



CITY OF DALLAS

LANDMARK COMMISSION

Monday, March 7, 2011

AGENDA

BRIEFINGS:	Dallas City Hall 1500 Marilla St., Room 5/E/S	11:30 a.m.
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Chambers, 6 th floor	1:00 p.m.

Theresa O'Donnell, Director
Mark Doty, Sr. Planner Historic Preservation
Carolyn Horner, Sr. Planner Historic Preservation

BRIEFING ITEMS

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

1. Briefing on Political Activities, by: Tammy Palomino, Assistant City Attorney, City Attorney's Office.
2. Update on the Landmark Commission Powers, Duties and Objectives, by: Neva Dean, Manager, Current Planning.

CONSENT ITEMS

1. 720 NESBITT DRIVE

Junius Heights Historic District
CE067-119(TC)
Mark Doty

Request: Extend the completion date for one year on a previously approved Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

Applicant: Karl Braddick

Application Filed: 8/6/2007

Staff Recommendation: Approval of a one-year extension of the completion date on the previously-approved CE in accordance with Dallas City Code Section 51A-11.201(f)(s) with the finding that there has been reasonable progress towards completion and the extension will further the purpose of Article XI, "Development Incentives," of the Dallas City Code.

2. 1325 S LAMAR STREET

Sears Complex- Buildings
Dallas Coffin Company Building
CA101-127(MD)
Mark Doty

Request:

- 1) New site plan including dumpster configuration, patio/sidewalk configuration and new flagpoles and monument signage base.
- 2) New roof plan and elevations.

Applicant: 5G Studio_ Collaborative

Application Filed: February 3, 2011

Staff Recommendation:

1) New site plan including dumpster configuration, patio/sidewalk configuration and new flagpoles and monument signage base. – Approve – Approve drawings dated 2/14/11 with the finding the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Sections 3.3, 3.10, 3.11 and 3.12 and although the proposed work does not comply with Section 3.1 that prohibits new construction in the no-build zone, 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.

2) New roof plan and elevations. – Approve - Approve drawings dated 2/14/11 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Sections 6.3, 6.4, 6.5 and 6.6 and although the proposed work does not comply with Section 9.2 that prohibits vertical additions, 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) New site plan including dumpster configuration, patio/sidewalk configuration and new flagpoles and monument signage base. – Approve.
- 2) New roof plan and elevations. – Approve.

3. 1903 YOUNG STREET

First Presbyterian Church,
Harwood Historic District
CA101-125(MD)
Mark Doty

Request: First Presbyterian Church – New garden space including arbors, walkways, landscaping, and water features. Work started without a Certificate of Appropriateness.

Applicant: Fallcreek Gardens, Inc.

Application Filed: February 3, 2011

Staff Recommendation: First Presbyterian Church – New garden space including arbors, walkways, landscaping, and water features. – Approve – Approve drawings dated 2/14/11 with the finding the proposed work is consistent with the criteria for site and site elements in Tract A in the preservation criteria Section 2.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation: First Presbyterian Church – New garden space including arbors, walkways, landscaping, and water features. - Approve.

4. 3500 S FITZHUGH AVENUE

Fair Park Historic District
CA101-124(MD)
Mark Doty

Request: Six new linear steel-and-fabric shade structures (to match existing structures) in the Fair Park Midway.

Applicant: GSR-Andrade

Application Filed: February 3, 2011

Staff Recommendation: Six new linear steel-and-fabric shade structures (to match existing structures) in the Fair Park Midway – Approve drawings dated 2/14/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: Six new linear steel-and-fabric shade structures (to match existing structures) in the Fair Park Midway – Approve - Compatible with existing canopies previously approved by this Task Force.

5. 4800 ROSS AVENUE

Fannin Elementary School
CA101-123(MD)
Mark Doty

Request:

- 1) New dumpster enclosure, accessible parking and ramps.
- 2) New playground equipment.
- 3) New concrete bus lane.

Applicant: Dallas Independent School District

Application Filed: February 3, 2011

Staff Recommendation:

1) New dumpster enclosure, accessible parking and ramps. - Approve – Approve drawings dated 2/14/11 and paint color SW 6035 'Gauzy White' or similar with the finding the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Sections 3.3, 3.4, and although the proposed work does not comply with Section 3.12 that prohibits cornerside yard fences to be over six feet in height, 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. 3.12 and 3.13.

2) New playground equipment. – Approve – Approve drawings dated 2/14/11 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) New concrete bus lane. – Approve – Approve drawings dated 2/14/11 with the finding the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Sections 3.3, 3.4, 3.12 and 3.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) New dumpster enclosure, accessible parking and ramps. – Approve.
- 2) New playground equipment. – Approve.
- 3) New concrete bus lane. – Approve.

6. 5832 REIGER AVENUE

Junius Heights Historic District
CA101-126(CH)
Carolyn Horner

Request:

- 1) Add three dormer extensions to existing roof.
- 2) Modify the existing roof to accommodate renovations.

Applicant: DERIC SALSER

Application Filed: February 3, 2011

Staff Recommendation:

1) Add three dormer extensions to existing roof. – Approve with conditions - Approve the drawings dated 2/3/11 with the finding that the proposed work meets the preservation criteria in Ordinance 26331, Sections 8.1 and 8.4, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), with the condition that the new dormer heights not exceed the height of the existing dormer on the front facade of the main structure.

2) Modify the existing roof to accommodate renovations. – Approve the drawings dated 2/3/11 with the finding that the proposed work complies with Ordinance 26331, Section 6.1 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1) Add three dormer extensions to existing roof. – Approve with conditions - Approve new dormer on the 50% of the side because per code restrictions, a window must be in a livable room (even though Sec. 4.1 protects the front 50% of the side facade, the proposed new dormer permits the livable use of the room). The new dormer's height must not exceed the height of the existing front dormer. One member in opposition: reason for opposition is that the front facade and the front 50% of the side facades are protected.

2) Modify the existing roof to accommodate renovations. – Approve the plans as shown per Sections 6.1, 8.1 and 8.4.

7. 5407 VICTOR STREET

Junius Heights Historic District
CA101-121(CH)
Carolyn Horner

Request: Remove existing 24-inch diameter American Elm due to location causing damage, and plant a Cedar Elm in the front yard.

Applicant: Todd Smith

Application Filed: February 2, 2011

Staff Recommendation: Remove existing 24-inch diameter American Elm due to location causing damage, and plant a Cedar Elm in the front yard. – Approve with conditions – Approve with Conditions - Approve the pictures dated 2/3/11 with the finding that the request complies with the preservation criteria in Ordinance 26331 Section 3.5.c and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), with the condition that the new tree be of a species that at maturity is not greater than 30 feet in height. The City Arborist suggests the following species as appropriate for the area: Redbud, Desert Willow, Yaupon Holly, or Crepe Myrtle.

Task Force Recommendation: Remove existing 24-inch diameter American Elm due to location causing damage, and plant a Cedar Elm in the front yard. – Approve with Conditions - American Elm may be removed because of its proximity to the water main, and replace with a 30-foot tree such as a Big Leaf Maple.

8. 5408 SWISS AVENUE

Swiss Avenue Historic District
CA101-128(CH)
Carolyn Horner

Request: New detached garage.

Applicant: John Hampton

Application Filed: February 3, 2011

Staff Recommendation: New detached garage – Approve with conditions – Approve the drawings dated 2/22/11 with the finding that the proposed work complies with the preservation criteria in Ordinance 18563, Sections 14(a)(1)(A) and 14(a)(1)(B), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii), with the condition that the accessory building meet the side yard setback requirements in Ordinance 18563 Section 13(g)(1)(A).

Task Force Recommendation: New detached garage – No quorum, comments only. Needs to comply with Section 13(g)(1)(A) regarding setback. Evaluate the roof canopy distance from the railing.

9. 1301-B W DAVIS STREET

Winnetka Heights Historic District
CA101-129(CH)
Carolyn Horner

Request: New commercial sign.

Applicant: Urban Acres Market

Application Filed: February 3, 2011

Staff Recommendation: New commercial sign. – Approve - Approve the sign as shown in photograph dated 2/3/11 with the finding that it is consistent with the criteria in City Code Section 51P-87.116(d), and complies with City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation: New commercial sign. – No quorum, comments only. Task Force like sign as submitted.

DISCUSSION ITEMS

10. 2843 METROPOLITAN AVENUE

Wheatley Place Historic District
CD101-010(MD)
Mark Doty

Request: Demolition of a structure pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Applicant: City Attorney's Office

Application Filed: February 3, 2011

Staff Recommendation: Demolition of a structure pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Task Force Recommendation: Demolition of a structure pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Deny without prejudice - Due to overwhelming evidence and staff report that the house is currently being occupied. City Attorney needs to provide concrete evidence that the house is vacant.

**11. 201 E 9th STREET
W.H. Adamson High School**

Request: Consideration of an historic district overlay for W.H. Adamson High School.

Applicant: Dallas Landmark Commission

Staff Recommendation: Approval, subject to revised preservation criteria.

Designation Committee Recommendation: Approved.

OTHER BUSINESS ITEMS

- 1) Minutes for the February 7, 2011 Meeting.
- 2) The Landmark Commission Designation Committee is scheduled to meet on Wednesday, March 16, 2011, 5:45 p.m., at the Wilson/Carriage House (Preservation Dallas), 2922 Swiss Avenue; and a site visit is scheduled on Saturday, March 12, 2011 at the Haymarket Cemetery, 33 Haymarket Road, Time: TBD

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 change.

ADJOURNMENT

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session concerning one or more of the following topics:

- a. *seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act; [Texas Government Code §551.071]*
- b. *deliberating the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.072]*
- c. *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; [Texas Government Code §551.073]*
- d. *deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to the hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation requests a public hearing; or [Texas Government Code §551. 074]*
- e. *deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Texas Government Code §551.076]*
- f. *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. [Texas Government Code §551. 086]*



LANDMARK COMMISSION

2/7/2011

FILE NUMBER: CE067-118(TC)

PLANNER: Mark Doty

LOCATION: 720 Nesbitt Dr.

DATE FILED: 8/6/2007

COUNCIL DISTRICT: 14

DISTRICT: Junius Heights

SIZE OF REQUEST: 2,143 sq. ft.

MAPSCO: 36Y

APPLICANT: Karl Braddick

OWNER: BRADDICK KARL

REQUEST: Extend the completion date for one year on a previously approved Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

SUMMARY: According to Section 51A-11.201(f)(2), Landmark Commission may, after a public hearing, extend the deadline for completion of the rehabilitation project and receipt of a certificate of occupancy for additional periods up to three years each if there has been reasonable progress towards completion and the extension will further the purpose of this article.

The applicant has submitted a complete Step 2 form and has satisfied the minimum expenditures (\$25,000) required to qualify for the program.

STAFF RECOMMENDATION: Approval of a one-year extension of the completion date on the previously-approved CE in accordance with Dallas City Code Section 51A-11.201(f)(s) with the finding that there has been reasonable progress towards completion and the extension will further the purpose of Article XI, "Development Incentives," of the Dallas City Code.

Historic Tax Exemption Application

Step 2 – Verification Application

Property Information

Property Address: 720 Nesbitt Dr.

Building Name (if Applicable): n/a

Historic District / (or Pending Historic District): Junius Heights

Owner Information

Property Owner(s): Karl Braddick

Mailing Address: 720 Nesbitt Dr

City, State and Zip Code: Dallas, TX 75214

Phone Number: 214-274-4721

Fax Number: n/a

Email:

Step 1 Application Information

When Was the Step 1 Application Approved by the Landmark Commission?: 8/6/2007

Did the Application Require City Council Approval? If so, when? no

Changes in lienholder information

Fill out only if there has been any change from information provided in step 1 of the application:

Name (new lienholder): n/a

Mailing address: _____

City, state and zip code: _____

Phone number: _____

Fax number: _____

Email: _____

Record of Expenditures

Please see page 6 of this application if you require further instruction. Otherwise, please either fill out the below chart or attach a chart similar to the one shown below to document the receipts being submitted to staff:

Date	Company	Category of Work	Receipt Page Number	Amount
<u>6/20/2007</u>	<u>Bedrock Foundation</u>	<u>Foundation Repair</u>	<u>1</u>	<u>13,375.00</u>
<u>6/25/2007</u>	<u>Bedrock Foundation</u>	<u>Front porch repair</u>	<u>2</u>	<u>2,200.00</u>
<u>11/5/2008</u>	<u>Guzaman Roofing</u>	<u>New Roof</u>	<u>3</u>	<u>9,105.92</u>
<u>11/14/2008</u>	<u>Guzman Roofing</u>	<u>New Roof</u>	<u>4</u>	<u>4,020.00</u>
TOTAL:				28,700.92

BEDROCK FOUNDATION REPAIR INC.
1018 FLETCHER
DALLAS TX 75223

INVOICE

INVOICE # 0354-07
DATE 06/19/07

Bill To
KARL BRADDICK
720 NESBIT
DALLAS TEXAS 75214

Ship To

P.O. NUMBER	TERMS DUE ON RECEIPT	Sales Rep DH	Sales Territory	Code RES
DESCRIPTION				AMOUNT
FOUNDATION REPAIR PER PROPOSAL DATED 04/27/07				13,375.00

--

Amount Paid 0.00	Amount Due 13,375.00	SUBTOTAL	#4874
		TAX@	\$13,375.00
		TOTAL	

RECEIPT
PAGE 1

BEDROCK FOUNDATION REPAIR INC.
1018 FLETCHER
DALLAS TX 75223

INVOICE

INVOICE # 0355-07
DATE 06/19/07

Bill To
KARL BRADDICK
720 NESBIT
DALLAS TEXAS 75214

Ship To

P.O. NUMBER	TERMS	Sales Rep	Sales Territory	Code
	DUE ON RECEIPT	DH		RES
DESCRIPTION				AMOUNT
CONCRETE WORK ON FRONT PORCH BEAM PER PROPOSAL DATED 06/13/07				2,200.00

Amount Paid 0.00	Amount Due 2,200.00	SUBTOTAL	#4875	
		TAX@		\$2,200.00
		TOTAL		

RECEIPT
PAGE 2

ORDER ACKNOWLEDGMENT

PAGE: 1
NO: 290953

D GUZMAN ROOFING
I 110 SKYLARK
L
L MESQUITE TX 75149

S GUZMAN ROOFING
K 720 NEBBITT
I DALLAS, TX
P HAP 36V-D

CT:GUZMAN PHONE:009727438409
WIP VIA: OUR TRUCK
ESG:
ERMS: 1X 30 NET 31

ORD DATE:11-03-02
EXP DELIVERY:11-06-05
FRT TERM:
PD #:

REF #:
SLAN: 0005
ENTR: RARH

ORDER QOM	ITEM	SIZE	PART #	REL/DISC	SELL/QOM	EXT
152 BDL	12012565				39.250	5966.00
	BDL CT LANDMARK TLIR SHENANDOAH				BDL	
96 EA	31502100	7/16 4X8			9.950	955.80
	PCS 4'X8' 7/16" OSB RADIANT BARRIER				EA	
150 LF	22501515	FV24B			239.000	358.50
	LFT 24" TYPE W BROWN VALLEY				CLF	
400 LF	22514500	ME112B			22.900	91.60
	LFT 1-1/2X1-1/2 BROWN MTL EDGE				CLF	
19 EA	10604010				8.950	170.05
	EA COBRA 3 RIDGE VENT				EA	
3 EA	23002500	JK112			13.500	40.50
	EA 1-1/2" DIAMETER LEAD ROOF JACK				EA	
3 EA	23003000	LJK2			14.500	43.50
	EA 2" DIAMETER LEAD ROOF JACK				EA	
2 EA	22003010	PCN1			16.950	33.90
	BAS 7/8"-1" PLASTIC CAP NAILS				EA	
2 EA	22008500	CRN114	CR114		25.990	71.98
	BX. 1-1/4" CL RFB NAILS GENERIC 7200/80X				EA	
2 RL	54000700	BURNT SIENNA			64.520	129.04
	RL CY ROP BURNT SIENNA				RL	
1 RL	54000300	BASE SHEET			32.860	32.86
	RL GS 75# FIBERGLASS BASE SHEET				RL	
60 LF	22509550	666H			39.700	23.82
	LFT MOD1 METAL 6" GRAVEL GUARD				CLF	
6 BDL	12009307				26.167	157.00
	BDL CT XT30TR SHENANDOAH				BDL	
6 RL	12530060				14.500	87.00
	BDL METRIC-STARTER CERTAINTED				RL	

... CONTINUED

RECEIPT
PAGE 3 - 1 OF 2

ORDER ACKNOWLEDGMENT

PAGE: 2
NO: 290953B BUZHAN ROOFING
I 110 SKYLARK
L
L RESQUITE TX 75149S BUZHAN ROOFING
H 720 MESBITT
I DALLAS, TX
P MAP 367-D

CCT: GUZMAN PHONE: 09727438409

HIP VIA: OUR TRUCK

ESB:

ERMS: 1X 30 NET 31

ORD DATE: 11-03-05

EXP DELIVERY: 11-06-08

FRT TERM:

PD #:

REF #:

SLMN: 0005

EMTR: RARH

ORDER UOM	ITEM	SIZE	PART #	REL/DISC	SELL/UOM	EXT
8 RL	10000000	NO15			20.250	162.00
	RL NO. 15 FELT (4 SDR/RL)				RL	
1 EACH	81240000				35.000	35.00
	FUEL SURCHARGE				EACH	
2 CAN	24013793				3.990	7.98
	CAN RUSTIC BROWN ROOF PAINT (C1603)				CAN	
8 EA	21501000				4.250	34.00
	TUBES PE-150 MEDIUM BRONZE CAULK				EA	
SUB TOTAL						8411.92
TAX						693.99
TOTAL						9105.92

RECEIPT
PAGE 3 - 2 OF 2

Actual _____
 Total _____
 Ridge _____
 Valley _____
 Pitch _____/12
 Edge _____

GUZMAN ROOFING

110 Skylark, Mesquite Texas 75149

972 743-8409 cell # 972 288-2489 Tel / Fax

10/24/08 Karl Fax 1-420-326-5884

10-24-08

Pablo Guzman

E.S. Reviewed

Client BRADDICK

Sales Representative:

Date: 10/23/08

Guzman Roofing agrees to furnish all materials and labor necessary for the work specified below.

Customer / Company Name Spinazzola Contractors Inc

Address 720 N. 36th City Dallas State Tx Zip 75206

I / We the OWNER agree to pay GUZMAN ROOFING

Upon completion of work specified below the total amount of: \$

Payments to be made as follows: \$

when the materials are delivered upon completion

PABLO -
972-743-8409

\$13800.00

OWNER signature

Bid options: 3-Tab \$ 30 yr \$ 40 yr \$ 50 yr \$ Nail Resistant \$ Metal / Tile / Wood \$

Specifications for Labor and Material
 Terms and Conditions (Please read carefully)

Qty	Description	Price	
38	sq of CRILudmark T2 TR	7158	30
96	Sheets of OSB Radian Barrier	1090	56
15	PC of W Valleys	365	25
40	PC of Drip Edge	120	80
2	Wind Turvines (Ridge Vent)	136	00
	Lead Stocks	125	
2	RL of Modified and Underlayment	163	
2	Box of EA Nails and Caps	114	
8	RL of #15 Felt	178	
6	BL of Startos	130	
6	BL of XT 30 For Ridge	199	86
	Material	9780	77
	Labor #6046 w/9	4020	00
	Labor and material	\$13800	00

RECEIPT
PAGE 4



POST REHABILITATION



AFTER REHABILITATION

Affidavit Regarding Taxes, Fees, Fines and Penalties

THE STATE OF TEXAS §
COUNTY OF DALLAS §

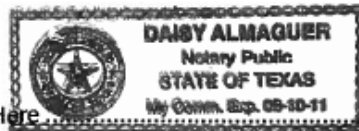
BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is KARL BRADDICK, and I am the owner of the property at 720 NESBITT DR., Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct. All property taxes are current, and no City of Dallas fees, fines or penalties are owed, on the Property or any property owned by any partnership in which I am a partner."

Owner's Name: KARL BRADDICK

Owner's Signature: Karl Braddick

This instrument was sworn and acknowledged before me on 01/28/11
by (print name of owner) Karl Braddick.



Notary Stamp Here

Daisy Almaguer
Notary Signature

Statement of Minimum Expenditures

THE STATE OF TEXAS _____ §

COUNTY OF DALLAS _____ §

BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is (insert name of owner here) KARL BRADDICK, ("the Owner") and I am the owner of the property at (insert street address here) 720 NESBITT DR., Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct.

I certify that the information in this application for a tax exemption, including all attachments, is complete and correct. I certify that I have made the minimum expenditure on the rehabilitation project in compliance with any certificates of appropriateness or predesignation certificates of appropriateness.

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

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained. I understand that all rehabilitation work, if not already complete, must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that the owner of the Property must make an application to Dallas County Appraisal District each year in order to receive the exemption for that year, otherwise, the owner will lose the ability to receive a tax exemption for that year.

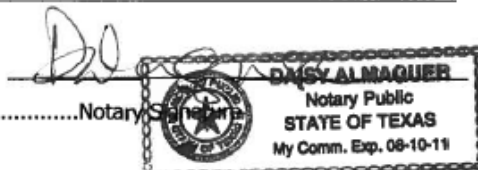
All property taxes are current and no city of Dallas fees, fines, or penalties are owed on the Property or on any other real property owned in whole or in part, directly or indirectly, by the Owner. For the purpose of this statement, an interest in real property does not include any interest in real property held indirectly through a mutual or common investment fund such as a real estate investment trust that holds real estate assets unless the person in question participates in the management of the fund or the trust"

Owner's Name: KARL BRADDICK

Owner's Signature: Karl Braddick

This instrument was sworn and acknowledged before me on Karl Braddick 9/28/11
by (print name of owner) Karl Braddick

Notary Stamp Here



Historic Tax Exemption Program

Step 2 – Verification of Expenditures Application
Page 8 of 8

DUPLICATE TAX RECEIPT



JOHN R. AMES
DALLAS COUNTY TAX ASSESSOR - COLLECTOR
500 ELM STREET, FIRST FLOOR RECORDS BLDG
DALLAS, TEXAS 75202-3304
214-653-7811, 214-653-7824, 214-653-7811

Certified Owner:

BRADDICK KARL & JANA K
720 NESBITT DR
TX, DALLAS 75214-4442

Legal Description:

MUNGER PLACE HEIGHTS
40 FT 11 & 12.5 FT 12 NESBITT
INT20070163210 DD05042007 CO-DC
1884 005 01100 1001884 005

Parcel Address: 720 NESBITT DR, DA

Legal Acres: 0.0000

Deposit No: L10012945594
Validation No: 6769
Account No: 00000183265000000
Operator Code: LKBX

Remit Seq No: 2010018743
Receipt Date: 01/29/2010
Deposit Date: 01/29/2010
Print Date: 01/28/2011

Year Tax Unit Name	Tax Value	Tax Rate	Levy Paid	Discount	P&I	Atty Paid	Total
2009 Dallas County	136,688	0.228100	311.79	0.00	0.00	0.00	311.79
2009 Parkland Hospital	136,688	0.274000	374.53	0.00	0.00	0.00	374.53
2009 Dallas County Community Coll	136,688	0.094900	129.72	0.00	0.00	0.00	129.72
2009 School Equalization	136,688	0.005212	7.12	0.00	0.00	0.00	7.12
2009 Dallas Isd	138,774	1.271343	1,764.29	0.00	0.00	0.00	1,764.29
2009 City Of Dallas	136,688	0.747900	1,022.29	0.00	0.00	0.00	1,022.29
			3,609.74	0.00	0.00	0.00	3,609.74

PAYMENT TYPE:

Checks \$3,609.74

Exemptions on this property: HOM

Total Applied: \$3,609.74

Change Paid: \$0.00

PAYER:

BRADDICK KARL & JANA K
720 NESBITT DR
DALLAS, TX 75214-4442



Property Tax Balance

All tax information refers to the 2010 Tax Year, unless otherwise noted, i.e. "Prior Year Amount Due". Amounts due include penalty, interest, and collection fees if applicable.

Account Number: 00000183265000000

[Click Here to Pay Now](#)

Address:
BRADDICK KARL & JANA K
720 NESBITT DR
DALLAS, TX 75214-4442

Property Site Address:
720 NESBITT DR , DA

Legal Description:
MUNGER PLACE HEIGHTS
40 FT 11 & 12.5 FT 12 NESBITT
INT20070163210 DD05042007 CO-DC
1884 005 01100 1001884 005

Current Tax Levy: \$5,769.28

Current Amount Due: \$5,769.28

Prior Year Amount Due: \$0.00

Total Amount Due: \$5,769.28

Last Payment Amount for Current Year Taxes:
Not Received

Last Payer for Current Year Taxes:
Not Received

Last Payment Date for Current Year Taxes:
Not Received

Caution: Large dollar payments may cause your issuing bank to question this transaction. Contact your bank before proceeding - advise of the amount to be charged and that they eliminate the verbal authorization if applicable.

Pending Credit Card Payments:
No Credit Card Payment Pending

Market Value: \$264,630

Land Value: \$59,260

Improvement Value: \$205,370

Capped Value: \$0

Agricultural Value: \$0

Exemptions: HOM

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Current Tax Statement](#)

[Duplicate Receipt](#)

[Account History Report](#)

[Payment History Report by Year](#)

[Payment History Report](#)

[Payment History Report \(current year only\)](#)

[Click Here](#) to see your estimated amount due for a future date. You can see this information by year and by both year and jurisdiction.

[Begin a New Search](#) [Go to Your Portfolio](#)
[Tax Office Home Page](#)

[Request an Address Correction](#)

Make your check or money order payable to:
JOHN R. AMES, TAX ASSESSOR/COLLECTOR
Dallas County Tax Office
P O BOX 139066
DALLAS, TEXAS 75313-9066

Disclaimer: The Dallas County Tax Office provides its World Wide Web (WWW) site information and services "as is" without warranty of any kind, either expressed or implied. The Dallas County Tax Office does not warrant the accuracy, authority, completeness, usefulness, timeliness, or fitness for a particular purpose of its information or services. The Dallas County Tax Office, its officials and employees shall not be liable for any loss or injury caused in whole or part by its negligence, consequences beyond its control, loss of data, or errors or omissions in the WWW site information or services.

DALLAS COUNTY TAX OFFICE
500 ELM STREET
DALLAS, TEXAS 75202-3304
214-653-7811

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LANDMARK COMMISSION**March 7, 2011**

FILE NUMBER: CA101-127(MD)
LOCATION: **1325 S LAMAR ST**

PLANNER: Mark Doty
DATE FILED: February 3, 2011
DISTRICT: Sears Complex
Building, Dallas Coffin Company

STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD-317

MAPSCO: 45-U
CENSUS TRACT: 0033.00

APPLICANT: 5G-Studio_Collaborative

REPRESENTATIVE: Fred Meyer

BACKGROUND / HISTORY:

10/4/10 – Landmark Commission approved CA for roof plan and for reconstructed water tank (CA090-496(MD)).

REQUEST:

- 1) Dallas Coffin Company Building - New site plan including dumpster configuration, patio/stair configuration and new flagpoles and monument signage base.
- 2) Dallas Coffin Company Building - New roof plan and elevations.

STAFF RECOMMENDATION:

- 1) Dallas Coffin Company Building - New site plan including dumpster configuration, patio/stair configuration and new flagpoles and monument signage base. –
Approve - Approve drawings dated 2/14/11 with the finding the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Sections 3.3, 3.10, 3.11 and 3.12 and although the proposed work does not comply with Section 3.1 that prohibits new construction in the no-build zone, 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.

- 2) Dallas Coffin Company Building - New roof plan and elevations. – Approve - Approve drawings dated 2/14/11 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Sections 6.3, 6.4, 6.5 and 6.6 and although the proposed work does not comply with Section 9.2 that prohibits vertical additions, 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) Dallas Coffin Company Building - New site plan including dumpster configuration, patio/stair configuration and new flagpoles and monument signage base. – Approve.
- 2) Dallas Coffin Company Building - New roof plan and elevations. – Approve.

CA101-127 (MD)

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

Name of Applicant: 5G Studio Collaborative - contact Fred Meyer
Mailing Address: 311 N. Market suite 230
Daytime Phone: 214.670.0050 Fax: 214.670.0052
Relationship of Applicant to Owner: Architect

Property Address: 1325 S Lamar
Historic District: Sears Buildings Historic District
Routine Maintenance: Yes ☒ No

Building
Inspection:
Please see
signed drawings
before issuing
permit:

Yes ☐

No ☐

Planner's Initials

FEB 03 2011

PROPOSED WORK:

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

Updated exterior elevations, site plan and roof plan from 10.04.2010 approval date

Signature of Applicant: Fred Meyer Date: 02.04.2011
Signature of Owner: Krist Z Date: 02.04.2011
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 5:00 p.m., 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 5CN, Dallas, Texas, 75201. You may also fax this form to 214/670-0728.
Please do not fax paint colors or color 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. Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5CN 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.

