



**CITY OF DALLAS
LANDMARK COMMISSION
MONDAY, JANUARY 7, 2013
AGENDA**

BRIEFINGS:	Dallas City Hall 1500 Marilla St., Room 5/E/S	10:30 A.M.
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Chambers, 6 th floor	1:00 P.M.

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

BRIEFING ITEMS

- *The Landmark Commission may be briefed on any item on the agenda if it becomes necessary.
1. Briefing on 6107 Worth Street, CA112-301(CH), an appeal to the City Plan Commission, by Bert Vandenberg, Asst. City Attorney.

CONSENT ITEMS

1. 409 S. Rosemont Ave.

Winnetka Heights Historic District
CE123-004(CH)
Carolyn Horner

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.

Applicant: Craig G. Tidey

Application Filed: November 1, 2012

Staff Recommendation:

Approval of a Certificate of Eligibility

2. 408 S. Montclair

Winnetka Heights Historic District
CE123-005(CH)
Carolyn Horner

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$3,350.00 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Christine Escobedo

Application Filed: November 1, 2012

Staff Recommendation:

Approval of a Certificate of Eligibility and approval of \$3,350.00 in expenditures spent on rehabilitation within the three years prior to the CE approval.

3. 410 S. Montclair

Winnetka Heights Historic District
CE123-006(CH)
Carolyn Horner

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$3,350.00 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Christine Escobedo

Application Filed: November 1, 2012

Staff Recommendation:

Approval of a Certificate of Eligibility and approval of \$3,350.00 in expenditures spent on rehabilitation within the three years prior to the CE approval.

4. 718 Nesbitt Dr.

Junius Heights Historic District
CA123-181(CH)
Carolyn Horner

Request:

Construct new roof top addition.

Applicant: David Whitley

Application Filed: December 6, 2012

Staff Recommendation:

Construct new roof top addition. Approve - Approve the drawings dated 12/6/12 with the finding that conversion and addition of attic space complies with Ordinance 26331, Sections 4.1.b, 4.2, 8.5 and 8.6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct new roof top addition. Approve - Approve attic conversion and addition as shown, per 8.3-8.6. Task force notes proposed addition is on back 50% of the contributing structure, per 4.1a.

5. 5917 Reiger Ave.

Junius Heights Historic District
CA123-182(CH)
Carolyn Horner

Request:

Construct covered porch on rear of home.

Applicant: Mark and Sarah Arnold

Application Filed: December 6, 2012

Staff Recommendation:

Construct covered porch on rear of home. Approve - Approve the drawings dated 12/21/12 with the finding that the proposed porch complies with Ordinance 26331, Sections 4.2 and 8.5, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct covered porch on rear of home. Approve - Approve construction of covered porch on rear with recommendation that back porch mimic the front porch in materials, frieze and columns. Need elevation of proposed porch.

6. 6103 Worth St.

Junius Heights Historic District
CA123-168(CH)
Carolyn Horner

Request:

Construct rear addition on home.

Applicant: Hartley Remodeling

Application Filed: December 6, 2012

Staff Recommendation:

Construct rear addition on home. Approve – Approve the drawings dated 12/5/12 with the finding that the proposed addition complies with Ordinance 26331, Sections 8.5 and 8.6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct rear addition on home. Approve - Approve application as proposed noting that the roof and siding materials to match existing home. Additional windows to be wood to match existing. Per 8.4-8.6.

7. 4901 Victor St.

Munger Place Historic District
CA123-187(CH)
Carolyn Horner

Request:

Replace grey composition shingle roof with Certainteed chestnut color composition shingle roof.

Applicant: Thad Reeves

Application Filed: December 6, 2012

Staff Recommendation:

Replace grey composition shingle roof with Certainteed chestnut color composition shingle roof. Approval - Approve of the request dated 12/6/12 with the finding that the proposed roof complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace grey composition shingle roof with Certainteed chestnut color composition shingle roof. Approve as submitted.

8. 1004 Moreland Ave.

Peak's Suburban Addition Neighborhood
Historic District
CA123-171(CH)
Carolyn Horner

Request:

- 1) Replace three vinyl one over one windows on west (front) facade with salvaged wood windows. Paint to match.
- 2) Replace three vinyl one over one windows on north (side) facade with salvaged wood windows. Paint to match.

Applicant: Alma Montellano

Application Filed: December 6, 2012

Staff Recommendation:

- 1) Replace three vinyl one over one windows on west (front) facade with salvaged wood windows. Paint to match. Approve with conditions - Approve the request dated 12/5/12 with the finding that the proposed replacement windows comply with Ordinance 22352, Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: applicant may use salvaged/replacement wood windows of the same size and design (one over one) as original windows. Any proposed windows that do not match the size, material or design of the original wood windows must obtain a new Certificate of Appropriateness prior to installation.
- 2) Replace three vinyl one over one windows on north (side) facade with salvaged wood windows. Paint to match. Approve with conditions - Approve the request dated 12/5/12 with the finding that the proposed replacement windows comply with Ordinance 22352, Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: applicant may use salvaged/replacement wood windows of the same size and design (one over one) as original windows. Any proposed windows that do not match the size, material or design of the original wood windows must obtain a new Certificate of Appropriateness prior to installation.

Task Force Recommendation:

- 1) Replace three vinyl one over one windows on west (front) facade with salvaged wood windows. Paint to match. Approve with conditions - While we heartily support the intent, there is inadequate information provided to confirm that the "original" wood windows to be used for replacement actually match

existing historic windows. Photos and/or drawings of replacement windows are required.

- 2) Replace three vinyl one over one windows on north (side) facade with salvaged wood windows. Paint to match. Approve with conditions - While we heartily support the intent, there is inadequate information provided to confirm that the "original" wood windows to be used for replacement actually match existing historic windows. Photos and/or drawings of replacement windows are required.

9. 4840 Worth St.

Peak's Suburban Addition Neighborhood
Historic District
CA123-172(CH)
Carolyn Horner

Request:

Replace non-original front facade window with second front door, matching existing front door style. Work completed without a Certificate of Appropriateness.

Applicant: Robert Elkins

Application Filed: December 6, 2012

Staff Recommendation:

Replace non-original front facade window with second front door, matching existing front door style. Work completed without a Certificate of Appropriateness. Approve – Approve the work request dated 12/5/12 with the finding that the new opening complies with Ordinance 22352, Section 3.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace non-original front facade window with second front door, matching existing front door style. Work completed without a Certificate of Appropriateness. Approve - Conforms to 3.11

10. 1082 N. Fitzhugh Ave.

Swiss Avenue Historic District
CA123-166(CH)
Carolyn Horner

Request:

- 1) Replace red tile roof with new Ludowici green barrel tile roof.
- 2) Install 8 custom light fixtures.

Applicant: Brenden Martin

Application Filed: December 6, 2012

Staff Recommendation:

- 1) Replace red tile roof with new Ludowici green barrel tile roof. Approve - Approval of the request dated 12/5/12 with the finding that the proposed roof complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install 8 custom light fixtures. Approve - Approval of the request dated 12/5/12 with the finding that the proposed light fixtures meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Replace red tile roof with new Ludowici green barrel tile roof. Approve as submitted.
- 2) Install 8 custom light fixtures. Approve as submitted.

11. 1112 N. Fitzhugh Ave.

Swiss Avenue Historic District
CA123-167(CH)
Carolyn Horner

Request:

- 1) Replace red barrel tile roof with new Ludowici green tile roof.
- 2) Install 8 custom light fixtures.

Applicant: Brenden Martin

Application Filed: December 6, 2012

Staff Recommendation:

- 1) Replace red barrel tile roof with new Ludowici green tile roof. Approve - Approval of the request dated 12/5/12 with the finding that the proposed roof complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install 8 custom light fixtures. Approve - Approval of the request dated 12/5/12 with the finding that the proposed light fixtures meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Replace red barrel tile roof with new Ludowici green tile roof. Approve as submitted.
- 2) Install 8 custom light fixtures. Approve as submitted.

12. 5622 Swiss Ave.

Swiss Avenue Historic District
CD123-011(CH)
Carolyn Horner

Request:

Demolish garage and attached structures under the standard of imminent threat to public health and safety.

Applicant: Michael Slaughter

Application Filed: December 6, 2012

Staff Recommendation:

Demolish garage and attached structures under the standard of imminent threat to public health and safety. Approve - Approve the demolition request with the finding that the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and 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 garage and attached structures under the standard of imminent threat to public health and safety. Approve - Approve noting that significant modification to existing structure as a factor in approval. Suggest inclusion of exterior photos showing relation to carport and modifications for Landmark Commission.

13. 6049 Bryan Pkwy

Swiss Avenue Historic District
CA123-165(CH)
Carolyn Horner

Request:

Replace brown composition shingle roof with a new CertainTeed Landmark Cottage Red composition shingle roof, to mimic original roof on home.

Applicant: Patricia B. Joaquim

Application Filed: December 6, 2012

Staff Recommendation:

Replace brown composition shingle roof with a new CertainTeed Landmark Cottage Red composition shingle roof, to mimic original

roof on home. Approve - Approve the request dated 12/5/12 with the finding that the proposed red roof color complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 1A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace brown composition shingle roof with a new CertainTeed Landmark Cottage Red composition shingle roof, to mimic original roof on home. Approve as submitted.

14. 6214 Bryan Pkwy

Swiss Avenue Historic District
CA123-162(CH)
Carolyn Horner

Request:

- 1) Enclose side porch with screens.
- 2) Close side entry with French door to match existing rear French door.

Applicant: Michelle Manners

Application Filed: December 6, 2012

Staff Recommendation:

- 1) Enclose side porch with screens. Approve with conditions - Approve the request dated 12/5/12 with the finding that the proposed screens comply with City Code Sections 51P-63.116(1)(B), 51P-63.116(1)(P)(iii), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Conditions: screen frames must be painted or colored to match or complement the color scheme of the main building, and the screens to be centered on the masonry columns.
- 2) Close side entry with French door to match existing rear French door. Approve with conditions - Approve the request dated 12/5/12 with the finding that the proposed French door complies with City Code Section 51P-63.116 (1)(P)(vi)(cc) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: doors must be centered on the masonry columns to preserve the original opening of the side porch.

Task Force Recommendation:

- 1) Enclose side porch with screens. Approve with conditions - Infill front opening with 2 equal screens. All to be installed centered on masonry column. Preserve expression of side porch.
- 2) Close side entry with French door to match existing rear French door. Approve with conditions - Infill side with pair doors to match mullion pattern/design of existing French doors, screened. All to be installed centered on masonry column. Preserve expression of side porch.

15. 265 Commerce St.

West End Historic District
CA123-183(MD)
Mark Doty

Request:

Install new interpretive graphic signage for Dealey Plaza.

Applicant: Good, Fulton & Farrell, Inc.

Application Filed: December 6, 2012

Staff Recommendation:

Install new interpretive graphic signage for Dealey Plaza. Approve - Approve drawings dated 12/19/12 with the finding of fact the proposed work meets the standards in City Code Section 51A-

4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install new interpretive graphic signage for Dealey Plaza. Approve as submitted.

16. 400 Main St.

West End Historic District
CA123-184(MD)
Mark Doty

Request:

Install new interpretive graphic signage in Dealey Plaza.

Applicant: Good, Fulton & Farrell, Inc.

Application Filed: December 6, 2012

Staff Recommendation:

Install new interpretive graphic signage in Dealey Plaza. Approve – Approve drawings dated 12/19/12 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install new interpretive graphic signage in Dealey Plaza. Approve as submitted.

17. 117 S. Clinton Ave.

Winnetka Heights Historic District
CA123-192(MD)
Mark Doty

Request:

Install new brick veneer around existing chimney.

Applicant: Tom Prohaska

Application Filed: December 6, 2012

Staff Recommendation:

Install new brick veneer around existing chimney. Approve – Approve drawings and brick sample image dated 12/19/12 with the finding the proposed work is consistent with the criteria for chimneys in the preservation criteria Section 51P-87.111(a)(7)(A) and (B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install new brick veneer around existing chimney. Approve the 'full range ragtex' sample of brick.

18. 333 S. Edgefield Ave.

Winnetka Heights Historic District
CA123-180(MD)
Mark Doty

Request:

- 1) Repaint exterior of main structure. Body/Stairs - SW6099 'Sand Dollar', Trim - SW7000 'Ibis White', Accent/Door - SW6221 'Moody Blue'.
- 2) Install new porch balustrades.
- 3) Install stair handrails.

Applicant: Eric Evans

Application Filed: December 6, 2012

Staff Recommendation:

- 1) Repaint exterior of main structure. Body/Stairs - SW6099 'Sand Dollar', Trim - SW7000 'Ibis White', Accent/Door - SW6221 'Moody Blue'. Approve paint colors dated 12/19/12 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new porch balustrades. Approve drawings dated 12/19/12 with the finding the proposed work is consistent with

the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Install stair handrails. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that front entrances and porches should have detailing typical to the style and period of the main building. Preservation criteria Section 51P-87.111(a)(11)(A).

Task Force Recommendation:

- 1) Repaint exterior of main structure. Body/Stairs - SW6099 'Sand Dollar', Trim - SW7000 'Ibis White', Accent/Door - SW6221 'Moody Blue'. Approve with the condition that stairs will not be painted the accent.
- 2) Install new porch balustrades. Approve as submitted.
- 3) Install stair handrails. Deny - Stair handrail is denied as submitted as atypical of the neighborhood.

19. 201 N. Montclair

Winnetka Heights Historic District
CA123-178(MD)
Mark Doty

Request:

- 1) Relocate existing door on west facade. Infill existing door location with wood siding to match.
- 2) Remove four windows on west facade and infill with wood siding to match existing in profile and paint color.
- 3) Replace existing door with new french door on west facade.
- 4) Remove two existing windows and install three new windows in north facade.
- 5) Install new doors on north and south facades.

Applicant: Kevin Maher

Application Filed: December 6, 2012

Staff Recommendation:

- 1) Relocate existing door on west facade. Infill existing door location with wood siding to match. Approve - Approve drawings dated 12/19/12 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove four windows on west facade and infill with wood siding to match existing in profile and paint color. Approve - Approve drawings dated 12/19/12 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Replace existing door with new french door on west facade. Approve - Approve drawings dated 12/19/12 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Remove two existing windows and install three new windows in north facade. Approve with conditions - Approve drawings dated 12/19/12 with the condition the three new windows are two, four over one, true divided wood windows and one, six over one, true divided wood window, ganged, with the finding the proposed work is consistent with the criteria for window and door style in the preservation criteria Section 51P-

87.111(a)(17)(B) and (F)(ii)(iii) and (iv), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 5) Install new doors on north and south facades. Approve - Approve drawings dated 12/19/12 with the finding the proposed work is consistent with the criteria for window and door style in the preservation criteria Section 51P-87.111(a)(17)(B) and (F)(ii)(iii) and (iv), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Relocate existing door on west facade. Infill existing door location with wood siding to match. Approve as submitted.
- 2) Remove four windows on west facade and infill with wood siding to match existing in profile and paint color. Approve as submitted.
- 3) Replace existing door with new french door on west facade. Approve as submitted.
- 4) Remove two existing windows and install three new windows in north facade. Approve with conditions – Approve subject to the condition that drawings showing window divider match existing windows.
- 5) Install new doors on north and south facades. Approve with conditions – Approve with condition that door window dividers match existing doors in style.

20. 314 S. Winnetka Ave.

Winnetka Heights Historic District
CA123-174(MD)
Mark Doty

Request:

Repaint main structure. Body - 'Pebblestone', Trim/Columns - 'Powdered Snow', Window Sashes - 'Thorny Branch'.

Applicant: Cynthia Maute

Application Filed: December 6, 2012

Staff Recommendation:

Repaint main structure. Body - 'Pebblestone', Trim/Columns - 'Powdered Snow', Window Sashes - 'Thorny Branch'. Approve - Approve paint colors dated 12/19/12 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Repaint main structure. Body - 'Pebblestone', Trim/Columns - 'Powdered Snow', Window Sashes - 'Thorny Branch'. Approve as submitted.

COURTESY REVIEW:

1. 3015 Oak Lawn Ave.

Melrose Hotel
CR123-001(MD)
Mark Doty

Request:

- 1) Construct new two-story event center and outdoor pool.
- 2) Improve sitework including parking lot expansion and landscaping.

Applicant: Good, Fulton & Farrell, Inc.

Application Filed: December 6, 2012

Staff Recommendation:

- 1) Construct new two-story event center and outdoor pool. None - Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review. Staff recommends that the current connection to the historic structure is designed in a way that will allow for enclosure in the future, the number of proposed GFRC panels are reduced in number and simplified in design, and that the fenestrations on the north facade include a brick bulkhead at ground level.
- 2) Improve sitework including parking lot expansion and landscaping. None - Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

- 1) Construct new two-story event center and outdoor pool. None - Approve conceptual design with conditions. a) Provide details of connections and fastening of new construction to existing building. Connection to be a light design with substance. b) Design of new construction is to be compatible but not duplicate the existing design. New design to read as new construction.
- 2) Improve sitework including parking lot expansion and landscaping. None - Approve conceptual design.

DISCUSSION ITEMS:

1. 4931 Junius St.

Munger Place Historic District
CA112-591(CH)
Carolyn Horner

Request:

Install metal fence sections on side yard to match existing fence on west side of property.

Applicant: Anthony Campagna

Application Filed: July 3, 2012

Staff Recommendation:

Install metal fence sections on side yard to match existing fence on west side of property. Approve with conditions - Approve the photographs and survey dated 7/3/12 with the finding that the proposed wrought iron fence meets the criteria in Ordinance 20024, Sections 11(b)(2)(A)(ii), 11(b)(2)(B), 11(b)(2)(C)(ii), 11(b)(2)(C)(v), 11(b)(2)(D), 11(b)(2)(F)(i), and 11(b)(2)(F)(ii), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Condition: the new wrought iron fence must overlap the existing neighbor's fence a minimum of one foot as a transition.

Task Force Recommendation:

Install metal fence sections on side yard to match existing fence on west side of property. Deny - Aesthetic quality & location are concern and not compatible with MP ordinance - reference Exhibit M illustrative diagram. 1) Fence is in front yard of adjacent structure (reference M) 2) site plan not included with submittal indicating relation to adjacent structures - photos submitted indicate east side is approx. 14 feet between subject prop. and adj. structure. 3) Location not compatible with district ordinance,

potential to set precedent for other multifamily a concern.

2. 5513 Victor St.

Junius Height Historic District
CD123-010(CH)
Carolyn Horner

Request:

Demolish two garage-apartments under the standard "replace with a more appropriate/compatible structure". Demolition completed without a Certificate of Demolition.

Applicant: Kedar Nigudkar

Application Filed: December 6, 2012

Staff Recommendation:

Demolish two garage-apartments under the standard "replace with a more appropriate/compatible structure". Demolition completed without a Certificate of Demolition. Deny without prejudice - Deny the request to demolish two garage apartments under City Code Section 51A-4.501(h)(4)(A) because the owner has not shown that the new structures are more appropriate than the contributing structures that were previously demolished. Current zoning on the property does not allow construction of garage apartments, but staff believes that garages, not carports, would be more appropriate and compatible to the district than the proposed carports.

Task Force Recommendation:

Demolish two garage-apartments under the standard "replace with a more appropriate/compatible structure". Demolition completed without a Certificate of Demolition. Deny - Demolition appears to be caused by removing the structural supports underneath. Does not meet the requirements of the submittal checklist for a certificate of demolition per 51A-4.501 of the Dallas Developmental Code. As per Junius Heights Ordinance 1.1 and 1.4. Task force recommends the property be sent to the Legal Dept. for further action.

3. 5513 Victor St.

Junius Height Historic District
CA123-185(CH)
Carolyn Horner

Request:

- 1) Replace damaged/missing doors and windows with new doors/windows.
- 2) Construct two carports in rear yard.

Applicant: Kedar Nigudkar

Application Filed: December 6, 2012

Staff Recommendation:

- 1) Replace damaged/missing doors and windows with new doors/windows. Approve with conditions – Approve the request dated 12/6/12 with the finding that the proposed new windows and doors comply with Ordinance 26331, Sections 5.1, 5.2, and 5.3, and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: 3 missing windows to be replaced with wood windows to match original windows; remaining 8 windows to be repaired with materials to match existing.
- 2) Construct two carports in rear yard. Deny without prejudice - Deny the request to construct two new carports because the owner has not shown that the new structures are more appropriate than the contributing structures that were

previously demolished. Current zoning on the property does not allow construction of garage apartments, but staff believes that garages, not carports, would be more appropriate and compatible to the district than the proposed carports.

Task Force Recommendation:

- 1) Replace damaged/missing doors and windows with new doors/windows. Approve with conditions—1. Insufficient evidence to support window replacement of protect facade and sides. Original windows were not supported in the manner they are today. Pictures appear to show sufficient support in the manner of original construction. 2. Missing windows may be replaced with wood windows. Missing windows must match surviving windows in size, materials and configuration. (5.2, 5.3) 3. Need better pictures of doors in front and back to make a recommendation. 4. Deny removal of back window. There probably were two windows in the back, only one shown in photo. Neither window shown on plan.
- 2) Construct two carports in rear yard. Deny construction of two proposed carports.

4. 5830 Victor St.

Junius Heights Historic District
CD123-008(CH)
Carolyn Horner

Request:

Demolish garage under the standard "replace with a more appropriate/compatible structure". Demolition completed without a Certificate of Demolition.

Applicant: Andrew Boyd

Application Filed: December 6, 2012

Staff Recommendation:

Demolish garage under the standard "replace with a more appropriate/compatible structure". Demolition completed without a Certificate of Demolition. Deny without prejudice – Deny the request to demolish a garage under City Code Section 51A-4.501(h)(4)(A) because the owner has not shown that the new structure is more appropriate than the contributing structure that was previously demolished.

Task Force Recommendation:

Demolish garage under the standard "replace with a more appropriate/compatible structure". Demolition completed without a Certificate of Demolition. Deny demolition per 51A-4.501 of Dallas Dev. Code. Does not appear to meet the requirement of demolition to replace with one more compatible. Garage was clearly historic.

5. 5830 Victor St.

Junius Heights Historic District
CA123-189(CH)
Carolyn Horner

Request:

Construct new two car garage in rear yard.

Applicant: Andrew Boyd

Application Filed: December 6, 2012

Staff Recommendation:

Construct new two car garage in rear yard. Deny without prejudice - Deny the request dated 12/6/12 with the finding that the proposed structure is not more compatible or appropriate than the

contributing accessory previously on the property, per Ordinance 26331, Section 9.2. The new garage is more than twice the size of the demolished structure. The lack of details on the proposed structure and the roof form are not compatible with the existing main structure.

Task Force Recommendation:

Construct new two car garage in rear yard. Deny construction of proposed garage as it replacing a structure that should not have been demolished.

6. 5406 Worth St.

Junius Heights Historic District
CA123-169(CH)
Carolyn Horner

Request:

- 1) Replace one aluminum window with new fiberglass French patio door.
- 2) Replace two aluminum divided light windows with salvaged wood windows, to match other windows on the structure.

Applicant: Sharp Interiors & Exteriors

Application Filed: December 6, 2012

Staff Recommendation:

- 1) Replace one aluminum window with new fiberglass French patio door. Approve - Approve the request dated 12/5/12 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). The window is part of a previous rear facade alteration and is not original.
- 2) Replace two aluminum divided light windows with salvaged wood windows, to match other windows on the structure. Approve with conditions – Approve the request dated 12/6/12 with the finding that the proposed work complies with Ordinance 26331, Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: that the new windows be the same size as the existing. The windows are part of a previous rear facade alterations and are not original.

Task Force Recommendation:

- 1) Replace one aluminum window with new fiberglass French patio door. Approve single-light French door as shown. To be painted to match house.
- 2) Replace two aluminum divided light windows with salvaged wood windows, to match other windows on the structure. Deny without prejudice the proposal to install single light picture windows (tempered glass).

7. 4916 Worth St.

Munger Place Historic District
CA123-164(CH)
Carolyn Horner

Request:

Replace white composition shingle roof with new black composition shingle roof. Work completed (color change) without a Certificate of Appropriateness.

Applicant: ProShield Roofing

Application Filed: December 6, 2012

Staff Recommendation:

Replace white composition shingle roof with new black composition shingle roof. Work completed (color change) without a Certificate of Appropriateness. Approve – Approve the request

dated 12/5/12 with the finding that the new roof color complies with Ordinance 20024, Section 11(a)(9)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Replace white composition shingle roof with new black composition shingle roof. Work completed (color change) without a Certificate of Appropriateness. Deny - not consistent with style and character of structure; not sufficient information in submittal.

8. 4302 Trellis Ct.

Peak's Suburban Addition Neighborhood
Historic District
CA123-173(CH)
Carolyn Horner

Request:

Relocate fence return to align with existing home and neighbor's existing fence.

Applicant: Martha H. Dubois

Application Filed: December 6, 2012

Staff Recommendation:

Relocate fence return to align with existing home and neighbor's existing fence. Deny without prejudice - Applicant is unable to provide additional information at this time.

Task Force Recommendation:

Relocate fence return to align with existing home and neighbor's existing fence. Deny without prejudice - As we understand the application, the proposed new location of the fence appears to conform to 2.12 of the ordinance; however, there is inadequate information on important features: height & materials of fence, presence of a gate & its design, if an autogate is proposed, its location may violate other code & zoning requirements.

9. 2827 Metropolitan Ave

Wheatley Place Historic District
CD123-012(MD)
Mark Doty

Request:

Demolish 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

Application Filed: December 6, 2012

Staff Recommendation:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Task Force Recommendation:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). None - Recommend initial suspension period.

10. 211 N. Edgefield Ave

Winnetka Heights Historic District
CA123-179(MD)
Mark Doty

Request:

- 1) Repaint exterior of main structure. Body - 780E-3 'Sterling', Trim - 780E-2 'Full Moon', Accent - 770F-5 'Dark Ash'.
- 2) Build new front porch.

Applicant: Chris Moffett

Application Filed: December 6, 2012

Staff Recommendation:

- 1) Repaint exterior of main structure. Body - 780E-3 'Sterling', Trim - 780E-2 'Full Moon', Accent - 770F-5 'Dark Ash'. Approve – Approve paint colors dated 12/19/12 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Build new front porch. Deny without prejudice -The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with the preservation criteria that states each main building must have a front porch or entry treatment typical of the style and period of the building. Preservation criteria 51P-87.111(a)(11)(E).

Task Force Recommendation:

- 1) Repaint exterior of main structure. Body - 780E-3 'Sterling', Trim - 780E-2 'Full Moon', Accent - 770F-5 'Dark Ash'. Approve as submitted.
- 2) Build new front porch. Deny without prejudice - Would not approve removal of original architectural features.

11. 207 N. Willomet Ave

Winnetka Heights Historic District

CA123-177(MD)

Mark Doty

Request:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood'.

Applicant: Lonnie Johnson

Application Filed: December 6, 2012

Staff Recommendation:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile. Deny without prejudice – Deny without prejudice the request with the finding that the applicant has not provided sufficient information showing existing windows cannot be repaired.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood'. Approve - Approve image and specification dated 12/19/12 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile. None - One over one approved. Deny without prejudice - the divided lights should be true divided lights. Style and placement of windows to match existing in all cases.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood'. None - Approve as submitted.

12. 115 N. Windomere Ave

Winnetka Heights Historic District
CA123-176(MD)
Mark Doty.

Request:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood'.

Applicant: Lonnie Johnson

Application Filed: December 6, 2012

Staff Recommendation:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile. Deny without prejudice - Deny without prejudice the request with the finding that the applicant has not provided sufficient information showing existing windows cannot be repaired.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood'. Approve - Approve image and specification dated 12/19/12 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile. None - One over one approved. Deny without prejudice - the divided lights should be true divided lights. Style and placement of windows to match existing.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood'. Approve as submitted.

13. 310 S. Winnetka Ave

Winnetka Heights Historic District
CA123-186(MD)
Mark Doty

Request:

Install new vinyl windows. Work completed without a Certificate of Appropriateness.

Applicant: David Schroeder

Application Filed: December 6, 2012

Staff Recommendation:

Install new vinyl windows. Work completed without a Certificate of Appropriateness. Deny without prejudice - Deny without prejudice the request with the finding that the proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that require all windows on front and side facades to be typical of the style and period of the building. Preservation criteria Section City Code Sections 51P-87.111(a)(17)(F)(iii) and (iv).

Task Force Recommendation:

Install new vinyl windows. Work completed without a Certificate of Appropriateness. Deny without prejudice - Not an appropriate material.

14. 5400 Swiss Ave.

Swiss Avenue Historic District
CA123-163(CH)
Carolyn Horner

Request:

Replace grey composition shingle roof with new DaVinci imitation cedar shingle roof.

Applicant: Jim Anderson

Application Filed: December 6, 2012

Staff Recommendation:

Replace grey composition shingle roof with new DaVinci imitation cedar shingle roof. Deny without prejudice – Deny the request with the finding that the proposed material does not comply with City Code Section 51P-63.116(1)(N)(ii).

Task Force Recommendation:

Replace grey composition shingle roof with new DaVinci imitation cedar shingle roof. Approve with conditions - Accept the fancy shake in weathered gray color in straight aligned edges. Evidence found that indicated the original roof was cedar shingles, which are not allowed.

15. 5704 Swiss Ave.

Swiss Avenue Historic District
CA123-161(CH)
Carolyn Horner

Request:

Replace brown composition shingle roof with new Timberline Slate colored composition shingle roof.

Applicant: Jeff Patton

Application Filed: December 6, 2012

Staff Recommendation:

Replace brown composition shingle roof with new Timberline Slate colored composition shingle roof. Approve - Approval of the request dated 12/5/12 with the finding that the proposed roof color complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace brown composition shingle roof with new Timberline Slate colored composition shingle roof. Deny without prejudice - Maintain existing color, no evidence of other original color. Opposition members support application as submitted.

OTHER BUSINESS ITEMS

- 1) Minutes from the December 3, 2012 Meeting.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, January 16, 2013, 5:45 p.m., at the Wilson House Dining Room (Preservation Dallas), 2922 Swiss Avenue.

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

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session 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**

1/7/2013

FILE NUMBER: CE123-004(CH)**PLANNER:** Carolyn Horner**LOCATION:** 409 S. Rosemont Avenue**DATE FILED:** 11/1/2012**COUNCIL DISTRICT:** 3**DISTRICT:** Winnetka Heights**SIZE OF REQUEST:** 2,080 sq.ft.**MAPSCO:** 54E**APPLICANT:** Craig G. Tidey**OWNER:** Craig G. Tidey**REQUEST:** A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years.**SUMMARY:** This single-family house was built in 1923 and is a contributing structure in the historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be at minimum, 25 percent of the pre-rehabilitation improvement value.

Improvements Value (2011):	\$153,370
Land Value:	\$32,160
Required Expenditures:	\$38,343
Estimated Expenditures:	\$60,224
Estimated Total Exemption:	\$18,379

Notes on the estimated exemptions:

* The estimated value after rehabilitation does not account for any increase in value due to appreciation.

** Tax estimates are based on the new city tax rate of 0.797%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% till it reaches the "estimated new value after rehabilitation".

A default completion date will be 11/1/2015. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility.



CITY OF DALLAS

LANDMARK COMMISSION

1/7/2013

FILE NUMBER: CE123-005(CH)

PLANNER: Carolyn Horner

LOCATION: 408 S. Montclair

DATE FILED: 11/1/2012

COUNCIL DISTRICT: 3

DISTRICT: Winnetka Heights

SIZE OF REQUEST: 864 sq.ft.

MAPSCO: 54E

APPLICANT: Christine Escobedo

OWNER: Leonore Quintanilla and Christine Escobedo

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$3,350.00 in expenditures spent on rehabilitation within the three years prior to the CE approval.

SUMMARY: This is a duplex built in 1922 and is a contributing structure in the historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be at minimum, 25 percent of the pre-rehabilitation improvement value.

Improvements Value (2011):	\$2,500
Land Value:	\$24,000
Required Expenditures:	\$625
Estimated Expenditures:	\$3,350
Estimated Total Exemption:	\$2,379

Notes on the estimated exemptions:

* The estimated value after rehabilitation does not account for any increase in value due to appreciation.

** Tax estimates are based on the new city tax rate of 0.797%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% till it reaches the "estimated new value after rehabilitation".

The applicant has completed foundation rehabilitation on the property. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion date will be 11/1/2015. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility and approval of \$3,350 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



CITY OF DALLAS

LANDMARK COMMISSION

1/7/2013

FILE NUMBER: CE123-006(CH)
LOCATION: 410 S. Montclair
COUNCIL DISTRICT: 3
SIZE OF REQUEST: 864 sq.ft.

PLANNER: Carolyn Horner
DATE FILED: 11/1/2012
DISTRICT: Winnetka Heights
MAPSCO: 54E

APPLICANT: Christine Escobedo

OWNER: Leonore Quintanilla and Christine Escobedo

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of \$3,350.00 in expenditures spent on rehabilitation within the three years prior to the CE approval.

SUMMARY: This is a duplex built in 1922 and is a contributing structure in the historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be at minimum, 25 percent of the pre-rehabilitation improvement value.

Improvements Value (2011):	\$2,500
Land Value:	\$24,000
Required Expenditures:	\$625
Estimated Expenditures:	\$3,350
Estimated Total Exemption:	\$2,379

Notes on the estimated exemptions:

- * The estimated value after rehabilitation does not account for any increase in value due to appreciation.
- ** Tax estimates are based on the new city tax rate of 0.797%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% till it reaches the "estimated new value after rehabilitation".

The applicant has completed foundation rehabilitation on the property. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion date will be 11/1/2015. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility and approval of \$3,350.00 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



LANDMARK COMMISSION

JANUARY 7, 2013

FILE NUMBER: CA123-181(CH)
LOCATION: 718 Nesbitt Dr.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 397, Tract B

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Junius Heights
MAPSCO: 36Y
CENSUS TRACT: 0014.00

APPLICANT/OWNER: David Whitley

REQUEST: Construct new roof top addition.

ANALYSIS: The owner is requesting to convert the attic into usable living space. The footprint of the contributing structure does not change with this attic conversion.

The house is currently a single-story home. The attic conversion and additional living space will become a second story, all located behind the front façade.

The owner will match all existing exterior materials and colors.

STAFF RECOMMENDATION: Construct new roof top addition. Approve - Approve the drawings dated 12/6/12 with the finding that conversion and addition of attic space complies with Ordinance 26331, Sections 4.1.b, 4.2, 8.5 and 8.6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Construct new roof top addition. Approve - Approve attic conversion and addition as shown, per 8.3-8.6. Task force notes proposed addition is on back 50% of the contributing structure, per 4.1a.

**Certificate of Appropriateness (CA)
City of Dallas Landmark Commission**

CA 123-181 (ch)
Office Use Only

Name of Applicant: DAVID WHITVEY
 Mailing Address: 718 NESBITT DR
 City, State and Zip Code: DALLAS, TX 75214
 Daytime Phone: 214.454.3919 Fax: _____
 Relationship of Applicant to Owner: SAME

RECEIVED BY

DEC 06 2012

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

PROPERTY ADDRESS: 718 Nesbitt Drive
 Historic District: Junius Heights **Development Services**

PROPOSED WORK:

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

An attic conversion to include (2) Bedrooms, (1) Bath, Den and Storage.

Signature of Applicant: David Wiley Date: 12.6.2012
 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



Front façade



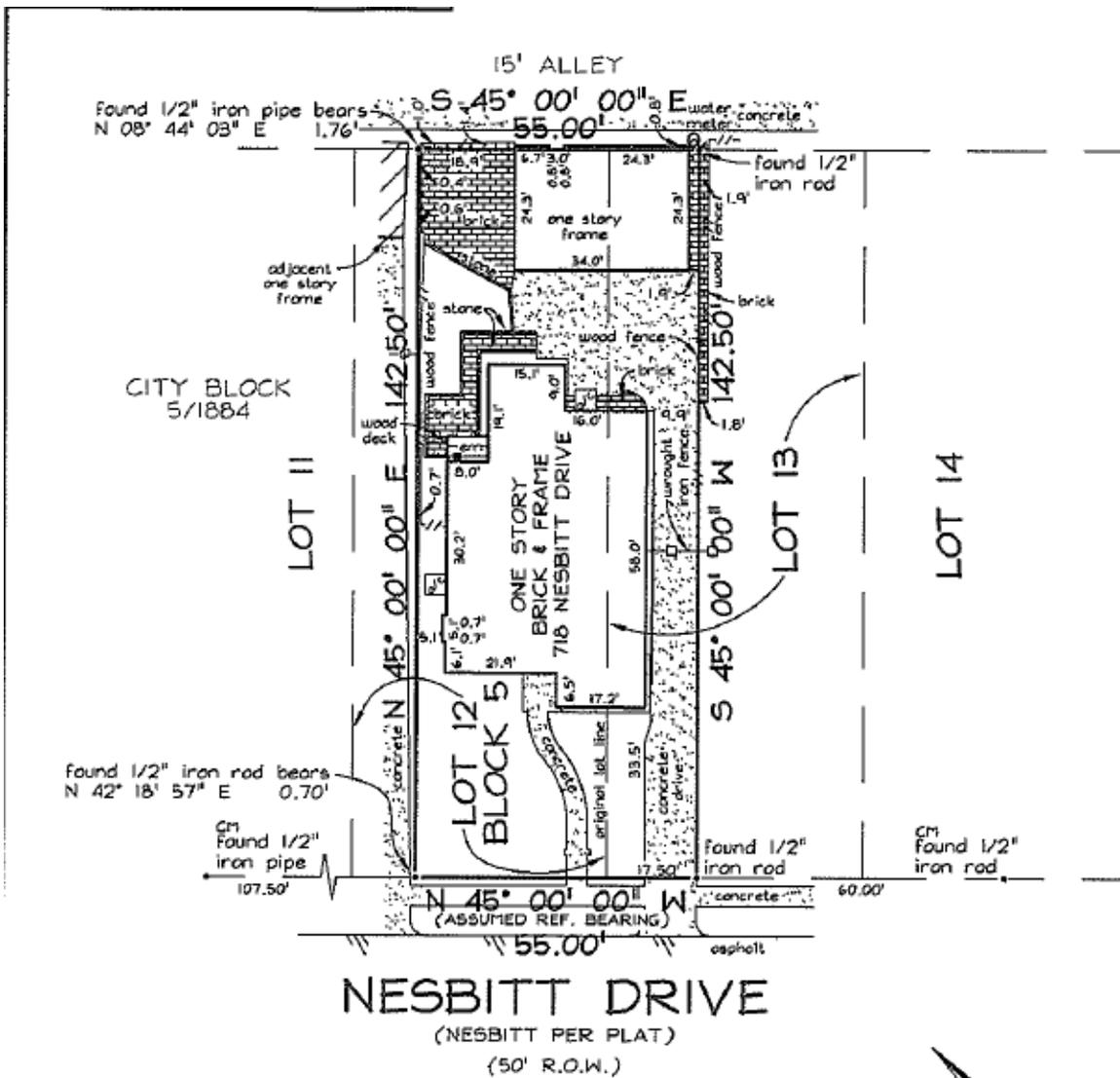
Rear elevation and driveway side façade



Rear facade



Existing rear façade roof line

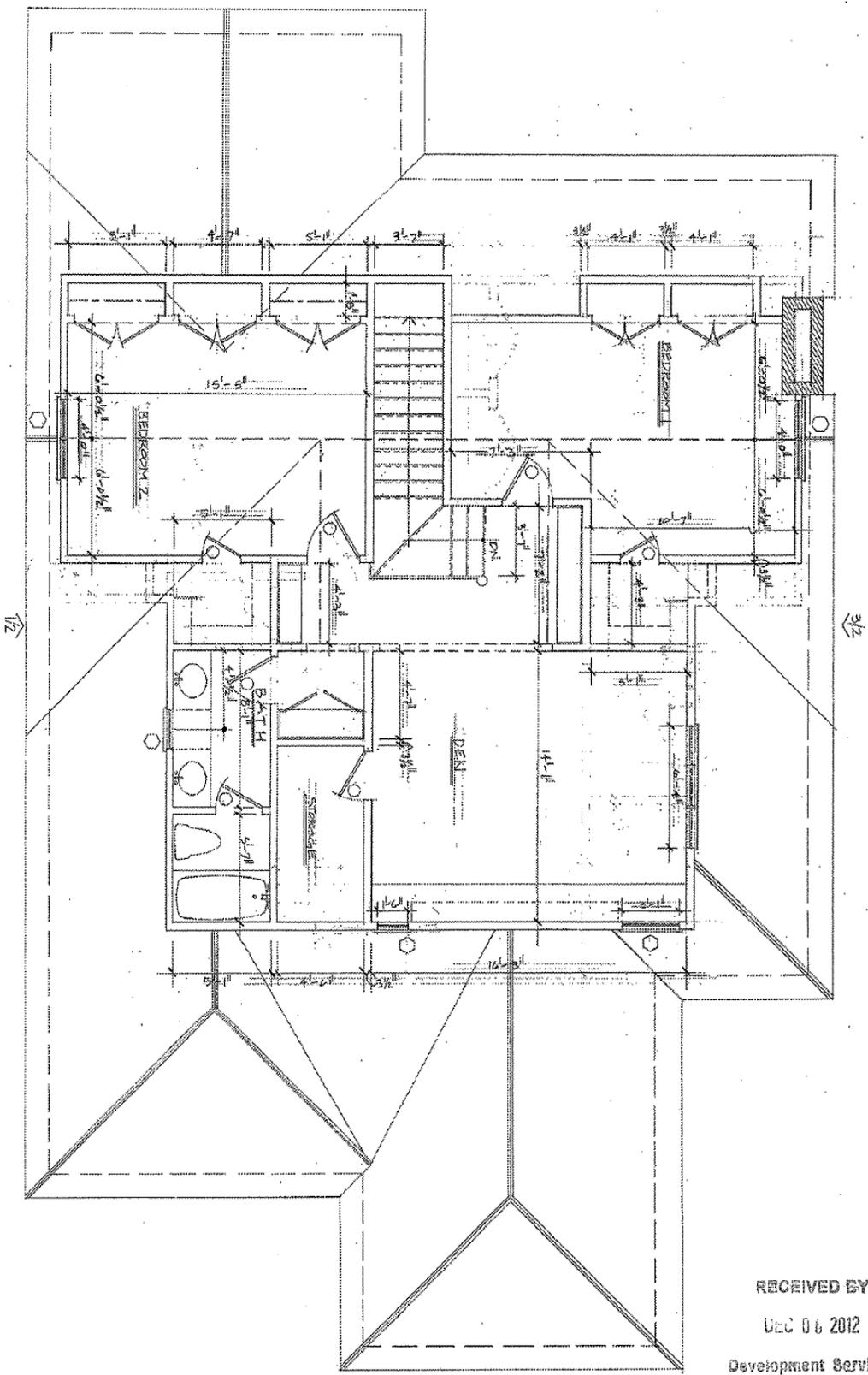


NOTES:
 CM = CONTROLLING MONUMENT.
 THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK

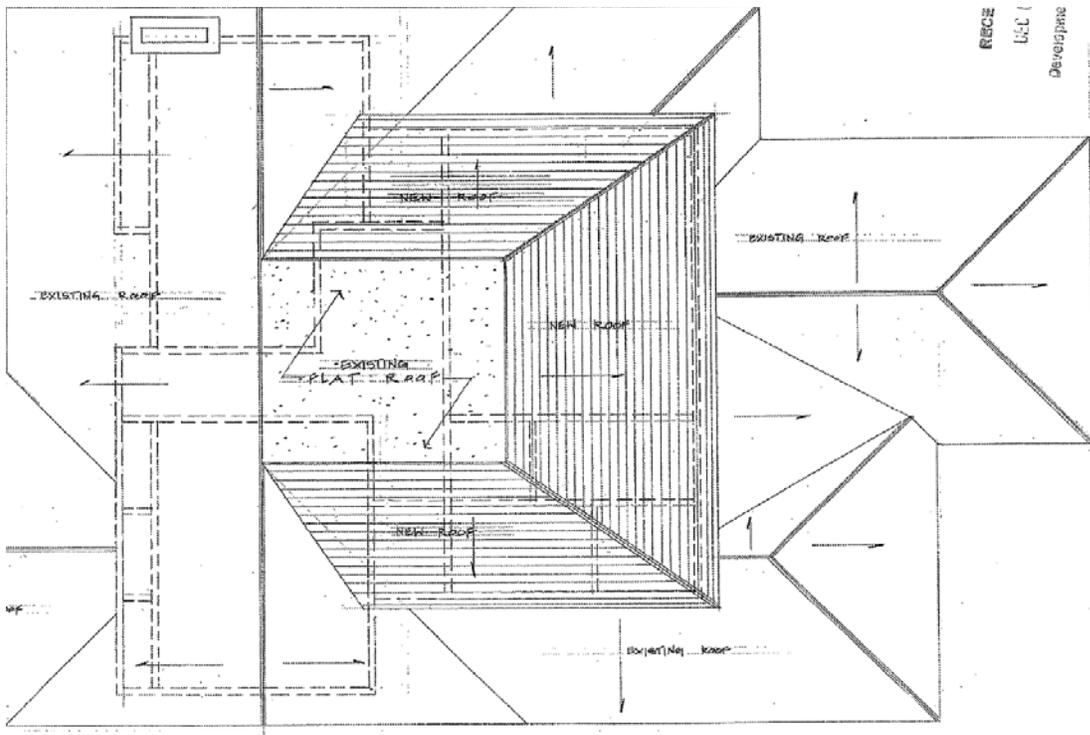


Existing survey

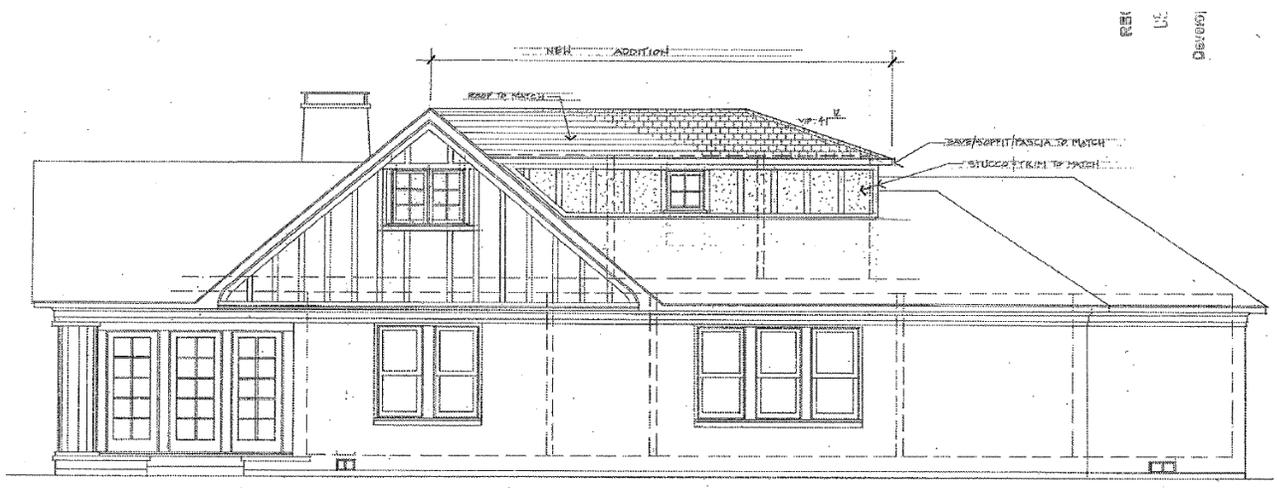
ATTIC CONVERSION - SECOND FLOOR PLAN
3/16" = 1'-0"



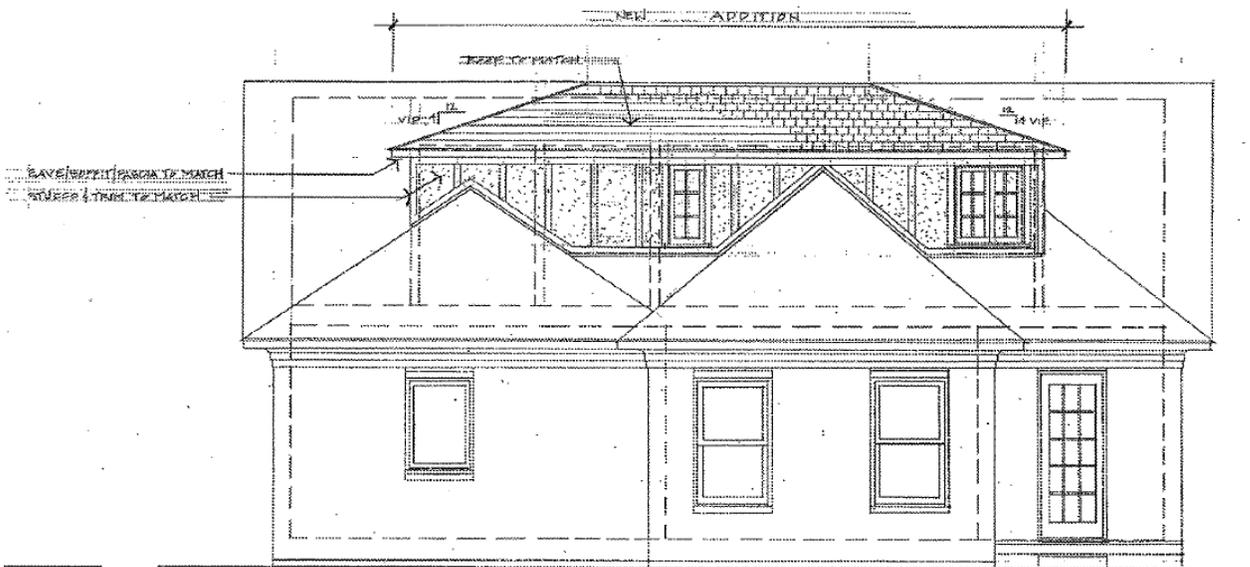
RECEIVED BY
DEC 06 2012
Development Services



Proposed roof plan

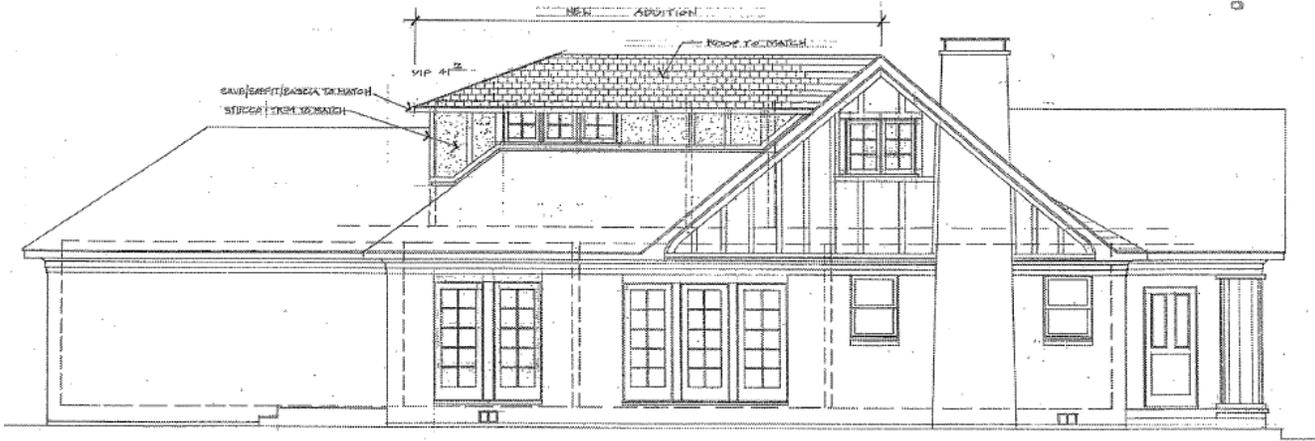


EAST ELEVATION
3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1' - 0"



WEST ELEVATION

3/16" = 1' - 0"

TASK FORCE RECOMMENDATION REPORT
Junius Heights

DATE: 12-13-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: David Whitley

PROPERTY ADDRESS: 718 Nesbitt

DATE of CA / CD REQUEST: 12/5/12

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

Approve attic conversion and addition as shown.
Per 8.3 - 8.6. Koppang / Johnson

Task Force notes proposed addition is on back
50% of the ^{contributing} structure. Per 4.1A

Task force members present

Laura Koppang Mary Mesh Rene Schmidt
 Sally Johnson Morgan Harrison Barbara Cohen

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor: All

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force [Signature] DATE Dec. 13, 2012

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

JANUARY 7, 2013

FILE NUMBER: CA123-182(CH)
LOCATION: 5917 Reiger Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 397, Tract D

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Junius Heights
MAPSCO: 46C
CENSUS TRACT: 0013.01

APPLICANT/OWNER: Mark and Sarah Arnold

REQUEST: Construct covered porch on rear of home.

ANALYSIS: The new owner wants to add a covered porch to the rear façade of the home. The original submittal included square columns. The owner has changed the request to round columns, which match the front porch. The proposed materials, including roof, eaves and soffits, will match the existing house.

STAFF RECOMMENDATION: Construct covered porch on rear of home. Approve - Approve the drawings dated 12/21/12 with the finding that the proposed porch complies with Ordinance 26331, Sections 4.2 and 8.5, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Construct covered porch on rear of home. Approve - Approve construction of covered porch on rear with recommendation that back porch mimic the front porch in materials, frieze and columns. Need elevation of proposed porch.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-182 echr
 Office Use Only

Name of Applicant: Mark and Sarah Arnold _____
 Mailing Address : 5917 Reiger _____
 City, State and Zip Code: Dallas Texas 75214 _____
 Daytime Phone 972 501 9041 _____ Fax: N/A _____
 Relationship of Applicant to Owner: OWNER _____

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

PROPERTY ADDRESS: 5917 Reiger Ave Dallas Texas 75214 _____
 Historic District: Junius Heights _____

RECEIVED BY

DEC 06 2012

Development Services

PROPOSED WORK:

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

Attach Porch to the back of our home. The structure will be 18' by 14' with 1.3' in the ground. Materials Eaves and soffit to match house, Beams wrapped in textured hardi board, Post to be 8X8, crown molding with corner beveled trim, caulk, putty and paint to match house, bead board ceiling with can lights and beams attached at stud wall top plate, connection not visible from outside.

Signature of Applicant: *Mark Arnold* Date: 12-6-2012
 Signature of Owner: *Sarah Arnold* Date: 12-6-2012
 (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:

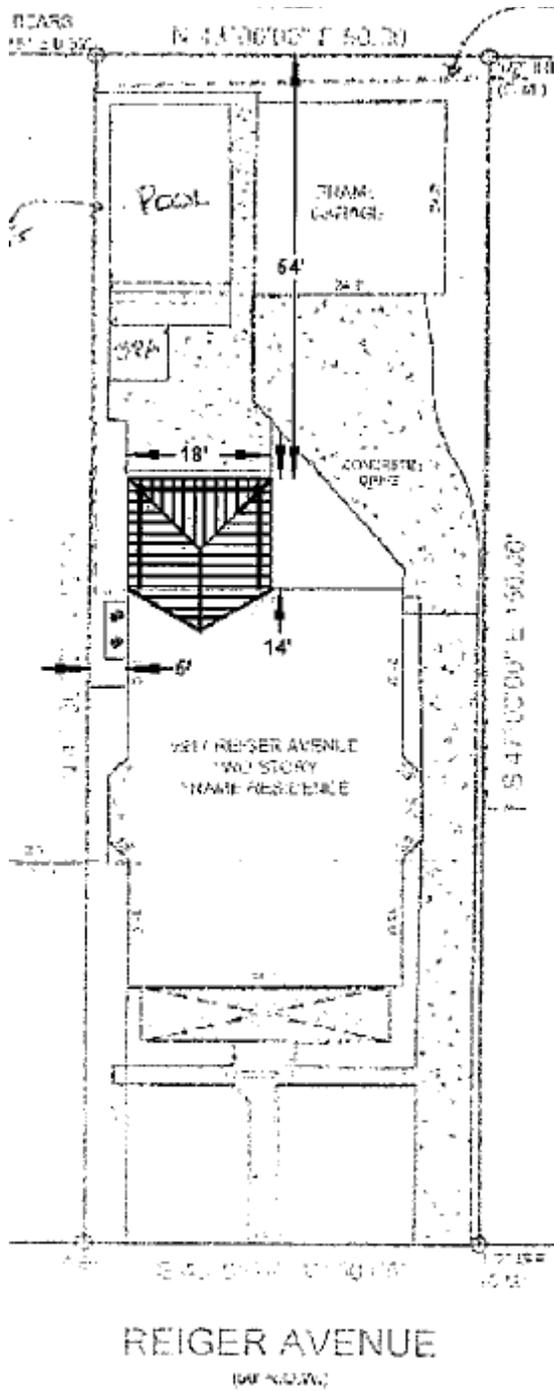
- APPROVED. Please release the building permit.
- APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions.
- DENIED. Please do not release the building permit or allow work.
- DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.



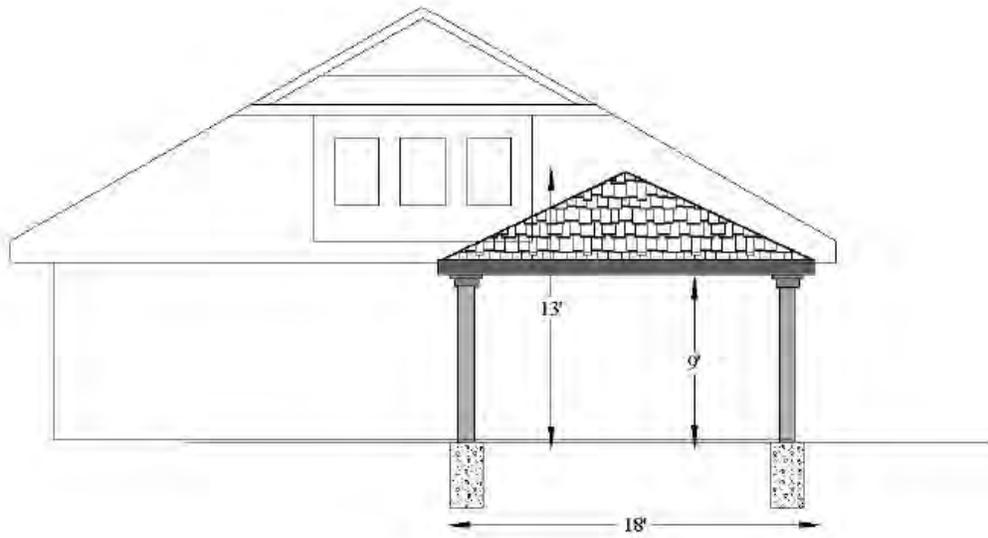
Front facade



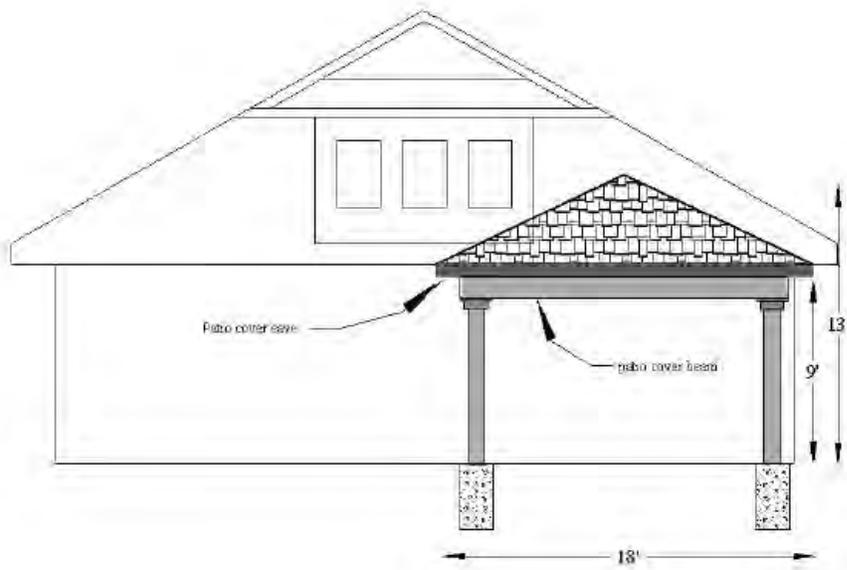
Rear facade



Survey showing location of porch on rear façade

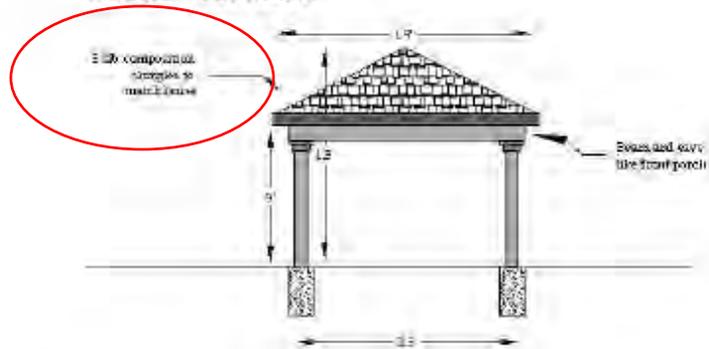


house and structure



beam and eave and house

Structure Elevation:



Material description:

- Eaves and soffit to match house
- Beams wrapped in textured hardi board
- Post to be 8"x8", crown molding with corner beveled trim
- Caulk, putty and paint to match house
- bead board ceiling with can lights
- beams attached at stud wall top plate, connection not visible from outside

Project #	Landscape/Client
Date: 1/20/2010	5317 Reiger Avenue
Date:	Landscape Design by Mike Teas
01/20/10	914-532-8877

beam and eave

TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 12-13-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Mark & Sarah Arnold

PROPERTY ADDRESS: 5917 Reiger

DATE of CA / CD REQUEST: 12/5/12

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

Approve construction of covered porch on rear with recommendation that ^{back} porch mimic the front porch in materials, freize, and columns. Need elevation of proposed porch. Mesh / Cohen

Task force members present

Laura Koppang Mary Mesh Rene Schmidt
 Sally Johnson Morgan Harrison Barbara Cohen

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor: All

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

Dec 13, 2012

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

JANUARY 7, 2013

FILE NUMBER: CA123-168(CH)
LOCATION: 6103 Worth St.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 397, Tract D

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Junius Heights
MAPSCO: 36Y
CENSUS TRACT: 0013.01

APPLICANT: Hartley Remodeling

REPRESENTATIVE: Roger Gragg

OWNER: Derek Welch

REQUEST: Construct rear addition on home.

ANALYSIS: The current owners are adding onto the rear of the house. The new area will have siding, colors, and roof materials to match the existing home. New windows will be wood to match the existing windows, and the owner will reuse as much of the exterior materials as possible.

STAFF RECOMMENDATION: Construct rear addition on home. Approve - Approve the drawings dated 12/5/12 with the finding that the proposed addition complies with Ordinance 26331, Sections 8.5 and 8.6, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Construct rear addition on home. Approve - Approve application as proposed noting that the roof and siding materials to match existing home. Additional windows to be wood to match existing. Per 8.4-8.6.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 168 (Ch)
 Office Use Only

Name of Applicant: Hartley Remodeling
 Mailing Address: 6019 W. Worth St
 City, State and Zip Code: Dallas, Tx. 75214
 Daytime Phone: 214-680-6967 Fax: _____
 Relationship of Applicant to Owner: Contractor

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

RECEIVED

PROPERTY ADDRESS: 6103 Worth St. Dallas, TX 75214
 Historic District: Junius Heights

Development Services

PROPOSED WORK:

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

We will be adding on to master bedroom and building a master bathroom. Exterior to match existing structure. New roof line new windows on back of house.

Signature of Applicant: [Signature] Date: Dec. 5, 2012
 Signature of Owner: [Signature] Date: Dec 5, 2012
(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 _____



Front façade



Side façade with driveway

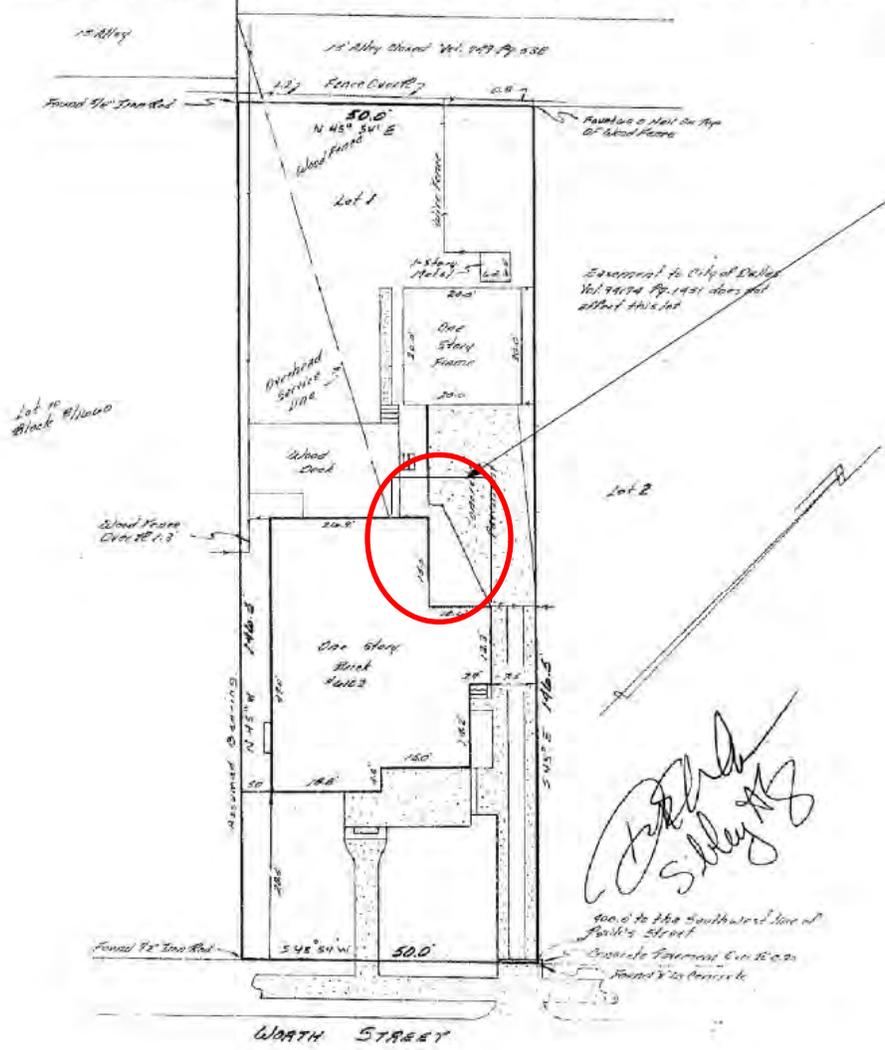


Rear elevation. Applicant will reuse as much of the exterior materials as possible.

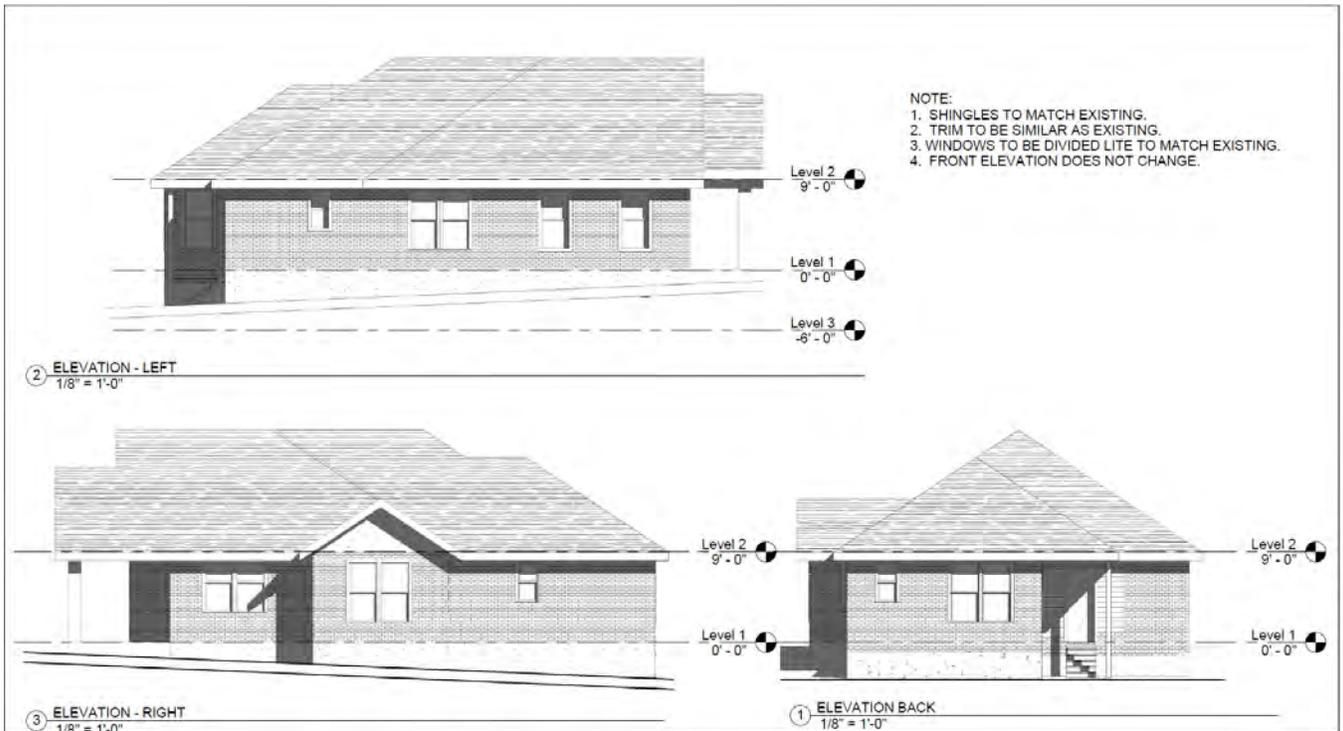


Side façade. New addition comes back from the bump-out and extends along the rear façade.

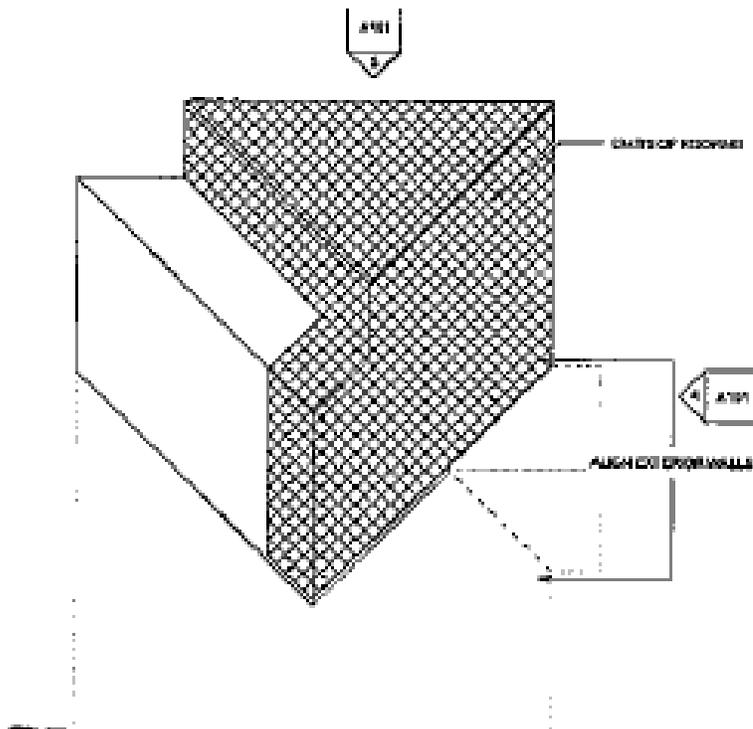
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at
 No. 6103 WORTH STREET, in the city of Dallas, Texas, described
 as follows:
 Lot No. 1, Block No. A, City Block No. 1643
 of A. J. HOUSTON'S SUBDIVISION, an addition to the City of Dallas, Dallas County
 Texas, according to the map or plat thereof recorded in Volume 1 at page 285 of the Map Records of
 Dallas County, Texas. NOTE: According to the August 27, 2001 100 year Flood Insurance Rate Map
 of Dallas County, Texas, this lot is not in a Flood Plain Area. ZONE X PANFC # 48113073471.



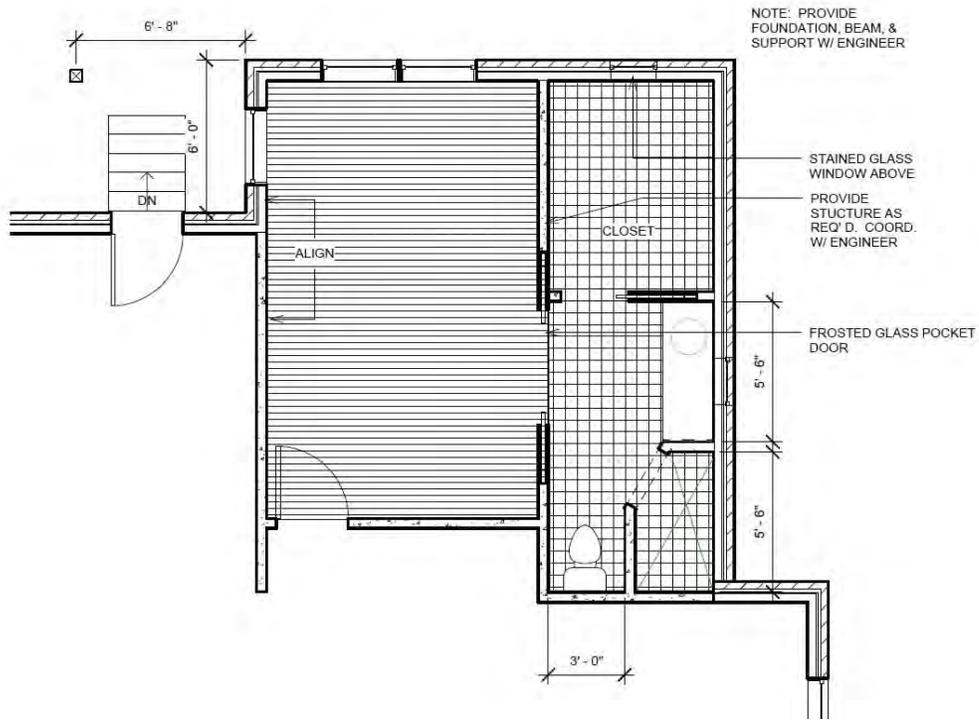
LIMITS OF ADDITION



Proposed elevations



Roof plan



Proposed floor plan for addition



Proposed new window

TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 12-13-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Hartley Remodeling

PROPERTY ADDRESS: 6103 Worth

DATE of CA / CD REQUEST: 12/5/12

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

Approve application as proposed noting that the
roof and siding materials to match existing house.
Additional windows to be wood to match existing.
Per 8.4 - 8.6
- Request bigger drawings in future

Task force members present

Laura Koppang Mary Mesh Rene Schmidt
 Sally Johnson Morgan Harrison Barbara Cohen

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor: All
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [Signature] DATE Dec. 13, 2012

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

JANUARY 7, 2013

FILE NUMBER: CA123-187(CH)
LOCATION: 4901 Victor St.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 97, Tract A

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Munger Place
MAPSCO: 46B
CENSUS TRACT: 0014.02

APPLICANT: Thad Reeves

OWNER: Travis & Amy Ripley

REQUEST: Replace grey composition shingle roof with Certaineed chestnut color composition shingle roof.

BACKGROUND / HISTORY: The Landmark Commission approved a new accessory structure on this property last month, with a chestnut color roof. The applicant had not included the new roof color on the main house on the previous application, so he is on this agenda to finish the project. The new roof material is Certaineed, color chestnut.

ANALYSIS: The existing roof on the home was damaged in the June 2012 hail storm. The owner wants to change the color of the roof from grey to chestnut. The new accessory structure was approved with a chestnut colored roof.

STAFF RECOMMENDATION: Replace grey composition shingle roof with Certaineed chestnut color composition shingle roof. Approve - Approval of the request dated 12/6/12 with the finding that the proposed roof complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Replace grey composition shingle roof with Certaineed chestnut color composition shingle roof. Approve - Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-187 (C)
 Office Use Only

Name of Applicant: Thad Reeves
 Mailing Address: 1015 Parkview Ave
 City, State and Zip Code: dallas, TX 7522 RECEIVED BY
 Daytime Phone: 214.316.6806 Fax: _____
 Relationship of Applicant to Owner: Architect DEC 06 2012

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

PROPERTY ADDRESS: 4901 Victor Street
 Historic District: Munger Place Development Residence

PROPOSED WORK:

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

- change of roof color from grey (existing) to chestnut colored composition shingles.
 - chestnut has been approved for the new accessory structure. Need approval for the rest of the house. (+ addition)

Signature of Applicant: [Signature] Date: 12.6.12
 Signature of Owner: [Signature] Date: 12/6/12
 (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.

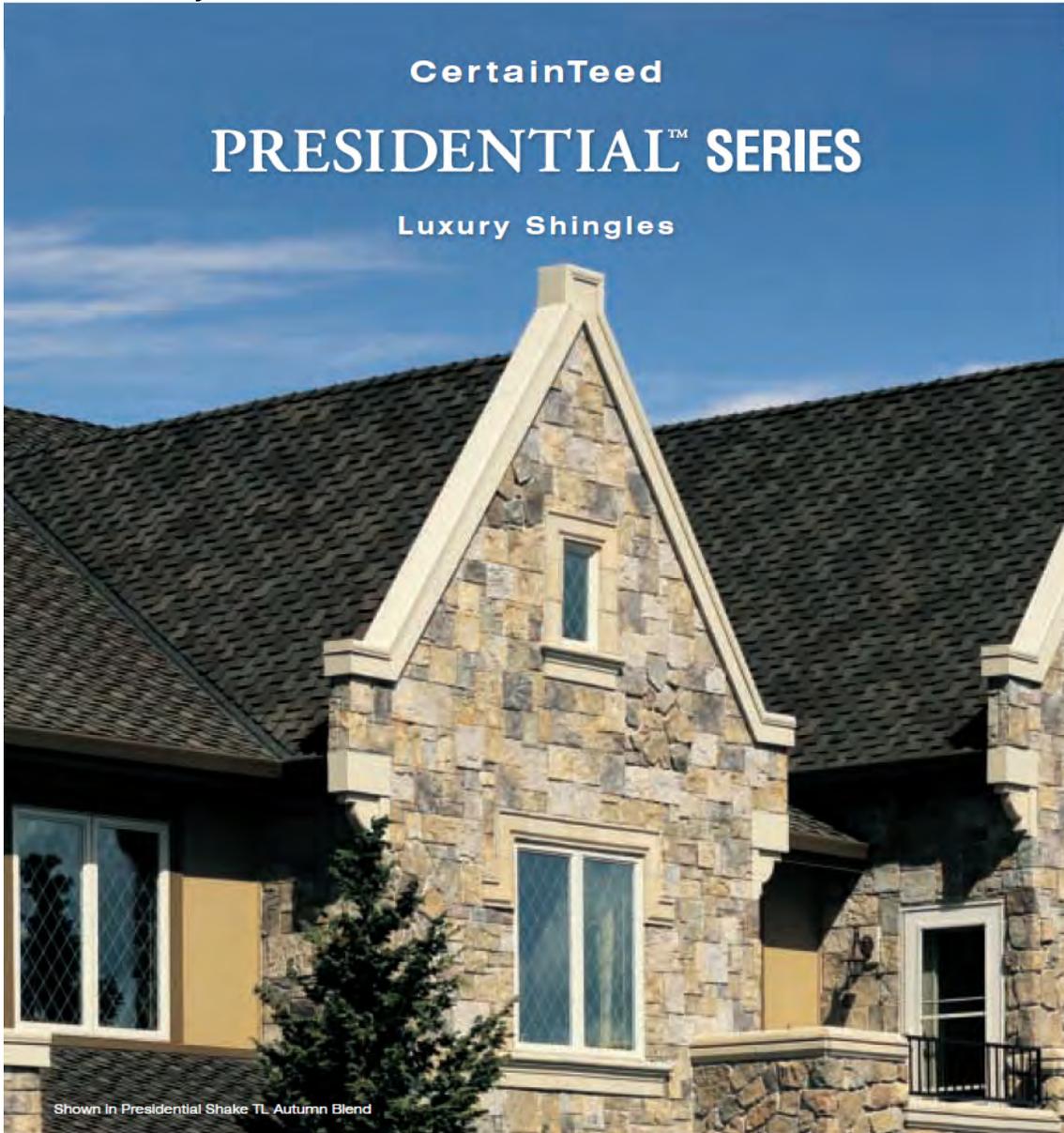
 Sustainable Construction and Development Date



Front façade



Corner side façade



CertainTeed
SAINT-GOBAIN

PRESIDENTIAL SHAKE™ color palette



TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 12-11-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Thad Reeves

PROPERTY ADDRESS: 4901 Victor

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

APPROVE IS SUBMITTED

Task force members present

Wesley Powell JoAnna Hampton John Mark Guest

Greg Johnston Brandon Burris John Gormley

Virginia McAlester (Alt.) Cheryl Scott (Alt.)

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor: all

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force [Signature] DATE 11 DEC 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**JANUARY 7, 2013**

FILE NUMBER: CA123-171(CH)
LOCATION: 1004 Moreland Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD-362, R-7.5(A)

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Peak's Suburban
MAPSCO: 46A
CENSUS TRACT: 0015.04

APPLICANT/OWNER: Alma Montellano

REQUEST: 1) Replace three vinyl one-over-one windows on west (front) facade with salvaged wood windows. Paint to match.
2) Replace three vinyl one-over-one windows on north (side) facade with salvaged wood windows. Paint to match.

BACKGROUND / HISTORY: The owner previously removed the original wood windows and installed new vinyl windows on the two façades without a Certificate of Appropriateness. After the fact, the applicant requested a Certificate of Appropriateness for vinyl windows. The Landmark Commission denied the vinyl windows at the November 5, 2012 meeting.

ANALYSIS: The owner is requesting to use salvaged wood windows on the two facades, removing the non-compliant vinyl windows. The owner does not have specification sheets, because the new windows will be reclaimed rather than new. Using salvaged wood windows complies with the Peak's Suburban historic district regulations.

STAFF RECOMMENDATION: 1) Replace three vinyl one-over-one windows on west (front) facade with salvaged wood windows. Paint to match. Approve with conditions - Approve the request dated 12/5/12 with the finding that the proposed replacement windows comply with Ordinance 22352, Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: applicant may use salvaged/replacement wood windows of the same size and design (one over one) as original windows. Any proposed windows that do not match the size, material or design of the original wood windows must obtain a new Certificate of Appropriateness prior to installation.

2) Replace three vinyl one-over-one windows on north (side) facade with salvaged wood windows. Paint to match. Approve with conditions - Approve the request dated 12/5/12 with the finding that the proposed replacement windows comply with Ordinance 22352, Section 3.10 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: applicant may use salvaged/replacement wood windows of the same size and design (one over one) as original windows. Any proposed windows that do not match the size, material or design of the original wood windows must obtain a new Certificate of Appropriateness prior to installation.

TASK FORCE RECOMMENDATION: 1) Replace three vinyl one-over-one windows on west (front) facade with salvaged wood windows. Paint to match. Approve with conditions - While we heartily support the intent, there is inadequate information provided to confirm that the "original" wood windows to be used for replacement actually match existing historic windows. Photos and/or drawings of replacement windows are required.

2) Replace three vinyl one-over-one windows on north (side) facade with salvaged wood windows. Paint to match. Approve with conditions - While we heartily support the intent, there is inadequate information provided to confirm that the "original" wood windows to be used for replacement actually match existing historic windows. Photos and/or drawings of replacement windows are required.



Front façade with vinyl windows

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-171 (ck)
 Office Use Only

Name of Applicant: Aima Montellano
 Mailing Address: 1004 Moreland Avenue
 City, State and Zip Code: Dallas, TX 75204
 Daytime Phone: (214) 326-1922 Fax: N/A
 Relationship of Applicant to Owner: Owner of property

RECEIVED BY
 DEC 03 2012

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

PROPERTY ADDRESS: 1004 Moreland Ave, Dallas
 Historic District: Peak's Suburban Addition

PROPOSED WORK:

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

We will be replacing vinyl windows currently on front and west side of the house w/ original wood windows. The wood windows will match original wood frame windows and will be painted with green paint to match the rest of the windows.

