Solid

Specifications for proposed paint color.

SECTION 04 – EXTERIOR PAINT

Section Includes: Exterior paint selections and supplementary items necessary for installation.

Image:



Brand: BEHR MARQUEE
Description: 1-gal. #MQ2-56 Abbey Stone Satin Enamel Exterior Paint

Product Data: Manufacturer's technical literature for each product and system indicated.

Details

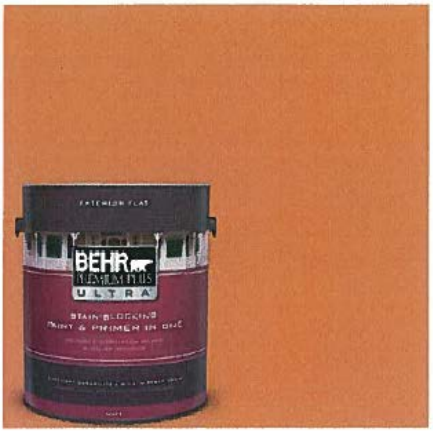
Color Family	Grays	Paint/Stain Key Features	Low Temperature,Mildew Resistant,Splatter Resistant,UV/Fade Resistant
Color/Finish	Abbey Stone	RGB Value	175:163:152
Dry to touch (min.)	60	Returnable	Non-Returnable
Interior/ Exterior Paint	Exterior Paint	Sheen	Satin
Minimum Temperature for Use (F)	35	Time before recoating (hours)	2
Paint/Stain Clean Up	Soap & Water	Transparency	Solid

Specifications for proposed paint color.

SECTION 04 – EXTERIOR PAINT

Section Includes: Exterior paint selections and supplementary items necessary for installation.

Image:



Brand: BEHR Premium Plus Ultra
Description: 1-gal. #S-H-310 Autumn Fest Flat Exterior Paint

Product Data: Manufacturer's technical literature for each product and system indicated.

Details

Color Family	Yellows / Golds	Paint/Stain Key Features	Low Temperature, Mildew Resistant, Spatter Resistant, UV Fade Resistant
Color/Finish	Autumn Fest	RGB Value	190 125 052
Dry to touch (min.)	120	Returnable	Non-Returnable
Interior/ Exterior/ Paint	Exterior Paint	Sheen	Flat/Matte
Minimum Temperature for Use (F)	35	Time before recoating (hours)	4
Paint/Stain Clean Up	Soap & Water	Transparency	Solid

Specifications for proposed paint color.

SECTION 04 – EXTERIOR PAINT

Section Includes: Exterior paint selections and supplementary items necessary for installation.

Image:



Brand: BEHR Premium Plus Ultra
Description: 1-gal. #S-G-590 Southern Blue Flat Exterior Paint

Product Data: Manufacturer's technical literature for each product and system indicated.

Details

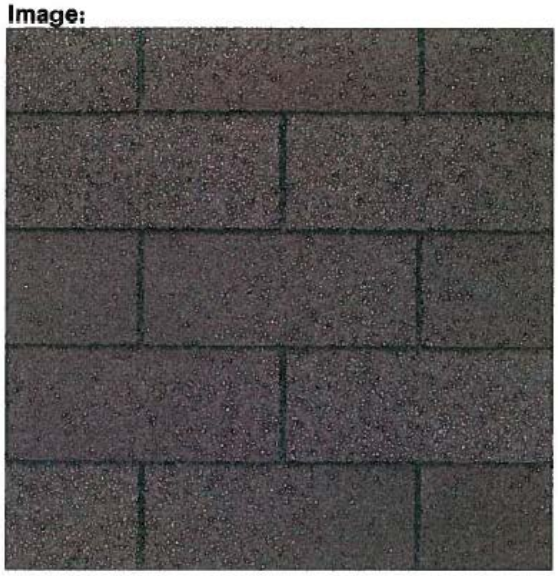
Color Family	Blues	Paint/Stain Key Features	Low Temperature,Mildew Resistant,Spatter Resistant,UV/Fade Resistant
Color/Finish	Southern Blue	RGB Value	053 086 136
Dry to touch (min.)	120	Returnable	Non-Returnable
Interior/ Exterior Paint	Exterior Paint	Sheen	Flat/Matte
Minimum Temperature for Use (F)	35	Time before recoating (hours)	4
Paint/Stain Clean Up	Soap & Water	Transparency	Solid

Specifications for proposed paint color.

SECTION 05 – ROOFING AND GUTTUERS

Section Includes: Exterior roof shingles selections with metal gutter selections and supplementary items necessary for installation.

Image:



Brand: GAF
Description: Royal Sovereign Gray Weathered Stain Guard 3-Tab Shingles

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Product Depth (in.)	36	Product Width (in.)	12
Product Height (in.)	2.5		

Details

Attic ventilation required	Yes	Material	Asphalt
Color Family	Gray	Number of bundles per 100 sq. ft.	3
Color/Finish	Weathered Gray	Number of pieces per bundle	26
Commercial / Residential	Residential	Shingle Style	3-Tab
Fire Rating	Listed Class A Fire-UL 790	Underlayment Required	Yes
Impact Resistant	No		

Specifications for proposed roof shingles.

SECTION 05 – ROOFING AND GUTTUERS

Section Includes: Exterior roof shingles selections with metal gutter selections and supplementary items necessary for installation.

Image:



Brand: Amerimax Home
Description: 2 in. x 3 in. White Vinyl Downspout

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Gutter Size	5 in	Product Length (in.)	120
Product Depth (in.)	120	Product Width (in.)	6.125
Product Height (in.)	120		

Details

Color	White	Material	Vinyl
Color Family	White	Product Weight (lb.)	2.6 lb

Specifications for proposed gutters.

SECTION 07 – EXTERIOR LIGHTING

Section Includes: Exterior lighting selections and supplementary items necessary for installation.

Image:



Brand: Home Decorators Collection
Description: Black Outdoor LED Medium Wall Light

Product Data: Manufacturer's technical literature for each product and system indicated.

Details

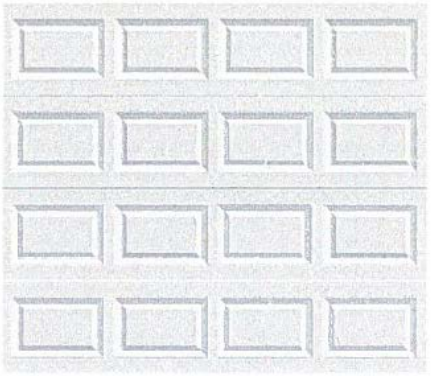
Actual Color Temperature (K)	3000	Number of Bulbs Required	0
Bulb Type Included	Integrated LED	Outdoor Lighting Features	Weather Resistant
Color Rendering Index	80	Package Quantity	1
Color Temperature	Warm White	Power Type	Hardwired
Exterior Lighting Product Type	Outdoor Sconces	Product Weight (lb.)	4.62 lb
Fixture Color/Finish	Black	Returnable	90-Day
Glass/Lens Type	Frosted	Style	Transitional
Included	Hardware Included	Watt Equivalence	60
Light Output (lumens)	337		

Specifications for proposed exterior lighting.

SECTION 08 – EXTERIOR GARAGE DOOR

Section Includes: Exterior garage door selections and supplementary items necessary for installation.

Image:



Brand: Clopay
Description: Value Series 8 ft. x 7 ft. Non-Insulated Garage Door

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Garage Door Size	8'x7'	Product Height (in.)	84
Product Depth (in.)	2	Product Width (in.)	96

Details

Color Family	White	Garage Features	Extension Spring Included,Paintable
Door Configuration	Single Door	Insulation R-Value	0.0
Garage Door Collection	Classic	Material	Steel
Garage Door Color	White	Product Weight (lb.)	136 lb
Garage Door Style	Classic	Returnable	90 Day

Specifications for proposed garage door.

SECTION 06 – HARDSCAPE AND LANDSCAPE

Section Includes: Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

Image:



Brand: Pewter Concrete
Description: 12 in. x 12 in. Pewter Concrete Step Stone

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Product Depth (in.)	12.00	Product Width (in.)	12.00
Product Height (in.)	2.00		

Details

Base Required	Yes	Package Quantity	1
Color Family	Gray	Packaging Type	Individual
Color/Finish	Gray	Square Feet per Piece	1.00
Concrete Type	Drycast	Vehicular Traffic Rated	No
Landscape Supply Type	Step Stone		

Specifications for proposed landscaping steps.

SECTION 06 – HARDSCAPE AND LANDSCAPE

Section Includes: Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

Image:



Brand: Rain Forest
Description: 1 in. x 3 in. Pebble Stone

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Coverage Area (sq. ft.)	1.33	Product Height (in.)	2.2
Product Depth (in.)	5.5	Product Width (in.)	8.5

Details

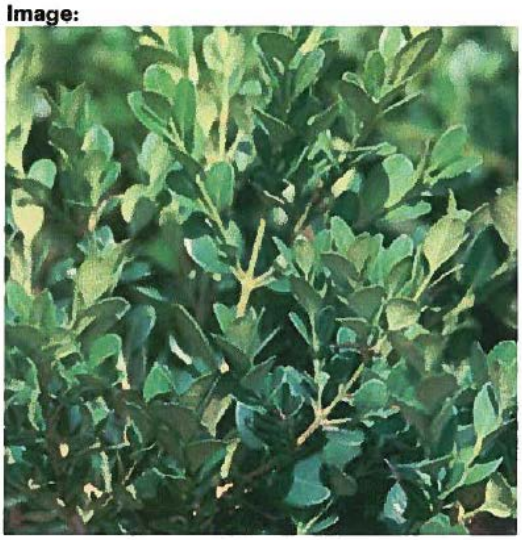
Bag Capacity/Dry Volume (cu. ft.)	0.4	Returnable	90-Day
Bag Weight (lb.)	30	Rock Size	Medium
Color Family	Gray	Rock Type	Pebbles

Specifications for proposed landscaping stones.

SECTION 06 – HARDSCAPE AND LANDSCAPE

Section Includes: Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

Image:



Brand: Dallas Rose Nursery
Description: 3 gallon Wintergreen Boxwood

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Mature Height (In.)	36	Mature Width (In.)	36

Details

Additional Characteristics	Deer Resistant,Evergreen	Hardiness Zone	5,6,7,8
Annual / Perennial	Perennial	Optimal Soil Condition	Neutral
Blossom Color	No Blossoms	Returnable	90-Day
Botanical Name	Buxus microphylla 'Wintergreen'	Shipped As	Container
Common Name	Boxwood	Sun Tolerance	Part Sun
Evergreen or Deciduous	Evergreen		

Proposed landscaping plants.

SECTION 06 – HARDSCAPE AND LANDSCAPE

Section Includes: Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

Image:



Brand: Proven Winners
Description: Mexican Feathergrass Stipa 4.5 in. Quart

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Container Size (in.)	4.5	Mature Width (in.)	20
Mature Height (in.)	24		

Details

Additional Characteristics	None Listed	Returnable	90-Day
Blossom Color	No Blossoms	Shipped As	Container
Botanical Name	Nasella	Sun Tolerance	Full Sun
Common Name	Nasella	Water Requirements	Medium
Hardiness Zone	10,7,8,9		

Proposed landscaping plants.

SECTION 09 – EXTERIOR FENCE

Section Includes: Exterior fence paint selections and supplementary items necessary for installation.

Image:



Brand: BEHR
Description: 1-gal. #SC-337 Pinto White Solid Color House and Fence Wood Stain

Product Data: Manufacturer's technical literature for each product and system indicated.

Details

Application Method	Brush/Roller/Spray	Paint/Stain Base Material	Water
Coating Product Category	Stain	Paint/Stain Key Features	Mildew Resistant/Fade Resistant/Water proof
Color	Pinto White	Paint/Stain/Waterproofer Product Type	Deck, House & Concrete
Color Family	Whites	Red Value	242.239.230
Color/Finish	Pinto White	Resurfacer	Non-Rain, Paint
Concrete Use	No	Sealer	No
Deck Use	Yes	Substrate/Surface Use Type	Wood
Dry to Touch (min.)	120	Time Before Recoating (hours)	8
Interior/Exterior	Exterior	Tinted	No
Mildew Resistant	Yes	Transparency	Solid
Opacity	Solid	UV Resistant	Yes

Specifications for proposed fence stain.

1033 E 9th Street
Setbacks

Number	Street Name	Front Setback	Key Lot Front Setback	Corner Lot Setback	Interior Setback (L)	Interior Setback (R)	Height	Garage Connection	Garage Location	Garage Access
1	1023 E 9th St	0	0	0	0	0	0	n/a	n/a	n/a
2	1033 E 9th St	0	0	0	0	0		Attached	Rear	Front
3	1035 E 9th St	0	0	0	0	0		n/a	n/a	Front
4	1103 E 9th St	21.3	0	0	12.5	6.4		n/a	n/a	Front
5	1105 E 9th St	31.6	0	0	10	8		n/a	n/a	Front
6	1113 E 9th St	44.3	0	0	47	4.7		n/a	n/a	Front
7	1119 E 9th St	33.6	0	0	4.6	17.7		Detached	Rear	Front
8	1121 E 9th St	31.6	0	0	14	3		n/a	n/a	n/a
9	1125 E 9th St	34	0	0	3.6	18.6		n/a	n/a	n/a
10	207 N Cliff St	0	0	0	0	0		n/a	n/a	Front

Table of setbacks for other properties required by Building Inspections. Note: Historic Preservation Staff have checked the front setback figure for Lot 4 and have found applicant's figures to be in close approximation to Staff findings.



Aerial view of property setbacks required by Building Inspections. Staff believes setback should be close to 30 feet as that is the average for Lots 4-9.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

3.0 New Construction and Additions

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

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

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **2/7/2017**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Jay Taylor
Address: 1033 E 9th (Tenth Street HD)
Date of CA/CD Request: 2/2/2017

RECOMMENDATION:

✓ Approve ____ Approve with conditions __ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

1. SETBACKS: DO NOT INCLUDE LARGER JOINED LOTS TOWARD AVERAGE CALCULATIONS
2. CEDAR SIDING - APPOVE
3. PAINT ACCENT COLORS: APPROVE
4. VINYL WINDOWS ON BACK ELEVATION: APPROVE

Task force members present

✓ Kathleen Lenihan
___ Patricia Williams
✓ Alicia Quintans
✓ Alonzo Harris
___
___

Ex Officio staff members Present ✓ Marsha Prior ___

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

Maker: KATY
2nd: ALICIA
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 2-7-17

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-267(MP) PLANNER: Marsha Prior
LOCATION**:** 1021 E 10th Street DATE FILED: February 2, 2017
STRUCTURE: Main & Non-contributing DISTRICT: Tenth Street
COUNCIL DISTRICT: 4 MAPSCO: 55-A
ZONING: PD No. 388, Tract 1 CENSUS TRACT: 0041.00

APPLICANT: Jay Taylor

REPRESENTATIVE: None

OWNER: Robert Weiss

REQUEST:
Construct single story house.

BACKGROUND / HISTORY:
Vacant lot in Tenth Street.

ANALYSIS:
The Tenth Street Historic District preservation criteria allows for new construction of a single family house in Tract 1 if it is appropriate to the historic overlay district. The proposed house does not strictly follow any of the architectural styles found in the Tenth Street Historic District, but with its narrow front elevation and long, footprint, it is reminiscent of a shotgun house, which was the intention of the architect.

Task Force was supportive of the design, but also concerned that it has a modern look. Thus, Task Force suggested that a few architectural elements be added to make it look less modern. Staff is recommending to deny without prejudice for two main reasons: 1) the *attached* garage, which is not historically accurate, and 2) the use of imitation materials (Hardie board and vinyl windows), which are not historically accurate.

STAFF RECOMMENDATION:
Construct single story house – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the proposed design and materials are inconsistent with preservation criteria Sections 3.2 and 3.3.

TASK FORCE RECOMMENDATION:
Construct single story house – Approve – Approve design concept; perhaps add details to blend better with neighborhood.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 167-267 (MP)
Office Use Only

Name of Applicant: Jay Taylor
Mailing Address : 3724 Pilot Drive
City, State and Zip Code: Plano, TX 75025
Daytime Phone: 972.816.7330 Fax:
Relationship of Applicant to Owner : ARCHITECT

PROPERTY ADDRESS: 1021 E 10th St
Historic District: Tenth Historical District

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

PROPOSED WORK:

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

Single story residence with front access garage.

