



CITY OF DALLAS

LANDMARK COMMISSION

Monday, August 1, 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. Boards and Commissions NEOGOV Online Application Process.
2. Historic Preservation Budget and Resources, Theresa O'Donnell, Director, Sustainable Development and Construction.

CONSENT ITEMS

1. 3500 S FITZHUGH AVE

Fair Park Historic District
CA101-311(MD)
Mark Doty

Request:

1) Installation of 60 portable signs for proposed Fair Park cell phone tour. Signs to remain in place for one year.

Applicant: Friends of Fair Park

Representative: Craig Holcomb

Owner: City of Dallas

Application Filed: July 7, 2011

Staff Recommendation: Installation of 60 portable signs for proposed Fair Park cell phone tour. Signs to remain in place for one year. – Approve with conditions - Approve drawings dated 7/20/11 with the condition signage to be removed by December 31, 2012 unless another Certificate of Appropriateness form is submitted for signage to become permanent with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Installation of 60 portable signs for proposed Fair Park cell phone tour. Signs to remain in place for one year. – Approve with conditions - Approved with the following conditions: a) Approved for temporary installation, to expire Dec. 31, 2012.
b) Graphics of sign still to be finalized by designer. Holcomb abstained.

2. 5123 VICTOR ST

Munger Place Historic District
CA101-307(CH)
Carolyn Horner

Request:

- 1) New accessory structure in the rear yard.
- 2) Remove dilapidated entry drive and install new entry drive.

Applicant: Kelly Marc Hall

Application Filed: July 7, 2011

Staff Recommendations:

1) New accessory structure in the rear yard. Approve - Approve the drawings dated 7/7/11 with the finding that the proposed work meets the criteria in Ordinance 20024, Section 10(b)(1)(B) and Section 11(a)(1), and meets the standards in City Code 51A-4.501(g)(6)(C)(i). 2) Remove dilapidated entry drive and install new entry drive. Approve - Approve the drawing dated 7/7/11 with the finding that the proposed work meets the criteria in Ordinance 20024, Section 11(b)(9)(A), and meets the standards in City Code 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1) New accessory structure in the rear yard. Approve as submitted. 2) Remove dilapidated entry drive and install new entry drive. Approve as submitted. Confirm new concrete meets City code.

3. 4508 JUNIUS ST

Peak's Suburban Addition
Neighborhood Historic District
CA101-308(MD)
Mark Doty

Request:

- 1) Removal of window on front facade of garage.

Applicant: Frank and Maryann Roths

Application Filed: July 7, 2011

Staff Recommendations:

Removal of window on front facade of garage. – Approve - Approve drawings dated 7/20/11 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Removal of window on front facade of garage. - Support the deletion of front 'attic' window as submitted in originally approved CA. No quorum. Comments only.

4. 4519 SYCAMORE ST

Peak's Suburban Historic District
CD101-305(MD)
Mark Doty

Request:

- 1) Install 6'-6" wrought iron, 70% open, gate located 5'-0" back from front facade of house.
- 2) Installation of new fencing along side and rear yards.
- 3) New brick ribbon driveway from sidewalk to back corner of house.
- 4) New crushed gravel driveway and parking area with brick border in rear yard.

Applicant: Jennifer Hidden

Owner: Chad Suito

Application Filed: July 7, 2011

Staff Recommendations:

- 1) Install 6'-6" wrought iron, 70% open, gate located 5'-0" back from front facade of house. – Approve - Approve drawings and images dated 7/20/11 with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.11(a) and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Installation of new fencing along side and rear yards. – Approve with conditions - Approve drawings and images dated 7/20/11 with the finding that (a) the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.9 and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i); and (b) although the proposed work does not comply with Section 2.10 that states front yard fences may not exceed 3'-6' in height and Section 2.11 that requires interior side yard fences to be located in the rear 50% of the side facade and the portion of the fence facing the street to be 70% open, 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. proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.11 (a) and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: The interior side yard fence starts 25'-0" from the front property line.
- 3) New brick ribbon driveway from sidewalk to back corner of house. – Approve - Approve drawings and images dated 7/20/11 with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) New crushed gravel driveway and parking area with brick border in rear yard. – Approve - Approve drawings and images dated 7/20/11 with the finding that although the proposed work does not comply with Section 2.3 that does not permit exposed aggregate as a driveway material, 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. Proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.11 (a) and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Install 6'-6" wrought iron, 70% open, gate located 5'-0" back from front facade of house. - Support CA as submitted. No quorum. Comments only.
- 2) Installation of new fencing along side and rear yards. - Support CA as submitted with the suggestion to approve an interior side yard 'living' fence in the front yard to screen an existing concrete wall in the neighboring property. No quorum. Comments only.
- 3) New brick ribbon driveway from sidewalk to back corner of house. - Support CA as submitted. No quorum. Comments only.
- 4) New crushed gravel driveway and parking area with brick border in rear yard. - Support CA as submitted. No quorum. Comments only.

5. 5185 SWISS AVE

Swiss Avenue Historic District
CA101-322(CH)
Carolyn Horner

Request:

Remove existing landscaping and install new landscaping on the southwestern median on Swiss Avenue at Munger Boulevard.

Applicant: City of Dallas Parks & Recreation Department

Representative: Sugie Dotson

Application Filed: July 13, 2011

Staff Recommendations:

Remove existing landscaping and install new landscaping on the southwestern median on Swiss Avenue at Munger Boulevard. Approve - Approve the drawings submitted 7/7/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Remove existing landscaping and install new landscaping on the southwestern median on Swiss Avenue at Munger Boulevard. Approve as submitted.

6. 6014 BRYAN PKWY

Swiss Avenue Historic District
CA101-312(CH)
Carolyn Horner

Request:

- 1) Elevator addition to the side of the house.
- 2) Remove one window from side facade.
- 3) Relocate one window on side facade.
- 4) Replace one rear second story window with a smaller sized window.

Applicant: Alisa Moore Hake

Owner: Deborah Kusin Kline

Application Filed: July 7, 2011

Staff Recommendations:

1) Elevator addition to the side of the house. Approve - Approve the drawings dated 7/7/11 with the finding that the proposed work is compatible with the criteria in City Code 51P-63.116(1)(B), City Code 51P-63.116(1)(P), and City Code 51P-63.118(g)(1)(A), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 2) Remove one window from side facade. Approve - Approve the drawings dated 7/7/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 3) Relocate one window on side facade. Approve - Approve the drawings dated 7/7/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 4) Replace one rear second story window with a smaller sized window. Approve - Approve the drawings dated 7/7/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1) Elevator addition to the side of the house. Approve as submitted. Materials and construction to match existing. 2) Remove one window from side facade. Approve as submitted. 3) Relocate one window on side facade. Approve as submitted. 4) Replace one rear second story window with a smaller sized window. Approve as submitted.

7. 5207 SWISS AVE

Swiss Avenue Historic District
CA101-314(CH)
Carolyn Horner

Request:

Remove existing landscaping and install new landscaping on the northeastern median on Swiss Avenue at Munger Boulevard.

Applicant: City of Dallas Parks & Recreation Department

Representative: Sugie Dotson

Application Filed: July 7, 2011

Staff Recommendations:

Remove existing landscaping and install new landscaping on the northeastern median on Swiss Avenue at Munger Boulevard. Approve - Approve the drawings submitted 7/7/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Remove existing landscaping and install new landscaping on the northeastern median on Swiss Avenue at Munger Boulevard. Approve as submitted.

8. 5907 SWISS AVE

Swiss Avenue Historic District
CA101-313(CH)
Carolyn Horner

Request:

Single story addition in the rear of the house.

Applicant: Catherine Richards

Owner: Robert Jones

Application Filed: July 7, 2011

Staff Recommendations:

Single story addition in the rear of the house. Approve - Approve the drawings dated 7/7/11 with the finding that the proposed work is consistent with the preservation criteria in City Code 51P-63.116(1)(B), and City Code 51P-63.116(1)(C), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Single story addition in the rear of the house. Approve with conditions - Approve with the following conditions: 1) review chimney height with building code 2) review tie in of first floor roof corner at side wall elevation.

9. 6185 SWISS AVE

Swiss Avenue Historic District
CA101-323(CH)
Carolyn Horner

Request:

Install an entry feature with two towers, a wall and landscaping on Swiss Avenue at La Vista Drive.

Applicant: City of Dallas

Application Filed: July 13, 2011

Staff Recommendations:

Install an entry feature with two towers, a wall and landscaping on Swiss Avenue at La Vista Drive. Approve - Approve the drawings submitted 7/7/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install an entry feature with two towers, a wall and landscaping on Swiss Avenue at La Vista Drive. Approve as submitted.

10. 314 N WINNETKA AVE

Winnetka Heights Historic District
CA101-303(CH)
Carolyn Horner

Request:

1) New exterior paint colors: Body-Chinese Porcelain C52-5; Trim-Pegasus D30-1, Accent-Black Magic D58-6.

2) Replace skirt with hardiplank for the bottom 3 feet of the house.

Applicant/Owner: Greg Franklin

Application Filed: July 7, 2011

Staff Recommendations:

1) New exterior paint colors: Body-Chinese Porcelain C52-5; Trim-Pegasus D30-1, Accent-Black Magic D58-6. Approve - Approve the drawing dated 7/6/11 with the finding that the proposed work complies with City Code Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 2) Replace skirt with hardiplank for the bottom 3 feet of the house. Approve with Conditions - Approve the request dated 7/6/11 with the finding that the proposed work does not comply with the criteria in City Code Section 51P-87.111(a)(10)(C), but 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. Condition: hardiplank for a maximum of 2 laps at the bottom of the skirt. All remaining skirt materials to match existing wood siding.

Task Force Recommendation:

1) New exterior paint colors: Body-Chinese Porcelain C52-5; Trim-Pegasus D30-1, Accent-Black Magic D58-6. Paint colors are approved as submitted. 2) Replace skirt with hardiplank for the bottom 3 feet of the house. Denial of hardiplank on the bottom 3 feet of the house.

DISCUSSION ITEMS

1. 218 N. Cliff Street

Tenth Street Neighborhood Historic District
CD101-023(MD)
Mark Doty

Suspension Period

Request:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Applicant: City Attorney's Office

Representative: Andrew Gilbert

Owner: Greater El Bethel Baptist

Date Filed: June 2, 2011

Staff Recommendations:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Staff recommends that because an interested party has been identified, the Landmark Commission grant an extended suspension period as outlined in 54A-4.501(i)(8)(A)(ii) until the October 3, 2011 LMC meeting.

Task Force Recommendation:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). - Supports suspension of demolition. No quorum. Comments only.

2. 224 LANDIS ST

Tenth Street Neighborhood District
CA101-022(MD)
Mark Doty

Suspension Period

Request:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Applicant: City Attorney's Office

Representative: Andrew Gilbert

Owner: Bauman Michael C Inc

Date Filed: June 2, 2011

Staff Recommendations:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Staff recommends that because an interested party has been identified, the Landmark Commission grant an extended suspension period as outlined in 54A-4.501(i)(8)(A)(ii) until the October 3, 2011 LMC meeting.

Task Force Recommendation:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) - Supports suspension of demolition. No quorum. Comments only.

3. 2843 METROPOLITAN AVE

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

Continued Suspension

Request:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Applicant: City Attorney's Office

Representative: Robert Smith Jr.

Date Filed: February 3, 2011

Staff Recommendations:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Staff recommends extending the continuing suspension period as outlined in 51A-4.501(i)(8)(A)(iii).

Task Force Recommendation:

Demolition of a residential structure 3,000 square feet or less 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. (This recommendation is from the February 8 Task Force meeting. The Task Force does not review the application again once it enters into a suspension period.)

4. 211 N WINDOMERE AVE

Winnetka Heights Historic District
CD101-024(CH)
Carolyn Horner

Request:

Demolish existing garage because it poses an imminent threat to public health or safety.

Applicant/Owner: Christopher DiMarco

Date Filed: July 7, 2011

Staff Recommendations:

Demolish existing garage because it poses an imminent threat to public health or safety. Approve - Approve the demolition request dated 7/6/11 because the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

Task Force Recommendation:

Demolish existing garage because it poses an imminent threat to public health or safety. Denial without prejudice because task force does not believe that there is an imminent threat to public health.

5. 310 S WINNETKA AVE

Winnetka Heights Historic District
CA101-301(CH)
Carolyn Horner

Request:

1) New paint: Body-Phoenix Fossil (Olympic 517-5), Trim-White Rock (Olympic 511-2). Work completed without a Certificate of Appropriateness. 2) Remove degraded brick planters and install new brick planters. Work completed without a Certificate of Appropriateness. 3) Install new Craftsman-style porch rail. Work completed without a Certificate of Appropriateness. 4) Remove rotting 2nd story window balcony. Work completed without a Certificate of Appropriateness. 5) Install an 8-foot cedar fence, up to the front porch of the house. Work completed without a Certificate of Appropriateness.

Applicant/Owner: David Schroeder

Date Filed: July 1, 2011

Staff Recommendations:

1) New paint: Body-Phoenix Fossil (Olympic 517-5), Trim-White Rock (Olympic 511-2). Work completed without a Certificate of Appropriateness. Approve - Approve the drawing dated 7/1/11 with the finding that the proposed work complies with City Code 51P-87.111(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 2) Remove degraded brick planters and install new brick planters. Work completed without a Certificate of Appropriateness. Deny without prejudice - Deny the drawings dated 7/1/11 with the finding that the proposed work does not comply with City Code 51P-87.111(a)(3). 3) Install new Craftsman-style porch rail. Work completed

without a Certificate of Appropriateness. Approve - Approve the drawings dated 7/1/11 with the finding that the proposed work complies with the criteria in City Code Section 51P-87.111(a)(11)(A), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 4) Remove rotting 2nd story window balcony. Work completed without a Certificate of Appropriateness. Approve - Approve the photograph dated 7/1/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 5) Install an 8-foot cedar fence, up to the front porch of the house. Work completed without a Certificate of Appropriateness. Deny without Prejudice - Deny the request dated 7/1/11 with the finding that the proposed work does not comply with City Code Section 51P-87.111(b)(2)(C)(ii).

Task Force Recommendation:

1) New paint: Body-Phoenix Fossil (Olympic 517-5), Trim-White Rock (Olympic 511-2). Work completed without a Certificate of Appropriateness. Approve colors as submitted. 2) Remove degraded brick planters and install new brick planters. Work completed without a Certificate of Appropriateness. Deny without Prejudice - Remove the stone planters. 3) Install new Craftsman-style porch rail. Work completed without a Certificate of Appropriateness. Approve as submitted. 4) Remove rotting 2nd story window balcony. Work completed without a Certificate of Appropriateness. Approve as submitted. One dissention. 5) Install an 8-foot cedar fence, up to the front porch of the house. Work completed without a Certificate of Appropriateness. Deny without prejudice - Move face of fence to behind the 50% point of the facade or further if 50% is in a window.

OTHER BUSINESS ITEMS

- 1) Minutes for the July 11, 2011 Meeting.
- 2) The Landmark Commission Designation Committee is scheduled to meet on Wednesday, August 17, 2011, 5:45 p.m., at the Wilson/Carriage House (Preservation Dallas), 2922 Swiss Avenue.

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

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

August 1, 2011

FILE NUMBER: CA101-311(MD)
LOCATION: **3500 S. Fitzhugh**
STRUCTURE: No structure
COUNCIL DISTRICT: 7
ZONING: CR,CS,IM,MF-2(A),NS(A),PD-288

PLANNER: Mark Doty
DATE FILED: July 7, 2011
DISTRICT: Fair Park Historic District
MAPSCO: 46-Q
CENSUS TRACT: 0027.02,0029.00

APPLICANT: Friends of Fair Park

REPRESENTATIVE: Craig Holcomb

OWNER: City of Dallas

REQUEST: Installation of 60 portable signs for proposed Fair Park cell phone tour. Signs to remain in place for one year.

BACKGROUND/ANALYSIS:

Signage will be part of the proposed Fair Park cell phone tour which will enable visitors to Fair Park to use their cell phones to access information on Fair Park by scanning codes located on portable signs and labels placed on other Fair Park interpretive signage. The timeframe will enable Friends of Fair Park and the City to determine proper placement of signs, relevant number of signs, usage, success of the program, etc. If the program is successful and Friends of Fair Park plan on placing permanent signage, another Certificate of Appropriateness application will have to be submitted before December 31, 2012. Staff is also comfortable with the final layout/design being determined once installation has begun to allow flexibility to redesign if necessary.

STAFF RECOMMENDATION:

Installation of 60 portable signs for proposed Fair Park cell phone tour. Signs to remain in place for one year. – Approve with conditions - Approve drawings dated 7/20/11 with the condition signage to be removed by December 31, 2012 unless another Certificate of Appropriateness form is submitted for signage to become permanent with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Section 9.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Installation of 60 portable signs for proposed Fair Park cell phone tour. Signs to remain in place for one year. – Approve with conditions - Approved with the following conditions: a) Approved for temporary installation, to expire Dec. 31, 2012.
b) Graphics of sign still to be finalized by designer. Holcomb abstained.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101-311 (MD)
Office Use Only

Name of Applicant: Friends of Fair Park
Mailing Address: 1121 1st Avenue
City, State and Zip Code: Dallas, Texas 75210
Daytime Phone: 214-426-3400 Fax: 214-426-0737
Relationship of Applicant to Owner: Support group

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ☐ No ☐

PROPERTY ADDRESS: _____
Historic District: Fair Park

RECEIVED BY
Planner Initials

PROPOSED WORK:

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

Portable signs that will identify stops on the
Fair Park cell phone tour. We are requesting a
Certificate of Appropriateness for a one year trial
period

JUL 07 2011

Development Services

Signature of Applicant: Brian Halcomb Date: 7/6/11
Signature of Owner: John J. Moore Date: 7/6/11
(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 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

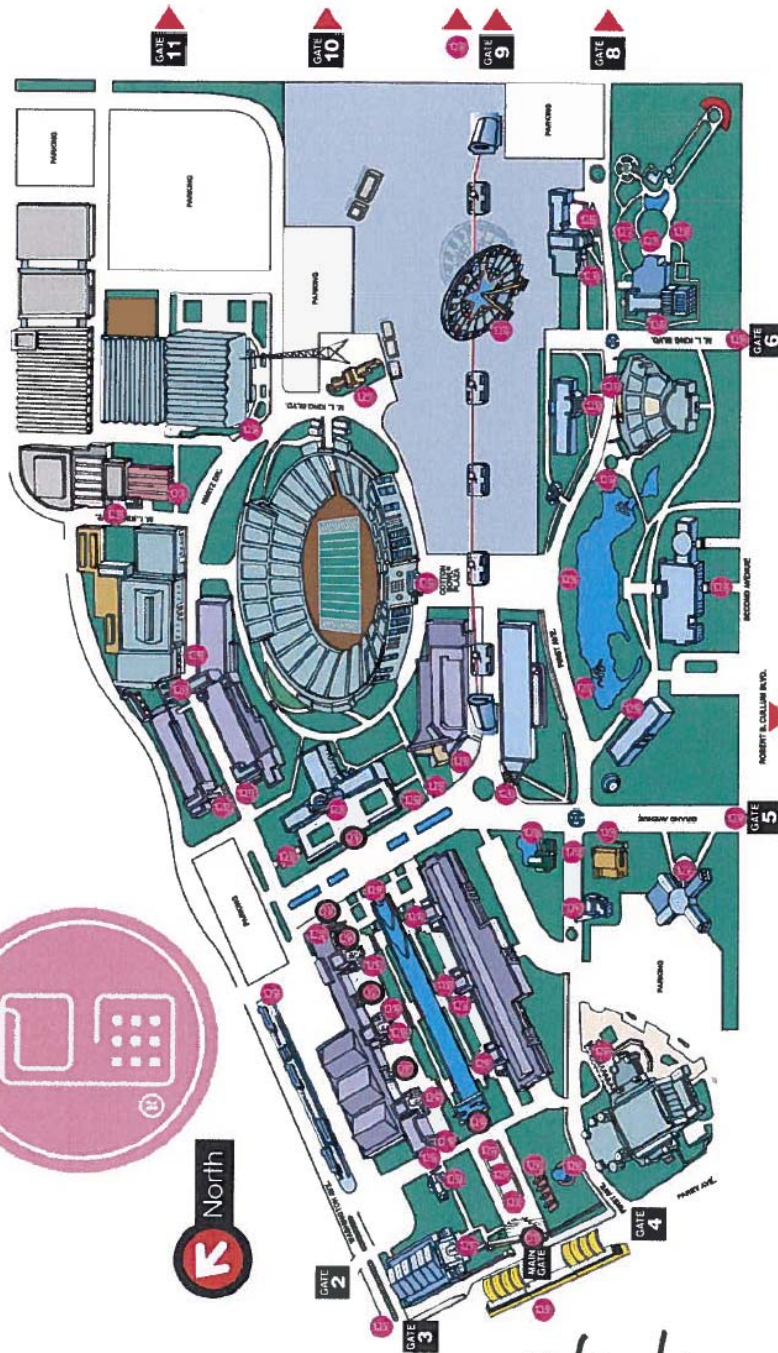
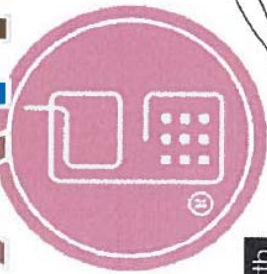
Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408

FAIR PARK, TX



● Fair Park Interpretive Signage to incorporate phone system information.