Department of Development Services

Date

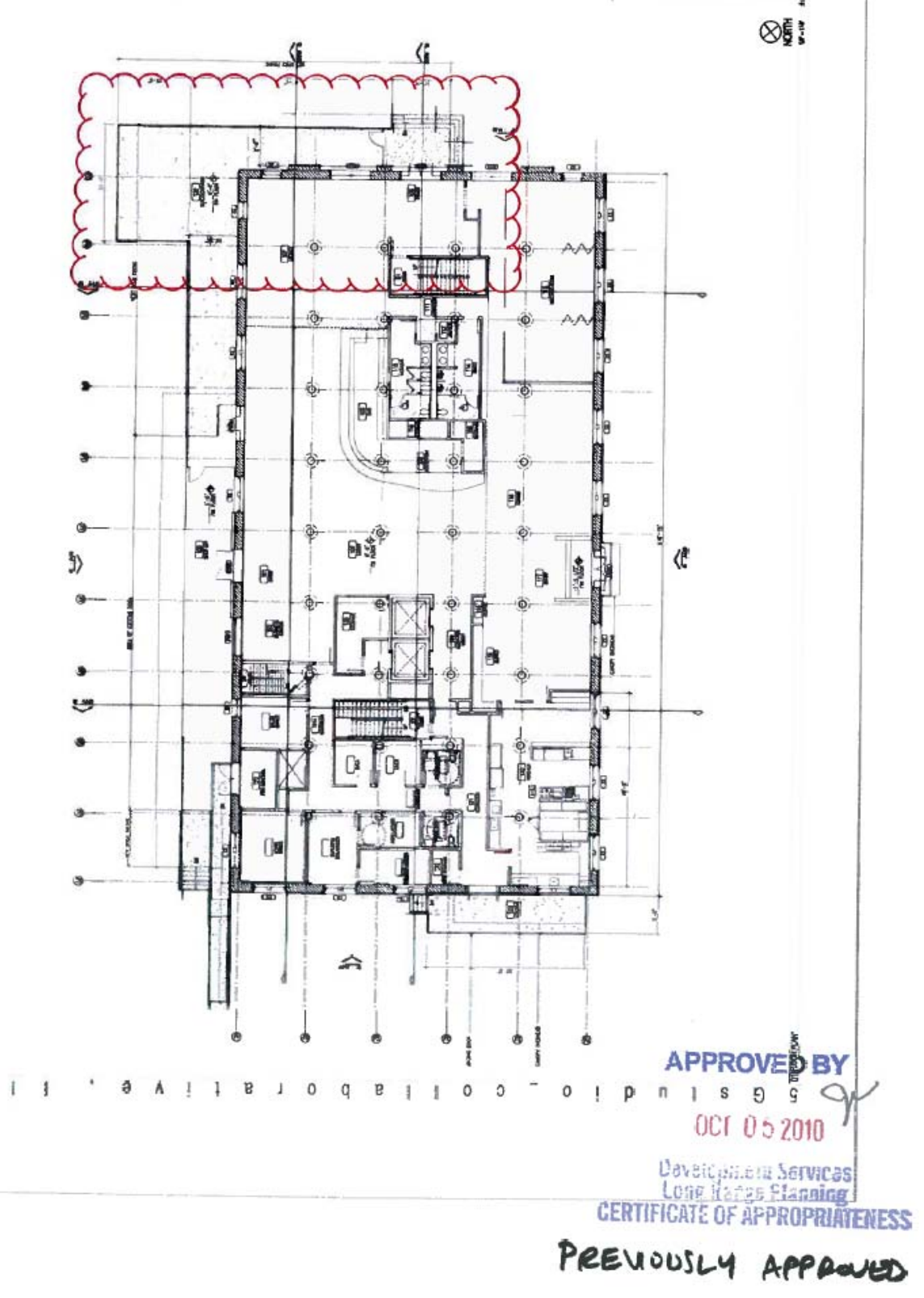
Certificate of Appropriateness

City of Dallas

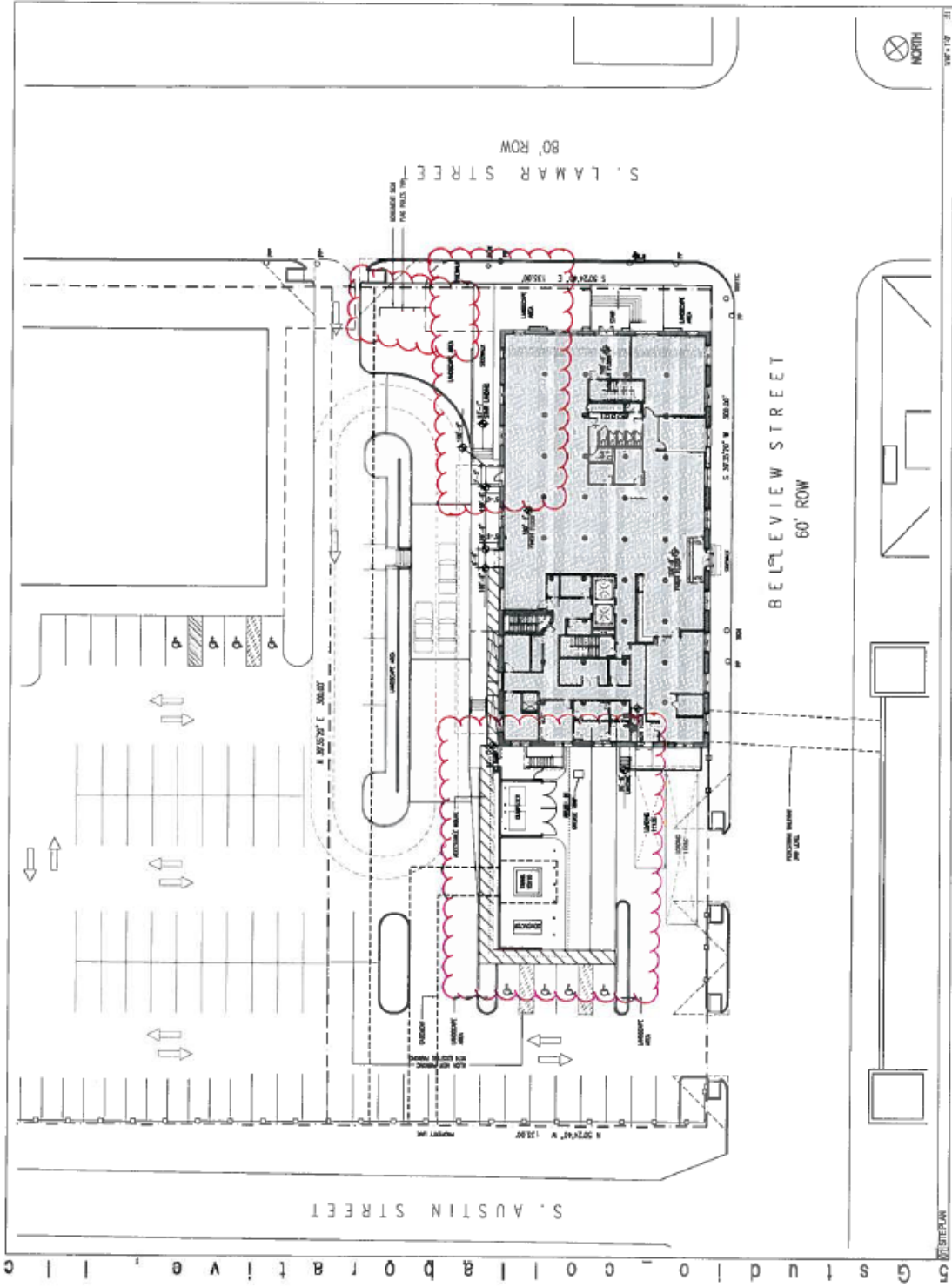
Historic Preservation

Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

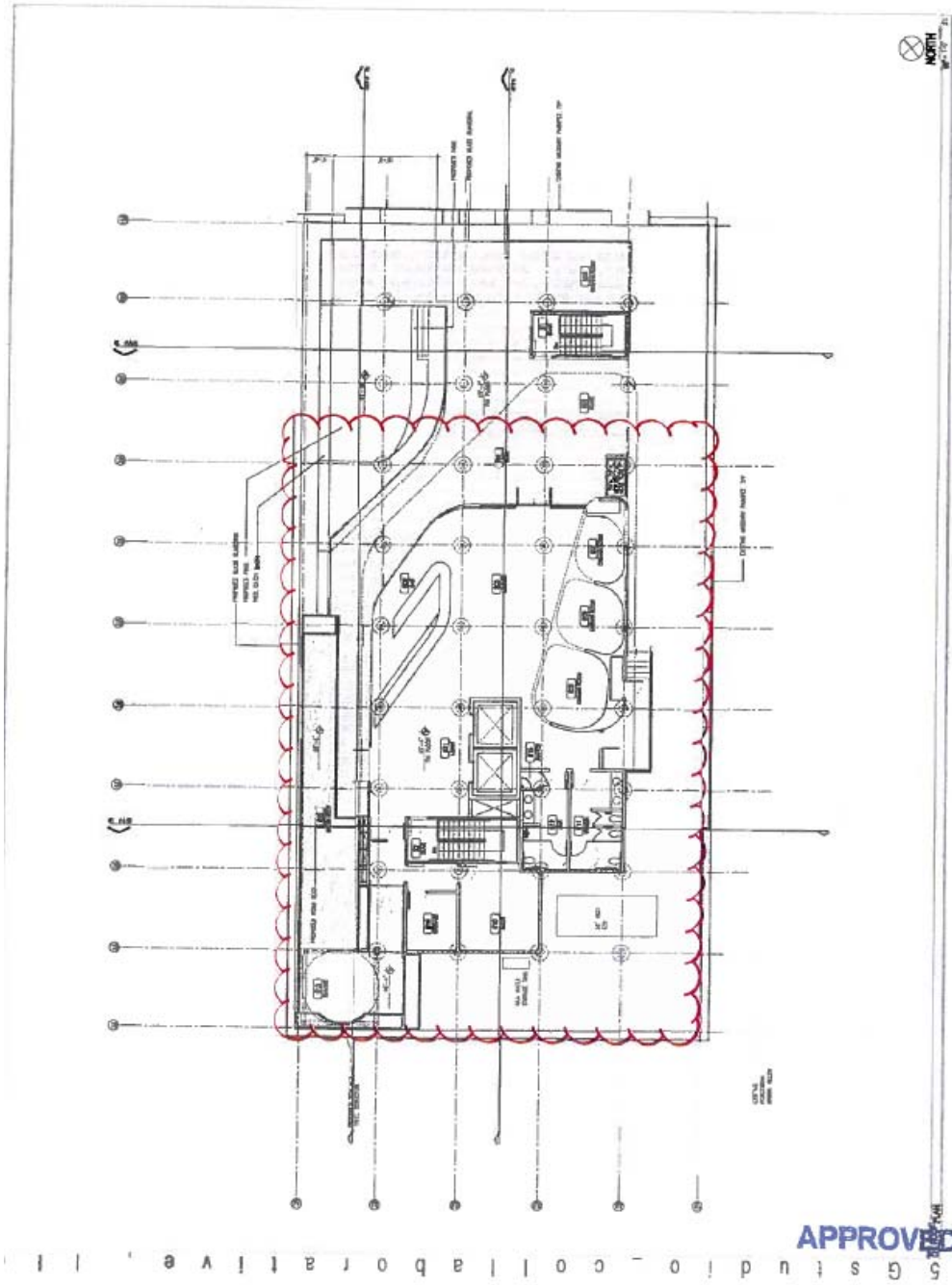




APPROVED BY
OCT 05 2010
Development Services
Long Range Planning
CERTIFICATE OF APPROPRIATENESS
PREVIOUSLY APPROVED



2/14/11



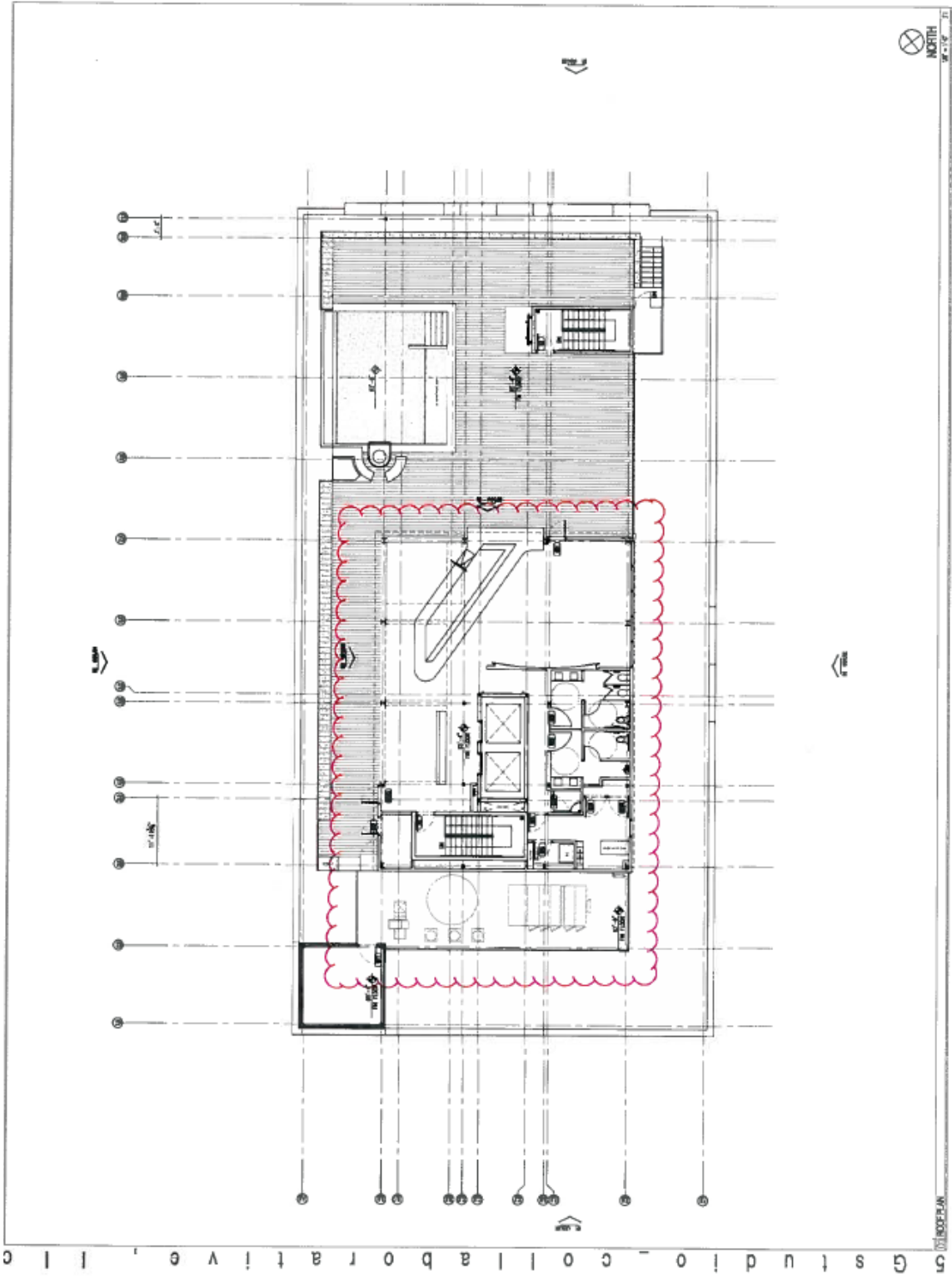
APPROVED BY

OCT 05 2010

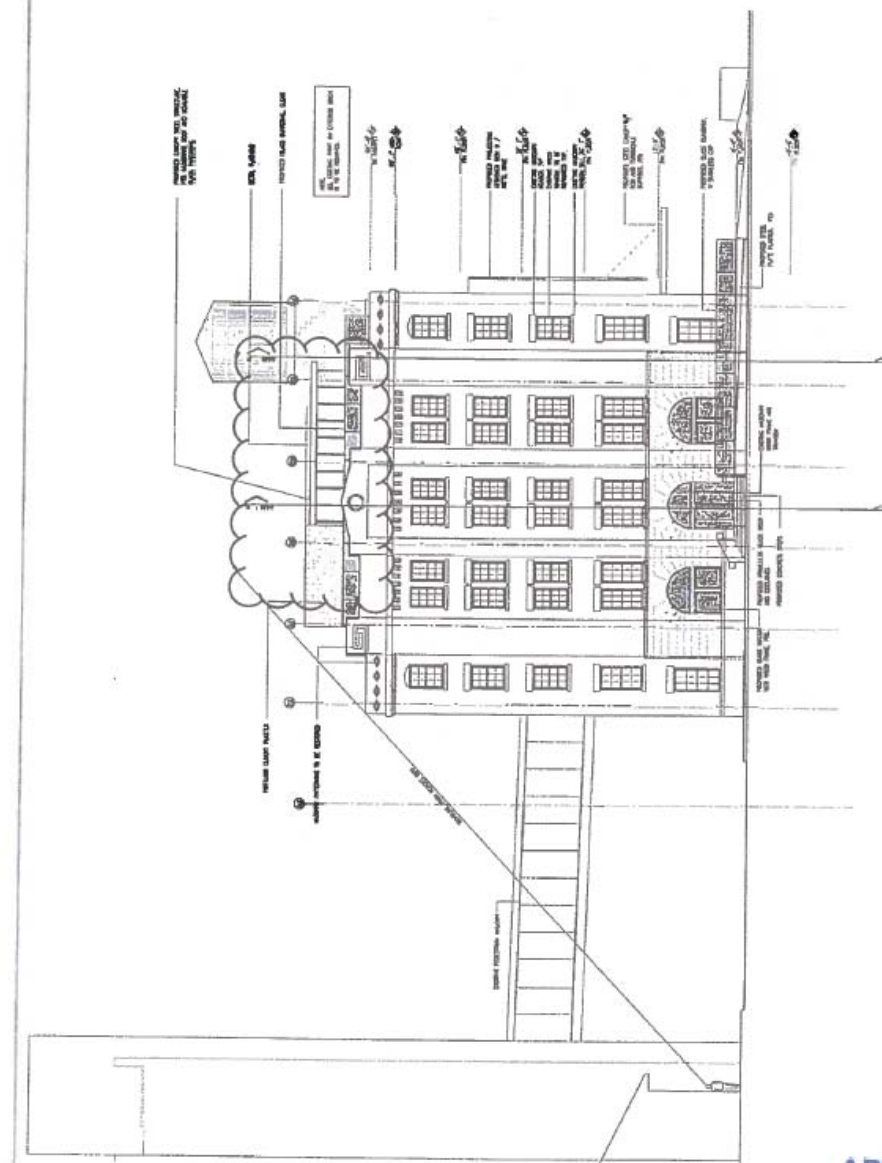
Development Services
Long Range Planning

CERTIFICATE OF APPROPRIATENESS

PREVIOUSLY APPROVED



2/14/11

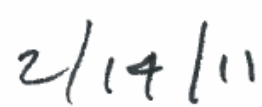


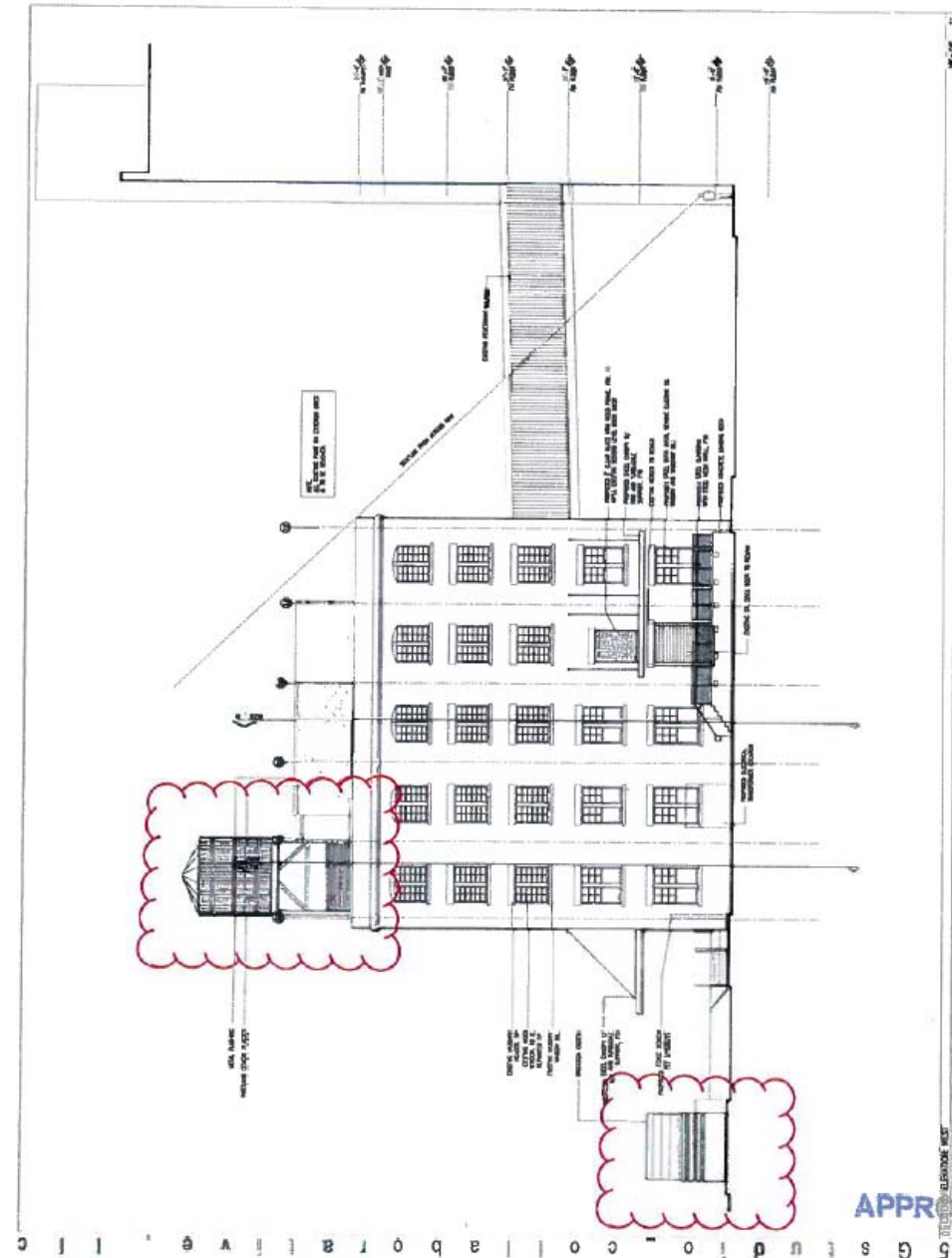
APPROVED BY

OCT 05 2010

Development Services
Long Range Planning
CERTIFICATE OF APPROPRIATENESS

PREVIOUSLY APPROVED





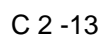
APPROVED BY

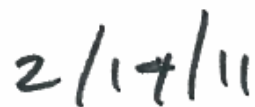
OCT 05 2010

Development Services
Long Range Planning
CERTIFICATE OF APPROPRIATENESS

PREVIOUSLY APPROVED

[illegible]

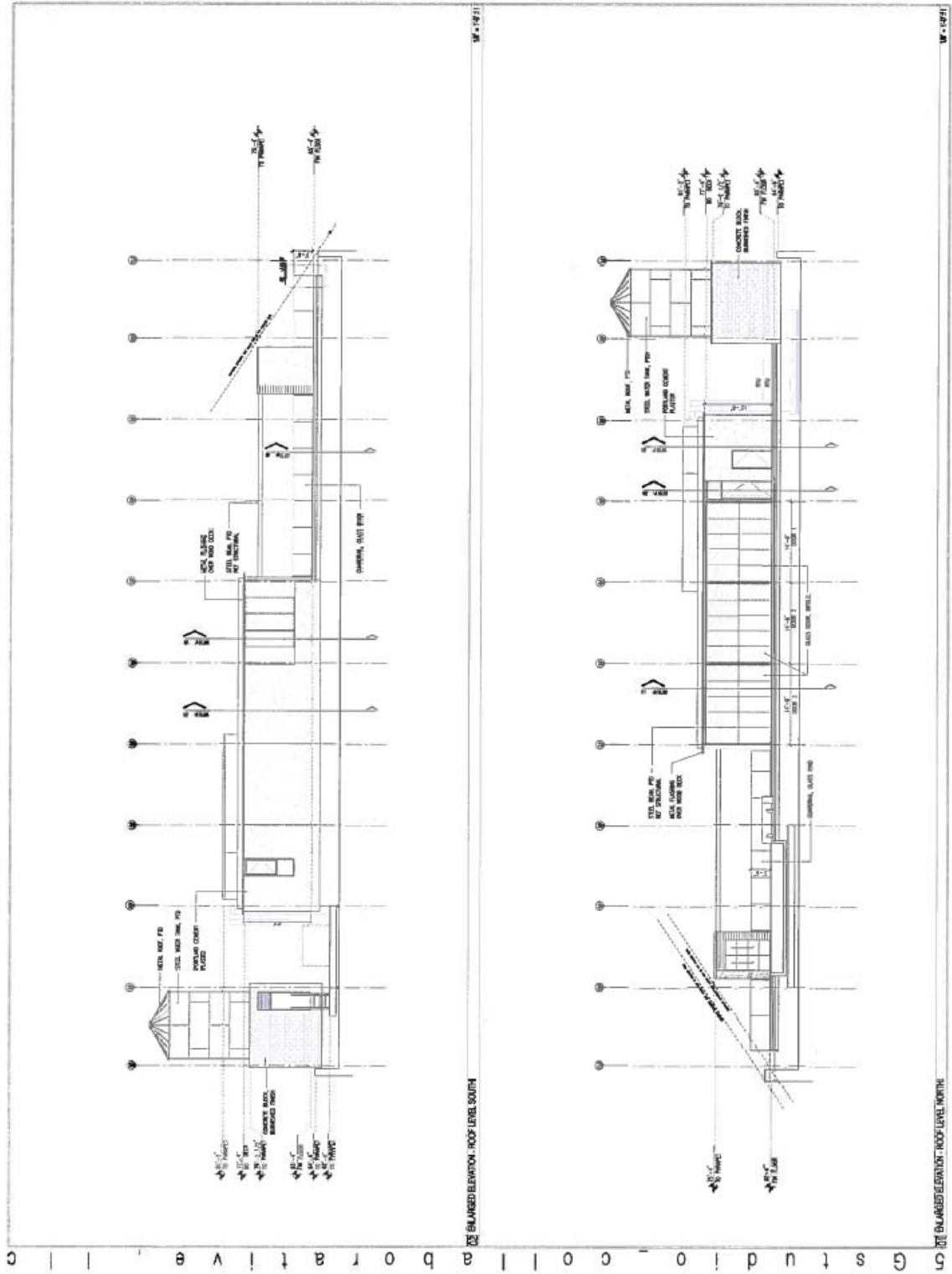




SIGNAGE NOT APPROVED

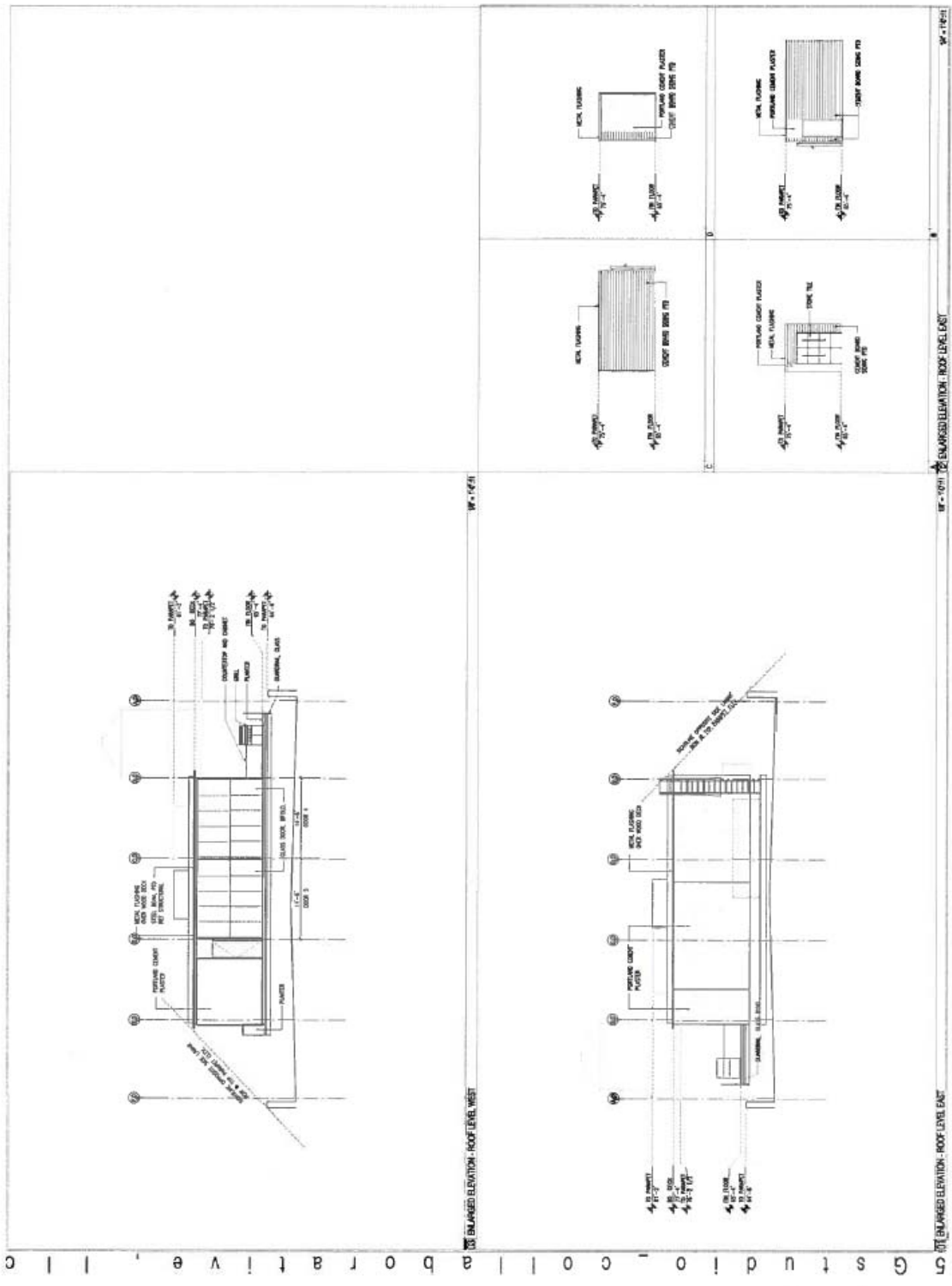
APPROVED BY [Signature]
OCT 02 2010
Development Services
Long Range Planning
CERTIFICATE OF APPROPRIATENESS
PREVIOUSLY APPROVED

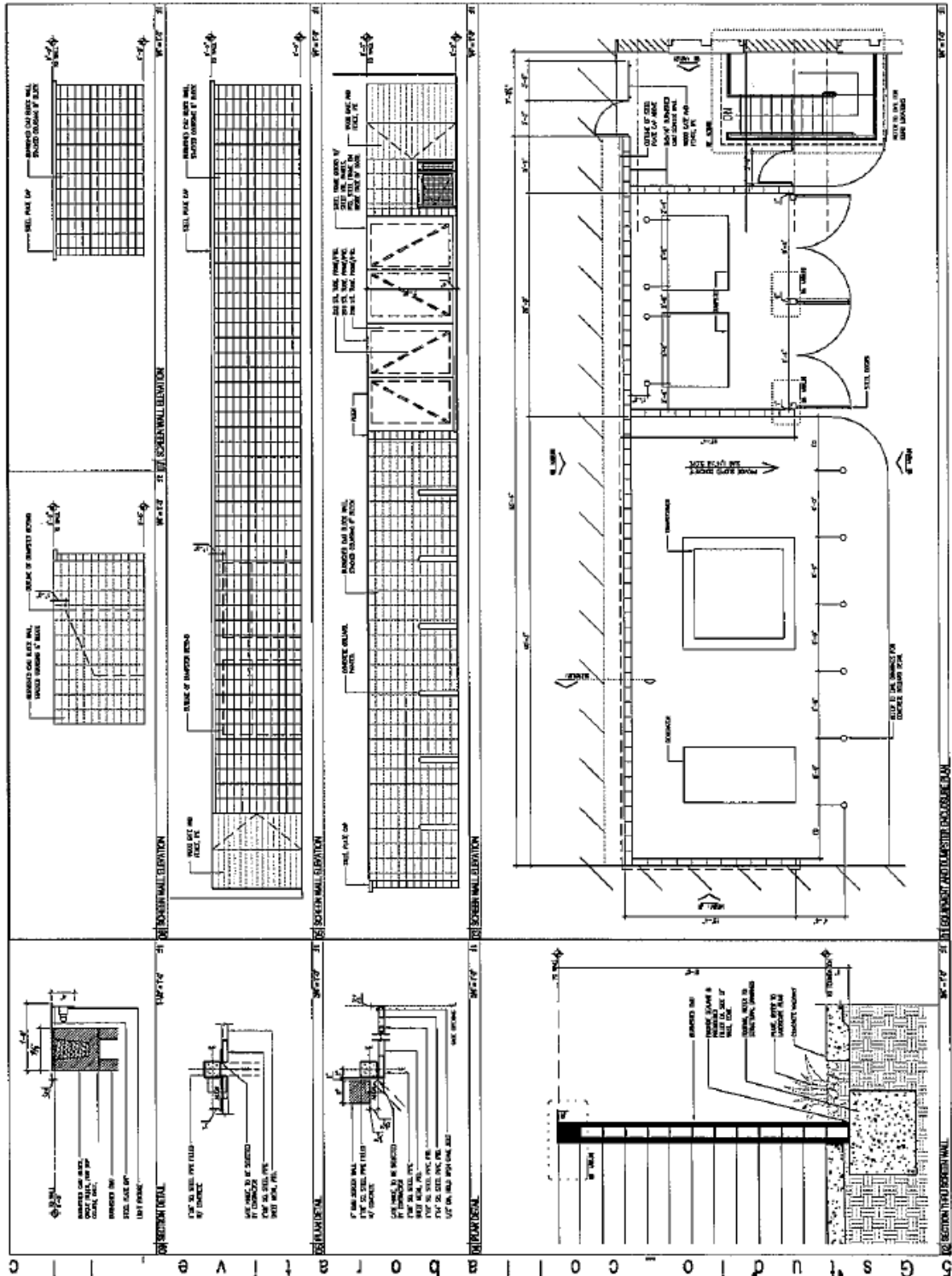
Architectural drawing of a building facade. A red wavy line is drawn around the left side of the building, indicating a disapproved area. The drawing includes various annotations and dimensions. The text 'SIGNAGE NOT APPROVED' is written at the top. The bottom of the drawing contains a stamp with the text 'APPROVED BY' followed by a signature, 'OCT 02 2010', 'Development Services', 'Long Range Planning', 'CERTIFICATE OF APPROPRIATENESS', and 'PREVIOUSLY APPROVED'. The word 'collaborative' is written vertically on the left side of the drawing.