RECEIVED BY
FEB 02 2017
Current Planning

Signature of Applicant: _____ Date: 2/2/2017

Signature of Owner: Robert Weiss (IF NOT APPLICANT) Date: 2/2/2017

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

_____ _____
Sustainable Construction and Development **Date**


1021 E 10th St
Judson Ct
N Cliff St
Anthony St
77
U.S.77 Fwy HOV
US Hwy 77
Interstate 35E Service Rd

Aerial view



1021 E. 10th, looking north.



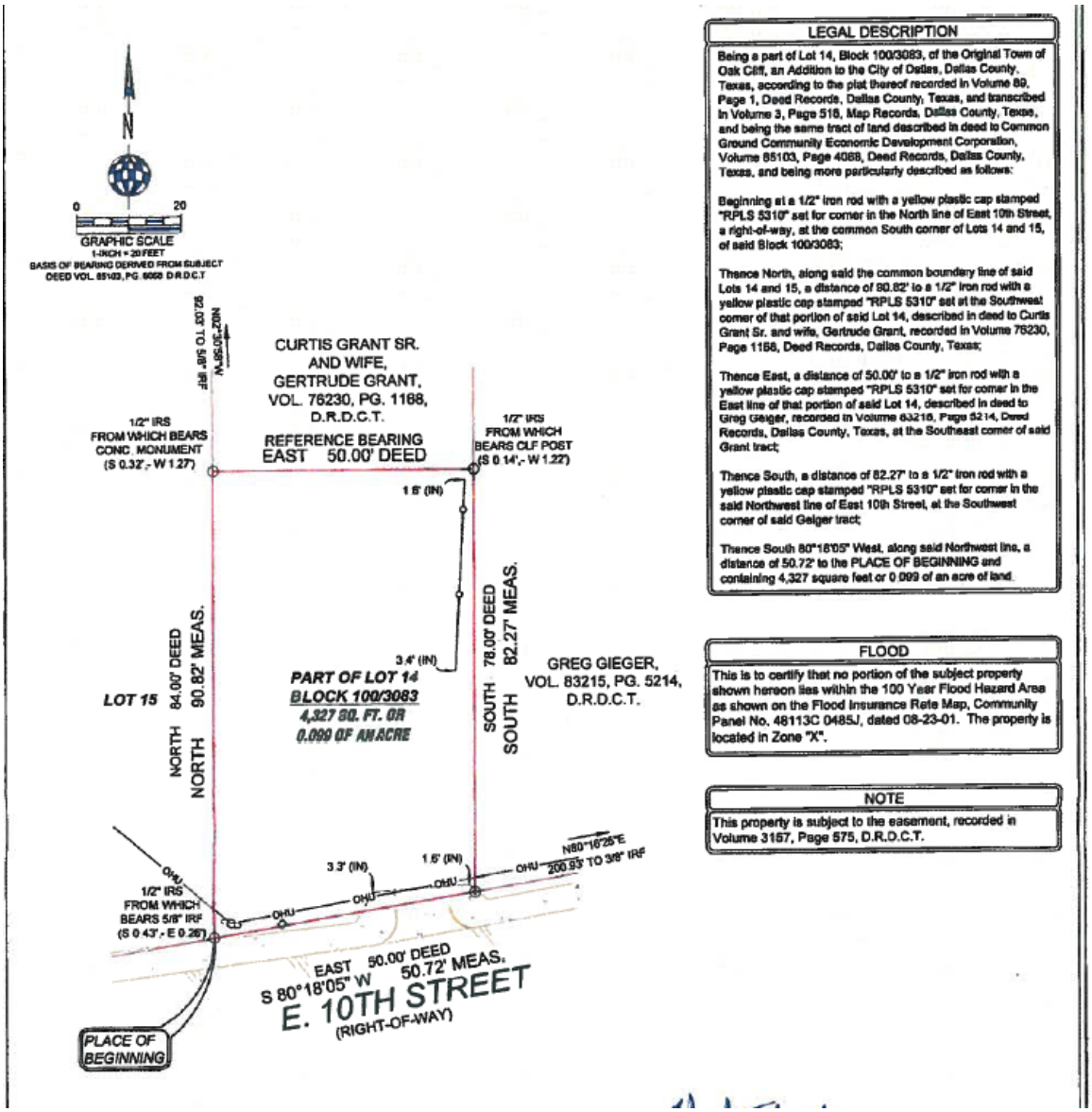
View to the left (West) of 1021 E.10th.



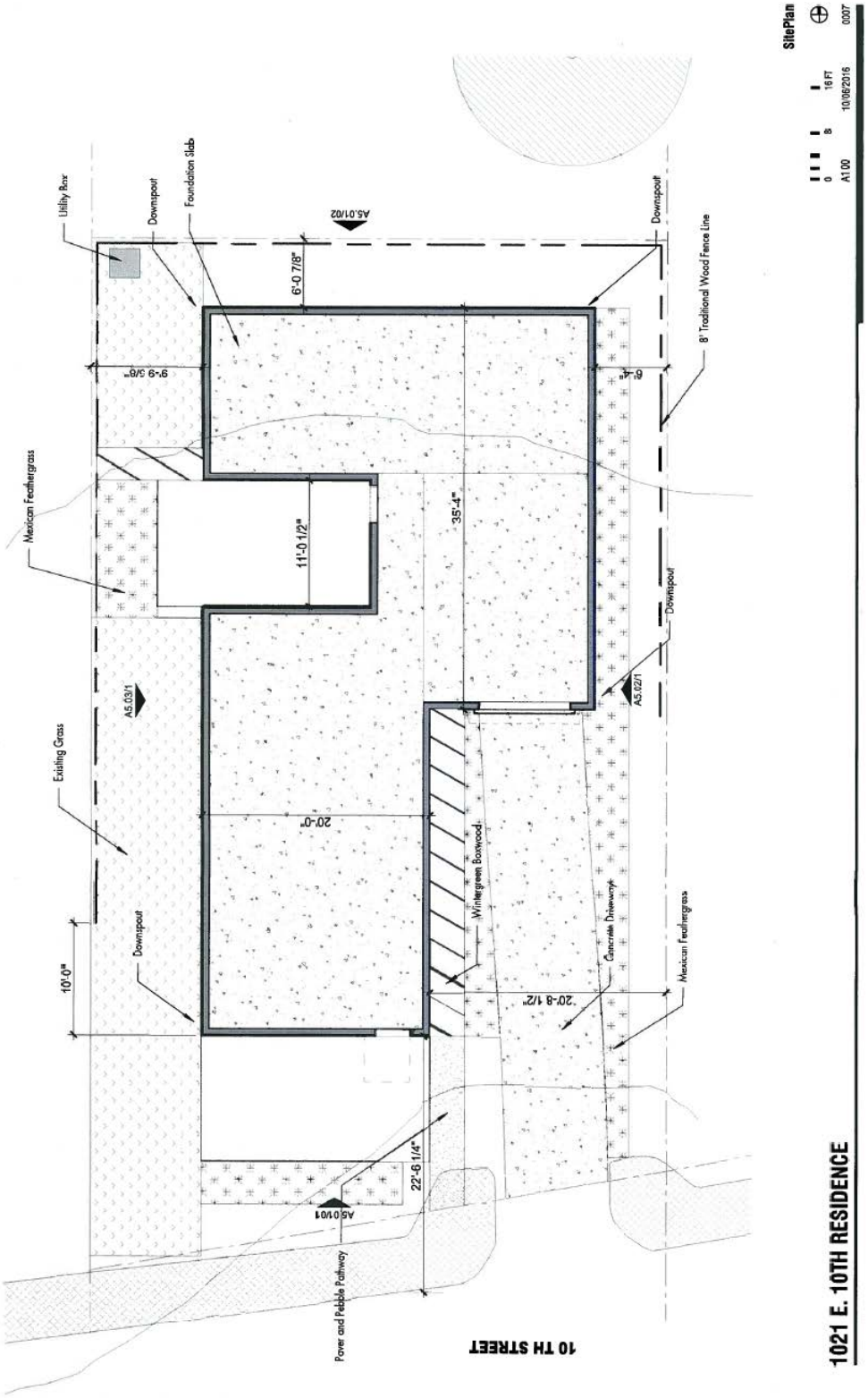
View to the right (East) of 1021 E. 10th.



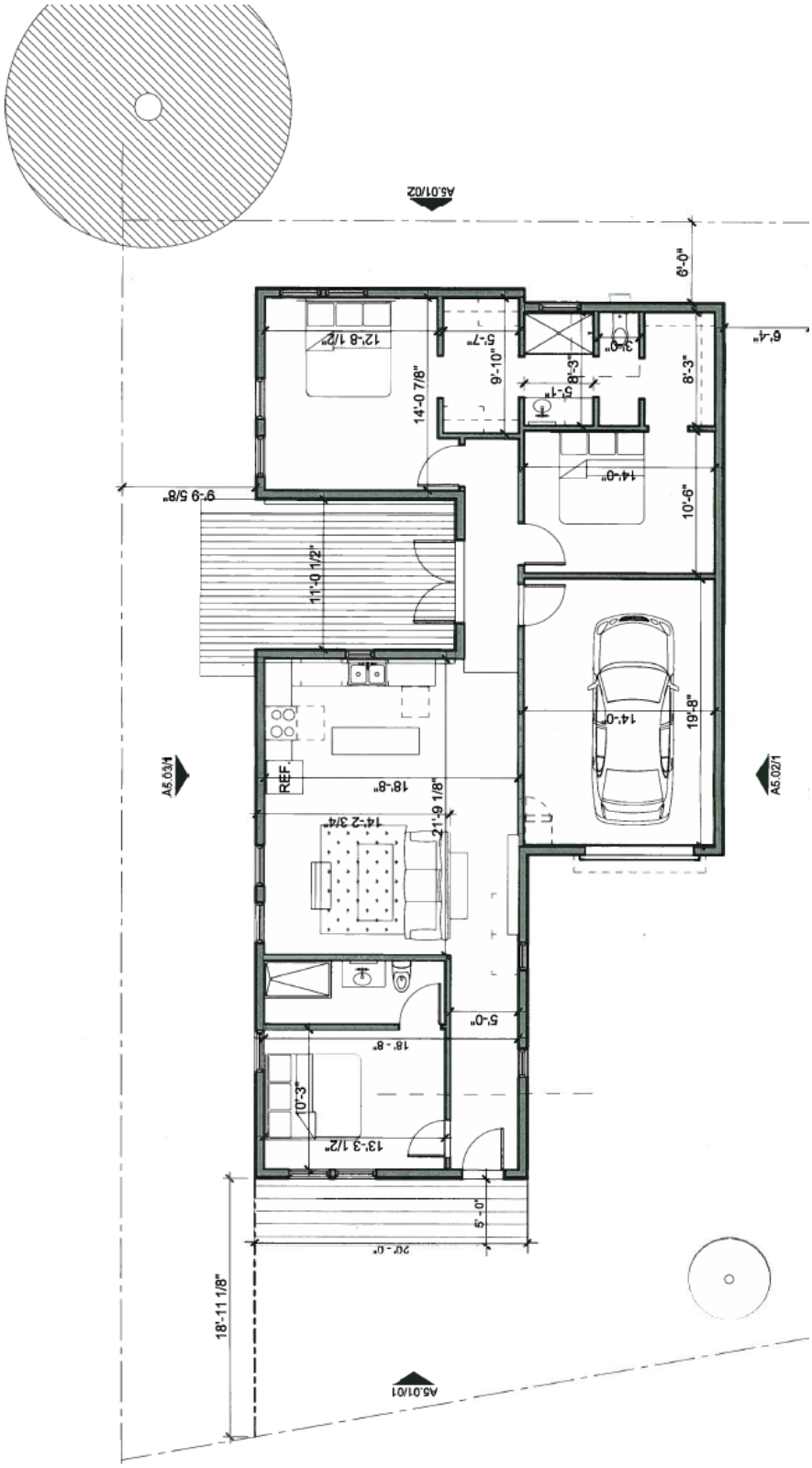
View across the street (South) from 1021 E. 10th.



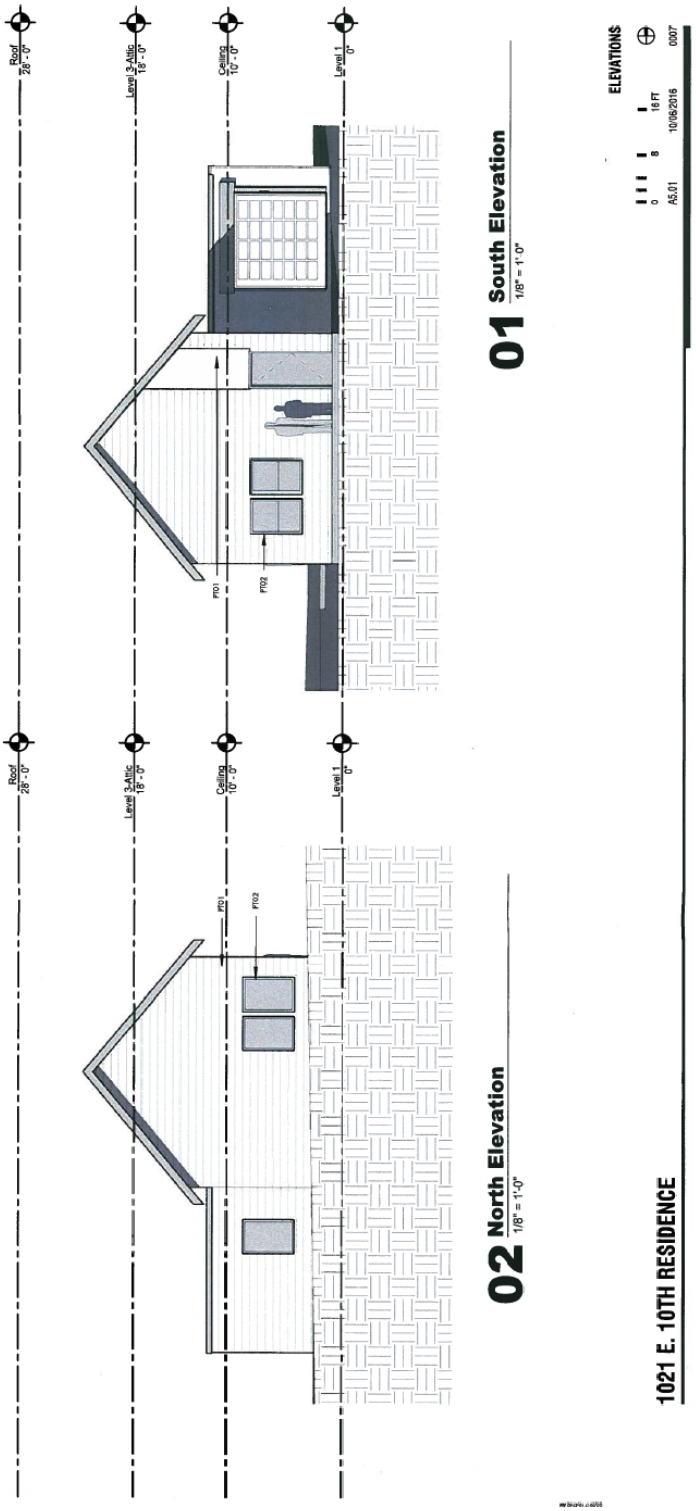
Existing survey plat.



Proposed site plan.

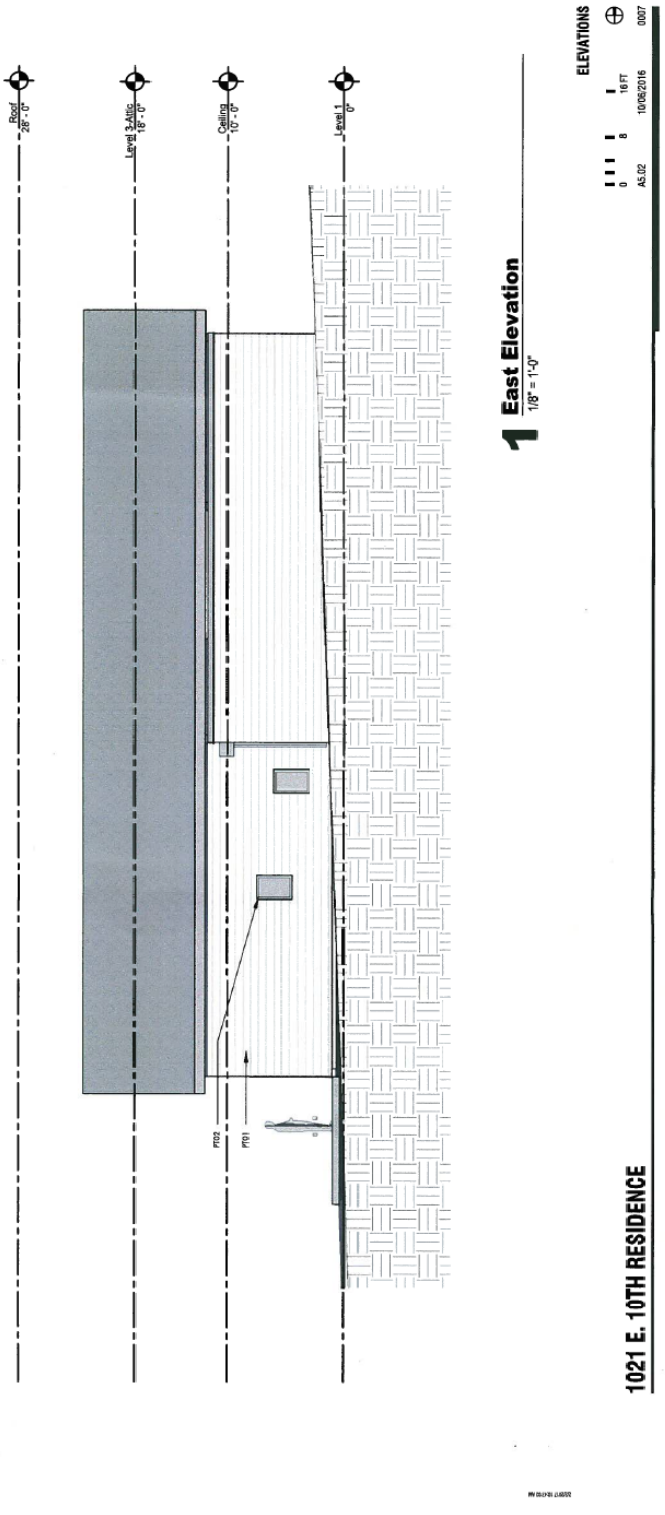


Proposed floor plan.