Signature of Applicant: [Signature] Date: 12/3/12
 Signature of Owner: [Signature] Date: 12/3/12
 (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 _____



Vinyl windows



File photographs showing original wood windows

Q. 1) Are these the same windows that you requested to replace back in October of this year?

A. In October we requested permission to replace the original wood frame windows with vinyl windows but our request was denied without prejudice. Our intentions THIS TIME is to Replace the vinyl windows that were already installed with the the "original" wood frame windows that were removed. In other words we are re-installing the old wood frame windows and removing the vinyl windows.

Q. Do you have the specification sheet, also known as a cut sheet, for the proposed new wood windows? The Commission and task force will need to see that information. You can scan it to me, or bring it to the task force meeting next week.

A. I do not have specification sheets for the windows. We are re-installing the old windows (wood frame) that were removed in October. Mark Doty has the pictures of the OLD WINDOWS on file for the task force to view during their upcoming meeting.

Information from the applicant regarding using salvaged windows

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

DATE: 12/12/2012

TIME: 6:15 pm

MEETING PLACE: 400 N. Ervay Street

Applicant Name: Alma Montellano

Address: 1004 Moreland

Date of CA/CD Request: 12/5/2012

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

- ~~Theresa~~

While we heartily support the intent, there is inadequate information provided to confirm that the "original" wood windows to be used for replacement actually match existing historic windows. Photos and/or drawings of replacement windows are required.

Task force members present

<input checked="" type="checkbox"/> Norm Alston (Chair)	<input checked="" type="checkbox"/> David Sacha	<input type="checkbox"/> Teri Portillo (Alternate)
<input checked="" type="checkbox"/> Michael Karnowski	<input checked="" type="checkbox"/> Kathy Finch	<input type="checkbox"/> Jim Anderson (Alternate)
<input checked="" type="checkbox"/> Renee Manes	<input type="checkbox"/> Jennifer Hidden	

Ex Officio staff members Present Carolyn Horner

Simple Majority Quorum: yes no (four makes a quorum)

Maker: MANES

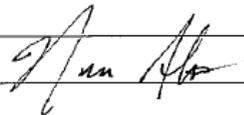
2nd: KARNOWSKI

Task Force members in favor: Unanimous approval

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force



DATE 12/12/12

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

JANUARY 7, 2013

FILE NUMBER: CA123-172(CH)
LOCATION: 4840 Worth St.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD 98

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Peak's Suburban
MAPSCO: 46B
CENSUS TRACT: 0015.02

APPLICANT/OWNER: Robert and Vera Elkins

REQUEST: Replace non-original front facade window with second front door, matching existing front door style. Work completed without a Certificate of Appropriateness.

ANALYSIS: The previous owner of this duplex converted a second front door to a window, without a Certificate of Appropriateness. The new owners then changed the new window back to a front door. The new front door matches the door that was on the house when they bought it.

STAFF RECOMMENDATION: Replace non-original front facade window with second front door, matching existing front door style. Work completed without a Certificate of Appropriateness. Approve - Approve the work request dated 12/5/12 with the finding that the new opening complies with Ordinance 22352, Section 3.11 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Replace non-original front facade window with second front door, matching existing front door style. Work completed without a Certificate of Appropriateness. Approve - Conforms to 3.11

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 172 (CK)
 Office Use Only

Name of Applicant: Robert/Nava Elkins 3 Nicole Fauss
 Mailing Address: 4840 Worth St
 City, State and Zip Code: Dallas TX 75240
 Daytime Phone: 955 504 3240 Fax: NA
 Relationship of Applicant to Owner: owner

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

RECEIVED BY
 DEC 05 2012

PROPERTY ADDRESS: 4840 Worth St, Dallas TX 75240
 Historic District: Peak's Addition

Development Services

PROPOSED WORK:

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

We replaced a (nonnominal) window with a door. We did this work without a CA. We were completely unaware of our CA requirements. We do seek approval for the door. We are all happy homeowners, going forward we will fill out CAs. We did match door to original door. Based on conversations w/ previous owner window may have been installed in 2010. Our door was installed 11/7/12.

Signature of Applicant: [Signature] Date: 11/14/12

Signature of Owner: _____ Date: _____
 (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



Front facade



Close up of the front doors



Front façade at time of purchase. Note the two windows and single front door. The new front door (see next page) matches this existing door.



New front door, which matches the first front door

Dear Mark Doty and whom this may concern,

First of all I would like to say that our lack of compliance with not filing Certificates of Appropriateness was due to our ignorance. This has been a valuable lesson for living in the Dallas Historical District. We are happy homesteaders and look forward to our future as home owners. Being we are not from Dallas, we were simply unaware of the need for CA's. We do apologize for not asking for permission and hope we can still be approved based on info below.

Please see our CA's enclosed concerning 4840 Worth St Dallas, TX 75246.

We are requesting to keep the new door that replaced a new (non original window). The previous owners pointed out where the original 2nd door was and I had several contractors confirm that was indeed where the original door was. We did keep the original look of the home with the mahogany classic series second door. We did match the door completely to the existing door. Please see CA notes and records enclosed.

Material used in door restoration:

Escon 36" x80"

Mahogany Classic Series- Matched to existing door

Stained with Red Oak stain to match existing door

We are also requesting for the new exterior paint of gray, white, and navy to be approved. The exterior main color is gray. The columns and trims are white. Small detailed trim is navy, as original color displayed. We did try to match the neighborhood's theme and similar schemes. Please see CA notes, samples, pictures and records enclosed.

Material used:

Sherwin Williams Brand

Gauntlet Gray- SW7019 (used for exterior walls)

Extra White- SW7006 (used for columns and trim)

Naval- SW 6244 (used for detailed trim)

Please see samples

Although, ignorantly we didn't do this the correct way, we tried our best to add value to our home and hope we can be approved for these changes. If keeping the door is going to be a lengthy, troublesome ordeal for you we will change back.

Going forward we will file CA's on any work that requires a CA.

Thank you for your consideration,

Robert Elkins, Vera Elkins and Nicole Fauss

RECEIVED BY

DEC 05 2012

Development Services

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

DATE: 12/12/2012
TIME: 6:15 pm
MEETING PLACE: 400 N. Ervay Street

Applicant Name: Robert & Vera Elkins
Address: 4840 Worth
Date of CA/CD Request: 12/5/2012

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

Conforms to 3.11

Task force members present

<input checked="" type="checkbox"/> Norm Alston (Chair)	<input checked="" type="checkbox"/> David Sacha	<input type="checkbox"/> Teri Portillo (Alternate)
<input checked="" type="checkbox"/> Michael Karnowski	<input checked="" type="checkbox"/> Kathy Finch	<input type="checkbox"/> Jim Anderson (Alternate)
<input checked="" type="checkbox"/> Renee Manes	<input type="checkbox"/> Jennifer Hidden	

Ex Officio staff members Present Carolyn Horner

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

Maker: ~~SACHA~~ SACHA
2nd: FINCH
Task Force members in favor: *Unanimous Approval*
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force *[Signature]* DATE *12/12/12*

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

JANUARY 7, 2013

FILE NUMBER: CA123-166(CH)
LOCATION: 1082 N. Fitzhugh Ave.
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD 63, Area A

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Swiss Avenue
MAPSCO: 46A
CENSUS TRACT:

APPLICANT: Brenden Martin

OWNER: Swiss Avenue Historic District Association

REQUEST: 1) Replace red tile roof with new Ludowici green barrel tile roof.
2) Install 8 custom light fixtures.

BACKGROUND / HISTORY: The companion case CA123-167(CH) for the second entry gate is also on the agenda.

ANALYSIS: The Swiss Avenue Historic District entry gates were completed in their current configuration in 1985. They are not original to the district, and are also non-contributing to the district.

After the hail storm of June 2012, the gate roof needs replacement, and the district wants to install green tile instead of the current red tile. A property owner in the historic district has donated the green tile. The color change complies with the Swiss Avenue historic district regulations.

The district wants to install new custom light fixtures on the gates. The proposed lights comply with the Dallas Development Code.

STAFF RECOMMENDATION: 1) Replace red tile roof with new Ludowici green barrel tile roof. Approve - Approval of the request dated 12/5/12 with the finding that the proposed roof complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install 8 custom light fixtures. Approve - Approval of the request dated 12/5/12 with the finding that the proposed light fixtures meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: 1) Replace red tile roof with new Ludowici green barrel tile roof. Approve - Approve as submitted.
2) Install 8 custom light fixtures. Approve - Approve as submitted.



Photograph provided by the applicant. Arrows are pointing at the areas of review (roof and lights).

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-166 [ch]
 Office Use Only

Name of Applicant: Brendan Martin
 Mailing Address: 5816 Swiss Avenue
 City, State and Zip Code: Dallas, TX 75214
 Daytime Phone: 972-996-5917 Fax: 214-999-0081
 Relationship of Applicant to Owner: _____

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

PROPERTY ADDRESS: 1062 N. Fitzhugh Avenue, Dallas, TX
 Historic District: Swiss Avenue Historic District

RECEIVED
 12/5/12

PROPOSED WORK:

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

- Replace existing roof with Ludowici Spanish Barrel tile. See attached specification sheet and image of tile sample
- Repaint/Stain wood elements on monument/entrance gate
- Install 8 custom light fixtures U.L. listed for wet areas. Fixtures to be custom made to scale using conceptual fixture attached.

Signature of Applicant: Brendan J. Martin Date: 12/05/2012
 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



Light Fixture Concept

Tile Sample and Color



13-1/4" Spanish



Description

One of the most popular tile in Ludowici's product line, Spanish tile is prized for its simple, one-piece barrel design which provides a pattern of distinctive ripples across the roof. Often synonymous with clay roof tile, Spanish tile enhances virtually any style of architecture from small bungalows to large public institutions.

Dimensions

171 pieces per square

5.3 lbs per piece

900.0 lbs per square

4:12 minimum slope

9.75" x 13.25" overall

8.25" x 10.25" exposed

Performance

- Suitable for areas with repeated freeze-thaw cycles
- Meets or exceeds requirements of ASTM C 1167 -96 for Grade I clay roof tile; average moisture absorption of less than 1.0%
- High breaking strength
- Color fastness included in the 75-year limited warranty

Installation

- Typical requirements for underlayments, flashings, roof deck and adhesive
- Installation manual available



RECEIVED BY
DEC 03 2012
Development Services



The Dallas Morning News Photo Nelson

Swiss Avenue gates open

Mary Grace Wilhite (standing), who launched the fund drive that financed the rebuilding of the gates on Swiss Avenue, greets Dr. and Mrs. W.A. Criswell Friday at

opening ceremonies for the gates. Mrs. Wilhite gave Criswell, who is pastor of the First Baptist Church, a rose, a token of appreciation given to all contributors.

Newspaper article copy provided by applicant

TASK FORCE RECOMMENDATION REPORT
Swiss Avenue/Munger Place

DATE: 12-11-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Brenden Martin

PROPERTY ADDRESS: 1082 N Fitzhugh

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTED

Task force members present

Wesley Powell JoAnna Hampton John Mark Guest

Greg Johnston Brandon Burris John Gormley

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 11 Dec 2012

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

JANUARY 7, 2013

FILE NUMBER: CA123-167(CH)
LOCATION: 1112 N. Fitzhugh Ave.
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD 63, Area A

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Swiss Avenue
MAPSCO: 46B
CENSUS TRACT:

APPLICANT: Brenden Martin

OWNER: Swiss Avenue Historic District

REQUEST: 1) Replace red tile roof with new Ludowici green barrel tile roof.
2) Install 8 custom light fixtures.

BACKGROUND / HISTORY: The companion case CA123-166(CH) for the first entry gate is also on the agenda.

ANALYSIS: The Swiss Avenue Historic District entry gates were completed in their current configuration in 1985. They are not original to the district, and are also non-contributing to the district.

After the hail storm of June 2012, the gate roof needs replacement, and the district wants to install green tile instead of the current red tile. A property owner in the historic district has donated the green tile. The color change complies with the Swiss Avenue historic district regulations.

The district wants to install new custom light fixtures on the gates. The proposed lights comply with the Dallas Development Code.

STAFF RECOMMENDATION: 1) Replace red tile roof with new Ludowici green barrel tile roof. Approve - Approval of the request dated 12/5/12 with the finding that the proposed roof complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install 8 custom light fixtures. Approve - Approval of the request dated 12/5/12 with the finding that the proposed light fixtures meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: 1) Replace red tile roof with new Ludowici green barrel tile roof. Approve - Approve as submitted.
2) Install 8 custom light fixtures. Approve - Approve as submitted.



Photograph provided by the applicant. Arrows are pointing at the areas of review (roof and lights).

**Certificate of Appropriateness (CA)
City of Dallas Landmark Commission**

CA 123-167 (ck 1)
Office Use Only

Name of Applicant: Brenden Martin
 Mailing Address : 5818 Swiss Avenue
 City, State and Zip Code: Dallas, TX 75214
 Daytime Phone: 972-898-5917 Fax: 214-999-0088
 Relationship of Applicant to Owner: _____

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

PROPERTY ADDRESS: 1112 N. Fitzhugh Avenue, Dallas, TX
 Historic District: Swiss Avenue Historic District

DEC 05 2012

Development Services

PROPOSED WORK:

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

- Replace existing roof with Ludowici Spanish Barrel tile. See attached specification sheet and image of tile sample
- Repaint/Stain wood elements on monument/entrance gate
- Install 8 custom light fixtures U.L. listed for wet areas. Fixtures to be custom made to scale using conceptual fixture attached.

Signature of Applicant: Brenden J. Martin Date: 12/05/2012

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



Light Fixture Concept

Tile Sample and Color



13-1/4" Spanish



Description

One of the most popular tile in Ludowici's product line, Spanish tile is prized for its simple, one-piece barrel design which provides a pattern of distinctive ripples across the roof. Often synonymous with clay roof tile, Spanish tile enhances virtually any style of architecture from small bungalows to large public institutions.

Dimensions

171 pieces per square

5.3 lbs per piece

900.0 lbs per square

4:12 minimum slope

9.75" x 13.25" overall

8.25" x 10.25" exposed

Performance

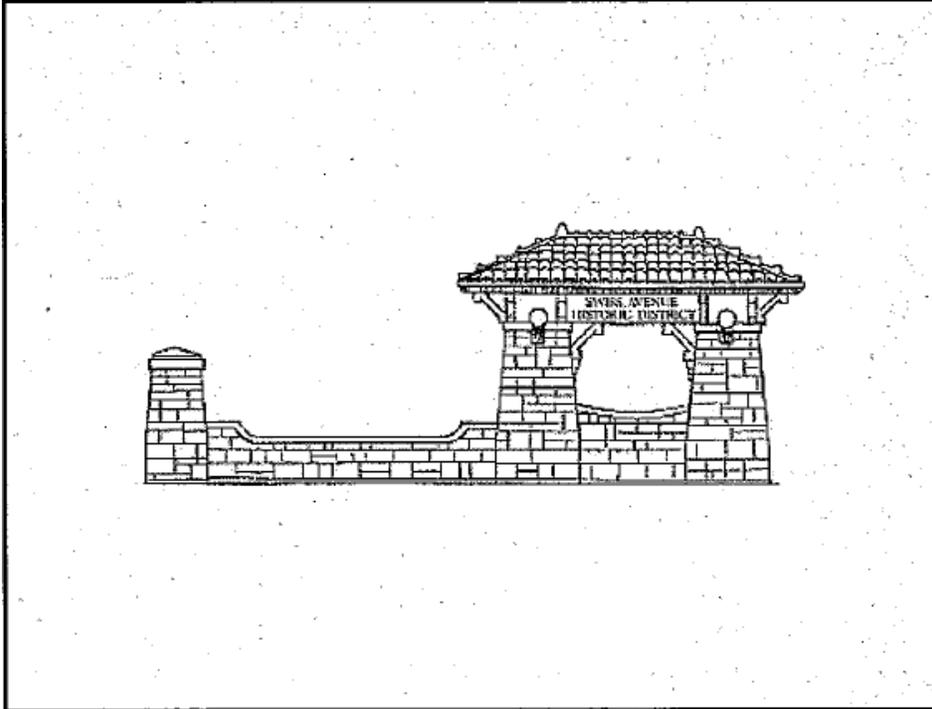
- Suitable for areas with repeated freeze-thaw cycles
- Meets or exceeds requirements of ASTM C 1167 -96 for Grade I clay roof tile; average moisture absorption of less than 1.0%
- High breaking strength
- Color fastness included in the 75-year limited warranty

Installation

- Typical requirements for underlayments, flashings, roof deck and adhesive
- Installation manual available



RECEIVED BY
DEC 03 2012
Development Services



September 20, 1985
The dedication of the Swiss Avenue Gates
INVITATION COVER

The Swiss Avenue Historic District Association
invites you to the Dedication of the Swiss Avenue Gates
and reception immediately following.

Date: September 20, 1985	Program:
Time: 6:00 p.m.	Ribbon Cutting
Location: Gates, Swiss Avenue at Pittsburgh	Song: "Bless These Gates" by Braze
Reception: Lakeshore Country Club	Dedication: Reverend M. A. Grishell
	Song: "The Lord's Prayer" by Malotte
	Performed by Mr. Dan Dean

R.s.v.p. Dr. Mary Grace Wilhite 624-2111
Binda Franklin 626-7402

Provided by the applicant

TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 12-11-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Brenden Martin

PROPERTY ADDRESS: 1112 N Fitzhugh

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

APPROVED AS SUBMITTED

Task force members present

Wesley Powell JoAnna Hampton John Mark Guest
 Greg Johnston Brandon Burris John Gormley
 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 11 Dec 2012

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**JANUARY 7, 2013**

FILE NUMBER: CD123-011(CH)
LOCATION: 5622 Swiss Ave.
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD 63, Area A

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Swiss Avenue
MAPSCO: 36X
CENSUS TRACT: 0014.00

APPLICANT/OWNER: Michael Slaughter

REQUEST: Demolish garage and attached structures under the standard of imminent threat to public health and safety.

ANALYSIS: The owner submitted the documentation to demolish under the standard of imminent threat to public health and safety. The garage structure is non-contributing to the district. A previous owner added a small one-story area to the garage, and that area will be demolished with the garage.

The existing carport and separate workshop will remain.

STAFF RECOMMENDATION: Demolish garage and attached structures under the standard of imminent threat to public health and safety. Approve - Approve the demolition request with the finding that the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and 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 garage and attached structures under the standard of imminent threat to public health and safety. Approve - Approve noting that significant modification to existing structure as a factor in approval. Suggest inclusion of exterior photos showing relation to carport and modifications for Landmark Commission.

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

CD <u>123-011</u> [<u>ek</u>] Office Use Only
--

1. Name of Applicant: Michael W Slaughter
MAILING Address: 5622 Swiss Avenue City Dallas State TX Zip 75214
Daytime Phone: 214-514-3609 Fax: 214-231-9036
Relationship of Applicant to Owner: Owner

ADDRESS OF PROPERTY TO BE DEMOLISHED: Garage at 5622 Swiss Avenue Zip 75214
Historic District: Swiss Avenue

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

DEC 05 2012

Development Services

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

Documentation Attached

Demolish Garage and attached Structures.
There is no intention to rebuild at this time.

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: 12/5/12

5. Signature of Owner: [Signature] Date: 12/5/12

(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



Front façade



December 4, 2012

Mr. Michael Slaughter
5622 Swiss Ave
Dallas, TX

RE: Garage Condition

Dear Mr. Slaughter:

On November I visited your residence at 5522 Swiss Avenue. The purpose of the visit was to perform a visual inspection of the existing garage on the property to assess the structural condition. The assessment was to determine the feasibility of renovation within reasonable cost. Based on what I observed, in my opinion the garage is in very poor condition and renovation would be highly impractical.

The foundation system does not appear to be adequate. Significant differential movements have occurred causing distress in the framing. Attempting to level the structure with piers or other method could be dangerous as the framing problems are near failure and a collapse could occur.

The framing problems are numerous. There is a drainage problem around the perimeter that has caused rotting of the sill plates and wall studs in several locations. There are connections that were built improperly to begin with and the movements have created dangerous near-failure conditions. The movements have also caused columns and walls to lean considerably.

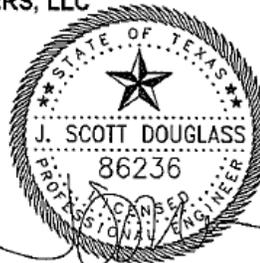
In addition to the danger mentioned above, an attempt to renovate the structure and bring it to current building standards might not be possible and the cost would be excessive. The attachment to this letter contains photographs of the conditions discussed.

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

ARMSTRONG-DOUGLASS PARTNERS, LLC

J. Scott Douglass, P.E.
Partner



Armstrong-Douglass Partners, LLC
6060 N. Central Expy., Suite 360; Dallas, Texas 75206

Consulting Engineers
F-5635

Report



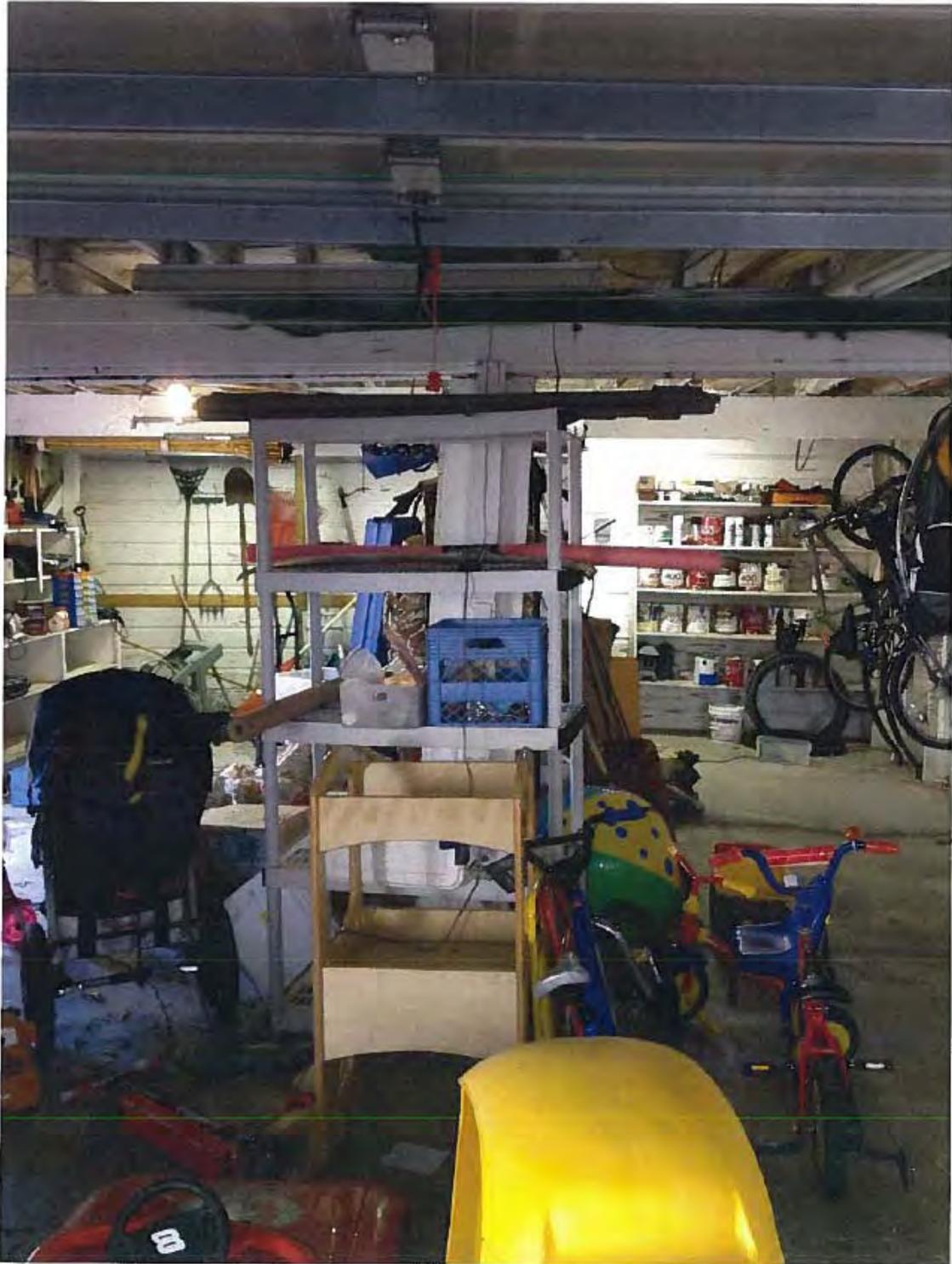
Picture of exterior wall with rotted framing and siding



Beam connection built poorly and showing effects of structural movement



Interior beam connection built poorly and showing effects of movement



Interior column leaning significantly

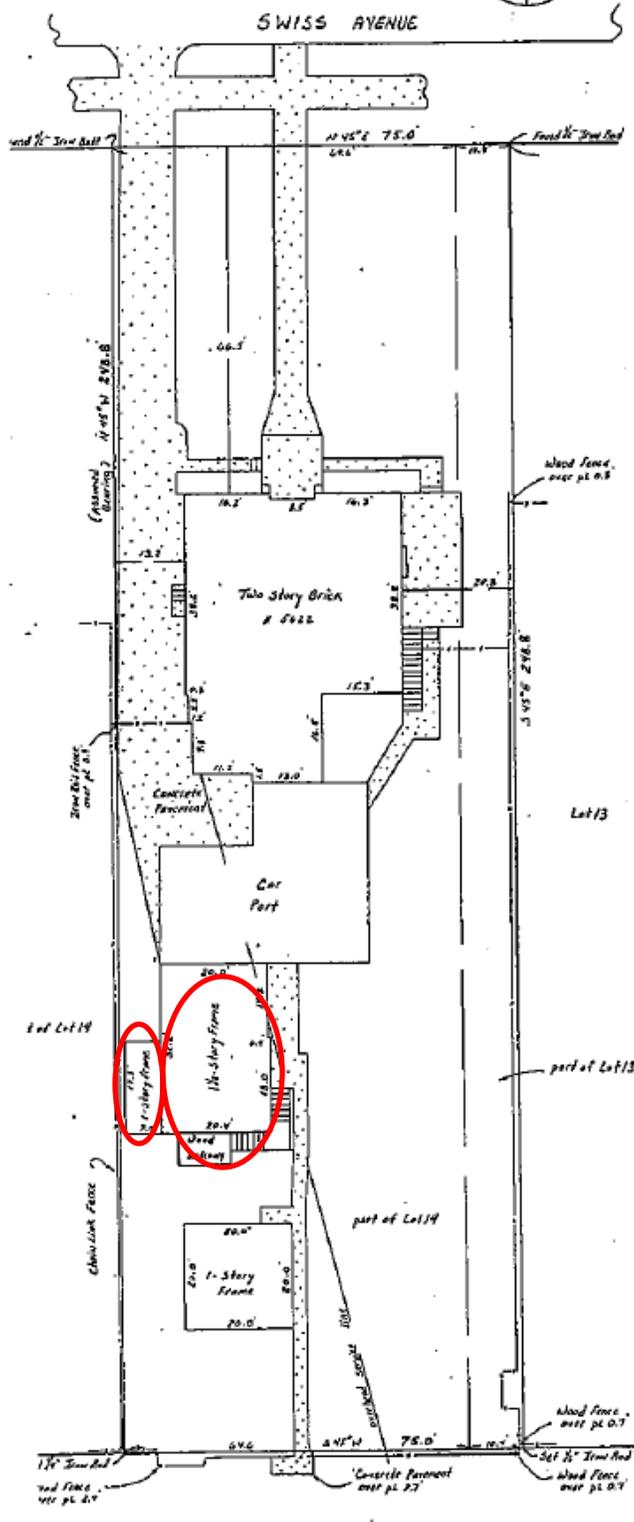


Interior concrete slab showing effects of foundation movement



Exterior view showing building lean

PLAN NORTH



Items circled in red are to be demolished.



Side of garage – note how it extends under the carport



Garage and carport are not attached



View of the three structures in the rear yard. In this picture, only the middle structure is to be demolished.

TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 12-11-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Michael Slaughter

PROPERTY ADDRESS: 5622 Swiss

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

- APPROVED NOTING THAT SIGNIFICANT MODIFICATION TO EXISTING STRUCTURE AS A FACTOR IN APPROVAL
- SUGGEST INCLUSION OF EXTERIOR PHOTOS SHOWING RELATION TO SUPPORT of MODIFICATIONS FOR LANDMARK COMMISSION

Task force members present

- Wesley Powell Joanna Hampton John Mark Guest
- Greg Johnston Brandon Burris John Gormley
- Virginia McAlester (Alt.) Cheryl Scott (Alt.)

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor: all

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force David Hupler DATE 11 DEC 2012

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**JANUARY 7, 2013**

FILE NUMBER: CA123-165(CH)
LOCATION: 6049 Bryan Pkwy.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 63, Area B

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Swiss Avenue
MAPSCO: 36X
CENSUS TRACT: 0011.01

APPLICANT/OWNER: Patricia B. Joaquim

REQUEST: Replace brown composition shingle roof with a new CertainTeed Landmark Cottage Red composition shingle roof, to mimic original roof on home.

ANALYSIS: The owner wants to return the home's roof back to its original color. The proposed CertainTeed Landmark composition shingle is burnt Sienna, which is close to the original brick red color as the original roof on the home. The applicant has provided documentation on the original roof, and Staff has several photographs of the original roof in the file.

STAFF RECOMMENDATION: Replace brown composition shingle roof with a new CertainTeed Landmark Cottage Red composition shingle roof, to mimic original roof on home. Approve - Approve the request dated 12/5/12 with the finding that the proposed red roof color complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 1A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Replace brown composition shingle roof with a new CertainTeed Landmark Cottage Red composition shingle roof, to mimic original roof on home. Approve - Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-165 [ch]
 Office Use Only

Name of Applicant: PATRICIA BENDER JOAQUIM
 Mailing Address: 6049 BRYAN PKWY
 City, State and Zip Code: DALLAS, TX 75206
 Daytime Phone: 214-232-4423 Fax: 214-319-9110
 Relationship of Applicant to Owner: SAME
 EMAIL: patty.joaquim@gmail.com
 PROPERTY ADDRESS: 6049 BRYAN PKWY
 Historic District: SWISS AVE.

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

RECEIVED BY
 DEC 05 2012

PROPOSED WORK:

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

NEW Shingled Roof. I want to change it back to a brick color Red as it was originally.
my roof was damaged in the Hail storm, I would like to get this done ASAP since Roofers are now available.

Signature of Applicant: Patricia Bender Joaquim Date: 12-1-12
 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



Front facade

Sept. 23, 2012

To whom it may concern:

✍

JOAQUIM

My neighbor of one year, Patty ~~Joachim~~, asked me to verify the original roofing material on her home at 6049 Bryan Parkway. We moved to this house, 6045 Bryan Parkway, in 1984.

The disabled vet who then lived next door raised a daughter there but we never saw him. He had the reputation of a hermit and had built a bamboo curtain between our properties. He was living on disability income. The house was in disrepair because he was unable or unwilling to pay to have the house kept in presentable condition.

The roof was a molded concrete product, individual tiles with ridges. At one time they were red, but sun, weather and age had faded them. Broken pieces of the concrete were strewn about the property. I picked up many pieces before the roof was replaced in the late '80s or early '90s.

The owners who bought the house from the hermit vastly remodeled the house. They were allowed to replace the concrete tiles with a composition roof.

Patty wants to take a step closer to the original appearance of the house by replacing her hail-damaged roof with red composition shingles. A red roof, even if it is composition and not the original concrete tiles, suits the house's architecture far better than the ubiquitous "weathered wood" roofs in the district.

I hope she will be allowed to do so.

Mariana Greene
6045 Bryan Parkway
Dallas, TX 75206

RECEIVED BY
DEC 05 2012
Development Services



File photographs showing the old reddish roof



Dallas Landmark Commission



TYPE: STANDARD ROUTINE
 CONSENT DISCUSSION

Site Location:	6049 BRYAN PKWY	Mapco #
Applicant	EUZADETH RIVERA / K. R. SWARTZ	
Mailing Address	6049 BRYAN PARKWAY DALLAS TX 75206	
Day Telephone	820-2189	
Nature of Work	REPLACE CONCRETE TILE WITH COMPOSITION. ON PRIMARY RESIDENCE (OVER) (continued on back)	
I understand that only work that is specifically listed on or attached to this form will be reviewed by the Landmark Commission prior to commencement of work.		
Applicant's Signature:	<i>K. R. Swartz</i>	
Date:	1/19/93	Date Received: 1/19/93
For:	Landmark Commission Meeting	

Previous owner obtained permission to change the color and material of the roof to the current composition shingle brown.



Proposed red composition shingle

TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 12-11-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Patricia Joaquim

PROPERTY ADDRESS: 6049 Bryan

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTED.

Task force members present

Wesley Powell JoAnna Hampton John Mark Guest

Greg Johnston Brandon Burris John Gormley

Virginia McAlester (Alt.) Cheryl Scott (Alt.)

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor: all

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

Paul Hays

DATE

11 Dec 2012

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**JANUARY 7, 2013**

FILE NUMBER: CA123-162(CH)
LOCATION: 6214 Bryan Pkwy.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 63, Area B

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Swiss Avenue
MAPSCO: 36Y
CENSUS TRACT: 0014.00

APPLICANT/OWNER: Michelle Manners

REQUEST: 1) Enclose side porch with screens.
2) Change side entry door to French door to match existing rear French door.

ANALYSIS: The applicant originally requested to use windows to enclose the side porch. After task force review, the applicant changed the request to screens, in agreement with the task force recommendation.

The proposed French door for the side porch matches the rear façade French door. The new door faces the driveway. Specifications for the patio door were not received by the time the staff report was due.

STAFF RECOMMENDATION: 1) Enclose side porch with screens. Approve with conditions - Approve the request dated 12/5/12 with the finding that the proposed screens comply with City Code Sections 51P-63.116(1)(B), 51P-63.116(1)(P)(iii), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Conditions: screen frames must be painted or colored to match or complement the color scheme of the main building, and the screens to be centered on the masonry columns.
2) Change side entry door to French door to match existing rear French door. Approve with conditions - Approve the request dated 12/5/12 with the finding that the proposed French door complies with City Code Section 51P-63.116 (1)(P)(vi)(cc) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: doors must be centered on the masonry columns to preserve the original opening of the side porch.

TASK FORCE RECOMMENDATION: 1) Enclose side porch with screens. Approve with conditions - Infill front opening with 2 equal screens. All to be installed centered on masonry column. Preserve expression of side porch.

2) Change side entry door to French door to match existing rear French door. Approve with conditions - Infill side with pair doors to match mullion pattern/design of existing French doors, screened. All to be installed centered on masonry column. Preserve expression of side porch.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-162102
 Office Use Only

Name of Applicant: Michelle Manners
 Mailing Address: 6214 Bryan Pkwy
 City, State and Zip Code: Dallas TX 75214
 Daytime Phone: 214-647-3541 Fax: _____
 Relationship of Applicant to Owner: same

RECEIVED BY

DEC 05 2012

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

PROPERTY ADDRESS: 6214 Bryan Pkwy, Dallas TX 75214
 Historic District: Swiss Avenue

PROPOSED WORK:

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

enclose side porch with glass window facing street. Close side entry with french door (matching french door on back of house)
will match shutters used on rest of front windows

Signature of Applicant: Michelle Manners Date: 11-7-12

Signature of Owner: Michelle Manners Date: 11-7-12
 (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



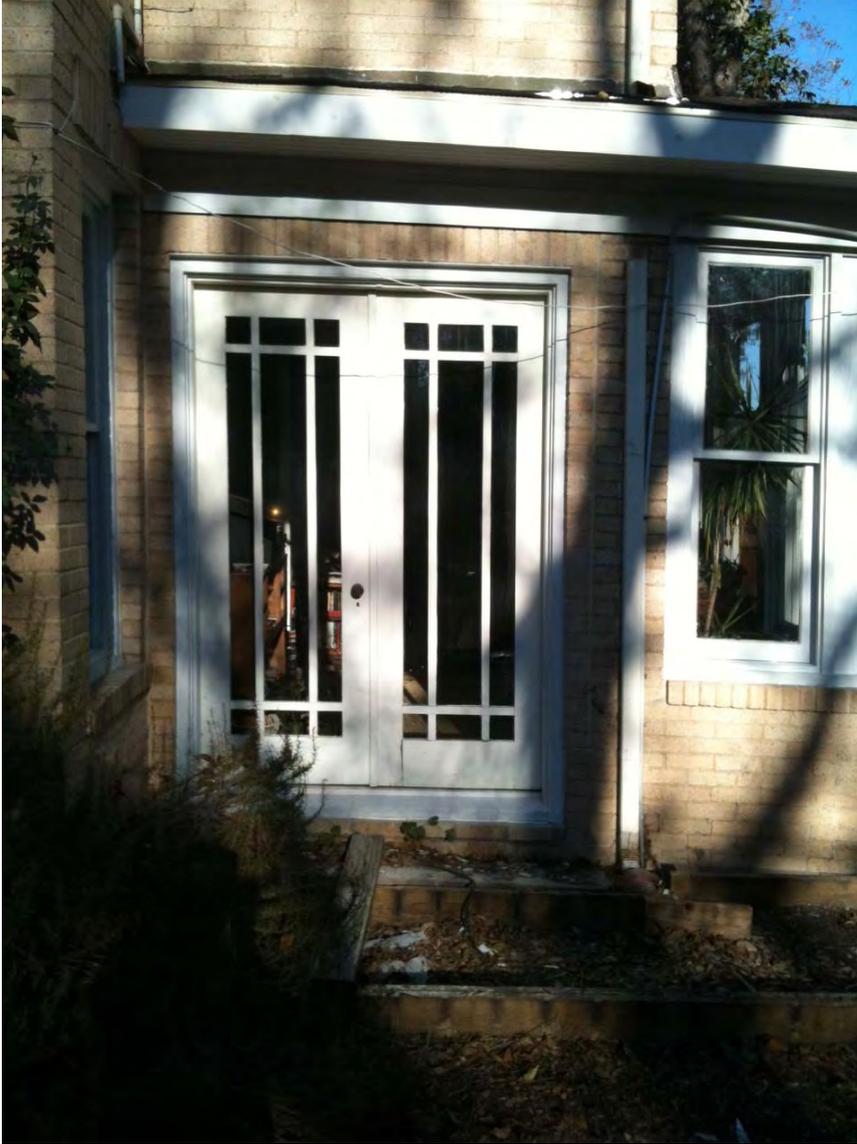
Front façade



Side porch on driveway side of home



View of side porch from driveway



Existing rear façade French doors

TASK FORCE RECOMMENDATION REPORT
Swiss Avenue/Munger Place

DATE: 12-11-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Michelle Manners

PROPERTY ADDRESS: 6214 Bryan

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

- INFILL FRONT OPENING W/ 2 EQUAL SCREENS

- INFILL SIDE W/ PAIR DOORS TO MATCH HUMAN PATTERN/

DESIGN OF EXISTING FRENCH DOORS, SCREENED

- DOOR TO BE INSTALLED CENTERED ON MASONRY COLUMN

- PRESERVE EXPRESSION OF SIDE PORCH

Task force members present

Wesley Powell JoAnna Hampton John Mark Guest

Greg Johnston Brandon Burris John Gormley

Virginia McAlester (Alt.) Cheryl Scott (Alt.)

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor: all

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force [Signature]

DATE 11 DEC 2012

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

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



CITY OF DALLAS

LANDMARK COMMISSION

JANUARY 7, 2013

FILE NUMBER: CA123-183(MD)
LOCATION: 265 Commerce Street
STRUCTURE: Accessory and Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: December 6, 2012
DISTRICT: West End
MAPSCO: 45-N
CENSUS TRACT: 0021.00

APPLICANT: Good, Fulton and Farrell

REPRESENTATIVE: Kent Salisbury

OWNER: CITY OF DALLAS

REQUEST:

Install new interpretive graphic signage for Dealey Plaza.

BACKGROUND / HISTORY:

7/2/12 – Landmark Commission approved Certificate of Appropriateness (CA112-310(MD)) for restoration of Dealey Plaza with the condition that the proposed interpretive signage package be re-submitted when finalized for final review.

ANALYSIS: The West End preservation criteria doesn't specifically address the type of work proposed, so the standard for approval is that the proposed work will not have an adverse affect on the historic overlay district. Staff does not believe the proposed work will have an adverse effect, therefore is recommending approval.

STAFF RECOMMENDATION:

Install new interpretive graphic signage for Dealey Plaza. - Approve drawings dated 12/19/12 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install new interpretive graphic signage for Dealey Plaza. - Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 183 (MD)
 Office Use Only

Name of Applicant: Kent Salisbury - Good, Fulton & Fairview
 Mailing Address: 2808 Fairmount Street
 City, State and Zip Code: Dallas, TX 75201
 Daytime Phone: 214.303.1500 Fax: 214.303.1512
 Relationship of Applicant to Owner: Consultant (Architect)

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

PROPERTY ADDRESS: 265 Commerce Street (South portion of site)
 Historic District: West End

PROPOSED WORK:

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

New Interpretive Graphic Signage for Dealey Plaza. This submittal is a follow up to the previously issued CA for the Dealey Plaza Phase 2 project, showing only the proposed scheme for the new graphic signage.

RECEIVED BY

DEC 06 2012

Signature of Applicant: [Signature] Date: 12.05.12 *Development Services*
 Signature of Owner: Ralph West Williams Date: Dec 5, 2012
 (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:

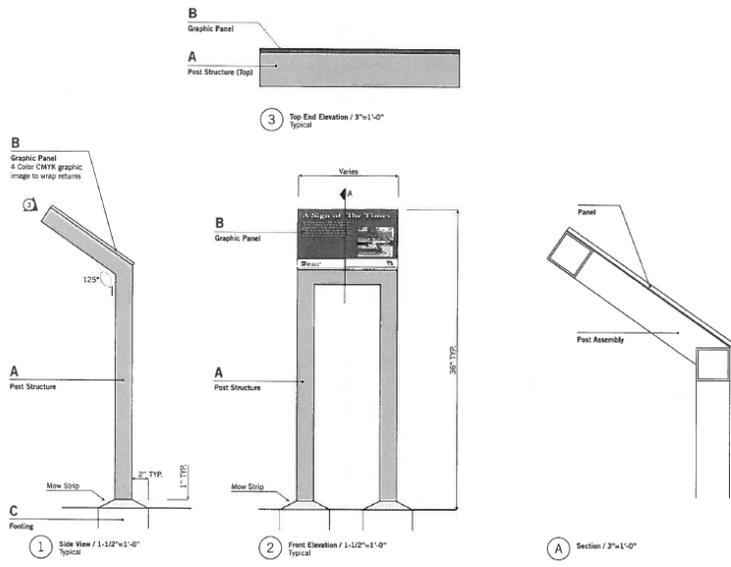
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history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

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- 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 _____

2/1/21



SIGN TYPE 01 - Interpretive Panel
 Dimensions & shapes of all elements as shown on sheets 1 and 2.