2/14/11

2/19/11





2/14/11

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

DATE: 2/16/2011

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Fred Meyer (5G Studio)

Address: 1325 S. Lamar (Dallas Coffin Company)

Date of CA/CD Request: 2/3/2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

Task force members present

☐ Gary C. Coffman (Chair)

☒ Joseph Piwetz

☒ Tammy Chambliss

☐ Jay Firsching

☐ Alan B. Richards

☐ Isabel Mandujano

☒ Carolina Pace

☒ Charles Neel

☐ Chris Andersen

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: Carolina Pace

2nd: Tammy Chambliss

Task Force members in favor: unanimous

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

Joseph Piwetz

DATE

Feb 16, 2011

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room SES, 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.

**LANDMARK COMMISSION****March 7, 2011**

FILE NUMBER: CA101-125(MD)
LOCATION: **1903 YOUNG ST**

PLANNER: Mark Doty
DATE FILED: February 3, 2011
DISTRICT: First Presbyterian
Church, Harwood Historic District

STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD-357

MAPSCO: 45-Q
CENSUS TRACT: 0031.01

APPLICANT: Fallcreek Gardens, Inc.

REPRESENTATIVE: Warren Johnson

OWNER: First Presbyterian Church

BACKGROUND / HISTORY:

8/408 - Landmark Commission approved conceptually the plan for the garden (CA078-617(MD)).

REQUEST:

- 1) First Presbyterian Church - New garden space including arbors, walkways, landscaping, and water features. Work started without a Certificate of Appropriateness form.

STAFF RECOMMENDATION:

- 1) First Presbyterian Church - New garden space including arbors, walkways, landscaping, and water features. Work started without a Certificate of Appropriateness form. – Approve - Approve drawings dated 2/14/11 with the finding the proposed work is consistent with the criteria for site and site elements in Tract A in the preservation criteria Section 2.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) First Presbyterian Church - New garden space including arbors, walkways, landscaping, and water features. Work started without a Certificate of Appropriateness form. – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101 - 125 (MD)
Office Use Only

Name of Applicant: Fallcreek Gardens, Inc.

Mailing Address : 2613 Fallcreek Dr.

City, State and Zip Code: Carrollton, TX 75006

Daytime Phone: 214.460.1782

Fax: _____

Relationship of Applicant to Owner: Landscape Architect / Contractor

1903 Young St.

PROPERTY ADDRESS: 408 Park Ave., Dallas, TX 75201

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.

RECEIVED BY

FEB 03 2011

Development Services

Please see attached sheets for the description of the proposed work

Signature of Applicant: [Signature] Date: January 25, 2011

Signature of Owner: [Signature] Date: January 28, 2011

AS PRESIDENT, FIRST PRESBYTERIAN CHURCH OF DALLAS, INC.

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

PROPOSED WORK

This outdoor space will provide an aesthetically pleasing environment for wedding parties, receptions, group meetings and individual use.

Access

It will have three points of entry: from the chapel, the garage, and Young Street. Handicap access will be from the chapel through an existing door.

Visibility

The garden is designed to be best seen from the intersection of Harwood and Young Streets. Care was taken to better reveal the Sudie George Chapel and soften the view of the parking garage to the west. An iron rail fence (6 feet tall) encourages public viewing into the garden and provides site security. An iron walk-through gate will allow viewing from Young Street.

Site Conditions

The slope running away from the chapel towards Young Street requires that a retainer be constructed along Young Street and that a solid barrier be constructed so that the activities taking place in the garden will not be interrupted by street noise. Both objectives will be achieved by erecting a stucco wall.

The wall will be between six to eight feet tall on the Young Street side, depending on the retainer requirements and will be four and one-half feet tall inside the garden. The stucco complements the stucco on the south facing veneer of the main church building seen above the chapel roof line. It will have a medium to light texture. The color will blend with the chapel stone and brick wall of the parking garage. A capstone of Leuders limestone will top the stucco wall.

Features

Two arbors are proposed to surround a courtyard of grass. They will enhance the feeling of a cloister between the walls on three sides. The arbor adjacent to the chapel is not attached to the chapel itself. The arbor columns are to be clad with a Texas travertine limestone and the color is in keeping with the color of the surrounding veneers on the chapel, garage, and stucco wall. The arbor canopies are elevated high enough that they will provide an unobstructed view of the chapel wall. Overgrown plants will be replaced with shorter growing varieties. The arbors will be draped with boughs of flowering vines. Antique style lighting sconces will light the columns and walkways. Unsightly electrical conduits have been removed from the stone on the chapel to restore the elevation back to the original construction.

Walkways will be clad with Pennsylvania mixed color stone. The mix is in keeping with the slate color blend on the roof of the chapel. Pennsylvania stone was also used as a veneer in front of the chapel. Two shallow water features grace the garden. One is a small six foot wide circular fountain with a small bubbler in the center. It serves as the centerpiece of a recumbent Celtic cross. The other feature is a nineteen foot long rectangular pool with a water wall. The west face of the water wall will provide space for a future columbarium or remembrance wall. All equipment areas are screened from view.

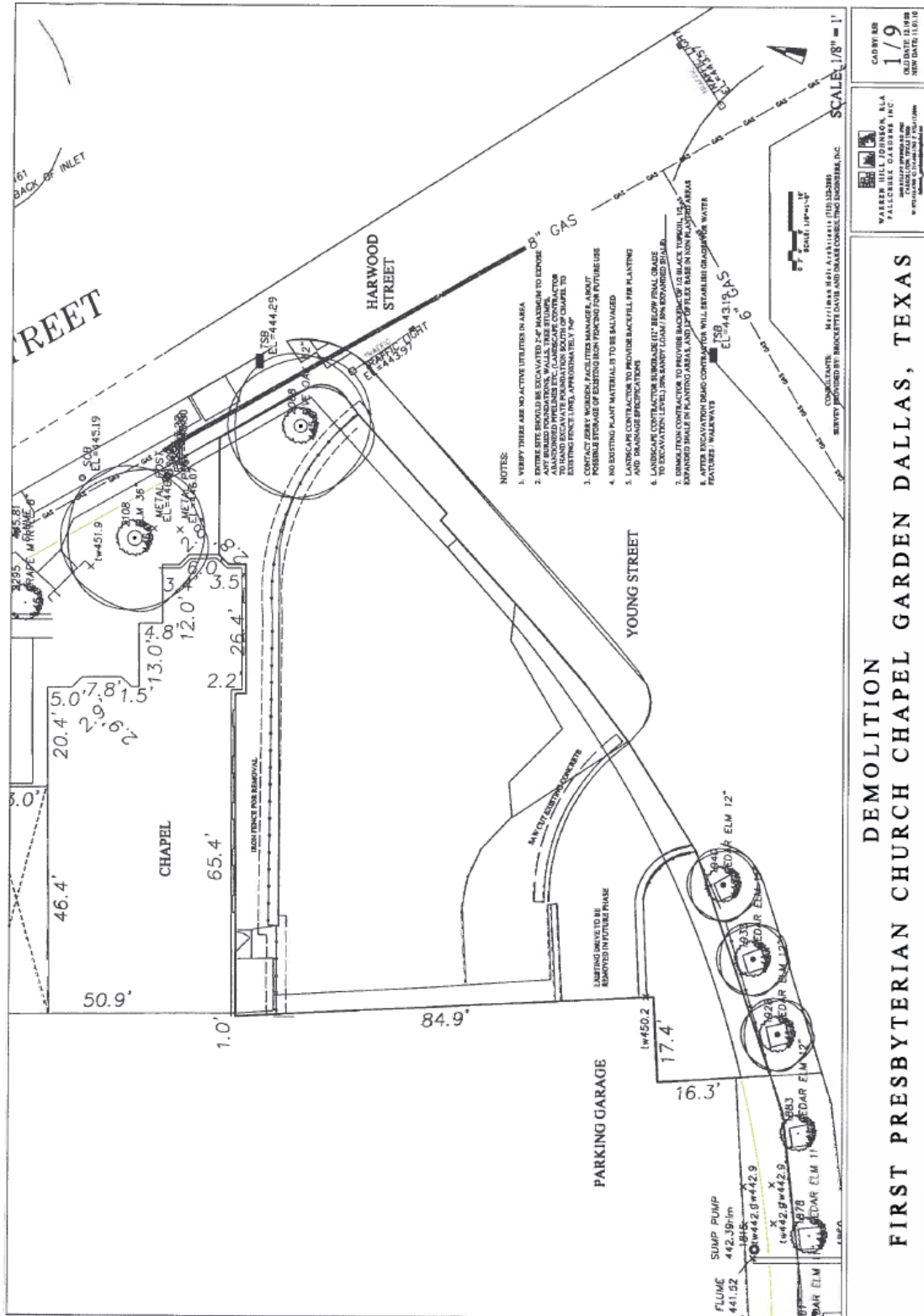
South of the rectangular pool is a small patio and west of the pool is a row of magnolias to screen the garage wall. The chapel garden greatly enhances the grounds. The garden better presents the beauty of the chapel and should encourage greater use.

Original use of site

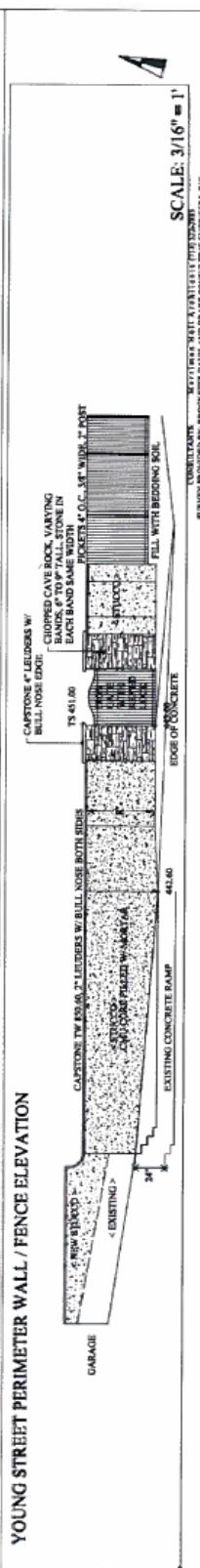
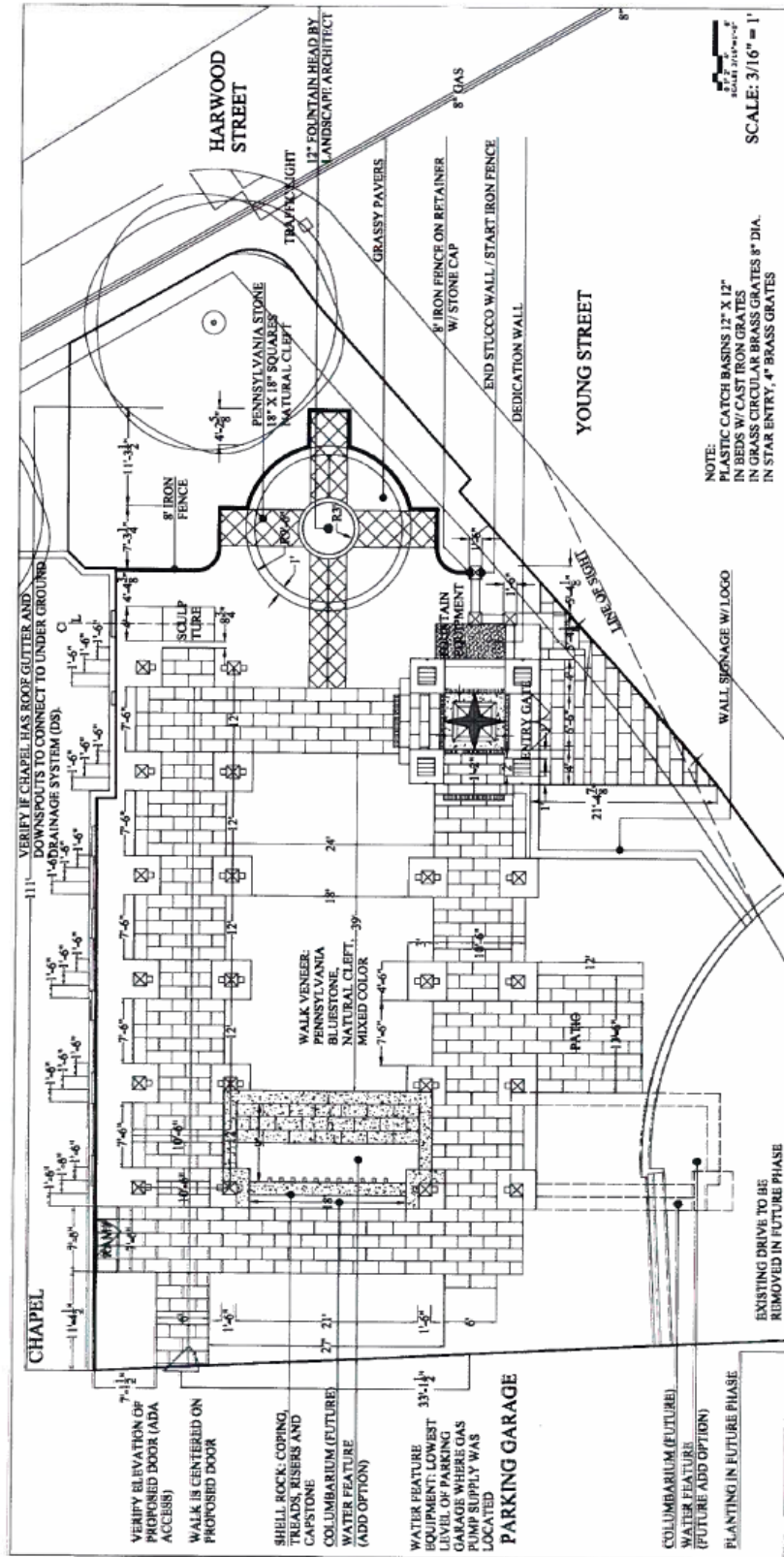




Proposed garden under construction.



2/14/11



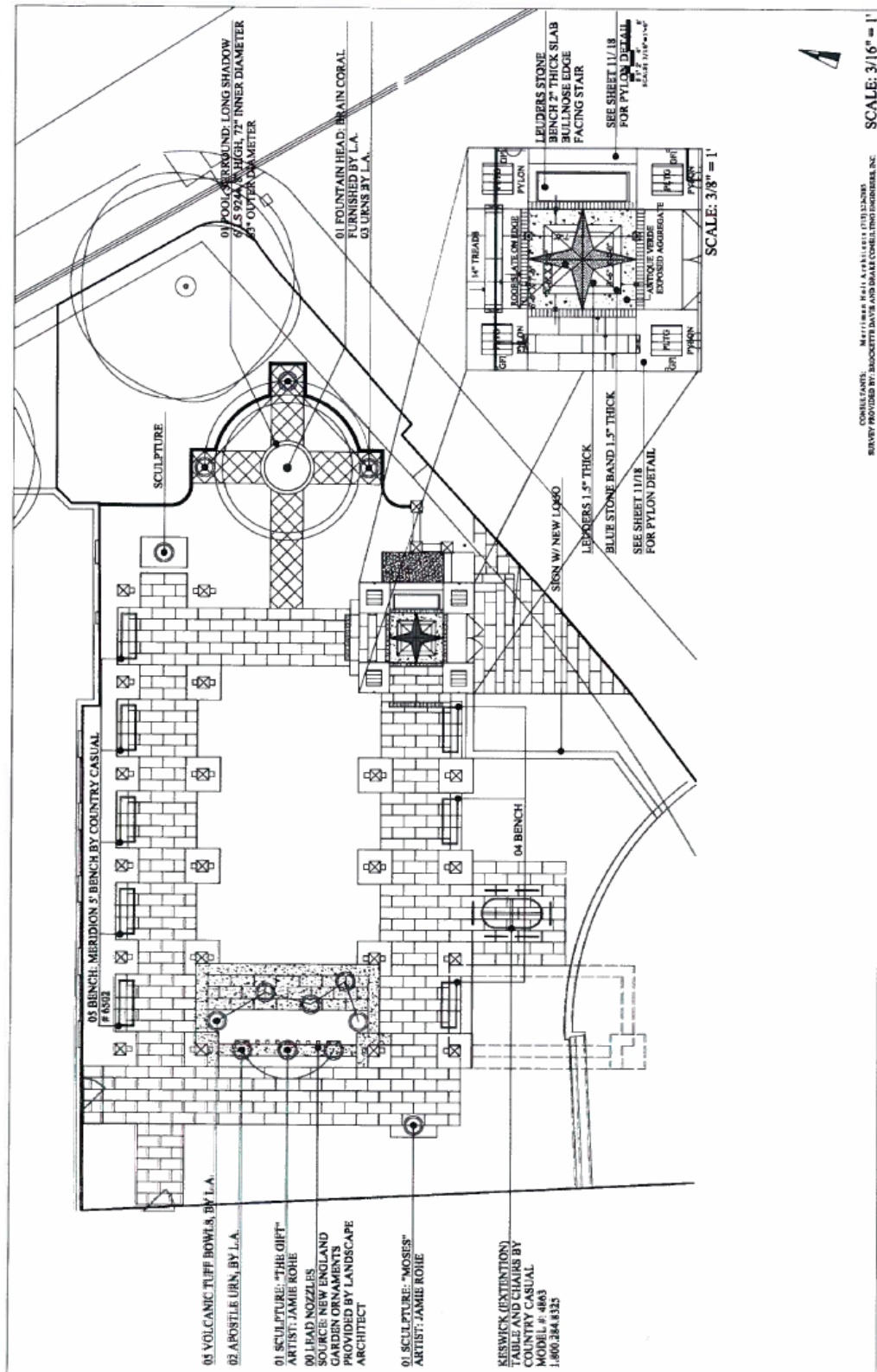
LAYOUT

FIRST PRESBYTERIAN CHURCH CHAPEL GARDEN DALLAS, TEXAS

WARRER HILL JOHNSON, AIA
FALLCREEK GARDENS, INC.
10000 W. LAKOTA AVE.
DALLAS, TEXAS 75243
972.350.0000
www.fallcreekgardens.com

CAD BY: DB
2/9
OLD DATE: 12/18/10
NEW DATE: 11/14/11

2/14/11



FIRST PRESBYTERIAN CHURCH CHAPEL GARDEN DALLAS, TEXAS

AMENITIES

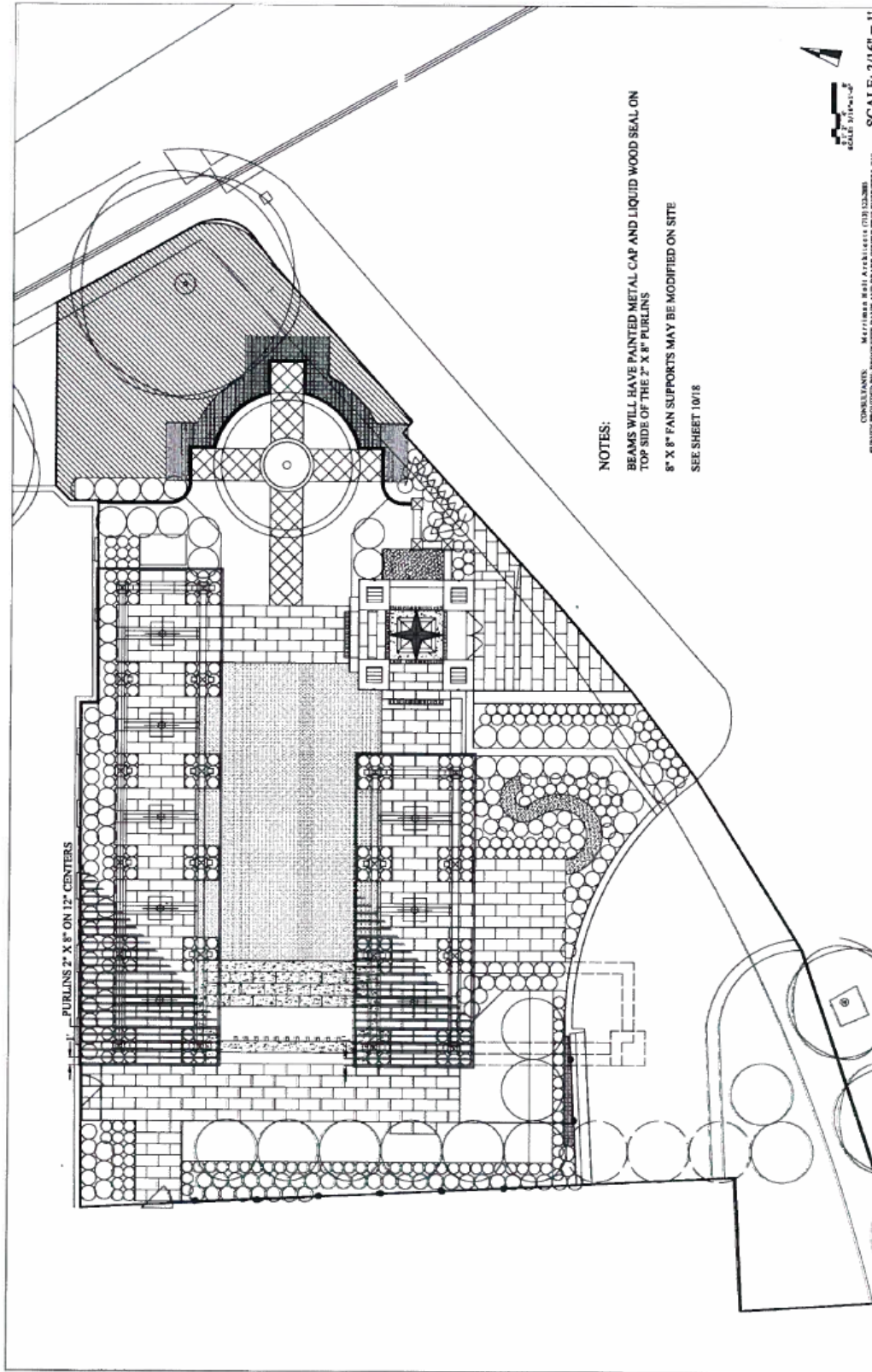
CONSULTANTS:
Merriman Bell Architects (P)B L2280
SURVEY PROVIDED BY: BUCKLEY DAVIS AND BRACE CONSULTING ENGINEERS, INC.

SCALE: 3/16" = 1'

WARREN HILL JOHNSON, S.E.A.
PAUL CRICK GARDEN, INC.
10000 W. LAKELAND BLVD.
SUITE 100
DALLAS, TEXAS 75243
WWW.CRICKGARDEN.COM

CADWYN
3/9
REVISED: 12/18
DATE: 11/11

2/14/11



NOTES:

BEAMS WILL HAVE PAINTED METAL CAP AND LIQUID WOOD SEAL ON TOP SIDE OF THE 2' X 8' PURLINS

8' X 8' FAN SUPPORTS MAY BE MODIFIED ON SITE

SEE SHEET 1018



SCALE: 3/16" = 1'

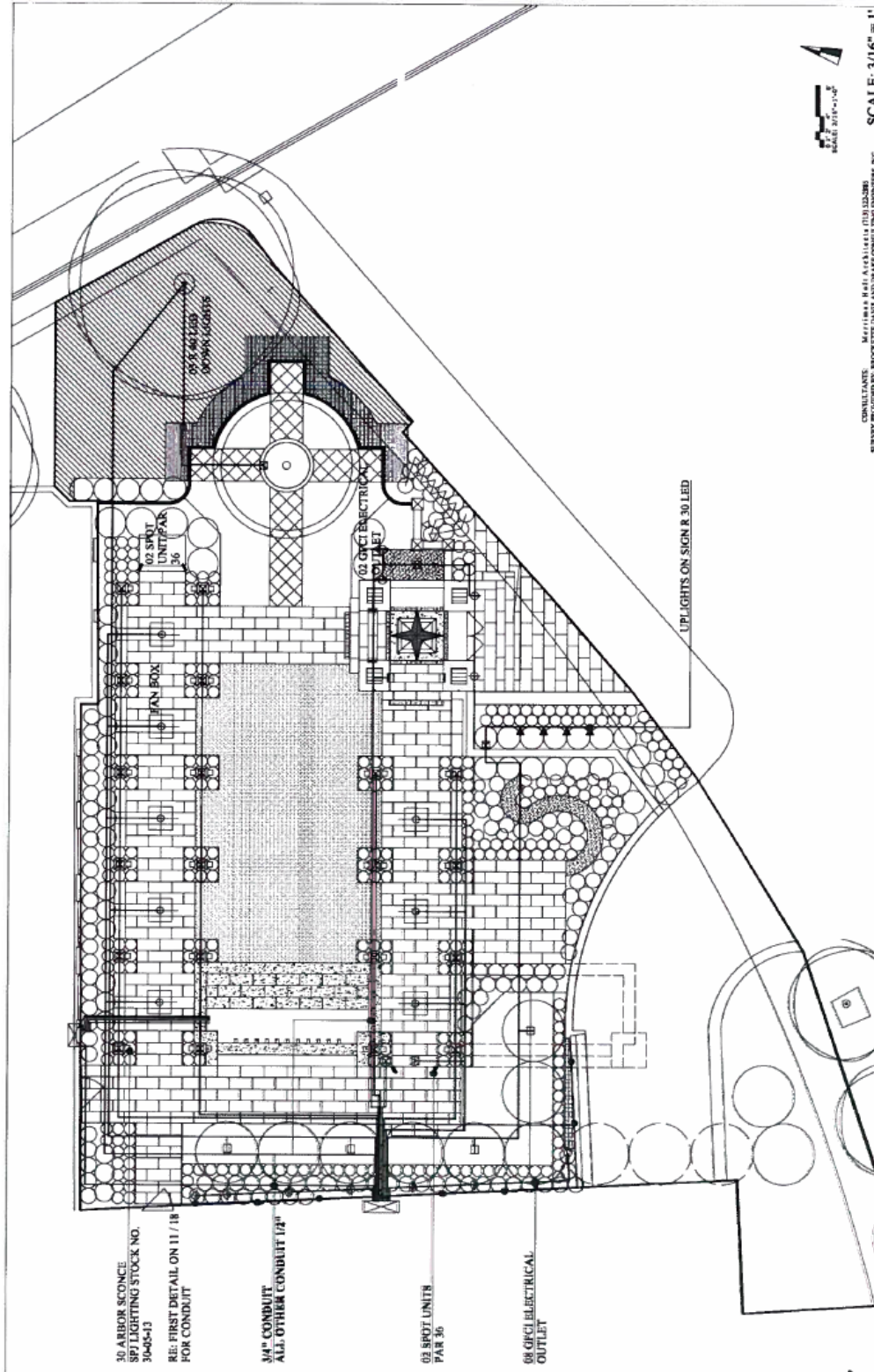
CONSULTANTS: MATTHEW BELL ARCHITECTS (DTP 02-000)
SURVEY PROVIDED BY: BROCKETTE DAVIS AND DRAKE CONSULTING ENGINEERS, INC.

WARREN R. BELL ARCHITECTS, PLLC
FALLCREEK GARDENS, LLC
ARCHITECTS AND ENGINEERS
10000 N. CENTRAL EXPRESSWAY, SUITE 1000
DALLAS, TEXAS 75243-1000
PHONE: (214) 343-1000
FAX: (214) 343-1001
WWW.WARBELLARCHITECTS.COM

ARBOR OPTION
FIRST PRESBYTERIAN CHURCH CHAPEL GARDEN DALLAS, TEXAS

CADBY: MB
6/9
02.00 DATE: 12.18.08
NEW DATE: 11.18.10

2/14/11



2/14/11



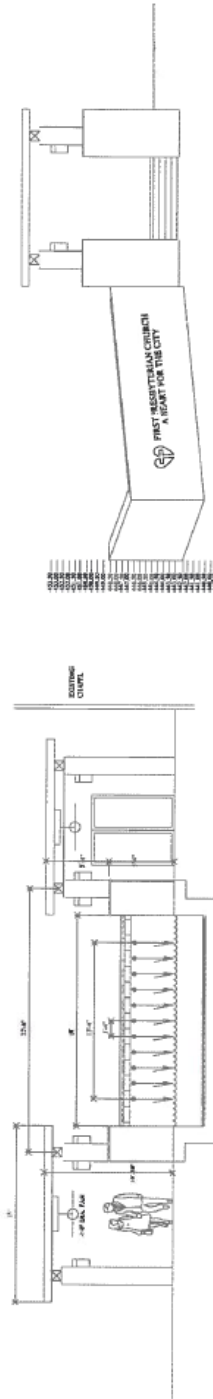
SCALE: 3/16" = 1'

CONSULTANTS: MATTIOLI & HALL ASSOCIATES (P) 02/02/09
SERVING PROVIDED BY BROOKETTE DAVIS AND ASSOCIATES ENGINEERS, INC.