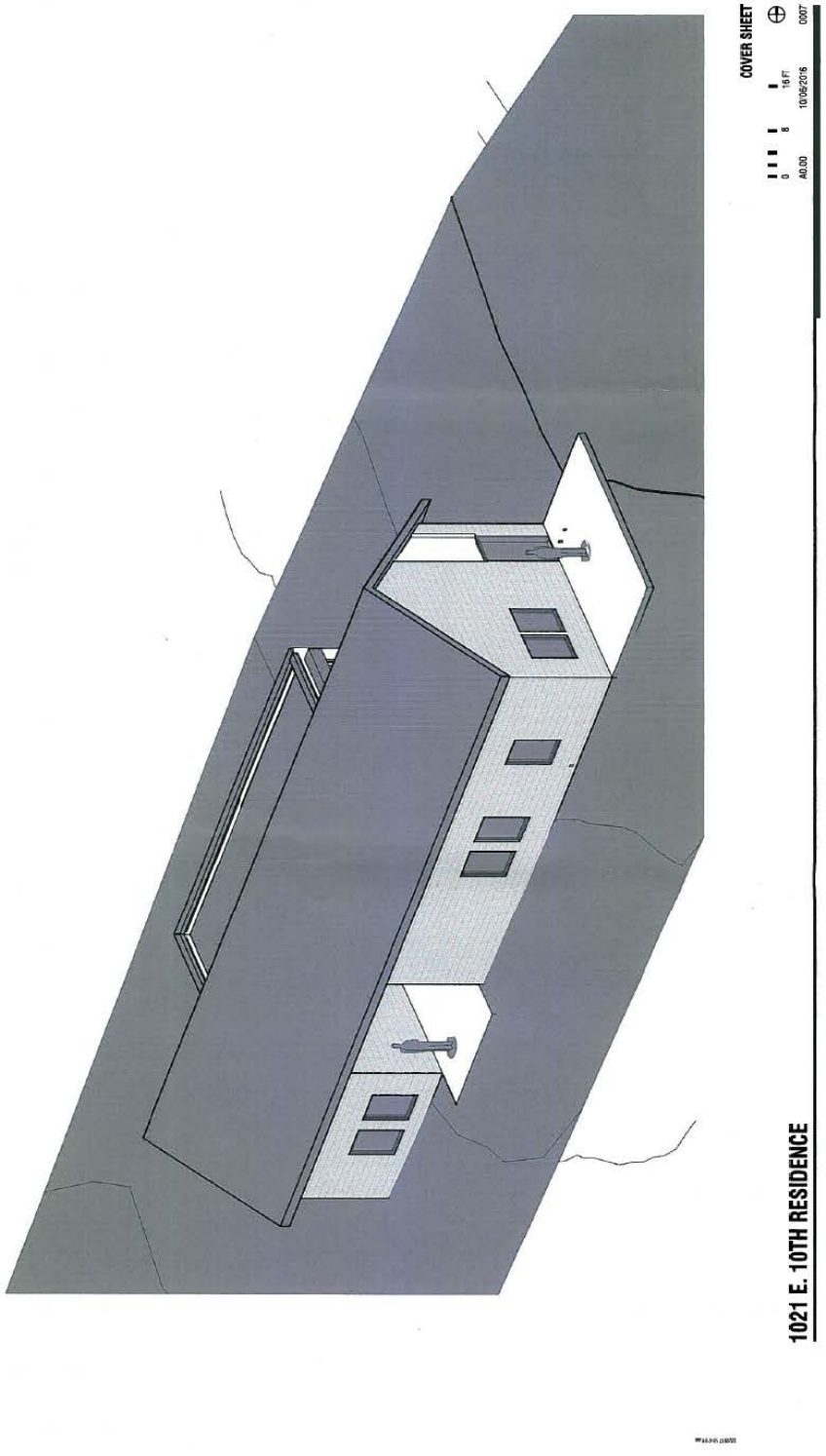


Proposed front and rear elevations.

Proposed West elevation.



Proposed East elevation.



Proposed view.

SECTION 01 - PREFINISHED FLUSH WOOD DOORS

Section Includes: Prefinished flush wood doors and supplementary items necessary for installation.

Image:



Product Data: Manufacturer's technical literature for each product and system indicated.
Tag: D-01
Brand: Pella
Description:
Pella's Traditional Collection of wood entry doors
Rustic Walnut: A908 2 36" x 96"

Specifications for proposed front door.

SECTION 01 - PREFINISHED FLUSH WOOD DOORS

Section Includes: Prefinished flush wood doors and supplementary items necessary for installation.

Image:



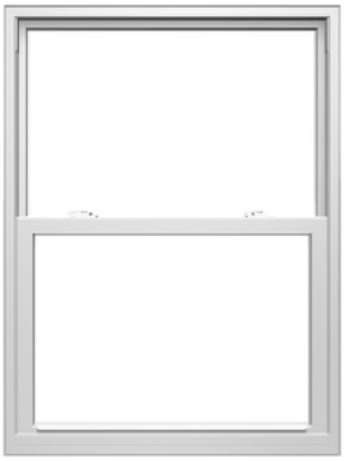
Product Data: Manufacturer's technical literature for each product and system indicated.
Tag: D-02
Brand: Pella
Description: Hinged Patio Door for Rear Door
Pella's 450 Series
Provincial: A908 2 36" x 96"

Specifications for proposed rear door.

SECTION 02 - PREFINISHED FLUSH WOOD WINDOWS

Section Includes: Prefinished flush wood windows and supplementary items necessary for installation.

Image:



Product Data: Manufacturer's technical literature for each product and system indicated.

Tag: WD-01

Brand: Pella
Description:
1.) Pella's 450 Series Wood Windows
Single Hung: 36" x 60"

2.) Pella's 450 Series Wood Windows
Casement: 24" x 36"

3.) Pella's 450 Series Wood Windows
Casement: 36" x 60"

Specifications for proposed wood windows.

SECTION 02 - PREFINISHED FLUSH WOOD WINDOWS

Section Includes: Prefinished flush wood windows and supplementary items necessary for installation.

Image:



Product Data: Manufacturer's technical literature for each product and system indicated.

Tag: WD-02

Brand: Pella
Description: Casement Window
1.) Pella's 450 Series Wood Windows
Double Hung: 36" x 60"

2.) Pella's 450 Series Wood Windows
Casement: 24" x 36"

Specifications for proposed wood windows.

SECTION 02 - PREFINISHED FLUSH VINYL WINDOWS

Section Includes: Prefinished flush wood windows and supplementary items necessary for installation.

Image:



Product Data: Manufacturer's technical literature for each product and system indicated. **Tag:** WD-03

Brand: American Craftsman 50 Series

Description:

American Craftsman 50 Series single-hung windows with nailing flange are designed for installation into new openings. A slim profile offers a contemporary look while maximizing your view and allowing more light into your home. The bottom window sash opens for ventilation and tilts in for easy cleaning.

- Energy efficient design
- Dual weather stripping creates a weather tight seal
- Low-maintenance vinyl never needs painting
- The bottom sash operates
- Easy to clean tilt-in bottom sash
- Flat exterior frame convenient for lap siding or brick construction
- Custom sizes available
- Backed by a limited lifetime warranty
- Actual Size: 23.375 in. x 35.25 in.
- Nominal Size: 2/0 in. x 3/0 in.
- Standard Size: 24 in. x 36 in.
- RO: 23.875 in. x 35.75 in.

Specifications for proposed vinyl windows.

SECTION 03 – EXTERIOR SHEATING

Section Includes: Exterior siding and panels and supplementary items necessary for installation.

Image:



Brand: James HardiPlank
Description:
HardiePlank® Colonial Roughsawn
Tag: S-01
Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Product Depth (in.)	144	Product Width (in.)	8
Product Height (in.)	0.312	Thickness (in.)	.312
Product Length (in.)	144		

Details

Color Family	White	Siding Features	Pre-Primed,Wood Grain Surface
Material	Cement	Siding Type	Lap Siding
Paintable/Stainable	Yes	UV Protected	No
Profiles	Clapboard	Vertical or Horizontal	Horizontal

Specifications for proposed Hardie board siding.

SECTION 03 – EXTERIOR SHEATING

Section Includes: Exterior siding and panels and supplementary items necessary for installation.

Image:



Brand: James HardiPlank
Description:
HardiBoard Panel
48″ x 96″
Tag: S-02
Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Product Depth (in.)	96	Product Width (in.)	48
Product Height (in.)	0.312	Thickness (in.)	.312
Product Length (in.)	96		

Details

Color Family	White	Siding Features	Pre-Primed
Material	Cement	Siding Type	Panel
Paintable/Stainable	Yes	UV Protected	No
Profiles	Panel	Vertical or Horizontal	Vertical

Specifications for proposed Hardie board siding.

SECTION 03 – EXTERIOR SHEATING

Section Includes: Exterior siding and panels and supplementary items necessary for installation.

Image:



Brand: SBC
Description:
5 in. x 16 in. Natural Kiln Dried Eastern White Cedar Shingle Siding
Tag: S-03
Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Product Depth (in.)	0.375	Product Width (in.)	5
Product Height (in.)	15.75	Thickness (in.)	.75
Product Length (in.)	15.75		

Details

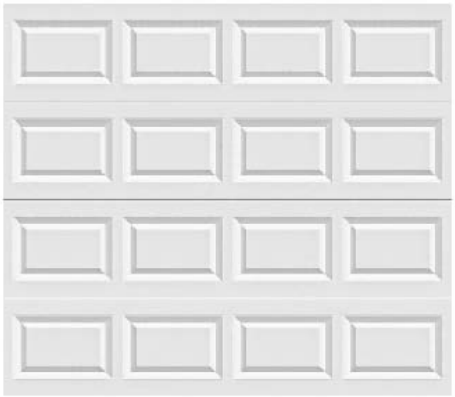
Color Family	Cedar	Returnable	90-Day
Material	Wood	Siding Features	Ready to Paint,Wood Grain Surface
Pressure Treated	No	Siding Type	Shake

Specifications for proposed cedar planks on portion of front elevation.

SECTION 08 – EXTERIOR GARAGE DOOR

Section Includes: Exterior garage door selections and supplementary items necessary for installation.

Image:



Brand: Clopay
Description: Value Series 8 ft. x 7 ft. Non-Insulated Garage Door

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Garage Door Size	8'x7'	Product Height (in.)	84
Product Depth (in.)	2	Product Width (in.)	96

Details

Color Family	White	Garage Features	Extension Springs Included,Paintable
Door Configuration	Single Door	Insulation R-Value	0.0
Garage Door Collection	Classic	Material	Steel
Garage Door Color	White	Product Weight (lb.)	130 lb
Garage Door Style	Classic	Returnable	90-Day

Specifications for proposed garage door.

SECTION 05 – ROOFING AND GUTTUERS

Section Includes: Exterior roof shingles selections with metal gutter selections and supplementary items necessary for installation.

Image:



Brand: GAF
Description: Royal Sovereign Gray Weathered Stain Guard 3-Tab Shingles
Tag: R-01
Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Product Depth (in.)	36	Product Width (in.)	12
Product Height (in.)	2.5		

Details

Attic ventilation required	Yes	Material	Asphalt
Color Family	Gray	Number of bundles per 100 sq. ft.	3
Color/Finish	Weathered Gray	Number of pieces per bundle	26
Commercial / Residential	Residential	Shingle Style	3-Tab
Fire Rating	Listed Class A Fire-UL 790	Underlayment Required	Yes
Impact Resistant	No		

Specifications for proposed roof shingles.

SECTION 07 – EXTERIOR LIGHTING

Section Includes: Exterior lighting selections and supplementary items necessary for installation.

Image:



Brand: Home Decorators Collection
Description: Black Outdoor LED Medium Wall Light

Product Data: Manufacturer's technical literature for each product and system indicated.

Details

Actual Color Temperature (K)	3000	Number of Bulbs Required	0
Bulb Type Included	Integrated LED	Outdoor Lighting Features	Weather Resistant
Color Rendering Index	80	Package Quantity	1
Color Temperature	Warm White	Power Type	Hardwired
Exterior Lighting Product Type	Outdoor Sconces	Product Weight (lb.)	4.62 lb
Fixture Color/Finish	Black	Returnable	90-Day
Glass/Lens Type	Frosted	Style	Transitional
Included	Hardware Included	Watt Equivalence	60
Light Output (lumens)	387		

Specifications for proposed lighting.

SECTION 05 – ROOFING AND GUTTUERS

Section Includes: Exterior roof shingles selections with metal gutter selections and supplementary items necessary for installation.

Image:



Brand: Amerimax Home
Description: 2 in. x 3 in. White Vinyl Downspout

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Gutter Size	5 in.	Product Length (in.)	120
Product Depth (in.)	120	Product Width (in.)	6.125
Product Height (in.)	120		

Details

Color	White	Material	Vinyl
Color Family	White	Product Weight (lb.)	2.6 lb

Specifications for proposed gutters.

SECTION 04 – EXTERIOR PAINT

Section Includes: Exterior paint selections and supplementary items necessary for installation.

Image:



Brand: BEHR Premium Plus Ultra
Description: 1-Gal. Ultra Pure White Semi-Gloss Enamel Exterior
Tag: PT-01
Product Data: Manufacturer's technical literature for each product and system indicated.

Details

Color Family	Whites	Paint/Stain Key Features	Low Temperature,Mildew Resistant,Splatter Resistant,Tintable,UV/Fade Resistant
Color/Finish	Ultra Pure White	RGB Value	246:248:245
Dry to touch (min.)	120.0	Returnable	Non-Returnable
Interior/ Exterior Paint	Exterior Paint	Sheen	Semi-Gloss
Minimum Temperature for Use (F)	35.0	Time before recoating (hours)	5.0
Paint/Stain Clean Up	Soap & Water	Transparency	Solid

Specifications for proposed paint color.

SECTION 04 – EXTERIOR PAINT

Section Includes: Exterior paint selections and supplementary items necessary for installation.

Image:



Brand: BEHR MARQUEE
Description: 1-gal. #MQ2-56 Abbey Stone Satin Enamel Exterior Paint
Tag: PT-02
Product Data: Manufacturer's technical literature for each product and system indicated.

Details

Color Family	Grays	Paint/Stain Key Features	Low Temperature,Mildew Resistant,Splatter Resistant,UV/Fade Resistant
Color/Finish	Abbey Stone	RGB Value	175:163:152
Dry to touch (min.)	60	Returnable	Non-Returnable
Interior/ Exterior Paint	Exterior Paint	Sheen	Satin
Minimum Temperature for Use (F)	35	Time before recoating (hours)	2
Paint/Stain Clean Up	Soap & Water	Transparency	Solid

Specifications for proposed paint color.

SECTION 04 – EXTERIOR PAINT

Section Includes: Exterior paint selections and supplementary items necessary for installation.

Image:



Brand: BEHR Premium Plus Ultra
Description: 1-gal. #S-H-310 Autumn Fest Flat Exterior Paint
Tag: PT-03
Product Data: Manufacturer's technical literature for each product and system indicated.

Details

Color Family	Yellows / Golds	Paint/Stain Key Features	Low Temperature,Mildew Resistant,Splatter Resistant,UV/Fade Resistant
Color/Finish	Autumn Fest	RGB Value	190:125:052
Dry to touch (min.)	120	Returnable	Non-Returnable
Interior/ Exterior Paint	Exterior Paint	Sheen	Flat/Matte
Minimum Temperature for Use (F)	35	Time before recoating (hours)	4
Paint/Stain Clean Up	Soap & Water	Transparency	Solid

Specifications for proposed paint color.

SECTION 06 – HARDSCAPE AND LANDSCAPE

Section Includes: Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

Image:



Brand: Pewter Concrete
Description: 12 in. x 12 in. Pewter Concrete Step Stone
Tag: FL-03
Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Product Depth (in.)	12.00	Product Width (in.)	12.00
Product Height (in.)	2.00		

Details

Base Required	Yes	Package Quantity	1
Color Family	Gray	Packaging Type	Individual
Color/Finish	Gray	Square Feet per Piece	1.00
Concrete Type	Drycast	Vehicular Traffic Rated	No
Landscape Supply Type	Step Stone		

Specifications for proposed concrete steps.

SECTION 06 – HARDSCAPE AND LANDSCAPE

Section Includes: Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

Image:



Brand: Rain Forest
Description: 1 in. x 3 in. Pebble Stone
Tag: FL-04
Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Coverage Area (sq. ft.)	1.33	Product Height (in.)	22
Product Depth (in.)	5.5	Product Width (in.)	8.5

Details

Bag Capacity/Dry Volume (cu. ft.)	0.4	Returnable	90-Day
Bag Weight (lb.)	30	Rock Size	Medium
Color Family	Gray	Rock Type	Pebbles

Specifications for proposed landscaping stones.

SECTION 06 – HARDSCAPE AND LANDSCAPE

Section Includes: Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

Image:



Brand: Dallas Rose Nursery
Description: 3 gallon Wintergreen Boxwood
Tag: FL-01
Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Mature Height (in.)	36	Mature Width (in.)	36

Details

Additional Characteristics	Deer Resistant,Evergreen	Hardiness Zone	5,6,7,8
Annual / Perennial	Perennial	Optimal Soil Condition	Neutral
Blossom Color	No Blossoms	Returnable	90-Day
Botanical Name	Buxus microphylla 'Wintergreen'	Shipped As	Container
Common Name	Boxwood	Sun Tolerance	Part Sun
Evergreen or Deciduous	Evergreen		

Specifications for proposed plants.

SECTION 06 – HARDSCAPE AND LANDSCAPE

Section Includes: Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

Image:



Brand: Proven Winners
Description: Mexican Feathergrass Stipa 4.5 in. Quart
Tag: FL-02

Product Data: Manufacturer's technical literature for each product and system indicated.

Dimensions

Container Size (in.)	4.5	Mature Width (in.)	20
Mature Height (in.)	24		

Details

Additional Characteristics	None Listed	Returnable	90-Day
Blossom Color	No Blossoms	Shipped As	Container
Botanical Name	Nasella	Sun Tolerance	Full Sun
Common Name	Nasella	Water Requirements	Medium
Hardiness Zone	10,7,8,9		

Specifications for proposed plants.

SECTION 09 – EXTERIOR FENCE

Section Includes: Exterior fence paint selections and supplementary items necessary for installation.