A Post Structure: Fabricated from 2" square-edge Stainless Steel posts. Configured for direct burial installation. Miter top and vertical joints. Continuous weld all seams. Grind and buff smooth for a seamless appearance. Paint all surfaces as indicated.

B Graphic Panel: 1/8" Aluminum panel with powder-coated graphics (Auto Sign System by Systems Harrington, Inc. or equal). Sign contractor responsible for CMYK color match. Mount to Post Structure with concealed Loxe Adhesive per manufacturers specifications.

Arbeits: Designer to provide approved artwork.

C Footing: Below grade concrete (and Saturated footing as required to support Sign Assembly. Configured of sufficient size and depth. Indicate on shop drawings. Integrated mow strip as indicated.

Installation: Design team to field locate approved quantities. Direct burial install of sign assembly into footing and earth. Smooth exposed surfaces of concrete mow strip.

Structural Engineering: REQUIRED. Provide sealed structural engineering calc's. per requirements of Project Specifications.

Sign contractor responsible to field survey as-built conditions that may impact installation & maintenance of sign, including dimensions, indicated on shop drawings.

Dealey Plaza Interpretive Graphics

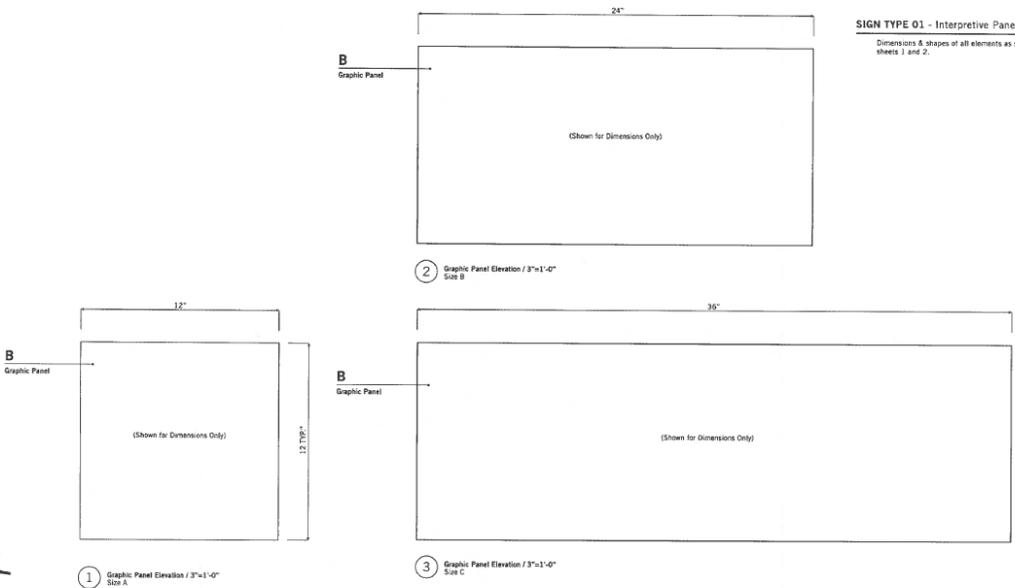
focusEGD
 1909 Woodson Rodgers Fry Suite 415
 Dallas, TX 75201
 t: 214.661.6976

City Of Dallas Parks & Recreation
 1500 Marilla Street, Room 67N
 Dallas, TX 75201

Rev	Description	Date

01 Interpretive Panel
 GRAPHIC SERIES - Design Inset Drawings
 REVIEW ISSUE: 12.21.2012
 SHEET 1

2/1/21



SIGN TYPE 01 - Interpretive Panel
 Dimensions & shapes of all elements as shown on sheets 1 and 2.

01 Interpretive Panel
 GRAPHIC SERIES - Design Inset Drawings
 REVIEW ISSUE: 12.21.2012
 SHEET 2

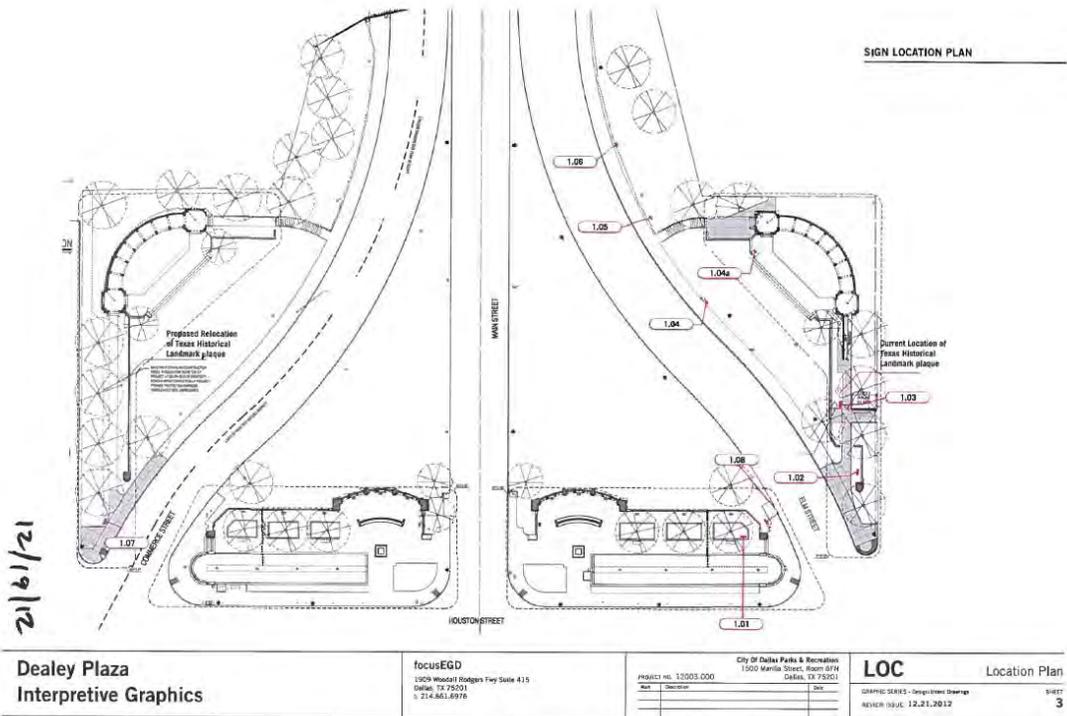
Dealey Plaza Interpretive Graphics

focusEGD
 1909 Woodson Rodgers Fry Suite 415
 Dallas, TX 75201
 t: 214.661.6976

City Of Dallas Parks & Recreation
 1500 Marilla Street, Room 67N
 Dallas, TX 75201

Rev	Description	Date

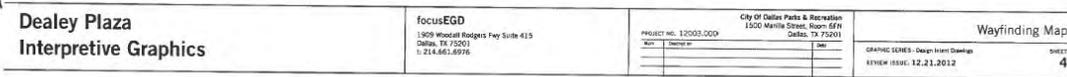
01 Interpretive Panel
 GRAPHIC SERIES - Design Inset Drawings
 REVIEW ISSUE: 12.21.2012
 SHEET 2

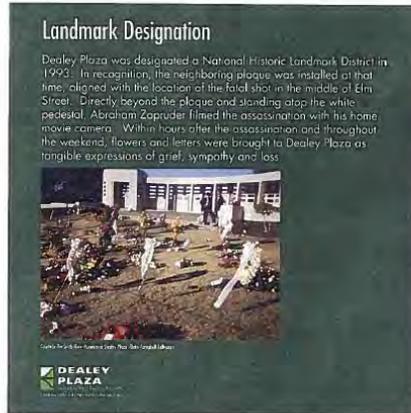


LOCATIONS 1.01, 1.02, 1.03, 1.07



1 Graphic Panel Elevation / Approximately 40% of Full Size Size C

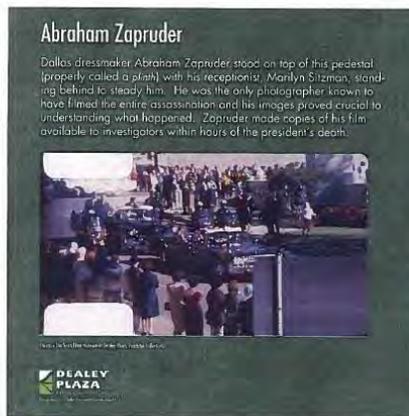




12/19/12

1 Graphic Panel Elevation / Half Size
Side A

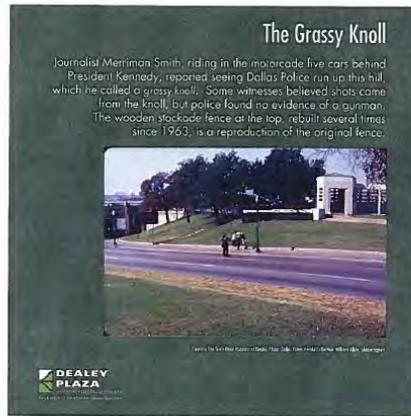
Dealey Plaza Interpretive Graphics	focusEGD 1909 Woodall Rodgers Frey Suite 415 Dallas, TX 75201 P 214.661.6976	PROJECT NO. 12003.000	City Of Dallas Parks & Recreation 1500 Marilla Street, Room 67N Dallas, TX 75201	1.04 Sign Number
		Rev. Description	Date	
				5



12/19/12

1 Graphic Panel Elevation / Half Size
Side A

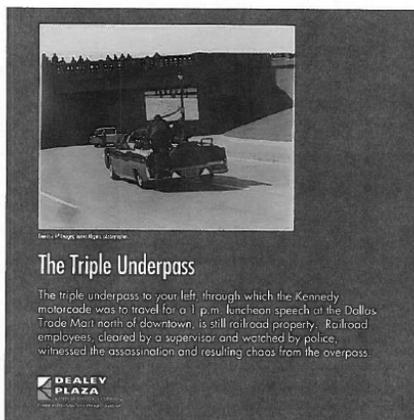
Dealey Plaza Interpretive Graphics	focusEGD 1909 Woodall Rodgers Frey Suite 415 Dallas, TX 75201 P 214.661.6976	PROJECT NO. 12003.000	City Of Dallas Parks & Recreation 1500 Marilla Street, Room 67N Dallas, TX 75201	1.04a Sign Number
		Rev. Description	Date	
				6



12/14/12

1 Graphic Panel Elevation / Hall Size
 Size A

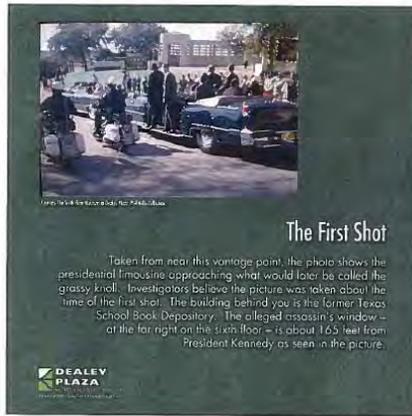
Dealey Plaza Interpretive Graphics	focusEGD 1909 Woodall Rodgers Freeway Suite 415 Dallas, TX 75201 t: 214.661.6976	PROJECT NO. 12003.000	City Of Dallas Parks & Recreation 1500 Marilla Street, Room 67N Dallas, TX 75201	1.05	Sign Number
		DATE: 12/14/12	DATE: 12/14/12	GRAPHIC SERIES - Design Interpretive Graphics REVISION ISSUE: 12.21.2012	SHEET 7



12/19/12

1 Graphic Panel Elevation / Hall Size
 Size A

Dealey Plaza Interpretive Graphics	focusEGD 1909 Woodall Rodgers Freeway Suite 415 Dallas, TX 75201 t: 214.661.6976	PROJECT NO. 12003.000	City Of Dallas Parks & Recreation 1500 Marilla Street, Room 67N Dallas, TX 75201	1.06	Sign Number
		DATE: 12/19/12	DATE: 12/19/12	GRAPHIC SERIES - Design Interpretive Graphics REVISION ISSUE: 12.21.2012	SHEET 8



12/19/12

1 Graphic Panel Elevation / Half Size
Size A

Dealey Plaza Interpretive Graphics	focusEGD 1905 Rossini Rodgers Frey Suite 415 Dallas, TX 75201 (214) 661-6976	City Of Dallas Parks & Recreation 1500 Marilla Street, Room 674 Dallas, TX 75201 PROJECT NO. 12003.000 <table border="1"> <thead> <tr> <th>Rev</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Description	Date										1.08 Sign Number GRAPHIC SERIES - Design Final Drawings REVIEW ISSUE: 12.21.2012 SHEET 9
Rev	Description	Date													

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

DATE: 12/12/2012
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Kent Salisbury (Good, Fulton & Farrell)
Address: 265 Commerce Street (West End – Dealey Plaza)
Date of CA/CD Request: 12/6/2012

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

APPROVED AS SUBMITTED

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Joseph Piwetz	<input checked="" type="checkbox"/> Isabel Mandujano
<input checked="" type="checkbox"/> Jay Firsching	<input checked="" type="checkbox"/> Noah Jeppson	<input type="checkbox"/> (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input type="checkbox"/> Charles Neel	<input type="checkbox"/> (Alternate)

Ex Officio staff members Present Mark Doty

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

Maker: *FIRSCHING*
2nd: *JEPPSON*
Task Force members in favor: *5*
Task Force members opposed: *0*
Basis for opposition:

CHAIR, Task Force *Gary C Coffman* DATE *12/12/12*

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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



CITY OF DALLAS

LANDMARK COMMISSION

JANUARY 7, 2013

FILE NUMBER: CA123-184(MD)
LOCATION: 400 Main Street
STRUCTURE: Accessory and Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: December 6, 2012
DISTRICT: West End
MAPSCO: 45-N
CENSUS TRACT: 0021.00

APPLICANT: Good, Fulton and Farrell

REPRESENTATIVE: Kent Salisbury

OWNER: CITY OF DALLAS

REQUEST:

Install new interpretive graphic signage for Dealey Plaza.

BACKGROUND / HISTORY:

7/2/12 – Landmark Commission approved Certificate of Appropriateness (CA112-310(MD)) for restoration of Dealey Plaza with the condition that the proposed interpretive signage package be re-submitted when finalized for final review.

ANALYSIS: The West End preservation criteria doesn't specifically address the type of work proposed, so the standard for approval is that the proposed work will not have an adverse affect on the historic overlay district. Staff does not believe the proposed work will have an adverse effect, therefore is recommending approval.

STAFF RECOMMENDATION:

Install new interpretive graphic signage for Dealey Plaza. - Approve drawings dated 12/19/12 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install new interpretive graphic signage for Dealey Plaza. - Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 184 (MD)
 Office Use Only

Name of Applicant: Kent Salisbury - GOOD, FULTON & FARRELL
 Mailing Address: 2808 Fairmount Street
 City, State and Zip Code: Dallas, TX 75201
 Daytime Phone: 214.303.1500 Fax: 214.303.1512
 Relationship of Applicant to Owner: Consultant (Architect)

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

PROPERTY ADDRESS: 400 Main Street (North portion of site)
 Historic District: West End

PROPOSED WORK:

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

New Interpretive Graphic Signage for Dealey Plaza. This submittal is a follow up to the previously issued CA for the Dealey Plaza Phase 2 project, showing only the proposed scheme for the new graphic signage.

RECEIVED BY

DEC 06 2012

Signature of Applicant: [Signature] Date: 12.05.12 *Development Services*
 Signature of Owner: Ralph Vent William Date: Dec 5, 2012
 (IF NOT APPLICANT)

APPLICATION DEADLINE:

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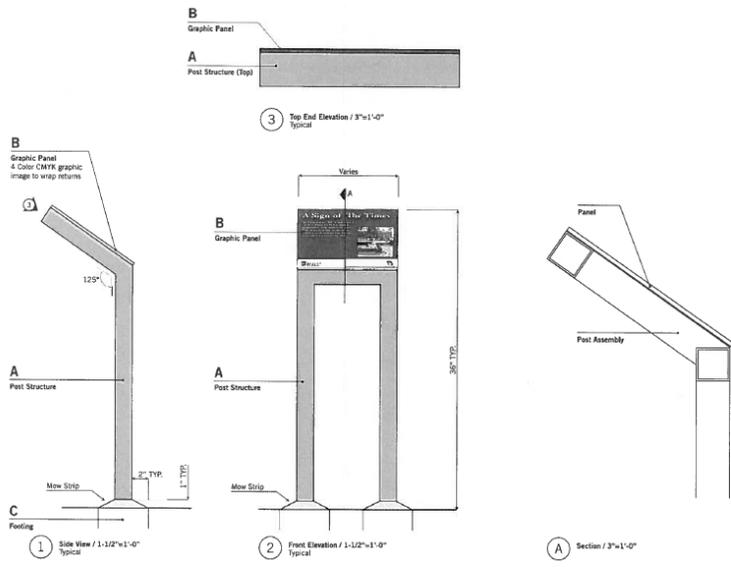
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- DENIED.** Please **do not** release the building permit or allow work.
- DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

Sustainable Construction and Development

Date

2/1/19/21



SIGN TYPE 01 - Interpretive Panel

Dimensions & shapes of all elements as shown on sheets 1 and 2.

A Post Structure: Fabricated from 2" square-edge Stainless Steel posts. Configured for direct burial installation. Miter top and vertical joints. Continuous weld all seams. Grind and buff smooth for a seamless appearance. Paint all surfaces as indicated.

B Graphic Panel: 1/8" Aluminum panel with powdercoated graphics (Auto Sign System by Systems Harrington, Inc. or equal). Sign contractor responsible for CMYK color match. Mount to Post Structure with concealed Loxix Adhesive per manufacturers specifications.

Arbeits: Designer to provide approved artwork.

C Footing: Below grade concrete (and Saturated footing as required to support Sign Assembly. Configured of sufficient size and depth. Indicate on shop drawings. Integrated mow strip as indicated.

Installation: Design team to field locate approved quantities. Direct burial install of sign assembly into footing and earth. Smooth exposed surfaces of concrete mow strip.

Structural Engineering: REQUIRED. Provide sealed structural engineering calc's. per requirements of Project Specifications.

Sign contractor responsible to field survey as-built conditions that may impact installation & maintenance of sign, including dimensions, indicated on shop drawings.

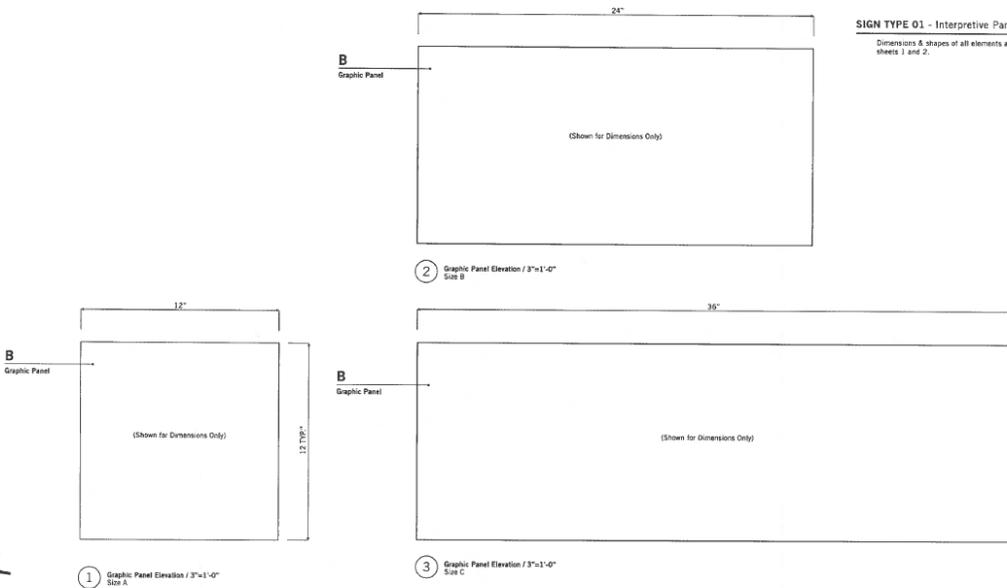
Dealey Plaza Interpretive Graphics

focusEGD
1909 Woodall Rodgers Fwy Suite 415
Dallas, TX 75201
t: 214.661.6976

City Of Dallas Parks & Recreation	
1500 Marilla Street, Room 67N Dallas, TX 75201	
PROJECT NO.	12003.000
Rev	Description

01 Interpretive Panel	
GRAPHIC SERIES - Design Inset Drawings	
REVIEW ISSUE:	12.21.2012
SHEET	1

2/1/19/21



SIGN TYPE 01 - Interpretive Panel

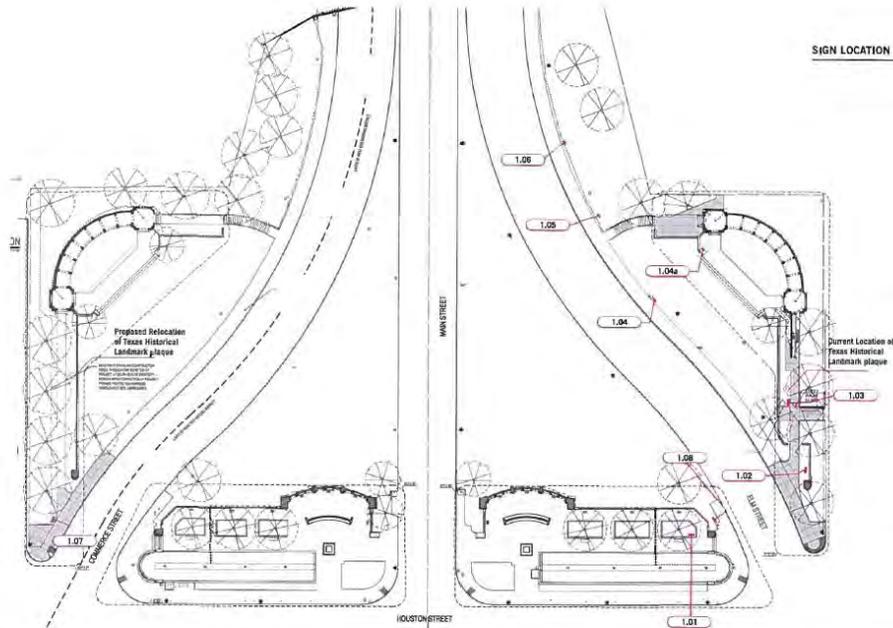
Dimensions & shapes of all elements as shown on sheets 1 and 2.

Dealey Plaza Interpretive Graphics

focusEGD
1909 Woodall Rodgers Fwy Suite 415
Dallas, TX 75201
t: 214.661.6976

City Of Dallas Parks & Recreation	
1500 Marilla Street, Room 67N Dallas, TX 75201	
PROJECT NO.	12003.000
Rev	Description

01 Interpretive Panel	
GRAPHIC SERIES - Design Inset Drawings	
REVIEW ISSUE:	12.21.2012
SHEET	2



SIGN LOCATION PLAN

2/16/21

Dealey Plaza
Interpretive Graphics

focusEGD
1509 Woodall Rodgers Fwy Suite 415
Dallas, TX 75201
t: 214.661.6976

City Of Dallas Parks & Recreation
1500 Marilla Street, Room 5F01
Dallas, TX 75201
PROJECT NO. 12003.000
REV. Description Date

LOC Location Plan
GRAPHIC SERIES - Design-Intern Drawings
REVISION ISSUE: 12.21.2012 SHEET 3

LOCATIONS 1.01, 1.02, 1.03, 1.07



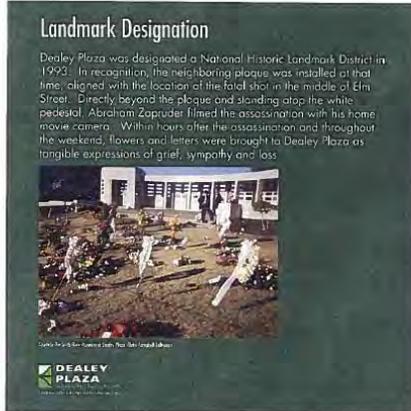
2/16/21

Dealey Plaza
Interpretive Graphics

focusEGD
1509 Woodall Rodgers Fwy Suite 415
Dallas, TX 75201
t: 214.661.6976

City Of Dallas Parks & Recreation
1500 Marilla Street, Room 5F01
Dallas, TX 75201
PROJECT NO. 12003.000
REV. Description Date

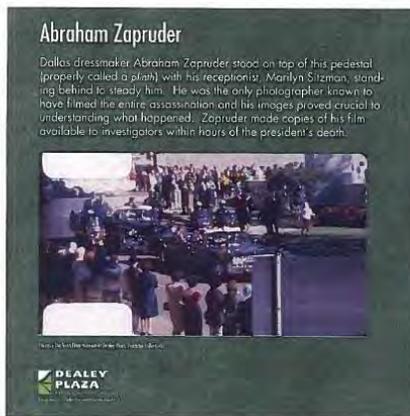
Wayfinding Map
GRAPHIC SERIES - Design-Intern Drawings
REVISION ISSUE: 12.21.2012 SHEET 4



12/19/12

1 Graphic Panel Elevation / Half Size
Side A

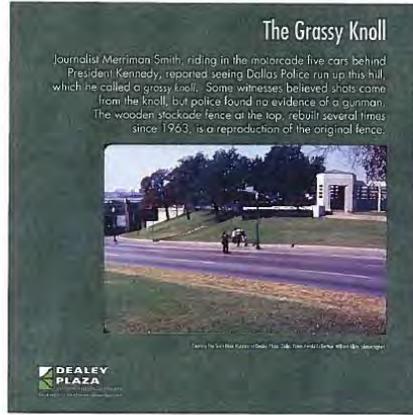
Dealey Plaza Interpretive Graphics	focusEGD 1909 Woodall Rodgers Frey Suite 415 Dallas, TX 75201 P 214.661.6976	PROJECT NO. 12003.000	City Of Dallas Parks & Recreation 1500 Marilla Street, Room 67N Dallas, TX 75201	1.04	Sign Number
			REVIEW ISSUE: 12.21.2012		



12/19/12

1 Graphic Panel Elevation / Half Size
Side A

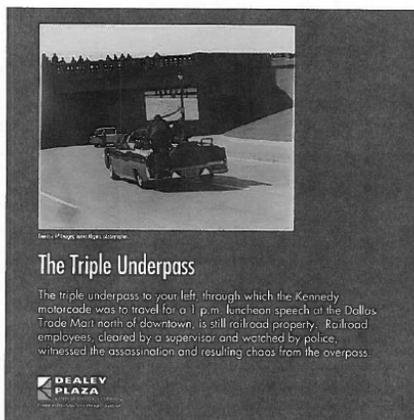
Dealey Plaza Interpretive Graphics	focusEGD 1909 Woodall Rodgers Frey Suite 415 Dallas, TX 75201 P 214.661.6976	PROJECT NO. 12003.000	City Of Dallas Parks & Recreation 1500 Marilla Street, Room 67N Dallas, TX 75201	1.04a	Sign Number
			REVIEW ISSUE: 12.21.2012		



12/14/12

1 Graphic Panel Elevation / Hall Size
Size A

Dealey Plaza Interpretive Graphics	focusEGD 1909 Woodall Rodgers Freeway Suite 415 Dallas, TX 75201 t: 214.661.6976	PROJECT NO. 12003.000	City Of Dallas Parks & Recreation 1500 Marilla Street, Room 67N Dallas, TX 75201	1.05	Sign Number
		DATE: 12/14/12	DATE: 12/14/12	GRAPHIC SERIES - Design Intent Drawings	SHEET 7



12/19/12

1 Graphic Panel Elevation / Hall Size
Size A

Dealey Plaza Interpretive Graphics	focusEGD 1909 Woodall Rodgers Freeway Suite 415 Dallas, TX 75201 t: 214.661.6976	PROJECT NO. 12003.000	City Of Dallas Parks & Recreation 1500 Marilla Street, Room 67N Dallas, TX 75201	1.06	Sign Number
		DATE: 12/19/12	DATE: 12/19/12	GRAPHIC SERIES - Design Intent Drawings	SHEET 8



12/19/12

1 Graphic Panel Elevation / Half Size
 Size A

Dealey Plaza Interpretive Graphics	focusEGD 1909 Rossini Rodgers Frey Suite 415 Dallas, TX 75201 (214) 661-6976	City Of Dallas Parks & Recreation 1500 Marilla Street, Room 674 Dallas, TX 75201	1.08 Sign Number
		PROJECT NO. 12003.000 REV. Description Date	
			SHEET 9

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

DATE: 12/12/2012
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Kent Salisbury (Good, Fulton & Farrell)
Address: 400 Main Street (West End – Dealey Plaza)
Date of CA/CD Request: 12/6/2012

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

APPROVED AS SUBMITTED

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Joseph Piwetz	<input checked="" type="checkbox"/> Isabel Mandujano
<input checked="" type="checkbox"/> Jay Firsching	<input type="checkbox"/> Noah Jeppson	<input type="checkbox"/> (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Charles Neel	<input type="checkbox"/> (Alternate)

Ex Officio staff members Present Mark Doty

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

Maker: *FIRSCHING*
2nd: *PACE*

Task Force members in favor: *5*
Task Force members opposed: *0*
Basis for opposition:

CHAIR, Task Force *Jay C Coffman* DATE *12/12/12*

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

JANUARY 7, 2013

FILE NUMBER: CA123-192(MD)
LOCATION: 117 S. Clinton Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: December 6, 2012
DISTRICT: Winnetka Heights
MAPSCO: 54F
CENSUS TRACT: 0046.00

APPLICANT/OWNER: Tom Prohaska

REQUEST: Install new brick veneer around existing chimney.

BACKGROUND / HISTORY:

12/3/12 – Landmark Commission denied without prejudice the new chimney with wood siding. (CA123-068(CH)).

ANALYSIS: As described last month, when the owner constructed the previously approved rear addition, he decided to add a chimney to the outside. The chimney is located on the rear 50% of the side façade and covered in siding to match the rest of the home. The Dallas Development Code, Section 51A-4.501(g)(5)(B)(i) allows chimneys on the “rear 50% of a main building and not part of the corner side façade”, and the Winnetka Heights overlay regulations only regulate the materials on a chimney if it is located in the front 50% of a main building or on a corner side façade. Although Staff was ok with the proposal, the Landmark Commission did not agree. This submittal addresses that concern.

STAFF RECOMMENDATION: Install new brick veneer around existing chimney. – Approve - Approve drawing and brick sample image dated 12/19/12 with the finding the proposed work is consistent with the criteria for chimneys in the preservation criteria Section 51P-87.111(a)(7)(A) and (B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Install new brick veneer around existing chimney. – Approve - Approve the 'full range ragtex' sample of brick.

**Certificate of Appropriateness (CA)
City of Dallas Landmark Commission**

CA 123 - 192 (MD)
Office Use Only

Name of Applicant: Tom Pishaska
 Mailing Address: 732 N Winnetka
 City, State and Zip Code: Dallas 75208
 Daytime Phone: 214-399-8550 Fax: _____
 Relationship of Applicant to Owner: same

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

PROPERTY ADDRESS: 117 So Clinton
 Historic District: Winnetka Hts

PROPOSED WORK:

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

RM [1) lay brick around existing wood chimney approx 24" x 24" x 16" - To use Texas Antique brick modular size 24" x 8"
 2) Pour new porch steps + service walks with concrete / broom finish - porch to be same size as original - sidewalk same size as original.

Signature of Applicant: [Signature] Date: 12-6-12
 Signature of Owner: _____ Date: _____
 (IF NOT APPLICANT)

RECEIVED BY
 DEC 06 2012

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.**

Development Services

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.

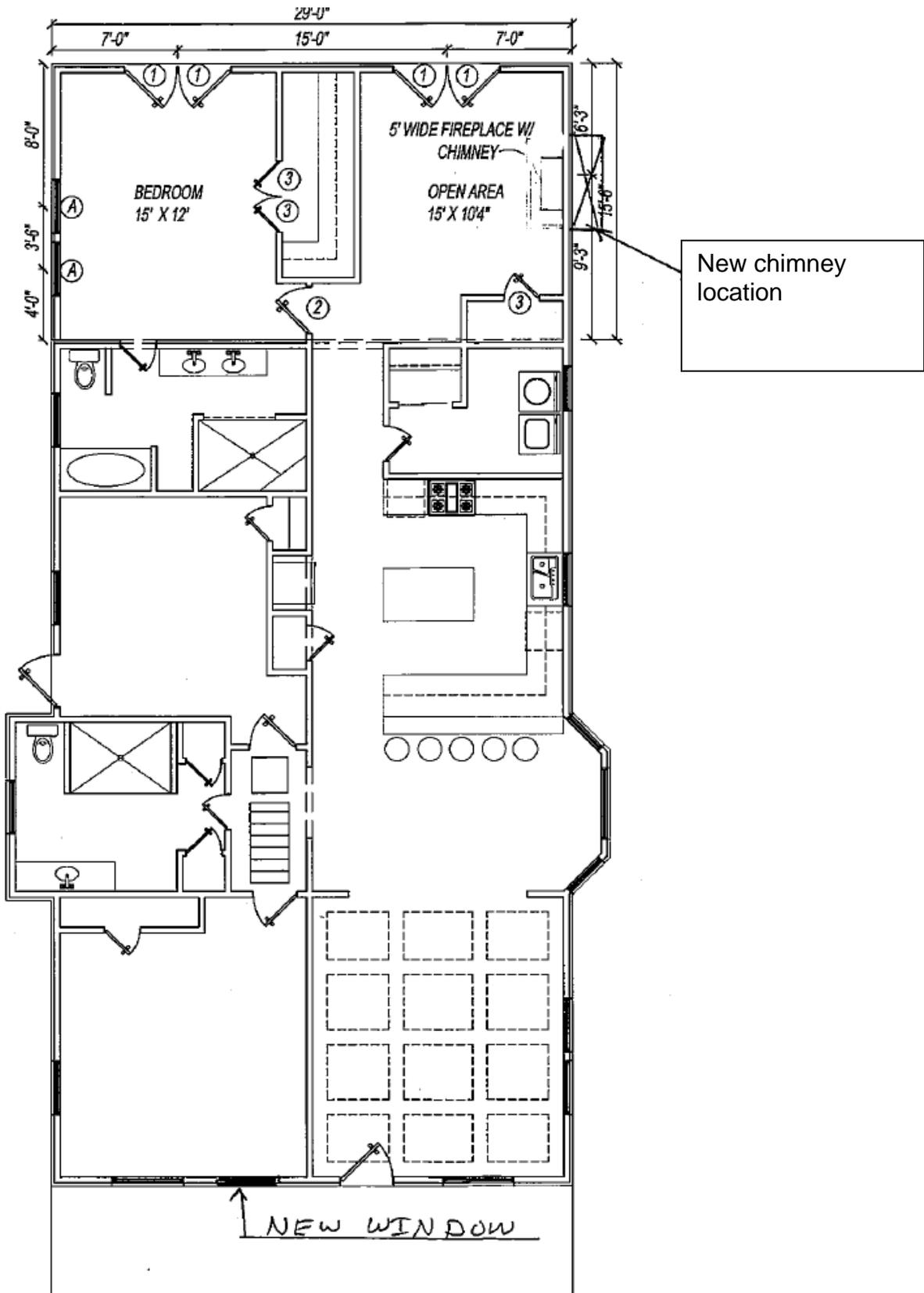
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been

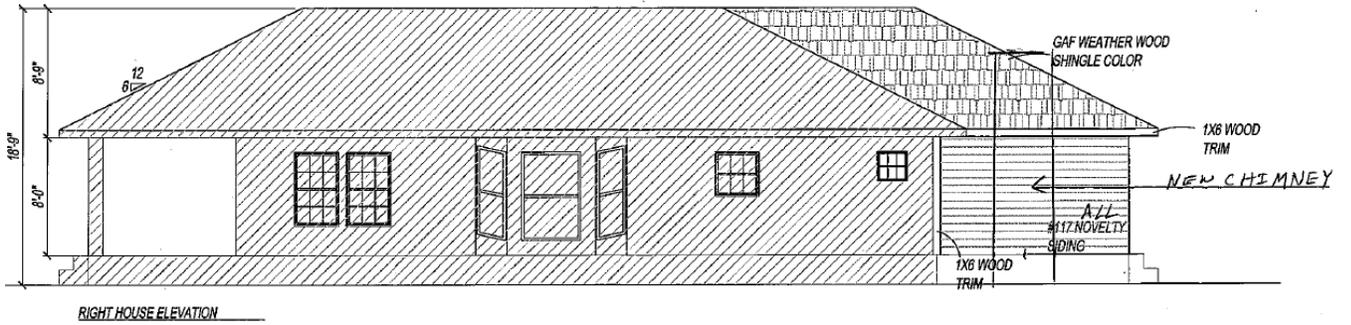
- APPROVED.** Please release the building permit.
- APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- DENIED.** Please do not release the building permit or allow work.
- DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

Sustainable Construction and Development _____ Date _____

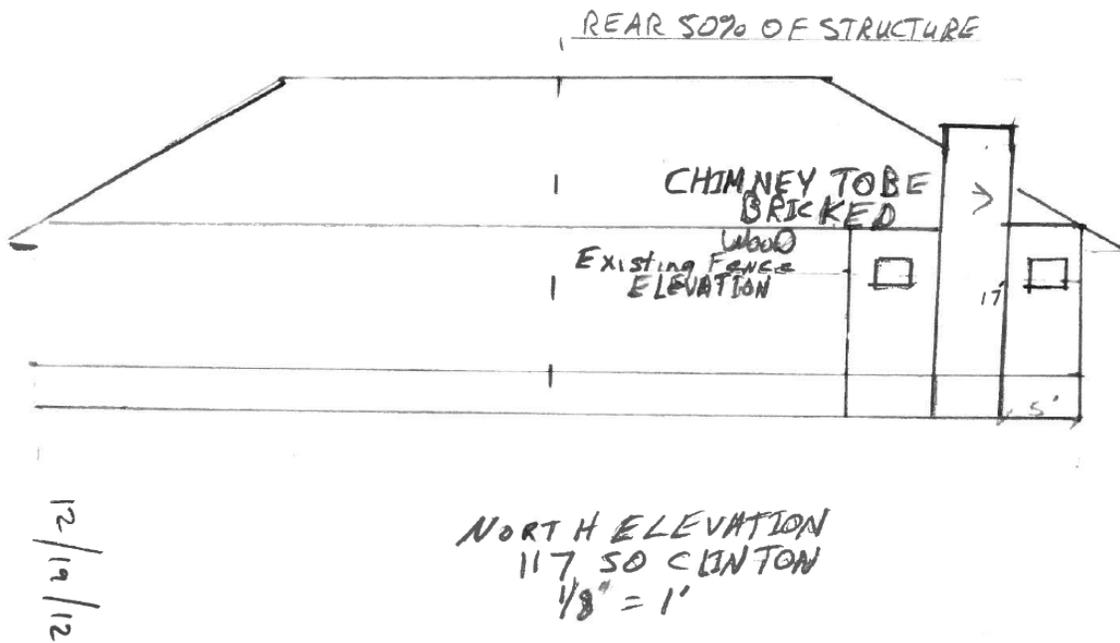


Front façade





Previously viewed elevation.



Proposed elevation with chimney detail.



Chimney as constructed, as seen from street.



Chimney as constructed, seen from alley.



Brick sample for chimney.

117 S. Clinton; We plan on bricking directly over the siding using wall ties to hold it. We cut out 5.5" on each side so the brick will be bearing on top of each other through the roof. The front side will be flush with the fascia because the brick will use 5.5 inches of space. We will use an angle iron on the back side to span from side to side to carry the brick. It will top out and be flush with the existing metal tin cap. It will be flashed using step flashing utilizing normal construction methods.

Method of brick installation per the Applicant.

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 12-12-2012

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Room Basement Conference Room

APPLICANT NAME: Tom Prohaska

PROPERTY ADDRESS: 117 S. Clinton

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments / basis:

approve ^{the} "full range ragtex" sample of brick
~~mortar should not be the portland style~~

Task force members present

<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input type="checkbox"/> Tony Eeds	<input checked="" type="checkbox"/> Garth Russo
<input type="checkbox"/> Sandra Adams (Vice-Chair)	<input checked="" type="checkbox"/> Jeff Cummings	<input checked="" type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Alfred Pena	<input type="checkbox"/> Les Hall	<input checked="" type="checkbox"/> Holli Murray (Alternate)

Ex Officio staff members present Mark Doty

Simply Majority Quorum: yes no

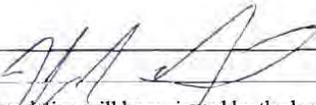
Maker: barbara

2nd: holli

Task Force members in favor: all

Task Force members opposed: none

Basis for opposition:

CHAIR, Task Force 

DATE 12/12/12

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

JANUARY 7, 2013

FILE NUMBER: CA123-180(MD)
LOCATION: 333 S. Edgefield
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD-87, Tract 1

PLANNER: Mark Doty
DATE FILED: December 6, 2012
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Christopher Reynolds

REPRESENTATIVE: Eric Evans

OWNER: AUTREY BARTON K

REQUEST:

- 1) Repaint exterior of main structure. Body/Stairs - SW6099 'Sand Dollar', Trim - SW7000 'Ibis White', Accent/Door - SW6221 'Moody Blue'.
- 2) Install new porch balustrades.
- 3) Install stair handrails.

BACKGROUND / HISTORY: None.