WARREN HILL JOHNSON, S.L.A.
FALLCREEK GARDENS, INC.
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80231
TEL: 303.733.1100
WWW.FALLCREEKGARDENS.COM

CADBY: RJB
7/9
QJD DATE: 12/28/08
NEW DATE: 11/01/09

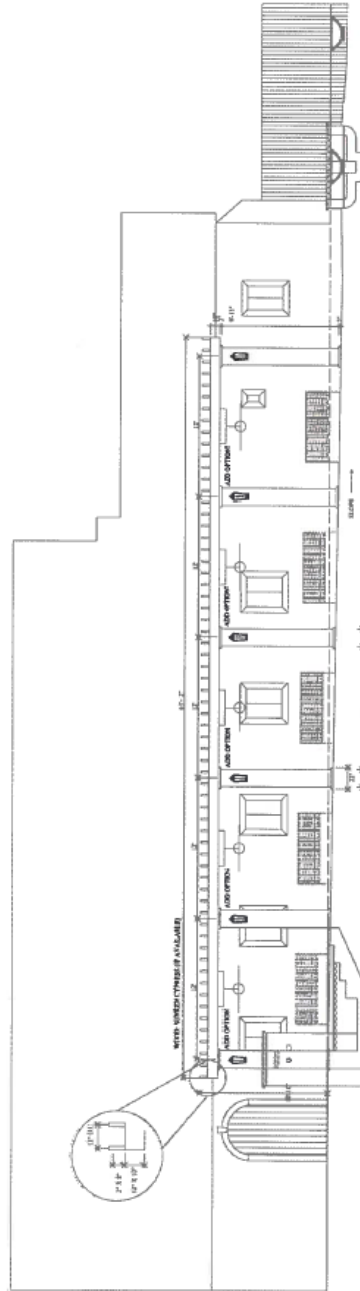
FIRST PRESBYTERIAN CHURCH CHAPEL GARDEN DALLAS, TEXAS



ENTRY RAMP | PLANTING | ARBOR & SCULPTURE | WATER FEATURE | ARBOR & ENTRY | CHAPEL

ELEVATION: VIEW TOWARD GARAGE - WEST END OF ARBOR

ELEVATION: VIEW TOWARD GARAGE
FROM CENTER OF ENTRY PYLONS



ELEVATION: NORTH ARBOR VIEW FROM CENTER LINE OF WATER FEATURES



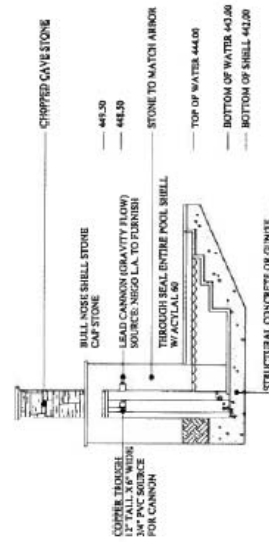
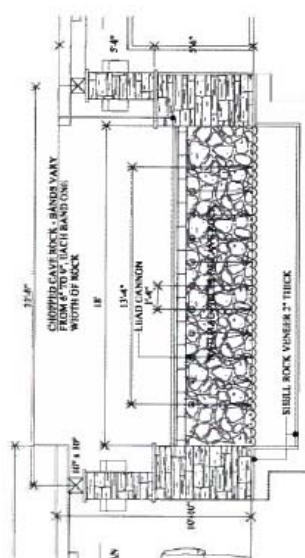
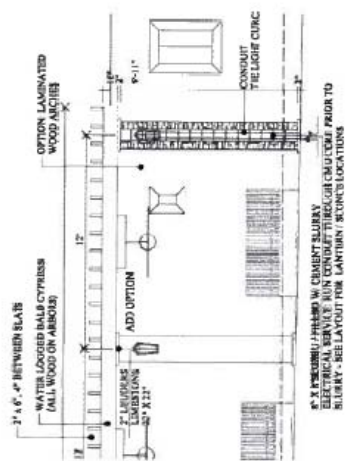
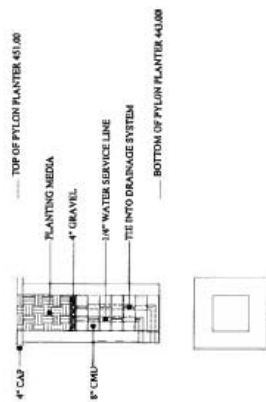
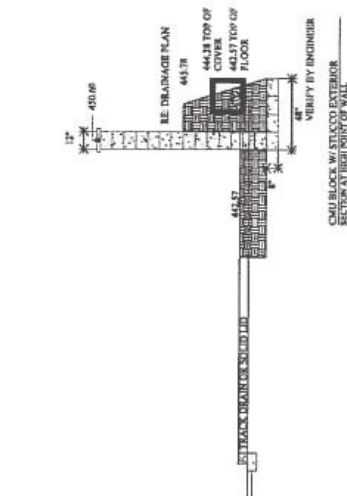
SCALE: 1/4" = 1'

CONSULTANTS: MATTHEW BALL & ASSOCIATES (TX) LLC
SURVEY PROVIDED BY: BROCKETT DAVIS AND HUNTER CONSULTING ENGINEERS, INC.

CAD BY: JLB
8/9
FIELD DATE: 03/08
NEW DATE: 03/09

WARREN C. GARDNER, AIA
FALLCREEK GARDENS, INC.
3000 W. CAMPBELL AVE.
DALLAS, TEXAS 75243-1104
PHONE: 214.343.1104
FAX: 214.343.1105
WWW.FALLCREEKGARDENS.COM

2/14/11



ELEVATION: VIEW TOWARD GARAGE - WEST END OF ARBOR

DETAIL: WEEPING WALL WATER FEATURE

SCALE: 3/8" = 1'

CONSULTANTS: Merriman Hells Architects (713) 525-2885
SURVEY PROVIDED BY: BROCKETTE DAVIS AND ORRICK CONSULTING ENGINEERS, INC.

CAD BY: RJB
9/9
OLD DATE: 12/9/03
NEW DATE: 11/01/08

 WARREN HILL JOHNSON, R/LA
PALLCREEK GARDENS INC.
2004 E. HILLTOP DR
CARROLLTON, TX 75611
936/441-4141 FAX 936/441-4141

DETAILS
FIRST PRESBYTERIAN CHURCH CHAPEL GARDEN DALLAS, TEXAS

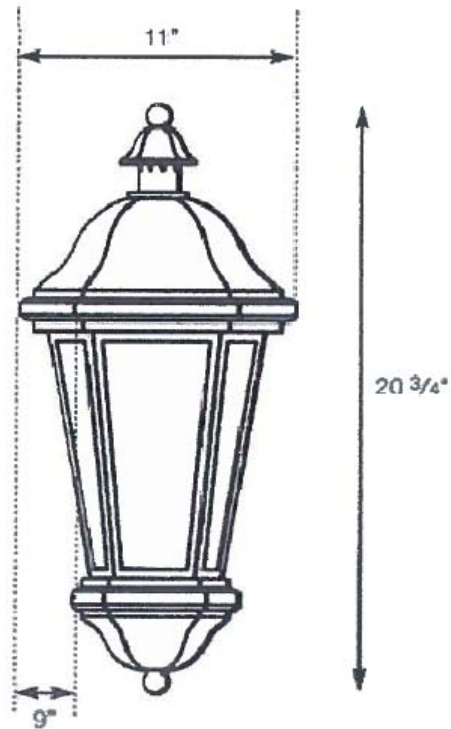
2/14/11



Chapel Garden Perspective



Arbor Column Decorative Sconce
- Incandescent light source



2/14/11

Sampling of Proposed Hardscape Material



Arbor column stone
- Proposed for 20 arbor columns & entry gate pylons



Tan stucco perimeter wall
- Color to match the range of stone color on the chapel.



Pennsylvania Bluestone pavers to match the blue slate roof on the existing chapel.



Angel water spouts – 11 total
- 6 with wings, 5 without, on water wall



Teak benches – 7 total
- Positioned in niches under arbor

2/14/11

Sampling of Proposed Plant Material



Claudia Wanamaker Magnolia
- Planted along East wall of parking garage



Pinkie Climbing Rose
- Planted on arbor columns



Armandii Evergreen Clematis
- Planted on arbor columns



Mutabilis Rose
- Planted throughout garden



Goshiki Osmanthus
- Planted throughout garden



Bluebird Lacecap Hydrangea
- Planted along existing chapel wall

2/14/11

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

DATE: 2/16/2011

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Fallcreek Gardens

Address: 1903 Young Street (First Presbyterian Church/Harwood)

Date of CA/CD Request: 2/3/2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

Task force members present

☐ Gary C. Coffman (Chair)

☒ Joseph Piwetz

☒ Tammy Chambliss

☐ Jay Firsching

☐ Alan B. Richards

☐ Isabel Mandujano

☒ Carolina Pace

☒ Charles Neel

☐ Chris Andersen

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: *Tammy Chambliss*

2nd: *Charles Neel*

Task Force members in favor: *unanimous*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

Joseph Piwetz

DATE

Feb. 16, 2011

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.



LANDMARK COMMISSION**March 7, 2011**

FILE NUMBER: CA101-125(MD)
LOCATION: **3500 S FITZHUGH**

PLANNER: Mark Doty
DATE FILED: February 3, 2011
DISTRICT: Fair Park

STRUCTURE: Midway Sub-district & Non-Contributing

COUNCIL DISTRICT: 7

MAPSCO: 46-Q

ZONING: CR,CS,IM,MF-2(A),NS(A),PD-288

CENSUS TRACT: 0027.02,0029.00

APPLICANT: GSR-Andrade

REPRESENTATIVE: Mike Lerner

OWNER: City of Dallas Park and Recreation Department

BACKGROUND / HISTORY:

REQUEST:

- 1) Six new linear steel-and-fabric shade structures (to match existing structures) in the Fair Park Midway.

STAFF RECOMMENDATION:

- 1) Six new linear steel-and-fabric shade structures (to match existing structures) in the Fair Park Midway. – Approve - Approve drawings dated 2/14/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Approve drawings dated 2/14/01 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). – Approve - Compatible with existing canopies previously approved by this Task Force.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101 - 124 (MD)
Office Use Only

Name of Applicant: Mike Lerner
Mailing Address: 4121 Commerce Street Suite One
City, State and Zip Code: Dallas, TX 75226
E-mail:
Daytime Phone: (214) 722-4920 Fax: (214) 722-4921
Relationship of Applicant to Owner: Project Architect

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ___ No ___

Planner's Initials

PROPERTY ADDRESS: Midway Subdistrict-The Midway & Fun Way
Historic District: Fair Park

PROPOSED WORK:

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

Six new linear steel-and-fabric shade structures (to match existing structures) in the Fair Park Midway Subdistrict on the existing pedestrian shopping street, Fun Way.

Three new steel-and-fabric shade structures to serve as hubs for the new structures.

Signature of Applicant: *Mike Lerner* Date: 1-21-11

Signature of Owner: *Ned Lerner* Date: 1-21-11
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

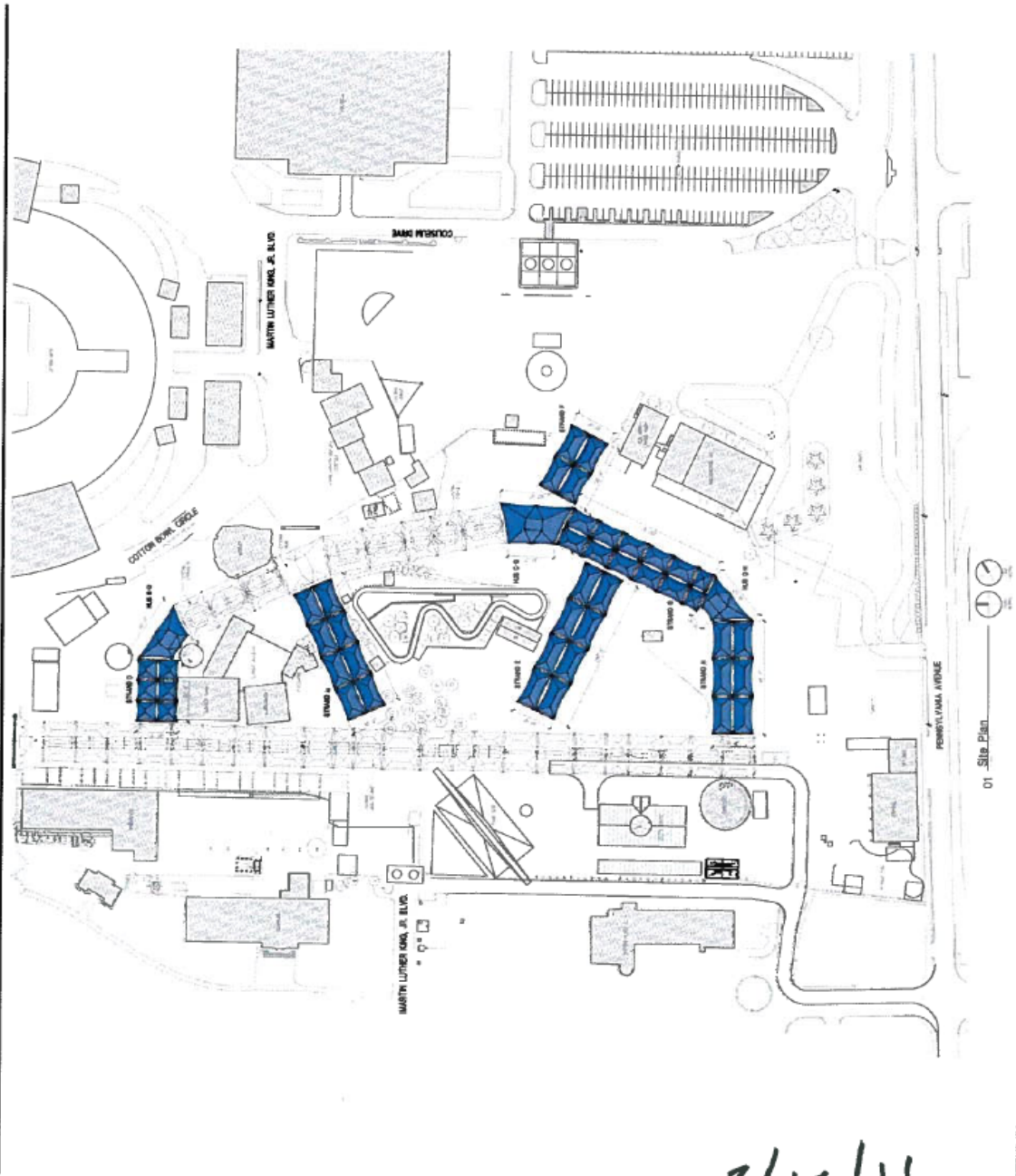
City of Dallas

Historic Preservation

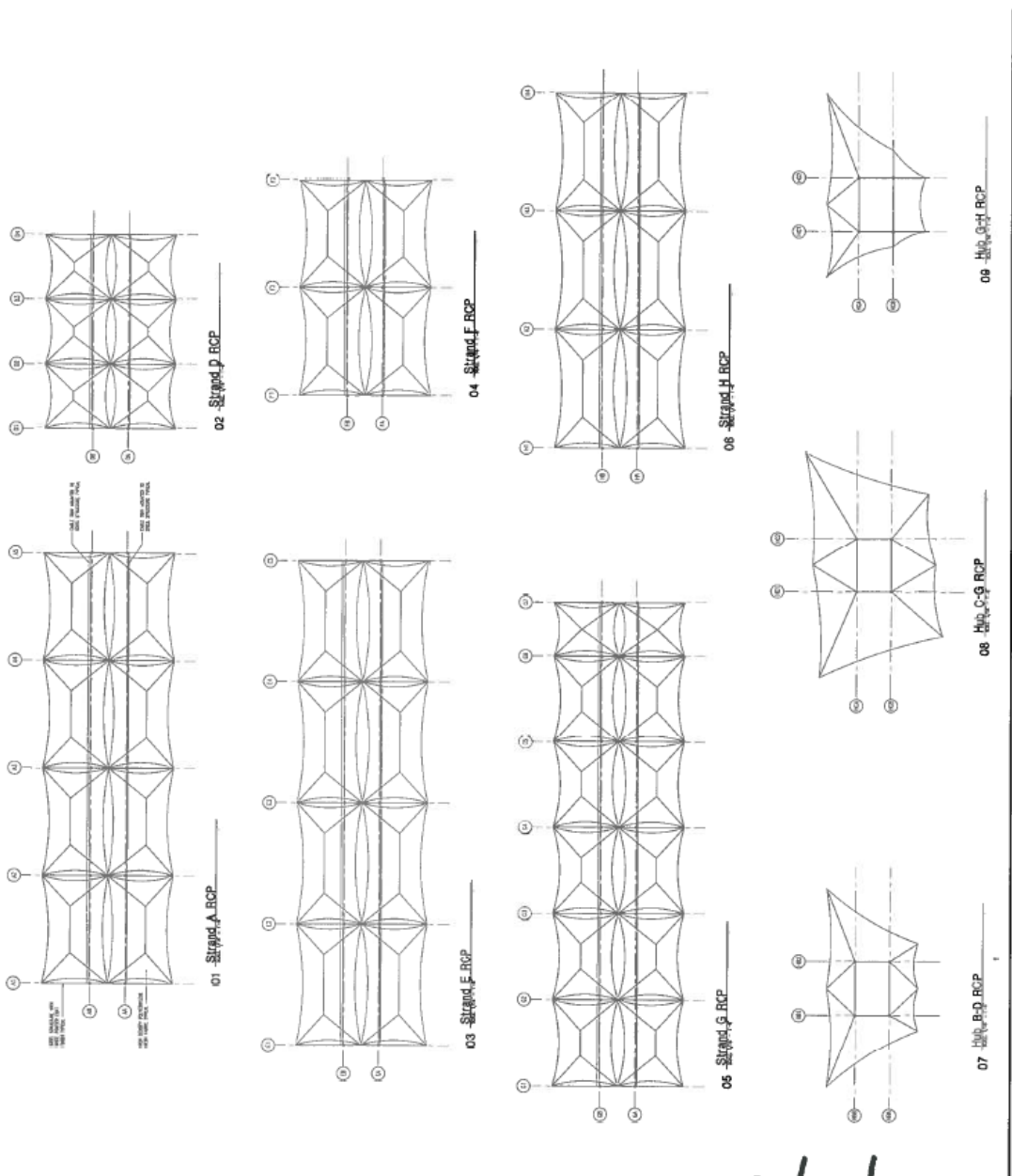
Rev. 111403



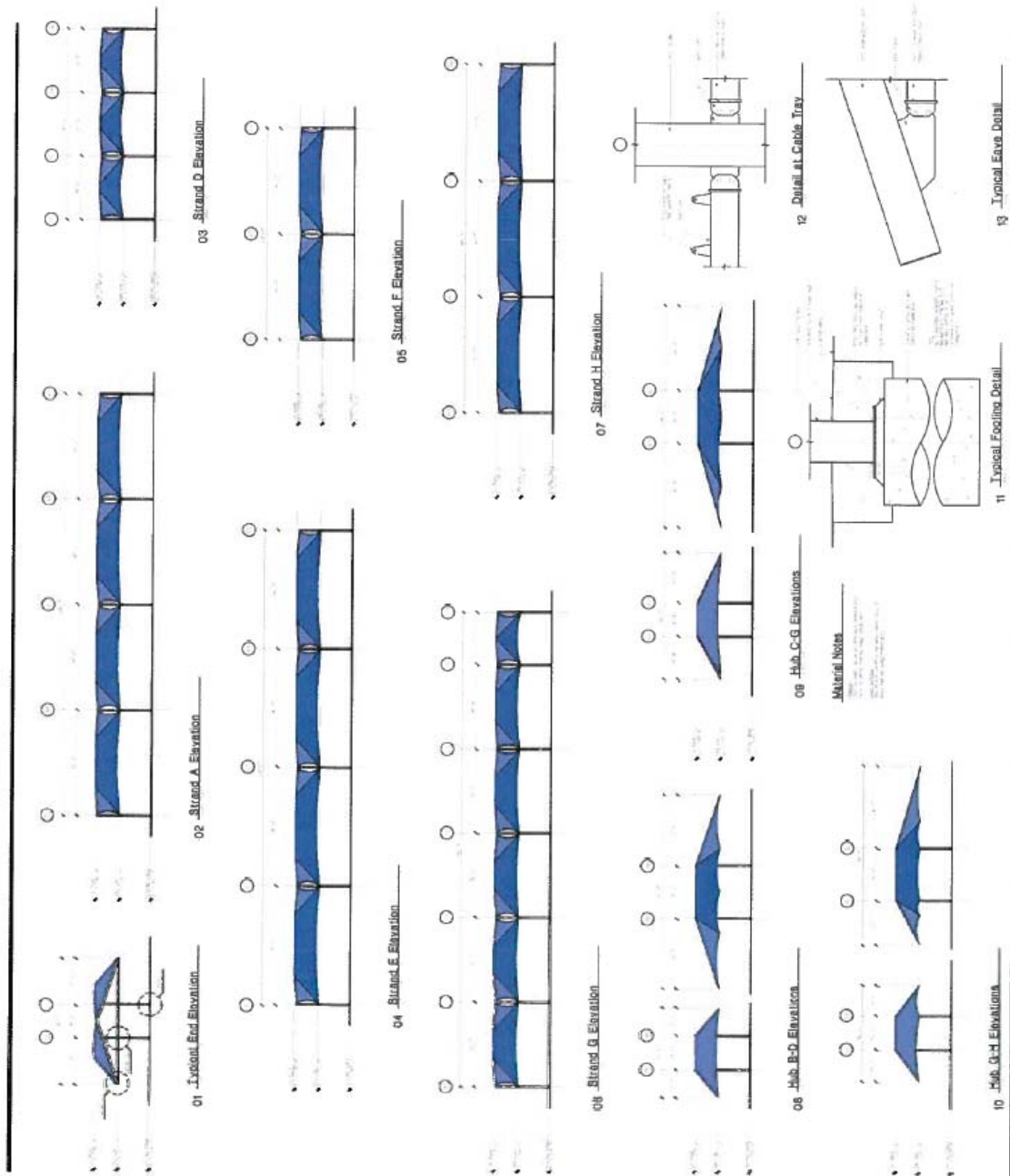
Existing shade structures on Midway.



2/14/11



2/14/11



TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 2/16/2011
TIME: 11:00 am
MEETING PLACE: Fair Park, Tower Building Conference Room

Applicant Name: Mike Lerner (GSR-Andrade)
Address: 3500 S. Fitzhugh (Midway)
Date of CA/CD Request: 2/3/2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

*Compatible with existing canopies previously
approved by this Task Force.*

Task force members present

<input checked="" type="checkbox"/> Bob Hilbun	<input checked="" type="checkbox"/> Gary Skotnicki	<input checked="" type="checkbox"/> Craig Haney
<input checked="" type="checkbox"/> Nigel Brown (Chair)	<input type="checkbox"/> Craig Holcomb	<input type="checkbox"/> Virginia McAlester
<input type="checkbox"/> Edgar L. Dunn	<input checked="" type="checkbox"/> Steve Johns	

Ex Officio staff members Present ☒ Mark Doty ☒ Louise Elam ☒ Daniel Huerta

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

*Skotnicki
Haney
all
Hilbun abstained*

CHAIR, Task Force

Nigel Brown

DATE

2/16/11

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.

**LANDMARK COMMISSION****March 7, 2011**

FILE NUMBER: CA101-123(MD)

LOCATION: **4800 ROSS AVE**

STRUCTURE: Main & Contributing

COUNCIL DISTRICT:2

ZONING: PD-298

PLANNER: Mark Doty

DATE FILED: February 3, 2011

DISTRICT: Fannin Elementary

MAPSCO: 46-A

CENSUS TRACT: 0015.03

APPLICANT: Dallas Independent School District**REPRESENTATIVE:** Karl Crawley**OWNER:** DISD**BACKGROUND / HISTORY:****REQUEST:**

- 1) Fannin Elementary School - New dumpster enclosure and paint color, accessible parking and ramps.
- 2) Fannin Elementary School - New playground equipment.
- 3) Fannin Elementary School - New concrete bus lane.

STAFF RECOMMENDATION:

- 1) Fannin Elementary School - New dumpster enclosure and paint color, accessible parking and ramps. – Approve - Approve drawings dated 2/14/11 and paint color SW 6035 'Gauzy White' or similar with the finding the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Sections 3.3, 3.4, and although the proposed work does not comply with Section 3.12 that prohibits cornerside yard fences to be over six feet in height, 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. 3.12 and 3.13.

- 2) Fannin Elementary School - New playground equipment. – Approve - Approve drawings dated 2/14/11 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Fannin Elementary School - New concrete bus lane. – Approve - Approve drawings dated 2/14/11 with the finding the proposed work is consistent with the criteria for building site and landscaping in the preservation criteria Sections 3.3, 3.4, 3.12 and 3.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Fannin Elementary School - New dumpster enclosure and paint color, accessible parking and ramps. – Approve.
- 2) Fannin Elementary School - New playground equipment. – Approve.
- 3) Fannin Elementary School - New concrete bus lane. – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101 - 123 [MD]
Office Use Only

Name of Applicant: DALLAS INDEPENDENT SCHOOL DISTRICT
Mailing Address: 3801 HERSCHEL
City, State and Zip Code: DALLAS TX 75219
Daytime Phone: 972 925-7317 Fax: 214 502-1222
Relationship of Applicant to Owner: SAME
PROPERTY ADDRESS: 4800 ROSS AVE (FANNIN E.S.)
Historic District: FANNIN ES H-77

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

RECEIVED BY

PROPOSED WORK:

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

NEW DUMPSTER ENCLOSURE & PARKING SPACES
NEW PLAYGROUND EQUIPMENT
NEW CONCRETE BUS LANE

Signature of Applicant: [Signature] Date: 02/02/11

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



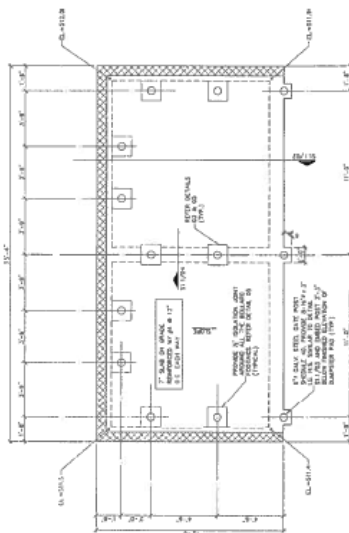
Existing dumpster/parking area



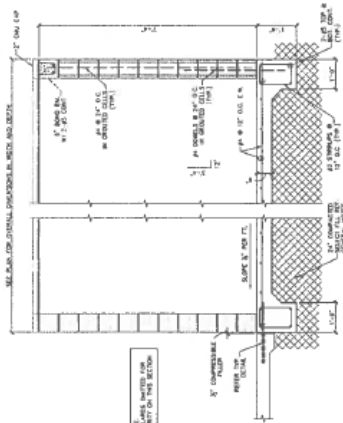
Existing playground (corner of Fitzhugh and San Jacinto)



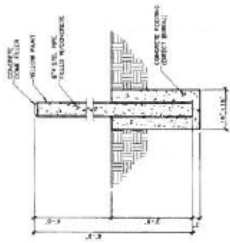
Site of proposed bus driveway/lane (corner of Prairie and San Jacinto).



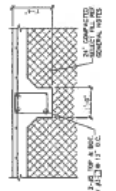
01 DUMPER ENCLOSEURE PLAN
SCALE



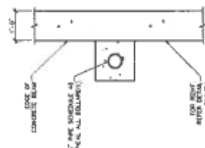
02 DUMPER SCREEN WALL - TYPICAL SECTION
SCALE



03 TYPICAL PIPE BOLLARD DETAIL
SCALE



04 SECTION
SCALE



05 TYPICAL DETAIL OF BOLLARD FOOTING
SCALE

06 SECTION
SCALE

GENERAL NOTES

FOUNDATION

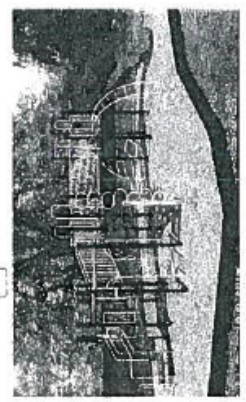
1. ALL FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS AND SHALL BE SHOWN IN DETAIL.
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10. ALL FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS AND SHALL BE SHOWN IN DETAIL.

REINFORCED CONCRETE

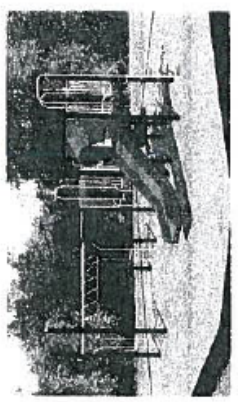
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10. ALL REINFORCED CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS AND SHALL BE SHOWN IN DETAIL.