Image:



Brand: BEHR
Description: 1-gal. #SC-337 Pinto White Solid Color House and Fence Wood Stain
Tag: PT-04
Product Data: Manufacturer's technical literature for each product and system indicated.

Details

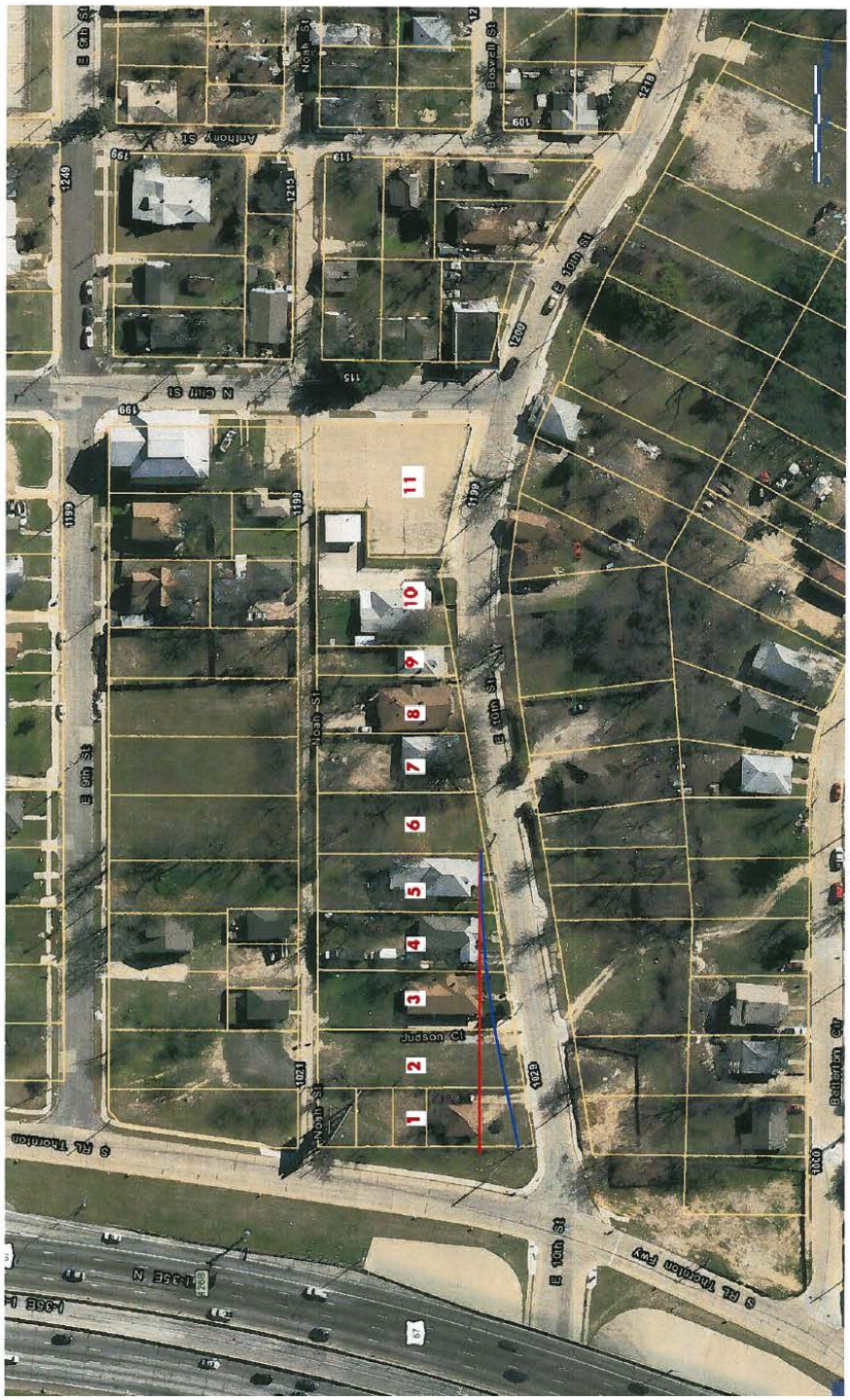
Application Method	Brush,Roller,Spray	Paint/Stain Base Material	Water
Coating Product Category	Stain	Paint/Stain Key Features	Mildew Resistant,UV Fade Resistant,Waterproof
Color	Pinto White	Paint/Stain/Waterproofer Product Type	Deck, House & Concrete
Color Family	Whites	RGB Value	248,239,220
Color/Finish	Pinto White	Returnable	Non-Returnable
Concrete Use	No	Sealer	No
Deck Use	Yes	Substrate/Surface Use Type	Wood
Dry to touch (min.)	120	Time before recoating (hours)	8
Interior/Exterior	Exterior	Tintable	No
Mildew Resistant	Yes	Transparency	Solid
Opacity	Solid	UV Resistant	Yes

Specifications for proposed fence stain.

1021 E 10th Street
Setbacks

Number	Street Name	Front Setback	Key Lot Front Setback	Corner Lot Setback	Interior Setback (L)	Interior Setback (R)	Height	Garage Connection	Garage Location	Garage Access
1	1021 E 10th St	0	0	0	0	0	0	Attached	Rear	Front
2	1027 E 10th St	0	0	0	0	0	0	n/a	n/a	n/a
3	1033 E 10th St	(29)	0	0	13.4	4	13	n/a	n/a	Front
4	1101 E 10th St	(22.5)	0	0	8.83	6.5	12	n/a	n/a	Front
5	1105 E 10th St	11.1	0	0	13.2	5.2	17	n/a	n/a	Rear
6	1107 E 10th St	0	0	0	0	0	0	n/a	n/a	n/a
7	1111 E 10th St	10.7	0	0	21.3	3.2	18	n/a	n/a	Front
8	1119 E 10th St	14.89	0	0	2	3	17	n/a	n/a	Rear
9	1121 E 10th St	17.6	0	0	4.5	3	16	n/a	n/a	Rear
10	1123 E 10th St	22.6	0	0	16.3	23.3	13	n/a	n/a	Front
11	1127 E 10th St	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Table of setbacks for other properties required by Building Inspections. Note: Historic Preservation Staff have checked the front setback figures for Lots 3 and 4 and have found applicant's figures to be in close approximation to Staff findings.



Aerial view of property setbacks required by Building Inspections. Note: Red line represents straight line setback from properties closest to Lot 1. Blue line represents an average of setbacks. Staff supports the applicant's proposed 22ft front setback because it is within the average of Lots 3 and 4, and because it more accurately follows the curve in the street.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

3.0 New Construction and Additions

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

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

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **2/7/2017**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Jay Taylor
Address: 1021 E 10th (Tenth Street HD)
Date of CA/CD Request: 2/2/2017

RECOMMENDATION:

___ Approve ___/___ Approve with conditions ___ Deny ___ Deny without prejudice

Recommendation / comments/ basis:

APPROVE DESIGN CONCEPT - PERHAPS ADD DETAILS TO BLEND BETTER WITH NEIGHBORHOOD

Task force members present

___/___ Kathleen Lenihan ___/___ Alonzo Harris
___ Patricia Williams ___
___/___ Alicia Quintans ___

Ex Officio staff members Present ___/___ Marsha Prior ___

Simply Majority Quorum: ___/___ yes ___ no (two makes a quorum)

Maker: KATY
2nd: ALONZO
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 2-7-17

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-271(JKA)
LOCATION: 315 N Clinton Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: February 2, 2017
DISTRICT: Winnetka Heights
MAPSCO: 0046.00
CENSUS TRACT: 54-B

APPLICANT: Isaac Martinez

OWNER: Troy Gene Nichols

REQUEST: Install porch on front of the main structure.

BACKGROUND / HISTORY:
08-03-2016 – A Routine Maintenance CA was issued to replace up to 20% of damaged wood skirting with matching wood skirting (CA156-704(JKA)).

09-09-2016 – Landmark Commission approved paint colors for the main structure (CA156-724(JKA)).

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

ANALYSIS:
The main structure is listed as contributing on the Winnetka Heights historic district survey for the National Register listing even though it has been altered. The original porch was intact on the 1952 Sanborn maps. The actual date of the alteration is not known. Based on Staff's research of houses with similar original footprints, Staff believes that the original porch (which was located on the southeast corner of the front façade) was enclosed, and the remainder of the front of the house was brought forward to be even with the new wall on the former porch. The front door was then relocated to the center of the front façade. The evidence submitted by the applicant appears to support this. However, Staff is concerned that no evidence was submitted from existing houses with this original footprint that would show the actual dimensions for the porch, configuration of doors and windows, column number and type, and other details that were characteristic of this house pattern. Staff is not supportive of the brick piers, extra column on the south side façade, number of steps, or the window/door configuration without more evidence that other houses with this footprint share the same characteristics. Based on the lack of evidence, Staff considers the proposal by the applicant to be conjectural and is more supportive of leaving the house in its current

contributing form, even in its altered state, rather than adding conjectural features to the home that are not based on solid evidence. Staff is therefore recommending denial without prejudice of the proposed work.

Note – The applicant changed the porch configuration after the Task Force meeting. Task Force did not review the updated plans.

STAFF RECOMMENDATION: Install porch on front of the main structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work; because the proposed work is not consistent with preservation criteria Section 51P-87.111(a)(11)(E) stating that each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building; and because it is not consistent 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: Install porch on front of the main structure – Deny without Prejudice – Doesn't meet 25' setback and being in line with neighbors houses. Protrudes into front yard. Review design to meet with Sanborn setback for porch.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167 - 271 [JKA]
Office Use Only

Name of Applicant: Isaac Martinez
Mailing Address : 319 N. Clinton Ave.
City, State and Zip Code: Dallas TX 75208
Daytime Phone: 214-621-8455 Fax:
Relationship of Applicant to Owner : Buyer

PROPERTY ADDRESS: 315 N. Clinton Ave. Dallas TX 75208
Historic District: Winnetka Heights

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

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

Add front porch to house.

RECEIVED BY
FEB 02 2017
Current Planning

Signature of Applicant: Isaac Martinez Date: 02-08-17

Signature of Owner: Tracy Nichols Date: 02-08-17
(IF NOT APPLICANT)

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

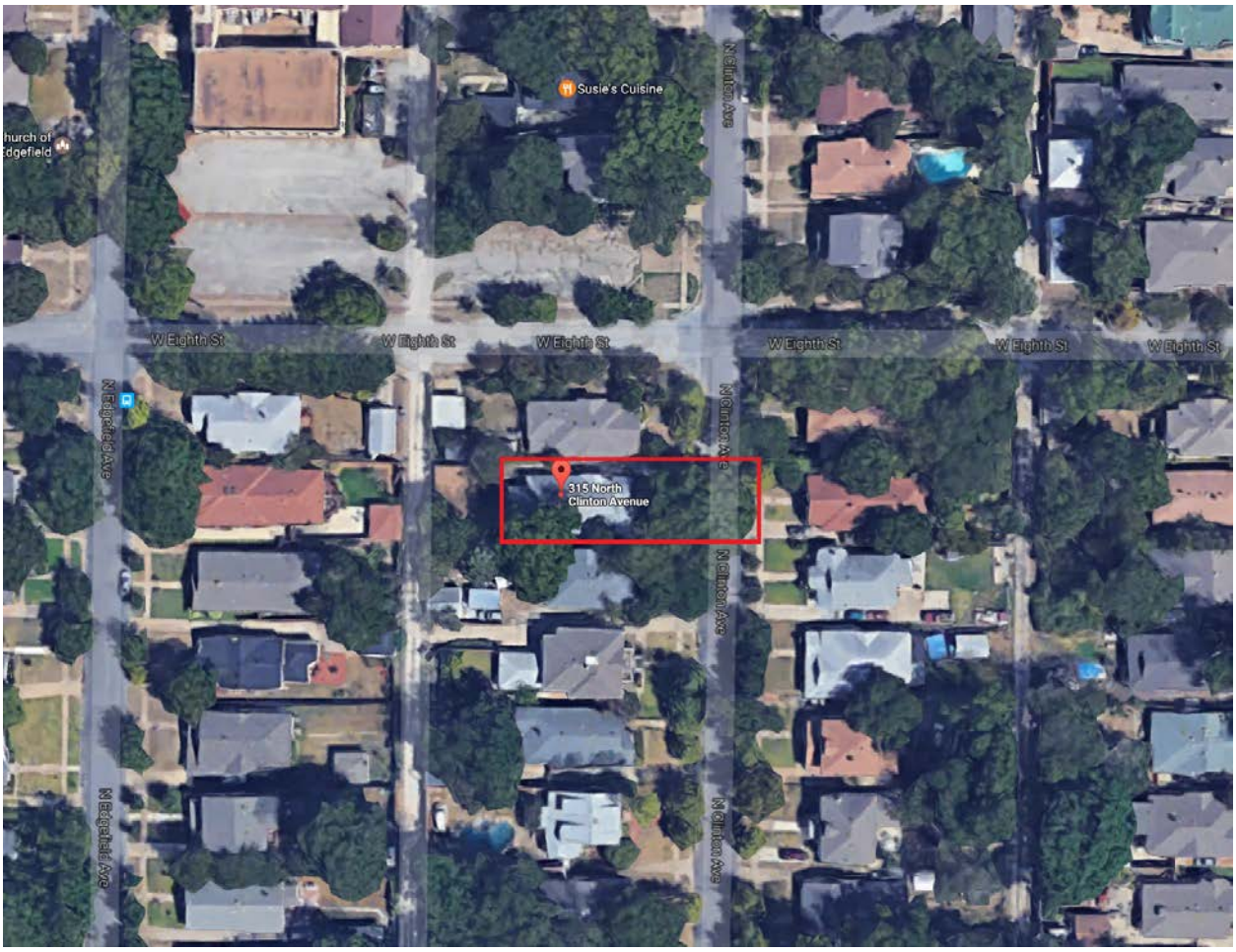
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