ANALYSIS: Staff is comfortable with the paint colors as requested. Staff is also comfortable with the proposed porch balustrade due to the fact that there is evidence that there was a railing present at one time (See images on **CX-9**). Staff is not comfortable with the request for the new handrail, because there is no evidence that a railing existed before and that handrails are not typical for a Craftsman style residence. (Staff note: The Applicant is agreeable with this recommendation since it is the Mortgage company/Bank that is requesting the installation of the handrail to meet certain requirements of the loan.)

STAFF RECOMMENDATION:

- 1) Repaint exterior of main structure. Body/Stairs - SW6099 'Sand Dollar', Trim - SW7000 'Ibis White', Accent/Door - SW6221 'Moody Blue'. – Approve - Approve paint colors dated 12/19/12 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new porch balustrades. – Approve - Approve drawings dated 12/19/12 with the finding the proposed work is consistent with the criteria for color in the

preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Install stair handrails. – Deny without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that front entrances and porches should have detailing typical to the style and period of the main building. Preservation criteria Section 51P-87.111(a)(11)(A).

TASK FORCE RECOMMENDATION:

- 1) Repaint exterior of main structure. Body/Stairs - SW6099 'Sand Dollar', Trim - SW7000 'Ibis White', Accent/Door - SW6221 'Moody Blue'. – Approve with Conditions - Approve with the condition that stairs will not be painted the accent.
- 2) Install new porch balustrades. – Approve - Approve as submitted.
- 3) Install stair handrails. – Deny - Stair handrail is denied as submitted as atypical of the neighborhood.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA <u>123</u> - <u>180</u> (M2)
Office Use Only

Name of Applicant: ERIC SWANS
 Mailing Address: 6310 MIDLAND COURT
 City, State and Zip Code: APRIL TX 76016
 Daytime Phone: 469 964 4414 Fax: 817 345 3357
 Relationship of Applicant to Owner: Contractor

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

PROPERTY ADDRESS: 333 S Edgefield
 Historic District: WENNETKA HEIGHTS

PROPOSED WORK:

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

Change Exterior Paint Color
ADD HANDRAIL TO Floor Pocket & stairs

RECEIVED BY
 DEC 03 2012

Signature of Applicant: [Signature] Date: 12/4/12
 Signature of Owner: [Signature] Date: 12/4/12
 (IF NOT APPLICANT)

Development Services

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 _____



SW6099 (Sand Dollar) is the main color of the house.

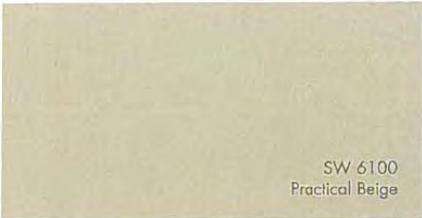
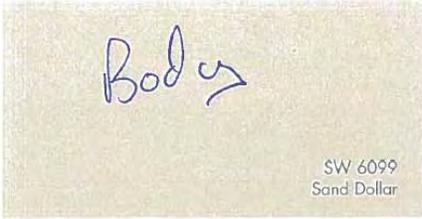
SW7000 (Ibis White) is the main trim color of the house.

SW6221 (Moody Blue) is the minor trim color of the house.

Paint color selection (Request #1)

SW 6098
Pacer White

SW 6217
Topsail



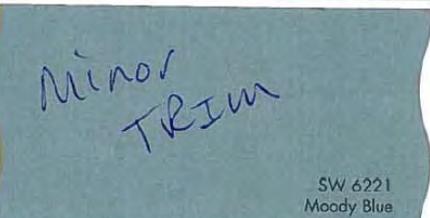
rain TRIM

139

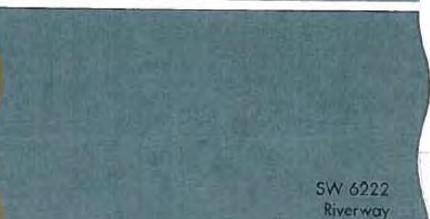
SW 7000
Ibis White



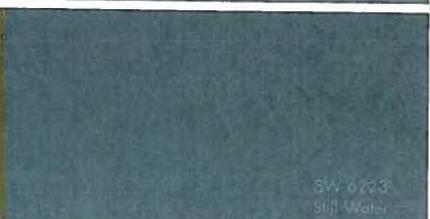
◇
SW 7001
Marshmallow



◇
SW 7002
Downy



SW 7003
Toque White



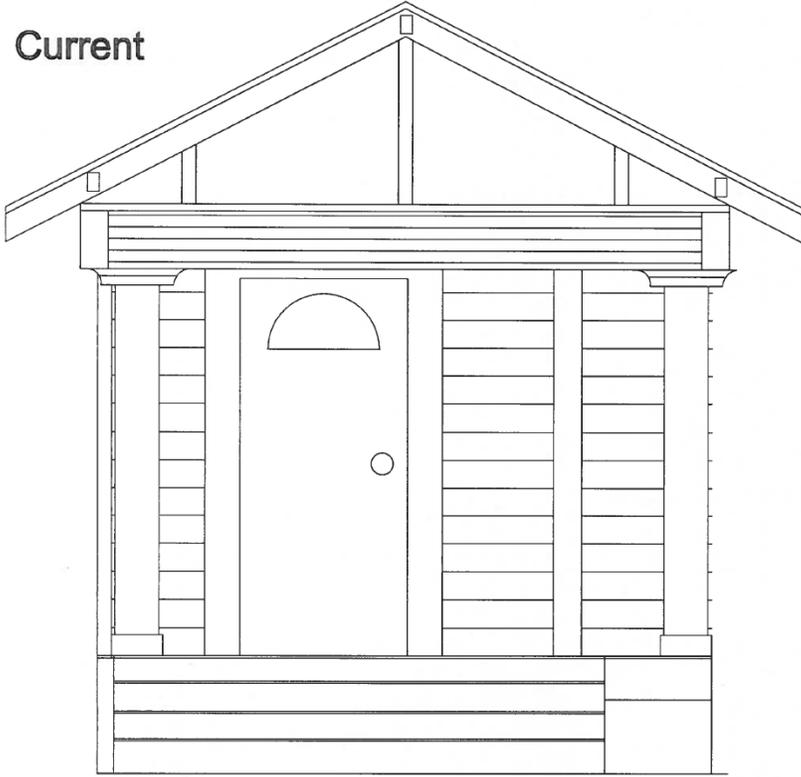
12/19/12

Paint color selection (Request #1)



Current porch condition.

Current



Current porch condition.





Images indicating that handrail was located on porch.

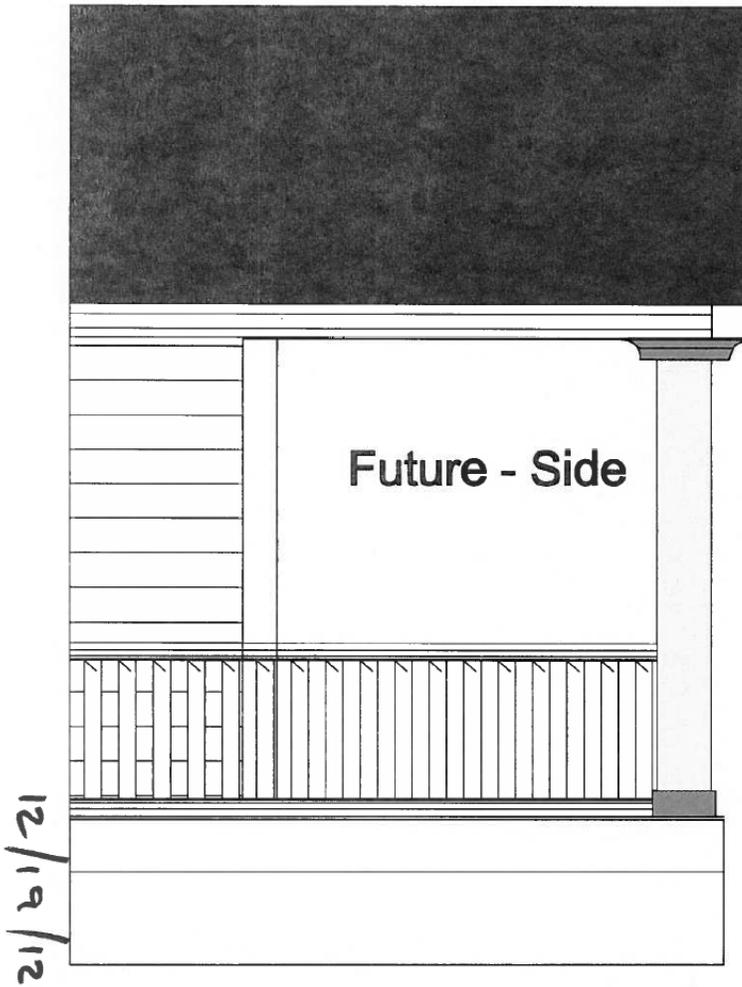


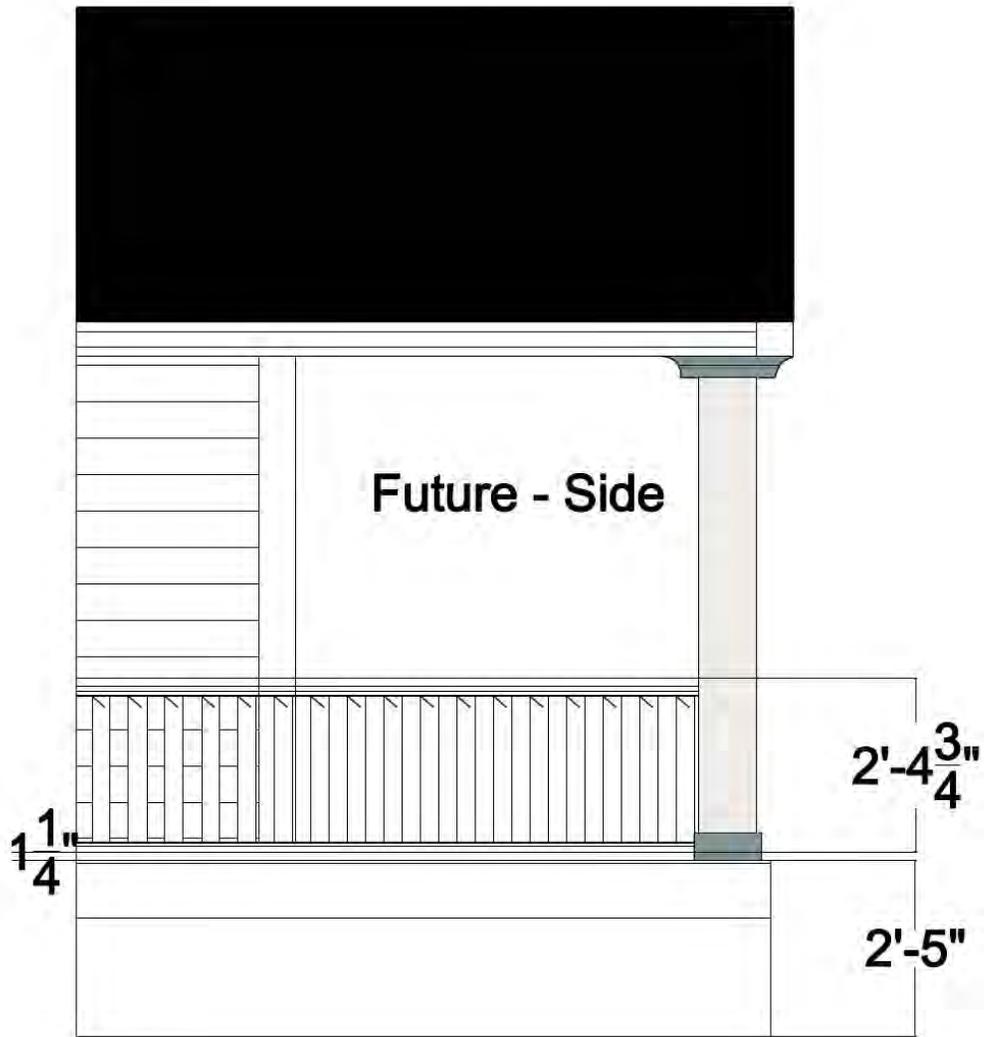


North side of porch (future location of balustrade, Request #2)

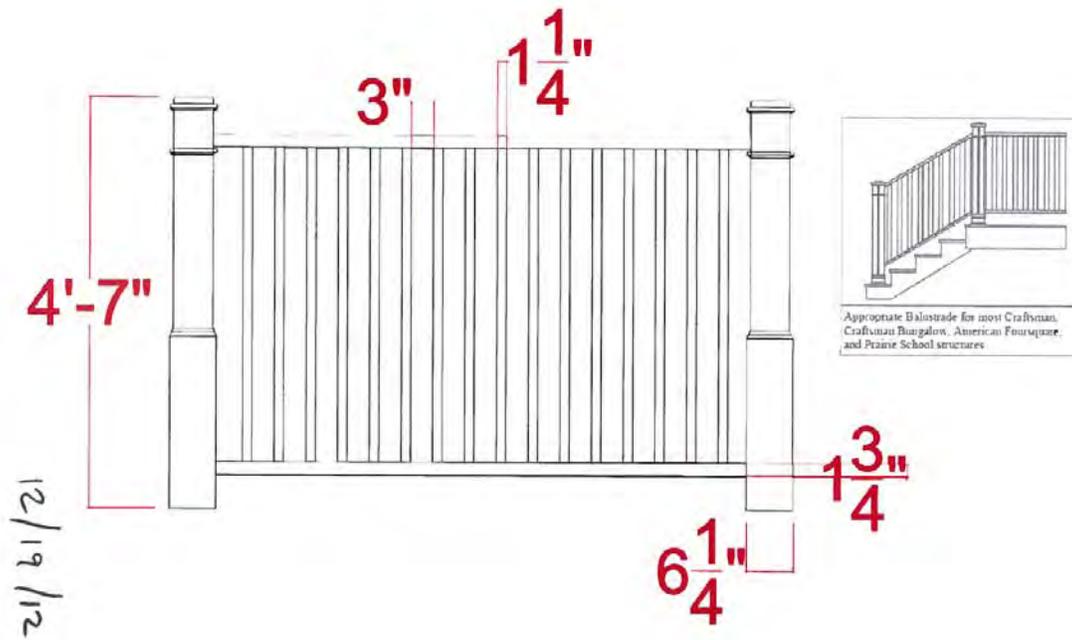


South side of porch (future location of balustrade, Request #2)





Future side elevations with dimensions.



Proposed balustrade and handrail detail (Request #3)

12/19/12



Newel post specification.

12/19/12



Balustrade and handrail spindle specification.

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 12-12-2012

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Room Basement Conference Room

APPLICANT NAME: Eric Evans

PROPERTY ADDRESS: 333 S. Edgefield

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

- 1) ~~deny w/ prejudice based on incompatible accent color that is warmer to match the~~ approve w/ condition that ~~doors~~ and stairs will not be painted the accent
- 2) ~~deny w/ approve w/ conditions~~ - stair handrail is denied as submitted as ~~typical~~ atypical of the neighbor hood balustrade is ~~at~~ approved as submitted

Task force members present

<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input type="checkbox"/> Tony Eeds	<input checked="" type="checkbox"/> Garth Russo
<input type="checkbox"/> Sandra Adams (Vice-Chair)	<input checked="" type="checkbox"/> Jeff Cummings	<input checked="" type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Alfred Pena	<input type="checkbox"/> Les Hall	<input checked="" type="checkbox"/> Holli Murray (Alternate)

Ex Officio staff members present Mark Doty

Simply Majority Quorum: yes no

Maker: barbara

2nd: holli

Task Force members in favor: all

Task Force members opposed: none

Basis for opposition:

CHAIR, Task Force  DATE 12/12/12

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

JANUARY 7, 2013

FILE NUMBER: CA123-178(MD)
LOCATION: 211 N. Edgefield
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD-87, Tract 1

PLANNER: Mark Doty
DATE FILED: December 6, 2012
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Kevin Maher

REPRESENTATIVE: None.

OWNER: BEARD TRACE & JENNIFER C

REQUEST:

- 1) Relocate existing door on west facade. Infill existing door location with wood siding to match.
- 2) Remove four windows on west facade and infill with wood siding to match existing in profile and paint color.
- 3) Replace existing door with new French door on west facade.
- 4) Remove two existing windows and install three new windows in north facade.
- 5) Install new doors on north and south facades.

BACKGROUND / HISTORY: None.

ANALYSIS: The proposed work occurs either on the side rear facades of the main structure or the non-protected rear façade, so Staff has no issue with any of the proposals. Staff's only condition is for the three new windows on the north façade, which we're recommending approval with the condition that the new windows match those shown on the elevation sheet a2, be wood and true divided.

STAFF RECOMMENDATION:

- 1) Relocate existing door on west facade. Infill existing door location with wood siding to match. – Approve - Approve drawings dated 12/19/12 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) Remove four windows on west facade and infill with wood siding to match existing in profile and paint color. – Approve - Approve drawings dated 12/19/12 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Replace existing door with new French door on west facade. – Approve - Approve drawings dated 12/19/12 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Remove two existing windows and install three new windows in north facade. – Approve with Conditions - Approve drawings dated 12/19/12 with the condition the three new windows are two, four-over-one, true divided wood windows and one, six-over-one, true divided wood window, ganged, with the finding the proposed work is consistent with the criteria for window and door style in the preservation criteria Section 51P-87.111(a)(17)(B) and (F)(ii)(iii) and (iv), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install new doors on north and south facades. – Approve - Approve drawings dated 12/19/12 with the finding the proposed work is consistent with the criteria for window and door style in the preservation criteria Section 51P-87.111(a)(17)(B) and (F)(ii)(iii) and (iv), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Relocate existing door on west facade. Infill existing door location with wood siding to match. – Approve - Approve as submitted.
- 2) Remove four windows on west facade and infill with wood siding to match existing in profile and paint color. – Approve - Approve as submitted.
- 3) Replace existing door with new French door on west facade. – Approve - Approve as submitted.
- 4) Remove two existing windows and install three new windows in north facade. – Approve with Conditions - Approve subject to the condition that drawings showing window divider match existing windows.
- 5) Install new doors on north and south facades. – Approve with Conditions - Approve with condition that door window dividers match existing doors in style.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 178 (MD) Office Use Only

Name of Applicant: Kevin Maher
 Mailing Address: 201 N. Montclair
 City, State and Zip Code: Dallas, TX 75208
 Daytime Phone: (214) 288-0701 Fax: (214) 965-5982
 Relationship of Applicant to Owner: Same

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

PROPERTY ADDRESS: 201 N. Montclair
 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.

In connection with an interior kitchen and bathroom remodel, we will be relocating one exterior door in the rear of the home, relocating windows on the rear and side of the home, adding an exterior door on the rear north and rear south sides of the home, and adding a french door the rear of the home to replace existing single door. All exterior materials All materials to be period appropriate. All other work to be entirely on interior of home.

Signature of Applicant: [Signature] Date: December 4, 2012

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

RECEIVED BY

DEC 06 2012

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.**

Development Services

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



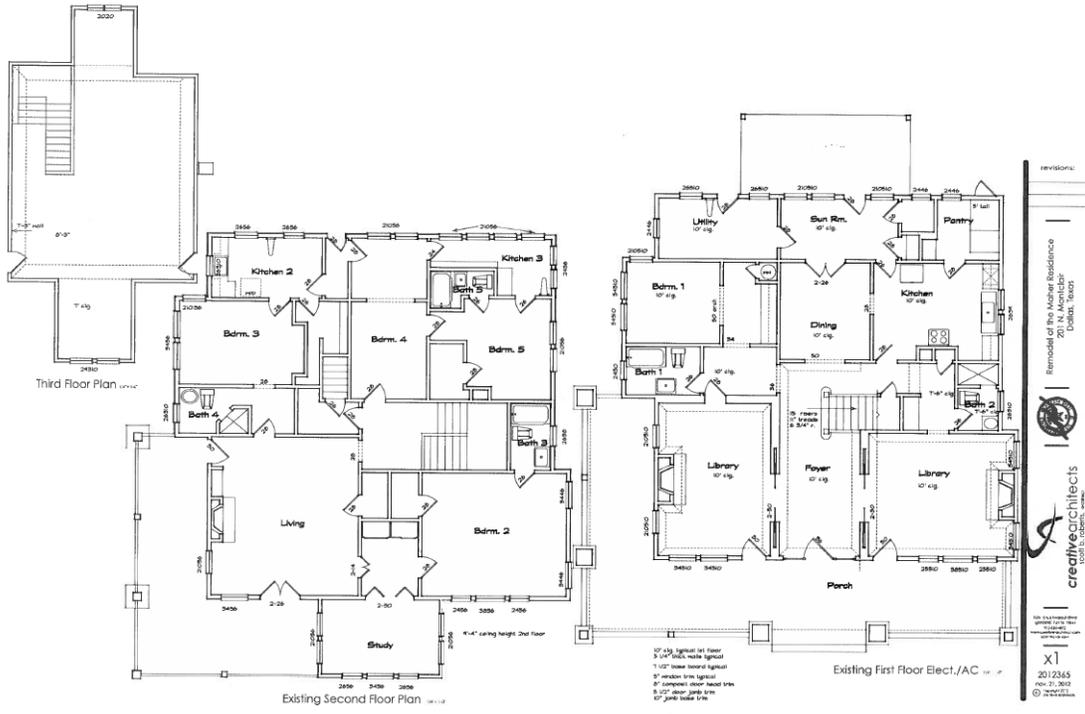
Front (east) elevation.



Front (east) and partial north elevation.

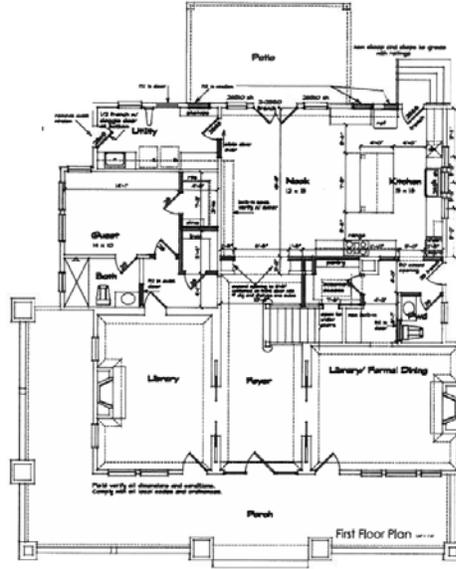
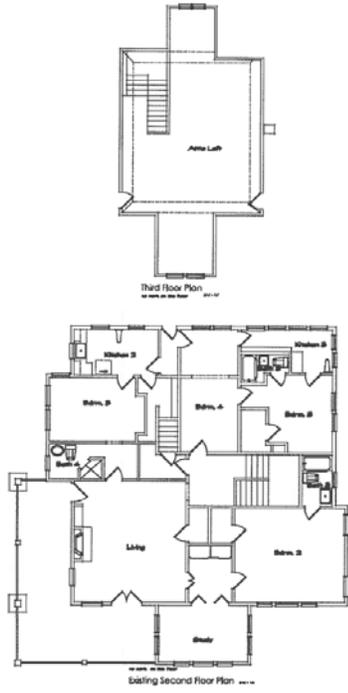


Partial north elevation with two windows to be replaced highlighted. Request #4.



Existing floor plans.

12/19/12



Remodel of the Moore Residence
201 N. Montclair
Dallas, Texas

creativearchitects
201 N. Montclair, Dallas, Texas

2012345
Nov. 25, 2012



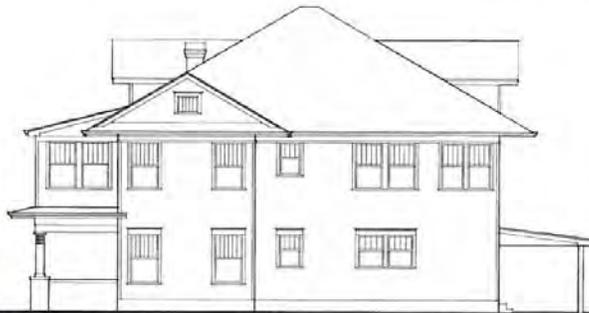
Remodel of the Moore Residence
201 N. Montclair
Dallas, Texas

creativearchitects
201 N. Montclair, Dallas, Texas

x2
2012345
Nov. 25, 2012



Exst. Rear Elev.



Exst. Right Elev.

Remodel of the Ashlee Residence
201 N. Monticlar
Dallas, Texas
creativearchitects
2012365
Nov 21, 2012

REVISIONS REMOVED AND APPROVED DIMENSIONS FROM SET DRAWINGS



Left Elev.



Front Elev.

No Structural Changes
Recess and Rear on Porch



12/19/12



Right Elev.



Rear Elev.

Revisions:
Remodel of the Ashlee Residence
201 N. Monticlar
Dallas, Texas
creativearchitects
2012365
Nov 21, 2012

TASK FORCE RECOMMENDATION REPORT
Winnetka Heights / Lake Cliff

DATE: 12-12-2012

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Room Basement Conference Room

APPLICANT NAME: Kevin Maher
PROPERTY ADDRESS: 201 N. Montclair
DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

- 1) approve as sub.
- 2) approve as submitted
- ④ 3) approve subject to condition that drawings showing window divide match existing windows
- ⑤ 4) approve w/ condition that door window dividers match existing doors in style
- ③ 5) approve as submitted

Task force members present

<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input type="checkbox"/> Tony Eeds	<input checked="" type="checkbox"/> Garth Russo
<input type="checkbox"/> Sandra Adams (Vice-Chair)	<input checked="" type="checkbox"/> Jeff Cummings	<input checked="" type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Alfred Pena	<input type="checkbox"/> Les Hall	<input checked="" type="checkbox"/> Holli Murray (Alternate)

Ex Officio staff members present Mark Doty

Simply Majority Quorum: yes no

Maker: barbara
2nd: jeff c
Task Force members in favor: all
Task Force members opposed: none
Basis for opposition:

CHAIR, Task Force [Signature] DATE 12/12/12

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

JANUARY 7, 2013

FILE NUMBER: CA123-174(MD)
LOCATION: 211 N. Edgefield
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD-87, Tract 1

PLANNER: Mark Doty
DATE FILED: December 6, 2012
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Paul and Cynthia Maute

REPRESENTATIVE: None.

OWNER: CHOLING KARMA THEGSUM

REQUEST: Repaint main structure. Body - 'Pebblestone', Trim/Columns - 'Powdered Snow', Window Sashes - 'Thorny Branch'.

BACKGROUND / HISTORY: None.

ANALYSIS: The proposed colors meet the requirements of the Winnetka Heights preservation criteria and neither Staff nor Task Force had an issue with the proposal, so Staff is comfortable with approval.

STAFF RECOMMENDATION: Repaint main structure. Body - 'Pebblestone', Trim/Columns - 'Powdered Snow', Window Sashes - 'Thorny Branch'. – Approve - Approve paint colors dated 12/19/12 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Repaint main structure. Body - 'Pebblestone', Trim/Columns - 'Powdered Snow', Window Sashes - 'Thorny Branch'. – Approve - Approve as submitted.

**Certificate of Appropriateness (CA)
City of Dallas Landmark Commission**

CA 123 - 174 (MD)
Office Use Only

Name of Applicant: Paul & Cynthia Maute
 Mailing Address: 101 N. Montclair Ave
 City, State and Zip Code: Dallas, TX 75208
 Daytime Phone: 214-938-1222 Fax: _____
 Relationship of Applicant to Owner: owner

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

PROPERTY ADDRESS: 314 S. Winnetka Ave. 75208
 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.

Exterior Paint per enclosed sheet samples

RECEIVED BY

DEC 07 2012

Development Services

Signature of Applicant: Cynthia Maute Date: 4 Oct 12 2 Nov 12

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

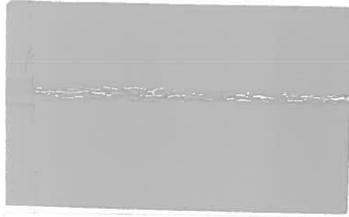
Historic Preservation
Rev. 111408



West (front) and north side elevations.



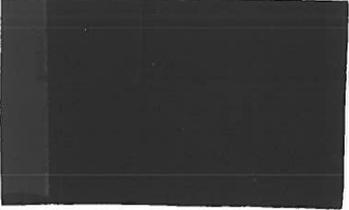
West (front) and south side elevations.



Siding
Pebble Stone
(nearly same color currently
on the house, slightly lighter
value)



Trim and Columns
Powdered Snow



Window Sashes
Thorny Branch

12/19/12

TASK FORCE RECOMMENDATION REPORT
Winnetka Heights / Lake Cliff

DATE: 12-12-2012

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Room Basement Conference Room

APPLICANT NAME: Paul Maute

PROPERTY ADDRESS: 314 S. Winnetka Ave.

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

approve as submitted

Task force members present

<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input type="checkbox"/> Tony Eeds	<input checked="" type="checkbox"/> Garth Russo
<input type="checkbox"/> Sandra Adams (Vice-Chair)	<input checked="" type="checkbox"/> Jeff Cummings	<input checked="" type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Alfred Pena	<input type="checkbox"/> Les Hall	<input checked="" type="checkbox"/> Holli Murray (Alternate)

Ex Officio staff members present Mark Doty

Simply Majority Quorum: yes no

Maker: Barbara Roy

2nd: Jeff Cummings

Task Force members in favor: 4

Task Force members opposed: none

Basis for opposition:

CHAIR, Task Force [Signature]

DATE 12/12/12

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****JANUARY 7, 2013**

FILE NUMBER: CR123-001(MD)
LOCATION: 3015 Oak Lawn Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD-193, {GR} Subdistrict

PLANNER: Mark Doty
DATE FILED: December 6, 2012
DISTRICT: Melrose Hotel
MAPSCO: 35-W
CENSUS TRACT: 0005.00

APPLICANT: GOOD FULTON & FARRELL ARCHITECTS**REPRESENTATIVE:** Jeff Good**OWNER:** MELROSE HOTEL ASSOC L P**REQUEST:**

- 1) Courtesy Review - Construct new two-story event center and outdoor pool.
- 2) Courtesy Review – Improve sitework including parking lot expansion and landscaping.

BACKGROUND / HISTORY: None**ANALYSIS:**

While Staff is overall supportive of the new addition, there are some recommendations to be considered before the final Certificate of Appropriateness is submitted for review.

- 1) The current plan calls for the connection to the existing historic structure and the new construction to be an open 'breezeway' connector. The Applicant has indicated that this is the wish of the hotel operator. While this type of connection certainly adheres to Secretary of the Interior Standard #9 that states new construction and additions should be differentiated yet compatible, Staff believes that in the future, hotel guests will prefer a more protected means of egress to the new construction, especially the spa services. Therefore, Staff is recommending that even though the connection could remain open to the elements when constructed, that it would be constructed in such a way that would allow for enclosure at a later date.
- 2) The current elevations show glass fiber reinforced concrete (GFRC) panels with a motif taken from existing panels on the historic structure. While Staff is supportive of the addition of these types of accents to reflect the historic structure, Staff also feels that the number of panels should be reduced in order

for the new structure to read more as new construction. This would also meet Secretary of the Interior Standard #9 as well.

- 3) The current proposed fenestration and door opening system for the north façade of the new addition seems to be a typical 'storefront' system. In order to have this blend more harmoniously with the historic structure, Staff is recommending the addition of low brick bulkheads at the ground level under the windows.

STAFF RECOMMENDATION:

- 1) Courtesy Review - Construct new two-story event center and outdoor pool.
– Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review. Staff recommends that the current connection to the historic structure is designed in a way that will allow for enclosure in the future, the number of proposed GFRC panels are reduced in number and simplified in design, and that the fenestrations on the north facade include a brick bulkhead at ground level.
- 2) Courtesy Review – Improve sitework including parking lot expansion and landscaping. - Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

TASK FORCE RECOMMENDATION:

- 1) Courtesy Review - Construct new two-story event center and outdoor pool. - Approve conceptual design with conditions.
 - a) Provide details of connections and fastening of new construction to existing building. Connection to be a light design with substance.
 - b) Design of new construction is to be compatible but not duplicate the existing design. New design to read as new construction.
- 2) Courtesy Review – Improve sitework including parking lot expansion and landscaping. - Approve conceptual design.

Courtesy Review Form (CR)

CR123-001 (MD)

City of Dallas Landmark Commission

This review is a courtesy review only and not permission to alter the site or any structure on the site. To alter a site within a historic overlay district or alter, place, construct, maintain, or expand any structure on a site within a historic overlay district, a certificate of appropriateness must be obtained in accordance with Dallas Development Code § 51A-4.501(g) and the preservation criteria in the historic overlay district ordinance.

Name of Applicant: JEFFREY GOOD (GOOD FULTON PARK BL)
Mailing Address: 2308 FAIRMOUNT SUITE 300
City, State and Zip Code: DALLAS, TX 75201
Daytime Phone: 214-303-1500 Fax: 214-303-1512
Relationship of Applicant to Owner: ARCHITECT CONSULTANT
Property Address: 3015 OAK LAWN AVE.
Zip Code: 75219
RECEIVED BY DEC 06 2012 Development Services

PROPOSED WORK:

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

Proposed expansion includes an approx. 15,600 SF two story event center and outdoor pool. An exterior covered walkway canopy is the only construction proposed to attach to the existing hotel. Sitework improvements will include parking lot expansion and landscaping.

Signature of Applicant: [Signature] Date: 12/4/2012
Signature of Owner: [Signature] Date:
See authorization (IF NOT APPLICANT)

APPLICATION DEADLINE:

Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 5:00 p.m., before the Dallas Landmark Commission may consider the courtesy review of any change affecting the site or the exterior of any structure. This CR form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5CN, Dallas, Texas, 75201. You may also fax this form to 214/670-0728. Please do not fax paint colors or color photographs.

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

*Information regarding past courtesy reviews for Individual addresses is available for review in 5CN of City Hall.

Memorandum to the Building Official: This review is a Courtesy Review only, do not issue building permits based on this CR form.

- COURTESY APPROVAL (Certificate of Appropriateness must still be obtained)
COURTESY APPROVAL WITH COMMENTS (Certificate of Appropriateness must still be obtained)
COURTESY DISAPPROVAL (Certificate of Appropriateness may be considered without a waiver)

Department of Sustainable Development and Construction Date

Courtesy Review Form City of Dallas Historic Preservation
THIS CR FORM IS NOT A CERTIFICATE OF APPROPRIATENESS OR PERMISSION TO ALTER THE SITE OR ANY STRUCTURES ON THE SITE

November 5, 2012

Mr. David Cossum, Assistant Director
Department of Development Services
Dallas City Hall
Dallas, Texas 75201

RE: Zoning Change – Warwick Melrose Hotel, Dallas, Texas

Dear Mr. Cossum:

The undersigned owner hereby authorizes MASTERPLAN to represent the undersigned in all matters regarding a zoning change request for the property described above.

Owner: Warwick Melrose Dallas Corporation

By:



Michael Sheh, Warwick Melrose Dallas Corporation

Before me, the undersigned authority, on this day personally appeared Michael Sheh, Vice President of Warwick Melrose Dallas Corporation, known to me to be the person whose name is subscribed to this letter, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said corporation.

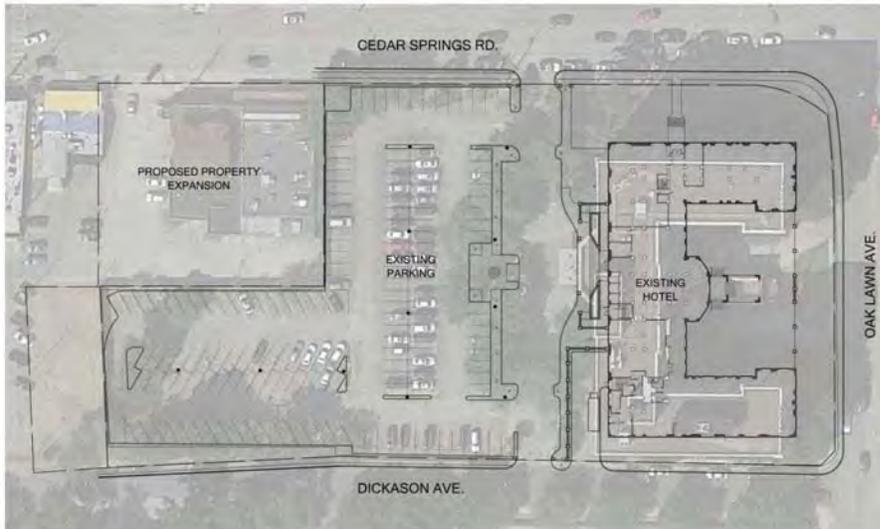
Given under my hand and seal of office on this 5th day of November
2012.



Notary Public, State of Colorado

My commission expires 4-2-2013

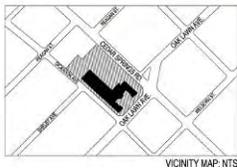




Melrose Hotel
Existing Conditions
Dallas, TX



LAND AREA:	2.49 AC
EXISTING HOTEL:	184
RESTAURANT:	2,779 SF
BAR:	1,658 SF
PROPOSED ADDITION:	
EXTENSION SPACES:	2,743 SF
W/TO GLAZING:	1,126 SF
COVERED PATIO:	1,126 SF
COVERED WALKWAY:	2,228 SF
GROUND FLOOR INTERIOR SPACES:	
RECEPTION:	2,375 SF
BALCONY:	1,203 SF
ATTIC:	1,842 SF
COMMON AREA:	2,488 SF
GROUND FLOOR GROSS:	12,222 SF
SECOND FLOOR INTERIOR SPACES:	
SPA:	1,561 SF
FITNESS CENTER:	1,006 SF
COMMON AREA:	400 SF
SECOND FLOOR GROSS:	3,111 SF
GROSS TOTAL:	15,333 SF

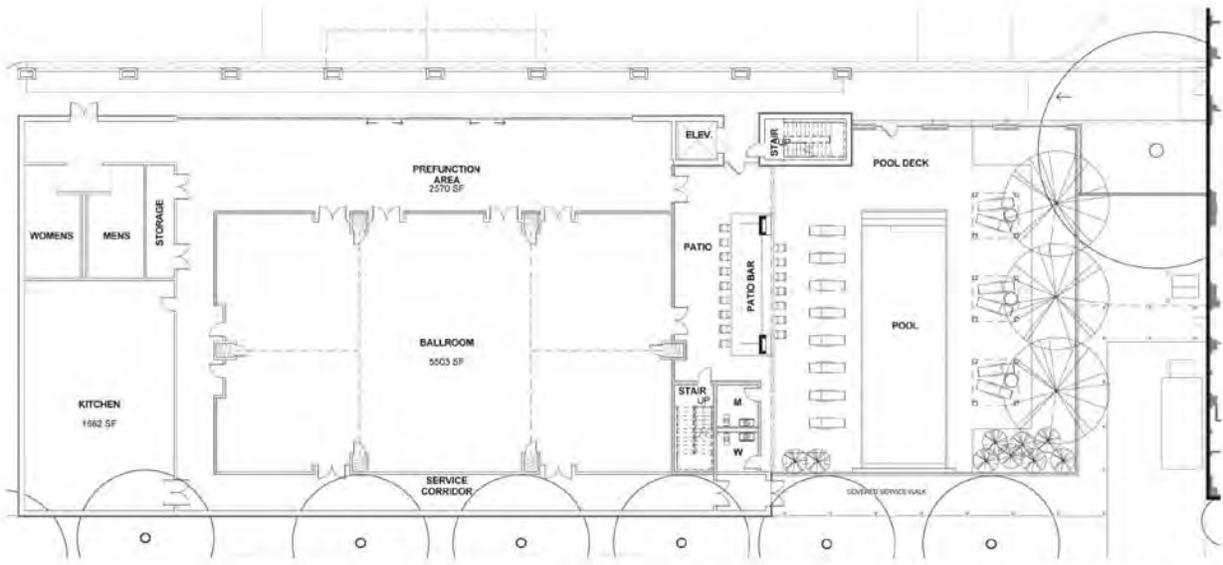


1 DEVELOPMENT PLAN
Scale: 1" = 20'-0"

Melrose Hotel
Dallas Texas



Job Number: 12072.00 Drawn by: TMV Date: 12.03.12 Printed: 12/8/2012 2:12:49 PM



1 **FIRST FLOOR PLAN**
Scale: 1/16" = 1'-0"



Proposed 1st Floor Plan
Melrose Hotel
Dallas Texas



1 **SECOND FLOOR PLAN**
Scale: 1/16" = 1'-0"



Proposed 2nd Floor Plan
Melrose Hotel
Dallas Texas





ELEVATION AT POOL
DATE: 02/11/16 02



ELEVATION AT PARKING LOT
DATE: 02/11/16 01



ELEVATIONS
Melrose Hotel Addition
Dallas TX



FRONT ELEVATION - CEDAR SPRINGS RD
DATE: 02/11/16 02



REAR ELEVATION - DICKASON AVE
DATE: 02/11/16 01



ELEVATIONS
Melrose Hotel Addition
Dallas TX



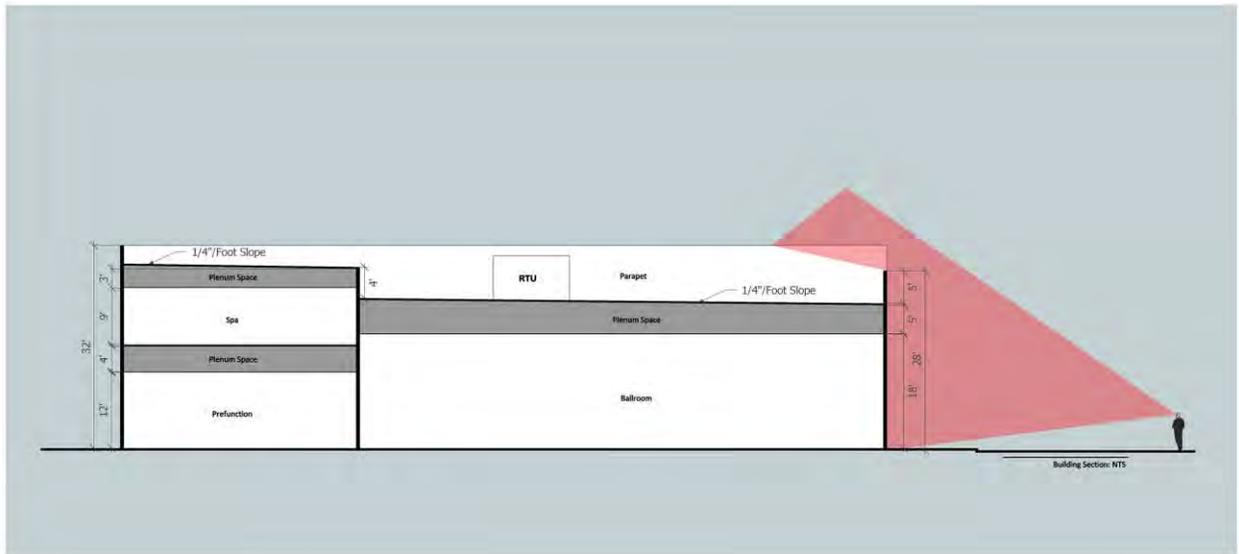
G.F.R.C. REPAIRS TO MATCH
EXISTING STONE ORNAMENT
EXISTING BRICK FACADE



G.F.R.C. REPAIRS TO MATCH
EXISTING STONE ORNAMENT
EXISTING BRICK FACADE



EXAMPLE OF G.F.R.C. APPLICATION
Old Parkland Hospital
Dallas TX



BUILDING SECTION
Melrose Hotel Addition
Dallas TX







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

DATE: 12/12/2012
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Jeffrey Good (Good, Fulton & Farrell)
Address: 3015 Oak Lawn Avenue (Melrose Hotel)
Date of CA/CD Request: 12/6/2012

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

Approve conceptual design w/ conditions
① Provide details of connections & flashing of new construction to existing building. Connection to be a light design with substance
② Design of new construction is to be compatible but not duplicate the existing design. New design to read as new construction

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Joseph Piwetz	<input checked="" type="checkbox"/> Isabel Mandujano
<input checked="" type="checkbox"/> Jay Firsching	<input checked="" type="checkbox"/> Noah Jeppson	<input type="checkbox"/> (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input type="checkbox"/> Charles Neel	<input type="checkbox"/> (Alternate)

Ex Officio staff members Present Mark Doty

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

Maker: *Jay Firsching*
2nd: *Isabel Mandujano*
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force *Gary C. Coffman* DATE *12/12/12*

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

JANUARY 7, 2013

FILE NUMBER: CA112-591(CH)
LOCATION: 4931 Junius
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD-97, Tract A

PLANNER: Carolyn Horner
DATE FILED: July 3, 2012
DISTRICT: Munger Place
MAPSCO: 46B
CENSUS TRACT: 0013.02

APPLICANT: Anthony Campagna

REPRESENTATIVE: Peter Kavanagh of Zone Systems, Inc.