LEGENDS & SYMBOLS

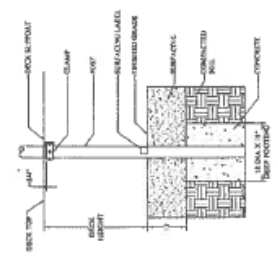
- DIRECTION OF TRAVEL
- NORTH ARROW
- EXISTING CONCRETE
- NUMBER OF JOINTS
- TYPE & SIZE
- NEW TO SOIL
- NEW TO SOIL
- NEW TO SOIL



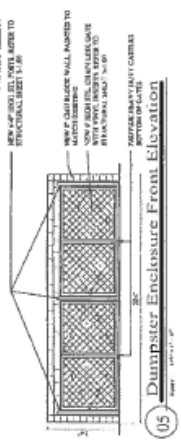
03 View 5-12 Playground



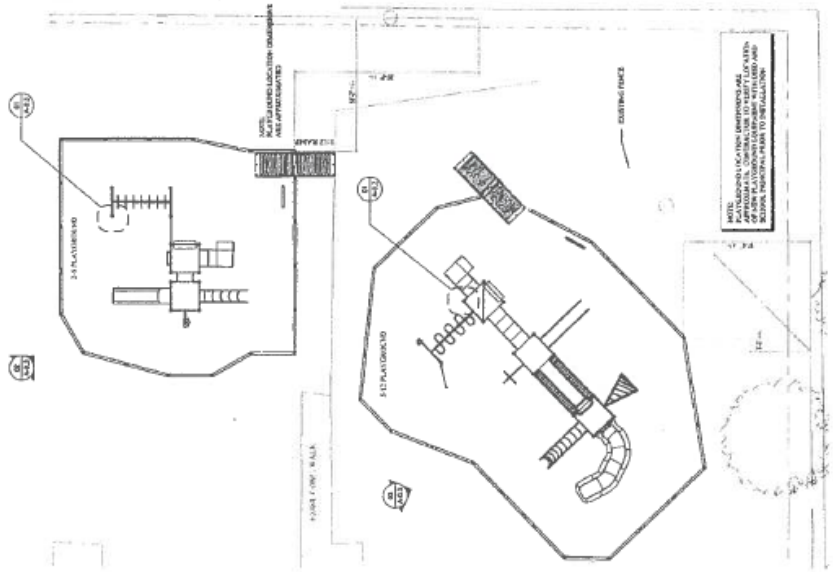
02 View 2-5 Playground



01 Typical Detail at Playground Support

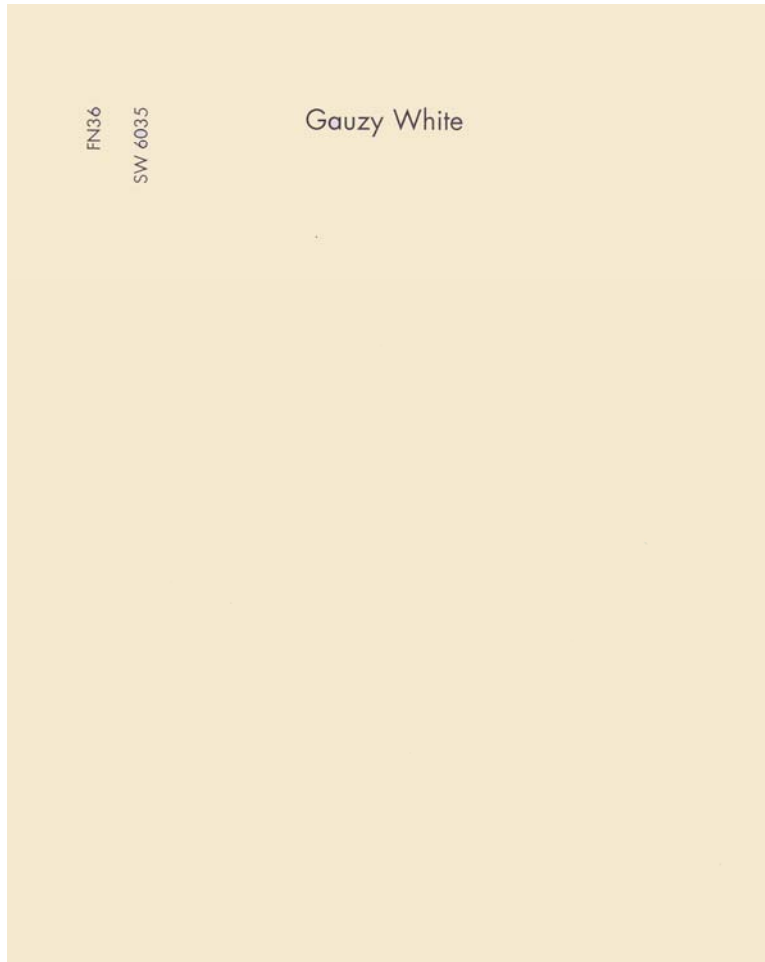


05 Dumpster Enclosure Front Elevation



04 Playground: 2-5 & 5-12

2/14/11



FN36

SW 6035

Gauzy White

Proposed Dumpster enclosure color SW 6035 'Gauzy White'

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

DATE: 2/16/2011

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla SBN

Applicant Name: Karl Crawley (Masterplan)

Address: 4800 Ross Avenue (Fannin Elementary School)

Date of CA/CD Request: 2/3/2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

Task force members present

☐ Gary C. Coffman (Chair)

☒ Joseph Piwetz

☒ Tammy Chambless

☐ Jay Firsching

☐ Alan B. Richards

☐ Isabel Mandujano

☒ Carolina Pace

☒ Charles Neel

☐ Chris Andersen

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: Charles Neel

2nd: Carolina Pace

Task Force members in favor: unanimous

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

Joseph Piwetz

DATE

Feb. 16, 2011

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.



LANDMARK COMMISSION**March 7, 2011**

FILE NUMBER: CA101-126(CH)

LOCATION: **5832 REIGER AVE**

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14

ZONING: PD-397

PLANNER: Carolyn Horner

DATE FILED: February 3, 2011

DISTRICT: Junius Heights

MAPSCO: 36Y

CENSUS TRACT: 0013.01

APPLICANT: Deric Salser**REPRESENTATIVE:** Deric Salser**OWNER:** Thomas Brunner**REQUEST:**

- 1) Add three dormer extensions to existing roof.
- 2) Modify the existing roof to accommodate renovations.

STAFF RECOMMENDATION:

- 1) Add three dormer extensions to existing roof. –Approve with Conditions - Approve the drawings dated 2/3/11 with the finding that the proposed work meets the preservation criteria in Ordinance 26331, Sections 8.1 and 8.4, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), with the condition that the new dormer heights not exceed the height of the existing dormer on the front facade of the main structure.
- 2) Modify the existing roof to accommodate renovations. – Approve - Approve the drawings dated 2/3/11 with the finding that the proposed work complies with Ordinance 26331, Section 6.1 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Add three dormer extensions to existing roof. –Approve with Conditions - Approve new dormer on the 50% of the side because per code restrictions, a window must be in a livable room (even though Sec. 4.1 protects the front 50% of the side facade, the proposed new dormer permits the livable use of the room). The new dormer's height must not exceed the height of the existing front dormer. One member in opposition: reason for opposition is that the front facade and the front 50% of the side facades are protected.
- 2) Modify the existing roof to accommodate renovations. – Approve - Approve the plans as shown per Sections 6.1, 8.1 and 8.4.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: Deric Salser
Mailing Address: 10847 Sanden Drive, Suite 101
City, State and Zip Code: Dallas, TX 75238
Daytime Phone: 214-457-6493 Fax: 214-484-6033
Relationship of Applicant to Owner: Design Professional

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

PROPERTY ADDRESS: 5832 Reiger Avenue
Historic District: Junius Heights

PROPOSED WORK:

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

The owner intends to convert the existing attic into habitable conditioned space, and in doing so, modify the existing roof to accommodate three new dormer extensions. These new dormers will allow the new space to have a stair well, as well as provide egress windows. Front elevation is unchanged.

Signature of Applicant: Deric Salser Date: 2/1/11
Signature of Owner: Angel Bunn Date: 2-1-2011
(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

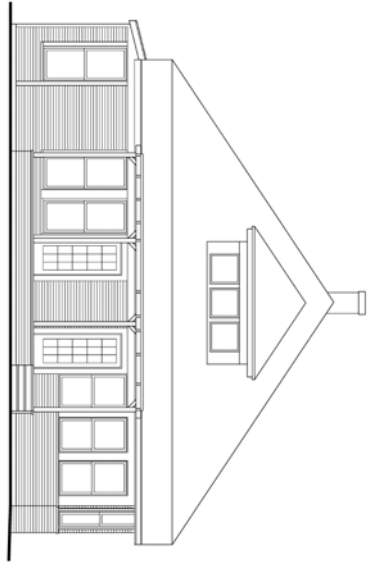
Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408

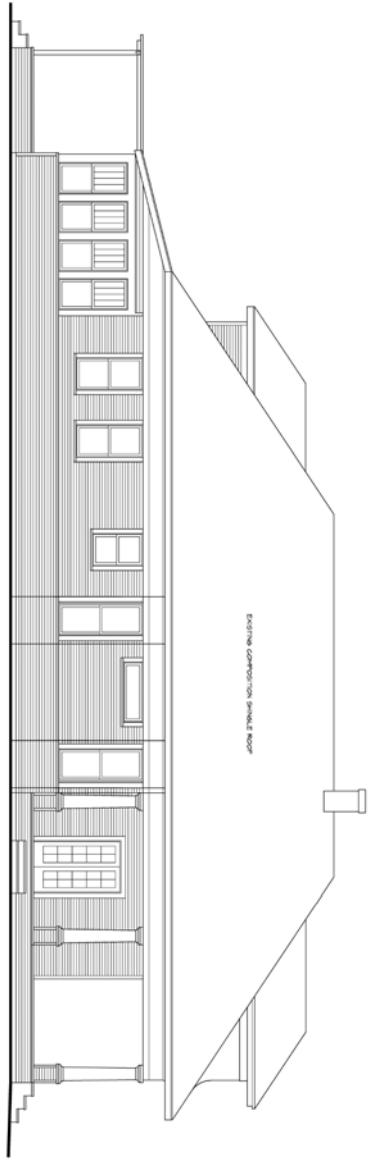




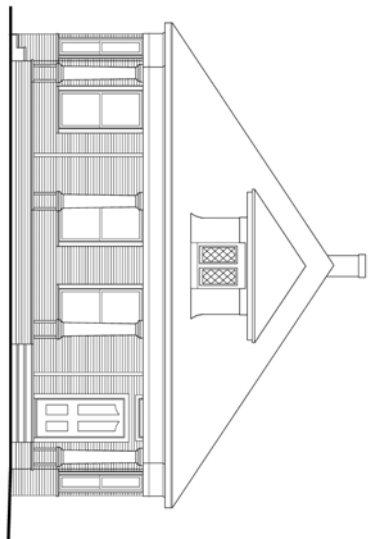
EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

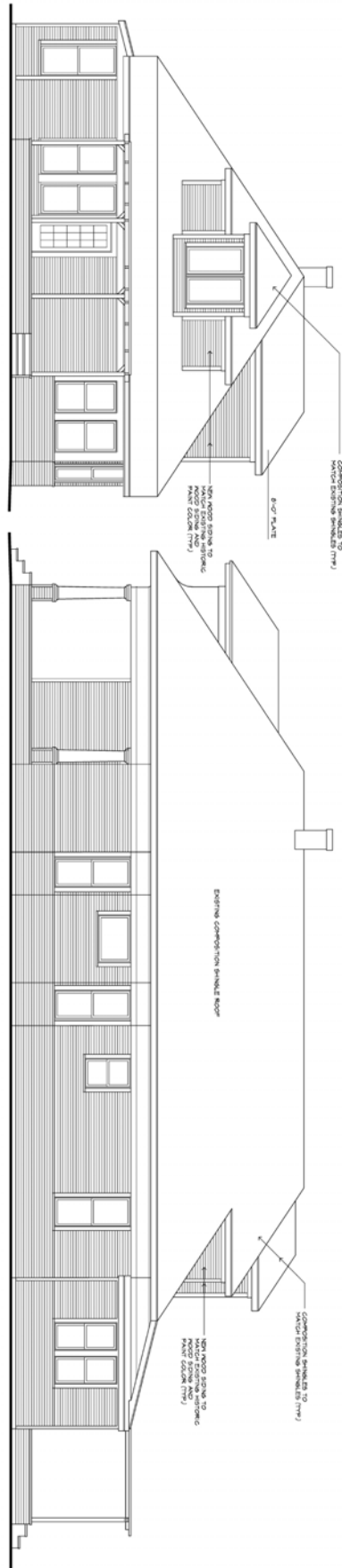


EXISTING EAST ELEVATION

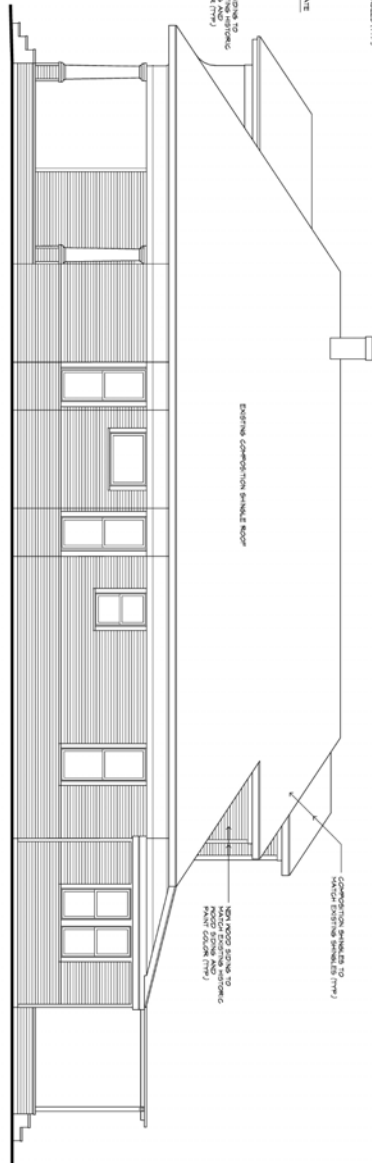


EXISTING NORTH ELEVATION

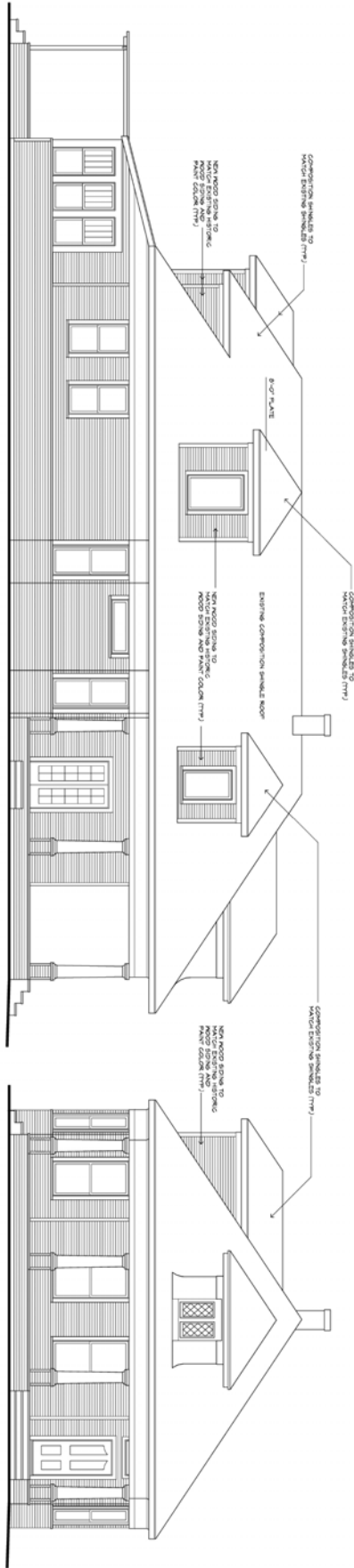




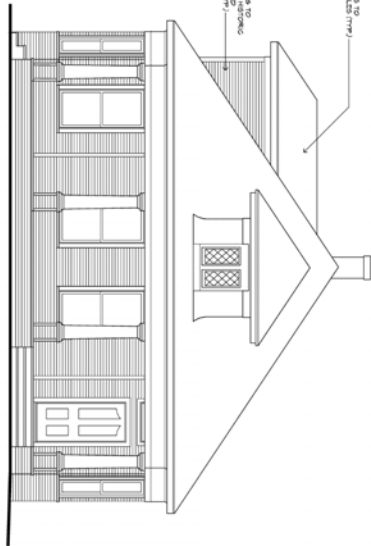
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



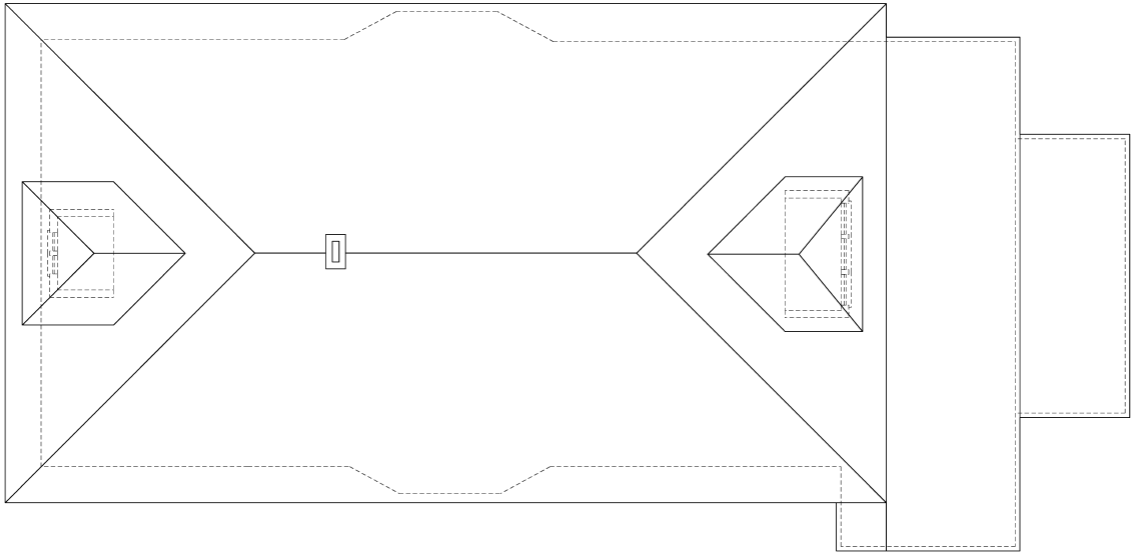
PROPOSED EAST ELEVATION



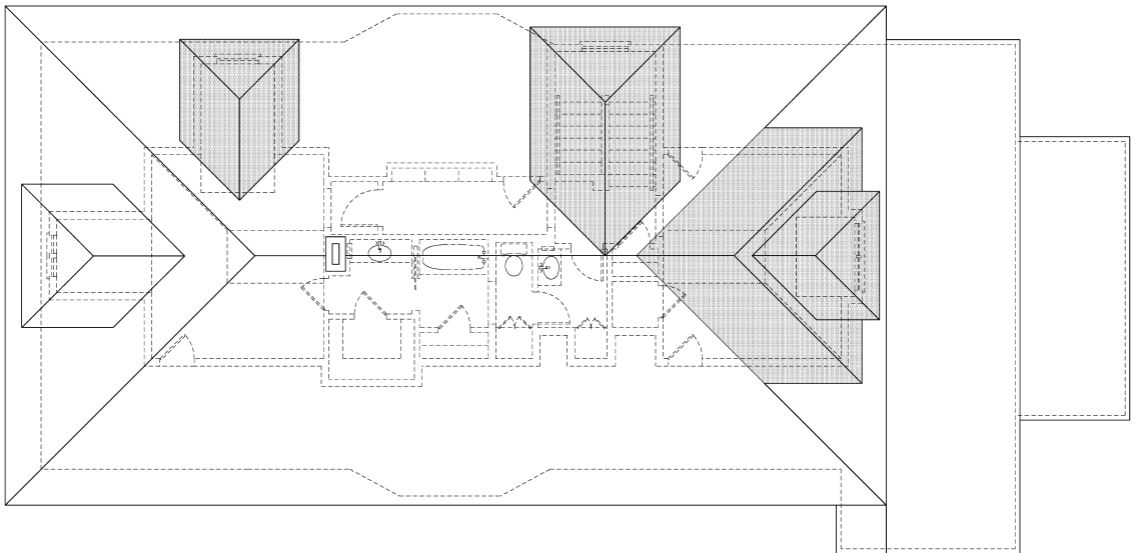
PROPOSED NORTH ELEVATION



EXISTING ROOF PLAN



RENOVATION ROOF PLAN



TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 2-10-2011

TIME: 5:30pm

MEETING PLACE: Lakewood Library 6121 Worth Street

APPLICANT NAME: Deric Salser

PROPERTY ADDRESS: 5832 Reiger

DATE of CA / CE REQUEST: Feb. 3, 2011

RECOMMENDATION:

☐ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

I Approve new dormer on the front 50% of the side because, per code restrictions, a window must be in a liveable room. (Even though 4.1 protects the front 50% of the side, the proposed new dormer permits the liveable use of the room.) The new dormer's heights must not exceed the height of the front dormer (over)

Task force members present

☐ Laura Koppang ☒ Mary Mesh ☒ Rene Schmidt
☒ Tom Zollars ☒ Sally Johnson ☐ Brandy Johnson
☐ Brandon Castille ☒ Barbara Cohen (Alt.)

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: ☒ yes ☐ no

Task Force members in favor: See Above + Back
Task Force members opposed: Cohen
Basis for opposition:

CHAIR, Task Force Ken DATE Feb. 10, 2011

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.

#1 Passed. In favor: Zollars, Mesh, Johnson,
Opposed: Cohen

Reason for the opposition:
Per 4.1, the front facade and the front 50%
of the side facade is protected.

#2 Approve the plans as shown per 6.1,
8.1, 8.4

Motion made by Zollars / Second by Johnson



LANDMARK COMMISSION**March 7, 2011**

FILE NUMBER: CA101-121(CH)

LOCATION: **5407 VICTOR ST**

STRUCTURE: Protected tree

COUNCIL DISTRICT: 14

ZONING: PD-397

PLANNER: Carolyn Horner

DATE FILED: February 3, 2011

DISTRICT: Junius Heights

MAPSCO: 46-C

CENSUS TRACT: 0013.02

APPLICANT: Todd Smith**OWNER:** Todd Smith**REQUEST:** Remove existing 24-inch diameter American Elm due to location causing damage, and plant a Cedar Elm in the front yard.

STAFF RECOMMENDATION: Remove existing 24-inch diameter American Elm due to location causing damage, and plant a Cedar Elm in the front yard. – Approve with Conditions - Approve the pictures dated 2/3/11 with the finding that the request complies with the preservation criteria in Ordinance 26331 Section 3.5.c and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), with the condition that the new tree be of a species that at maturity is not greater than 30 feet in height. The City Arborist suggests the following species as appropriate for the area: Redbud, Desert Willow, Yaupon Holly, or Crepe Myrtle.

TASK FORCE RECOMMENDATION: Remove existing 24-inch diameter American Elm due to location causing damage, and plant a Cedar Elm in the front yard. – Approve with Conditions - American Elm may be removed because of its proximity to the water main, and replace with a 30-foot tree such as a Big Leaf Maple.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ []
Office Use Only

Name of Applicant: TODD SMITH
Mailing Address: 5407 VICTOR ST.
City, State and Zip Code: DALLAS TX 75214
Daytime Phone: 214 824-2361 Fax: _____
Relationship of Applicant to Owner: OWNER

PROPERTY ADDRESS: 5407 VICTOR
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 EXISTING AMERICAN ELM TREE (24" DIA.) BECAUSE IT IS DAMAGING SIDEWALK AND WATER METER. THE VOLUNTEER TREE'S ROOTS HAVE RAISED THE SIDEWALK 2 METER 8" AND WILL CONTINUE TO WORSEN AS THE TREE RAPIDLY GROWS TO A 4' TRUNK DIAMETER AT MATURITY. OWNER WILL REPLANT A CEDAR ELM AT NEARBY MARKED APPROPRIATE LOCATION.

Signature of Applicant: Todd Smith Date: 1-27-11

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

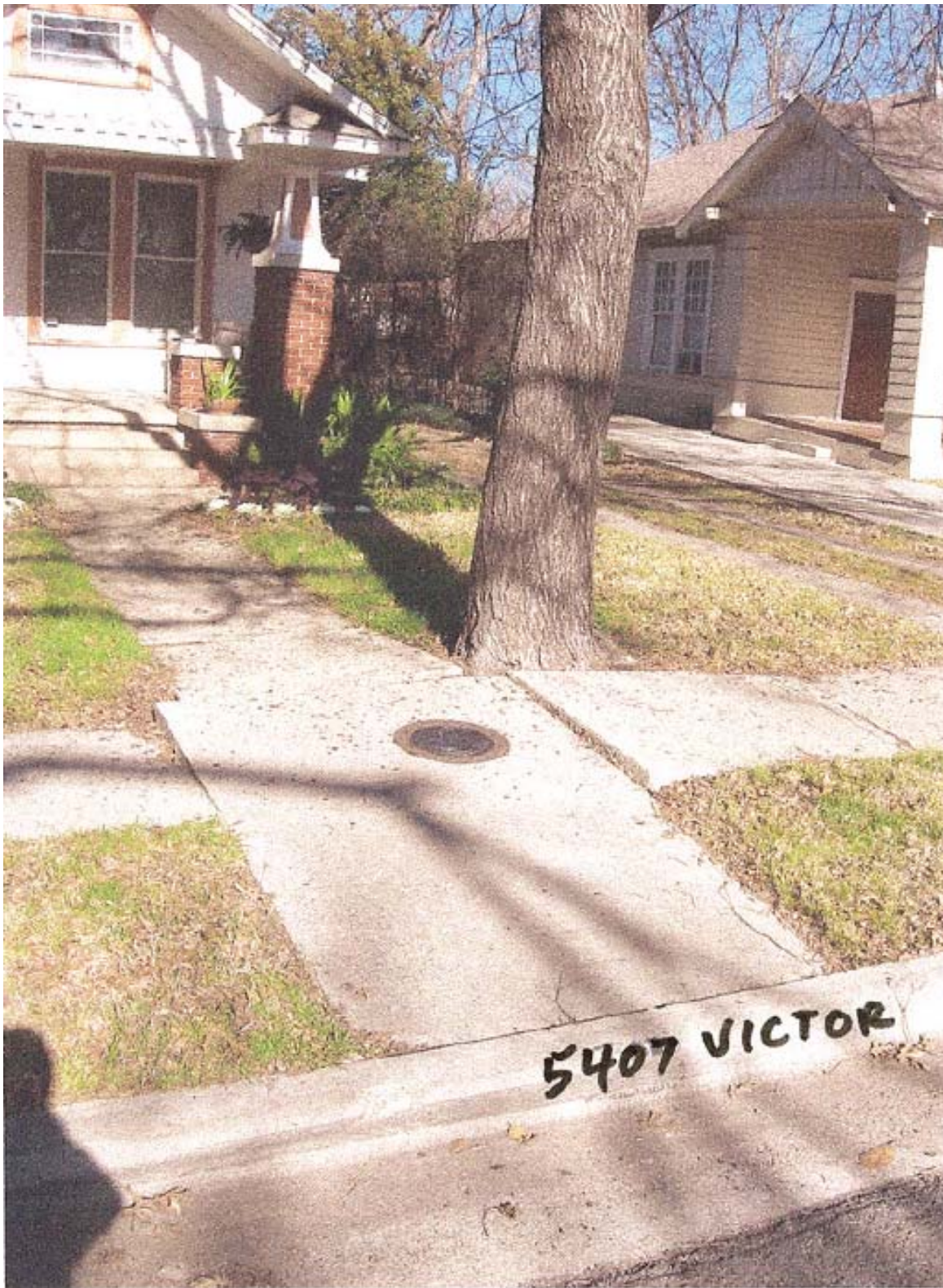
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408





TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 2-10-2011

TIME: 5:30pm

MEETING PLACE: Lakewood Library 6121 Worth Street

APPLICANT NAME: Todd Smith

PROPERTY ADDRESS: 5407 Victor

DATE of CA / CE REQUEST: Feb. 3, 2011

RECOMMENDATION:

☐ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

1. American elm may be removed because of its proximity to the water main and replace with a 30 foot tree such as a big leaf maple. Passed - All in favor.

2.

Motion Made: Cohen

Second: Johnson

Task force members present

☐ Laura Koppang ☒ Mary Mesh ☒ Rene Schmidt

☒ Tom Zollars ☒ Sally Johnson ☐ Brandy Johnson

☐ Brandon Castille ☒ Barbara Cohen (Alt.)

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: ☒ yes ☐ no

Task Force members in favor: All

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE Feb. 10, 2011

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

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

**LANDMARK COMMISSION****March 7, 2011**

FILE NUMBER: CA101-128(CH)
LOCATION: **5408 SWISS AVE**

PLANNER: Carolyn Horner
DATE FILED: February 3, 2011
DISTRICT: Swiss Avenue

STRUCTURE: Accessory & Non-Contributing

COUNCIL DISTRICT: 14

MAPSCO: 46-B

ZONING: PD-63

CENSUS TRACT: 0014.00

APPLICANT: Joanna Hampton

OWNER: Joanna and John Hampton

REQUEST: New detached garage.

STAFF RECOMMENDATION: New detached garage. – Approve with Conditions - Approve the drawings dated 2/22/11 with the finding that the proposed work complies with the preservation criteria in Ordinance 18563, Sections 14(a)(1)(A) and 14(a)(1)(B), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii), with the condition that the accessory building meet the side yard setback requirements in Ordinance 18563 Section 13(g)(1)(A).

TASK FORCE RECOMMENDATION: New detached garage. – Approve with Conditions - No quorum, comments only. Needs to comply with Section 13(g)(1)(A) regarding setback. Evaluate the roof canopy distance from the railing.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA _____ - _____ ()
Office Use Only

Name of Applicant: JOANNA & John Hampton
Mailing Address: 4924 TREMONT
City, State and Zip Code: DALLAS TX 75214
Daytime Phone: 214-326-7080 Fax: _____
Relationship of Applicant to Owner: SAME

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

PROPERTY ADDRESS: 5408 SWISS AVE
Historic District: SWISS AVENUE HISTORIC DISTRICT

PROPOSED WORK:

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

NEW GARAGE DETACHED ADDITION
REFERENCE ATTACHED PLANS AND ELEVATIONS.

Signature of Applicant: _____ Date: 03 FEB 2011

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.