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

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

Sustainable Construction and Development **Date**



Aerial image





Main structure



To left of main structure



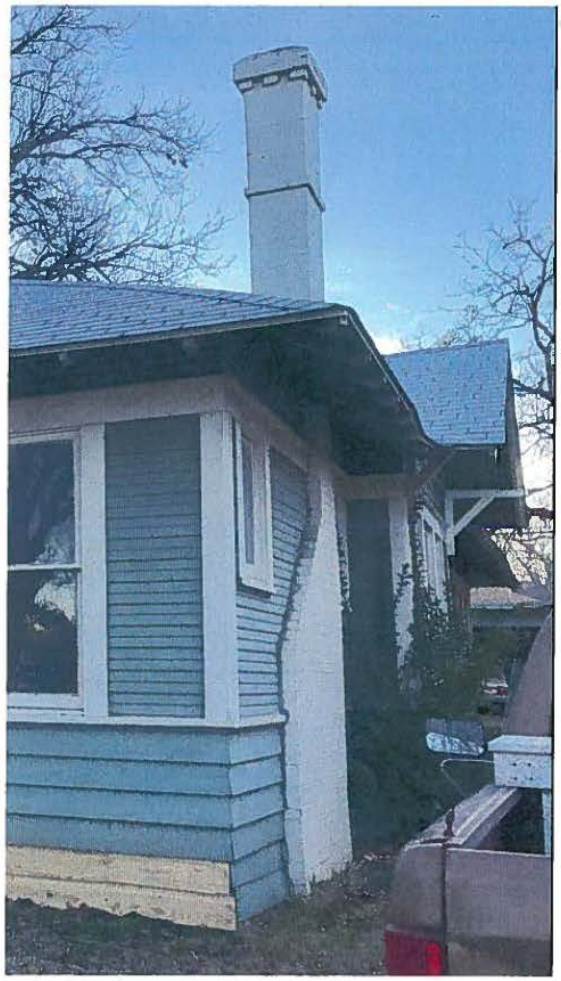
To right of the main structure





Across street from main structure

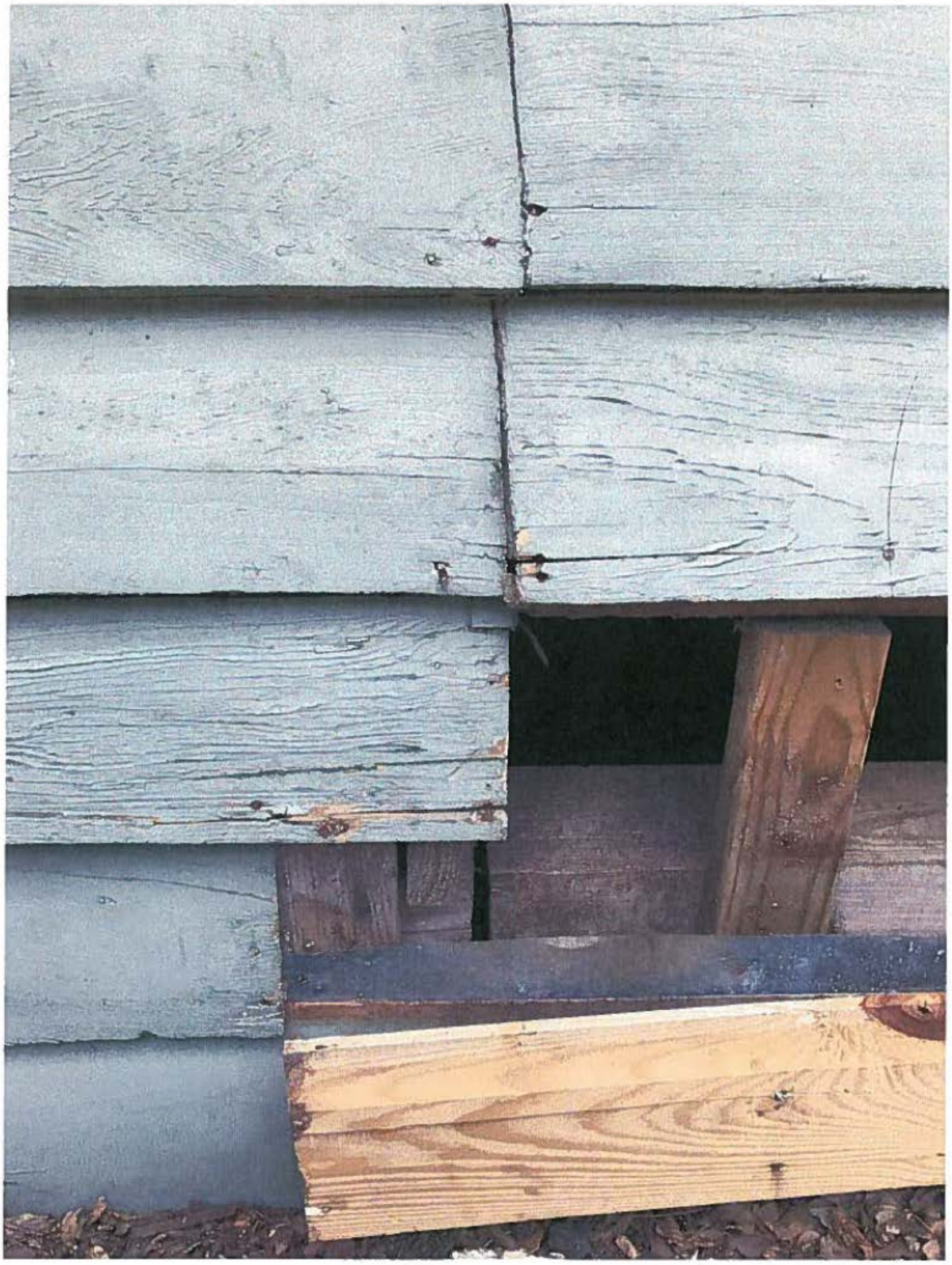




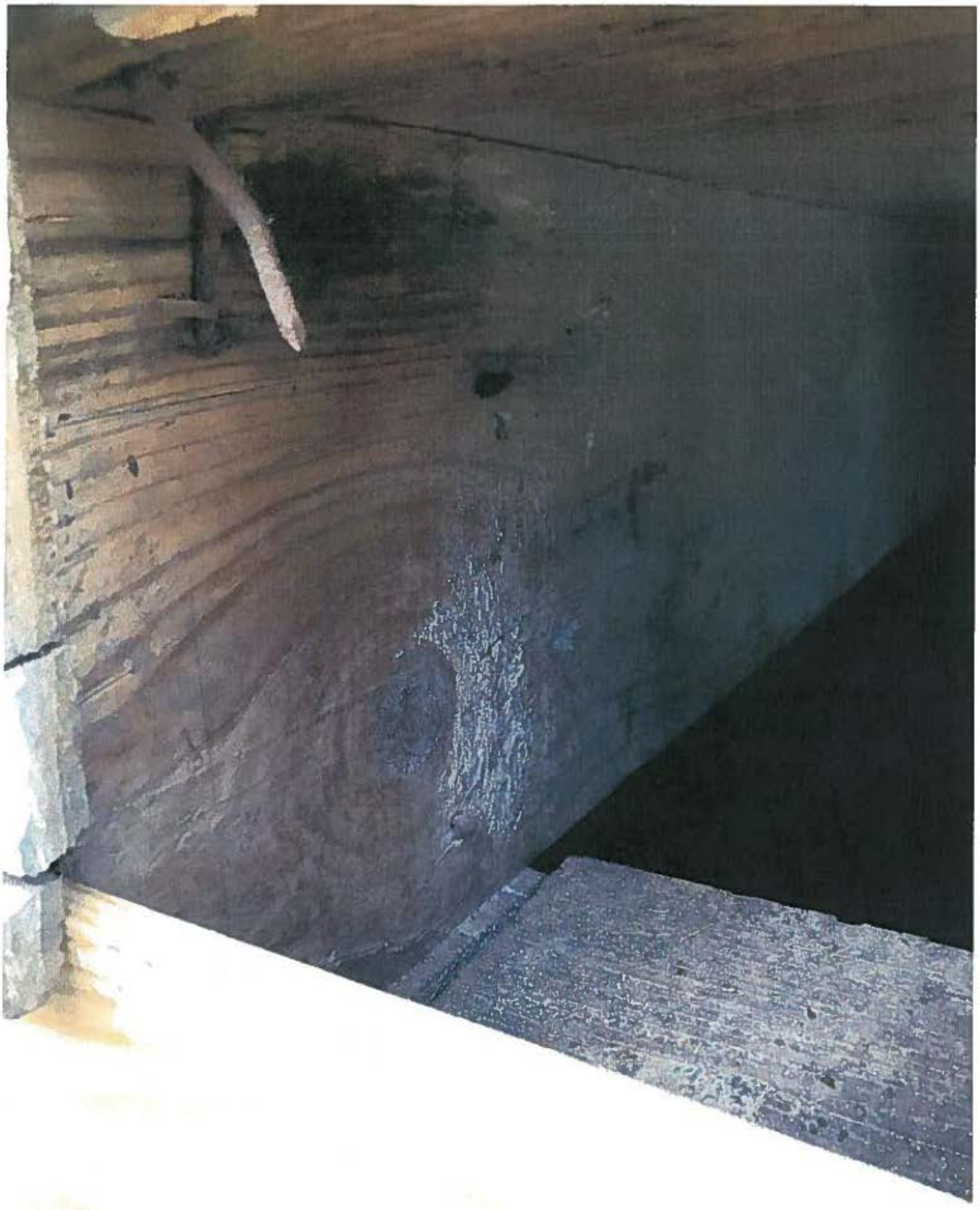
Front (east) and north side facade



Area where applicant believes original porch started



Area where applicant believes original porch started



Area where applicant believes original porch started

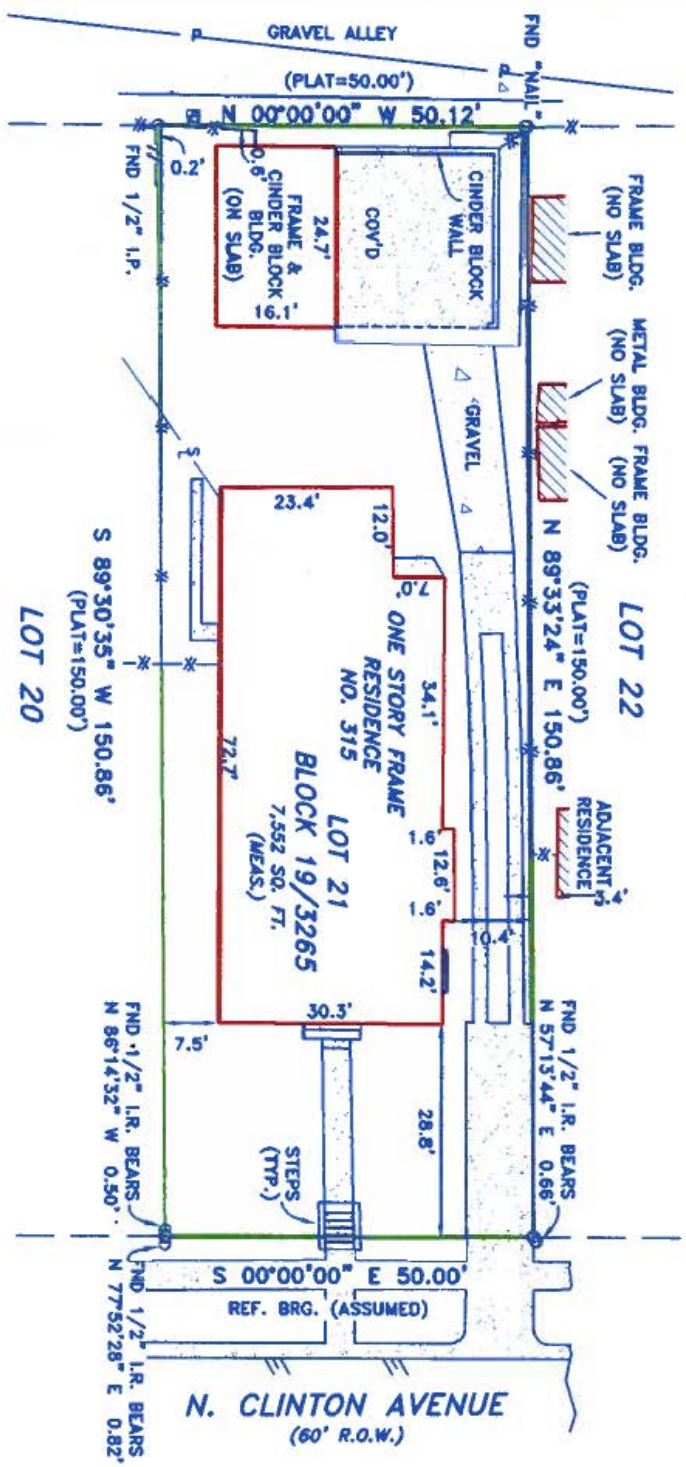


Area where applicant believes original porch started

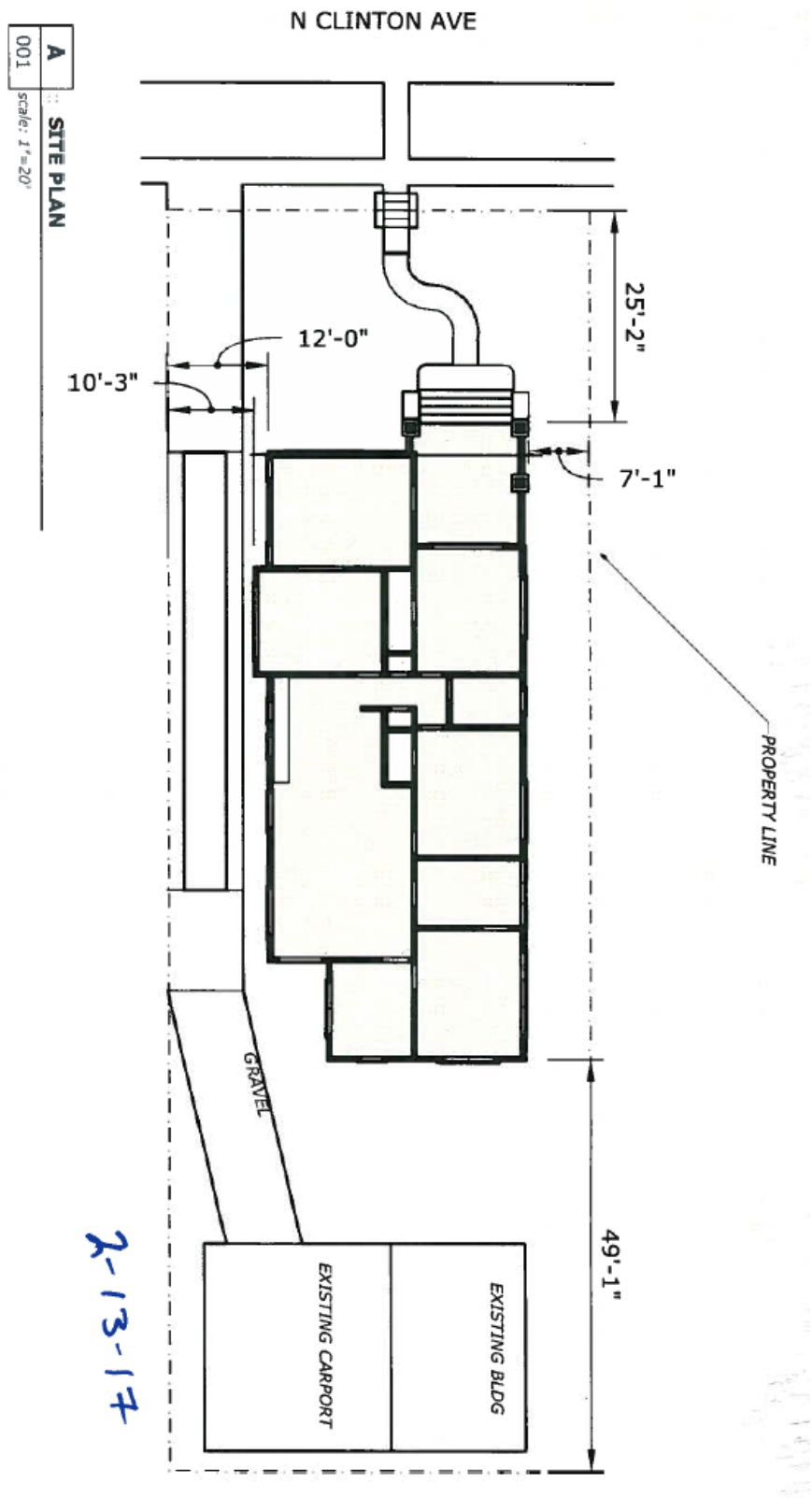


Attic above area where applicant believes original porch started

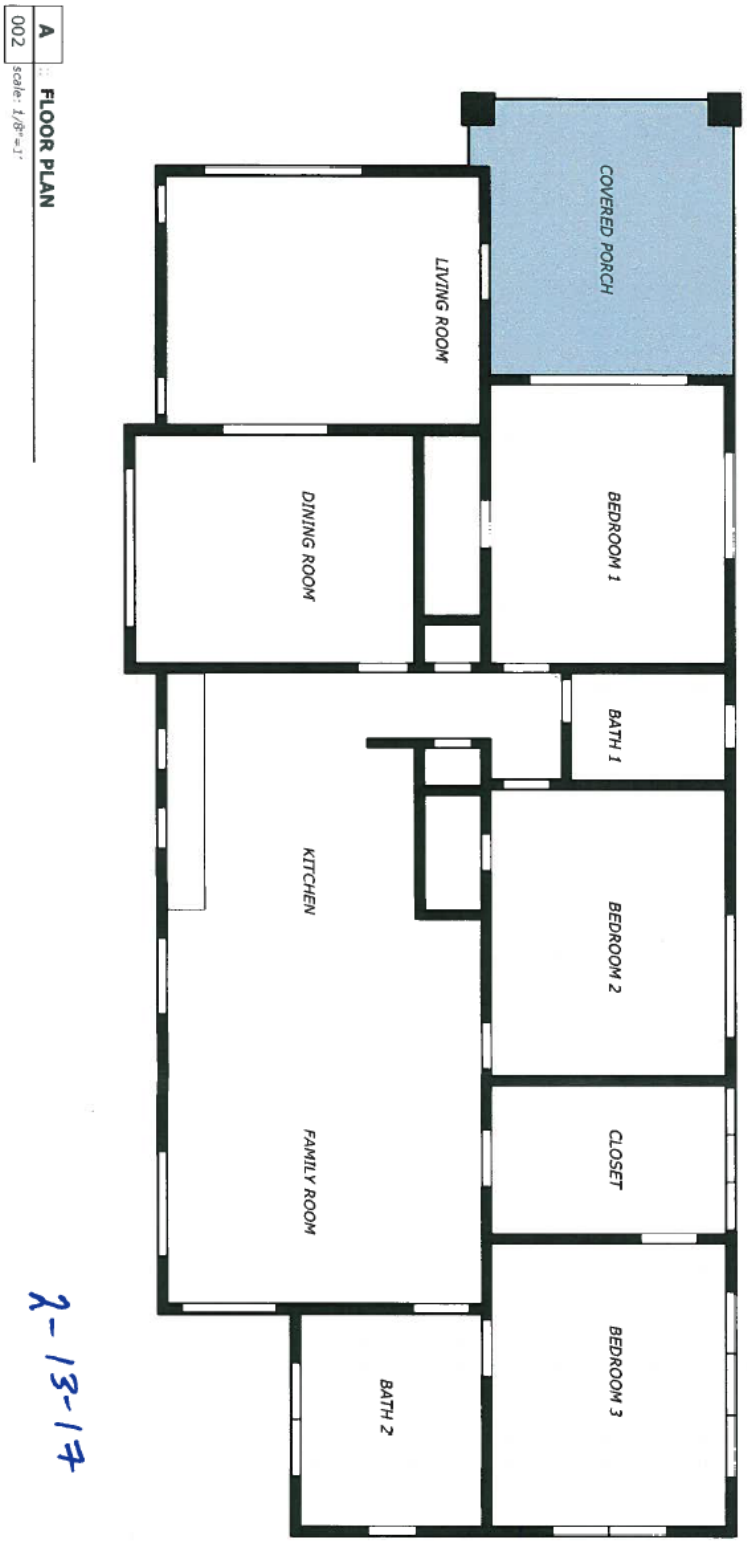
Skirting



Existing site survey



Proposed site plan

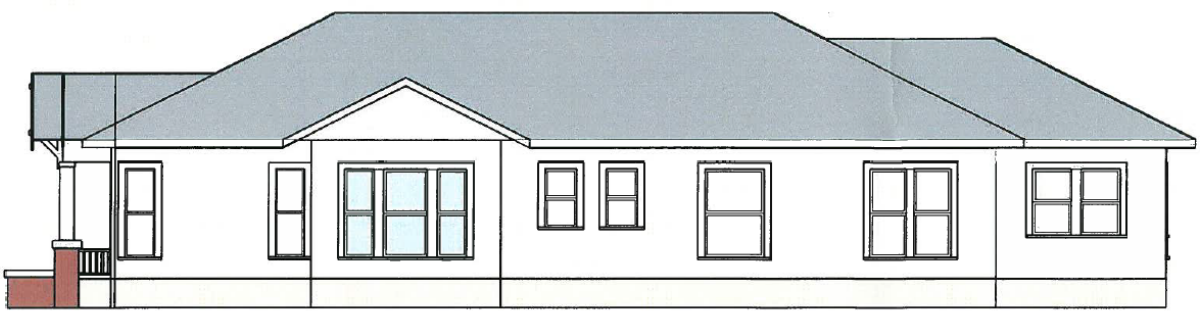


Proposed floor plan



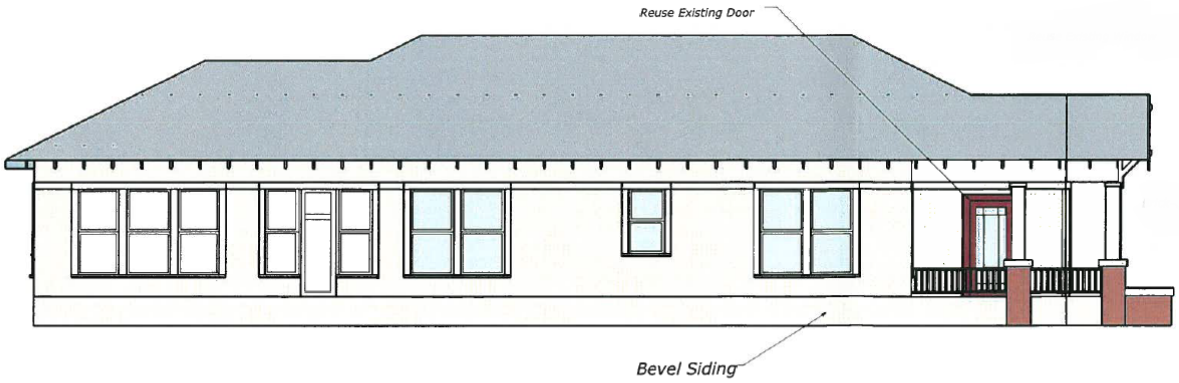
A 004 EAST (FRONT) ELEVATION 2-13-17
scale: 1/8"=1'