7/20/11

Man Taming Wild Horse
(Water Transportation) | 1936
Pierre Bourdelle | Pigmented plaster



412-235-6276; 2#



Text QR CODE to 76274
standard phone internet charges apply

THE RELIEFS WERE RESTORED IN 1998

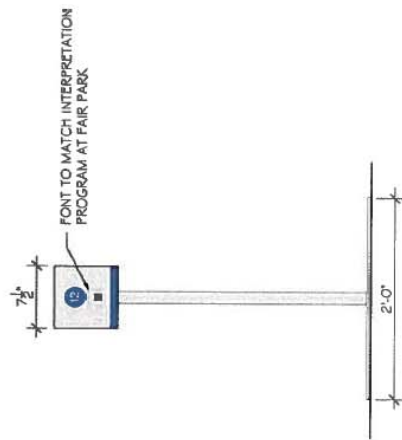
The reliefs include multiple layers of pigmented plaster on top of a masonry wall. Over time, water separated the plaster layers from the substrate, creating voids. Conservation treatment included reattaching the plaster to the wall and consolidation of the plaster material.

7/20/11

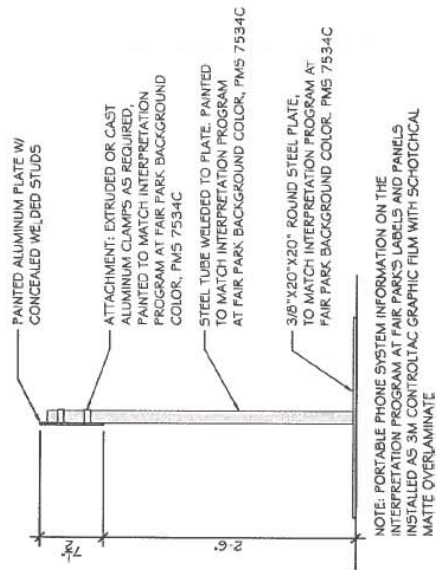
Proposed label type for Fair Park interpretive signage.

Proposed portable signage.

7/20/11



Front Elevation



Side Elevation

Portable Sign for Phone System



412-235-6276; 2#



Text ORCODE to 75274
standard phone internet charges apply

LOGO

FINAL GRAPHIC LAYOUT MAY VARY

7/20/11

TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 7/13/2011

TIME: 11:00 am

MEETING PLACE: Fair Park, Tower Building Conference Room

Applicant Name: Craig Holcomb (Friends of Fair Park)

Address: 3500 S. Fizhugh

Date of CA/CD Request: 7/7/2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

Approved with following conditions:

*1. approved for a temporary installation, to expire
Dec. 31, 2012*

2. graphics of sign still to be finalized by designer

Task force members present

<input checked="" type="checkbox"/> Bob Hilbun	<input type="checkbox"/> Gary Skotnicki	<input type="checkbox"/> Craig Haney
<input checked="" type="checkbox"/> Nigel Brown (Chair)	<input checked="" type="checkbox"/> Craig Holcomb	<input type="checkbox"/> Virginia McAlester
<input checked="" 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: *Hilbun*
2nd: *Johns*

Task Force members in favor:

*all
none*

Holcomb abstained

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

Nigel Brown

DATE

7/13/2011

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

August 1, 2011

FILE NUMBER: CA101-307(CH)
LOCATION: 5123 Victor
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD-97

PLANNER: Carolyn Horner
DATE FILED: July 7, 2011
DISTRICT: Munger Place

MAPSCO: 46B
CENSUS TRACT: 0013.02

APPLICANT/OWNER: Kelly Marc Hall

REQUEST: 1) New accessory structure in the rear yard. 2) Remove dilapidated entry drive and install new entry drive.

BACKGROUND / HISTORY: The owner received a Certificate of Appropriateness for a new garage structure. However, there was a technical interpretation that led the Building Inspection permit group to deny a garage permit. The owner has clarified and rectified the technical aspect, which was regarding the interior of the proposed structure, and is now requesting a Certificate of Appropriateness for an accessory structure.

ANALYSIS: The proposed accessory structure contains a storage area, a workshop, and a small restroom. The exterior materials of the proposed structure match the main structure, and it is compatible with the main structure. The existing driveway is the only vehicular access to the property, and the request to remove it and repave a new driveway complies with the Munger Place historic overlay.

STAFF RECOMMENDATION: 1) New accessory structure in the rear yard. Approve - Approve the drawings dated 7/7/11 with the finding that the proposed work meets the criteria in Ordinance 20024, Section 10(b)(1)(B) and Section 11(a)(1), and meets the standards in City Code 51A-4.501(g)(6)(C)(i). 2) Remove dilapidated entry drive and install new entry drive. Approve - Approve the drawing dated 7/7/11 with the finding that the proposed work meets the criteria in Ordinance 20024, Section 11(b)(9)(A), and meets the standards in City Code 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: 1) New accessory structure in the rear yard. Approve as submitted. 2) Remove dilapidated entry drive and install new entry drive. Approve as submitted. Confirm new concrete meets City code.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101 - 3071 CH
Office Use Only

Name of Applicant: Kelly Marc Hall
Mailing Address : 5123 Victor Street
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 469-223-6765 Fax: 972-205-4560
Relationship of Applicant to Owner: Same

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

PROPERTY ADDRESS: 5123 Victor Street Dallas TX 75214
Historic District: Munger Place

PROPOSED WORK:

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

Construct an accessory building in the rear of the property which shall contain a workshop, bathroom, and two separate storage areas – one for material (primarily wood working) and another for a trailer (hauling material). Additionally, the concrete entry way from Munger Blvd to the accessory bldg will be reconstructed based on deterioration as well as location of the current drive (needs to be shifted 3 feet to the south – towards Victor)

Signature of Applicant:  Date: 7/6/11

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.

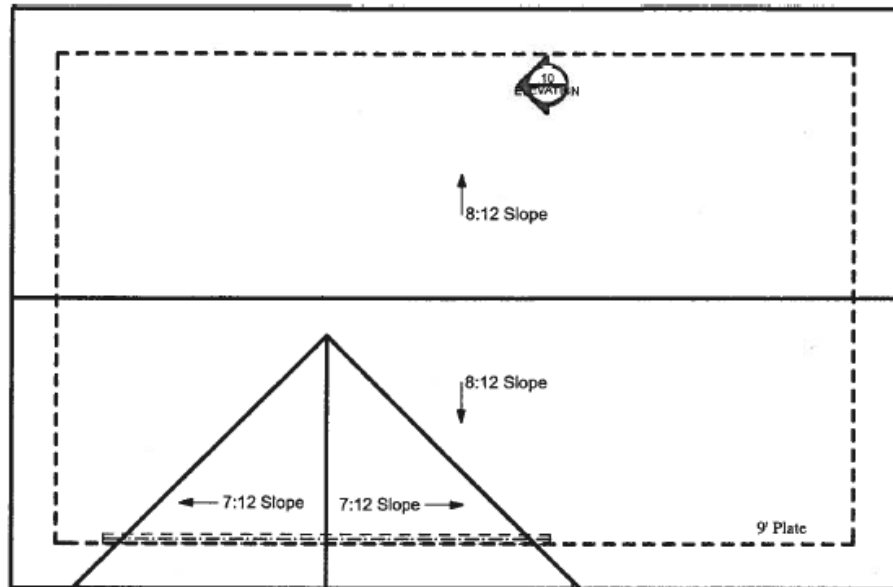
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

☐ **APPROVED.** Please release the building permit.

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



4 Accessory Bldg Roof Plan

SCALE: 1/8" = 1'-0"

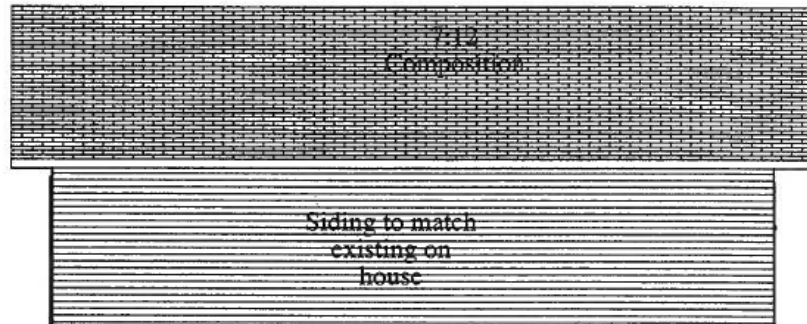
16'



5

Accessory Bldg (South)

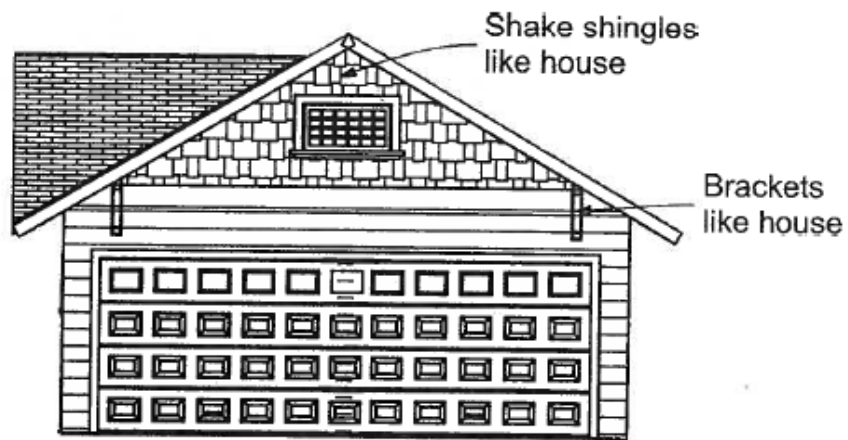
SCALE: 1/8" = 1'-0"



6

Accessory Bldg (North)

SCALE: 1/8" = 1'-0"



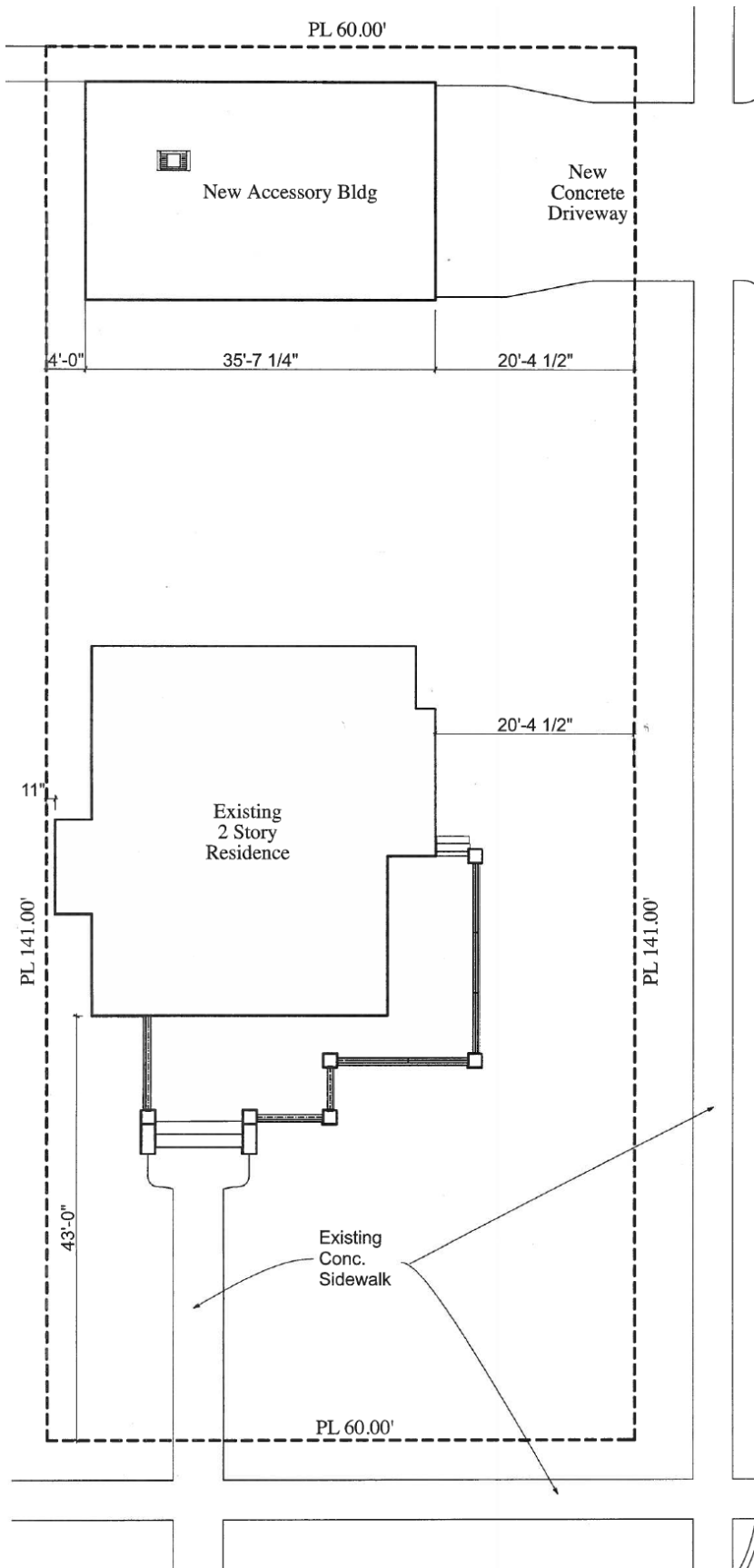
7 Accessory Bldg (East)

SCALE: 1/8" = 1'-0"



8 Accessory Bldg (West)

SCALE: 1/8" = 1'-0"



TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 7-12-2011

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Kelly Marc Hall

PROPERTY ADDRESS: 5123 Victor

DATE of CA / CE REQUEST: July 7, 2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

APPROVED AS SUBMITTED

Task force members present

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

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

August 1, 2011

FILE NUMBER: CA101-308(MD)
LOCATION: **4508 Junius Street**
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD-98

PLANNER: Mark Doty
DATE FILED: July 7, 2011
DISTRICT: Peak's Suburban Historic District
MAPSCO: 46-F
CENSUS TRACT: 0015.02

APPLICANT: Frank and Maryann Roths

REQUEST: Removal of window on front facade of garage.

BACKGROUND / HISTORY:

Certificate of Appropriateness (CA067-094(MD)) for the construction of the garage was approved by Landmark Commission on 12/4/06.

ANALYSIS:

Per the applicant, the window removal is necessitated by the center beam construction of the garage roof, which would result in a support beam's placement in front of the window. Since the new construction is non-contributing, Staff does not believe that the removal of this window will have an adverse effect on the historic district or compromise the compatibility of the main structure.

STAFF RECOMMENDATION:

Removal of window on front facade of garage. – Approve - Approve drawings dated 7/20/11 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Removal of window on front facade of garage. - Support the deletion of front 'attic' window as submitted in originally approved CA. No quorum. Comments only.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101 - 308 [MP]
Office Use Only

Name of Applicant: FRANK & MARYANN ROTH
Mailing Address: 4508 JUNIUS STREET
City, State and Zip Code: DALLAS TX 75246
Daytime Phone: 469-363-7189/7195 Fax: -
Relationship of Applicant to Owner: SAME

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ☐ No ☐

PROPERTY ADDRESS: 4508 JUNIUS ST., DALLAS TX 75246
Historic District: PEAKS ADDITION

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.

REMOVE FRONT WINDOW FROM PLANS ON NEW CONSTRUCTION
GARAGE. WINDOWS IN GARAGE DOORS TO REMAIN AS IN PLANS.
NO OTHER CHANGE REQUESTED.

Signature of Applicant: [Signature]

Date: 6/4/11

Signature of Owner: [Signature]

Date: 6/4/11

(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 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

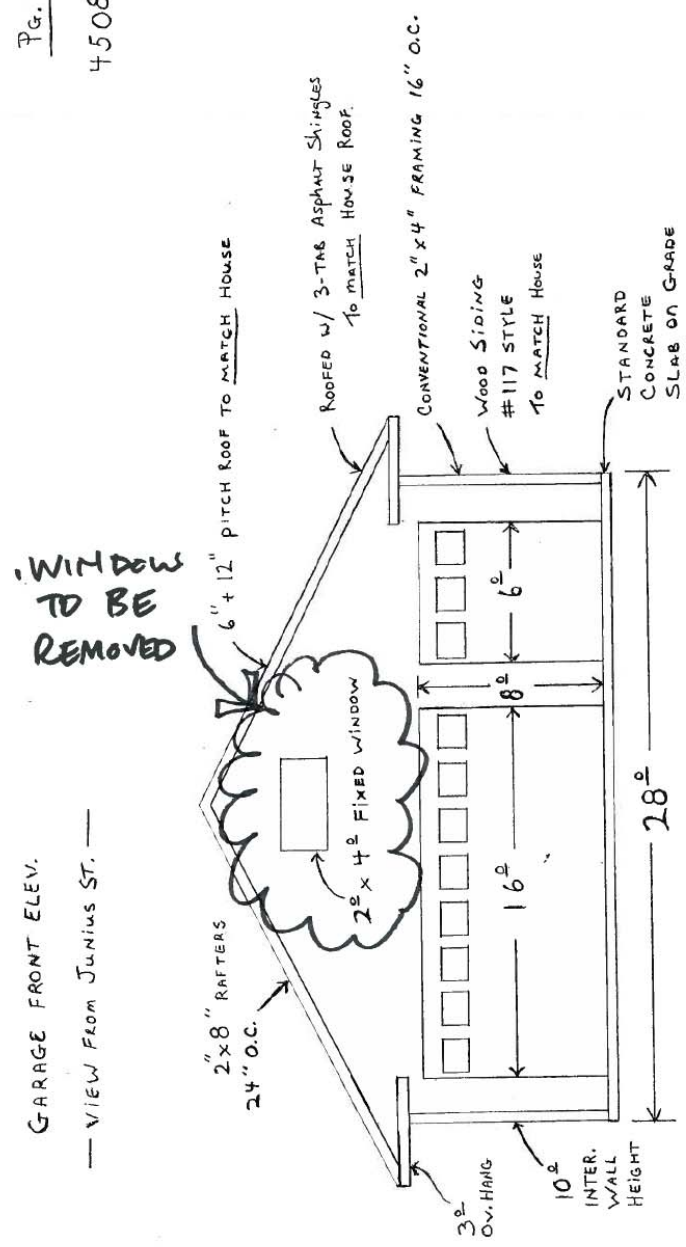
Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408

GARAGE FRONT ELEV.
— VIEW FROM JUNIUS ST. —



PREVIOUSLY APPROVED

NOTE: GARAGE DOORS
ELEC. OPENING
FIXED + FROSTED GLASS
APPROX 20" X 16" EACH.

NOTE: ALL WINDOWS ARE FIXED, WOOD FRAME,
W/ TRIM TO MATCH GARAGE DOORS

NOTE: ALL TRIM ON GARAGE TO BE 4" CLEAR BOARDS; AT CORNERS, GARAGE DOORS,
+ WINDOWS.

NOTE: GARAGE OVERHANG TO BE RETURNED AS DEPICTED TO MATCH HOUSE.

APPROVED
12/11/06 *[Signature]*



View of garage from street.