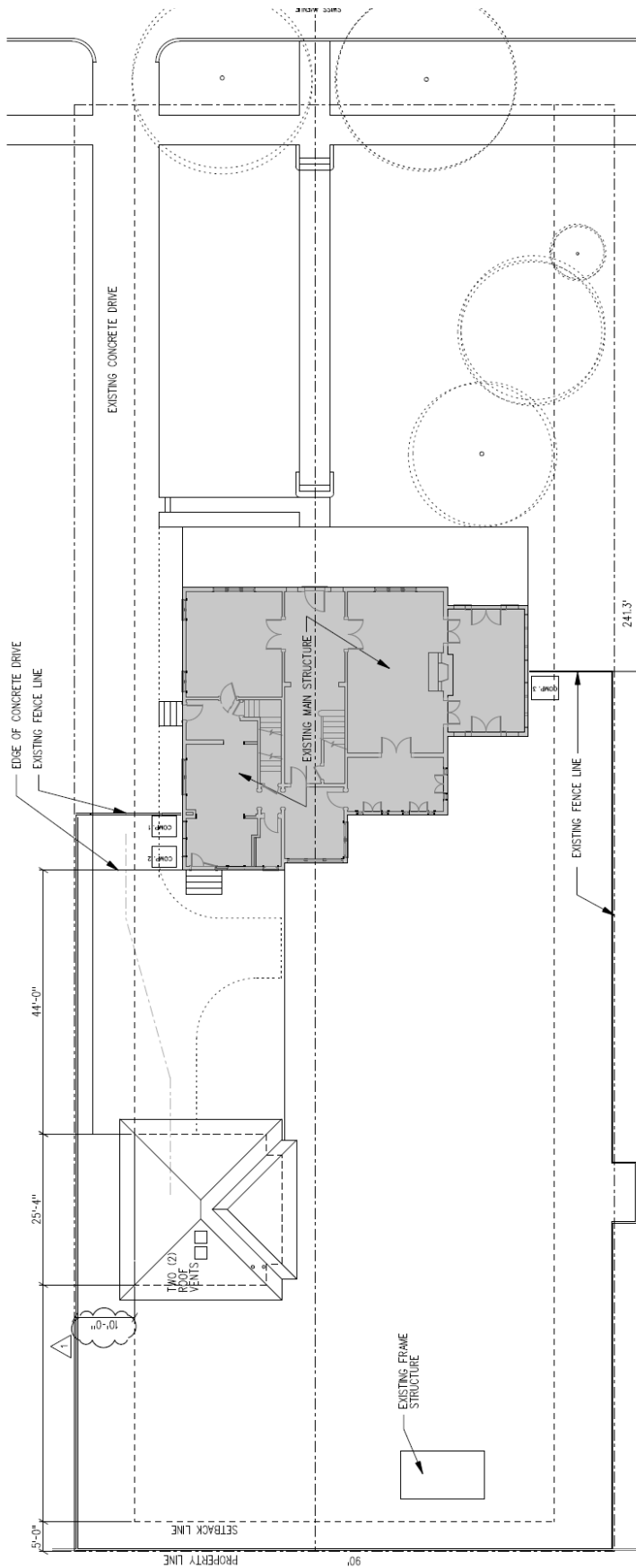
Sustainable Construction and Development

Date

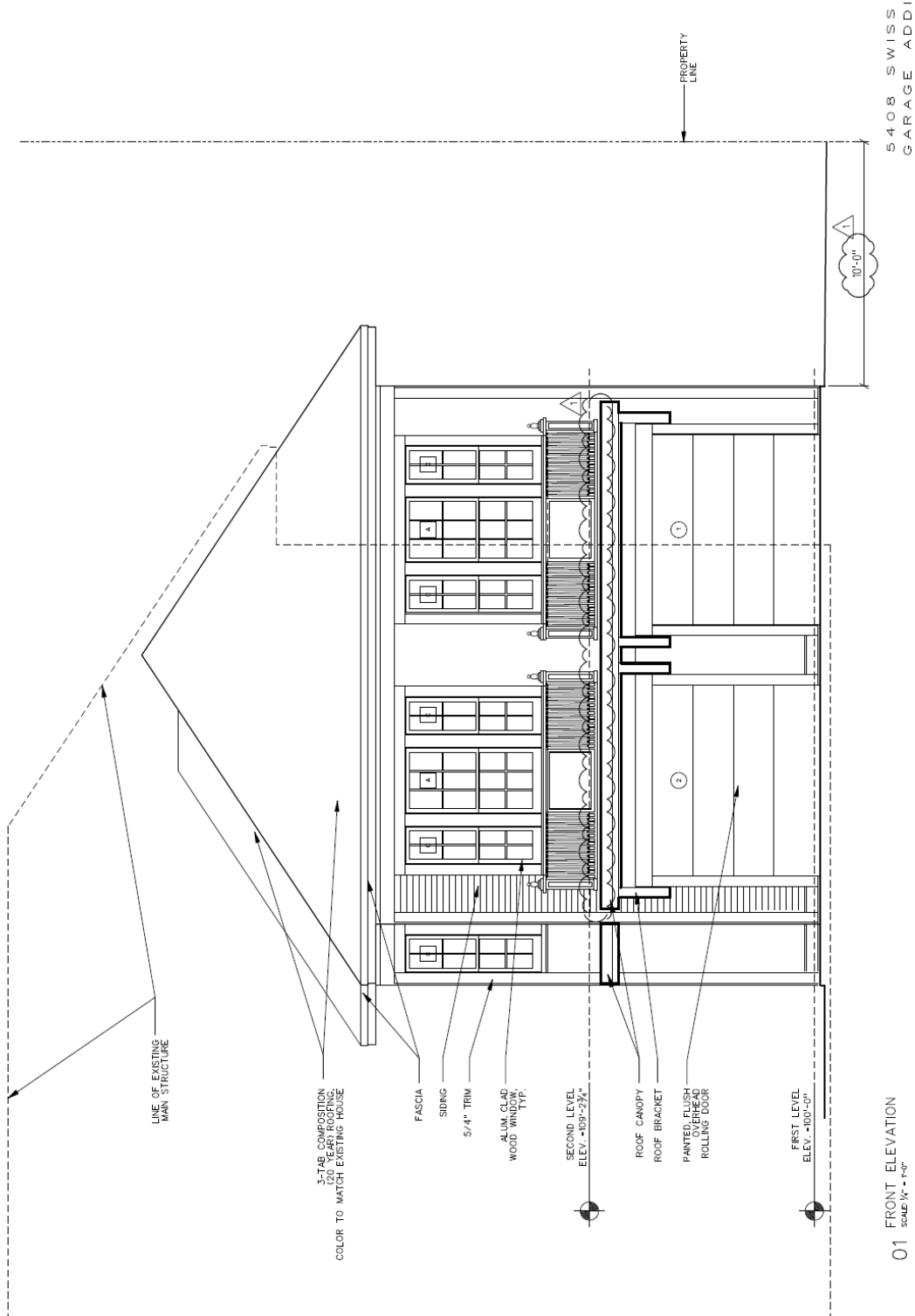
Certificate of Appropriateness

City of Dallas

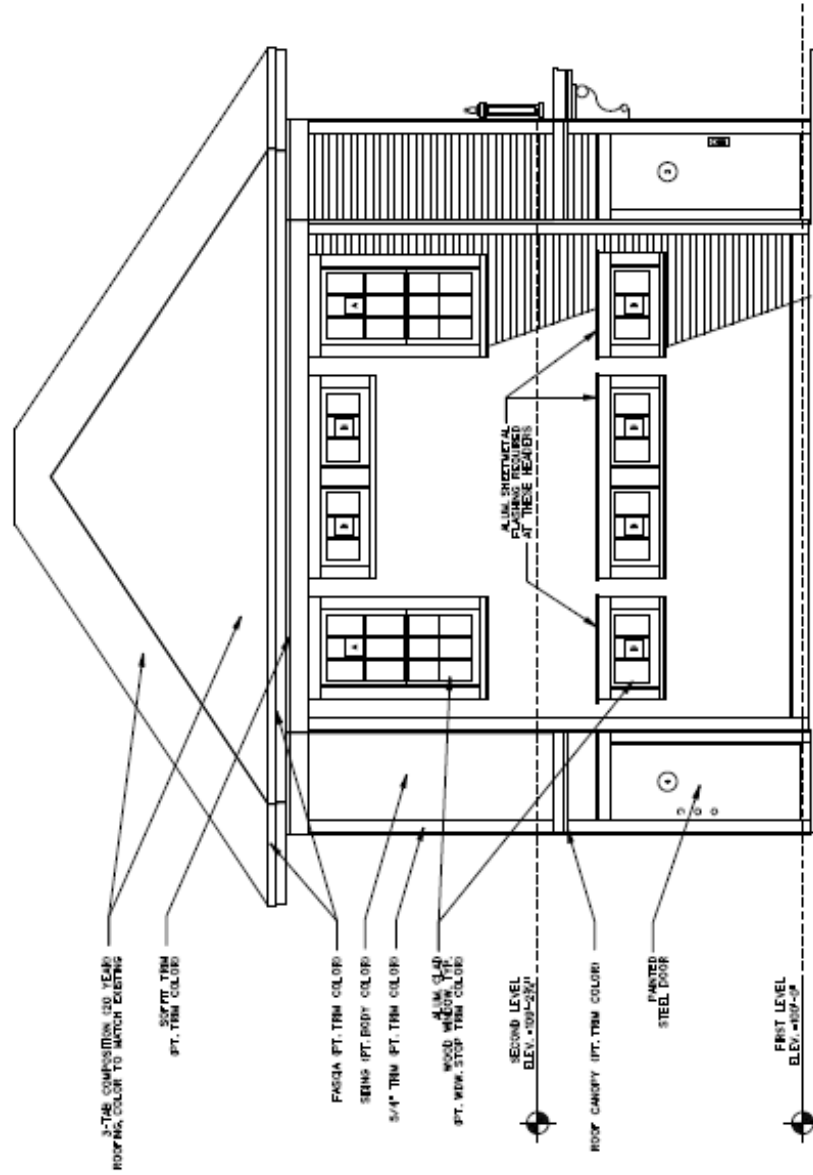
Historic Preservation
Rev. 111408



5408 SWISS AVE
GARAGE ADDITION

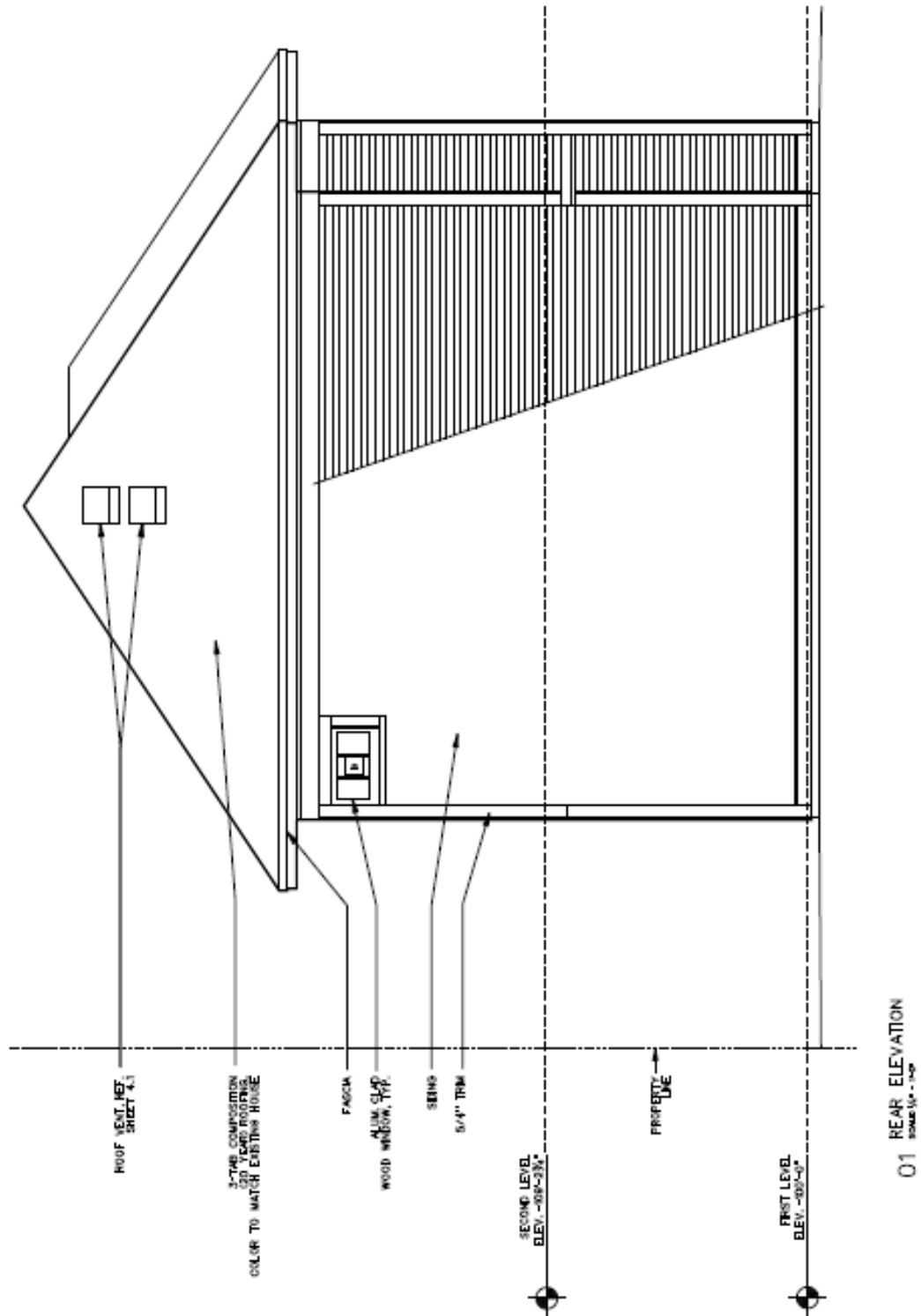


MATERIALS LIST	
CEILING	HARD-PLANK CEDAR BOARD, 3" EXPOSURE
TRIM	HARD TRIM 1/2", 3/4", 5/4" AS NOTED ON DWGS
SHEDDING	1/2" GYP BL. BLENDBLASS SILVER
WINDOWS	POZZI ALUM CLAD WOOD WINDOW
	REF. WINDOW SCHEDULE SRT. 4.5
GARAGE DOOR	FLUSH OVERHEAD ROLLING DOOR
	REF. DOOR SCHEDULE SRT. 4.5
ROOF	3-TAB COMPOSITION
	COLOR: COLOR TO MATCH EXIST. HOUSE
ROOF VENT	
SUFTIT VENT	
GUTTER	4" ALUM. GUTTER TO MATCH EXIST. HOUSE
PART (TO MATCH MAIN STRUCTURE)	
BODY	BENJAMIN MOORE • DC-21, WATER WHITE
TRIM	BENJAMIN MOORE • 1464



01 GARDEN ELEVATION
SCALE 1/4" = 1'-0"

5408 SWISS AVE
GARAGE ADDITION



TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 2-10-2011

TIME: 6:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Joanna & John Hampton

PROPERTY ADDRESS: 5408 Swiss

DATE of CA / CE REQUEST: Feb. 3, 2011

RECOMMENDATION:

☐ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation/ comments /basis:

Needs to comply with Section 13G1A

Evaluate roof canopy distance from the railing

Task force members present

☐ Kathleen Ragsdale ☒ Wesley Powell ☐ David Dillon
☒ JoAnna Hampton ☐ John Mark Guest ☒ Greg Johnston
☐ Morgan Harrison ☐ Virginia McAlester (Alt.) ☒ Cheryl Scott

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: ☐ yes ☒ no

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

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

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

**LANDMARK COMMISSION****March 7, 2011**

FILE NUMBER: CA101-129(CH)
LOCATION: **1301 W DAVIS ST**

PLANNER: Carolyn Horner
DATE FILED: February 3, 2011
DISTRICT: Winnetka Heights

STRUCTURE: Main & Non-Contributing

COUNCIL DISTRICT: 3

MAPSCO: 54-B

ZONING: PD-87

CENSUS TRACT: 0042.02

APPLICANT: Urban Acres Market

REPRESENTATIVE: Steven Bailey

REQUEST: New commercial sign.

STAFF RECOMMENDATION: New commercial sign. – Approve - Approve the sign as shown in photograph dated 2/3/11 with the finding that it is consistent with the criteria in City Code Section 51P-87.116(d), and complies with City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: New commercial sign. No quorum, comments only. Likes the sign as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101 - 291A1
Office Use Only

Name of Applicant: URBAN ACRES - Steven Bailey
Mailing Address: 1301-B WEST DAVIS ST
City, State and Zip Code: DALLAS TX 75208
Daytime Phone: 214.914.6600 Fax: RECEIVED 13
Relationship of Applicant to Owner: PRESIDENT

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

PROPERTY ADDRESS: 1301-B West Davis
Historic District: WINNETKA HEIGHTS

FEB 03 2011

Development Certificate

PROPOSED WORK:

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

we have a 60" circle sign that was hanging above our door. We were told it was fine but we didn't have this form turned in. There are no lights. Its a simple circle sign with our name and logo on it.

Signature of Applicant: [Signature]

Date: Feb 1, 2011

Signature of Owner: [Signature]
(IF NOT APPLICANT)

Date: Feb 1, 2011

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, 1600 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



TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 2-8-2011

TIME: 5:30pm

MEETING PLACE: Oak Cliff Chamber of Commerce, 400 S. Zang, Ste 110

APPLICANT NAME: Steven bailey/Urban Acres

PROPERTY ADDRESS: 1301-B W. Davis

DATE of CA / CE REQUEST: February 3, 2011

RECOMMENDATION:

☒ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments / basis:

Approved as submitted, by the non-quorum
group in attendance.

Task force members present

☐ Tony Eeds ☒ Trace Beard ☐ April Clark ☒ Garth Russo
☒ Kyle Ward ☐ Peter Murgola ☐ Brenda Garza
☐ Jeffrey Fahrenholz (Alt.) ☒ Annie Pratt (Alt.)

Ex Officio staff members Present: Carolyn Horner ✓

Simply Majority Quorum: ☐ yes ☒ no

Task Force members in favor: 4

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force Kyle R Ward DATE 2/8/11

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

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

**LANDMARK COMMISSION****March 7, 2011**

FILE NUMBER: CD101-010(MD)
LOCATION: **2843 METROPOLITAN AVE**
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: PD-595

PLANNER: Mark Doty
DATE FILED: February 3, 2011
DISTRICT: Wheatley Place

MAPSCO: 46-U
CENSUS TRACT: 0037.00

APPLICANT: City Attorney's Office

REPRESENTATIVE: Andrew Gilbert

OWNER:

BACKGROUND / HISTORY:

REQUEST:

- 1) Demolition of a structure pursuant to a court order (51A-4.501(i) of the Dallas City Code).

STAFF RECOMMENDATION:

- 1) Demolition of a structure pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION:

- 1) Demolition of a structure pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Deny without prejudice - Due to overwhelming evidence and staff report that the house is currently being occupied.
City Attorney needs to provide concrete evidence that the house is vacant.

Staff Note: Refer to D10-11 and D10-12 for explanation from City Attorney's Office

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

CD <u>101</u> - <u>010</u> (<u>MD</u>)
Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office

MAILING Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201
Daytime Phone: 214-671-8273 Fax: 214-670-0622
Relationship of Applicant to Owner: N/A

ADDRESS OF PROPERTY TO BE DEMOLISHED: 2843 Metropolitan Zip 75215
Historic District: Tenth Street WHEATLEY PLACE

RECEIVED BY

FEB 03 2011

Development Services

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
☐ 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

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

Demolition of a structure pursuant to 51-A-4.501 (i)

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: [Signature] Date: 2/3/11

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.

Sustainable Development and Construction

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

For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predesignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained by the city , a complete application for a certificate for demolition must be submitted to the landmark commission. Within 10 days after submission of an application, the director shall notify the city's representative or the property owner in writing of any documentation required but not submitted. The application must be accompanied by the following documentation before it will be considered complete:

- ☐ An affidavit in which the city representative or the property owner affirms that all information submitted in the application is correct.
- ☐ Records depicting the current condition of the structure, including drawings, pictures, or written descriptions, and including Historic American Buildings survey or Historic American Engineering Records documentation if required by law or agreement.
- ☐ A signed order from a court or other tribunal requiring the demolition of the structure in a proceeding brought pursuant to Texas Local Government Code Chapter 54 or 214, as amended.
- ☐ A copy of a written notice of intent to apply for a certificate for demolition that was submitted to the director and the landmark commission at least 30 days before the application.
- ☐ Any other evidence the city representative or property owner wishes to submit in support of the application.

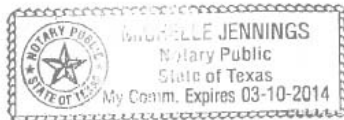
Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert 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 representative of the City of Dallas.

Affiant's signature

Subscribed and sworn to before me this 3 day of Feb, 2011

Notary Public





ORDER 20080273257
2 PGS

No. S50-001618-01

CITY OF DALLAS,
Plaintiff,

VS.

2843 METROPOLITAN AVE.,
Defendant.

§
§
§
§
§
§
§
§

IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

ORDER TO EXERCISE REMEDIES AND TO AUTHORIZE CITY OF DALLAS TO DEMOLISH
STRUCTURE ON PROPERTY

On September 11, 2007 the Court entered into an Agreed Order with, Eric Fowler, agent for owner Beapar, Inc., allowing the structure(s) on the property to be repaired by the owner(s), mortgagee(s), lienholder(s) or other persons having an interest in the property within 90 days.

Following the lapse of 90 days from the ^{Sept. 4} ~~October 13~~, 2006 Court Order, the above referenced property was reinspected and the structure was found to be vacant and in its same condition. Further, the structure(s) remain dilapidated, substandard, unfit for human habitation, a hazard to the public safety and welfare, and constitutes an urban nuisance.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's October 13, 2006 orders.

It is therefore ORDERED and AGREED that the City of Dallas, is authorized to remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property, enter the Property, inspect, photograph, and measure the Property for purposes of documentation, demolish the structure and any accessory structure(s) on the property, remove all components and personalty, and place a lien on the property where allowed by law for its incurred expenses.

Signed this 13th day of August, 2008.





DATE: January 3, 2011

TO: Landmark Commission

FROM: Andrew M. Gilbert
Assistant City Attorney

CC: Theresa O'Donnell, Director
Neva Dean, Planning Manager
Tammy Palomino, Assistant City Attorney
Mark Doty, Senior Planner Historic Preservation
Carolyn Horner, Senior Planner Historic Preservation
Luann Taylor, Landmark Commission Coordinator

SUBJECT: Notice of intent to apply for certificates of demolition

Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

- 1) 1012 E. 11th Street (10th Street): Owner of Record per DCAD, R5 ESTATE SERVICES LLP, 515 WOODACRE DR., DALLAS, TEXAS 75241-1036
- 2) 2835 Tanner (Wheatley Place): Owner of Record per DCAD, MOSLEY DOROTHY M ET AL 4929 WATEKA DR., DALLAS, TEXAS 75209-4842
- 3) 2843 Metropolitan (10th Street): Owner of Record per DCAD, KASPAR JOANNA R 3413 HARVARD AVE, DALLAS, TEXAS, 75205-3242.

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.

Doty, Mark

From: Gilbert, Andrew
Sent: Monday, February 07, 2011 3:12 PM
To: Doty, Mark
Subject: Wheatley/Tenth Task Force Mtg- TOMORROW!
Importance: High

Mark,

As we discussed, I am scheduled to be in court tomorrow and will likely miss the Wheatley Place/Tenth Street Task Force Meeting. Accordingly, please relay the following information, along with my apologies for not being able to make this month's meeting.

With regard to the property located at 2843 Metropolitan, our records show the following:

Water service ended 9/2/03.

There are 2 city liens, between the dates of 6/30/06 and 10/10/06, totaling \$423.22.

As of 2/7/2011, total taxes due are \$3,415.32.

Bepar Inc. was the owner from 2007-2010 and transferred to Joanna Kaspar, individually as of 1/19/10 per DCAD.

Bepar Inc. and Joanna Kaspar have the same address.

Current photographs were attached to the application and a copy of the Court Order requiring demolition was submitted separately. Please let me know if you need anything further at this time in advance of the task force meeting.

Thank you,

Andrew M. Gilbert
Assistant City Attorney
Dallas City Attorney's Office
1500 Marilla, 7CN City Hall
Dallas, Texas 75201
(214) 671-8273 (Direct)
(214) 670-0622 (Facsimile)
andrew.gilbert@dallascityhall.com



Front elevation



Right side elevation



Rear elevation

Doty, Mark

From: Gilbert, Andrew
Sent: Friday, February 11, 2011 3:59 PM
To: Doty, Mark
Cc: Palomino, Tammy
Subject: RE: Wheatley/Tenth Task Force Mtg- TOMORROW!

So, Lisa posted a note on the door with my contact information. A gentleman named Robert Smith called me this afternoon. His number is 972-748-3351. He told me that there is no one living in the property. He is a friend of the owner and he is thinking of buying it from them. He has been clearing out the junk from the house for the owner. I told him he needed to have CA's for any exterior repairs and that he needs to contact you.

I also notified him of the LMC hearing on 3/7/11 and told him that he needed to be present for the hearing if he would like to repair the property.

Andrew

From: Doty, Mark
Sent: Thursday, February 10, 2011 3:31 PM
To: Gilbert, Andrew
Subject: RE: Wheatley/Tenth Task Force Mtg- TOMORROW!

Ok, well, something is going on there. When I drove by Tuesday afternoon, there was a guy sitting on the front porch. I don't have any CA's for repairs, but some are being made, why is it still on the docket?

TF denied without prejudice because of the question of if there was someone living there.

Mark Doty

City of Dallas
Historic Preservation
Sustainable Development & Construction Department
1500 Marilla St., 5BN
Dallas, Texas 75201

214.671.9260 (o)
214.670.4210 (f)



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From: Gilbert, Andrew
Sent: Thursday, February 10, 2011 3:21 PM
To: Doty, Mark
Subject: RE: Wheatley/Tenth Task Force Mtg- TOMORROW!

Mark,

We have no knowledge of anyone living in the property. I am aware that some repairs have been made, including some repairs to the exterior, but the property was in substantially the same and/or worse condition as before, according to our inspector. Have any CA's been pulled for repairs?

We plan to notify any owner and/or interested party that we can identify to put them on notice of the LMC hearing.

To the extent any interested party appears or can be identified, we would certainly not be opposed if LMC would like to place the application in suspension.

What happened at the task force mtg.?

Andrew M. Gilbert
Assistant City Attorney
Dallas City Attorney's Office
1500 Marilla, 7CN City Hall
Dallas, Texas 75201
(214) 671-8273 (Direct)
(214) 670-0622 (Facsimile)
andrew.gilbert@dallascityhall.com

From: Doty, Mark
Sent: Tuesday, February 08, 2011 4:45 PM
To: Gilbert, Andrew
Cc: Nancy McCoy; Alicia Quintans; tobeefree@att.net; Chris Butler
Subject: RE: Wheatley/Tenth Task Force Mtg- TOMORROW!

Andrew,

I drove by the property this afternoon to take current pictures and it looks like someone is either living in the property or is repairing the property. Can you confirm?

Mark Doty

City of Dallas
Historic Preservation
Sustainable Development & Construction Department
1500 Marilla St., 6BN
Dallas, Texas 75201

214.671.9260 (o)
214.670.4210 (f)



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From: Gilbert, Andrew
Sent: Monday, February 07, 2011 3:12 PM
To: Doty, Mark
Subject: Wheatley/Tenth Task Force Mtg- TOMORROW!
Importance: High

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / 10TH STREET

DATE: 2/8/11

TIME: 4:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla, Conference Room 5BN

Applicant Name: Andrew Gilbert (Dallas City Attorney's Office)

Address: 2843 Metropolitan (Wheatley Place)

Date of CA/CD Request: 2/3/2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

denied w/out prejudice - due to overwhelming evidence & staff report that the house is currently being occupied.

For the City Attorney needs to provide concrete evidence that the house is vacant.

Task force members present

☒ Nancy McCoy *armed after ruling* ☒ Alicia Quintans
☒ Chris Butler ☐
☒ Diane Houston-Floyd

Ex Officio staff members Present ☐ Mark Doty ☐

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

Maker: *Diane Houston-Floyd*

2nd: *Alicia Quintans*

Task Force members in favor: 2 (McCoy came after vote, but agrees)

Task Force members opposed: 0

Basis for opposition: 0

CHAIR, Task Force *[Signature]*

DATE 02-8-2011.

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.



LANDMARK COMMISSION**March 7, 2011**

FILE NUMBER: N/A
LOCATION: **201 E 9th Street**
Adamson High School

PLANNER: Mark Doty
DATE FILED: N/A
DISTRICT: N/A

STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD-682

MAPSCO: 54-H
CENSUS TRACT: 0048.00

APPLICANT: Dallas Landmark Commission

REPRESENTATIVE: Karl Crawley

OWNER: DISD

BACKGROUND / HISTORY:

7/7/08 – Original initiation of Adamson High School by Landmark Commission
7/6/10 – Second initiation of Adamson High School by Landmark Commission
7/15/10 – DISD files a written notice of appeal of the initiation.
11/1/10 – Designation Report approved by Landmark Commission and forwarded to City Council for review.
11/9/10 – DISD requests formally that its appeal is withdrawn.

REQUEST: Consideration of an historic district overlay for W.H. Adamson High School

STAFF RECOMMENDATION: Approval, subject to revised preservation criteria.

DESIGNATION COMMITTEE RECOMMENDATION: Approved.

ADDITIONAL INFORMATION:

- Please note that there are several differences between what the Owner, Designation Committee and Staff is recommending.
- These differences are marked using labeled boxes.
- Differences include;
 - In Section 8.1 (c) refers to protection of the monumental front steps and historic balustrades. While the current configuration and form of the current balustrades are historic, the balustrades themselves are not historic.
 - In Section 8.1 (e) refers to protection of the low brick yards along East Ninth Street. The owner (DISD) provided information that documents that those low walls were installed in 2002.
- The owner (DISD) also requested that the area of designation be limited to the historic school structure itself and not to the entire block. Staff has not received a revised property description in order to evaluate that request.