OWNER: Robert Blackwell

REQUEST: Install metal fence sections on side yard to match existing fence on west side of property.

BACKGROUND / HISTORY: In 2010, the Landmark Commission approved two new wrought iron gates and a fence on this property. The gates are on each side of the building, across the entrance and exit driveways, and the fence is along the west side of the property. This request is for two sections of wrought iron fence along the east side, to match the west side's existing fence.

On August 6, 2012 the Landmark Commission denied this request. The applicant filed an appeal. The City Plan Commission heard the appeal on November 15, 2012. The City Plan Commission remanded the case back to the Landmark Commission.

Task Force and staff recommendations are the same as the August 6, 2012 case report. The only new information in the case report is this information in the background/history section.

ANALYSIS: The property is a multi-family building with existing driveways on both sides of the building. The existing wrought iron fence on the west side and gates were built in 2011. The applicant wants to add two sections of matching wrought iron fencing to the east side of the property.

The Munger Place ordinance states that "a fence in an interior side yard must be located in the rear 50% of the side yard and behind the rearmost side projection of the main building, except that the commission may allow a fence to be located anywhere in an interior side yard if it determines that the fence does not screen any portion of a

significant architectural feature of a main building on the same or an adjacent lot.” The Commission has the authority to allow this wrought iron fence in the requested location, because the requested wrought iron does not screen any significant architectural feature on either lot.

The task force recommendation includes a reference to the front yard of the adjacent property. The proposed fence is not located on the adjacent property, and is therefore not in the front yard of that property. A survey of the lot was provided with the application, and that survey shows the location of the existing building, driveways, and proposed fence. The proposed fence would be in the side yard of the applicant’s property.

Staff believes that the applicant met the requirements of the Munger Place ordinance in regards to materials and color. The Munger Place ordinance clearly gives the Landmark Commission the authority to approve the location in the front of the side yard.

STAFF RECOMMENDATION: Install metal fence sections on side yard to match existing fence on west side of property. Approve with conditions - Approve the photographs and survey dated 7/3/12 with the finding that the proposed wrought iron fence meets the criteria in Ordinance 20024, Sections 11(b)(2)(A)(ii), 11(b)(2)(B), 11(b)(2)(C)(ii), 11(b)(2)(C)(v), 11(b)(2)(D), 11(b)(2)(F)(i), and 11(b)(2)(F)(ii), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Condition: the new wrought iron fence must overlap the existing neighbor's fence a minimum of one foot as a transition.

TASK FORCE RECOMMENDATION: Install metal fence sections on side yard to match existing fence on west side of property. Deny - Aesthetic quality & location are concern and not compatible with MP ordinance - reference Exhibit M illustrative diagram. 1) Fence is in front yard of adjacent structure (reference M) 2) site plan not included with submittal indicating relation to adjacent structures - photos submitted indicate east side is approx. 14 feet between subject prop. and adj. structure. 3) Location not compatible with district ordinance, potential to set precedent for other multifamily a concern.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 112 - 591 [OK]
 Office Use Only

Name of Applicant: ANTHONY J. CAMPAGNA, SR.
 Mailing Address: 726 N. PAULUS AVENUE
 City, State and Zip Code: DALLAS, TX. 75214-4451
 Daytime Phone: 214-823-9080 Fax: 214-823-7743
 Relationship of Applicant to Owner: Property manager for Robert Blackwell of California.
 PROPERTY ADDRESS: 4931 Junius JUL 03 2012
 Historic District: Munger Place.

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.
Add two sections of Metal Fence to match existing gate and fence on west side of building.
Fence will be seven (7) feet in height to match gate and run ~~to~~ along east property line from a point just north of face of building to a point approximately 15 feet north.
 Signature of Applicant: Anthony J. Campagna Sr. Date: July 2, 2012
 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

4931 Junius Street Fence addition

Request is made to construct a fence compatible with existing approved gate on the east side of the property. The gate and other fencing around the property protect outside stored items that include primarily vehicles of the tenants of the property.

The proposed fence will be seven (7) feet in height and will run along the east property line from a point seven (7) inches behind the front facade of the building north to a point approximately sixteen feet behind and north of the front building facade.

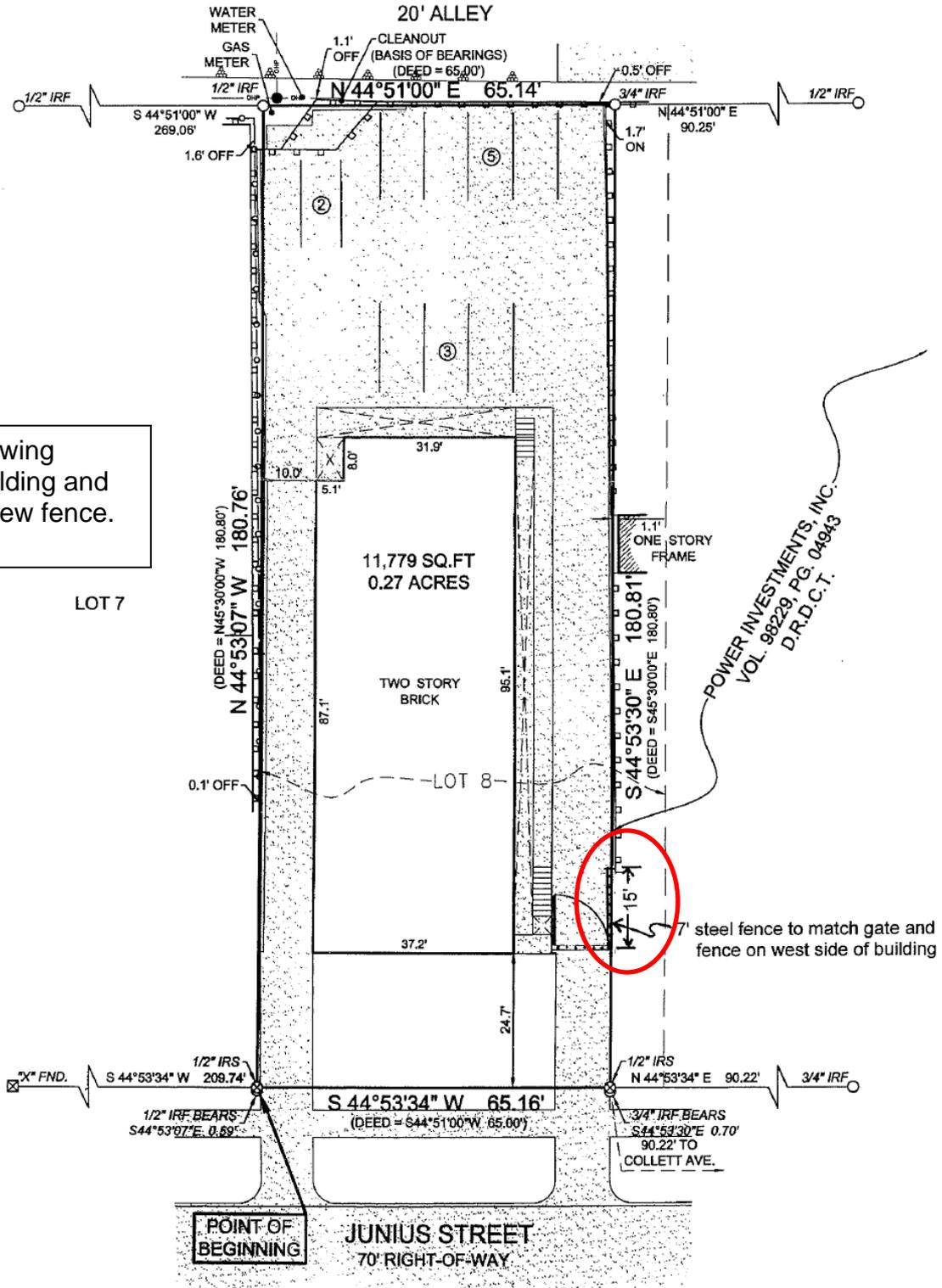
The fence will be a metal fence that will include 3/4" spindles with 1½" top and bottom rails and 3" corner posts. All will be black in color and welded together.

The new fence will provide security to the property. The gate was installed and depended on a fence extension on the adjoining property to provide full enclosure of the property. A portion of the adjacent fence was removed leaving a gap between the existing gate and the existing fence that is approximately fifteen (15) feet north of the gate.

Construction of this sixteen foot portion of fence from the gate north to the existing fence will provide enclosure of the property and security to the tenants and their items that are vulnerable without a fence enclosure.

Survey showing existing building and proposed new fence.

LOT 7





Top:
Existing
front gate –
open.



Bottom:
Proposed
fence drawn
in on east
side



Top:
Existing
view from
neighbor's
property.



Bottom:
Proposed
view from
neighbor's
property.



Existing fence on west side of property. Applicant is proposing to match this material and height on the east side.

TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 7-10-2012

TIME: 5:30pm

MEETING PLACE: 1845 Woodall Rodgers, Suite 1500

APPLICANT NAME: Peter Kavanagh/Zone Systems

PROPERTY ADDRESS: 4931 Junius

DATE of CA / CE REQUEST: July 3, 2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

AESTHIC QUALITY & LOCATION ARE CONCERN AND NOT COMPATIBLE WITH MP ORDINANCE - REFERENCE EXHIBIT H ILLUSTRATIVE DIAGRAM
1. FENCE IS IN FRONT YARD OF ADJACENT STRUCTURE, REQUEST TO BE AT REAR 50%.
2. SITE PLAN NOT INCLUDED WITH SUBMITAL INDICATING RELATION TO ADJACENT STRUCTURES - PHOTOS SUBMITTED INDICATE EAST SIDE IS APPROX. 14 FT BETWEEN SUBJECT PROP. AND ADJ. STRUCTURE.
3. LOCATION NOT COMPATIBLE WITH DISTRICT ORDINANCE, POTENTIAL TO SET PRECEDENT FOR OTHER MULTI FAMILY, A CONCERN.

Task force members present

Wesley Powell JoAnna Hampton John Mark Guest ABSTAIN
 Greg Johnston Brandon Burris John Gormley
 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

JoAnna Hampton

DATE

10 July 2012

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**JANUARY 7, 2013**

FILE NUMBER: CD123-010(CH)
LOCATION: 5513 Victor St.
STRUCTURE: Accessory & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 397, Tract D

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Junius Heights
MAPSCO: 46C
CENSUS TRACT: 0013.02

APPLICANT/OWNER: Kedar Nigudkar

REQUEST: Demolish two garage apartments under the standard "replace with a more appropriate/compatible structure." Demolition completed without a Certificate of Demolition.

ANALYSIS: The new owner received a Certificate of Appropriateness in July 2012 for repairs on the property, including the fire-damaged rear façade of the main house, and work on the two garage apartments. The applicant has stated that during the repair work, the two garage apartments collapsed. He removed the two damaged structures without a Certificate of Demolition.

A portion of the 1922 Sanborn map is included in the report. The Sanborn map shows two accessory structures in the rear yard. The companion case, CA123-185(CH) for the new carports is also on this agenda.

STAFF RECOMMENDATION: Demolish two garage apartments under the standard "replace with a more appropriate/compatible structure." Demolition completed without a Certificate of Demolition. Deny without prejudice - Deny the request to demolish two garage apartments under City Code Section 51A-4.501(h)(4)(A) because the owner has not shown that the new structures are more appropriate than the contributing structures that were previously demolished. Current zoning on the property does not allow construction of garage apartments, but staff believes that garages, not carports, would be more appropriate and compatible to the district than the proposed carports.

TASK FORCE RECOMMENDATION: Demolish two garage-apartments under the standard "replace with a more appropriate/compatible structure." Demolition completed without a Certificate of Demolition. Deny - Demolition appears to be caused by removing the structural supports underneath. Does not meet the requirements of the submittal checklist for a certificate of demolition per 51A-4.501 of the Dallas Developmental Code. As per Junius Heights Ordinance 1.1 and 1.4. Task Force recommends the property be sent to the Legal Dept. for further action.

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

CD <u>123-010</u> [<u>ch</u>] Office Use Only
--

1. Name of Applicant: KEDAR NIGUDKAR
 MAILING Address: 3229 CLYMER DR City PLANO State TX Zip 75025
 Daytime Phone: 214 960 9790 Fax: _____
 Relationship of Applicant to Owner: SELF
 ADDRESS OF PROPERTY TO BE DEMOLISHED: Garage of 5513/5515 VICTOR Zip 75214
 Historic District: JUNIUS 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

DEC 05 2012

Development Services

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

Request to replace back garage apartments with 2 carports
(see attached)

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: KRNigudkar Date: 12/4/2012
 5. Signature of Owner: KRNigudkar Date: 12/4/2012
(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

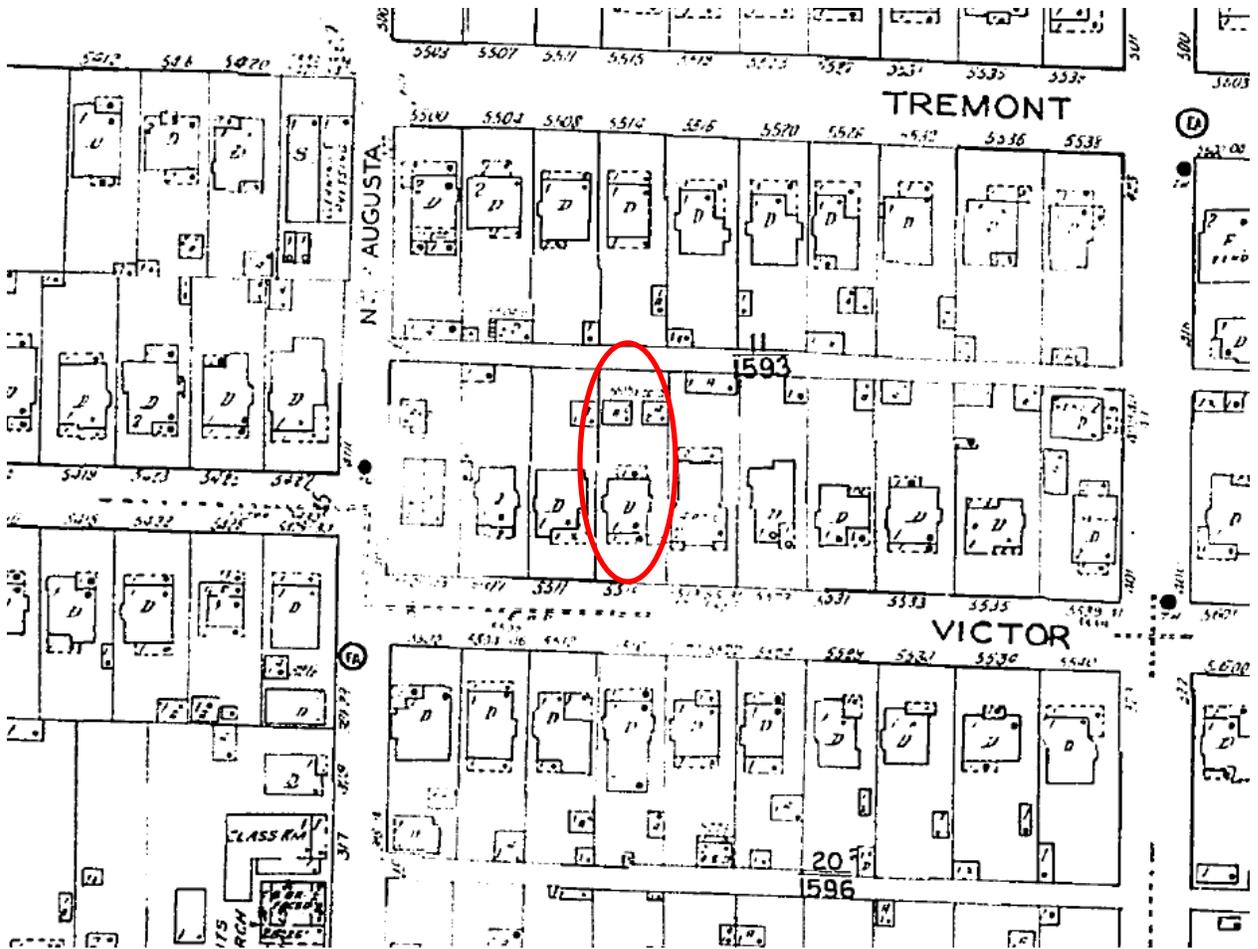
City of Dallas

Historic Preservation

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



Applicant provided this photograph of the collapsed structures, taken prior to removal.



1922 Sanborn map (copied from City of Dallas digital library), with the property circled in red.

Carport Request

Requesting to replace old back garage apartments with 2 carports. The carports would be located in the rear and accessed through the alley. We can no longer rebuild the apartments due to zoning ordinances.

Original Construction

Old structures were on severely weakened foundation (stilts) when property was purchased and collapsed.



Current Condition

The units, which were already in poor condition, sustained further damage due to the fall and had to be removed. Furthermore, one of the units was leaning dangerously against neighbor's garage.





Close up photograph of the collapsed unit, where it rests on the neighbor's property.

New Structure

We are requesting to build 2 carports similar to the example below.



Dimensions:Each of the two structures would be 18'x18'and would house 2 vehicles.

Posts:The posts would be 6"x6" wood

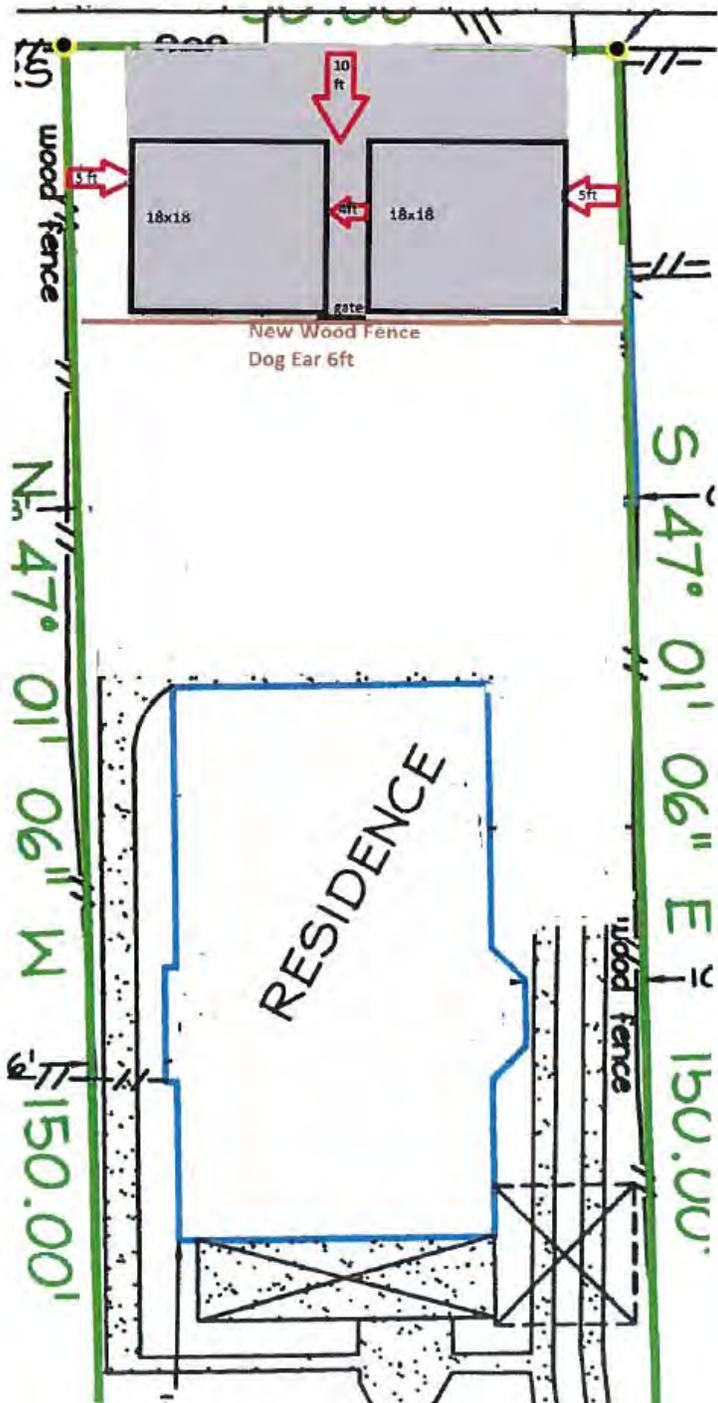
Shingles:Shingles would be exact same as the main house. (Timberline HD Hunter Green)



We would also pour a driveway in the rear of the building to replace the one currently there (pic below)



Proposed carports would meet setbacks required. There would be a wood fence on the side closest to the residence to enclose the backyard. (pic below)



TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 12-13-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Kedar Nigudkar

PROPERTY ADDRESS: 5513/5515 Victor (demo)

DATE of CA / CD REQUEST: 12/5/12

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

Demolition appears to be caused by removing the structural supports underneath. Does not meet the requirements of the submitted checklist for a Certificate of Demolition per SIA-4.501 of the Dallas Developmental Code. As per Junius Heights

Task force members present

Laura Koppang Mary Mesh Rene Schmidt
 Sally Johnson Morgan Harrison Barbara Cohen

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

All - See above

CHAIR, Task Force

DATE Dec 13, 2012

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

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

1.1, 1.4. Ask force recommends the property be sent to the Legal Department for further action.

All in favor
Johnson / Mesh

Deny construction of two proposed carports.
Mesh / Keppay.

All in favor



LANDMARK COMMISSION

JANUARY 7, 2013

FILE NUMBER: CA123-185(CH)
LOCATION: 5513 Victor St.
STRUCTURE: Main and Accessory & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 397, Tract D

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Junius Heights
MAPSCO: 46C
CENSUS TRACT: 0013.02

APPLICANT/OWNER: Kedar Nigudkar

REQUEST: 1) Replace damaged/missing doors and windows with new windows/doors.
2) Construct two carports in rear yard.

BACKGROUND / HISTORY: Companion case CD123-010(CH) is also on the agenda.

ANALYSIS: The owner purchased a home with fire damage in the rear of the home. Several windows and doors were boarded up, and the remainder have damage that may be a result of the failing foundation. Staff recommends that the 3 proposed new windows be wood, and that the remaining 8 windows be repaired rather than replaced.

There are two doors proposed for this duplex. The two in the front would match, and the two in the rear would match each other. The doors in the front have glass, while the doors in the back are solid wood.

The proposed new carports would replace the two garage apartments that collapsed. The two structures were contributing to the historic districts. However, with the current zoning on the property the owner would not be allowed to construct new garage apartments.

The proposed carports meet the historic overlay requirements for compatibility with the existing main structure, including materials and detailing. The new carports will provide the required parking for the remaining duplex.

STAFF RECOMMENDATION: 1) Replace damaged/missing doors and windows with new doors/windows. Approve with conditions - Approve the request dated 12/6/12 with the finding that the proposed new windows and doors comply with Ordinance 26331, Sections 5.1, 5.2, and 5.3, and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: 3 missing windows to be replaced with wood windows to

match original windows; remaining 8 windows to be repaired with materials to match existing.

2) Construct two carports in rear yard. Deny without prejudice - Deny the request to construct two new carports because the owner has not shown that the new structures are more appropriate than the contributing structures that were previously demolished. Current zoning on the property does not allow construction of garage apartments, but staff believes that garages, not carports, would be more appropriate and compatible to the district than the proposed carports.

TASK FORCE RECOMMENDATION: 1) Replace damaged/missing doors and windows with new doors/windows. Approve with conditions - 1. Insufficient evidence to support window replacement of protected facade and sides. Original windows were not supported in the manner they are today. Pictures appear to show sufficient support in the manner of original construction. 2. Missing windows may be replaced with wood windows. Missing windows must match surviving windows in size, materials and configuration. (5.2, 5.3) 3. Need better pictures of doors in front and back to make a recommendation. 4. Deny removal of back window. There probably were two windows in the back, only one shown in photo. Neither window shown on plan.

2) Construct two carports in rear yard. Deny - Deny construction of two proposed carports.



Front facade

1/2

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 123 - 185104
Office Use Only

Name of Applicant: KEDAR NIGUDKAR
Mailing Address: 3229 CLYMER DR
City, State and Zip Code: PLANO, TX 75025
Daytime Phone: 214 960 9790 Fax: _____
Relationship of Applicant to Owner: SAME PERSON DEC 10 2012

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

PROPERTY ADDRESS: 5513/5515 VICTOR ST DALLAS 75214
Historic District: JUNNIS HEIGHTS

PROPOSED WORK:

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

Replacing doors and windows (see attached)

Signature of Applicant: KRNigudkar Date: 12/6/2012
Signature of Owner: KRNigudkar Date: 12/6/2012
(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 _____

12/6

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 123-185 WJL
Office Use Only

Name of Applicant: KEDAR NIGUDKAR
Mailing Address: 3229 CLYMER DR
City, State and Zip Code: PLANO, TX 75025
Daytime Phone: 214 960 9790 Fax: _____
Relationship of Applicant to Owner: SAME PERSON

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

PROPERTY ADDRESS: 5513/5515 VICTOR ST, DALLAS 75214
Historic District: JUNIUS HEIGHTS

PROPOSED WORK:

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

Requesting to replace old back garage apartments with 2 gar. ports. (see attached)

Signature of Applicant: KRNigudkar Date: 12/6/2012
Signature of Owner: KRNigudkar Date: 12/6/2012
(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.

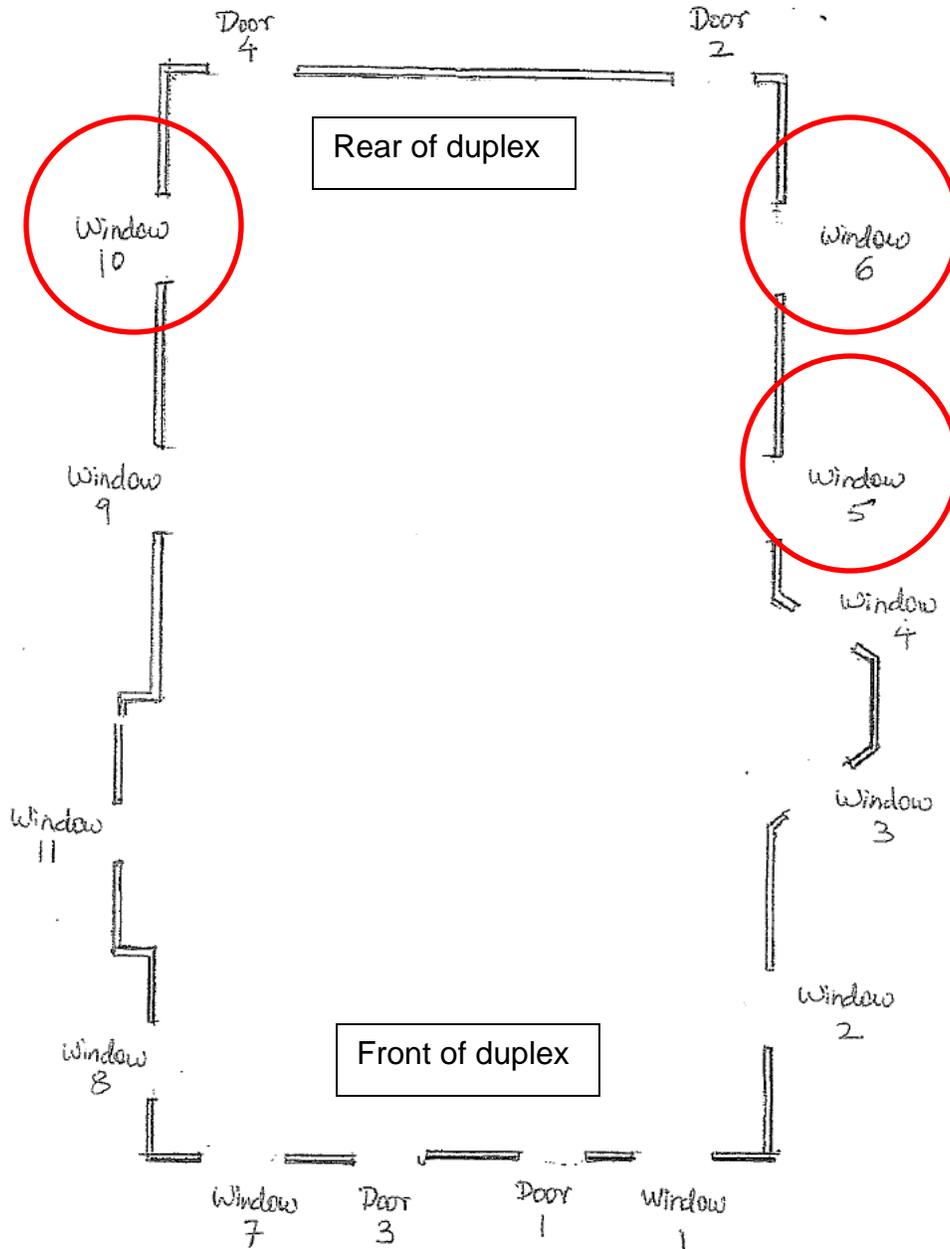
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

- 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

Windows 1 to 10 → 3' x 6'
Window 11 → 2' x 3'

Doors 1 and 3 identical
Doors 2 and 4 identical



Applicant provided this diagram to the windows and doors. The report on the following pages uses these reference numbers. Staff recommends approval of new wood windows for windows 5, 6 and 10 circled above. The remaining windows (# 1-4, 7-9, 11) to be repaired with materials to match existing.



Blue Star Remodeling

937 Ontario Dr
Garland, TX 75040
972-601-7097

Window Inspection Summary

Below is a summary of damage to windows at 5513/5515 Victor St. Most of the windows are 3x6 except window 11 which is a 2x3. There was extreme shifting of the home evident in the frames of the window being angled and cracked and unable to open. There is also no support and windows would need to be supported during new installation. 90% of the counterbalances are missing and none of the hardware is operational. Some are smoke/fire damaged as well and is displayed in the pictures below.

Window 1



Damaged and warped frame.
Window will not open.

Window 2



Damaged and warped frame.
Window will not open. Rotted
frame with no support.

Window 3



Damaged and warped frame.
Window will not open.

Window 4



Frame bent and unusable, extensive damage to entire window.

Window 5



Window missing, no frame exists.

Window 6



Window was destroyed in fire. Nothing remains.

Window 7



Window frame damaged not supported and warped. All hardware missing.

Window 8



Window frame damaged not supported and warped. All hardware missing. Will not open.

Window 9



Window will not open, no counterbalance present. Hardware rusted shut. Frame warped.

Window 10



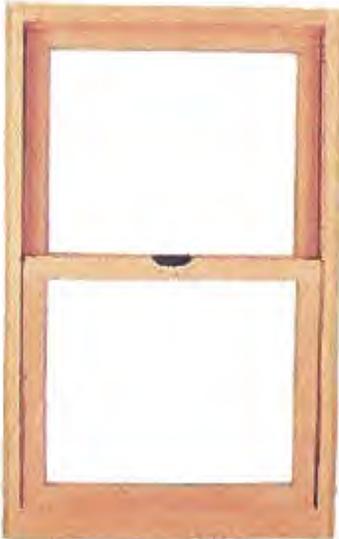
Window was missing. No frame present.

Window 11



Window frame has warped, will not open and is painted shut. No counterbalance no support.

We are asking to replace windows 1&7 located in the front of the house with 3x6 wood windows with clear glass. They will be painted white like the ones removed.



We are asking for windows 2-6 and 8-10 to be white vinyl clear glass 3x6. Window 11 would be a white vinyl 2x3. These would be on the sides of the duplex only.



Door Replacement Request

We are requesting to replace the doors at 5513 Victor due to extreme damage to door and frame. (pic below)

Front doors have been kicked in damaging the frame and door. We are asking to replace both front doors with:



JELD-WEN Premium Craftsman 6-Lite Primed White Entry Door with Brickmould Model # H75747 (paint according to approved color scheme)

PRODUCT DESCRIPTION

The JELD-WEN 36 in. x 80 in. Steel White Prehung Left-Hand Inswing 6 Lite Entry Door is pre-assembled for installation and includes the sill, frame, hinges, weather stripping and brickmould. It has strong and durable galvanized steel skins and a 1-3/4 in. thickness. This Energy Star-qualified door has a 6 Lite design and is fitted with clear, dual-pane tempered glass.

- Galvanized-steel exteriors for strength and corrosion resistance
- 1-3/4 in. Thick energy-efficient construction
- Weather stripping and sill included to help seal out drafts
- Light-admitting 6 lite craftsman design
- Clear, double-pane tempered glass
- Primed white, can be finished in the color of your choice
- Not designed for commercial use
- Frame, hinges and brickmould also included
- Energy Star qualified for savings
- From outside, opens toward the inside of the home with the hinges on the right
- MFG Brand Name : JELD-WEN
- MFG Model # : H75725
- MFG Part # : THDJW167700666

Rear door on LH duplex was completely destroyed and RH duplex door is damaged along with the frame.



PRODUCT DESCRIPTION

A 1-piece polystyrene core and brickmold combine in the JELD-WEN 32 in. x 80 in. White Prehung left-hand inswing premium 6 panel entry door with brickmold for powerful insulation in any climate. The durable surface is crafted from galvanized steel for resistance to corrosion and rot, and a classic 6-panel design is versatile. 2 coats of baked-on enamel primer allow even painting or staining to match any color scheme.

- Galvanized steel resists rust and corrosion
- 1-Piece polystyrene core provides long-lasting insulation
- Adjustable sills protect against the elements
- Classic 6-panel design for architectural interest
- Prehung and Ready to install with a white wood frame
- 6-Panel design creates classic style
- Easy installation with included instructions
- Brickmold enhances insulation
- Energy Star Compliant, making this item eligible for a tax credit
- Energy Star qualified to meet or exceed federal guidelines for energy efficiency for year-round energy and money savings
- Note: Product may vary by store
- MFG Brand Name : JELD-WEN
- MFG Model # : 753198
- MFG Part # : 753198

New Structure

We are requesting to build 2 carports similar to the example below.



Dimensions:Each of the two structures would be 18'x18'and would house 2 vehicles.

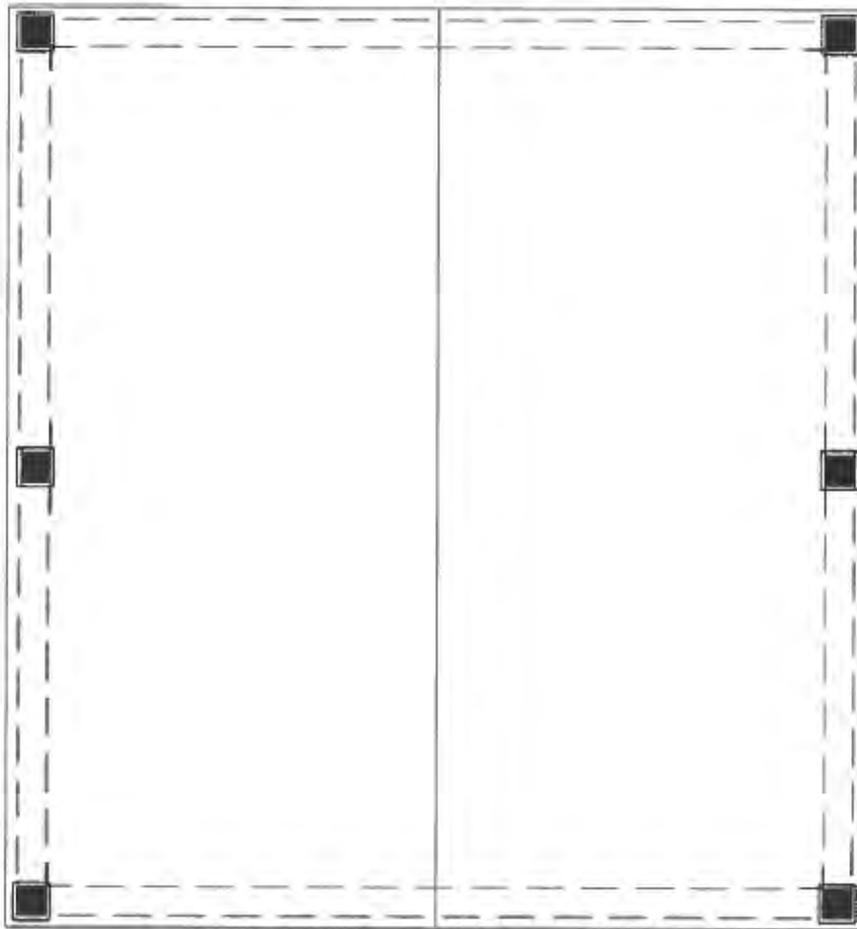
Posts:The posts would be 6"x6" wood

Shingles:Shingles would be exact same as the main house. (Timberline HD Hunter Green)



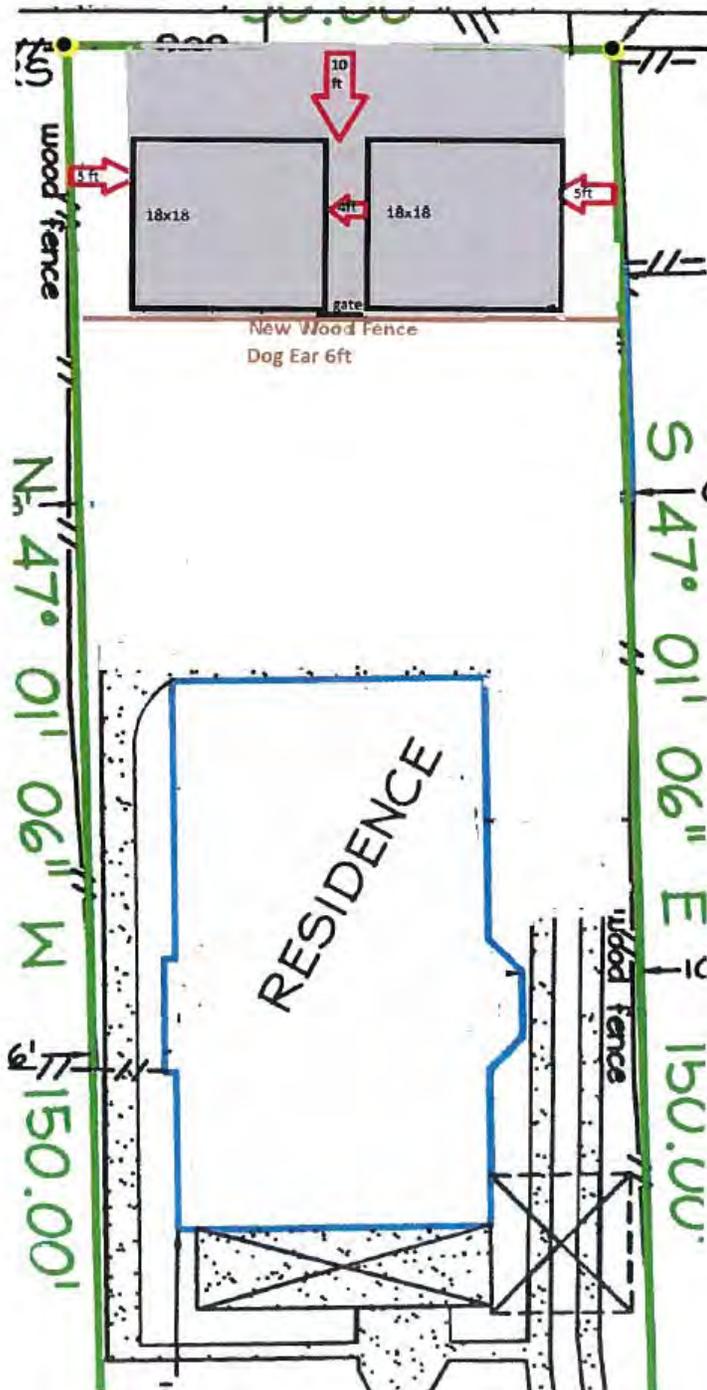
Carpport Drawing

18'



18'

Proposed carports would meet setbacks required. There would be a wood fence on the side closest to the residence to enclose the backyard. (pic below)



TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 12-13-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Kedar Nigudkar

PROPERTY ADDRESS: 5513/5515 Victor

DATE of CA / CD REQUEST: 12/5/12

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice.