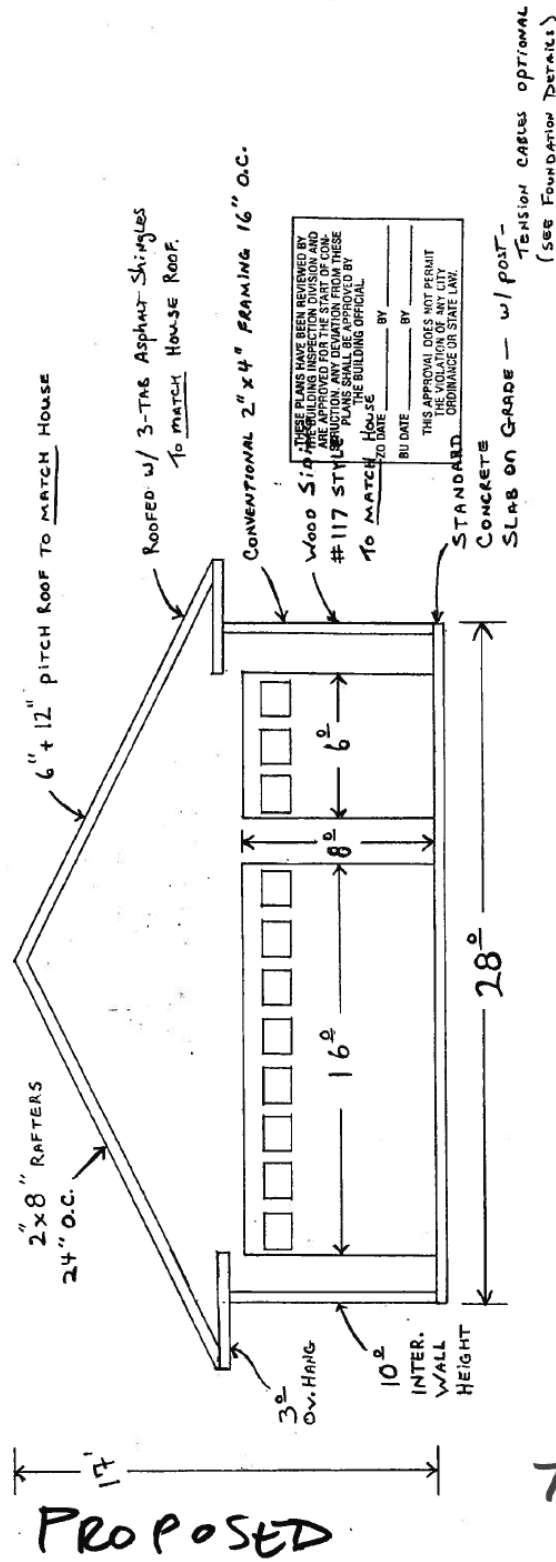
Enlarged view of garage as viewed from street.

GARAGE FRONT ELEV.
— VIEW FROM JUNIUS ST. —

Pg. 3

4508 JUNIUS ST

SCALE — 1/4" = 1'



NOTE: GARAGE DOORS
ELEC. OPENING
FIXED + FROSTED GLASS
APPROX 20" x 16" EACH.

NOTE: ALL WINDOWS ARE FIXED, WOOD FRAME,
w/ TRIM TO MATCH GARAGE DOORS

NOTE: ALL TRIM ON GARAGE TO BE 4" CLEAR BOARDS; AT CORNERS, GARAGE DOORS,
+ WINDOWS.

NOTE: GARAGE OVERHANG TO BE RETURNED AS DEPICTED TO MATCH HOUSE.

7/20/11

TASK FORCE RECOMMENDATION REPORT
PEAK'S SUBURBAN / EDISON – LA VISTA

DATE: 7/14/2011

TIME: 5:30 pm

MEETING PLACE: 6220 Gaston Avenue - Ste 304

Applicant Name: Frank and Mary Ann Roth

Address: 4508 Junius Street

Date of CA/CD Request: 7/7/2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

SUPPORT THE DELETION OF FRONT "ATTIC" WINDOW
AS SUBMITTED IN ORIGINALLY APPROVED CA

Task force members present

☐ Norm Alston (Chair)

☒

David Sacha

☒

Ron Hardy (Alternate)

☐ Laura Ainsworth

☐

Kathy Finch

☐ Renee Manes

☒

Jim Anderson

Ex Officio staff members Present ☒ Mark Doty

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

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

August 1, 2011

FILE NUMBER: CA101-305(MD)
LOCATION: **4519 Sycamore**
STRUCTURE: Main & Contributing

PLANNER: Mark Doty
DATE FILED: July 7, 2011
DISTRICT: Peak's Suburban Historic District
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Jennifer Hidden

OWNER: Chad Suitonu

REQUEST:

- 1) Install 6'-6" wrought iron, 70% open, gate located 5'-0" back from front facade of house.
- 2) Installation of new fencing along side and rear yards.
- 3) New brick ribbon driveway from sidewalk to back corner of house.
- 4) New crushed gravel driveway and parking area with brick border in rear yard.

ANALYSIS: 4519 Sycamore is a neoclassical 'cottage' constructed in 1908. It is a contributing structure to the Peak's Suburban National Register District. The Certificate of Appropriateness application submitted met the majority of the Peak's Suburban preservation criteria aside for a few exceptions.

Installation of new fencing along side and rear yards. - The neighbor to the immediate west of the property is a non-contributing commercial structure that was originally constructed as a grocery store. While the main façade of the store faces Live Oak, the structure and 5'-6" +/- pebbled rock and concrete panel perimeter wall sits closer to Sycamore Street. In order to screen the perimeter wall that is visible from the subject property, the owner is proposing a 9'-0" 'living fence' that will have evergreen and other vegetation growing on it, to extend along the property line and end in front of the front façade of the structure. Dallas Development Code does not allow for a fence in the designated front yard to be over 4'-0". Therefore, as long as this fence falls outside the required 25'-0" front yard setback per basic R-7.5(A) requirements, Staff will support the request.

New crushed gravel driveway and parking area with brick border in rear yard. - The Peak's Suburban preservation criteria states in Section 2.3 that new driveways must be of brush finish concrete, brick, stone, or other material deemed appropriate with no exposed aggregate, artificial grass, carpet, asphalt or artificially-colored monolithic concrete paving permitted. Since a definition of 'aggregate' includes gravel, the proposed request does not meet this portion of the preservation criteria. However, since

the proposed work lies in the backyard and will not be visible from the street, Staff has no issue with supporting the request. In addition, Section 51A-4.301(d)(4)(C) of the Dallas Development Code states that a minimum 6" of gravel with a retaining border is approved.

STAFF RECOMMENDATION:

- 1) Install 6'-6" wrought iron, 70% open, gate located 5'-0" back from front facade of house. – Approve - Approve drawings and images dated 7/20/11 with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.11(a) and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Installation of new fencing along side and rear yards. – Approve with conditions - Approve drawings and images dated 7/20/11 with the finding that (a) the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.9 and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i); and (b) although the proposed work does not comply with Section 2.10 that states front yard fences may not exceed 3'-6" in height and Section 2.11 that requires interior side yard fences to be located in the rear 50% of the side facade and the portion of the fence facing the street to be 70% open, 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. proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.11 (a) and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: The interior side yard fence starts 25'-0" from the front property line.
- 3) New brick ribbon driveway from sidewalk to back corner of house. – Approve - Approve drawings and images dated 7/20/11 with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) New crushed gravel driveway and parking area with brick border in rear yard. – Approve - Approve drawings and images dated 7/20/11 with the finding that although the proposed work does not comply with Section 2.3 that does not permit exposed aggregate as a driveway material, 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. Proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.11 (a) and 2.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install 6'-6" wrought iron, 70% open, gate located 5'-0" back from front facade of house. - Support CA as submitted. No quorum. Comments only.
- 2) Installation of new fencing along side and rear yards. - Support CA as submitted with the suggestion to approve an interior side yard 'living' fence in the front yard to screen an existing concrete wall in the neighboring property. No quorum. Comments only.
- 3) New brick ribbon driveway from sidewalk to back corner of house. - Support CA as submitted. No quorum. Comments only.
- 4) New crushed gravel driveway and parking area with brick border in rear yard. - Support CA as submitted. No quorum. Comments only.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101 - 305 [MD]
Office Use Only

Name of Applicant: Jennifer Hidden and Chad Suito
Mailing Address: 5408 Alton Ave.
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 214-926-5917 Fax: _____
Relationship of Applicant to Owner: Owner

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

PROPERTY ADDRESS: 4519 Sycamore Street, Dallas, TX 75204
Historic District: Peak Suburban

PROPOSED WORK:

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

- 1) Install motorized Permanent Security gate
- 2) Installation of permanent fence
- 3) Installation of new Driveway (2 options)

RECEIVED BY

JUL 07 2011

Development Services

Signature of Applicant: Jennifer Hidden Date: 07/01/2011

Signature of Owner: Chad Suito Date: 07/01/2011
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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OTHER:

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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

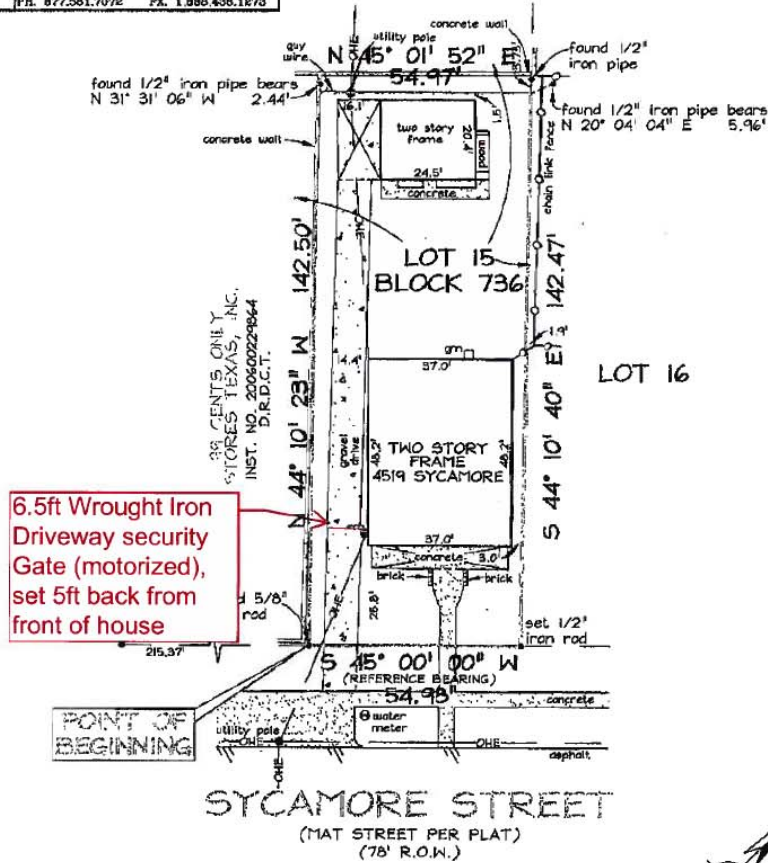
Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Front façade of structure.



NOTES:
CM = CONTROLLING MONUMENT.
BEARINGS ARE BASED ON THE PLAT IN VOL. 84, PG. 7, D.R.D.C.T.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."

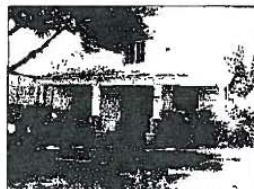


THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 4519 SYCAMORE STREET, City of Dallas, Dallas County, Texas and being further described on Exhibit "A" attached hereto and made a part hereof.

There are no visible conflicts or protrusions, except as shown.
The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48118C0345 J, dated AUGUST 23, 2001. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GP number shown hereon, provided by the title company named hereon and that on this date the encumbrances, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the recorded plat.

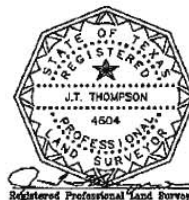
DATE: _____

ACCEPTED BY: _____



DATE: 05/04/11
FIELD DATE: 06/03/11
REVISED: _____

TECH: JDM FIELD: KH
JOB NO: 111-1254



LONERGAN LAW FIRM
GF NO. 13295-208
MAPSCO NO: 48-A

Registered Professional Land Surveyor

7/20/11



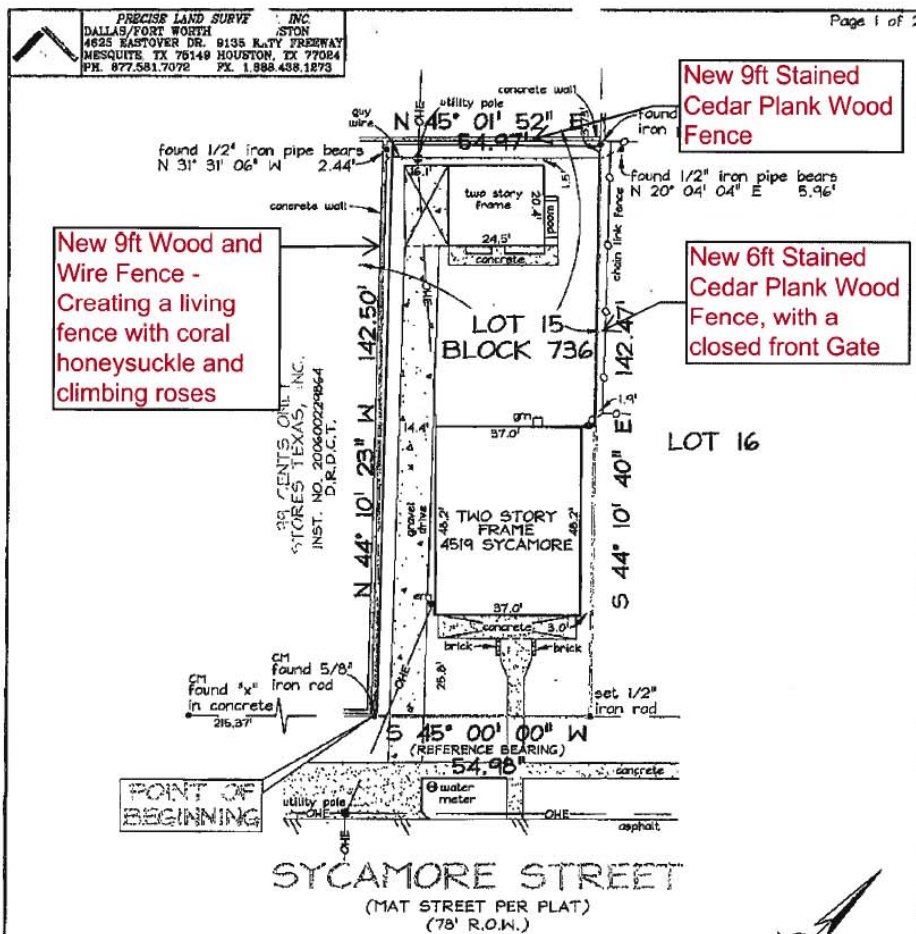
Driveway
security gate
example

7/20/11

Driveway gate example.



Side façade where gate will be located.



NOTES:

NOTES:
CM = CONTROLLING MONUMENT.
BEARINGS ARE BASED ON THE PLAT IN VOL. 64, PG. 7, D.R.D.C.T.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."

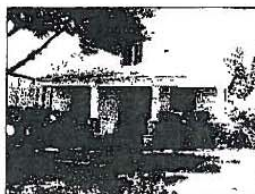
THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 4519 SYCAMORE STREET, City of Dallas, Dallas County, Texas and being further described on Exhibit "A" attached hereto and made a part hereof.

There are no visible conflicts or protrusions, except as shown.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 18113C0945, dated August 23, 2001. The statement that the property does or does not lie within a 100-year flood hazard zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the herein named purchaser, mortgagor, company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the assessments, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the recorded plat.

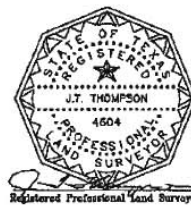
DATE:

ACCEPTED BY:



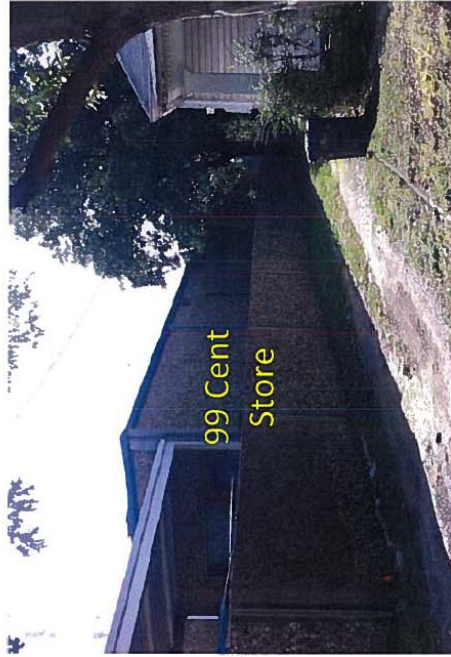
DATE: 05/04/11
FIELD DATE: 05/03/11
REVISED:

TECH: JDM FIELD: KH
JOB NO: 111-1254



LONERGAN LAW FIRM
GF NO. 13295-206
MAPSCO NO: 48-A

7/20/11

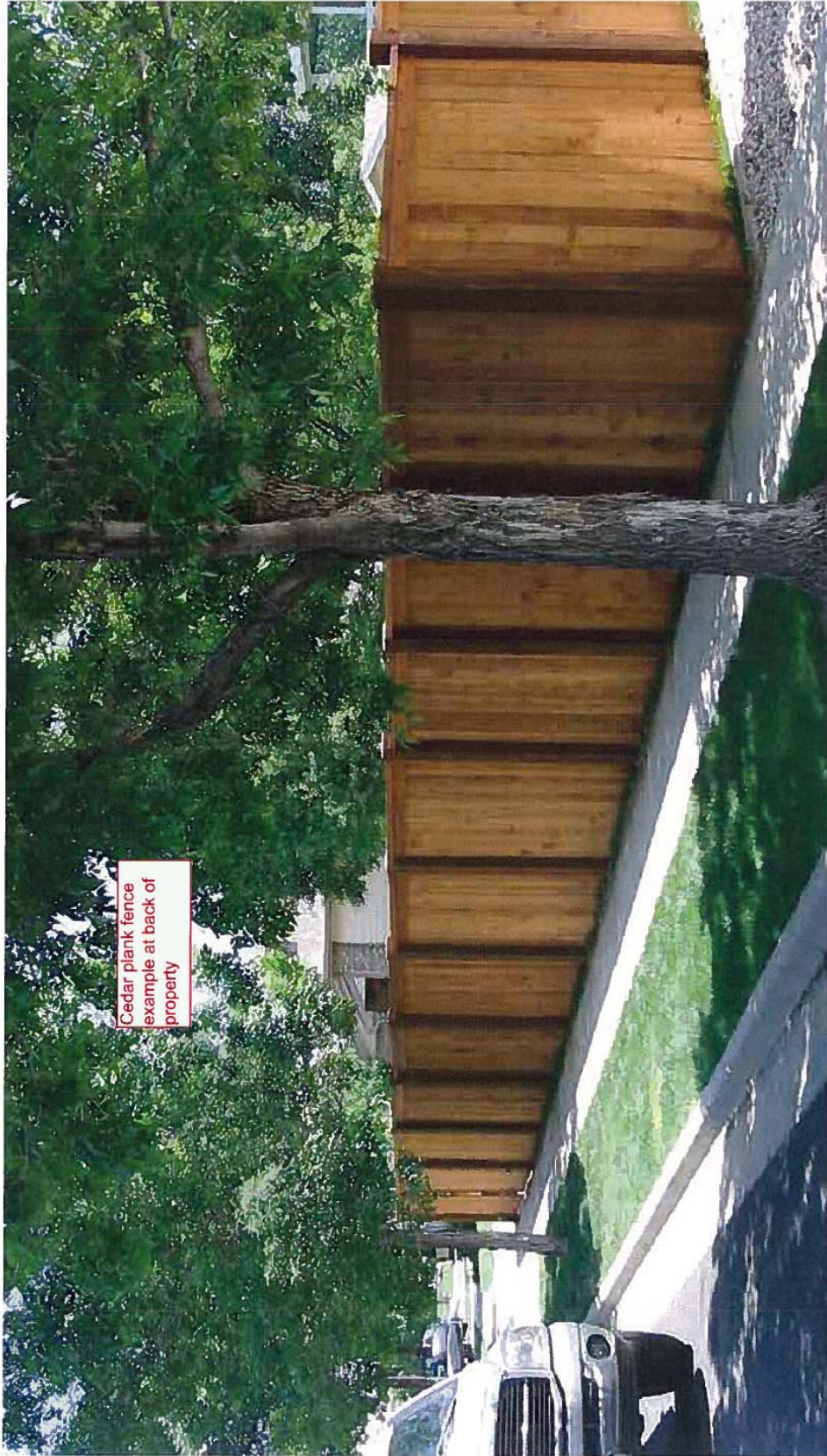


The 99 Cent Store show in the above pictures next to my house is ugly and takes away from the character of my historic house. A 9 ft fence extending the full length of the 99 Cent Store concrete wall (shown in green top left) is requested to help conceal the very un-attractive building and wall. We are requesting to build a 9 ft wire fence (bottom right) and grow Crossvines, a Texas native vine (bottom left) to cover the fence.





Photo of 99 cent store wall.