**Dallas Landmark Commission
Landmark Nomination Form**

1. Name

Historic: **Oak Cliff High School**
and/or common: **W. H. Adamson High School**
Date: **1915**

2. Location

Address: **201 E. Ninth Street**
Location/neighborhood: **Oak Cliff, Dallas, 75203**
Block and lot: **136/3131, lot 1A** *land survey:* **n/a** *tract size:* **5.386 AC**

3. Current Zoning

current zoning: **Mixed Use District 1**

4. Classification

<i>Category</i>	<i>Ownership</i>	<i>Status</i>	<i>Present Use</i>	<i>_____museum</i>
<i>_____district</i>	<i><input checked="" type="checkbox"/> public</i>	<i><input checked="" type="checkbox"/> occupied</i>	<i>_____agricultural</i>	<i>_____park</i>
<i><input checked="" type="checkbox"/> building(s)</i>	<i>_____private</i>	<i>_____unoccupied</i>	<i>_____commercial</i>	<i>_____residence</i>
<i><input checked="" type="checkbox"/> structure</i>	<i>_____both</i>	<i>_____work in progress</i>	<i><input checked="" type="checkbox"/> educational</i>	<i>_____religious</i>
<i><input checked="" type="checkbox"/> site</i>	<i>Public</i>	<i>Accessibility</i>	<i>_____entertainment</i>	<i>_____scientific</i>
<i>_____object</i>	<i>Acquisition</i>	<i><input checked="" type="checkbox"/> yes: restricted</i>	<i>_____government</i>	<i>_____transportation</i>
	<i>_____in progress</i>	<i>_____yes: unrestricted</i>	<i>_____industrial</i>	<i>_____other, specify</i>
	<i>_____being consider'd</i>	<i>_____no</i>	<i>_____military</i>	<i>_____</i>

5. Ownership

Current Owner: **Dallas Independent School District**
Contact: **Dr. Michael Hinojosa, Superintendent** *Phone:* **972/925-3700**
Address: **3700 Ross Avenue** *City:* **Dallas** *State:* **TX** *Zip:* **75208**

4. Form Preparation

Date: **September 15, 2009, revised October 22, 2010**
Name & Title: **Bob Johnston and Glenn Straus**
Organization: **Adamson High School Alumni Association**
Contact: **Glenn Straus; phone: 972/524-2439**

7. Representation on Existing Surveys

Alexander Survey (citywide): **local** **state** **national**
National Register **no**
H.P.L. Survey (CBD) **A** **B** **C** **D** **Recorded TX Historic Ldmk**
Oak Cliff **TX Archaeological Ldmk**
Victorian Survey
Dallas Historic Resources Survey, Phase _____ **high** _____ **medium** _____ **low**

For Office Use Only

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

8. Historic Ownership

Original owner: City of Dallas Public Schools (now known as Dallas Independent School District)
Significant later owner(s): none

9. Construction Dates

Original: 1915
Alterations/additions: 1919, 1938, 1955, 1980 & 2005

10. Architect

Original construction: William B. Ittner (1915)
Alterations/additions: 1919 William B. Ittner, St. Louis, Missouri
1938 Roscoe DeWitt, Dallas
1955 Mark Lemmon, Dallas, consulting architect; Gordon, Hefley & Hall, associated architects
1980 Renovations; Dahl, Braden, Chapman, Dallas.
2005 James Harwick + Partners, Dallas with Ross Barney Jankowski, Chicago.

11. Site Features

The site is located at the top of a hill which looks to the north to downtown Dallas; it retains its original topography which slopes slightly in all directions. A large front lawn faces Ninth Street is covered in grass with large trees in front of the school; these were planted after the building was constructed.

12. Physical Description

Condition, check one:

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

☐ unaltered
☒ altered

Check one:

☒ original site
☐ Moved (date _____)

Known as 'Oak Cliff High School' when originally built in 1915 by the Dallas School district, Adamson High School sits on an entire block in Oak Cliff bounded by North Beckley Avenue on the west, East Eighth Street on the north, North Crawford on the east and East Ninth Street on the south; the school is located near the southwest corner of the site with its main entry at East Ninth Street. The entire site is relatively flat although small concrete retaining walls exist at the Beckley Avenue sidewalk to accommodate the vertical difference in height between the original grade at the site and the street due to road improvements that have changed the elevation of the street since 1915. The surrounding neighborhood was originally residential and remains so although buildings on Beckley Avenue are now commercial. Additionally, the residential buildings in the two blocks in front of the school have been razed and asphalt parking lots for faculty and student parking take their place.

This three-story concrete frame building with masonry walls was designed in the American Classical Revival architectural style by architect William B. Ittner of Saint Louis, Missouri. The Classical Revival style is based on primarily the Greek and to a lesser degree, the Roman architectural orders

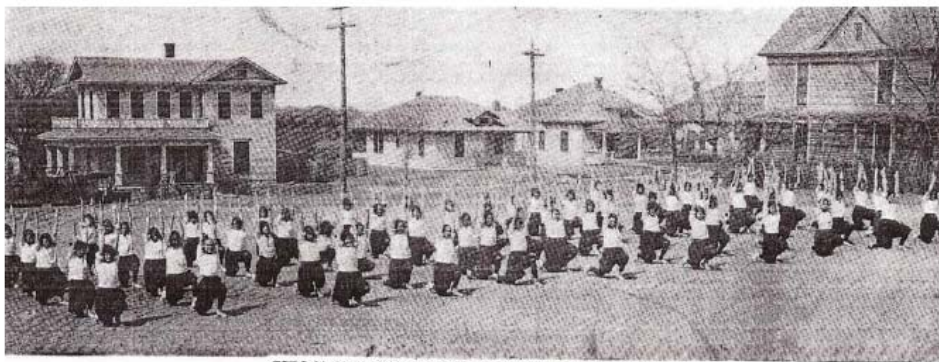
with a symmetrical balanced building form, windows and doors, and the buildings are of monumental proportions. This architectural style became popular for government and institutional buildings in the late 19th and early 20th centuries and was the dominant style used at the 1893 Chicago World's Fair exhibition buildings - which further popularized the style.

Common features of this style that are found at Adamson High School include the broken pediment and surround at the entrance, monumental steps leading to the entrance at the second floor, balustrade at the parapet in the center of the building, large rectangular window openings with awning windows with double-hung sashes above (sashes have since been replaced with fixed aluminum windows) and planar wall surfaces.



Rendering of the historic school

From: *Education in Dallas, 1874-1966* by Dr. Walter J.E. Schiebel, published by DISD, 1966.



Photograph of the Girls Gymnasium class from 1922 'The Oak' yearbook – showing homes on North Crawford Street (at left) and East Ninth Street (at right).

The building's structure is reinforced concrete frame with exterior infill walls of structural clay tile with brick veneer; the brick at the lower floor is brown while that of the upper two floors is red. The front façade is composed of a three-bay center portion that protrudes slightly from the adjacent side

wings of this façade. The focus of the façade is this center portion where a monumental stair leads to the main entry at the second floor; the top of the façade features a slightly higher parapet with carved stone ornament in the center, flanking balustrades and a stone parapet cap. A stone cornice with dentils, brick frieze and stone medallions is below the parapet in this center portion. Windows in this center portion were originally in groups of three with wood triple-hung six-over-six wood sashes. The entrance surround at the main floor (second floor) is ornate carved stone, in a broken pediment design that originally had a pair of 10-light wood doors with sidelight at each side and a large 24-light wood transom above. Above the door opening is a newer (c. 1935) sign that notes 'W. H. Adamson High School,' which was placed above the original carved letters in the stone that read 'Oak Cliff High School'. To the right of this entrance is the building cornerstone that notes 'Erected 1915' and has William Ittners' signature etched into the stone, followed by the word 'Architect'; this signature in the cornerstone is typical for buildings designed by Ittner.

A prominent horizontal stone water course separates the brown brick at the first floor from the red brick at the upper floors at the second floor line; a smaller stone band is at the second floor line above.



Adamson High School, 2008

The center portion and side wings have large quoins, made of brick, at the exterior corners. The identical side wings of the building are four bays wide that originally had four double-hung wood windows per opening, with a transom above. The stone courses from the center portion extend into the bays but the parapet is unadorned at this façade.

Also visible at the front façade are the side façades of the two historic rear wings which sit back approximately 25' from the front façade; the materials of these facades are identical to the front and side facades. Secondary entrances to the first floor are located in these facades; these side entrances are quite ornate with a decorative stone entrance surround that originally had 15-light French doors with transom above and provide access to the first floor which consists of classrooms and the cafeteria.

The side facades of the historic 1915 building had materials similar to the front façade – brown and red brick, horizontal stone courses at the floor levels and large window openings, typically with four wood windows. The rear façade also utilized the same materials but the window and door openings were more utilitarian and located in a less orderly manner.

The front façade of the W. H. Adamson High School building retains its historic appearance with the exception of the historic wood windows (originally painted white) that have been replaced by dark anodized aluminum windows with tinted non-operable glass and modifications have been made to the entry stair. These original windows were unique with the lower sash as an awning (opening out and hinged at the top) while the upper sashes were nine-over-nine double-hung although the center sash could also function as an awning sash. These unique windows are shown in photos below.



From Kathleen Lowery's *'Happy School Days,'*
unpublished personal memoir, c. 1920.

The three-story structure consists of three floors; the first floor contains classrooms and the lunchroom. Offices, classrooms, and the auditorium are located at the main (second) floor with the library, an exhibit space in the front hallway, classrooms and balcony entrances to the auditorium located at the third floor. A partial basement and crawl space extends under the historic building.

Interior finishes

The interior finishes of the school were typical for the era – plaster on load bearing masonry walls, wood, terrazzo or concrete floors and plaster finishes at ceilings. Many of the interior door openings contained solid wood doors with glass lights, wood door frames and operable transom windows, allowing teachers to control ventilation and air temperature within the room. The water fountains located in the public corridors had ceramic tile surrounds (see photo that follows). These ceramic tiles showing nautical scenes are similar to those made by Grueby Pottery Company of Boston, Massachusetts; however, the manufacturer of these tiles has not been determined.

When a central air-conditioning system was installed in the building, the ductwork was installed in the main corridors and a 2' x 4' lay-in acoustic ceiling was suspended below. This lower acoustic tile ceiling typically is located below the transoms at interior doors so hides these transom windows as well as the upper portions of the door and window frames.



Adamson High School and surrounding neighborhood.
Sanborn Map 1922 – 1950, courtesy of Dallas Public Library.

Changes to the school building since 1915

Although there have been several additions and renovations at the school since its original construction in 1915, the exterior appearance of most work has been fairly complementary with the original exterior material used (red brick) and the buildings scale. Each of these later additions is addressed in Section 13 – Historical Significance.

There are two non-historic metal buildings located at the east side of the site, with playing fields occupying the north-west area of the site.

Historic interior features within building

There are many typical and unique historic interior features remaining in the school, making Adamson one of most intact historic schools' in the City of Dallas. Photographs of some of these historic features follow:



Original ceramic tile surround at water fountain.



Original wood cabinetry in science labs



Typical original wood French doors, sidelights and transoms throughout building.



Third floor hallway with skylights above.



Original double-hung chalkboards in lecture room, still operable.



Original double-hung chalkboards (with new white marker board) in Science Lecture room, still operable.

10. Architect – William B. Ittner

The architect of the Oak Cliff High School, now known as W. H. Adamson High School, was William Butts Ittner of St. Louis, Missouri. William B. Ittner is considered the single most important figure in the revolution that transformed public school architecture in the first few decades of the twentieth century.

Born to Anthony and Mary Ittner in St. Louis in 1864, he attended public schools in St. Louis – in the very schools he would later revolutionize. Anthony Ittner was a self-made mason who co-owned a brick and construction company (Ittner Brothers Brick Company) in South St. Louis; he served on the St. Louis City Council in 1867, and was elected to the United States Congress in 1877. Throughout his political career, Anthony Ittner worked to establish trade schools for young men.

William Ittner attended Washington University's Manual Training School in St. Louis, graduating in 1884. He then attended Cornell University in Ithaca, New York, where he earned an architecture degree in 1887. Following graduation he traveled Europe before returning to St. Louis to marry Lottie Crain Allen. Ittner then worked for Eames and Young Architects until 1889, when he practiced architecture as a sole practitioner for two years. In 1891 he began a partnership with William Foster, and later with Link and Rosenheim. During these years he appears to have designed primarily single and multi-family residential buildings.



Commissioner of School Buildings for St. Louis Board of Education, 1897 – 1910.

Ittner was elected to the new office of Commissioner of School Buildings for the St. Louis Board of Education in 1897. This position provided him the opportunities to practice and perfect his strong philosophies in the benefits of good design – particularly for educational facilities. Ittner's early educational experiences were regarded by him as distinctly unpleasant. The headline of his obituary in the Post-Dispatch reads, "W. B. Ittner, Noted Architect and Designer of Schools, Dies," while the subhead declared "As Boy He Resented Prisonlike Buildings, as Man He Changed the Style Throughout the Country."

Ittner was of a generation and a class that understood that the buildings in which we live, study, work, worship and play affect all of us, for good or for ill. As commissioner of school buildings in Saint Louis, Ittner took this opportunity to improve on what he considered poor environments for the education of students. He researched and experimented with the design of St. Louis's schools, making natural light and air an important consideration in the design of new schools; he eventually settled on the E-shaped floor plan as the ideal school layout as this provided light and air to all classrooms and hallways. Concurrently, schools designed by Ittner became horizontal rather than vertical - an adaptation to the Midwestern landscape rather than an imitation of traditional public school building design found in the Eastern United States. In addition to incorporating light into all classrooms and public spaces, he moved the toilets to the same floors as the classrooms (instead of the dark basements) and he brought the scale of students into what had previously been treated as utilitarian, institutional buildings. Ittner also used a variety of historicist architectural styles for building exteriors - Jacobethan Revival, Spanish Colonial Revival and Georgian - allowing school buildings to reflect the individuality of the community.

Ittner was active in both community and professional affairs. He served as President of the St. Louis chapter of the American Institute of Architects from 1893 to 1895, was made a Fellow of the American Institute of Architects in 1891, served as President of the American League of Architects from 1903 to 1904, lectured at New York University on School Planning in 1922 and was appointed by the National Education Association to the Committee on Administration of Secondary Education. Ittner was invited by President Herbert Hoover to a White House Conference in 1926, the same year that he was elected Vice President of the St. Louis Plaza Commission. At the time of his death he was a Thirty-Second degree Mason.

While Commissioner of St. Louis Public Schools he designed 48 schools; Wyman Elementary became the first to use natural light from large windows and multiple, large classrooms. The monumental West Clark School (1907) provided classrooms with natural lighting, cross ventilation, consideration of student traffic patterns and overall function that were as thoughtfully designed as the exterior appearance of the building. His Soldan High School (1908) exemplified Ittner's innovative approach to school design combined with an impressive Jacobethan Revival exterior design. This school was considered a masterpiece of educational design in the early decades of the twentieth century and served as a model for school design across the country.

Of the 48 public schools he designed for St. Louis' Board of Education, 19 are listed in the National Register of Historic Places – eight as part of the *St. Louis, Missouri Public Schools of William B. Ittner's National Register Multiple Property Nomination* and eleven are individually listed. This national recognition for Ittner's schools reflects St. Louis's appreciation for these remarkable school buildings and recognizes the place they hold for the community and the school district.

William B. Ittner, Architect 1910 – 1936

Following his resignation from the St. Louis School Board in 1910, Ittner established his own firm in 1910 but continued as "consulting architect" to the Board until October, 1914. Ittner's architectural practice focused primarily on educational facilities and he designed hundreds of schools in other Missouri cities as well as in at least 25 states, including several in Dallas - Oak Cliff High School (now Adamson High School), Forest Avenue (now James Madison High School), 1916 and North Dallas high school in 1922. Forest Avenue and North Dallas high schools are City of Dallas Landmarks and Forest Avenue is listed on the National Register of Historic Places.

Other schools outside of Missouri designed by Ittner include Central High School and Boys Vocational School (St. Joseph County, Indiana, NR), Ralph Waldo Emerson School (1902, Lake County, Indiana, NR), Shelbyville High School (Shelby County, Indiana, NR), Fairmont Senior High (Fairmont, West Virginia, NR), Sixteenth Street School (Muscogee County, Georgia, NR), Central High School (Minneapolis, Minnesota), Decatur County Courthouse (Decatur County, Georgia, NR), Central High School (Pinellas County, Florida), Central School (Franklin County, Ohio), Hume-Fogg High School (Davidson County, Tennessee), Park City Junior High School (Know County, Tennessee), Robert Alexander Long High School (Cowlitz County, Washington), Francis L. Cardozo Senior High School (District of Columbia), Ball High School (Galveston, Texas). Those noted with 'NR' are listed in the National Register of Historic Properties.

In addition to schools, Ittner designed a variety of other building types including the well crafted Italian revival Missouri Athletic Club (1914, by Ittner and George Brueggeman), St. Louis Scottish Rite Cathedral (1924) and the remarkable 22-story Gothic skyscraper Continental Building with Art Deco details in Midtown St. Louis (1928). Due to the remarkable design and functionality of Ittner's buildings, many of these are still in use. Non-educational buildings designed by Ittner's firm that are listed in the National Register of Historic Places include Iredell County Courthouse (Iredell County, North Carolina), the St. Louis Colored Orphans Home (Missouri), Missouri State Teachers Association (Boone County, Missouri), Odd Fellows Home District (Clay County, Missouri) and the Principia Page-Park YMCA Gymnasium (St. Louis, Missouri).

Ittner regarded his buildings as 'greenhouses for the intellectual and physical well-being of their constituents.' Of his school buildings, he declared: "the complete school environment should be a model for health. To accomplish this desired goal, sanitation, cleanliness, perfect lighting, airiness and cheerfulness must, of necessity, constitute the eternal, unwritten laws of successful school planning." William B. Ittner died in 1936 but his name lives on in architecture through the firms of William B. Ittner, Inc. and Ittner & Bowersox, Inc. in St. Louis, Missouri.

In addition to his prodigious career in school design, Ittner also mentored architects across the country. In Texas, he worked with Mark Lemmon and Roscoe DeWitt, with Ittner as architect and DeWitt and Lemon as consulting architect, on three schools in Galveston - Goliad Junior High School, Elementary School, and Central High School.

Mark Lemmon would later become a noted school architect, and between 1925 and 1962, completed 20 schools for DISD including Sunset High School, Woodrow Wilson High School, Boude Story Junior High School, Alex Spence Junior High School, Dallas; San Jacinto Elementary School, W. W. Samuell High School and an addition to Adamson in 1955.

13. Historical Significance

Oak Cliff Schools

In 1891 the newly-incorporated town of Oak Cliff decided to provide public education facilities for its population, and shortly thereafter voted to seek bids on a new school building. The newspaper reported: "Resolved by the city council of Oak Cliff that the mayor be instructed to advertise for plans for a modern three-story brick school building with brick cross walls [*sic*] to be erected at Oak Cliff, Texas, to contain twelve rooms for school purposes and the cost of said building, complete, not to exceed the sum of \$22,000." The corner stone for the school was laid at the corner of Patton (then St. George) and Tenth Streets in September 1892 under the auspices of the Masonic Grand Lodge of Texas.¹ This school building was known as the Oak Cliff Central High School and served grades 1 through 11; the 12th grade would be added in the future.

In 1901 William Harden Adamson was named Superintendent of the Oak Cliff Central School; it is thought that in this smaller school system, the Superintendent's responsibilities included also serving as principal of the school. In May 1902 Adamson presided over his first graduation of students from Oak Cliff, awarding some 18 diplomas at a ceremony held at Oak Cliff Methodist Church. In 1903 Adamson was unanimously re-elected as Superintendent at a salary of \$1,300 per year.

Room assignments for 1903 listed 15 teachers at the Central Building – 2 in the high school and 13 in grades 1-8, including Mrs. W. H. Adamson who taught second grade. In December 1903 Mr. Adamson submitted enrollment figures to the school board with a total enrollment of 819 with 386 boys, 433 girls and an additional 105 enrolled in the 'colored school' – 43 boys and 62 girls.

Dallas Public School System

In 1903 the town of Oak Cliff was annexed by the City of Dallas and by 1904, the Oak Cliff schools became part of the Dallas Public School system, which at that time was operated by the City of Dallas municipal government (Dallas' public school system was founded in 1884). Dallas Superintendent J. L. Long originally retained Adamson as Principal of the Oak Cliff Central School, which had 13 teachers in grades 1 - 11. However, this was changed shortly thereafter as Oak Cliff high school students attended the new High School at Bryan Street (now known as Crozier Tech High School) which was Dallas' only high school for white students. Elementary school students in Oak Cliff remained at the Oak Cliff Central School.

By 1906 the Dallas school system had grown to 10,000 students with 1,000 of these students in Oak Cliff. There were 14 schools city wide and 200 teachers that year. In 1908 J. L. Long resigned as Superintendent and W. H. Adamson was one of 25 applicants for the position, losing the post to Arthur LeFevre.

Oak Cliff had continued to grow and by 1912 Mr. Adamson said that classrooms in the basement of Oak Cliff Central School were soon to be removed due to the opening of a new elementary school - J. S. Hogg School. The Oak Cliff community requested a new high school serving Oak Cliff be built; the Oak Cliff Educational Alliance was subsequently formed with "the immediate object of which is

¹ "Corner Stone of the Oak Cliff Public School Building Laid To-Morrow," September 12, 1892, *Dallas Daily Times Herald*, p. 4, col. 1.

to secure a modern high school with up-to-date equipment” in Oak Cliff. In 1913 Professor Adamson made a speech to the Oak Cliff Improvement Society entitled “Our Central High School When Completed.”

After recovering from the depression of the last decade of the nineteenth century, Oak Cliff and Dallas’ population growth strained the school system’s facilities. School officials began to project their future needs for the decades to come and in 1914, it was estimated that the school population would increase from 2,801 in the 1915-16 school year to 8,902 by 1925.

Suburban growth patterns prompted the Dallas School Board to recommend that sites in Oak Cliff and South Dallas be secured for ‘high school buildings of the standard capacity (to) be forthwith constructed, furnished and installed...’² By 1915 two sites had been selected and nationally known architect William B. Ittner from St. Louis, Missouri, had been hired to design both high schools – Oak Cliff High School and Forest Avenue High School in South Dallas (now known as Madison High School). This venerable architect, nationally known for transforming American public school architecture by designing schools with light in all classrooms, introduced ventilation into the classrooms and provided modern plumbing and bath facilities by moving the student bathrooms (previously delegated to basements) to the same floor as the classrooms and introducing natural ventilation in halls and classrooms; these improvements and others resulted in a generation of schools were much more humane than those of the previous century.

With the completion of these new high schools, Dallas now had three high schools, each serving a distinct area of the city: north, south and south-west (Oak Cliff). The school board also looked at purchasing additional land in all three areas for additional elementary and middle schools.

Oak Cliff High School (now known as Adamson High School, constructed in 1915

The site selected for the new Oak Cliff high school was located at the corner of Ninth and Beckley streets (201 East Ninth Street). Located at the top of a hill in what was a thriving, middle class residential community, this site was near the original terminus of the Oak Cliff Street car line, providing easy access for the growing population of Oak Cliff. Ittners’ plans were approved by the school board on July 24, 1915 with the contractual requirement that the school cost a maximum of \$125,000.

Built at a cost of approximately \$128,000 by the Holmboe Company of Oklahoma City³ and opening after some controversy, the new Oak Cliff High School was a state-of-the-art school facility. Controversy arose over the differences between the two new schools as Forest Avenue High School was built with four stories on the front of the building, with the fourth floor housing art rooms and an art gallery. Oak Cliff residents complained loudly to the school board that they too should have such art facilities—to no avail.

This new Oak Cliff High School was U-shaped with classrooms on both sides of a central hall; the front hallways with classrooms and offices faced Ninth Street to residences while the two side wings, with two rooms on each side also looked out to residences. A central heating system was operated by coal boilers in the basement, with a giant blower system designed to circulate the air into the

² ‘Historic and Architectural Resources of East and South Dallas’ National Register nomination, 1995

³ “Contracts Awarded Totaling \$204,127,” October 10, 1915, *Dallas Morning News*, Section Part Four, p. 4

classrooms. Later the basement coal bins were converted to athletic dressing rooms.

Following construction of the new Oak Cliff High School, the previous wood-frame Central Oak Cliff School high school building continued to function as an elementary school until 1926 when it was torn down and the students assigned to John H. Reagan and James Bowie elementary schools and later to the new Ruthmeade Elementary School (now known as John F. Peeler) also.

1919 Addition

In 1919 the first of several additions to the school was completed, and included a 1200-seat Auditorium, a permanent lunchroom (below the Auditorium, in the basement), a gymnasium and 15 additional classrooms on the ends of the north wings.⁴ The addition had been planned with the original school but due to costs was deferred; this addition opened in the fall of 1919 and cost \$250,000.⁵

Of interest is that in 1922, Adamson opened evening classes for 111 students due to overcrowding at the school; classes included bookkeeping, shorthand, typing, penmanship and spelling and gym classes. Classes were held on Monday, Wednesday and Friday evenings.

Oak Cliff High School renamed Adamson High School in 1935

Principal W. H. Adamson became seriously ill in January 1935 and remained at home until his death in May 1935; four days later the Dallas School Board voted to re-name Oak Cliff High School in his honor. At the time of his death, Adamson had served as principal for 31 years and was fondly referred to as “the Grand Old Man of Oak Cliff.” He had served the Oak Cliff community as both Superintendent of Schools and high school Principal for the town of Oak Cliff and as High School Principal for the Dallas School system for a combined 34 years. A new plaque stating ‘W. H. Adamson High School’ was placed on top of the carved stone ‘Oak Cliff High School’ name above the doors at the front entry; this new plaque remains in place to this day.

Changes and Addition to the School, 1934 – 1938

In 1934 the Public Works of Art Project, a federal art program which was a part of the New Deal during the Great Depression of the 1930s, aimed at giving meaningful work to unemployed artists. PWA authorized the painting of two “symbolic murals” on the second floor of the school outside the library. The artist was Harry Carnahan and other works by other artists were placed as part of the program in all “white high schools of Dallas.”⁶ Unfortunately, these murals have been painted over or no longer exist.

Another New Deal program, the Public Works Administration’s School Building-Aid Program (PWA), provided funds for a much-needed addition to the school in 1938. This project extended the wings at the east and west ends of the original building, providing a long-awaited art room, chemistry lab and choir suite at the west end of the first floor. On the east end were a biology lab, physics lab, woodshop, basement facilities for the ROTC, football locker room (relocated from the remodeled coal bin in the basement). A new ROTC armory, shooting range, and band room were also included in the basement; this is the only shooting range in any DISD school. Roscoe DeWitt

⁴“Agree On Plans for Oak Cliff High School Annex,” February 8, 1919, *Dallas Morning News*, p. 16.

⁵“Million -Dollar Program For Schools Underway,” May 31, 1919, *Dallas Morning News*, p. 19

⁶ “Included in New Public Works of Art Projects Announced for Dallas,” January 5, 1934, *Dallas Morning News*, Section II, p.1

served as architect and J. J. Fritch was the contractor for this addition; its cost was \$138,436.⁷

At public meetings held in the summer of 2009, DISD noted that repair work had been completed at the south-east corner of the front façade to repair cracks in the brick veneer due to settlement in this area of the foundation. Additional repair would be necessary at this location in 2005 – almost seventy years later.

Auditorium Repairs, 1944

The auditorium was remodeled following a \$15,000 back-stage fire in May, 1944 which started in the stage curtains.

1955 Addition

A large addition to the school designed by Mark Lemmon, consulting architect, and Gordon, Hefley and Hall, associate architect, was completed in 1955. This addition included additional classrooms, a boys gym (named for Howard A. Allen, the principal), and shop facilities. The front stair balustrades were removed and rebuilt and a small storage room constructed below. Of interest is that architect Mark Lemmon had worked with William B. Ittner as associate architect in the design of three schools in Galveston in the mid-1920s. Lemmon had learned much about the design of modern schools from Ittner during these projects, and would subsequently specialize in educational facilities for much of his career – designing 24 schools for DISD and dozens of other public schools for Galveston, Port Arthur, Dennison and many other North Texas school districts.

Site Expansion of the 1970s and 1980s

In the 1970s, metal buildings on Adamson Field for auto shops and early childhood classes were constructed to house vocational and other classrooms. Parking lots at Crawford, Eighth and Patton streets were acquired in 1958.⁸ Private homes were later acquired and then demolished at Seventh and Patton for a new athletic field.

1980 Renovation

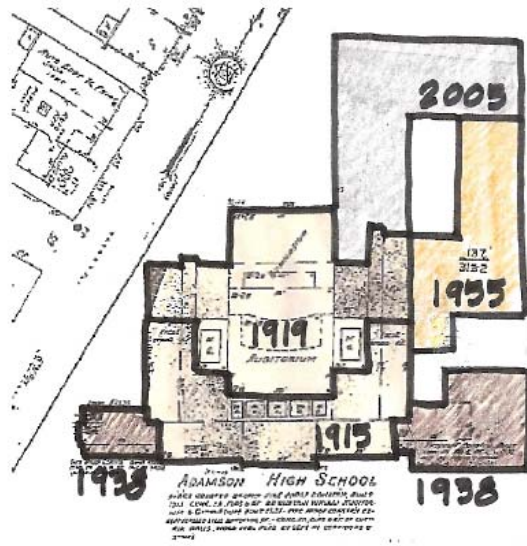
Work planned at the school included an addition containing a gymnasium, updates to the mechanical system, various interior updates and renovation work including removal of original wood windows and replacement with non-operable aluminum windows. However, due to budget constraints, the gymnasium was not constructed although the interior updates and renovation work was completed. The architect was Dahl, Braden, Chapman of Dallas.

2005 Addition and Renovation

A 24,000 square foot, 16-classroom and band facility addition, contained space for computer labs, science classrooms and labs and band and music facilities. This work also included major upgrades to the mechanical and electrical systems, fire alarm and life safety systems, lighting, and finishes refurbishment, roof repairs and computer/science lab renovations. Minor slab leveling and repairs along limited portions of the east façade were conducted to correct minor movement that had previously occurred at this location. Architect for this work was James Harwick + Partners (JH+P), Dallas with Ross Barney Jankowski, Chicago, associate architect.

⁷ "School Contrasts Awarded, May 21, 1938, *Dallas Morning News*, Section 1, p. 4

⁸ "School Entering Parking Business, August 14, 1958, *Dallas Morning News*, Section 1, p. 1



Graphic showing additions to Adamson High School

2008 Bond Program and planned changes to the building

In the 2008 DISD Bond Program, \$48 million was allocated for improvements to Adamson High School, to bring it up to twentieth-century educational standards.

The Adamson Alumni Association has expressed concern about the potential loss of this historic school. In summer 2008, a meeting was held with DISD at which the alumni expressed their concern, urged DISD to rehabilitate the historic building and offered assistance with a structural evaluation of the building. In mid 2009, DISD released their proposal for the school, which showed the demolition of Adamson High School and replacement with a new building that imitated the historic school building. The alumni group, individual alumni and members of the Oak Cliff community have objected to this approach and continue to recommend the historic portion of the school be retained while the non-historic portions of the school be modified or demolished.

Frank Reaugh and Adamson High School

A well-known neighbor of Oak Cliff High School was artist Frank Reaugh (1860-1945) who was a seminal figure in the North Texas art scene for many years and is celebrated as one of the earliest regionalists of Dallas; his work was exhibited at the Chicago World's Fair in 1893 and the St. Louis World's Fair in 1903. His paintings specialized in nostalgic visions of the old west, particularly longhorn cattle. Reaugh had established his first studio – "The Ironshed Studio" adjacent to his parent's home which faced Eighth Street in the same block as the high school,^{9, 10} and he and Adamson developed a friendship that continued until Adamson's death.