Recommendation / comments/ basis:

1. Deny construction of two proposed carports.
(All in favor) Mesh/Keppang

2.

Task force members present

Laura Koppang Mary Mesh Rene Schmidt
 Sally Johnson Morgan Harrison Barbara Cohen

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor: All

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force [Signature]

DATE Dec. 13, 2012

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

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

1. Insufficient evidence to support window replacement of protected facade and sides. Original windows were not supported in the manner they are today. Pictures appear to show sufficient support in the manner of original construction.
2. Missing windows may be replaced with wooden windows (Style, etc). Missing windows must match surviving windows in size, materials and configuration. S.2, S.3.
3. Need better pictures of doors in front or back to make a recommendation.
4. ~~Very~~ ~~recommendations~~ removal of back window. There probably were two windows in the back, only one shown in photo. Neither window shown on plan.

Schmidt/Mesh

Russell Alf.



LANDMARK COMMISSION**JANUARY 7, 2013**

FILE NUMBER: CD123-008(CH)
LOCATION: 5830 Victor
STRUCTURE: Accessory & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 397, Tract D

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Junius Heights
MAPSCO: 46C
CENSUS TRACT: 0013.01

APPLICANT/OWNER: Andrew Boyd

REQUEST: Demolish garage under the standard "replace with a more appropriate/compatible structure." Demolition completed without a Certificate of Demolition.

ANALYSIS: The owner demolished a contributing accessory structure without a Certificate of Demolition or a Demolition Permit. The structure is gone, so the applicant can not provide a report by a licensed architect or engineer on the condition of the structure.

A portion of the 1922 Sanborn map is attached to this report. The map shows an accessory structure on the property.

STAFF RECOMMENDATION: Demolish garage under the standard "replace with a more appropriate/compatible structure." Demolition completed without a Certificate of Demolition. Deny without prejudice - Deny the request to demolish a garage under City Code Section 51A-4.501(h)(4)(A) because the owner has not shown that the new structure is more appropriate than the contributing structure that was previously demolished.

TASK FORCE RECOMMENDATION: Demolish garage under the standard "replace with a more appropriate/compatible structure." Demolition completed without a Certificate of Demolition. Deny - Deny demolition per 51A-4.501 of Dallas Dev. Code. Does not appear to meet the requirement of demolition to replace with one more compatible. Garage was clearly historic.

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

CD <u>123</u> - <u>008</u> [<u>ck</u>] Office Use Only

1. Name of Applicant: Andrew C. Boyd
MAILING Address: 5830 Victor St City Dallas State TX Zip 75214
Daytime Phone: 571-340-2281 Fax: _____
Relationship of Applicant to Owner: _____
ADDRESS OF PROPERTY TO BE DEMOLISHED: 5830/5832 Victor St Zip 75214
Historic District: Junius Heights

Proposed Work:

RECEIVED BY
DEC 05 2012
Development Services

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)

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

Demolish garage. (completed before I was aware permit was required)

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: Andrew C. Boyd Date: 11/15/2012
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

5830/5832 Victor Street, Dallas Texas 75214

The detached garage was in very poor condition. For reference the front of the garage faces to the NW. The garage was built right on the ground with a dirt floor and no barrier or inorganic material between the earth and the wood structure. Consequently, there was extensive rotting of the wood from moisture in the earth. If one looks closely at the photograph #5 (front of garage) it can be seen that the main support stud was pushing up into the front center of the roof causing a bulge of 4 to 5 inches. The doors were nearly impossible to open because of the deterioration and were falling apart. Siding near the bottom, that is not visible in the photos, had rotted and fallen off on the NE side. The hail storm of June 13, 2012 caused extensive damage including a large hole of approximately 5 ft by 4 ft to the SW quadrant of the garage roof. Photographs #2 and #3.

Based on the condition of the garage it was clear to me that reconstructing the garage was not an option that made sense or would be permitted. Therefore, I demolished the structure not knowing that I needed approval to do so.

Attachments: Photographs

Andrew Boyd

Letter provided by the applicant. Photographs 1 – 5 follow, in order, on the next three pages.



#1



#2



#3



#4



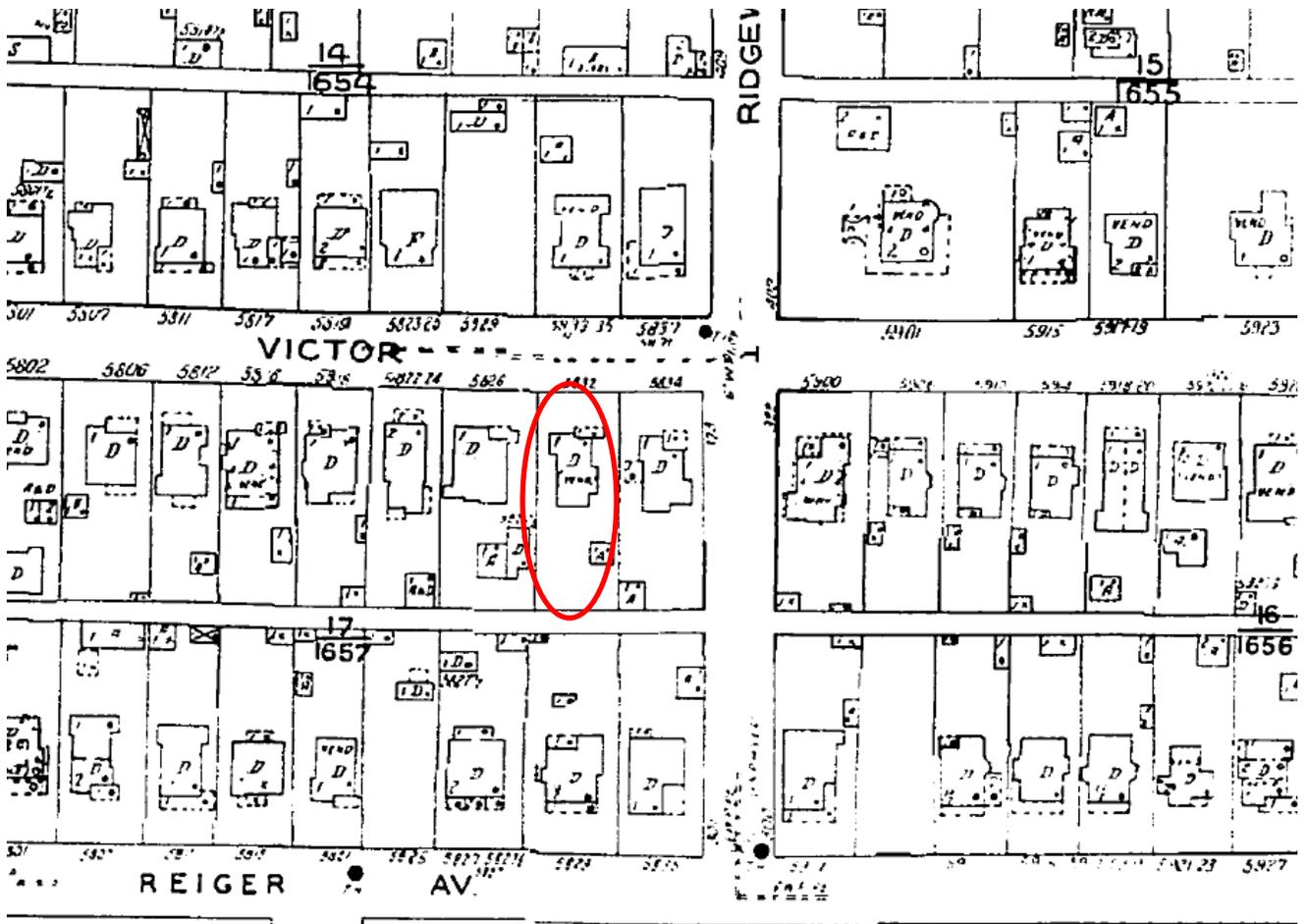
#5



#6



View of driveway where the garage used to be.



1922 Sanborn Map. Lot circled in red is the applicant's property.

TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 12-13-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Andy Boyd

PROPERTY ADDRESS: 5830/5832 Victor (demo)

DATE of CA / CD REQUEST: 12/5/12

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

1. Deny demolition per 54A, 4.501 of Dallas
Dev. Code. Does not appear to meet the requirements
of demolition to replace with one more
compatible. Garage was clearly historic
(~~foot~~) Koppang / Cohen

Task force members present

Laura Koppang Mary Mesh Rene Schmidt
 Sally Johnson Morgan Harrison Barbara Cohen

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor: All
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force (Signature) DATE Dec. 13, 2012

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

JANUARY 7, 2013

FILE NUMBER: CA123-189(CH)
LOCATION: 5830 Victor
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD 397, Tract D

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Junius Heights
MAPSCO: 46C
CENSUS TRACT: 0013.01

APPLICANT/OWNER: Andrew Boyd

REQUEST: Construct new two car garage in rear yard.

BACKGROUND / HISTORY: Companion case CD123-008(CH) for the demolition request is also on the agenda.

ANALYSIS: The owner wants to construct a new two car garage in the rear yard. The previous accessory structure was a single car garage, and a contributing structure to the Junius Heights Historic District. The proposed new structure is not more compatible nor more appropriate than the structure that was removed.

STAFF RECOMMENDATION: Construct new two car garage in rear yard. Deny without prejudice - Deny the request dated 12/6/12 with the finding that the proposed structure is not more compatible or appropriate than the contributing accessory previously on the property, per Ordinance 26331, Section 9.2.
The new garage is more than twice the size of the demolished structure. The lack of details on the proposed structure and the roof form are not compatible with the existing main structure.

TASK FORCE RECOMMENDATION: Construct new two car garage in rear yard. Deny - Deny construction of proposed garage as it replacing a structure that should not have been demolished.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-189 CH
 Office Use Only

Name of Applicant: Andrew C Boyd
 Mailing Address: 5832 Victor St
 City, State and Zip Code: Dallas TX 75214
 Daytime Phone: 571-540-2291 Fax: RECEIVED BY
 Relationship of Applicant to Owner: _____

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

PROPERTY ADDRESS: 5832 Victor St, Dallas TX 75214
 Historic District: Janius 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 will have a two car garage built on the south east corner of my property. It will be a frame structure with a composition roof, Hardiboard siding and a concrete foundation.

Signature of Applicant: Andrew C Boyd Date: 12/6/2012

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

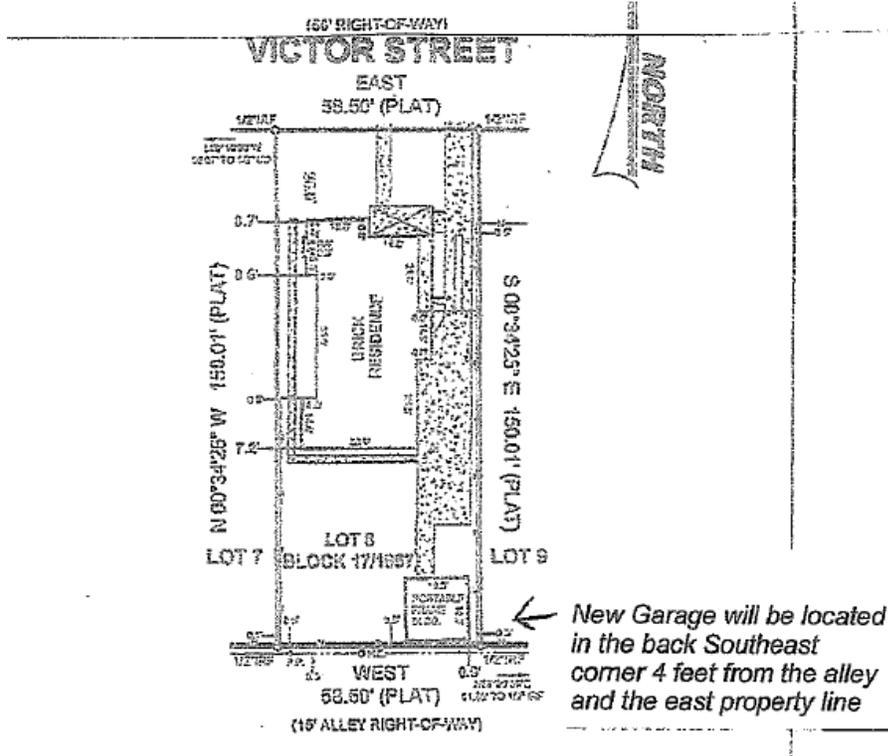
Date

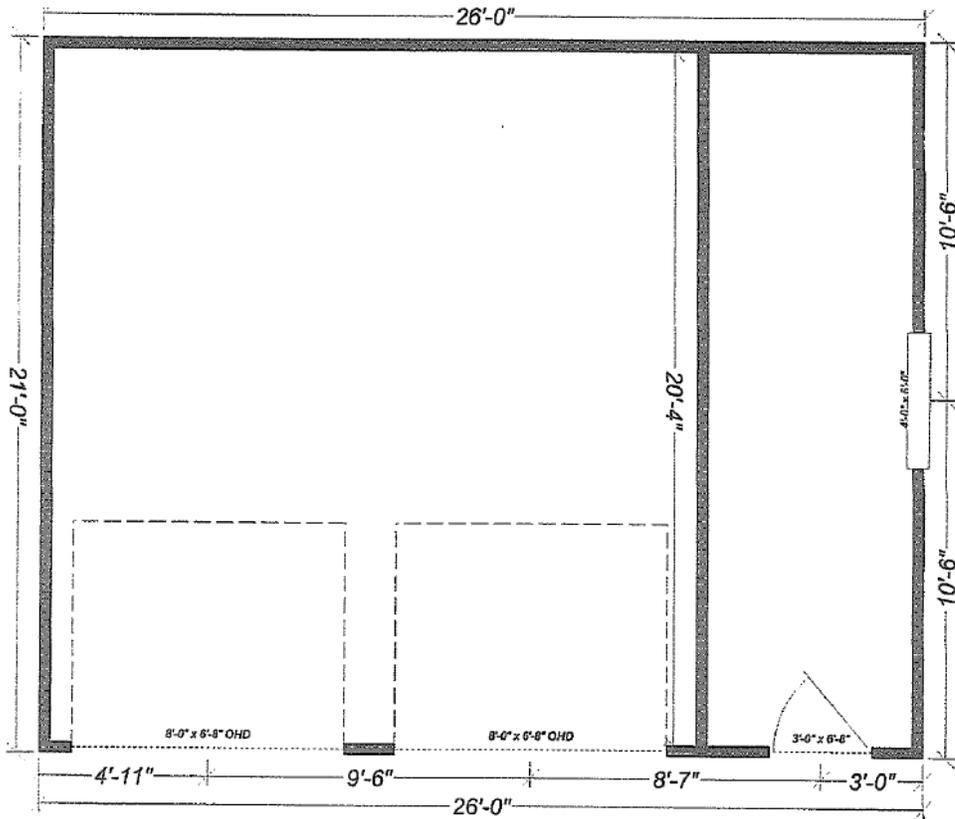


Front façade of main structure

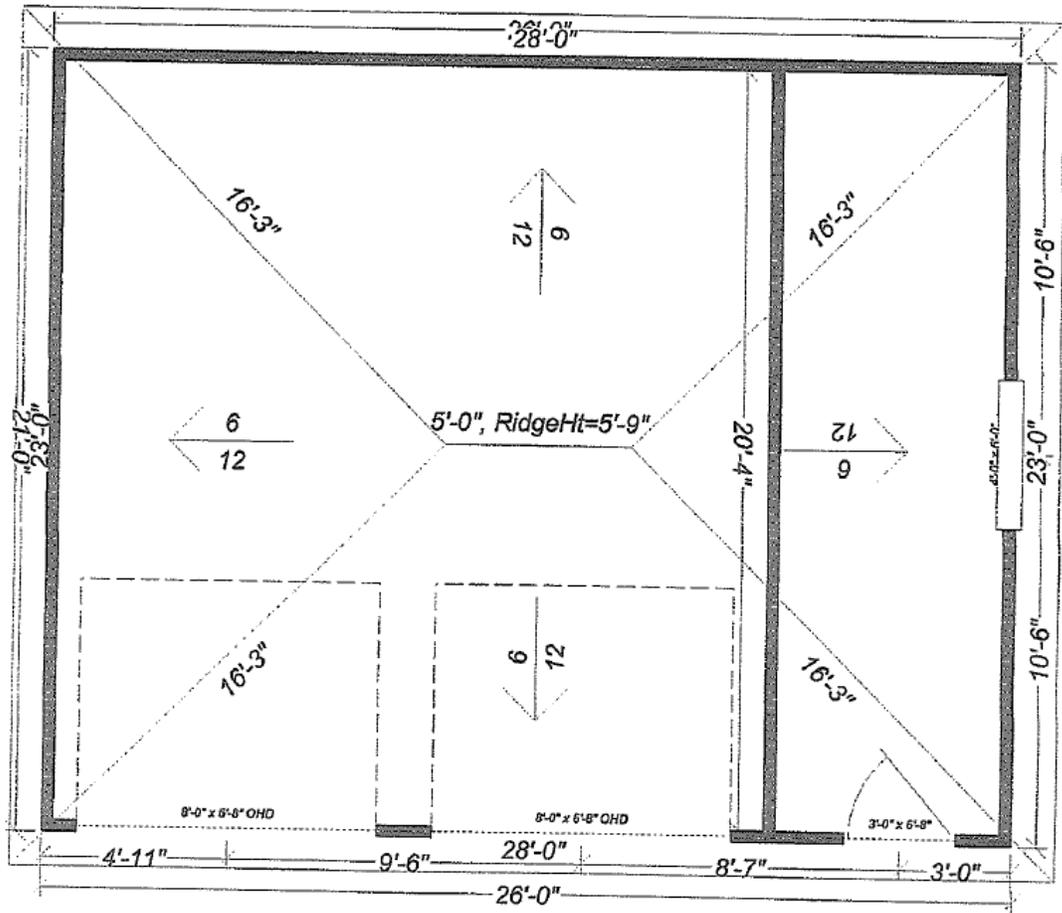


Side façade



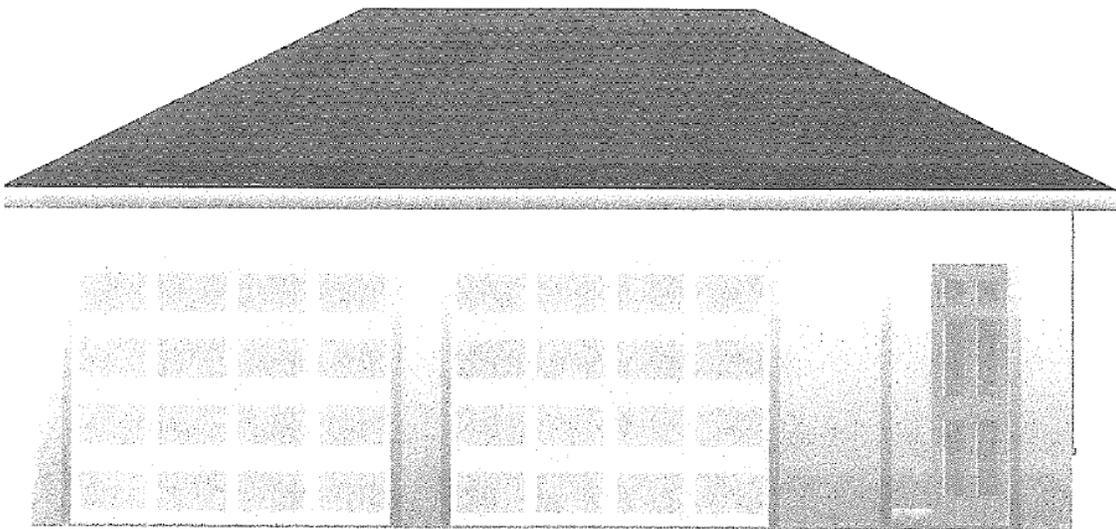


Floor Plan

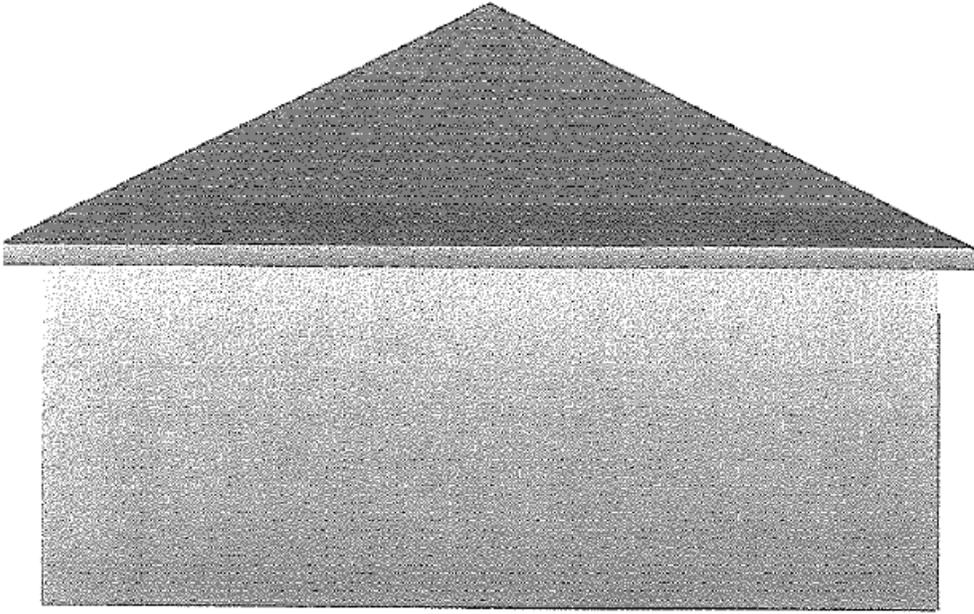


All siding and soffit will be Hardi Board
 Roof to be 20 yr. grey composition

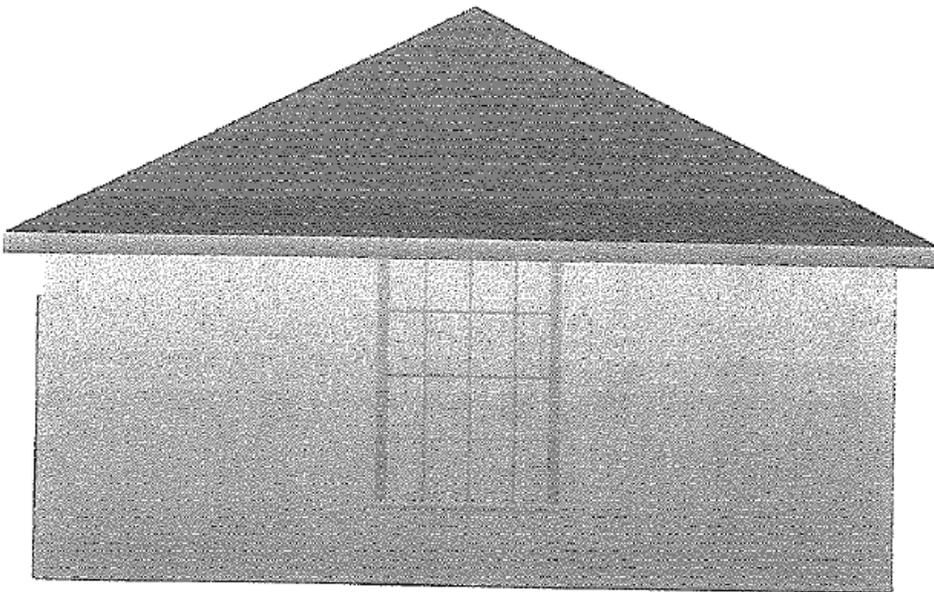
Roof Plan



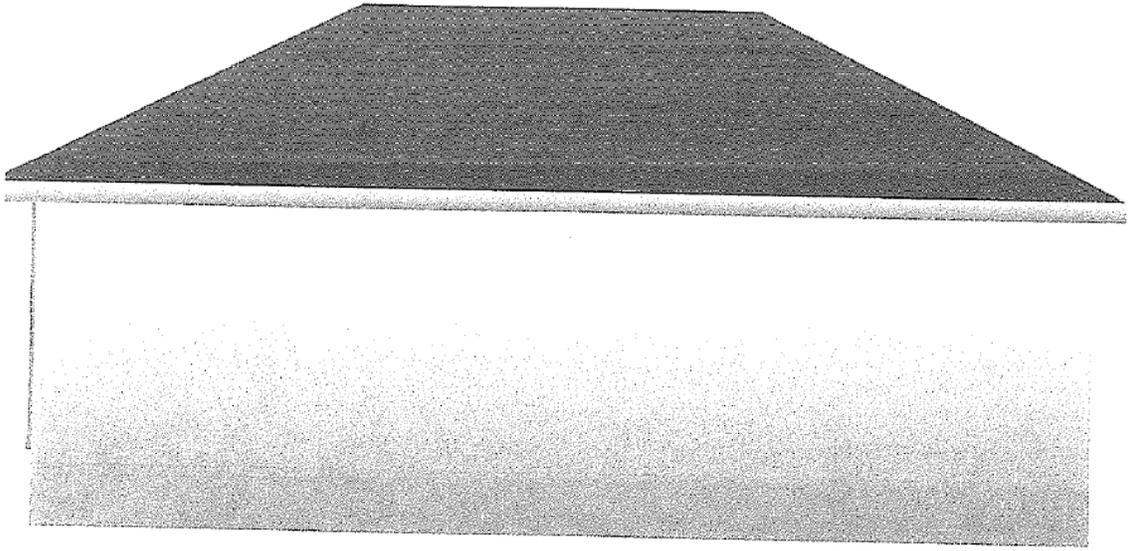
Front elevation



Left Side Elevation



Right Side Elevation



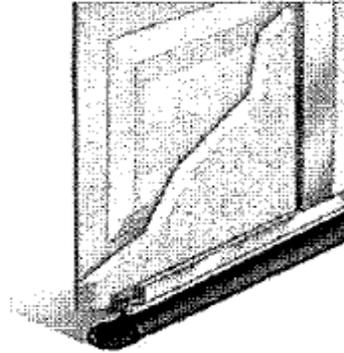
Back Elevation



America's Favorite Garage Doors®

VALUE PLUS SERIES

- Woodgrain embossed insulated steel base door painted front and back for a virtually maintenance-free door.
- 2-layer construction (Steel + Insulation)
- Quality 24 or 25 gauge steel and 2" thick frame construction for durability and longevity.
- Polystyrene insulation: R-values range from 4.4 to 6.3 depending on the model.
- Vinyl bonded insulation for a clean interior appearance
- Woodgrain textured raised panel design can be painted to complement home's exterior.



TASK FORCE RECOMMENDATION REPORT
Junius Heights

DATE: 12-13-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Andy Boyd

PROPERTY ADDRESS: 5830/5832 Victor

DATE of CA / CD REQUEST: 12/5/12

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

Deny construction of proposed garage as it
replaces a structure that should not have been
demolished. Koppang / Cohen

Task force members present

Laura Koppang Mary Mesh Rene Schmidt
 Sally Johnson Morgan Harrison Barbara Cohen

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor:

Task Force members opposed:

Basis for opposition: All

CHAIR, Task Force [Signature]

DATE Dec. 13, 2012

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**JANUARY 7, 2013**

FILE NUMBER: CA123-169(CH)
LOCATION: 5406 Worth St.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 397, Tract D

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Junius Heights
MAPSCO: 46B
CENSUS TRACT: 0013.02

APPLICANT: Bret Blanton, Sharp Interiors & Exteriors

OWNER: Kerry Whitney

REQUEST: 1) Replace one aluminum window with new fiberglass French patio door.
2) Replace two aluminum divided light windows with salvaged wood windows to match other windows on the structure.

ANALYSIS: The owner originally requested to install two new single pane, picture windows on the back façade, and one new French door. After the task force meeting, the applicant changed the request to salvaged wood windows. The task force recommendation is based on the original request.

The windows to be replaced are not original to the structure. A previous owner installed aluminum windows on the rear façade. By installing salvaged windows, the owner complies with the Junius Heights historic overlay ordinance. The overlay recommends that non-original windows be replaced with more appropriate windows.

STAFF RECOMMENDATION: 1) Replace one aluminum window with new fiberglass French patio door. Approve - Approve the request dated 12/5/12 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). The window is part of a previous rear facade alteration and is not original.
2) Replace two aluminum divided light windows with salvaged wood windows to match other windows on the structure. Approve with conditions - Approve the request dated 12/6/12 with the finding that the proposed work complies with Ordinance 26331, Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: that the new windows be the same size as the existing. The existing windows are part of a previous rear facade alteration and are not original.

TASK FORCE RECOMMENDATION: 1) Replace one aluminum window with new fiberglass French patio door. Approve - Approve single-light French door as shown. To be painted to match house.
2) Replace two aluminum divided light windows with salvaged wood windows to match other windows on the structure. Deny without prejudice - Deny without prejudice the proposal to install single light picture windows (tempered glass).



Front façade. Owner has a Certificate of Appropriateness for new paint colors.

**Certificate of Appropriateness (CA)
City of Dallas Landmark Commission**

CA 123-169 (CW)
Office Use Only

Name of Applicant: Buck W. Blanton / Sharp Interiors & Renovations
 Mailing Address: 9222 Lasa
 City, State and Zip Code: Dallas TX 75218
 Daytime Phone: 214-264-0086 Fax: N/A
 Relationship of Applicant to Owner: Contractor

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

RECEIVED BY
 DEC 05 2012

PROPERTY ADDRESS: 5412⁰⁶ Worth st.
 Historic District: JUNIOR HEIGHTS.

PROPOSED WORK:

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

Install single light picture windows (tempered glass)
Install French door
construct deck. BWB

Signature of Applicant: Buck W. Blanton Date: 12-4-12

Signature of Owner: Kerry P. Whitney Date: 12-4-12
 (IF NOT APPLICANT)

APPLICATION DEADLINE:

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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



Existing rear facade



View out of the windows

ITEM FRAME SIZE	LOCATION	PRODUCT CODE DESCRIPTION	UNIT WAS PRICE	UNIT SAVINGS	UNIT NOW PRICE	QTY	TOTAL PRICE
0002		Masonite Patio	\$691.00	\$103.65	\$587.35	1	\$587.35

Item price valid through 11/21/2012

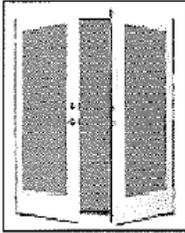
RO Size = 64" W x 78 3/4" H

1 Lite Smooth Fiberglass
French Double

\$691.00

\$103.65

\$587.35



RECEIVED BY

DEC 05 2012

Development Services

- Product Category : Patio Doors
- Product Type : French
- Product Configuration : Double
- Material : Smooth Fiberglass
- Door Swing : Outswing
- Door Handing : Right
- Nominal Door Width : 64"
- Nominal Door Height : 80"
- Actual Unit Width : 63 1/4"
- Actual Unit Height : 78 1/4"
- Rough Opening Width : 64"
- Rough Opening Height : 78 3/4"
- Brickmould : No
- Frame Type : Primed Wood
- Jamb Width : 4 9/16"
- Glazing Style : Standard Glazed
- Product Line : Traditional Series
- Door Style : 1 Lite
- Low E : Yes
- Handleset Style : None
- Lock Prep : 5 1/2" Double Bore
- Lock Prep Inactive Door : No Bore
- Astragal : Standard
- Hinge Type : Standard
- Hinge Finish : Brushed Chrome
- Sill Finish : Mill
- Screen : None
- Exterior Door Finish : Unfinished
- Jamb Color : Unfinished
- Energy Star Compliant Unit : Yes
- Additional Services : None
- Re-Order : No

SKU : 511360 / S/O MASONITE PATIO DOOR FIBERGLASS

<http://vendorapps.homedepot.com/usp/PrintQuote.aspx>

11/21/2012

Proposed patio door



Proposed salvaged window



Rendering of finished project

TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 12-13-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Bret Blanton

PROPERTY ADDRESS: 5406 Worth

DATE of CA / CD REQUEST: 12/5/12

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

#1. Approve single-light french door as shown. -
to be painted to match house. Mesh/Johnson
Approve - All

#2. Deny without prejudice the proposal to install
single light picture windows (tempered glass). Cohen/Sch

Task force members present

Laura Koppang Mary Mesh Rene Schmidt
 Sally Johnson Morgan Harrison Barbara Cohen

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor: # 1 All # 2 All
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [Signature] DATE Dec. 13, 2012

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

JANUARY 7, 2013

FILE NUMBER: CA123-164(CH)
LOCATION: 4916 Worth St.
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD 97, Tract A

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Munger Place
MAPSCO: 46B
CENSUS TRACT: 0013.02

APPLICANT: Glenn Siler, ProShield Roofing

OWNER: Campagna Family Limited Partnership

REQUEST: Replace white composition shingle roof with new black composition shingle roof. Work completed (color change) without a Certificate of Appropriateness.

ANALYSIS: The owner received a Certificate of Appropriateness to replace a white composition shingle roof with a new white composition shingle roof in August 2012. The new roof is not white. It is charcoal or black in color. Building Inspections issued the owner a citation.

Staff does not know the brand of shingle that was installed. Applicant has not responded to our inquiry.

STAFF RECOMMENDATION: Replace white composition shingle roof with new black composition shingle roof. Work completed (color change) without a Certificate of Appropriateness. Approve - Approve the request dated 12/5/12 with the finding that the new roof color complies with Ordinance 20024, Section 11(a)(9)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: Replace white composition shingle roof with new black composition shingle roof. Work completed (color change) without a Certificate of Appropriateness. Deny - Denial - not consistent with style and character of structure; not sufficient information in submittal.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-164 [ck]
 Office Use Only

Name of Applicant: PRO SHIELD ROOFING / GLENN SILER
 Mailing Address: 6861 CORPORATION PARKWAY SUITE B1
 City, State and Zip Code: DALLAS, TX FT. WORTH, TX 76126
 Daytime Phone: 817-209-5361 Fax: 817-244-9307
 Relationship of Applicant to Owner: _____

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

RECEIVED BY
 DEC 05 2012

PROPERTY ADDRESS: 4916 WORTH
 Historic District: STANLEY PLACE ?
MURKIN

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.

WE CHANGED THE COLOR OF THE ROOF FROM
WHITE TO DRAC (CHARCOAL)
SAME TYPE OF SHINGLE (COMPOSITION 3-TAB SHINGLES)
(WE DIDNT KNOW TO GET APPROVAL)

Signature of Applicant: [Signature] Date: 11/7/12
 Signature of Owner: _____ Date: _____
 (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:
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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



Front façade with new black/charcoal roof

TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 12-11-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Proshield Roofing

PROPERTY ADDRESS: 4916 Worth

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

DENIAL - NOT CONSISTENT WITH STYLE &
CHARACTER OF STRUCTURE
- NOT SUFFICIENT INFORMATION IN
SUBMITTAL

Task force members present

- Wesley Powell JoAnna Hampton John Mark Guest
- Greg Johnston Brandon Burris John Gormley
- 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 Janet Huber DATE 11 DEC 2012

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

JANUARY 7, 2013

FILE NUMBER: CA123-173(CH)
LOCATION: 4302 Trellis Ct.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD 98

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Peak's Suburban
MAPSCO: 46E
CENSUS TRACT: 0015.02

APPLICANT/OWNER: Martha DuBois

REQUEST: Relocate fence return to align with existing home and neighbor's existing fence.

ANALYSIS: The applicant is requesting to move a fence to enlarge the usable area in the rear yard. However, due to medical reasons, the applicant is currently unable to provide additional information on this request. Staff recommends denial without prejudice, so the applicant may resubmit at a later date.

STAFF RECOMMENDATION: Relocate fence return to align with existing home and neighbor's existing fence. Deny without prejudice - Applicant is unable to provide additional information at this time.

TASK FORCE RECOMMENDATION: Relocate fence return to align with existing home and neighbor's existing fence. Deny without prejudice - As we understand the application, the proposed new location of the fence appears to conform to 2.12 of the ordinance; however, there is inadequate information on important features: height & materials of fence, presence of a gate & its design, if an autogate is proposed, its location may violate other code & zoning requirements.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-173 (CH)
 Office Use Only

Name of Applicant: MARTHA H DuBois
 Mailing Address: 4302 TRELIS CT
 City, State and Zip Code: DALLAS, TX 75246
 Daytime Phone: 469) 203 7752 Fax: _____
 Relationship of Applicant to Owner: Partner's Co owner legal
 Property: Grnd Contractor
 PROPERTY ADDRESS: 4302 TRELIS CT
 Historic District: _____

Building Inspection:
 Please see signed drawings before issuing permit:
 Yes _____ No _____
 Planner's Initials
DEC 05 2012

PROPOSED WORK:

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

Remove wood fence in Driveway PEAK ST to The frame of House & join with neighbor's various ST wood fence, because neighbor's belongs 15417 rail-harvestment 6" it is not new fence it is the old and suspect by Partner ship owner Cecil E Jordan and dealer it is grades peace bon

Signature of Applicant: Martha H DuBois Date: 11/14/2012 10:00 AM
 Signature of Owner: Co owner Martha H DuBois Date: 11/14/2012 10:00 AM
 (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

The documentation listed below must be submitted with the application for a Certificate of Appropriateness. Incomplete applications will not be docketed for consideration by the Landmark Commission. Please refer to the preservation criteria in the historic district ordinance or a City Preservation Planner for further information.

ALL WORK

- Photograph of house and existing conditions from all relevant sides.

REMODELING AND ADDITIONS

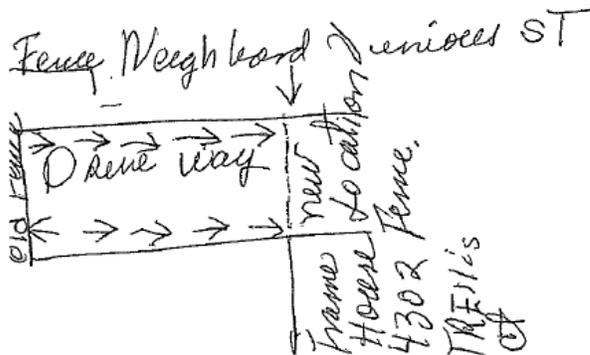
- Elevation and plan drawings to scale (see Note 1) indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures (see Note 2).
- Exterior material description. (See Note 3).
- Site plan showing: 1) dimensions of lot, 2) location and dimensions of existing building, 3) location and dimensions of addition, and 4) location all exterior, ground and roof mounted equipment. *17 to 18 Song drive way Removed Old fence to the frame the house & join with Senior Neighborhood.*
- Color samples and placement on the structure.
- Historic plans, elevations or photographs if the request is to return a structure to an earlier historic appearance.

PAINTING, STUCCO, REPOINTING

- Color photographs of all areas involved and surrounding structures if applicable.
- Samples of colors and/or materials to be used.

FENCES AND LANDSCAPING

- Site plan showing location of fence or landscaping.
- Dimensioned elevation and section to scale (see Note 1), showing design of fence, material (see Note 3), and height in relationship to adjacent structures (see Note 2). *17 or 18 Song drive way Peab ST. Removed old W. Fence*
- Dimensioned landscape plan showing location of landscaping and plant materials to be used.
- Photograph of the area to be fenced or landscaped.





Notice Extaution 30 to 45 days.

To whom it is Conctn: 12/18/12 3:00pm

I'm in crutches & injury I'm interest
To Moved my fence project in Peak ST but
I'm in medic's care right know.

Please I'm not able to do December
19 of 2012.

owner 4302 Trellis Ct
Dallas, Tx 75246
Martha H Dubois
Dallas, County, Dallas, Tx 75246.

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

DATE: 12/12/2012
TIME: 6:15 pm
MEETING PLACE: 400 N. Ervay Street

Applicant Name: Martha DuBois
Address: 4302 Trellis
Date of CA/CD Request: 12/5/2012

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

As we understand the application, the proposed ~~be~~ new location of the fence appears to conform to 2.12 of the ordinance, however, there is inadequate information on important features:

- Height & materials of fence
- Presence of a gate & its design
- If an autogate is proposed, its location may violate other code & zoning requirements

Task force members present

<input checked="" type="checkbox"/> Norm Alston (Chair)	<input checked="" type="checkbox"/> David Sacha	<input type="checkbox"/> Teri Portillo (Alternate)
<input checked="" type="checkbox"/> Michael Karnowski	<input checked="" type="checkbox"/> Kathy Finch	<input type="checkbox"/> Jim Anderson (Alternate)
<input checked="" type="checkbox"/> Renee Manes	<input type="checkbox"/> Jennifer Hidden	

Ex Officio staff members Present Carolyn Horner

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

Maker: SACHA
2nd: Alston

Task Force members in favor: *unanimous approval*

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

JANUARY 7, 2013

FILE NUMBER: CD123-012(MD)
LOCATION: 2827 Metropolitan Ave.
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 7
ZONING: PD-595 Subdistrict PD R-5(A))

PLANNER: Mark Doty
DATE FILED: December 6, 2012
DISTRICT: Wheatley Place
MAPSCO: 46-T
CENSUS TRACT: 0037.00

APPLICANT: City Attorney's Office

REPRESENTATIVE: Andrew Gilbert

OWNER: HALTON MRS ESPERANZA

REQUEST: Demolish 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: None.

ANALYSIS: This structure is considered non-contributing to the Wheatley Place National Register District. Since the City Attorney's office has provided all the required documentation, Staff is comfortable with the proposed demolition.

STAFF RECOMMENDATION: Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the City Attorney has received a court issued order for demolition and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION: Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). - Recommend initial suspension period.

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

CD <u>123</u> - <u>612</u> (<u>MD</u>) Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office
MAILING Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201
Daytime Phone: 214-671-8273 Fax: 214-670-0622
Relationship of Applicant to Owner: N/A

ADDRESS OF PROPERTY TO BE DEMOLISHED: 2827 Metropolitan Avenue Zip 75215
Historic District: Wheatley Place

RECEIVED BY

DEC 06 2012

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: 12/6/12

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

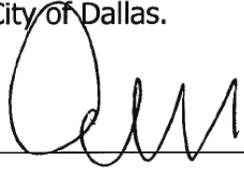
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

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 6th day of December, 20 12



Notary Public





Front (south) façade of structure (facing Metropolitan).