Cedar plank fence
example at back of
property

7/20/11

7/20/11



7/20/11



Gravel Drive
Example

7/20/11

TASK FORCE RECOMMENDATION REPORT
PEAK'S SUBURBAN / EDISON – LA VISTA

DATE: 7/14/2011

TIME: 5:30 pm

MEETING PLACE: 6220 Gaston Avenue - Ste 304

Applicant Name: Chad Suitonu

Address: 4519 Sycamore

Date of CA/CD Request: 7/7/2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

*SUPPORT CA AS SUBMITTED WITH THE SUGGESTION
"LIVING"
TO APPROVE AN INTERIOR SIDE YARD FENCE IN
THE FRONT YARD TO SCREEN AN EXISTING CONCRETE
WALL IN THE NEIGHBORING PROPERTY*

Task force members present

☐ Norm Alston (Chair)

☒ David Sacha

☒ Ron Hardy (Alternate)

☐ Laura Ainsworth

☐ Kathy Finch

☐ Renee Manes

☒ Jim Anderson

Ex Officio staff members Present ☒ Mark Doty

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

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

August 1, 2011

FILE NUMBER: CA101-322(CH)
LOCATION: 5185 Swiss Ave.
STRUCTURE: Street Median
COUNCIL DISTRICT: 14
ZONING: PD-63

PLANNER: Carolyn Horner
DATE FILED: July 7, 2011
DISTRICT: Swiss Avenue

MAPSCO: 46B
CENSUS TRACT: 0014.00

APPLICANT: City of Dallas Parks & Recreation Department

REPRESENTATIVE: Sugie Dotson

REQUEST: Remove existing landscaping and install new landscaping on the southwestern median on Swiss Avenue at Munger Boulevard.

ANALYSIS: The medians are not specifically covered in the Swiss Avenue Historic District overlay. The applicant is proposing new landscaping to complement the existing landscaping along Swiss Avenue.

STAFF RECOMMENDATION: Remove existing landscaping and install new landscaping on the southwestern median on Swiss Avenue at Munger Boulevard. Approve - Approve the drawings submitted 7/7/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: Remove existing landscaping and install new landscaping on the southwestern median on Swiss Avenue at Munger Boulevard. Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101 - 322 (CH)
Office Use Only

Name of Applicant: SINGLE LEBRON PARK & CO
Mailing Address: 500 MARILLA
City, State and Zip Code: _____
Daytime Phone: 214-640-4282 Fax: _____
Relationship of Applicant to Owner: _____

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

PROPERTY ADDRESS: 5105 SWISS AVE
Historic District: SWISS AVE

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 & INSTALL NEW
LANDSCAPE FEO

Signature of Applicant: [Signature] Date: 7/7/11
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.

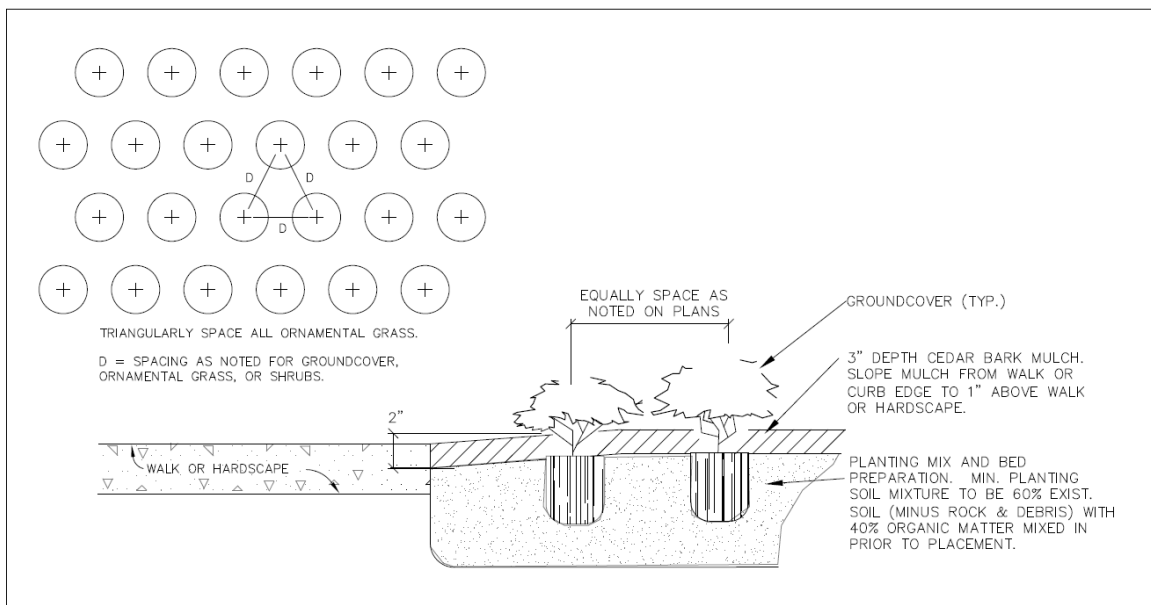
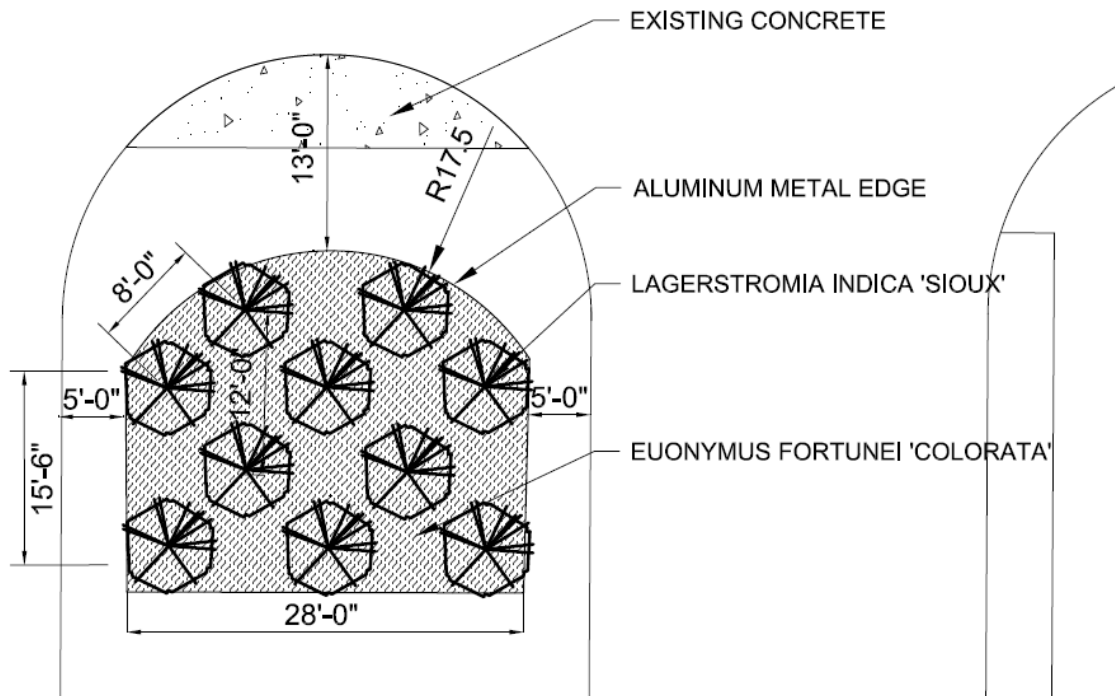
Sustainable Construction and Development

Date

Certificate of Appropriateness

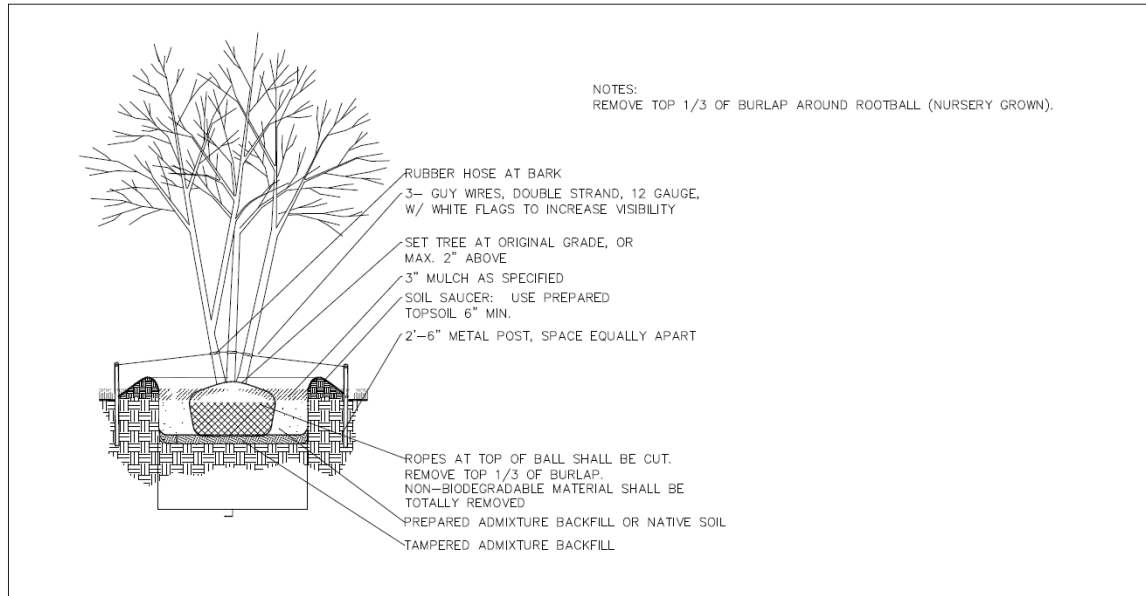
City of Dallas

Historic Preservation
Rev. 111408

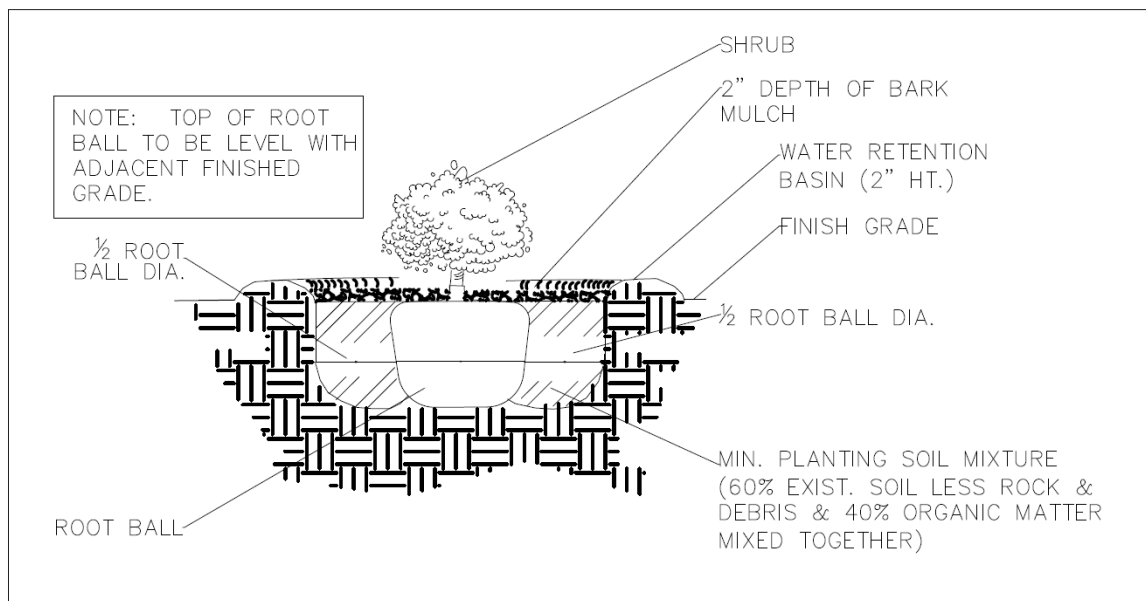


GROUNDCOVER DETAIL

NTS



ORNAMENTAL TREE PLANTING DETAIL
NTS



POCKET PLANTING SHRUB DETAIL
NTS

TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 7-12-2011

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: City of Dallas Parks & Recreation Dept.

PROPERTY ADDRESS: Swiss Ave medians

DATE of CA / CE REQUEST: July 7, 2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

AS submitted

Task force members present

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

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 Kathleen Ragsdale DATE 7/12/11

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

July 11, 2011

FILE NUMBER: CA101-312(CH)
LOCATION: 6014 Bryan Parkway
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 63

PLANNER: Carolyn Horner
DATE FILED: July 7, 2011
DISTRICT: Swiss Avenue

MAPSCO: 36X
CENSUS TRACT: 0014.00

APPLICANT: Alisa M. Hake

OWNER: Deborah Kusin Kline

REQUEST: 1) Elevator addition to the side of the house. 2) Remove one window from side facade. 3) Relocate one window on side facade. 4) Replace one rear second story window with a smaller sized window.

BACKGROUND / HISTORY: This home was remodeled in 2008. The remodel included new windows on the side of the house, the same side that the owners are now proposing to install an elevator. The window to be removed is a new window. The window to be relocated is also a new window. All window changes on this current request are a direct result of the new elevator addition.

ANALYSIS: The home owner needs to install an elevator due to medical issues. The elevator will allow the homeowner to access and use the second floor of the main structure. The applicant for this request is the same architect who designed the recent renovation and remodel of this home. Additional interior remodeling is necessary as a result of the new elevator.

STAFF RECOMMENDATION: 1) Elevator addition to the side of the house. Approve - Approve the drawings dated 7/7/11 with the finding that the proposed work is compatible with the criteria in City Code 51P-63.116(1)(B), City Code 51P-63.116(1)(P), and City Code 51P-63.118(g)(1)(A), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 2) Remove one window from side facade. Approve - Approve the drawings dated 7/7/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 3) Relocate one window on side facade. Approve - Approve the drawings dated 7/7/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 4) Replace one rear second story window with a smaller sized window. Approve - Approve the drawings

dated 7/7/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: 1) Elevator addition to the side of the house. Approve as submitted. Materials and construction to match existing. 2) Remove one window from side facade. Approve as submitted. 3) Relocate one window on side facade. Approve as submitted. 4) Replace one rear second story window with a smaller sized window. Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101 - 312 i ch
Office Use Only

Name of Applicant: ALISA MOORE HAKE
Mailing Address: 8533 FERNDALE RD. #107
City, State and Zip Code: DALLAS, TX 75238
Daytime Phone: 214-343-1664 Fax: RECEIVED BY
Relationship of Applicant to Owner: ARCHITECT JUL 07 2011
PROPERTY ADDRESS: 6014 BRYAN PARKWAY
Historic District: SWISS AVENUE Development Services

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.

ELEVATOR ADDITION TO HOUSE - PHYSICIAN PRESCRIBED

5'-0" x 8'-6" TWO-STORY ADDITION TO SIDE OF EXISTING HOUSE.

MATERIALS AND CONSTRUCTION TO MATCH EXISTING.

REMOVE ONE WINDOW, RELOCATE ONE WINDOW.

REPLACE ONE SECOND STORY WINDOW ON BACK WITH
SMALLER WINDOW.

Signature of Applicant: Alisa Moore Hake Date: July 6, 2011

Signature of Owner: Deborah Kusan-Klone Date: July 5, 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



6014 BRYAN PKWY - EXISTING FRONT



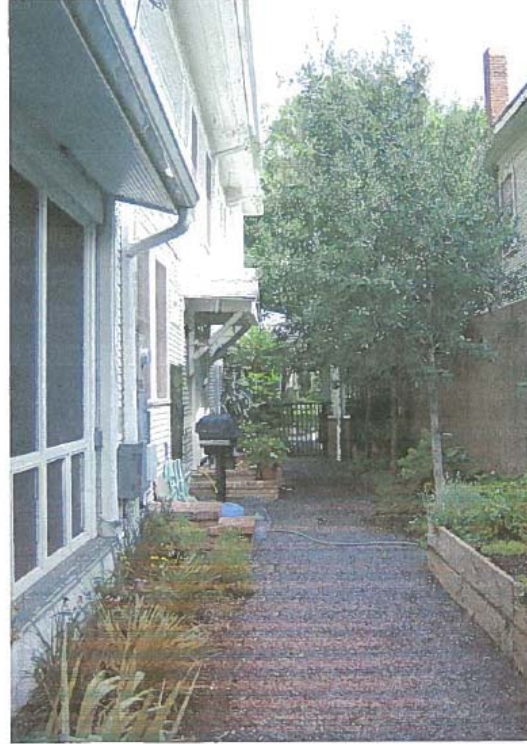
6014 BRYAN PKWY - EXISTING FRONT



6014 BRYAN PKWY - EXISTING BACK



6014 BRYAN PKWY - EXISTING NORTH SIDE



6014 BRYAN PKWY - EXISTING NORTH SIDE YARD

SIDE YARD CALCULATION

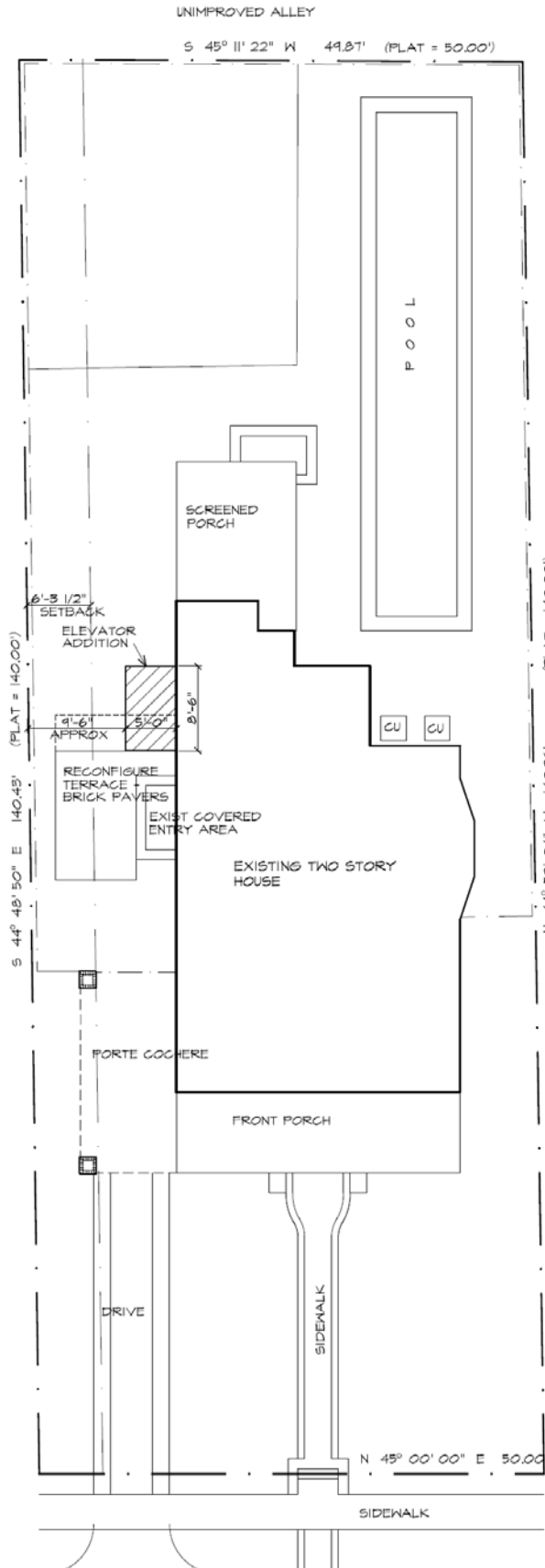
MEASURED IN FIELD TO FENCE (F) OR
ASSUMED PROPERTY LINE; NO CORNER LOTS

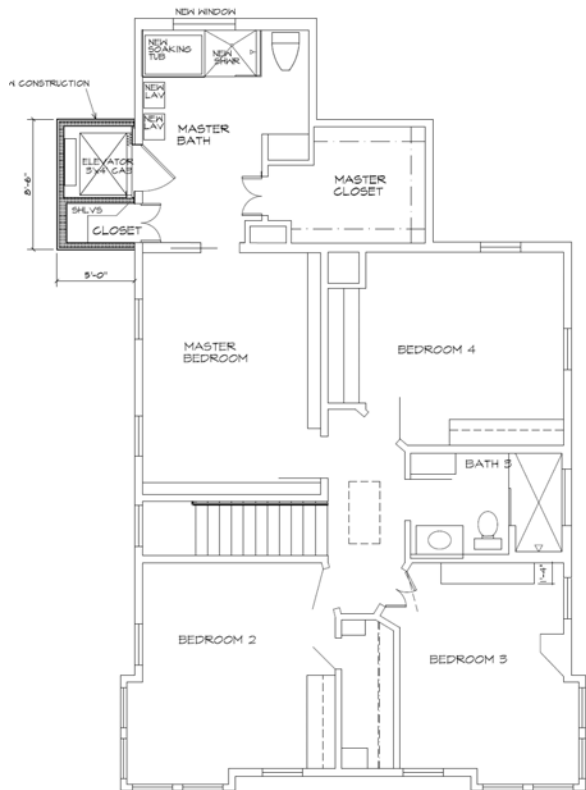
ADDRESS	NORTH SIDE	SOUTH SIDE
6014 BRYAN PKWY	14'-6" SURVEY	7'-3" SURVEY
6004 BRYAN PKWY	11'-5" (F)	5'-4"
6008 BRYAN PKWY	5'-7"	11'-2" (F)
6016 BRYAN PKWY	11'-0"	7'-0" (F)
6009 BRYAN PKWY	3'-2" (F)	7'-6"
6015 BRYAN PKWY	5'-4"	9'-9"
6019 BRYAN PKWY	6'-3"	8'-5"
6023 BRYAN PKWY	6'-4"	6'-0"