⁹ "Campus to be Enlarged," November 23, 1927, *Dallas Morning News*, Section 2, p. 15

¹⁰ "Cliff Athletic Field to be Enlarged with New Lot Bought," June 27, 1927, *Dallas Morning News*, Section 2, p. 5

In February 1925, Adamson students began raising funds for the purchase of a canvas mural by Reaugh which was to be located at the upper floor of the school, in the hall outside the Auditorium. This 60' long canvas mural was to cost \$8,000 and several articles in the *Dallas Morning News* make references to fund-raising activities for this mural. It is not known if this mural was ever installed, and if so, what happened to it.

In June and November 1927 the houses next door to the school on the east were acquired, including Reaugh's parents' house and his studio, and were demolished. An athletic field was constructed at this cleared site comprising the entire block to the east side of the school; this field was named 'Adamson Field' in honor of Principal Adamson. The June class of 1931 erected an archway sign at the corner of Crawford and Ninth streets noting "Adamson Field;" this sign remains at this location. Reaugh then built a new studio – El Sybil - at the south side of Lake Cliff Park (Crawford and Fifth Streets).

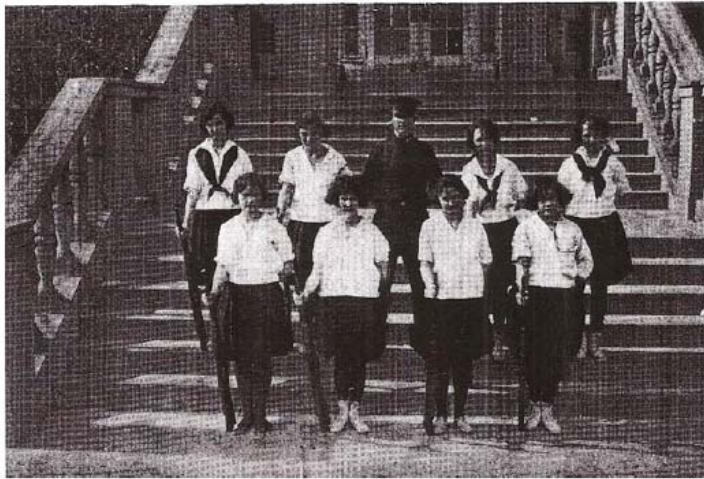
In 1959 a *Dallas Morning News* reporter visited the Adamson Principal's Office and observed a painting by Frank Reaugh on the wall depicting "a rolling country dotted with cowboys urging the Longhorns across the prairie". It is thought this painting dated from the days of Reaugh's and Adamson's friendship and had been given to the school during that time; it is featured in many Adamson yearbooks as a backdrop for the principal's photograph. This *Dallas Morning News* article noted the value of the painting at \$2,800 (in 1959 dollars).¹¹ Due to its value, the painting was removed to DISD headquarters at a later date; it is not known where in the headquarters facility this remarkable piece of Adamson's history is located.

Adamson High School Activities

Like other schools in DISD, Adamson has a number of activities for its students: athletics, school organizations, theatre, music and ROTC.

Adamson's ROTC and military traditions are strong – as early as 1922 the school had a large ROTC program with affiliated Bugle Corps, Girls Rifle Club and Rifle competitions. The 1938 addition to the building included a firing range which is still active; Adamson students have competed in regional and national rifle competitions for decades.

¹¹ Steve Jones, "Painting in Adamson Office Reflects Era of Old Texas," *The Dallas Morning News*, 17 January 1959.



Oak Cliff High School Girls' Rifle Club from 'The Oak' – Adamson High School yearbook, 1922.

Adamson Scholarship Foundation and Adamson Alumni Association

Alumni of Adamson High School have long supported graduates of the high school by providing college scholarships. The W. H. Adamson High School Scholarship Foundation received its first monies in the late 1940's and provided its first scholarship in 1949. The Foundation incorporated as a non-profit foundation in 1950 with its purpose to raise and distribute funds for scholarships for Adamson graduates. It is thought this foundation is the oldest such foundation that supports a public high school in the DISD system – having donated scholarships to graduates for over 60 years. Since its inception approximately 1,137 students have attended college or university with the help of the Adamson Scholarship Foundation; some \$1,165,425 in awards have been made.

Scholarship requirements include being an Adamson graduate, and candidates are evaluated in class ranking, grades, SAT scores, extra curricular activities and leadership abilities. Candidates are required to write a 2-page essay and are then interviewed by a Foundation committee. Twelve to fifteen scholarships are given each year with 2 scholarships provided for a 4-years duration, and the remainder renewable for 1-year, on a year-to-year basis. Scholarships are given to deserving students regardless of citizenship. Currently the Foundation has over \$1,300,000 in assets and provided \$68,000 in scholarships in 2010.

Adamson students have been the primary beneficiaries of these scholarships over the years. However, from 1978 – 1993 the awards were expanded to other Oak Cliff schools; since 1994, the awards have again been limited to Adamson graduates. Due to recent substantial donation by alumni, the foundation's corpus is expected to increase significantly in the near future, providing additional funds for scholarships.

The Adamson Alumni Association was formed in 1998 and currently has over 1,200 members. This group supports the high school in many ways including providing funding for site improvements in the front yard (landscaping, retaining walls, etc), installation of a sprinkler system and the purchase of new tables in the lunch room.



Front Entry of Adamson High School, 2009

Adamson High School Notable Alumni:

Adamson High School/Oak Cliff High School has graduated a number of well-known graduates, including the following notable alumni:

Sports:

- 1938 J.E. Avrea
Baseball
- 1943 Tom Chandler
Baseball Coach, Adamson High School and Texas A&M University
- 1941 J. E. Davis
Tennis
- 1941 M. Danny Green
Swimming
- 1935 Charles Sprague
Football
- 1933 John Sprague
Football
- 1929 Howard Sprague
Football
- 1942 Nick Lanza
Football
- 1920 E. King Gill
Original "12th Man" at Texas A & M that began the tradition

Miscellaneous

- 1917 Ben E. Cabell, Jr.
Dairy & chain store owner, served as Mayor Pro-Tem of Dallas, 1939-43
- 1941 Doris Boland Geisert
1961 Pillsbury Bake Off Prizewinner with Black Bottom Cups
- 1923 William Crenshaw "Dub" Miller
Bolanz and Miller, a Dallas real estate firm founded in 1874, board member of three public schools and one college, Dallas City Council Member who led building of Love Field Airport Terminal
- 1922 Virginia Phillips McFarland
Mother of "Our Gang" star, George "Spanky" McFarland
- 1936 George Sebastian
Primary builder of Wynnewood Hills
- 1941 Robert Benjamin Skelton
Vice President Comptroller Sears Catalog Order
- 1943 Frank M. Whittlesey
Developed middle school concept

- 1948 Rowland B. Wilson
Creator of Wry Cartoons
- 1967 Patricia Ann Lester Peterson
Founder of American Indian Arts Council
- 1919 Virginia Shaw
Adamson faculty member who made large bequest to Adamson Scholarship Foundation
- 1943 Madeleine Duncan Brown
Mistress of Lyndon B. Johnson who gave him a son, also Adamson graduate
- 1925 Maurice Acers
Former F.B.I. agent and executive assistant to Gov. Allan Shivers of Texas in the 1950s, Mr. Acers had a wide range of business interests throughout the state, long list of community and government service; with spouse, Ebby Halliday, started one of the largest realty firms in Dallas.
- 1944 Van Calvin Ellis
Successful businessman turned philanthropist
- 1957 Donald L. Holmquist
U. S. Astronaut, 1967
- 1946 Elaine Hardison Greer
Started as a Neiman Marcus model and became the owner of four businesses.
- 1925 Sam Dealey, Commander, USN
Noted WW II submarine captain and tactical innovator, posthumous recipient of the Congressional Medal of Honor, Silver Star, and Navy Cross.
- 1988 Malcolm Harris
Noted comic book writer
- 1922 Frank W. Mayborn
Texas newspaper publisher and philanthropist
- Medical:**
- 1935 Dr. Charles C. Sprague
Chairman Emeritus, UT Southwestern Medical School
- 1927 Dr. Frank H. Kidd Jr.
One of four founders of Presbyterian Hospital, Dallas
- Political:**
- 1939 James C. (Jim) Wright
Texas Legislator, U. S. Congressman, Speaker of U. S. House of Representatives
- 1940 Warren G. Harding
Texas State Treasurer
- 1937 Gladys Childress Shook
First female Dallas County Justice of the Peace, served 31 years
- 1932 William B. Shaw
Dallas County District Clerk

1929 Joe R. Pool
Texas Legislator and U. S. Congressman for whom Joe Pool Lake is named

1926 Doyle Henry Willis
Second longest serving Texas Legislator

1951 Jerry C. Gilmore
Dallas City Council, Dallas County Community College District Board

1953 Richard S. Geiger
Texas House of Representatives, 1973-75

Religious:

1941 John G. O'Rourke
Catholic Priest

1941 Dean H. Wessels
Board of Pensions, Church of the Nazarene

1942 B. G. Eades
Catholic Priest & Artist

Inventors:

1941 Virgil L. Archer
Inventor of automation for cookie industry

1941 Walter Carl Avrea
Inventor of Anchor Loc Safety Brake

Entertainment:

1938 Lucas Giarraputo a/k/a Jonathan Lucas
Broadway, Hollywood, TV dancer & choreographer

1963 Michael Martin Murphy
Singer-songwriter

1965 Ray Wiley Hubbard
Band leader, songwriter and music historian

1941 Jule Dean McClain
Radio personality, brought R&B to DFW

1938 Evelyn Honeycutt Davidson
One of "top ten female vocalists" in 1940s

1942 Earl K. Humphress
Dallas entertainer on various TV programs

1942 Otis H. "Karl" King Jr.
Radio newsman

1967 B. W. (Buckwheat) Stevenson
Singer-songwriter

Professor W. H. Adamson

"I had rather live in Oak Cliff than in any other spot on the globe...and I had rather be principal of the Oak Cliff High School than the Governor of Texas." So said Professor William Harden Adamson at the formal opening of Sunset High School in November 1925. He, along with several other school officials, spoke shortly after the opening of Sunset (the second public high school in Oak Cliff) at a reception introducing Mr. J. A. Wilson, the new principal.¹² These words reflected the attitude of the long-time school principal in Oak Cliff who began his career there in 1901 as the Superintendent of Schools for the town of Oak Cliff, Texas. The system then enrolled 700 pupils in all grades in the Central building at Tenth and St. George (now Patton streets). After the town's annexation to Dallas in 1903, Adamson became the Principal of Oak Cliff Central School, later named Oak Cliff High School when the grades were divided into elementary and high school buildings by the Dallas School Board. In 1935 Oak Cliff High School was renamed for W. H. Adamson, long-time principal of the school. Adamson was called "An Institution in Himself."



W. H. Adamson, Principal of Oak Cliff High School for 31 years; in 1935 Oak Cliff High School was renamed in his honor.

The tall, slender Adamson was born a mile-and-a-half from Collinsville, Grayson County, Texas on April 26, 1864. When he was 9 the family moved to Collinsville "with a team of sixteen horses, the lumber for their home having been brought from Jefferson with a team of Oxen." He received his education in grade and high school at Collinsville with further training at Sam Houston Normal at Huntsville and Collinsville Academy. Adamson began his teaching career at a little country schoolhouse in Cooke County. He later taught in Alvord and Decatur, where he served as Superintendent for seven years.¹³ One of the first mentions of Adamson is a newspaper article in 1887 when he was appointed to the State Summer Normal Board of Examiners and examined and

¹² "Sunset High Head Honored" November 14, 1925, *Dallas Morning News*, Section Part 2, p. 13

¹³ "Principal Adamson of Oak Cliff High School to Have 69TH Birthday" April 22, 1933, *Dallas Morning News*, Section 1, page 5

graded papers along with J. T. Hand, who was soon to become Dallas Superintendent. The Normal schools examined persons who desired to teach in the schools of the day prior to degrees being required.

In March 1901 Adamson was at Decatur, but by June 27 was listed as W. H. Adamson of Oak Cliff, Texas. In May 1902 he presided over his first graduation of students from Oak Cliff, awarding some 18 diplomas and in 1903 was unanimously re-elected as Superintendent of the Oak Cliff school system. The *Dallas Morning News* noted that in 1902 Professor Adamson and his wife had acquired a lot in front of the high school building and were contemplating building a home "at an early date." However, in 1903 when his brother J. C. Adamson visited, they still resided at 199 Jefferson Street; it appears they did not build as planned. They later moved to 127 North Montclair (in Winnetka Heights historic district in Oak Cliff) where they lived until Adamson's death.

"His pupils of those early days...remembered the superintendent as a tall man in a frock-tail coat, high silk hat, having a long red beard and driving a sulky." A sulky for horses is a lightweight two-wheeled, single-seat racing cart, although in later years he described it as a surrey.

Professor Adamson also took time to be involved in professional endeavors. In 1903 he was elected as a member of the Texas Historical Association in its meeting in Waco. Mr. Adamson apparently kept cows as well as serving as principal, since in 1910 a city petition was referred from J. C. Evans of Oak Cliff, "for the abating of nuisance of bawling of cows of W. H. Adamson."

Following the move to the new high school building in 1915, Mr. Adamson remained the chief figure in the traditions that grew up around the school. Over the years he became known, according to The *Dallas Morning News*, as "The Grand Old Man of the Dallas public school system." According to the newspaper, "When classes were over and the student body moved to the football field, the beloved principal was in the midst of the rooting section." He was often in the huddle during the half, meting out praise or suggestions to the team.

Flower Day derived from a tradition centered around his birthday which found his office filled with flowers, and the school giving the appearance of a setting for a floral exhibit. The bouquets, which he prized, came from the homes of his pupils and ex-pupils. His stories of those flowers—of who sent them, of the places to which he distributed them after the day's work was done—were many.

In 1925 Mr. Adamson was elected to the Board of the Jefferson Bank & Trust at 111 W. Jefferson. He was one of the original members of the bank board when the institution was formed. That same year he and Mrs. Adamson toured Europe for several weeks. According to the *Dallas Morning News* article of June 30, 1925 they returned to their home on North Montclair after touring eleven European countries.

It was said that Mr. Adamson "was idolized by the hundreds of boys and girls who have attended the Oak Cliff schools, with which he was connected for thirty-four years." The Dad's Club of Oak Cliff named Adamson Field for him on the occasion of his 30th anniversary with the school and his birthday. The arch erected at the southeast corner of the expanded campus read, "Adamson Field, 1930. William Harden Adamson, an Institution in Himself."

Adamson was also known to be a stern disciplinarian. The story was often told of his long index finger which all students dreaded to be pointed in their direction. One former student related how he jumped on the back of another boy going down the stairs, fell, and when he looked up that long digit was pointed in his face. He knew bad things were to come—and soon!

Professor Adamson fell ill in late 1934 and was on a leave of absence from December until his death at home on Sunday, May 26, 1935. At the Commencement Ceremony for Oak Cliff High School the following Friday in the school auditorium, Dr. David W. Carter, Jr., school board president, announced the re-naming of the school in honor of Mr. Adamson noting he was “a good friend and a wise counselor” for hundreds of pupils and acquaintances.

The *Dallas Morning News*, in an editorial stated: “A man may grow into his job without fossilizing in it. That was what W. H. Adamson did.... The youngsters were the hobby of the tall man with the tremendous energy who wanted to know intimately every Oak Cliff boy and girl who came under his charge.... Every heart skipped a beat...when death called W. H. Adamson home.”

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Rousell, Rebecca, *Old School Business, New School Designs* article in St. Louise Post Dispatch, Missouri; April 6, 2007.

Toft, Carolyn Hewes, *Landmarks Letter*, January 1985, St. Louis: Landmarks Association of St. Louis, January 1985.

15. Attachments

District or Site Map

Site Plan

Photos (historic & current)

Additional descriptive material

Footnotes

Other:

16. Designation Criteria

X **History, heritage and culture:** Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

Historic event: Location of or association with the site of a significant historic event.

X **Significant persons:** Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

X **Architecture:** Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

X **Architect or master builder:** Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.

X **Historic context:** Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

X **Unique visual feature:** Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

Archeological: Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

X **National and state recognition:** Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

X **Historic education:** Represents as era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.

Recommendation

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

Further, the Designation Committee endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Development Services.

Date:

 12-15-10
Daron Tapscoff - Chair
Designation Committee

 12/15/10
Mark Doty
Historic Preservation Planner

ORDINANCE NO. _____

An ordinance changing the zoning classification on the following property:

[Property Description];

by establishing Historic Overlay District No. 139 (W.H. Adamson High School Historic Overlay District); providing procedures, regulations, and preservation criteria for structures and property in the district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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

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

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

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

SECTION 1. That the zoning classification is changed by establishing Historic Overlay District No. 139 on the property described in Exhibit A (“the Property”), which is attached to and made a part of this ordinance.

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

SECTION 3. That all alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit B.

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

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section I-4 of Chapter I of the Dallas City Code, as amended.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By _____
Assistant City Attorney

Passed _____

**PROPOSED EXHIBIT B
PRESERVATION CRITERIA
W. H. Adamson High School
201 East Ninth Street, Dallas, Texas 75203**

1. GENERAL.

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. If there is a conflict, these preservation criteria control.
- 1.3 Certificate of appropriateness.
 - a. Except as provided in Section 3, a person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
 - b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
 - c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
 - d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.
- 1.4 Except as provided in Section 3, a person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.

- 1.5 Preservation and restoration materials and methods used must comply with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.
- 1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.8 The period of historic significance for this district is the period from 1916 to 1938.

2. DEFINITIONS.

- 2.1 Unless defined below, the definitions contained in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 DIRECTOR means the Director of the Department of Sustainable Development and Construction's representative.
- 2.5 DISTRICT means Historic Overlay District No. 139 the W. H. Adamson High School Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit C.
- 2.6 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.

- 2.7 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.8 MAIN BUILDING means the existing historic 1916, 1919 and 1938 portions of the W. H. Adamson High School building, as shown on Exhibit C.
- 2.9 NO-BUILD ZONE means that part of this district in which no new construction may take place.
- 2.10 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.11 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

3. BUILDING SITE AND LANDSCAPING.

- 3.1 New construction is prohibited in the no-build zones shown on Exhibit C.
- 3.2 The main building as shown on Exhibit C is protected.
- 3.3 Except the main building and the Adamson Arch, any structures may be demolished or removed without a certificate for demolition and without landmark commission review and approval.
- 3.4 Except the main building and in the no-build zones shown on Exhibit C, a person may alter this site or place, construct, maintain, or expand any structure on the site without obtaining a certificate of appropriateness and without landmark commission review and approval.
- 3.5 Except as provided in this subsection, driveways, including circular driveways, and parking areas are not permitted in the no-build zone. A driveway is permitted in the No-Build Zone A if the entire driveway is located at least 50 feet east of the protected facade.
- 3.6 New driveways, sidewalks, steps, and walkways must be constructed of brush finish concrete. New drives and parking area may be concrete or asphalt paving.
- 3.7 Exposed aggregate, artificial grass, carpet, or artificially colored monolithic concrete paving is not permitted.

3.8 Landscaping.

- a. Outdoor lighting must be appropriate and enhance the structure.
- b. Landscaping must be appropriate, enhance the structure and surroundings, and may not obscure significant views of protected facades.
- c. It is recommended that landscaping modifications reflect the historic landscaping design.
- d. Existing mature trees are protected, except that unhealthy or damaged trees may be removed.

3.9 Fences.

- a. Fences are not permitted in No-Build Zone A.
- b. Fences in No-Build Zone B may not exceed 4 feet in height.
- c. Fences may be constructed of brick, wrought iron, iron, chain link, or other appropriate material.

3.10 Adamson Arch. The Adamson Arch is a protected structure. It is encouraged that the Adamson Arch remains in its current location as shown on Exhibit C, but may be relocated within this site or to the W. H. Adamson High School athletic fields to serve as an entryway symbol.

4. **FACADES.**

4.1 Protected facades.

- a. The facades shown on Exhibit C are protected.
- b. Reconstruction, renovation, repair, or maintenance of protected facades must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
- c. Historic solid-to-void ratios of protected facades must be maintained.

- d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
 - e. Brick, cast stone and concrete elements on protected facades may not be painted.
- 4.2 Reconstruction, renovation, repair, or maintenance of non-protected facades must be compatible with protected features.
 - 4.3 Wood detailing should be restored wherever practical.
 - 4.4 All exposed wood must be painted, stained, or otherwise preserved.
 - 4.5 Historic materials should be repaired where possible; they may be replaced only when necessary.
 - 4.6 Paint must be removed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, prior to refinishing.
 - 4.7 Aluminum siding, stucco, Exterior Insulation Finishing System (EIFS) and vinyl cladding are not permitted on the historic structure.
 - 4.8 Historic color should be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
 - 4.9 Exposing and restoring historic finish materials is recommended.
 - 4.10 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

5. FENESTRATION AND OPENINGS.

- 5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration. Replacement of historic doors and windows must express light configuration and overall appearance similar to the historic.

- 5.2 Replacement of doors and windows that have been altered and no longer match the historic appearance is recommended, but not required.
- 5.3 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.
- 5.4 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.
- 5.5 Glass and glazing must match historic materials as much as practical. Reflective or tinted films on glass or glazing are not permitted.
- 5.6 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.
- 5.7 The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

6. ROOFS.

- 6.1 The historic slope, massing, and configuration of the roof must be preserved and maintained.
- 6.2 The following roofing materials are allowed on flat roofs: single-ply membrane or built-up.
- 6.3 Historic coping, cornices, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module, and color.
- 6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

7. PORCHES.

- 7.1 Historic porches on protected facades are protected.

- 7.2 Porches on protected facades may not be enclosed.
- 7.3 Historic stairs, balustrades, detailing, railings, trim, and concrete flooring on porches are protected.
- 7.4 Concrete porch and stair floors may not be covered with carpet or paint. A clear sealant is acceptable on porch floors.

8. EMBELLISHMENTS AND DETAILING.

- 8.1 The following elements of the protected facades and the site are considered important features and are protected:
 - a. Masonry, stone detailing, and cornices.
 - b. Stone and cast stone trim and detailing, including the stone door surround at the main entry, and the medallion and balustrade at the parapet and water courses.
 - c. Brick, brick detailing and trim.

Designation Committee recommendation

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| d. Monumental front steps and historic balustrades (not currently visible). |
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Staff/Owner recommendation

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|---|
| d. Monumental front steps and historic balustrades (not currently visible). |
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- e. Window openings and rhythm of window openings.
- f. Low brick walls in front yard at East Ninth Street, as shown on Exhibit C.
- g. Metal Adamson arch.

9. NEW CONSTRUCTION AND ADDITIONS.

- 9.1 Stand-alone new construction is permitted only in the areas shown on Exhibit C.
- 9.2 Vertical additions to the main building are not permitted.
- 9.3 Horizontal additions to the main building are not permitted on protected facades. Horizontal additions to the main building are permitted only in the areas shown on Exhibit C.

- 9.4 The form, materials, and general exterior appearance of new construction, new permanent accessory buildings, and vertical or horizontal extensions to existing non-protected structures must be compatible with the main building.
- 9.5 Except portable buildings, new construction and vertical or horizontal additions to existing non-protected structures must have appropriate massing, roof form, shape, materials, detailing, color, fenestration patterns, and solids-to-voids ratios.
- 9.6 Aluminum siding, stucco, Exterior Insulation Finishing System (EIFS), and vinyl cladding are not permitted on new construction, and new permanent accessory buildings.
- 9.7 New construction and additions must be designed so that connections between new construction or additions and the main building 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 main building must be established and maintained. Historic details in the coping, eaves, and parapet of the main building must be preserved and maintained at the point where the main building abuts new construction or additions.

Designation Committee recommendation

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| 9.8 | Portable buildings are permitted outside of the no build-zones. An application for a certificate of appropriateness to install a portable building may be reviewed as routine maintenance. |
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Staff/Owner recommendation

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| 9.8 | Portable buildings are permitted outside of the no build-zones. An application for a certificate of appropriateness to install a portable building may be reviewed as routine maintenance. |
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10. SIGNS.

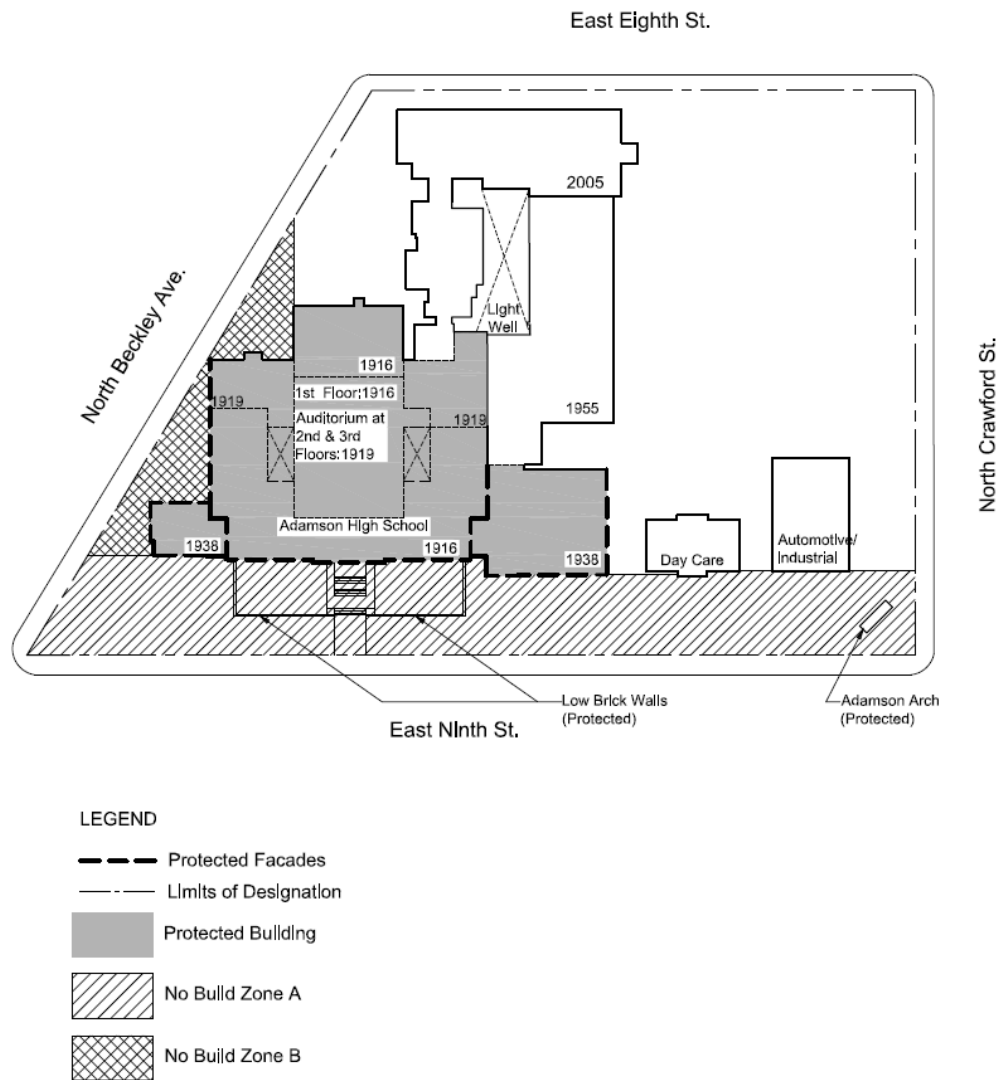
- 10.1 All signs must comply with the provisions of the Dallas City Code, as amended.
- 10.2 Street signs, DISD standard school identification signs, protective signs, and directional signs that are appropriate and sensitive to the appearance of the main building are permitted.
- 10.3 The non-historic DISD identification sign located in front of the main building, as shown on Exhibit C, is permitted.

- 10.4 Temporary real estate signs may be erected without a certificate of appropriateness.

11. ENFORCEMENT.

- 11.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 11.2 A person is criminally responsible for a violation of these preservation criteria if the person owns part or all of the property where the violation occurs, the person is the agent of the owner of the property and is in control of the property, or the person commits the violation or assists in the commission of the violation.
- 11.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.
- 11.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

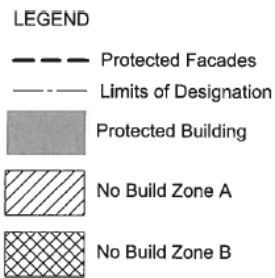
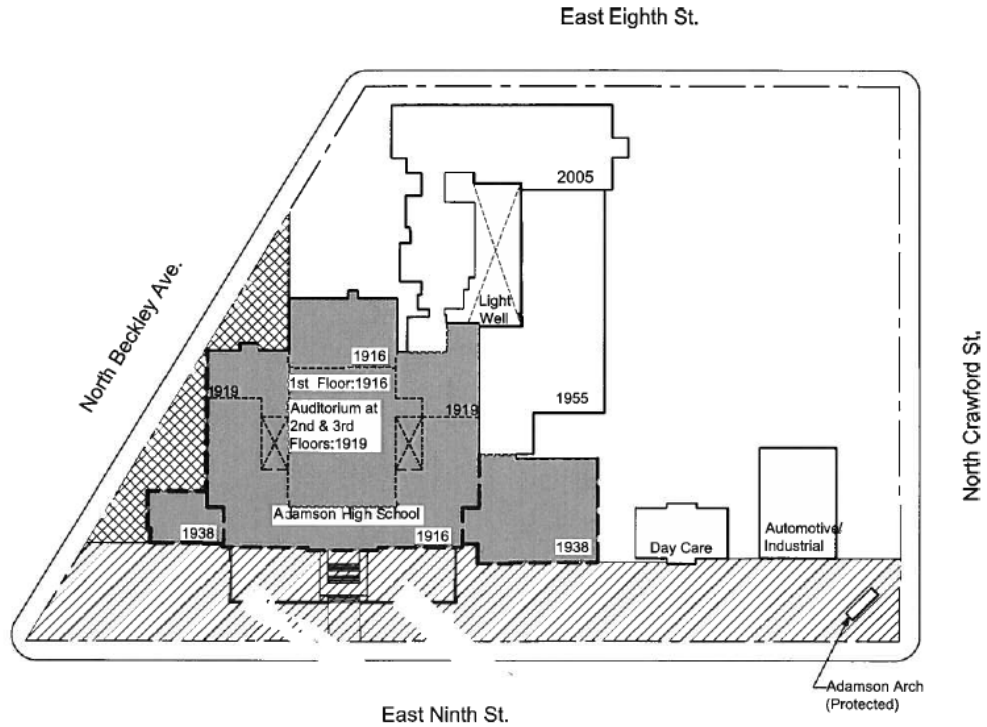
Exhibit B
W.H. Adamson High School
201 East Ninth St.
Dallas, Texas 75203



SEPTEMBER 9, 2010

Designation Committee recommendation

Exhibit B
W.H. Adamson High School
201 East Ninth St.
Dallas, Texas 75203



Staff/Owner recommendation