Proposed front elevation



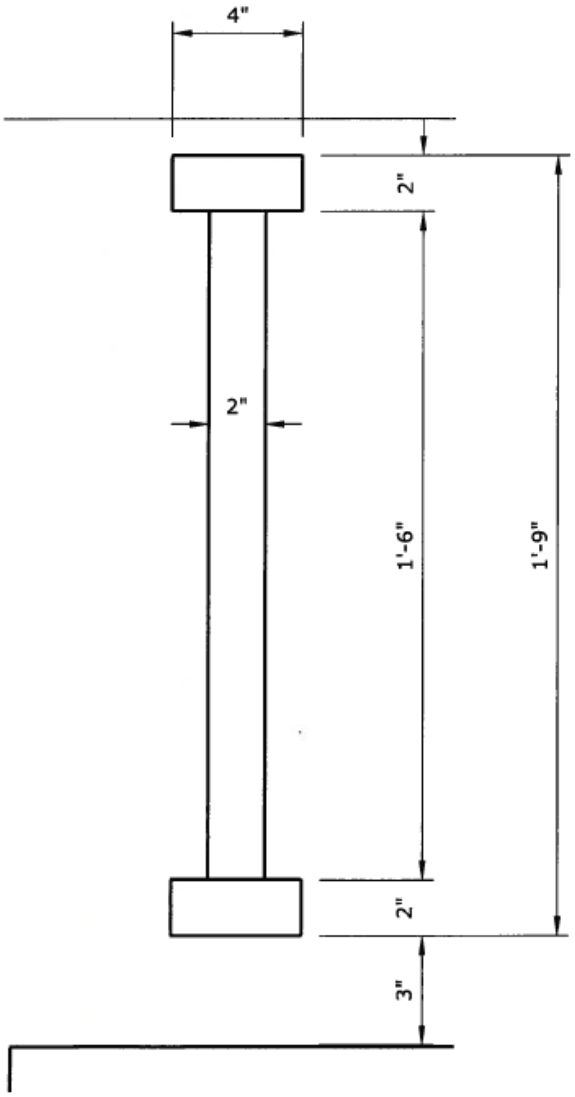
A :: NORTH ELEVATION 2-13-17
001 scale: 1/8"=1'

Proposed north elevation

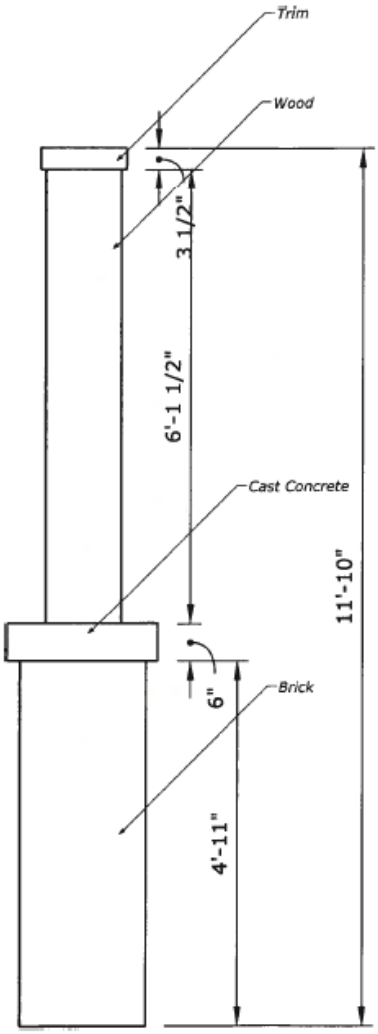


A :: SOUTH ELEVATION 2-13-17
002 scale: 1/8"=1'

Proposed south elevation

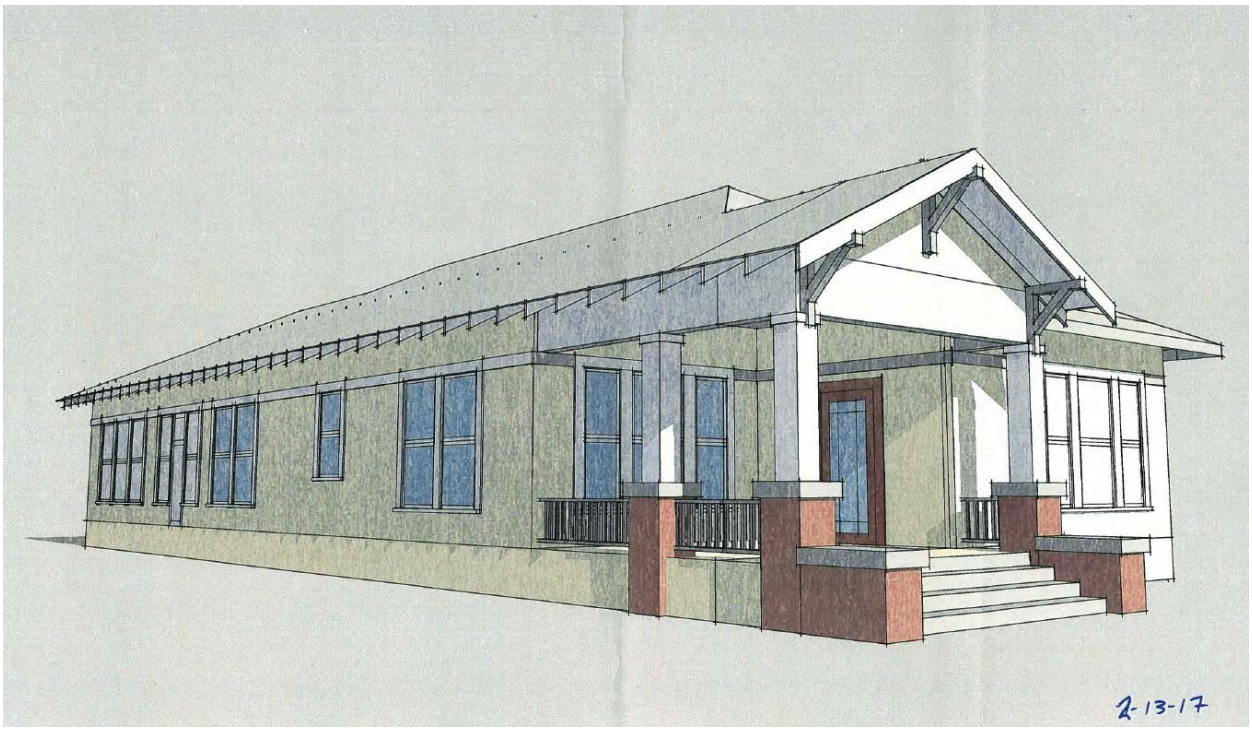


A 001 RAILING DETAIL scale: 3"=1' 2-13-17



A 002 COLUMN DETAIL scale: 1/2"=1' 2-13-17

Column specifications



Rendering of proposed porch

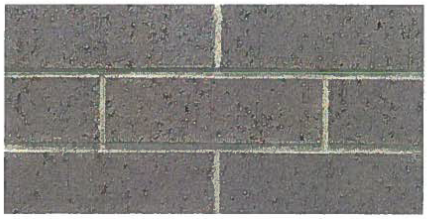
-Fully scaled and dimensioned elevation drawings: Attached
-Porch materials:
-Railing detail – Attached in plans
-Porch Ceiling: 1x6 Beadboard Pine



-Column Detail: Attached in plans: 1x6 pine, 1x4 pine, 1x2 pine
-Porch Flooring: Pine Clear Grade 1x4x12 Tongue and Groove Treated YP WOLMANIZED



-Doors: No changes to door
-Windows: No Changes to Windows
-Brick: Acme Utility Size Brick – Will be Painted – 11 5/8" x 3 5/8" x 3 5/8", they lay up at 3.0 units per square foot with a standard 3/8" mortar joint.



-Lighting: Bronze coated chain instead of pole

12991B - Antique Bronze 6 Gauge Straight Sided Oval Chain

6 gauge, heavy duty straight-sided chain in 3 ft. lengths. Antique Bronze plated decorative steel chain for medium-heavy service, machine-made. Links are 2 1/4 inch X 7/8 Inch

Brand: B&P Lamp Supply



2-13-17

Flooring, ceiling, and brick specifications for the porch



World Imports

Luray Collection 1-Light Oil-Rubbed Bronze Pendant

★★★★☆ (12) Write a Review Questions & Answers (10)

- Popular oil-rubbed bronze finish
- White opal glass shade
- Great for kitchens, dining rooms and more

$68.09 /each

-Shingles: Match existing roof



GAF

Royal Sovereign White 25-Year 3-Tab Shingles (33.33 sq. ft. per Bundle)

★★★★½ (20) Write a Review Questions & Answers (4)

- 25 Year Limited Warranty
- Most preferred 3-tab shingle in its class among contractors
- Passes the industry's two toughest wind tests

Color/Finish: **White**

-Siding: Siding – 117 Lap

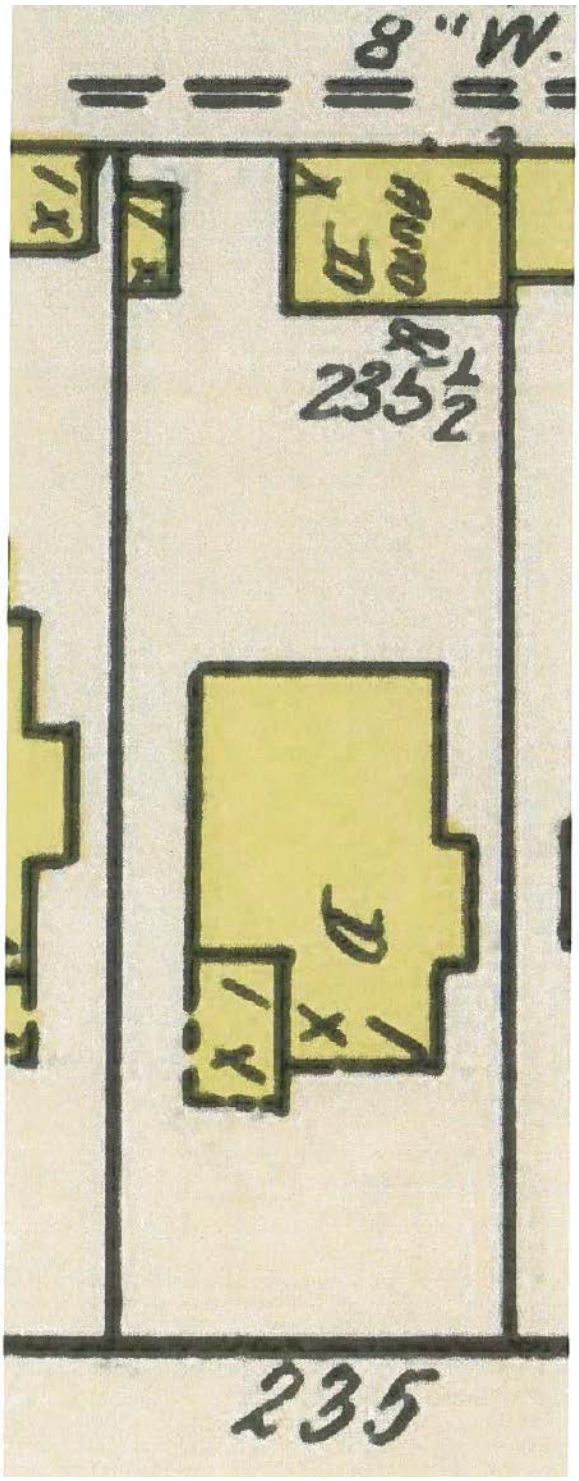


-Trim: 1x6 #2 Pine

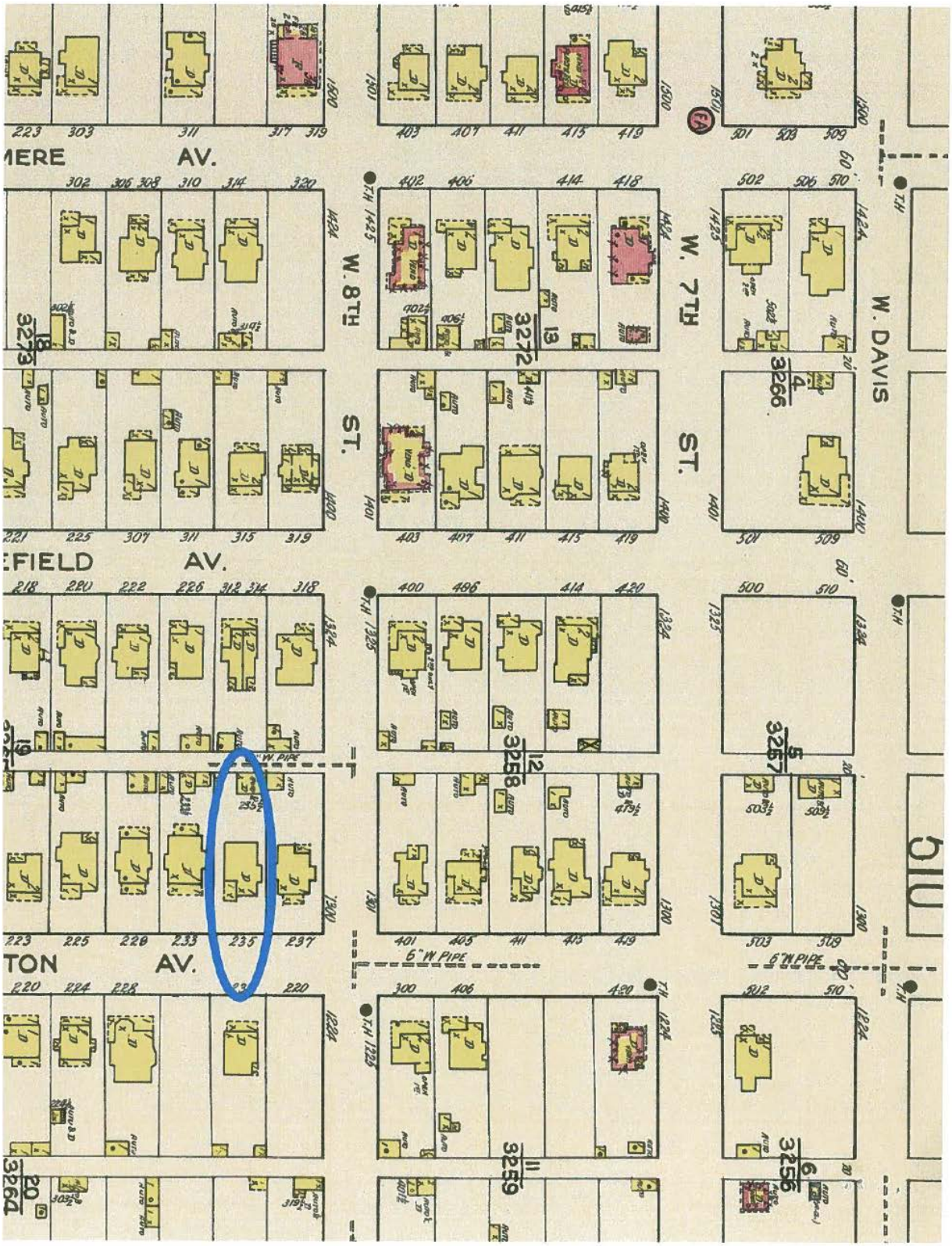
-PDF format

2-13-17

Siding, shingle, and lighting specifications for the porch



1922 Sanborn map showing 315 N. Clinton (numbered 235 N. Clinton at the time)



1922 Sanborn map showing 315 N. Clinton (numbered 235 N. Clinton at the time)



1952 Sanborn map showing 315 N. Clinton (numbered 235 N. Clinton at the time)





Similar porches submitted by the applicant. The house in the bottom photo (521 S. Rosemont) has a footprint similar to the original footprint on 315 N. Clinton.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a)(11)(E)

(E) Style. Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building. A front entrance or porch must reflect the dominant horizontal and vertical characteristics of the main building.