$$763" + 749" / 16 = 94.5"$$

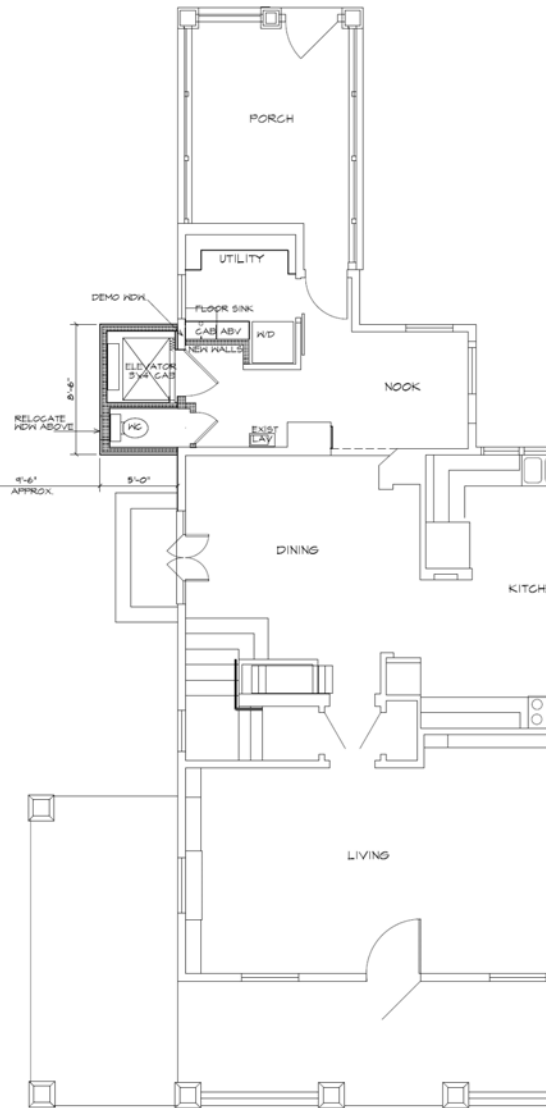
$$\text{AVERAGE SIDE YARD} = 7'-10 \frac{1}{2}" \quad \times .80 = 75.6"$$

$$\text{REQUIRED SIDE YARD} = 6'-3 \frac{1}{2}"$$

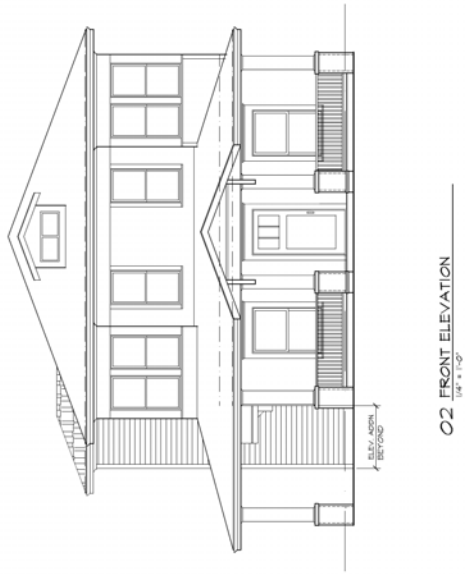
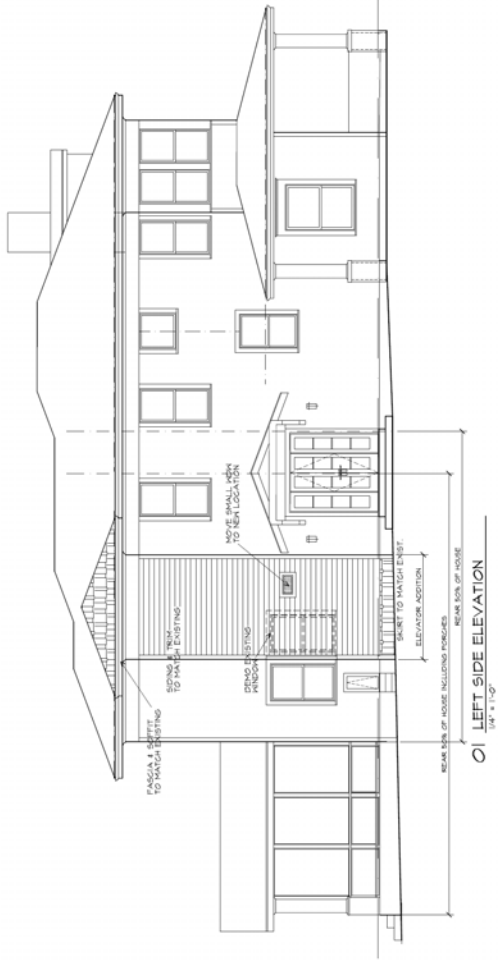




SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"



TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 7-12-2011

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Alisa Hake

PROPERTY ADDRESS: 6014 Bryan Parkway

DATE of CA / CE REQUEST: July 7, 2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

APPROVAL AS SUBMITTED - ~~REMOVED~~
See CA Application.

Task force members present

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

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 [Signature]

DATE 12 July 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

August 1, 2011

FILE NUMBER: CA101-314(CH)
LOCATION: 5207 Swiss Ave.
STRUCTURE: Street Median
COUNCIL DISTRICT: 14
ZONING: PD-63

PLANNER: Carolyn Horner
DATE FILED: July 7, 2011
DISTRICT: Swiss Avenue

MAPSCO: 46B
CENSUS TRACT: 0014.00

APPLICANT: City of Dallas Parks & Recreation Department

REPRESENTATIVE: Sugie Dotson

REQUEST: Remove existing landscaping and install new landscaping on the northeastern median on Swiss Avenue at Munger Boulevard.

ANALYSIS: The medians are not specifically covered in the Swiss Avenue Historic District overlay. The applicant is proposing new landscaping to complement the existing landscaping along Swiss Avenue.

STAFF RECOMMENDATION: Remove existing landscaping and install new landscaping on the northeastern median on Swiss Avenue at Munger Boulevard. Approve - Approve the drawings submitted 7/7/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: Remove existing landscaping and install new landscaping on the northeastern median on Swiss Avenue at Munger Boulevard. Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101 - 314 - 1 CH
Office Use Only

Name of Applicant: EMILIE DORSON - Park & Rec
Mailing Address: 1500 MARILLA OFF
City, State and Zip Code: _____
Daytime Phone: 214-670-4282 Fax: _____
Relationship of Applicant to Owner: _____

PROPERTY ADDRESS: 5207 SWISS AVE
Historic District: SWISS AVE

JUL 0

Development

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 LANDSCAPING &
REPLACE w/ NEW LANDSCAPE BED

Signature of Applicant: [Signature] Date: 7/7/11
Signature of Owner: [Signature] 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.**

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OTHER:

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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.

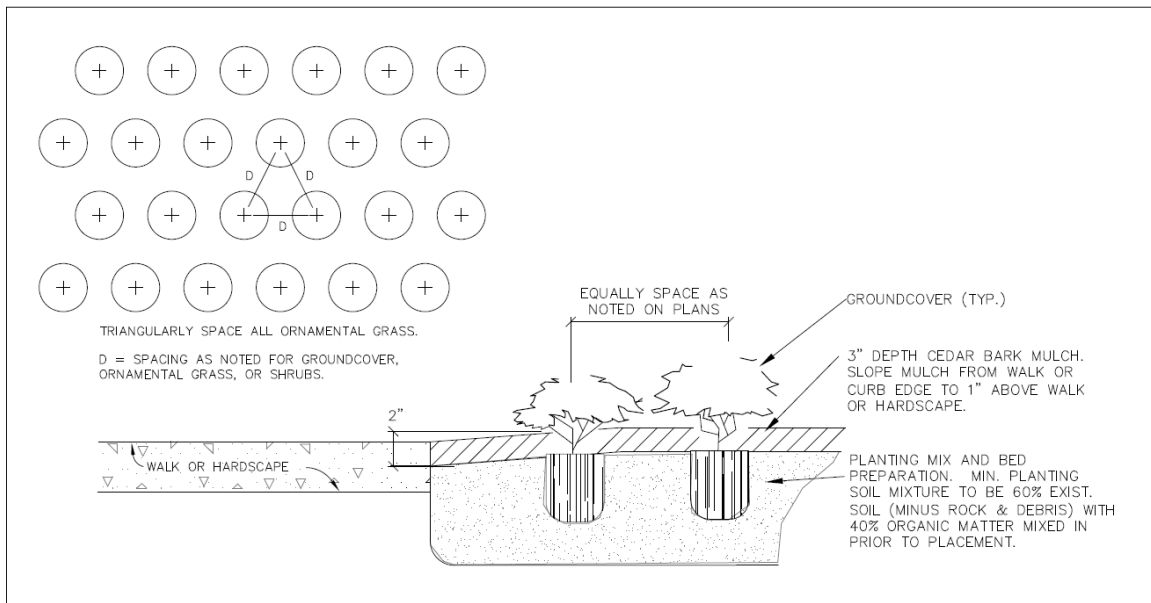
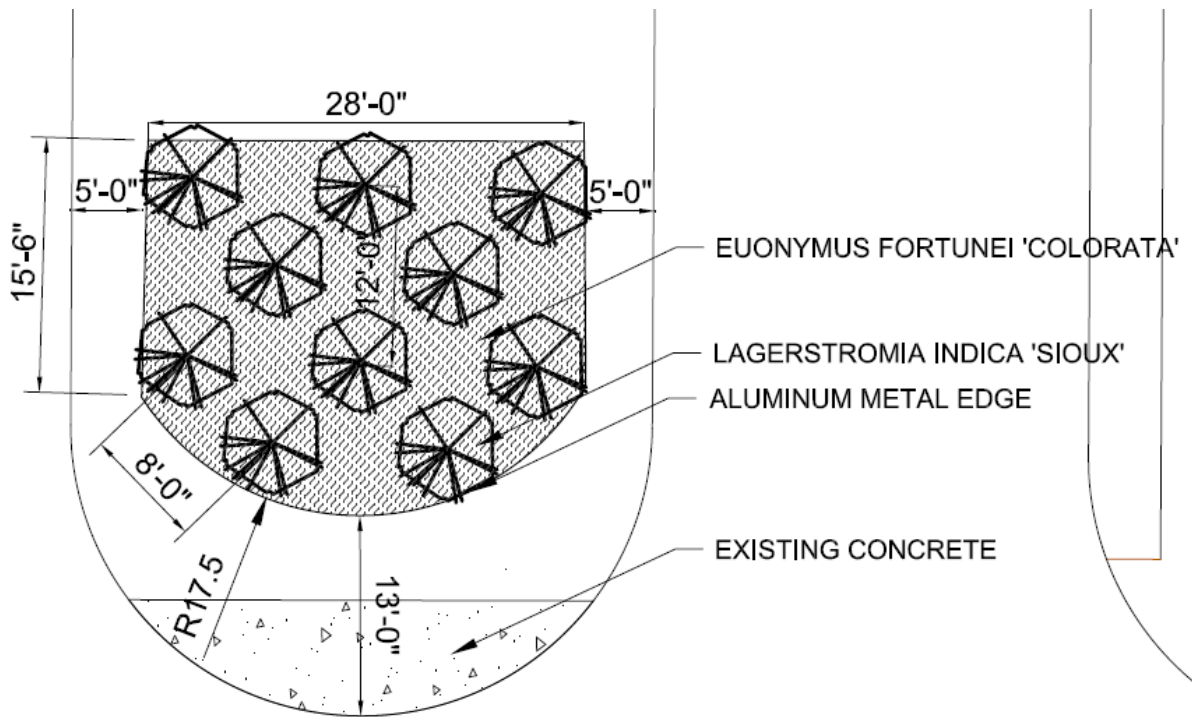
Sustainable Construction and Development

Date

Certificate of Appropriateness

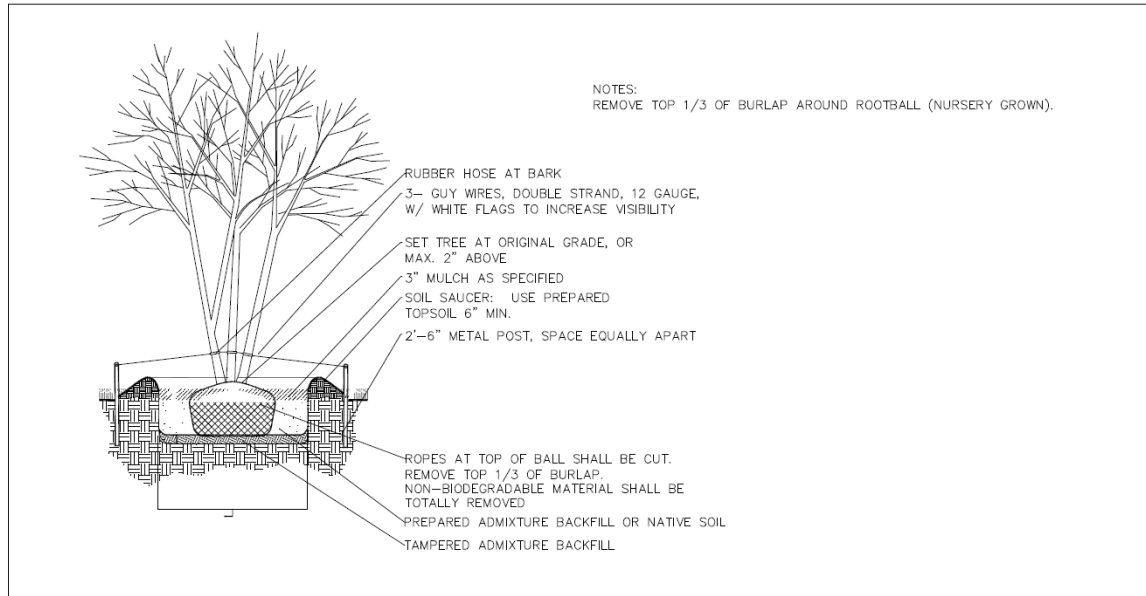
City of Dallas

Historic Preservation
Rev. 111408

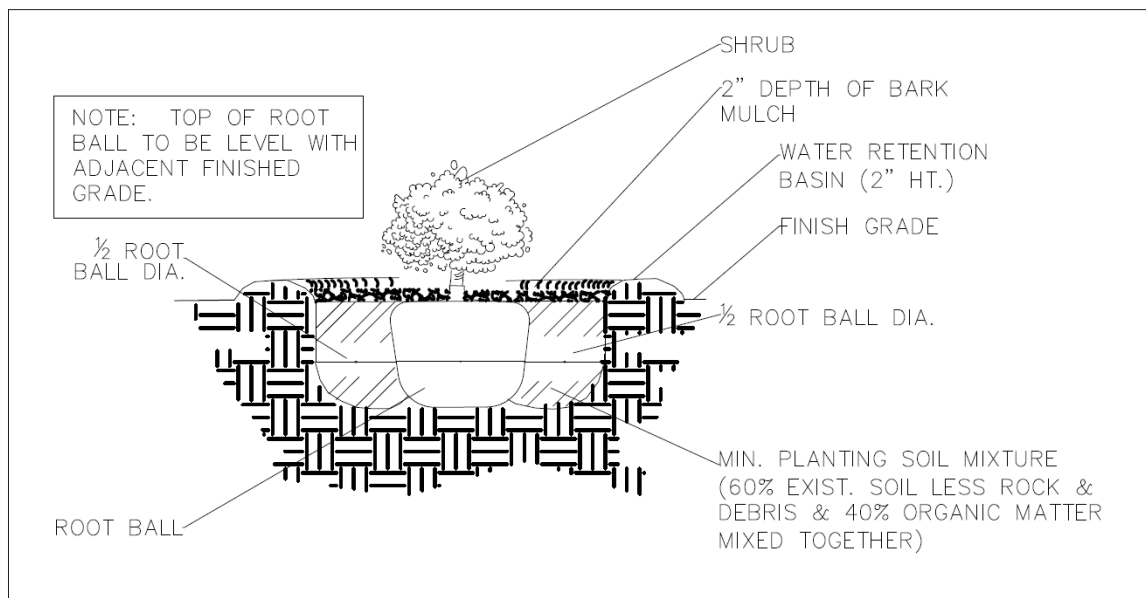


GROUNDCOVER DETAIL

NTS



ORNAMENTAL TREE PLANTING DETAIL
NTS



POCKET PLANTING SHRUB DETAIL
NTS

TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 7-12-2011

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: City of Dallas Parks & Recreation Dept.

PROPERTY ADDRESS: Swiss Ave medians

DATE of CA / CE REQUEST: July 7, 2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

AS submitted

Task force members present

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

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 Kathleen Ragsdale DATE 7/12/11

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

August 1, 2011

FILE NUMBER: CA101-313(CH)
LOCATION: 5907 Swiss Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD-63

PLANNER: Carolyn Horner
DATE FILED: July 7, 2011
DISTRICT: Swiss Avenue

MAPSCO: 36Y
CENSUS TRACT: 0014.00

APPLICANT: Catherine Richards

OWNER: Robert Jones

REQUEST: Single story addition in the rear of the house.

BACKGROUND / HISTORY: Landmark Commission approved a two story rear addition to this home at the June 2011 meeting. The homeowner has since decided to limit the addition to one story, with a balcony on the second floor. The new design meets the requirements in the Swiss Avenue historic overlay. The applicant has verified that the chimney height and location in relation to the new addition meets building code.

ANALYSIS: The owner wants to expand the den and remodel the kitchen. This proposed addition to the rear of the house will not be visible from the street. The proposed windows in new addition will match the windows on the front elevation.

STAFF RECOMMENDATION: Single story addition in the rear of the house. Approve - Approve the drawings dated 7/7/11 with the finding that the proposed work is consistent with the preservation criteria in City Code 51P-63.116(1)(B), and City Code 51P-63.116(1)(C), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Single story addition in the rear of the house. Approve with conditions - Approve with the following conditions: 1) review chimney height with building code 2) review tie in of first floor roof corner at side wall elevation.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101-33-101
Office Use Only

Name of Applicant: Catherine Richards
Mailing Address: 5046 Milton #604
City, State and Zip Code: Dallas TX 75206
Daytime Phone: 214-691-0622 Fax: 214-739-5437
Relationship of Applicant to Owner: Contractor RECEIVED BY

PROPERTY ADDRESS: 5907 Swiss Ave
Historic District: JUL 07 2011

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

PROPOSED WORK:

Development Services

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

Previous scope approved on 6/6/11 was modified to eliminate the approved 2nd flr. balcony. We now propose a single story addition with modifications on 2nd story windows. All exterior materials to match existing as close as possible.

Signature of Applicant: C Richards Date: 7/6/11

Signature of Owner: [Signature] Date: 7/6/11
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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Please review the enclosed Review and Action Form

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☐ 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.

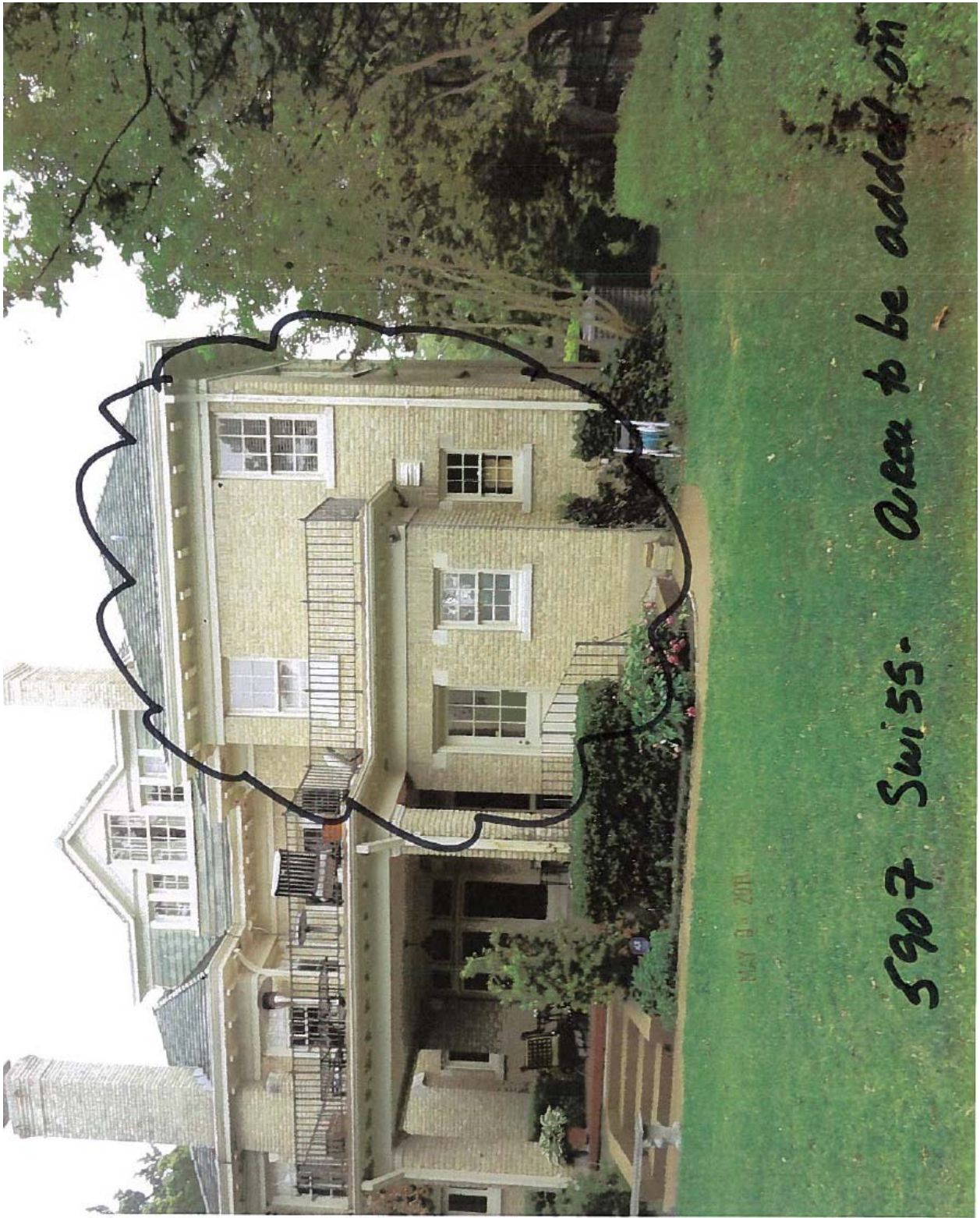
Sustainable Construction and Development

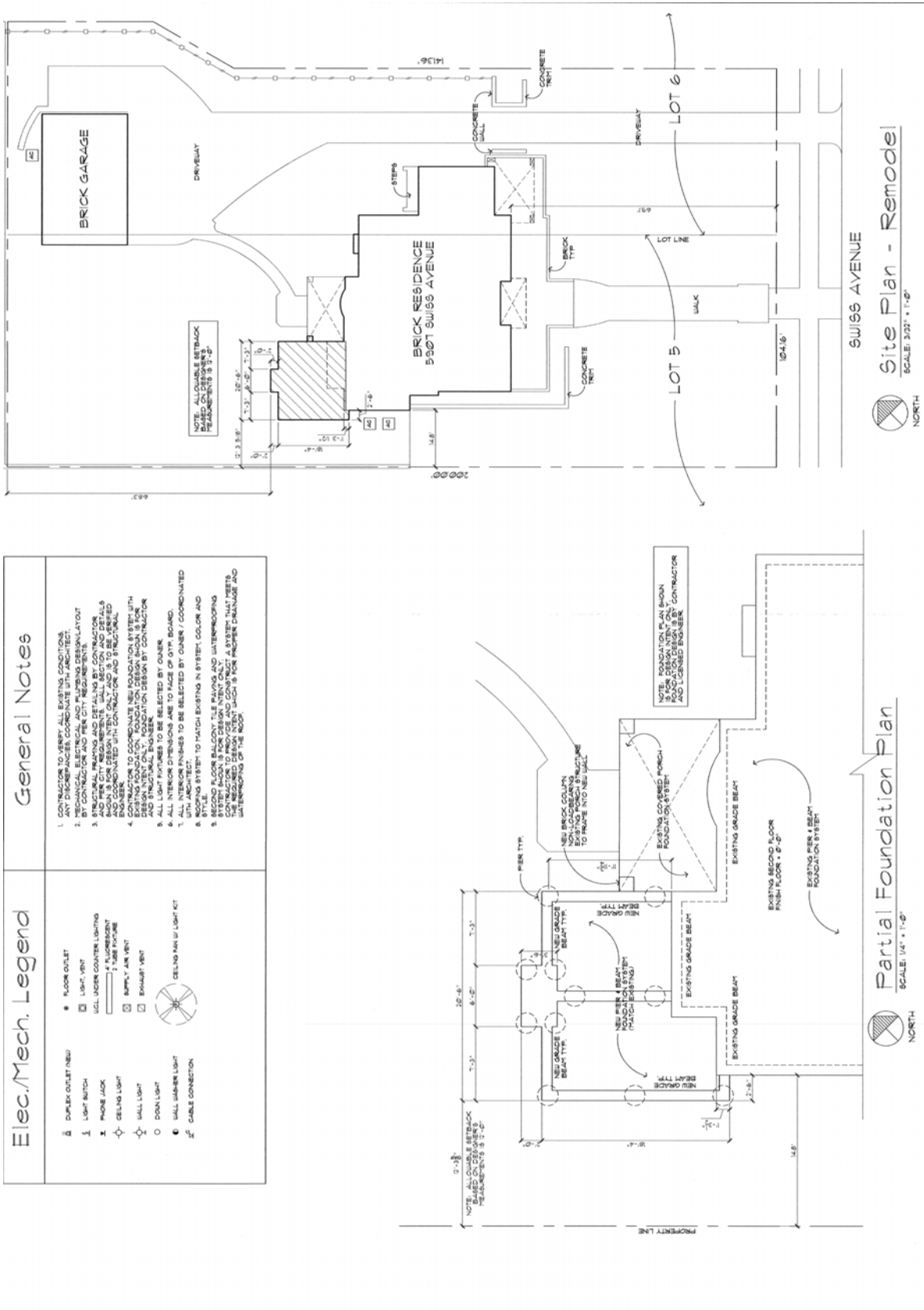
Date

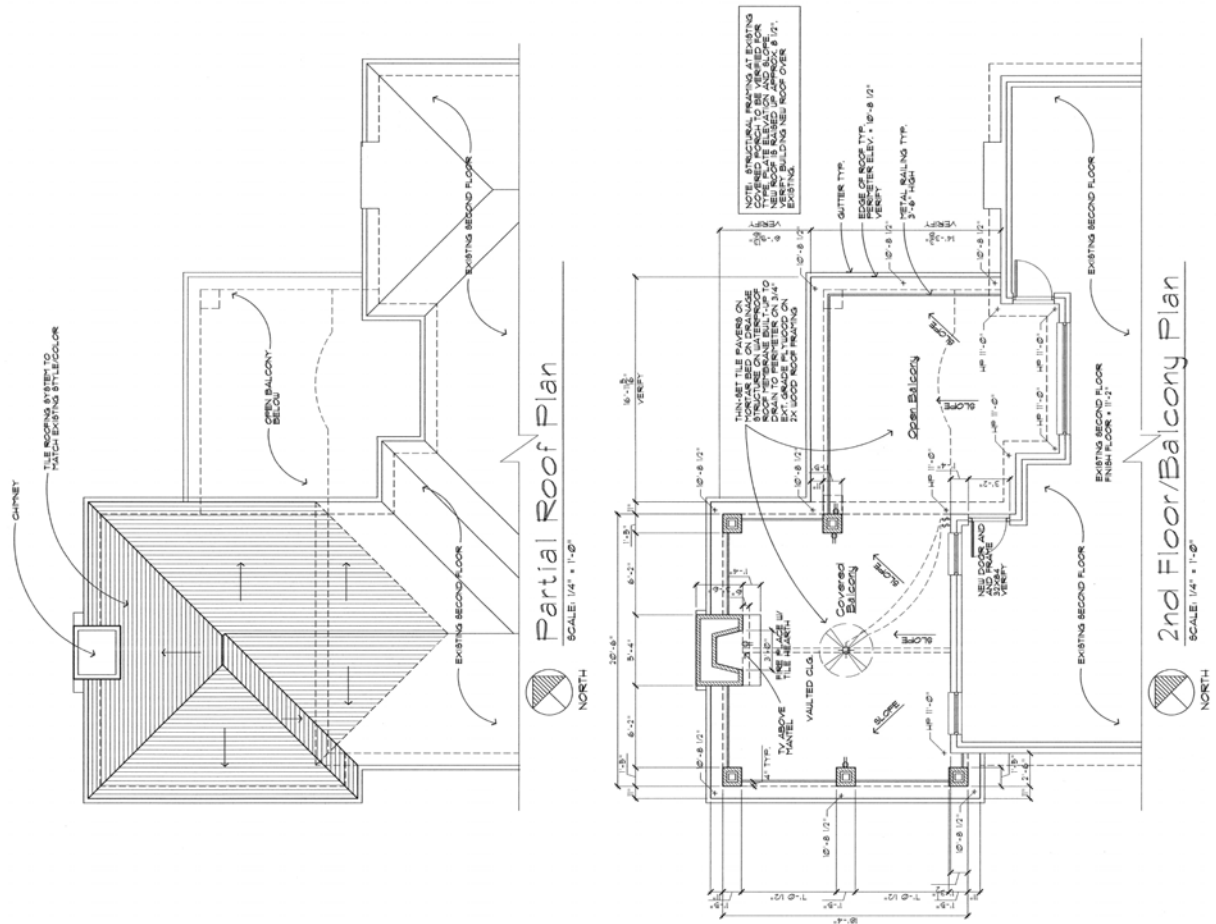
Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408







TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 7-12-2011

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Catherine Richards

PROPERTY ADDRESS: 5907 Swiss

DATE of CA / CE REQUEST: July 7, 2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

APPROVED AS SUBMITTED WITH THE FOLLOWING CONDITIONS:
- REVIEW CHIMNEY HEIGHT WITH BUILDING CODE
- REVIEW TIE IN OF FIRST FLOOR ROOF CORNER
AT SIDE WALL ELEVATION

Task force members present

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

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

John Mark Guest

DATE

12 July 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

August 1, 2011

FILE NUMBER: CA101-323(CH)
LOCATION: 6185 Swiss Ave.
STRUCTURE: Entry feature located in the median
COUNCIL DISTRICT: 14
ZONING: PD-63

PLANNER: Carolyn Horner
DATE FILED: July 7, 2011
DISTRICT: Swiss Avenue
MAPSCO: 36Y
CENSUS TRACT: 0014.00

APPLICANT: City of Dallas Parks & Recreation Department

REPRESENTATIVE: Sugie Dotson

REQUEST: Install an entry feature with two towers, a wall and landscaping on Swiss Avenue at La Vista Drive.

ANALYSIS: This proposed entry feature is similar to the existing feature located at Swiss Avenue and Fitzhugh. The two towers and the wall are made of limestone, same as the existing feature, and the overall size and dimensions of the proposed feature mimic the existing feature. Plant materials will be installed along the front of the wall.

STAFF RECOMMENDATION: Install an entry feature with two towers, a wall and landscaping on Swiss Avenue at La Vista Drive. Approve - Approve the drawings submitted 7/7/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: Install an entry feature with two towers, a wall and landscaping on Swiss Avenue at La Vista Drive. Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101 - 323 [CH]
Office Use Only

Name of Applicant: SILVIA L. JOHNSON - PARKER

Mailing Address: 601-1500 MARILLA CFS

City, State and Zip Code: DALLAS, TX 75201

Daytime Phone: 214-670-4282 Fax: _____

Relationship of Applicant to Owner: AGENT

PROPERTY ADDRESS: 6185 SWISS AVE

Historic District: SWISS AVENUE

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.

CHALK A WALL UP 2 FLOWERS &
LANDSCAPE BED AS ENTRY FLOWERS

Signature of Applicant: [Signature]

Date: 7/7/11

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

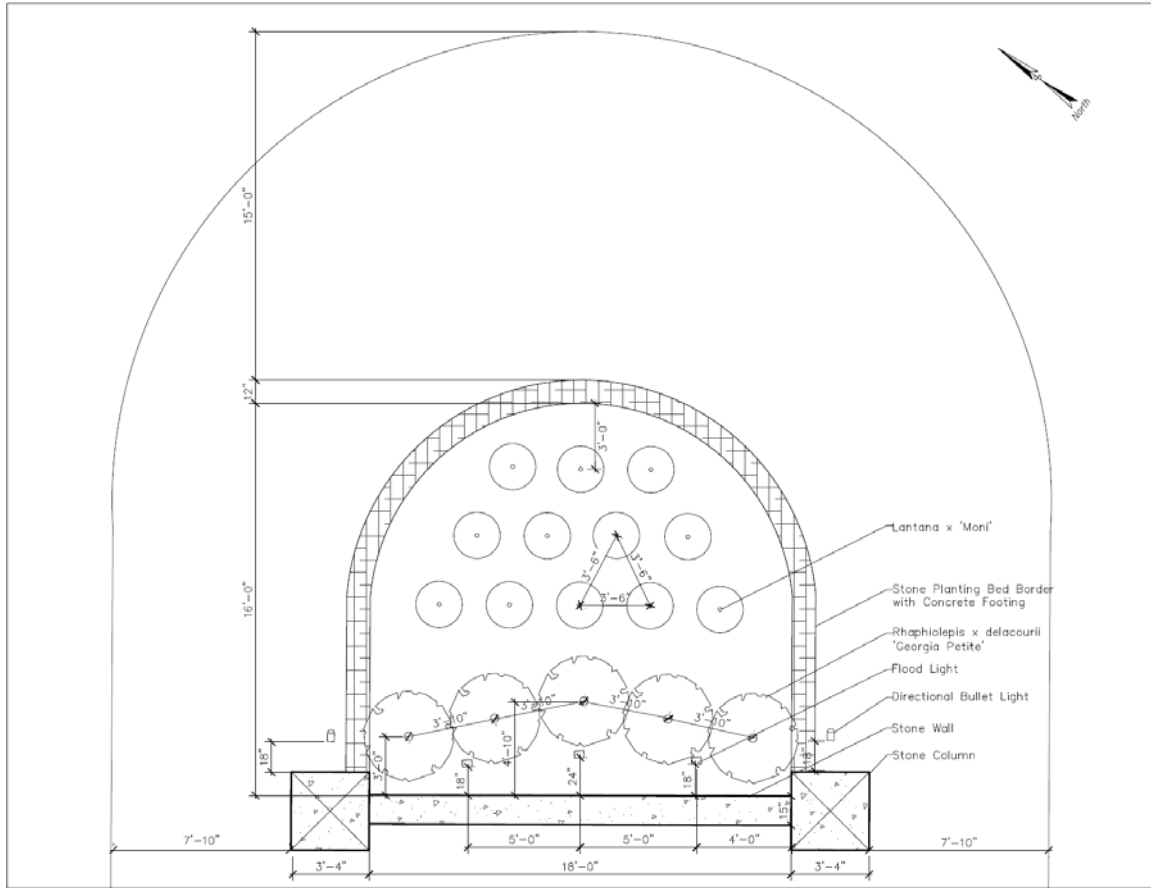
Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408

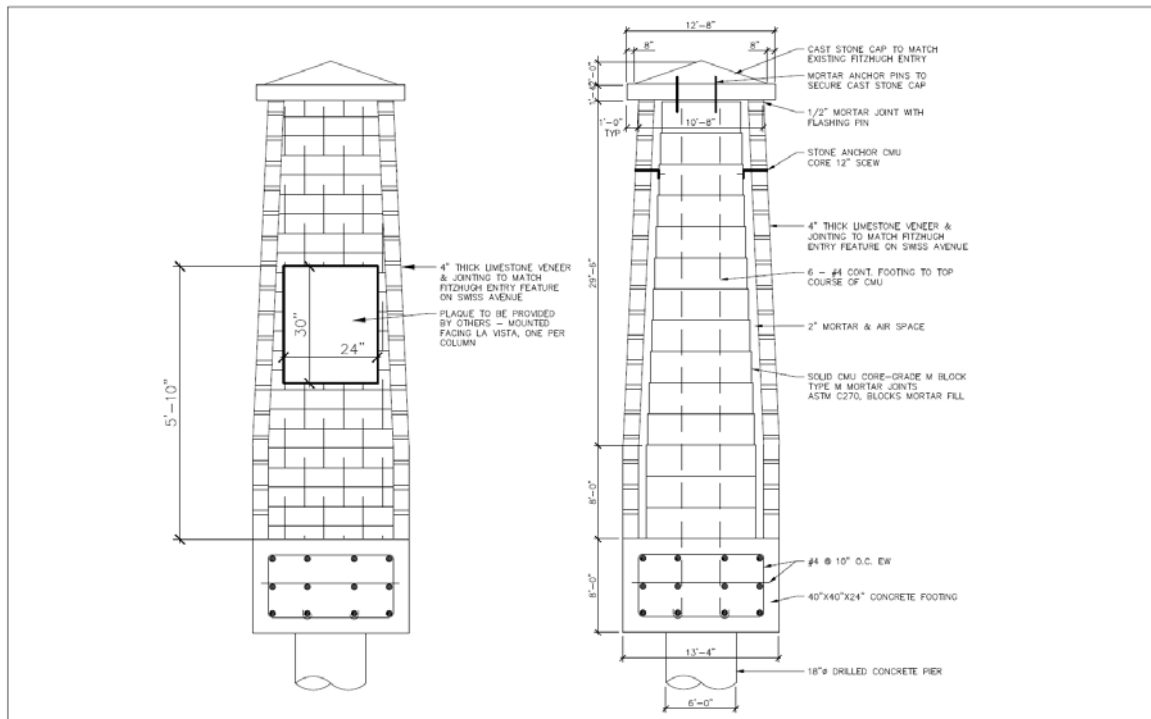


Swiss Avenue at La Vista

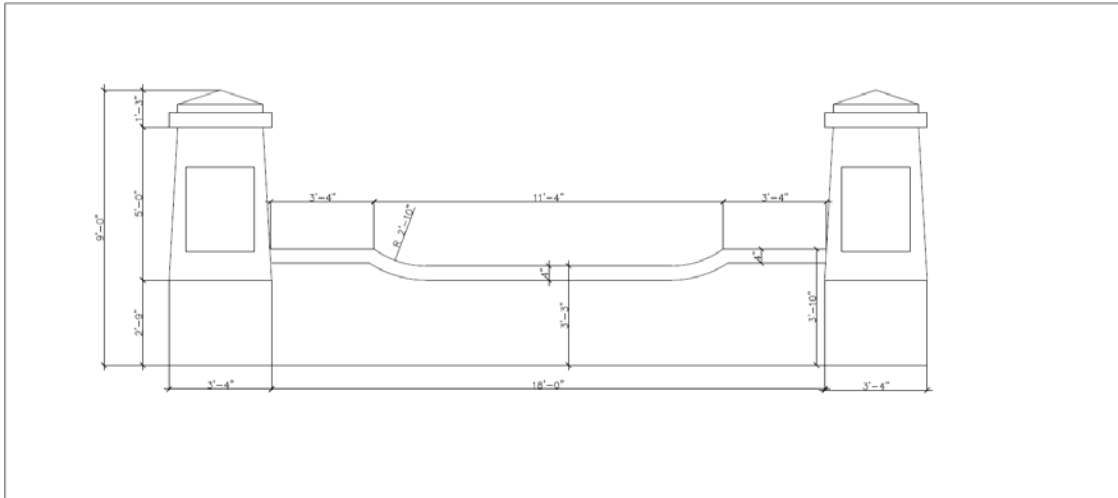


SWISS AVENUE MEDIAN ENDCAP AT LA VISTA

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

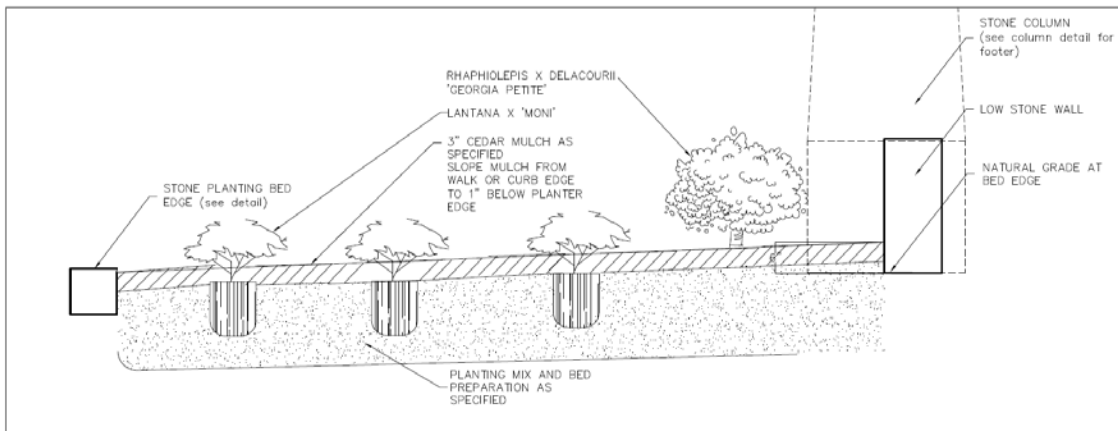


STONE COLUMN DETAIL



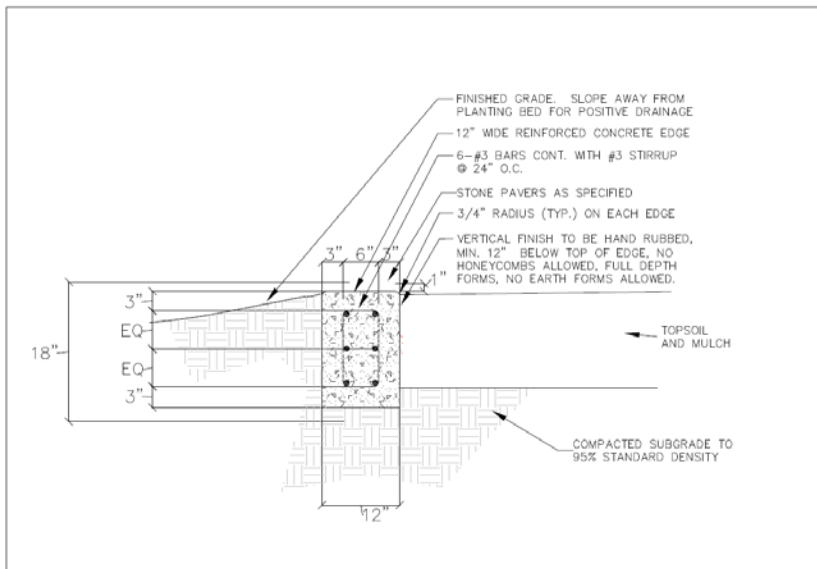
COLUMN ELEVATION

SCALE: 1" = 3'-0"



PLANTING BED ELEVATION

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



STONE PLANTING BED EDGE DETAIL

SCALE: 1" = 1'-0"

URS

1950 North Stemmons Freeway
Suite 6000
Dallas, Texas 75207
214.741.7777

**NOT
CONST**

TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 7-12-2011

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: City of Dallas Parks & Recreation Dept.