Secretary of Interior Standards and 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.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/08/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: ISAAC MARTINEZ
PROPERTY ADDRESS: 315 N CLINTON
DATE of CA / CD REQUEST: 02/02/2017

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial ✓ Denial without prejudice

Recommendation / comments/ basis:

- DOESN'T MEET 25'-0" SET BACK
- BEING IN LINE W/ NEIGHBORING HOUSES
- PROTRUDES INTO FRONT YARD

- REVIEW DESIGN TO MEET W/ SANBORN SET BACK PORCH

Task force members present

X Christine Escobedo	X Jeff Cummings (Chair)	___ Barbara Roy (Alternate)
___ Heidi Maher	X Rachel Hoehn	___ VACANT
___ Alfred Pena	X Harry Nicholls	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simply Majority Quorum: X yes ___ no
Maker: RACHEL
2nd: CHRISTINE
Task Force members in favor:
Task Force members opposed: XX
Basis for opposition:

CHAIR, Task Force [signature] DATE 2/8/2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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

CITY OF DALLAS

LANDMARK COMMISSION **MARCH 6, 2017**

FILE NUMBER: CA167-254(JKA)
LOCATION: 410 N Windomere Ave
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD. No 87, Tract 1

PLANNER: Jennifer Anderson
DATE FILED: February 2, 2017
DISTRICT: Winnetka Heights
MAPSCO: 54-B
CENSUS TRACT: 0046.00

APPLICANT: Lacey Lucas

OWNER: LUCAS LACEY B

REQUEST:

1. Replace 100% of tongue-and-groove front porch floor with tongue-and-groove porch floor to match existing.
2. Paint main structure. Brand: Sherwin Williams. Body: SW6484 "Meander Blue;" SW7556 "Creme;" SW6839 "Kimono Violet."
3. Stain wood porch floor using Super Deck stain in color "Cedar Tone Natural."
4. Install landscaping in front yard.

BACKGROUND / HISTORY:
05/18/2015 – New shingles were approved via Routine Maintenance (CA145-403(MD)).

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

ANALYSIS:

1. The applicant would like to replace the existing porch floor boards with matching tongue-and-groove flooring so that the original floor would not have to be stripped of paint before it is stained. The evidence provided to Staff shows that the existing floor is in good condition and that only a small percentage of the boards require replacement. Therefore, Staff is recommending Denial without Prejudice of the proposed work.
2. Staff is supportive of the proposed stain color for the porch floor and is therefore recommending approval of the work.
3. Staff does not believe that the proposed body color or accent color listed in Option 1 is compatible with the historic district. Most of the homes on the block have either earth tones or soft yellows, which is typical of the neighborhood, and Staff could not located another house with approved colors similar to the ones requested. Therefore, Staff is recommending Denial without Prejudice of the proposed work.

4. The applicant would like to plant 4-5 Texas Sage bushes in existing landscape beds in the front yard. Staff does not believe the plants will obscure significant features on the main structure. Staff is recommending approval of the proposed landscaping with the finding that it is consistent with the preservation district and City Code.

STAFF RECOMMENDATION:

1. Replace 100% of tongue-and-groove front porch floor with tongue-and-groove porch floor to match existing – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant did not meet the burden of proof required to justify the work.
2. Stain wood porch floor using Super Deck stain in color "Cedar Tone Natural" – Approve – Approve specifications dated 2-15-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(8)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Paint main structure. Brand: Sherwin Williams. Body: SW6484 "Meander Blue;" SW7556 "Creme;" SW6839 "Kimono Violet" – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(8)(C) stating that the colors of the structure must be complimentary of the overall character of the district.
4. Install landscaping in front yard – Approve – Approve image and written description dated 2-13-17 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(b)(3) and meets the standards in City Code Section 5A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1. Replace 100% of tongue-and-groove front porch floor with tongue-and-groove porch floor to match existing – Deny – Show back up documentation for percentage of wood floor that needs replacement. What is shown looks to be 10% damaged at best.
2. Stain wood porch floor using Super Deck stain in color "Cedar Tone Natural' – None – Not discussed by Task Force.
3. Paint main structure. Brand: Sherwin Williams. Body: SW6484 "Meander Blue;" SW7556 "Creme;" SW6839 "Kimono Violet" – Approve with Conditions – Paint schedule with key notes are needed (soffit, body, trim, sash, etc) to show which colors are used for each element.
4. Install landscaping in front yard – Approve with Conditions – Provide species, count, and locations.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 167 - 254 (JKA)
Office Use Only

Name of Applicant: Lacey Lucas
Mailing Address : 410 N. Windomere Ave.
City, State and Zip Code: Dallas, TX 75208
Daytime Phone: 210-643-9031 Fax:
Relationship of Applicant to Owner : self

PROPERTY ADDRESS: 410 N. Windomere Ave.
Historic District: Winnetka Heights

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

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

Repair and repaint the entire exterior of the house. Roughly 30 rafter tails will be replaced to look like original. Rotted wood will be replaced to look like original. Exterior paint will match the attached paint chips: siding--Meander Blue; trim--creme; accents--kimono violet. The accent color will be used on all doors; under the eves, an area not visible from the street; and small amounts in the dental, railings, and columns. I propose to replace the front porch with new wood which would be stained a natural color. Additionally, I propose to plant shrubs native to Texas in the front of the house. (see attached for more)

RECEIVED BY
Current Planning
FEB 02 2017

Signature of Applicant: Lacey Lucas Date: 1/23/17

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

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

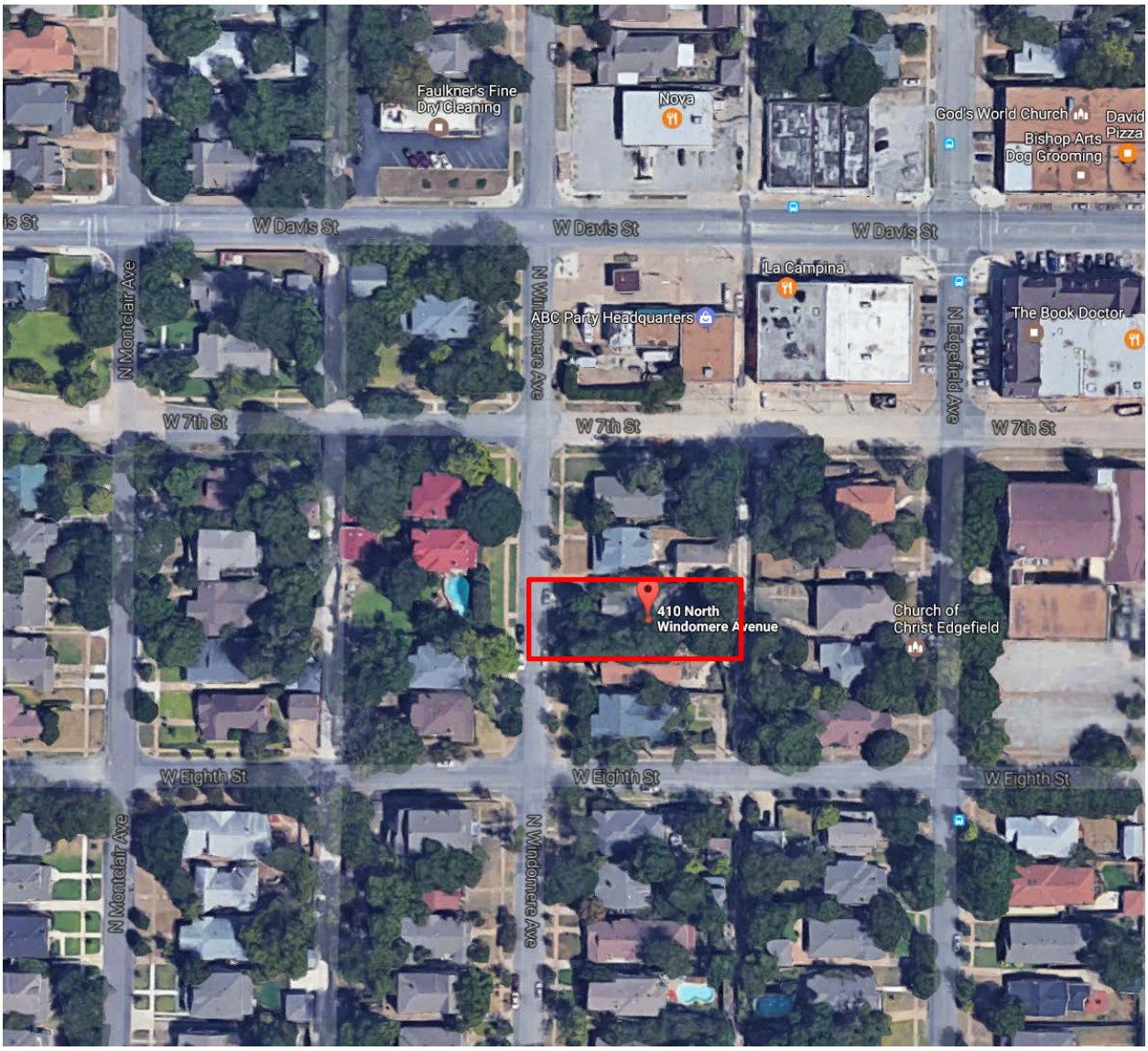
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

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

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

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

_____ _____
Sustainable Construction and Development **Date**


Faulkner's Fine Dry Cleaning
Nova
God's World Church
David
Pizza
Bishop Arts Dog Grooming
W Davis St
W Davis St
W Davis St
La Campina
N Montclair Ave
N Windomere Ave
ABC Party Headquarters
The Book Doctor
N Edgefield Ave
W 7th St
W 7th St
W 7th St
410 North Windomere Avenue
Church of Christ Edgefield
W Eighth St
W Eighth St
W Eighth St
N Montclair Ave
N Windomere Ave

Aerial map



Main structure



To left of main structure



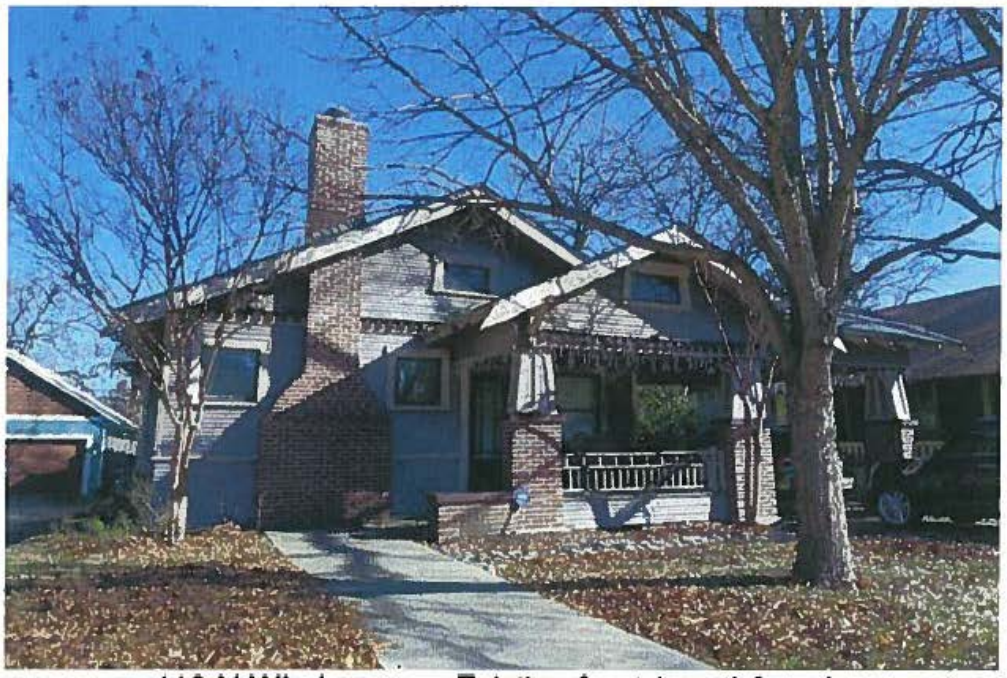
To right of main structure



Across street from main structure



Across street from main structure



410 N Windomere – Existing front (west) façade



410 N Windomere – Existing front detail

Main structure – west (front) elevation





Front and side façade of the main structure

Porch

Proposal to replace the porch (photographed below) with new wood which would be stained Sherwin Williams SuperDeck transparent "Cedar Tone Natural" SW3556





Request #1 & 3 - Existing porch floor proposed for replacement and staining





Request #1 & 3 - Existing porch floor proposed for replacement and staining





Request #1 & 3 - Existing porch floor proposed for replacement and staining

Colors Proposed

(May not be accurate, please see paint cards.)

Trim

SW 7556
Crème
Interior / Exterior
Locator Number: 262-C4

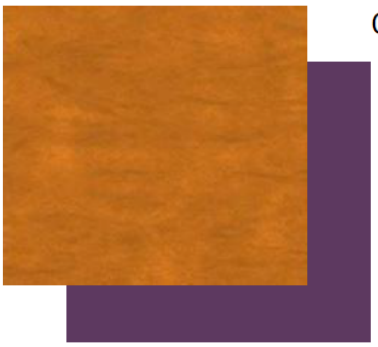
Body

SW 6484
Meander Blue
Interior / Exterior
Locator Number: 171-C1

SW 6839
Kimono Violet
Interior / Exterior
Locator Number: 183-C7

Accent

Porch Flooring Options



Request #2 - (Option 1) - Applicant's preferred color choices

Paint Color Proposal

(see following pages with color location diagram)

- Body—Sherwin Williams *Meander Blue* SW6484
  - All the siding and main parts of the house
- Trim—Sherwin Williams *Crème* SW7556
  - All trim pieces, window sills & sashes, rafter tails, and dental
- Accent—Sherwin Williams *Kimono Violet* SW6839 or *Moscow Midnight* SW9142
  - Doors
  - Eaves except rafter tails (more detail herein)
- Porch Flooring—Sherwin Williams *Cedar Tone Natural* Stain SW3556 **or** Accent Color (either Kimono Violet or Moscow Midnight)
  - Seeking approval for both pending determination by painter if porch flooring can be stripped

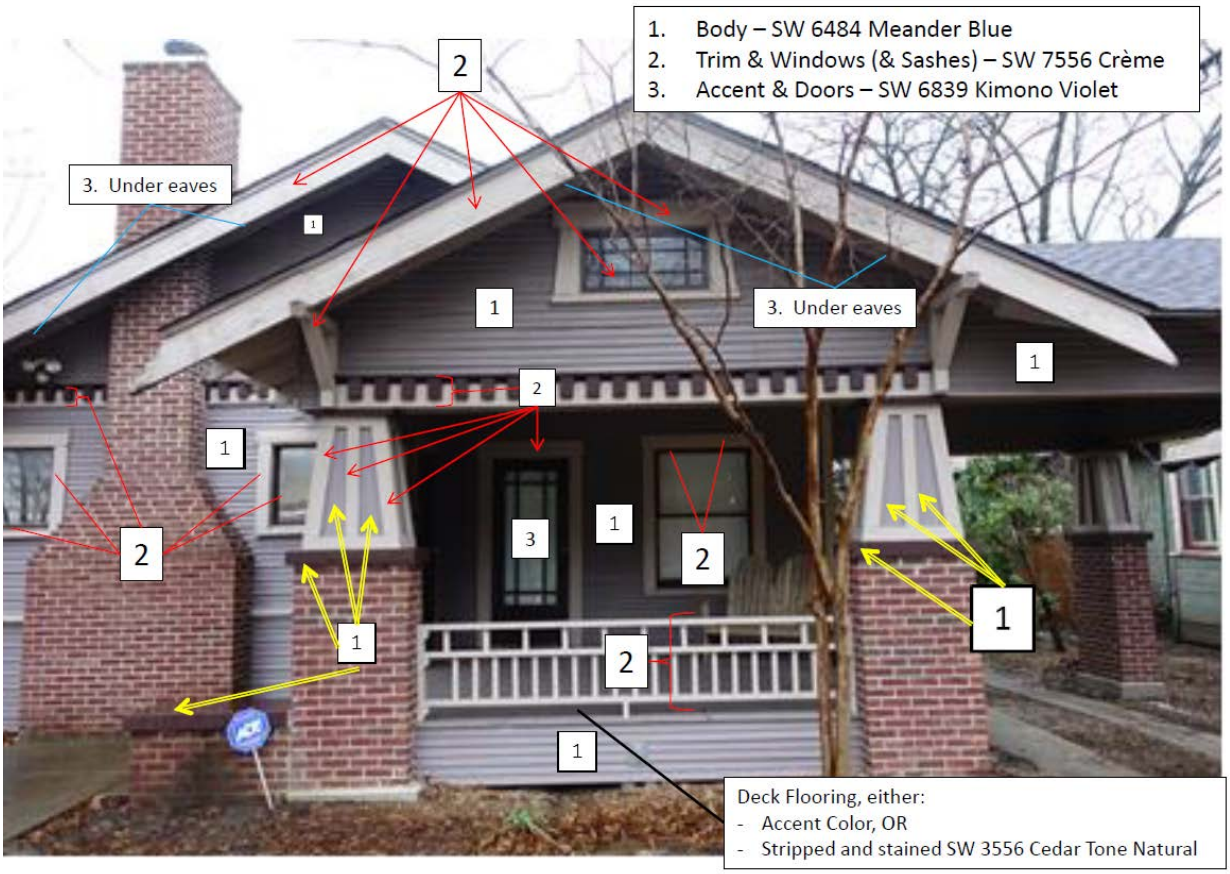
Request #2 - Detail for the application of Option 1 paint colors on the main structure.