PROPERTY ADDRESS: Swiss Ave medians

DATE of CA / CE REQUEST: July 7, 2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

AS subm: Heol

Task force members present

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

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 Kathleen Ragsdale DATE 7/12/11

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

August 1, 2011

FILE NUMBER: CA101-303(CH)
LOCATION: 314 N. Winnetka Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD-87

PLANNER: Carolyn Horner
DATE FILED: July 6, 2011
DISTRICT: Winnetka Heights

MAPSCO: 54B
CENSUS TRACT: 0046.00

APPLICANT/OWNER: Greg Franklin

REQUEST: 1) New exterior paint colors: Body-Chinese Porcelain C52-5; Trim-Pegasus D30-1, Accent-Black Magic D58-6. 2) Replace skirt with hardiplank for the bottom 3 feet of the house.

BACKGROUND / HISTORY: The Landmark Commission has approved the use of hardi siding on existing wood facades in this historic district. However, the use of hardi has been limited to the laps closest to the ground. There is one case where additional hardi siding was allowed on a rear façade; however, that structure was non-contributing. This structure is a contributing structure in the district.

ANALYSIS: The proposed paint colors are appropriate to the historic overlay district. Hardiplank siding is not listed in the Winnetka Heights Historic District overlay as an approved façade material. Landmark Commission has the authority to grant the use of the hardiplank material, as they have done a few times in the Winnetka Heights district.

STAFF RECOMMENDATION: 1) New exterior paint colors: Body-Chinese Porcelain C52-5; Trim-Pegasus D30-1, Accent-Black Magic D58-6. Approve - Approve the drawing dated 7/6/11 with the finding that the proposed work complies with City Code Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 2) Replace skirt with hardiplank for the bottom 3 feet of the house. Approve with Conditions - Approve the request dated 7/6/11 with the finding that the proposed work does not comply with the criteria in City Code Section 51P-87.111(a)(10)(C), but 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. Condition: hardiplank for a maximum of 2 laps at the bottom of the skirt. All remaining skirt materials to match existing wood siding.

TASK FORCE RECOMMENDATION: 1) New exterior paint colors: Body-Chinese Porcelain C52-5; Trim-Pegasus D30-1, Accent-Black Magic D58-6. Paint colors are approved as submitted. 2) Replace skirt with hardiplank for the bottom 3 feet of the house. Denial of hardiplank on the bottom 3 feet of the house.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 101-303 (CH)
Office Use Only

Name of Applicant: Greg Franklin
Mailing Address: 314 N. Winnetka Ave.
City, State and Zip Code: Dallas Tx 75208
Daytime Phone: 214-395-6735 Fax: _____
Relationship of Applicant to Owner: owner

RECEIVED

JUL 06 2011

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

PROPERTY ADDRESS: 314 N. Winnetka Ave.
Historic District: Winnetka Heights

PROPOSED WORK:

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

I would like to replace the current fiberboard
siding with Hardiplank siding for the bottom
three feet of the house.
I would like to paint using the following Olympic
paint colors: D46-4 Black Flame (Body), D30-1 Regulus
(Trim), D58-4 Black Magic (Accent)

Signature of Applicant: Greg Franklin Date: 7/5/11

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 colors on house.



- Body



- Trim



- Accent

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Proposed colors.



Current
condition
of skirt
materials.



TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 7-13-2011

TIME: 5:30pm

MEETING PLACE: Oak Cliff Chamber of Commerce

APPLICANT NAME: Greg Franklin

PROPERTY ADDRESS: 314 N. Winnetka

DATE of CA / CE REQUEST: July 6, 2011

RECOMMENDATION:

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

#1
Recommendation / comments/ basis:

1) Paint colors are approved as submitted.

2) Denial of Hardiplank on the bottom 3 feet of the house

Task force members present

☒ Tony Eeds

☒ Trace Beard

☒ Garth Russo

☒ Kyle Ward

☒ Peter Murgola

☐ Brenda Garza

☒ Alfred Pena

☒ Jeffrey Fahrenholz (Alt.)

☐ Annie Pratt (Alt.)

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: ☒ yes ☐ no

Task Force members in favor: all

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force [Signature]

DATE

07-13-2011

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

August 1, 2011

FILE NUMBER: CD101-023(MD)
LOCATION: **218 N. Cliff Street**
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: PD-388

PLANNER: Mark Doty
DATE FILED: 6/2/2011
DISTRICT: Tenth Street

MAPSCO: 55-B
CENSUS TRACT: 0041.00

APPLICANT: City Attorney's Office

REPRESENTATIVE: Andrew Gilbert

OWNER: GREATER EL BETHEL BAPTIST

REQUEST:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

BACKGROUND / HISTORY: Landmark Commission recommended suspension of demolition until the next regularly scheduled commission meeting on August 1, 2011.

ANALYSIS:

An interested party indicated at the August Landmark Commission meeting as having interest in acquiring the property. During the extended suspension period, the interested party shall provide a certificate of appropriateness, evidence that the interested party has/will have clear title and authority to rehabilitate the property, evidence that the property has been secured, and a guarantee agreement approved as to form by the city attorney.

STAFF RECOMMENDATION:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Staff recommends that because an interested party has been identified, the Landmark Commission grant an extended suspension period as outlined in 54A-4.501(i)(8)(A)(ii) until the October 3, 2011 LMC meeting.

TASK FORCE RECOMMENDATION:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). - Supports suspension of demolition. No quorum. Comments only.

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

CD 101 - 023 [MD]
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: 218 N. Cliff Street Zip 75203

Historic District: 10th Street

RECEIVED BY

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)

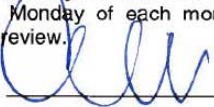
Demolition of a structure pursuant to 51-A-4.501 (i)

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: 

Date: 6/1/11

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

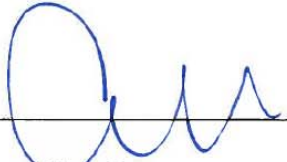
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

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.

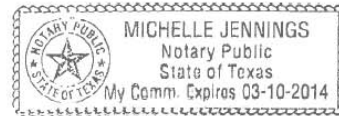


Affiant's signature

Subscribed and sworn to before me this 2 day of June, 2011



Notary Public





S50-002327-01

CITY OF DALLAS,
Plaintiff,

VS.

218 N. CLIFF STREET,
Defendant

§
§
§
§
§
§
§
§

IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On June 8, 2010, the Court ORDERED that the structure located at 218 N. Cliff Street, Dallas, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lienholder(s) or other persons having an interest in the structure within 30 days. The court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

A copy of the Court's order was mailed to each known owner, mortgagee, lienholder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the June 14, 2010 edition of the Dallas Morning News.


Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lienholder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the July 16, 2010, edition of the Dallas Morning News.

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 June 8, 2010 order.

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this _____ day of JUL 22 2010 2010.




Presiding Judge



DATE: May 2, 2011

TO: Landmark Commission

FROM: Andrew Gilbert, Assistant City Attorney

CC: Theresa O'Donnell, Director
Neva Dean, Planning Manager
Tammy Palomino, Assistant City Attorney
Mark Doty, Senior Planner
Carolyn Horner, Senior Planner
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) 218 Cliff Street (10th Street): Owner of Record per DCAD, Innerscity Development, Inc., P.O. Box 6366, Tyler, Texas 75711-6366

2) 224 Landis Street (10th Street): Owner of Record per DCAD, Kenneth Myers, 1401 Joyce Lane, Round Rock, TX 78664-9722

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, June 06, 2011 8:47 AM
To: Doty, Mark
Subject: FW: Wheatley/Tenth TF

Mark,

See information below for upcoming Task Force Meeting. I regret that I will not be able to attend as I will be in Court that day. Please feel free to convey this information in my absence.

Best,
Andrew

From: Walls, Danna
Sent: Monday, June 06, 2011 8:42 AM
To: Gilbert, Andrew
Subject: RE: Wheatley/Tenth TF

218 Cliff:

Taxes due = \$4,991.46
Utility service ended 5/18/90.
No fires reported.

224 Landis:

Taxes due = \$469.36
Records do not state utility service ended.
2 fires reported, 4/16/08 and 7/2/09.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / 10TH STREET

DATE: **6/7/11**

TIME: **4:00 pm**

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

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

Address: 218 N. Cliff (Tenth Street)

Date of CA/CD Request: 6/2/2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

support suspension of demolition

Task force members present

☒ Nancy McCoy ☐ Alicia Quintans
☐ Chris Butler ☐
☐ Diane Houston-Floyd

Ex Officio staff members Present ☐ Mark Doty ☒

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

Maker:

2nd:

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 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

August 1, 2011

FILE NUMBER: CD101-022(MD)
LOCATION: **224 Landis Street**
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: PD-388

PLANNER: Mark Doty
DATE FILED: 6/2/2011
DISTRICT: Tenth Street

MAPSCO: 55-E
CENSUS TRACT: 0041.00

APPLICANT: City Attorney's Office

REPRESENTATIVE: Andrew Gilbert

OWNER: BAUMAN MICHAEL C INC

REQUEST:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

BACKGROUND / HISTORY: Landmark Commission recommend suspension of demolition until the next regularly scheduled commission meeting on August 1, 2011.

ANALYSIS:

An interested party indicated at the August Landmark Commission meeting as having interest in acquiring the property. During the extended suspension period, the interested party shall provide a certificate of appropriateness, evidence that the interested party has/will have clear title and authority to rehabilitate the property, evidence that the property has been secured, and a guarantee agreement approved as to form by the city attorney.

STAFF RECOMMENDATION:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Staff recommends that because an interested party has been identified, the Landmark Commission grant an extended suspension period as outlined in 54A-4.501(i)(8)(A)(ii) until the October 3, 2011 LMC meeting.

TASK FORCE RECOMMENDATION:

Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) - Supports suspension of demolition. No quorum. Comments only.

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

CD 101 - 022 [MD]
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: 224 Landis Street Zip 75203
Historic District: 10th Street

RECEIVED BY

JUN 02 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: 6/1/11
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.

Date

Sustainable Development and Construction

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

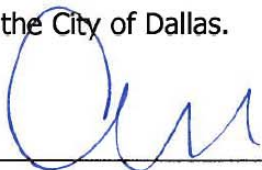
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

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.

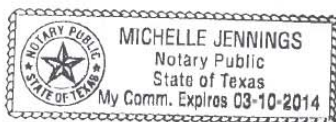


Affiant's signature

Subscribed and sworn to before me this 2 day of June, 2011



Notary Public





North and east west elevations.



West elevation.



West and partial south elevation.

CITY OF DALLAS,
Plaintiff,

VS.

224 LANDIS STREET,
Defendant

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IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On May 11, 2010, the Court ORDERED that the structure located at 224 Landis Street, Dallas, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lienholder(s) or other persons having an interest in the structure within 30 days. The court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

A copy of the Court's order was mailed to each known owner, mortgagee, lienholder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the May 17, 2010 edition of the Dallas Morning News.

Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lienholder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the June 18, 2010, edition of the Dallas Morning News.

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 May 11, 2010 order.

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 30 day of June 2010.



[Signature]
Presiding Judge



DATE: May 2, 2011

TO: Landmark Commission

FROM: Andrew Gilbert, Assistant City Attorney

CC: Theresa O'Donnell, Director
Neva Dean, Planning Manager
Tammy Palomino, Assistant City Attorney
Mark Doty, Senior Planner
Carolyn Horner, Senior Planner
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) 218 Cliff Street (10th Street): Owner of Record per DCAD, Innercity Development, Inc., P.O. Box 6366, Tyler, Texas 75711-6366

2) 224 Landis Street (10th Street): Owner of Record per DCAD, Kenneth Myers, 1401 Joyce Lane, Round Rock, TX 78664-9722

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, June 06, 2011 8:47 AM
To: Doty, Mark
Subject: FW: Wheatley/Tenth TF

Mark,

See information below for upcoming Task Force Meeting. I regret that I will not be able to attend as I will be in Court that day. Please feel free to convey this information in my absence.

Best,
Andrew

From: Walls, Danna
Sent: Monday, June 06, 2011 8:42 AM
To: Gilbert, Andrew
Subject: RE: Wheatley/Tenth TF

218 Cliff:

Taxes due = \$4,991.46
Utility service ended 5/18/90.
No fires reported.

224 Landis:

Taxes due = \$469.36
Records do not state utility service ended.
2 fires reported, 4/16/08 and 7/2/09.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / 10TH STREET

DATE: **6/7/11**

TIME: **4:00 pm**

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

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

Address: 224 Landis (Tenth Street)

Date of CA/CD Request: 6/2/2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

support suspension of demolition

Task force members present

☒ Nancy McCoy ☐ Alicia Quintans
☐ Chris Butler ☐
☐ Diane Houston-Floyd

Ex Officio staff members Present ☐ Mark Doty ☒

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

Maker:

2nd:

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 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

August 1, 2011

FILE NUMBER: CD101-010(MD)

PLANNER: Mark Doty

LOCATION: **2843 METROPOLITAN AVENUE**

DATE FILED: February 3, 2011

STRUCTURE: Main & Contributing

DISTRICT: Wheatley Place

COUNCIL DISTRICT: 7

MAPSCO: 46-U

ZONING: PD-595

CENSUS TRACT: 0037.00

APPLICANT: City Attorney's Office

REPRESENTATIVE: Robert Smith Jr.

Request: Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

BACKGROUND:

The Landmark Commission approved a continuing suspension period on 6/6/2011. During the continuing suspension period, the interested party shall provide: a progress report demonstrating that reasonable and continuous progress is being made toward completion of the rehabilitation.

ANALYSIS:

The representative met with Staff on 7/25/11 and submitted a progress report. Based on that meeting and a site visit on 7/22/11, Staff believes that reasonable and continuous progress is being made toward completion of the rehabilitation and recommends that the continuing suspension period remains for another month.

Staff Recommendation: Demolition of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Staff recommends extending the continuing suspension period as outlined in 51A-4.501(i)(8)(A)(iii).

Task Force Recommendation: Demolition of a residential structure 3,000 square feet or less 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. (This recommendation is from the February 8 Task Force meeting. The Task Force does not review the application again once it enters into a suspension period.)

PROGRESS REPORT 8/1/11

TO: MARK Doty

2843 METROPOLITAN

Robert Smith Jr.
HENRY KASPAR

- EAST side -
READY FOR PAINT
Lil more SCRAPING
- FRONT OF HOUSE -
✓ PAINTED AND READY
- WEST side -
READY FOR PAINT
Lil more SCRAPING
- BACK side -
ALMOST READY
got NEW BACK DOOR
- inside -
- THE SAME, trying to finish outside first.
OR SAME FROM LAST REPORT.

SUBMITTED 7/26/11



Front elevation (February 2011)



June 29, 2011



July 22, 2011



East elevation (February 2011)



June 29, 2011



July 22, 2011



Rear elevation (February 2011)



June 29, 2011



West Elevation (June 29, 2011).



July 22, 2011

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

CD 101 - 010 (MD)
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
☒ Intend 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.

Date

Sustainable Development and Construction

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

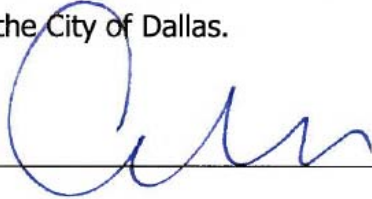
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

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.

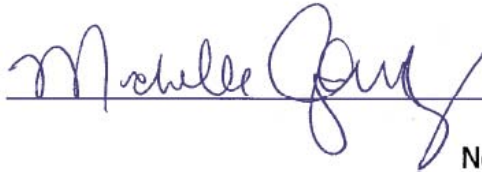
Affidavit

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.

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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.

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

August 1, 2011

FILE NUMBER: CD101-024(CH)
LOCATION: 211 N Windomere
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 3
ZONING: PD-87

PLANNER: Carolyn Horner
DATE FILED: July 6, 2011
DISTRICT: Winnetka Heights

MAPSCO: 54F
CENSUS TRACT: 0046.00

APPLICANT/OWNER: Christopher DiMarco

REQUEST: Demolish existing garage because it poses an imminent threat to public health or safety.

BACKGROUND / HISTORY: The previous owner of this property submitted a demolition request for this garage, which the Landmark Commission approved in September 2003. That owner did not remove the structure within 180 days, so the demolition request expired. The new owner is requesting that the same structure be removed as was previously approved for demolition.

ANALYSIS: Applicant has provided documentation that the garage structure is in danger of collapsing, and also information about the estimated cost to rehabilitate the structure. The request complies with the standards in City Code Section 51A-4.501(h)(4)(C).

STAFF RECOMMENDATION: Demolish existing garage because it poses an imminent threat to public health or safety. Approve - Approve the demolition request dated 7/6/11 because the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

TASK FORCE RECOMMENDATION: Demolish existing garage because it poses an imminent threat to public health or safety. Denial without prejudice because task force does not believe that there is an imminent threat to public health.

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

CD 101 - 024 (ch)
Office Use Only

1. Name of Applicant: Christopher DiMarco

MAILING Address: 211 N Windomere Ave City Dallas State TX Zip 75208

Daytime Phone: 972-465-0177

Fax: _____

Relationship of Applicant to Owner: Same

ADDRESS OF PROPERTY TO BE DEMOLISHED: 211 N. Windomere Ave - Garage Only Zip 75208

Historic District: Winnelka Heights

Proposed Work:

2. Indicate which 'demolition standard(s) you are applying:

____ Replace with more appropriate/compatible structure

____ No economically viable use

☒ Imminent threat to public health / safety

____ Demolition noncontributing structure because newer than period of significance

____ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i)(5)D of the Dallas City Code (CAO Only)

RECEIVED BY

JUL 06 2011

Development Services

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

Remove garage/storage building on property that received CD several years ago by previous owner. Recent storms moved building sufficiently to make it's current condition an imminent threat to public health / safety.

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: Chad Date: 6/29/2011

5. Signature of Owner: Chad Date: _____

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

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

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

Date

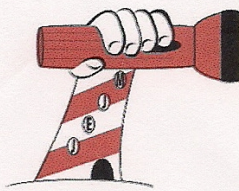
Sustainable Development and Construction

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



Lighthouse Engineering, L.L.C.

Michael Gandy, P.E. – Registered Professional Engineer (TX: 95672)
Registered Engineering Firm (F: 9334)

Phone: 214-577-1077

Fax: 214-224-0549

Website: www.LighthouseEng.com

Email: MikeGandy@LighthouseEng.com

Friday, July 01, 2011

TO: Jerry Farish

RE: Evaluation of Detached Garage

Dear Sir or Madam:

Michael Gandy, PE physically inspected the above referenced residence to make an engineering evaluation of the detached garage as shown in the pictures below.

Professional Engineers in the State of Texas are charged with protecting the health, safety and welfare of the public. **In my professional opinion, this building is in immediate danger of collapse and is posing a dangerous threat to the safety of the public.** It is highly recommended to demolish this building immediately.



Picture 1 and 2: Building is in immediate danger of collapse. It is highly recommended to demolish the building immediately.

In Good Faith,
Michael Gandy, P.E.



Michael Gandy

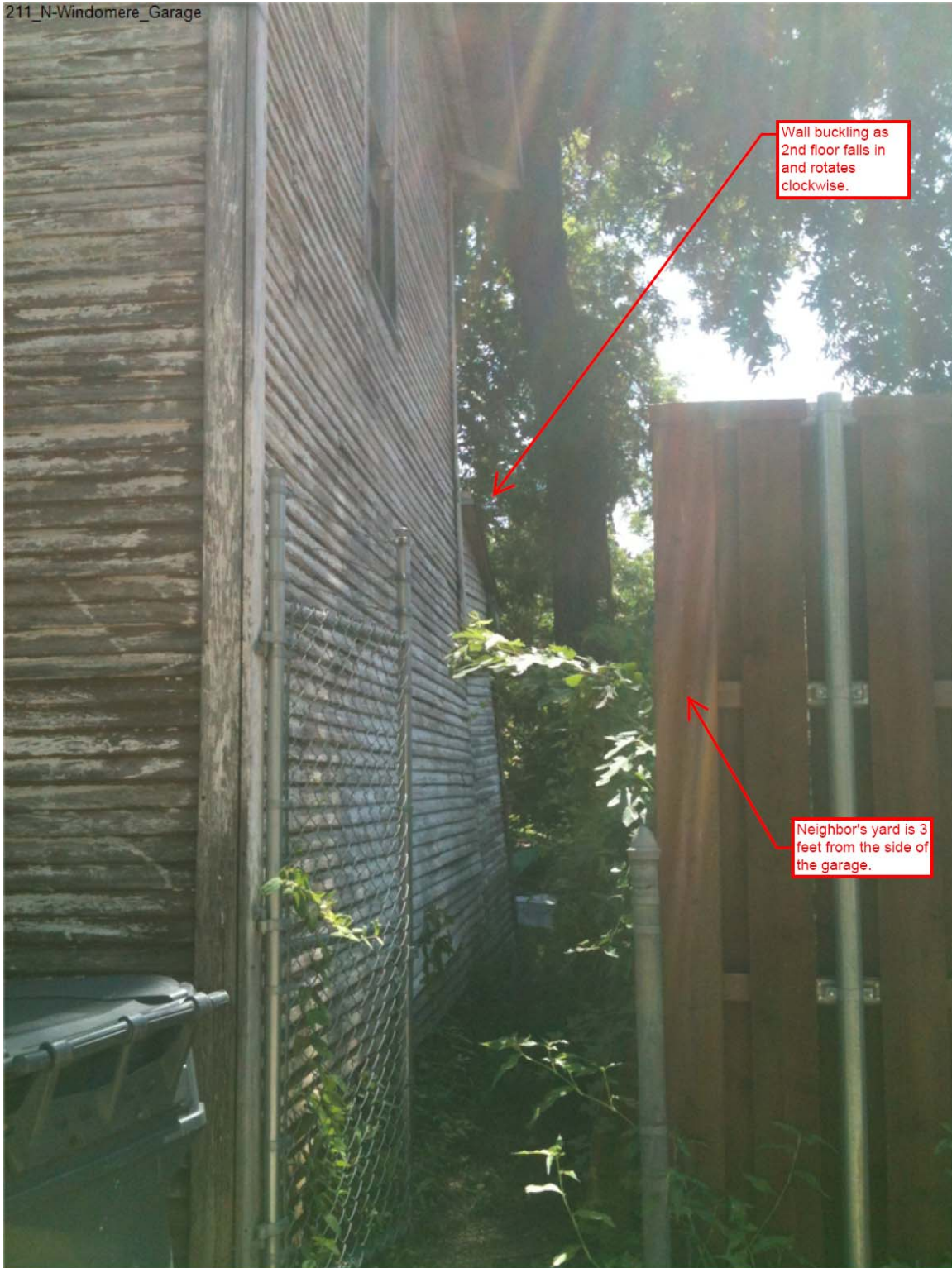
7/1/2011

Registered Engineering Firm F-9334









Wall buckling as
2nd floor falls in
and rotates
clockwise.

Neighbor's yard is 3
feet from the side of
the garage.



July 22, 2011

Landmark Commission
City of Dallas
1500 Marilla 5BN
Dallas, Texas 75201

Re: 211 N. Windomere Avenue Dallas TX 75208

To whom it may concern:

As a licensed architect in the state of Texas my primary professional responsibility is the protection of public health, safety and welfare. After personally observing the condition of the existing 2-story detached garage at the above referenced address, it is my professional opinion that the structure is in danger of imminent collapse, and poses an immediate threat to the public health, safety and welfare, and more particularly to the DiMarco family who own and reside on the property. It is my professional recommendation that the structure should be demolished immediately to remove the threat to the public and to the DiMarco family. This opinion and recommendation are further supported by two previous reports from licensed engineers which arrived at the same conclusion as early as July 14, 2003. Please refer to copies of those reports attached.

In addition to evaluating the condition of the existing structure, Mr. DiMarco requested that I propose a process to restore the existing building including estimates of probable construction cost. Due to the extremely poor condition of the existing structure, the simplest and most cost effective way to restore the building would be to raze the existing building and reconstruct a new code compliant structure which replicates the original building's exterior design.

Based on my own recent experience with a similar project which was not subject to historic district regulations, the present market cost to construct a 2-car garage with quarters above is approximately \$92 per square foot. Adding a 15% premium for the additional project costs associated with historic district status, I estimate the probable construction cost to raze and reconstruct the garage and quarters would be approximately \$105,000. Due to the location of the property within the Winnetka Heights Historic district, it is my understanding that if the existing structure is razed, then it will not be allowed to be reconstructed. This leaves demolition or restoration of the existing structure as the only viable options.

Total cost to raze and remove the existing structure based on estimates Mr. DiMarco received from contractors is approximately \$6,000. Restoring the existing structure would be economically unfeasible because it would require many

- Design and construction of a specially engineered temporary structural system, probably steel beams and columns, to support the existing second floor structure in place while the new foundation and first floor reconstruction are completed below.
- Special safety precautions due to ongoing construction work beneath a compromised existing second floor structure.
- Special drilling rig and/or other equipment required due to limited height working beneath the existing second floor structure.
- Special accommodations to reattach the existing second floor to the new first floor.

Sincerely,

me sal

Cc: Christopher DiMarco – Property Owner

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 7-13-2011

TIME: 5:30pm

MEETING PLACE: Oak Cliff Chamber of Commerce

APPLICANT NAME: Greg Franklin

PROPERTY ADDRESS: 211 N. Windomere

DATE of CA / CD REQUEST: July 6, 2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

Denial without prejudice because task force does not believe that there is an imminent threat to public health.

Task force members present

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

Ex Officio staff members Present: Carolyn Homer

Simply Majority Quorum: ☒ yes ☐ no

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE 07-13-2011

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

August 1, 2011

FILE NUMBER: CA101-301(CH)
LOCATION: 310 S. Winnetka
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD-87

PLANNER: Carolyn Horner
DATE FILED: July 1, 2011
DISTRICT: Winnetka Heights

MAPSCO: 54F
CENSUS TRACT: 0051.00

APPLICANT/OWNER: David Schroeder

REQUEST: 1) New paint: Body-Phoenix Fossil (Olympic 517-5), Trim-White Rock (Olympic 511-2). Work completed without a Certificate of Appropriateness. 2) Remove degraded brick planters and install new brick planters. Work completed without a Certificate of Appropriateness. 3) Install new Craftsman-style porch rail. Work completed without a Certificate of Appropriateness. 4) Remove rotting 2nd story window balcony. Work completed without a Certificate of Appropriateness. 5) Install an 8-foot cedar fence, up to the front porch of the house. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: The applicant started work on the exterior of the structure without a Certificate of Appropriateness.

ANALYSIS: Applicant has completed several renovation projects around this home. However, the applicant did not obtain a Certificate of Appropriateness prior to finishing the work, and a couple of the projects do not comply with the Winnetka Heights Historic overlay regulations. For example, it appears that the applicant removed brick wing walls that were parallel to the front porch stairs, and the fence location on the side of the house is too far forward and does not comply with the regulations.

STAFF RECOMMENDATION: 1) New paint: Body-Phoenix Fossil (Olympic 517-5), Trim-White Rock (Olympic 511-2). Work completed without a Certificate of Appropriateness. Approve - Approve the drawing dated 7/1/11 with the finding that the proposed work complies with City Code 51P-87.111(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 2) Remove degraded brick planters and install new brick planters. Work completed without a Certificate of Appropriateness. Deny without prejudice - Deny the drawings dated 7/1/11 with the finding that the proposed work does not comply with City Code 51P-87.111(a)(3). 3) Install new Craftsman-style porch rail. Work completed without a Certificate of Appropriateness. Approve - Approve the drawings dated 7/1/11 with the finding that the proposed work complies with the

criteria in City Code Section 51P-87.111(a)(11)(A), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 4) Remove rotting 2nd story window balcony. Work completed without a Certificate of Appropriateness. Approve - Approve the photograph dated 7/1/11 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). 5) Install an 8-foot cedar fence, up to the front porch of the house. Work completed without a Certificate of Appropriateness. Deny without Prejudice - Deny the request dated 7/1/11 with the finding that the proposed work does not comply with City Code Section 51P-87.111(b)(2)(C)(ii).

TASK FORCE RECOMMENDATION: 1) New paint: Body-Phoenix Fossil (Olympic 517-5), Trim-White Rock (Olympic 511-2). Work completed without a Certificate of Appropriateness. Approve colors as submitted. 2) Remove degraded brick planters and install new brick planters. Work completed without a Certificate of Appropriateness. Deny without Prejudice - Remove the stone planters. 3) Install new Craftsman-style porch rail. Work completed without a Certificate of Appropriateness. Approve as submitted. 4) Remove rotting 2nd story window balcony. Work completed without a Certificate of Appropriateness. Approve as submitted. One dissention. 5) Install an 8-foot cedar fence, up to the front porch of the house. Work completed without a Certificate of Appropriateness. Deny without prejudice - Move face of fence to behind the 50% point of the facade or further if 50% is in a window.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 101-39166
Office Use Only

Name of Applicant: David and Mariana Schroeder
Mailing Address: 310 S Winnetka Ave
City, State and Zip Code: Dallas, TX 75208
Daytime Phone: 214-707-8125 Fax: _____
Relationship of Applicant to Owner: Self

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

PROPERTY ADDRESS: 310 S. Winnetka Ave
Historic District: Winnetka Heights

JUL 01 2011

Development Review

PROPOSED WORK:

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

- (1) Repaint house from brown to gray (trim blue to white) * (2) replace degraded brick planters
(3) Install craftsmen-style porch rail (4) Remove rotting 2nd story window balcony
(5) Repair existing porch columns (6) plant southern magnolia in front yard DS
(7) replace existing 6' fence that is in a bad state of disrepair w/ an 8' cedar fence
(8) install ornate removable bamboo sun-blinds on front porch (house is west facing & gets
intense afternoon/evening sun) (9) trim a front porch window (cedar) DS

Signature of Applicant: _____ Date: 6/29/11

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

X House Paint = Phoenix Fossil (Olympic 517-5)
Trim = White Rock (Olympic 511-2)

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



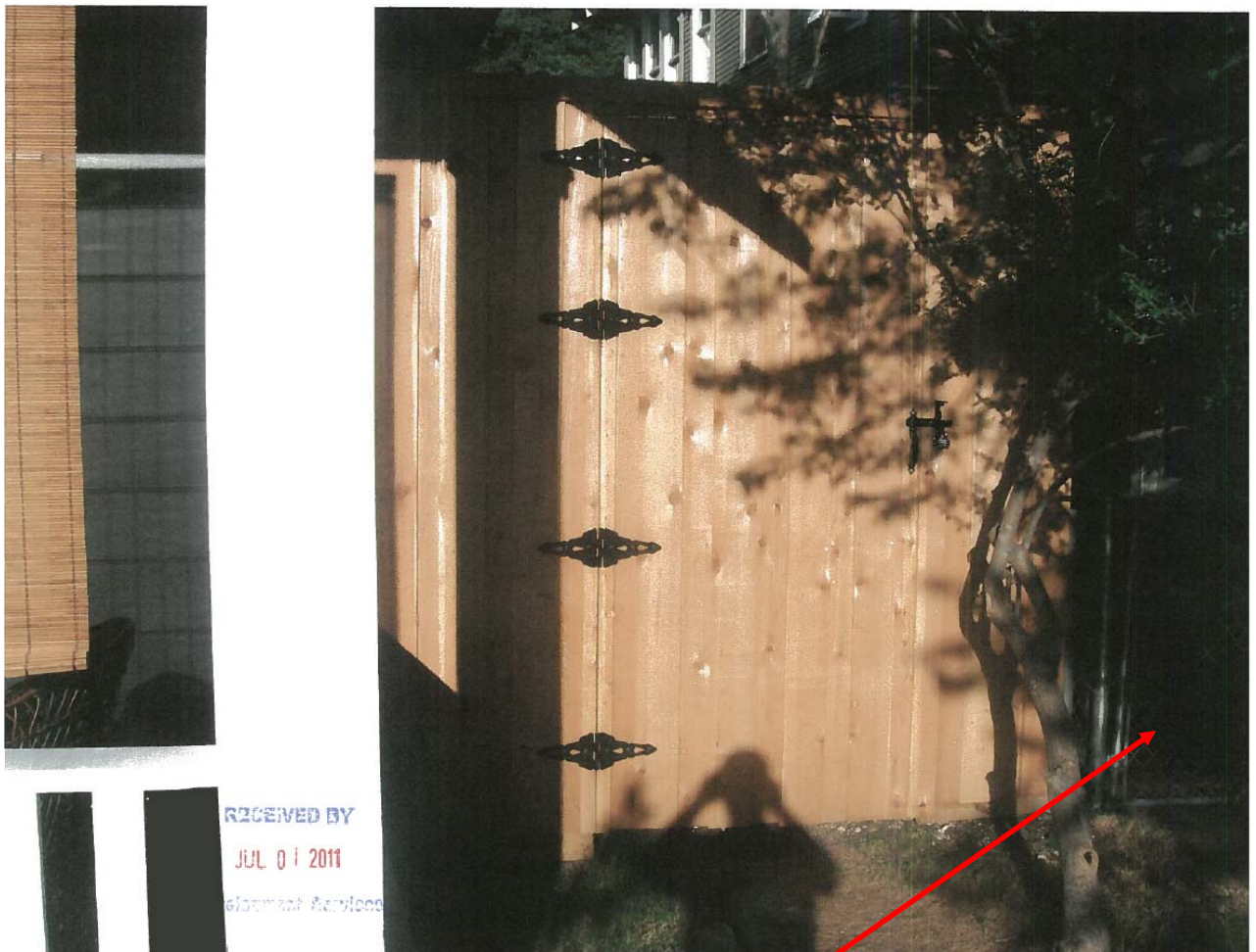
Front façade prior to renovation. Note the wing walls parallel to the porch stairs, no porch railing, and the balcony railing.



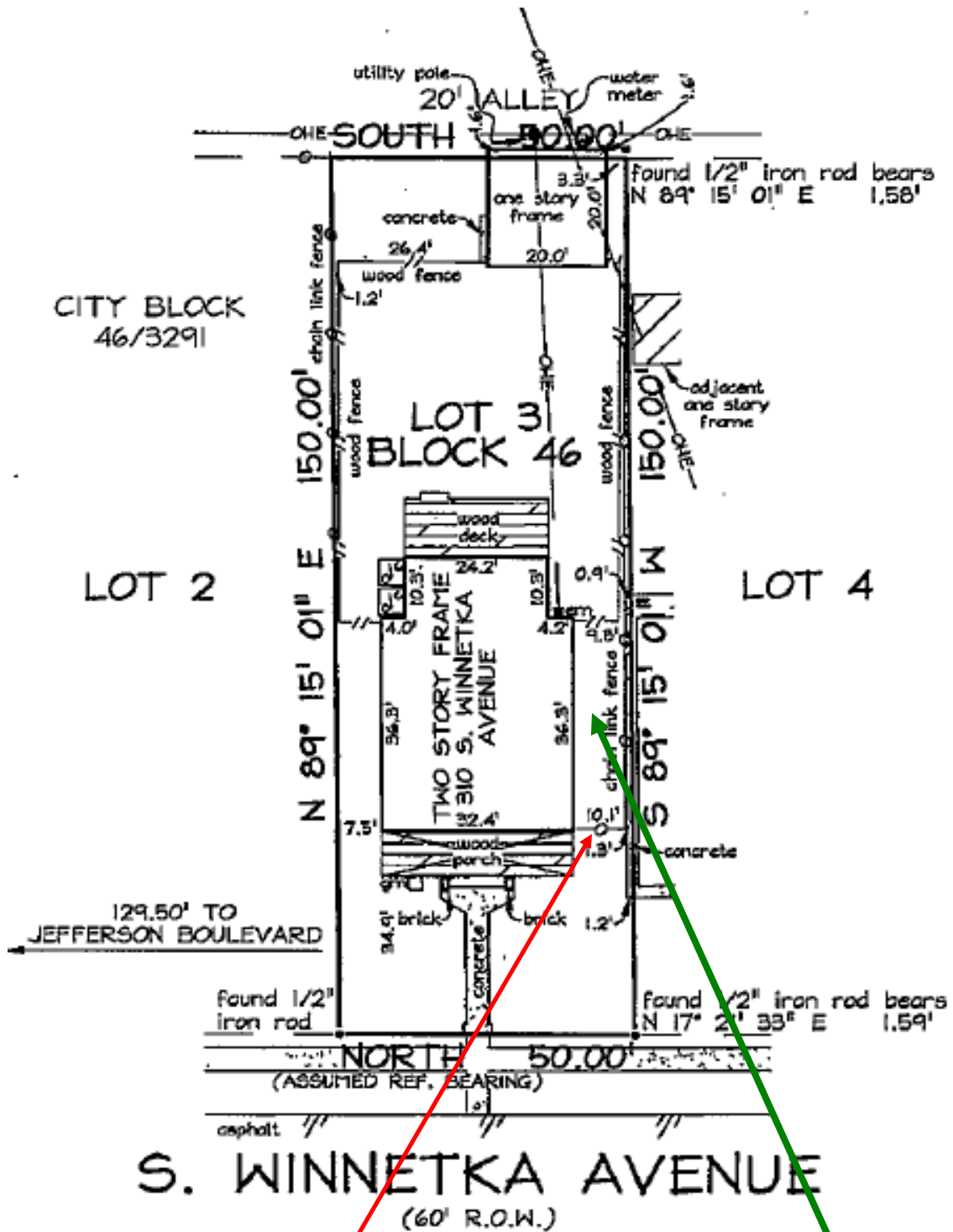
Current front façade of the house. Note the new colors, new brick planters, the lack of wing walls along the porch stairs, and the new porch railing.



The new brick planters and porch rail.



Fence location at the front porch. Neighbor has a chain link fence approximately 4 feet in height.



Location of new fence, at the front porch.
Per the Winnetka Heights Historic Overlay, allowed location of fences on interior side yards.

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 7-13-2011

TIME: 5:30pm

MEETING PLACE: Oak Cliff Chamber of Commerce

APPLICANT NAME: David Schroeder

PROPERTY ADDRESS: 310 S. Winnetka

DATE of CA / CE REQUEST: July 1, 2011

RECOMMENDATION:

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

Recommendation / comments/ basis:

2) Remove stone planters, and replace with appropriate
6) Move face of fence to behind the 50% point of
the facade or further if 50% is in ~~midst~~ window.

Task force members present

<input checked="" type="checkbox"/> Tony Eeds	<input checked="" type="checkbox"/> Trace Beard	<input checked="" type="checkbox"/> Garth Russo
<input checked="" type="checkbox"/> Kyle Ward	<input checked="" type="checkbox"/> Peter Murgola	<input type="checkbox"/> Brenda Garza
<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Alt.)	<input type="checkbox"/> Annie Pratt (Alt.)	<input checked="" type="checkbox"/> Alfred Pena

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: ☒ yes ☐ no

Task Force members in favor: all

Task Force members opposed: 1 - desautize regarding removal of balcony.

Basis for opposition:

CHAIR, Task Force

DATE 07-13-2011

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.