Colors in the Alternative

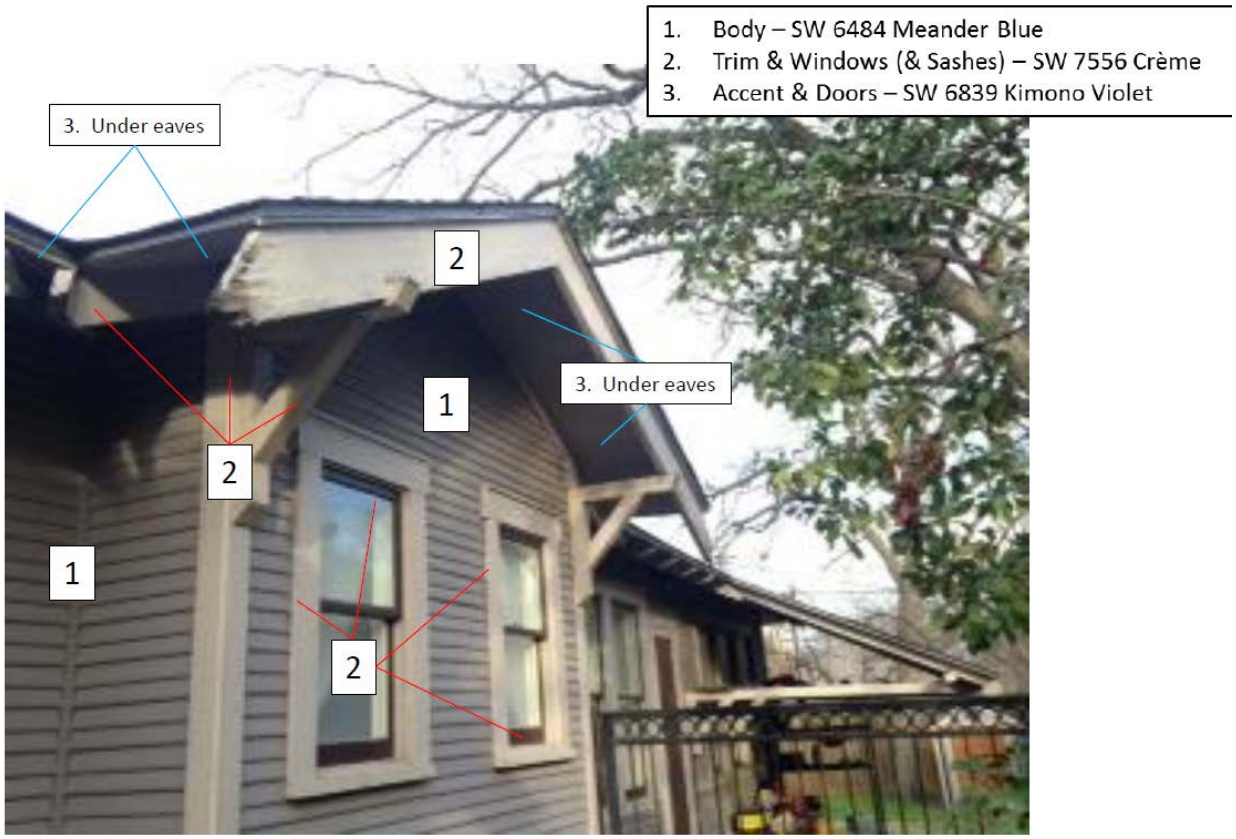
(May not be accurate, please see paint cards.)



Request #2 – (Option 2): The applicant chose an alternative accent color that would be placed in the same location as the Kimono Violet outlined on the previous page.



Request #2 - Illustration for the proposed paint color locations.



Request #2 - Illustration for the proposed paint color locations.

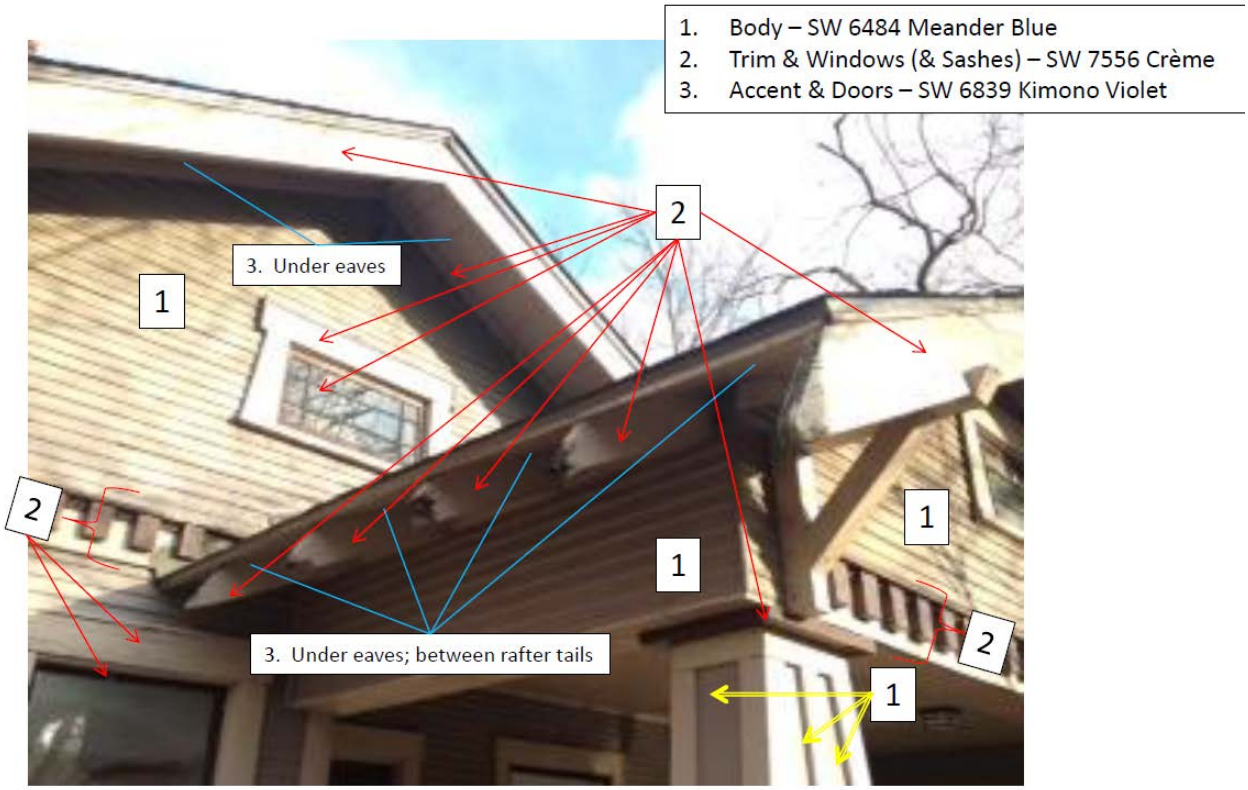








Request #2: Other options – The applicant would also consider these colors as accent options.



Request #2 - Illustration for the proposed paint color locations.

Proposal: Painting the Eaves

I propose to paint the eaves the accent color. This would highlight the architectural elements of the rafter tails which will all be painted the trim color (Crème). The eye is drawn to the lighter color, and away from the darker color.

In the alternative, the eaves could be painted the same color as the body of the house (Meander Blue), which would still provide some contrast to the rafter tails.

In this example, the eaves are painted a dark blue color, while the trim and rafter tails are a white.

This is very similar to what I propose, except much less would be visible from the street.



Request #2 - Examples of a house with differing soffit and rafter tail colors.



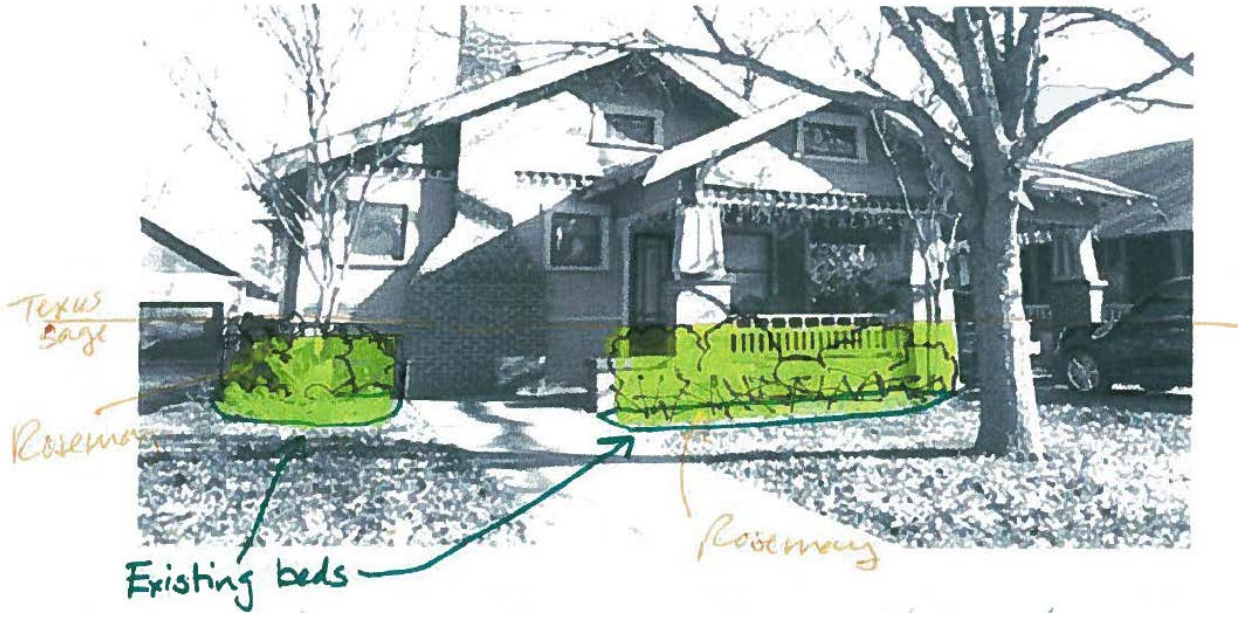
Examples of Colored Eaves

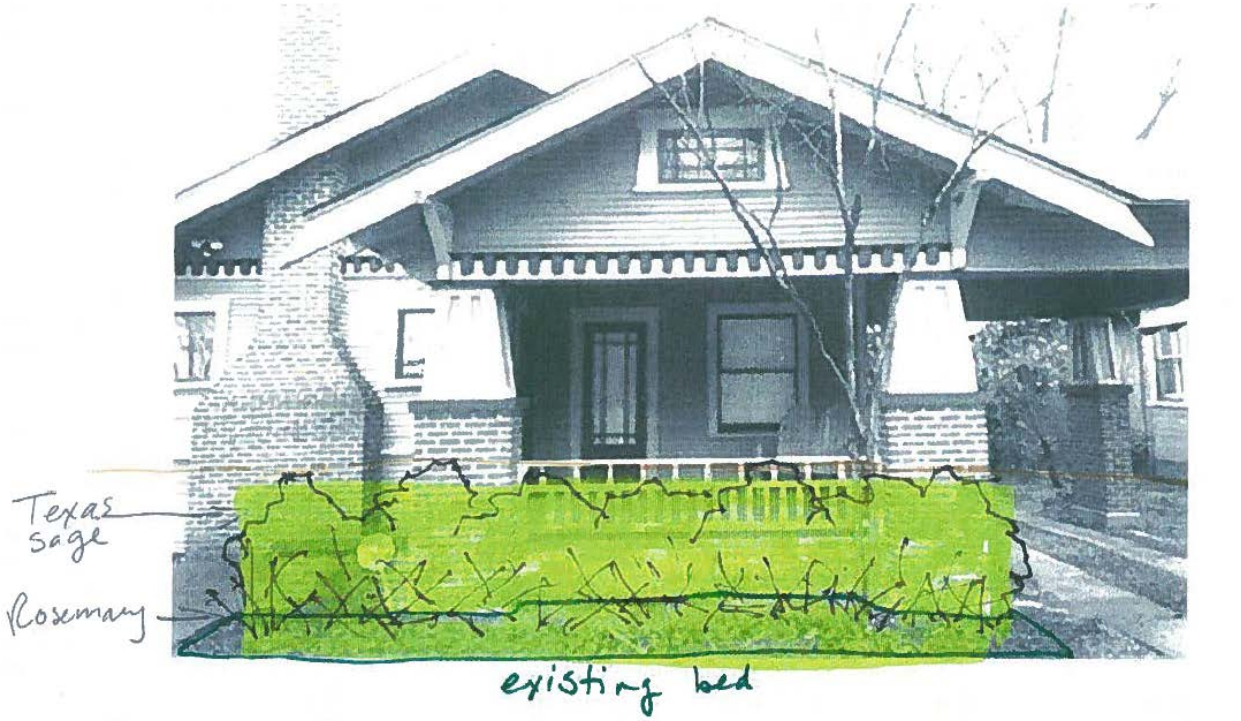
Request #2 - Examples of houses with differing soffit and rafter tail colors.

Landscaping

- I propose to add Texas Sage bush in the existing garden beds. I want it to grow fairly naturally. Since it is in partial shade, it should only grow to 4-6 feet tall.
- I also propose to plant Rosemary shrubs in front of the sage in the center bed.
- I would also like to plant Rosemary in the corner (smaller) existing bed.
- See the next page for imagery.

Request #4 - Detail of landscaping proposal





Request #4 - Illustration of landscaping proposal



131 N. Edgefield
Light turquoise w/ light purple trim



Houses with similar colors submitted by the applicant.

116 N. Clinton
Light green with white-ish trim



206 N. Clinton
Bright, light turquoise, white trim, dark (black?) accents



Houses with similar colors submitted by the applicant.

118 N. Winnetka

Light blue, cream trim, dark (black?) accents, cedar tone door



203 N. Willomet

Bright, light turquoise, white trim, bright blue accents



Houses with similar colors submitted by the applicant.

1414-1420 N. Windomere

Light-medium turquoise, white trim, teal accents





122 N. Windomere

Light-med purple, white trim, dark purple accents

Regarding purple not being accepted in the neighborhood; see following pages.



Houses with similar colors submitted by the applicant.

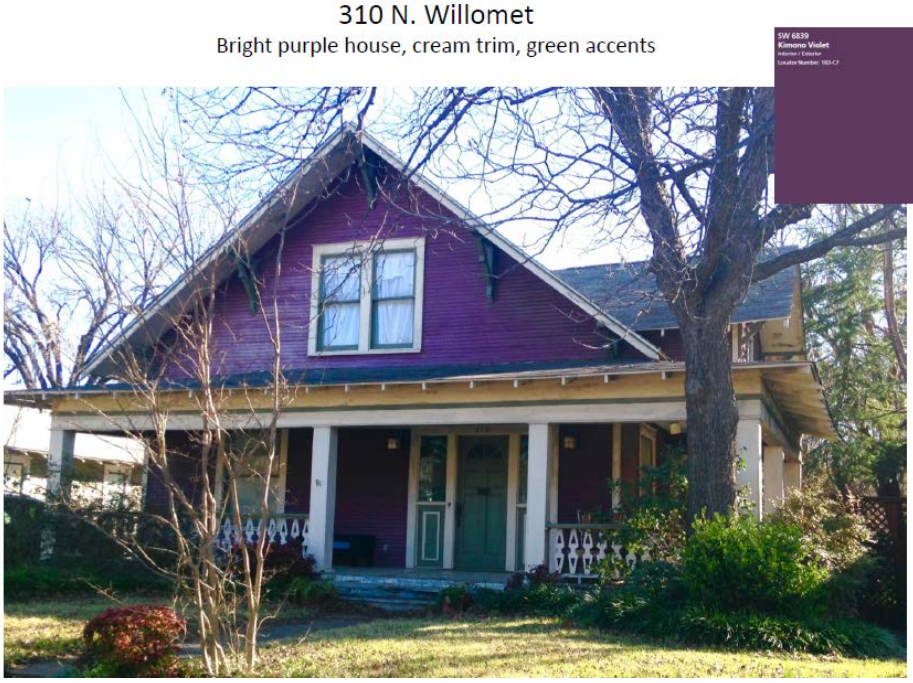
414 N. Winnetka

Light purple, cream trim, light blue door



310 N. Willomet

Bright purple house, cream trim, green accents



Houses with similar colors submitted by the applicant.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request 2: Section 51P-87.111(a)(8)(F)

(F) Stain. The use and color of stain must be typical of the style and period of the structure.

Request 3: Section 51P-87.111(a)(8)(C)

(C) Dominant and trim colors. All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

Request 4: Section 51P-87.111(b)(3)

(3) Foundation plantings. Foundation plantings may not:

(A) screen significant architectural features of the main building; or

(B) exceed two feet in height above the finished porch floor elevation unless they are part of an overall landscape plan approved by the commission.

TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/08/2017
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: LACEY LUCAS
PROPERTY ADDRESS: 410 N WINDOMERE
DATE of CA / CD REQUEST: 02/02/2017

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial ____Denial without prejudice

Recommendation / comments/ basis:

Approve (1a) PROVIDE PAINT SCHEDULE w/ KEY NOTES ARE NEEDED (SOFFIT, BODY, TRIM, SMSH ES
TO SHOW WHICH COLOR ARE USED FOR EACH ELEMENT

DENY (2a) WP FLOOR PORCH 100%
SHOW BACK UP DOCUMENTATION FOR % OF WOOD
FLOOR THAT NEEDS TO BE REPLACED. WHAT IS SHOWN
LOOKS TO BE 10% DAMAGED AT BEST

APPROVE (3) LANDSCAPE - PROVIDE SPECIES & COUNT & LOCATION

Task force members present

X Christine Escobedo	X Jeff Cummings (Chair)	___ Barbara Roy (Alternate)
___ Heidi Maher	X Rachel Hoehn	___ VACANT
___ Alfred Pena	X Harry Nicholls	___ VACANT (Alt)

Ex Officio staff members present X Jennifer Anderson

Simply Majority Quorum: X yes ___ no
Maker: HARRY
2nd: CHRISTINE
Task Force members in favor: V
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 2.8.2017

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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