South and east façade of structure.



South and west façade of structure.

CITY OF DALLAS,
Plaintiff,

FILED
MUNICIPAL COURT
CITY OF DALLAS, TEXAS

§
§
§
§
§
§
§
§

IN THE MUNICIPAL COURT OF

VS.

THE CITY OF DALLAS

2827 METROPOLITAN AVENUE
Defendant

JUL 22 2011
[Signature]

DALLAS COUNTY, TEXAS

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On May 10, 2011, the Court ORDERED that the structure located at 2827 Metropolitan Avenue, 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 16, 2011 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 12, 2011 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 10, 2011 orders.

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 27 day of July 2011.

[Signature]
Presiding Judge





DATE: November 6, 2012

TO: Landmark Commission

FROM: Andrew Gilbert, Assistant City Attorney

CC: Theresa O'Donnell, Director
Neva Dean, Planning Manager
Bertram Vandenberg, Assistant City Attorney
Mark Doty, Senior Planner
Carolyn Horner, Senior Planner
Trena Law, 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) 2827 Metropolitan Avenue (Wheatley Place): Owner of Record per DCAD, Mrs. Esperanza Halton, 2827 Metropolitan Avenue, Dallas, TX 75215-3555

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

Thank you.

Exhibit B

24432

003256



OAKLAND CEMETERY

□ Contributing

■ Non-Contributing

XXV

* Contributing based on (1) History, heritage and culture: Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country;
 (2) Historic context: Relationship to other distinctive buildings, sites or areas which are eligible for
 2-33

○ STRUCTURE LOCATION

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / 10TH STREET

DATE: **12/11/12**

TIME: **4:00 pm**

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

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

Address: 2827 Metropolitan Avenue (Wheatley Place)

Date of CA/CD Request: 12/6/2012

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

RECOMMEND INITIAL SUSPENSION PERIOD

Task force members present

Nancy McCoy

Alonzo Harris

Chris Butler

Alicia Quintans (Alternate)

Diane Houston-Floyd

Ex Officio staff members Present Mark Doty

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

Maker: ALONZO HARRIS

2nd: ALICIA QUINTANS

Task Force members in favor: 2

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force ALICIA QUINTANS **DATE** 12-11-2012

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****JANUARY 7, 2013**

FILE NUMBER: CA123-179(MD)
LOCATION: 211 N. Edgefield
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 3
ZONING: PD-87, Tract 1

PLANNER: Mark Doty
DATE FILED: December 6, 2012
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Chris Moffett

REPRESENTATIVE: None.

OWNER: MOFFETT REBECCA G

REQUEST:

- 1) Repaint exterior of main structure. Body - 780E-3 'Sterling', Trim - 780E-2 'Full Moon', Accent - 770F-5 'Dark Ash'.
- 2) Build new front porch.

BACKGROUND / HISTORY: None.

ANALYSIS: Staff is comfortable with the paint colors as presented. However, Staff is not comfortable with the request to remove the existing 'eyebrow' porch roof and replacing with a new porch configuration. As far as Staff can determine, the existing feature is original to the structure and its removal would constitute an adverse effect on the structure. Plus, the new porch structure would be adding a conjectural feature, which is not recommended per Secretary of the Interior's Standard #3.

STAFF RECOMMENDATION:

- 1) Repaint exterior of main structure. Body - 780E-3 'Sterling', Trim - 780E-2 'Full Moon', Accent - 770F-5 'Dark Ash'. – Approve - Approve paint colors dated 12/19/12 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Build new front porch. – Deny without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with the preservation criteria that states each main building must have a front porch or entry treatment typical of the style and period of the building. Preservation criteria 51P-87.111(a)(11)(E).

TASK FORCE RECOMMENDATION:

- 1) Repaint exterior of main structure. Body - 780E-3 'Sterling', Trim - 780E-2 'Full Moon', Accent - 770F-5 'Dark Ash'. – Approve - Approve as submitted.
- 2) Build new front porch. – Deny without Prejudice - Would not approve removal of original architectural features.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 179 (MO)
 Office Use Only

Name of Applicant: CHRIS MOFFATT
 Mailing Address: 934 STEVEN'S WOODS CT
 City, State and Zip Code: DALLAS TX 75208
 Daytime Phone: 214 533 2424 Fax: 214 942 2606
 Relationship of Applicant to Owner: OWNER

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

PROPERTY ADDRESS: 211 N EDGEFIELD, DALLAS TX 75208
 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.

1. REPAINT THE HOUSE AND REPAIR BROKEN WOOD. COLOR SAMPLES ATTACHED.
2. Replace entry porch due to rotten wood.

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 DEC 06 2012

Signature of Applicant: Chris Moffatt Date: 11/28/12
 Signature of Owner: _____ Date: _____
 (IF NOT APPLICANT)

Development Services

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 _____



Front (east) and south elevations.



- Primary color



- Color for wide trim
DSC02370



- Access color for
small trim

12/19/12

Proposed paint colors.



"Small" trim for
color Dave Asst

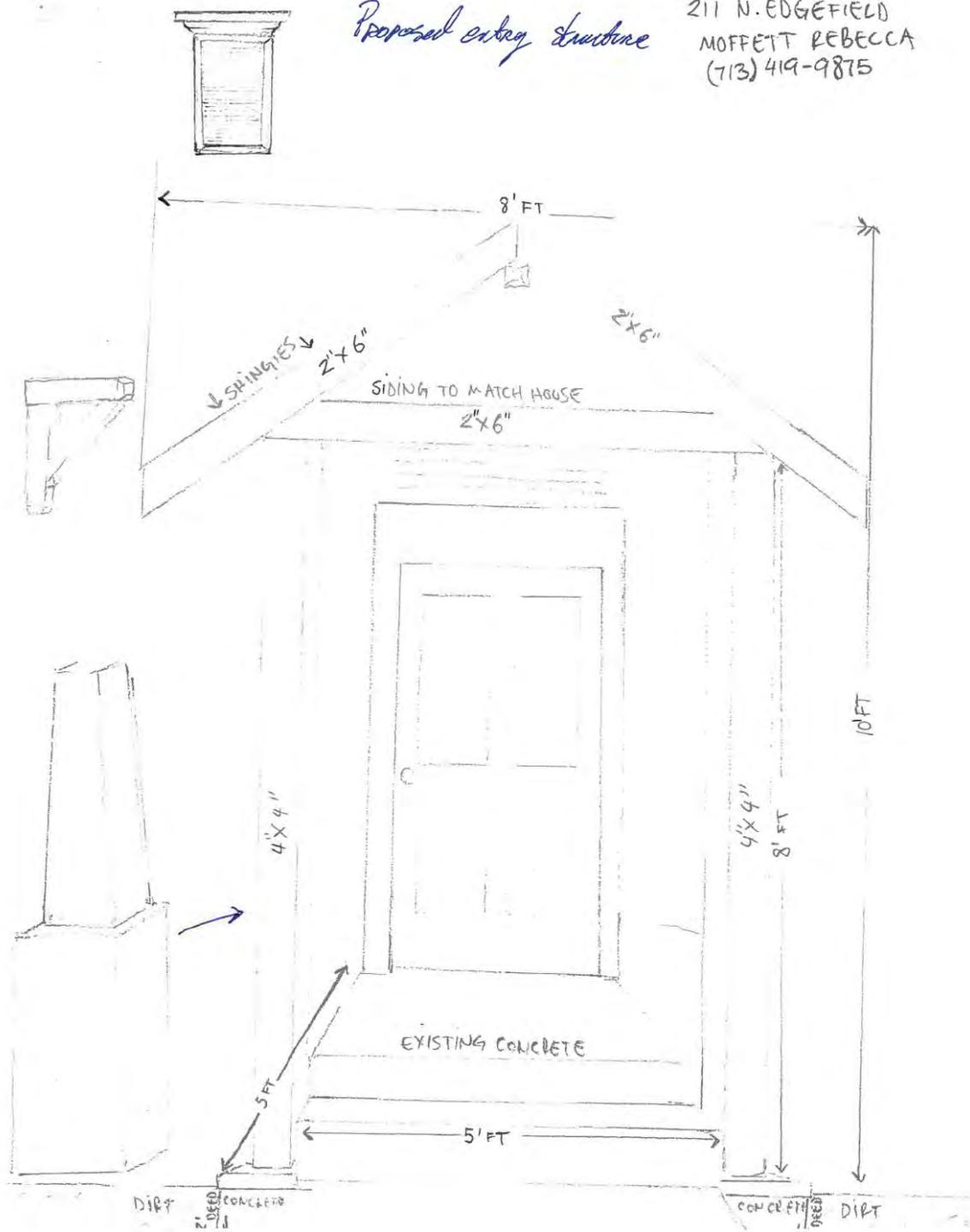
Wide trim
for color
Full Man



Existing front porch.

Proposed entry structure

211 N. EDGEFIELD
MOFFETT REBECCA
(713) 419-9875





212 N EDGEFIELD with angled roof.

DSC02373



222 N EDGEFIELD with similar columns as proposed.

DSC02374



Similar columns on 307 WIRESSA

DSC02375

Neighborhood porch examples.

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 12-12-2012

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Room Basement Conference Room

APPLICANT NAME: Chris Moffett

PROPERTY ADDRESS: 211 N. Edgefield

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial item 2 Denial without prejudice

Recommendation / comments/ basis:

1) approve as submitted
2) deny w/o prejudice - would not approve removal of original architectural features

Task force members present

Jeffrey Fahrenholz (Chair) Tony Eeds Garth Russo
 Sandra Adams (Vice-Chair) Jeff Cummings Barbara Roy (Alternate)
 Alfred Pena Les Hall Holli Murray (Alternate)

Ex Officio staff members present Mark Doty

Simply Majority Quorum: yes no

Maker: Barbara
2nd: Garth
Task Force members in favor: 4
Task Force members opposed: none
Basis for opposition:

CHAIR, Task Force [Signature] DATE 12/12/12

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**JANUARY 7, 2013**

FILE NUMBER: CA123-177(MD)
LOCATION: 207 N. Willomet Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: December 6, 2012
DISTRICT: Winnetka Heights
MAPSCO: 54B
CENSUS TRACT: 0046.00

APPLICANT/OWNER: Lonnie Johnson

REQUEST:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood.'

BACKGROUND/HISTORY:

12/3/12 – Landmark Commission approved CA application for new garage addition, new exterior paint, new rear addition and new driveway. (CA123-102(CH)).

ANALYSIS: Staff doesn't believe that the Applicant has provided enough information to warrant full scale window replacement, therefore is recommending denial without prejudice. Plus, the proposed multi-lite-over-one windows are not true divided, but simulated.

Staff has no issue with the proposed roof material.

STAFF RECOMMENDATION:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile. – Deny without Prejudice - Deny without prejudice the request with the finding that the applicant has not provided sufficient information showing existing windows cannot be repaired.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood.' – Approve - Approve image and specification dated 12/19/12 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile. – One-over-one approved. Deny without prejudice - the divided lights should be true divided lights. Style and placement of windows to match existing in all cases. (Staff Note: Staff wasn't sure how to quantify this particular Task Force recommendation. The Task Force was supportive of the one over one windows being replaced, but wanted the multi-lite windows to be true divided, not simulated as requested.)
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood.' – Approve - Approve as submitted.

**Certificate of Appropriateness (CA)
City of Dallas Landmark Commission**

CA 123 - 177 [MD]
Office Use Only

Name of Applicant: Lonnie Johnson
 Mailing Address: 2616 Regal Rd
 City, State and Zip Code: Plano TX 75075
 Daytime Phone: 214-243-7444 Fax: _____
 Relationship of Applicant to Owner: Owner
 PROPERTY ADDRESS: 207 N. Willomet Dallas TX 75208
 Historic District: WH

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

PROPOSED WORK:
 Please describe your proposed work simply and accurately. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.
Replace all windows with new wood windows. Replace roof with 30 year 3 tab Shingles. GAF Timberline Shingles Weathered Wood.

RECEIVED BY
 DEC 06 2012

Signature of Applicant: Lonnie Johnson Date: 11-29-12
 Signature of Owner: Lonnie Johnson Date: 12-5-12
 (IF NOT APPLICANT)

Development Services

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.**

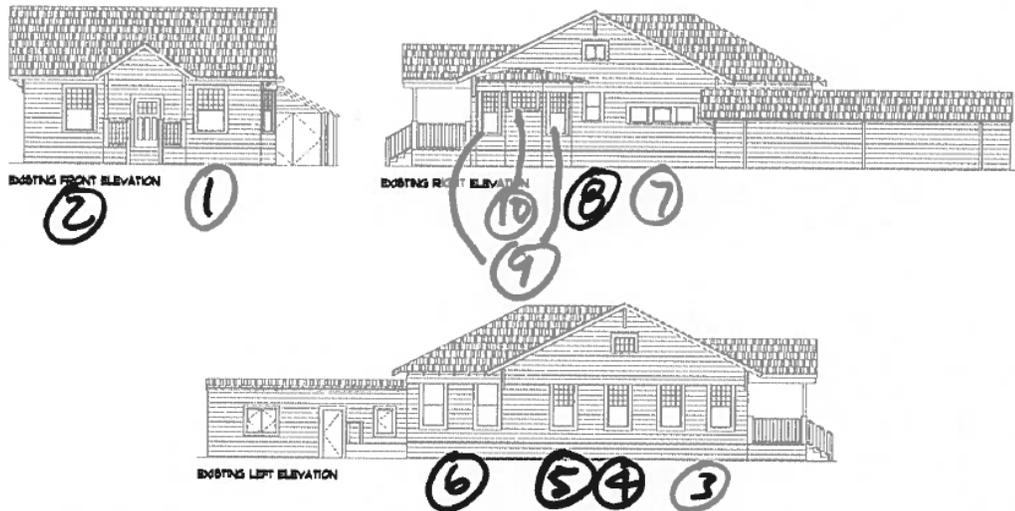
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4538 to make sure your application is complete.

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



Wilmington Front porch Right

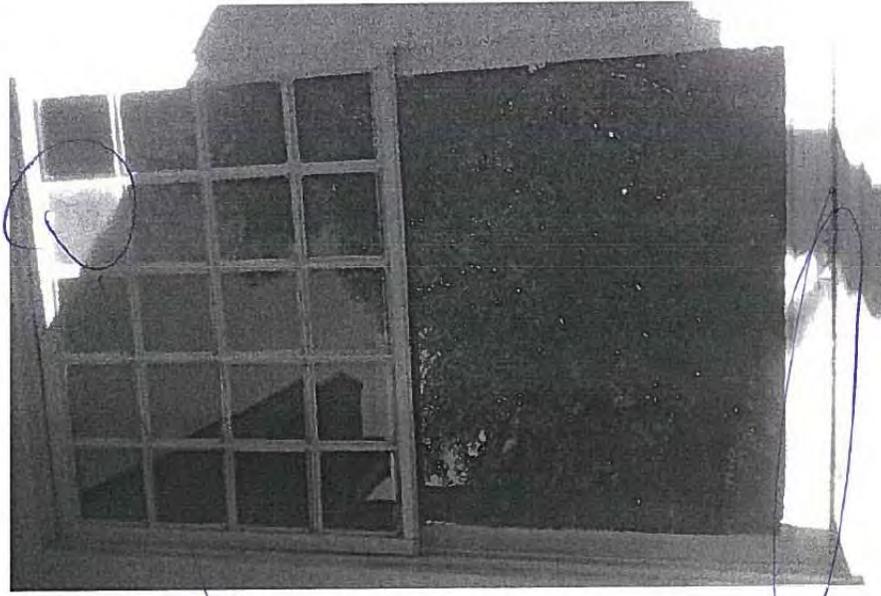
outside measurement

55 x 78 1/2

Window will not seal

glass broken

SDC guide rotten.



①

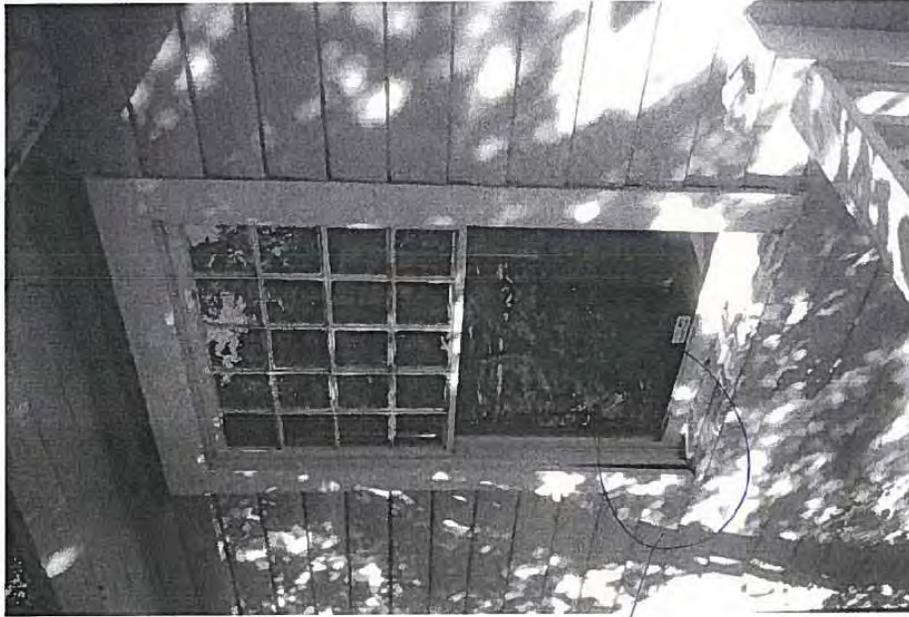
Willowmet

Front Window left of porch

outside measurements

55 x 78.1/2

Window rotten on bottom
will not seal.

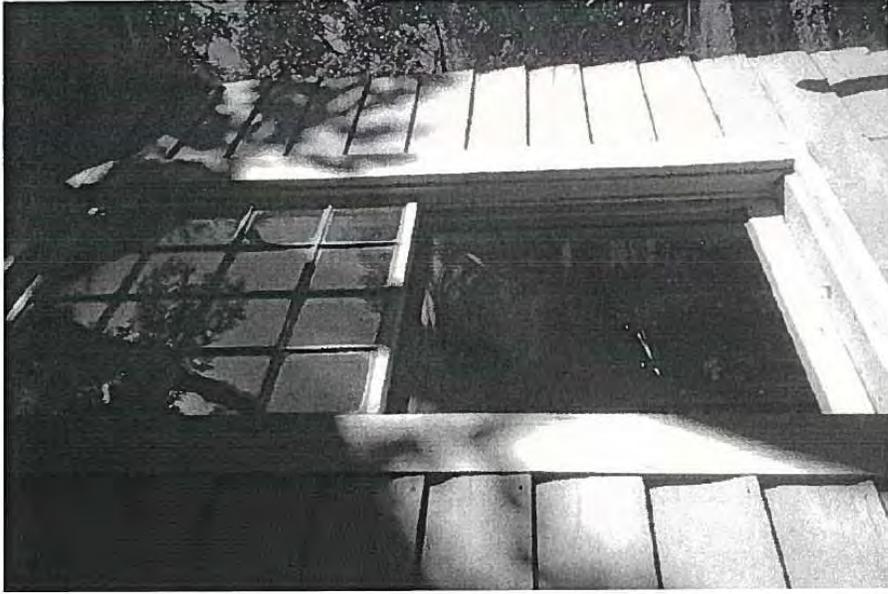


②

Willowmont

West side living |
Wall 2. Total of 4
all same.

45 x 78 1/2

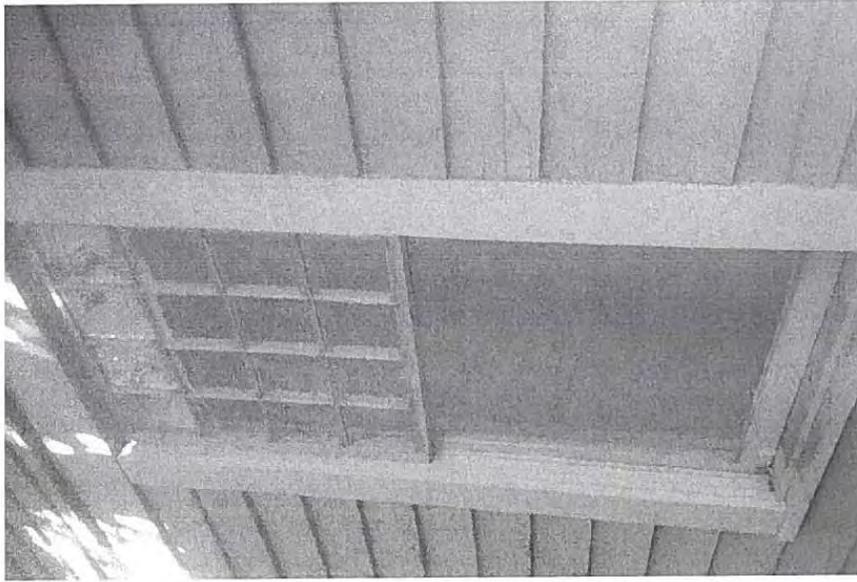


③

W. Mount

Bed 2

45 x 78 1/2



④

willowet

Bole 2

45 x 78 1/2

will not seal / rotten

15



Willow - West side

Bed 3 Qty 2

474 28'1/2

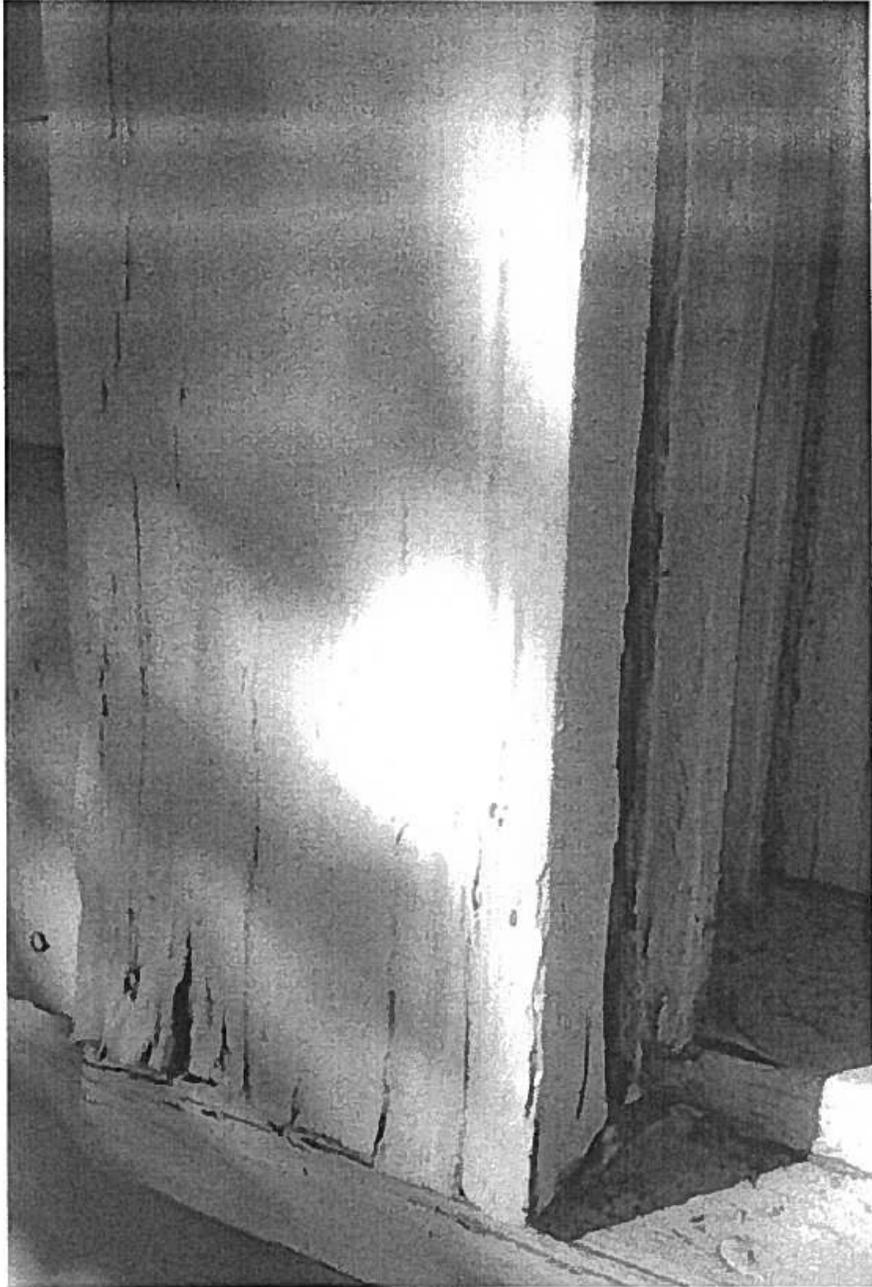


6

Willowmet

rotten wood pictures 1-8

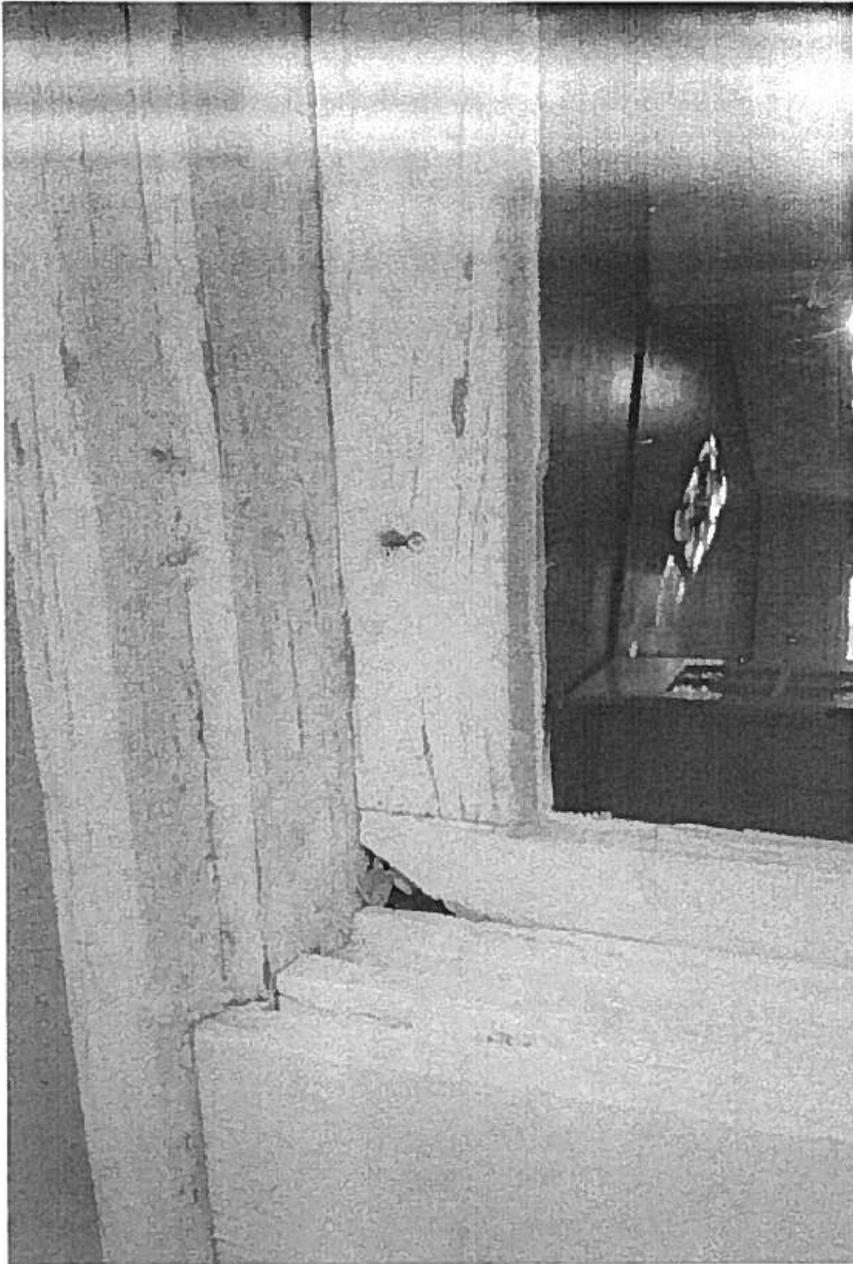




2



3



4



5



6



7

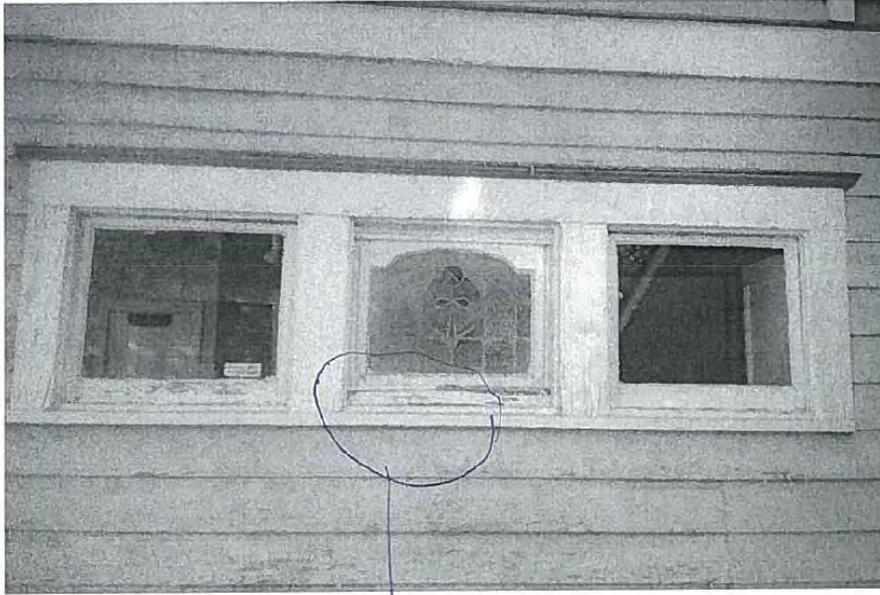


8

Willowville kitchen

1184 341/2

Sash & Framing all
rotten.



⑦

Willowet

Last side berth

outside measurement

35 x 62'17"



⑧

Willow Mt

Right side of house
living area.

outside measurement

41 x 28 1/2

sash will not seal
and rotten



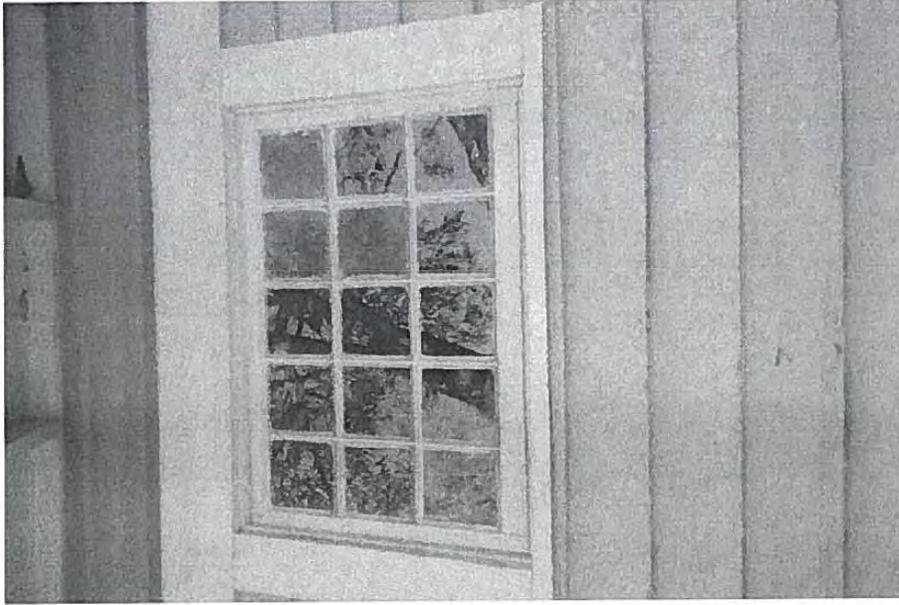
(9)

Willowet

Right side of house

living area

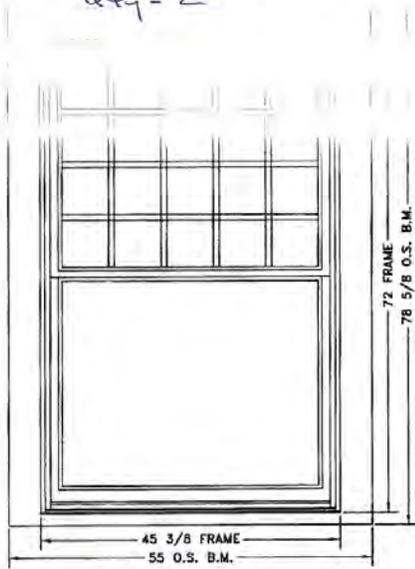
Outside measurement
52 x 36 1/2



⑩

Willowet

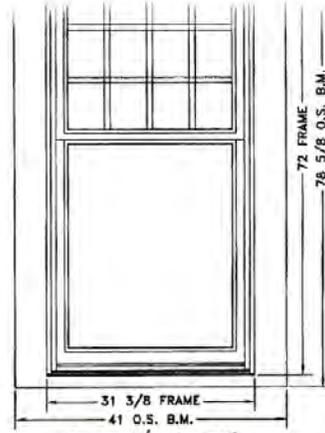
Front Arch Window
Qty - 2



exact size as old

Right side Living

SIGN OFF REQUIRED
X



exact size

SPECS:
SITELINE EX WOOD DOUBLE HUNG
7/8" PUTTY SDL
5 1/2" FLAT CASING W/ 2" SILL NOSING

JELD-WEN WINDOWS & DOORS		DATE:	REVISION:	BY:
PREMIUM CATALOG-HAWKINS		---	---	---
DEALER NAME:		---	---	---
THE WINDOW & DOOR CO.		---	---	---
ORDER NO.:	DATE:	DRAWN FOR:	SCALE:	
BRE03219	11/1/12	JILL	3/4" = 1'	

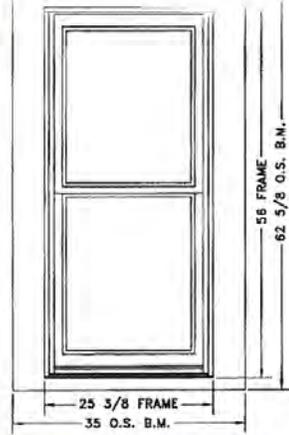
DETAILED AND ILLUSTRATIONS ARE PROVIDED FOR REFERENCE ONLY.
PRODUCT IS MANUFACTURED AS SHOWN BY THE CUSTOMER PROVIDED ORDER. APPROVED
INSTALLATIONS OR SPECIAL FINISHES MUST ALSO BE NOTED ON THE PURCHASE ORDER. IT IS THE
PURCHASER'S RESPONSIBILITY TO VERIFY THAT ALL ITEMS SHOWN IN THE ORDER ARE CORRECT.

Wittmann

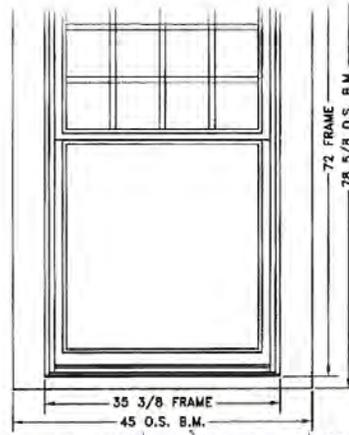
*left side living
Bed 2*

SIGN OFF REQUIRED
X

Bed 2 Bath new



exact size of roughcut



exact size roughcut

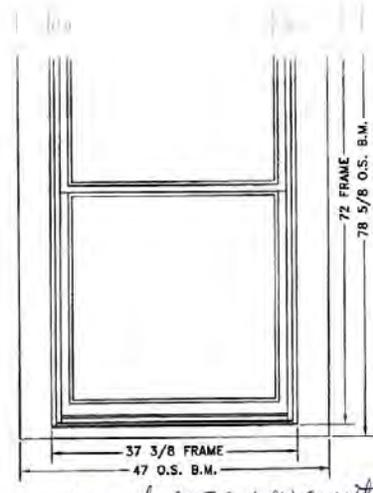
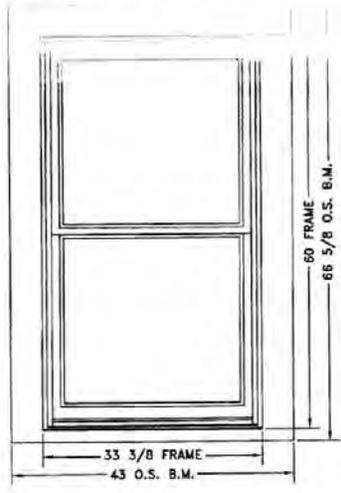
SPECS:
SITELINE EX WOOD DOUBLE HUNG
7/8" PUTTY SDL
5 1/2" FLAT CASING W/ 2" SILL NOSING

JELBWIN WINDOWS & DOORS		DATE	REVISION	BY
PREMIUM CATALOG-HAWKINS				
ORDER NAME THE WINDOW & DOOR CO.				
DRAWING NO. BRE03220	DATE 11/1/12	ORDER FOR JILL	SCALE 3/4" = 1'	
<small>ORDERS AND ILLUSTRATIONS ARE REVIEWED FOR DIFFERENCES ONLY. PRODUCT IS MANUFACTURED AS SHOWN BY THE CUSTOMER PURCHASING ORDER. APPROVED WORKSHOPS OF SIMILAR APPEARANCE MUST ALSO BE USED IN THE FINISHING TRADE. IT IS THE PURCHASER'S RESPONSIBILITY TO VERIFY THAT ALL ITEMS SPECIFIED ON THE ORDER ARE CORRECT.</small>				

*New addition
L and side
2003*

SIGN OFF REQUIRED
X

New addition



detail size window

SPECS:
SITELINE EX WOOD DOUBLE HUNG
6 1/2" FLAT CASING W/ 2" SILL NOSING

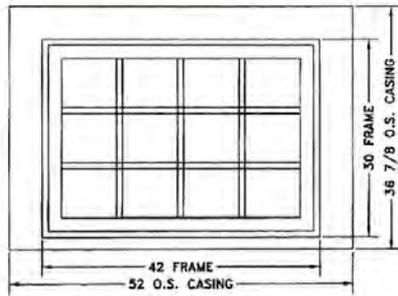
JELD-WEN PREMIUM CATALOG-HAWKINS		ACTS	REVISION	BY
DEALER NAME: THE WINDOW & DOOR CO.				
DRAWING NO. BRE03221	DATE 11/1/12	DRAWN FOR JILL	SCALE 3/4" = 1'	
<small>DRAWINGS AND ILLUSTRATIONS ARE PROVIDED FOR REFERENCE ONLY. PRODUCT IS MANUFACTURED AS SHOWN BY THE CUSTOMER PURCHASING ORDER. APPROVED REPRESENTATIVE OF MANUFACTURER IS NOT HELD RESPONSIBLE IN THE PURCHASE ORDER. IT IS THE PURCHASER'S RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS OF THE ORDER ARE CORRECT.</small>				

willowmit

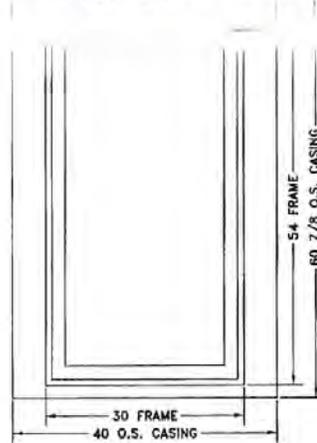
SIGN OFF REQUIRED

X

Dining exact size



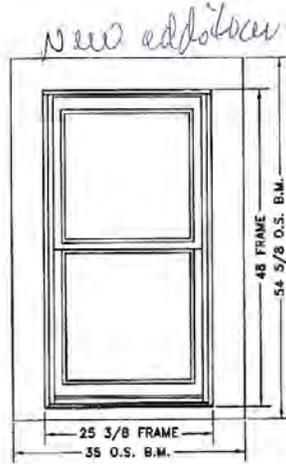
Wile addition



SPECS:
 SITELINE EX WOOD CASEMENT
 7/8" PUTTY SDL
 5 1/2" FLAT CASING W/ 2" SILL NOSING

JELD-WEN, WINDOWS & DOORS		DATE:	REVISION:	BY:
PREMIUM CATALOG-HAWKINS		---	---	---
DEALER NAME: THE WINDOW & DOOR CO.				
ORDER NO. BRE03223	DATE: 11/1/12	DRAWN FOR: JILL	SCALE: 3/4" = 1'	
<small> DIMENSIONS AND ILLUSTRATIONS ARE PROVIDED FOR REFERENCE ONLY. PRODUCT IS MANUFACTURED AS SHOWN BY THE CUSTOMER PROVIDED ORDER. APPROVED INSPECTION OF WORK APPLICATION MUST ALSO BE USED ON THE PRODUCT ORDER. IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY THAT ALL ITEMS SHOWN ON THE ORDER ARE CORRECT. </small>				

SIGN OFF REQUIRED
 X _____



SPECS:
 SITELINE EX WOOD DOUBLE HUNG
 5 1/2" FLAT CASING W/ 2" SILL NOSING

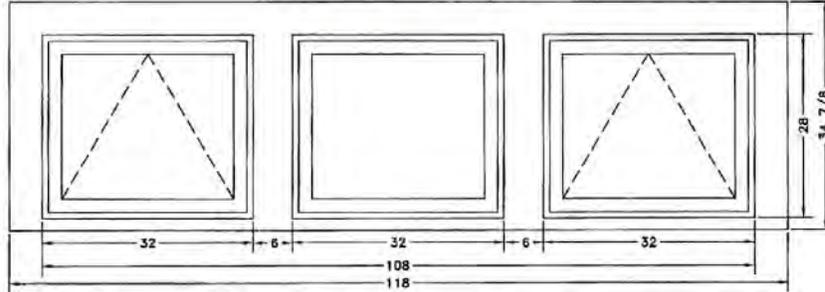
JELD-WEN WINDOWS & DOORS		DATE	REVISION	BY
PREMIUM CATALOG-HAWKINS				
DEALER NAME: THE WINDOW & DOOR CO.				
DRAWING NO. BRE03222	DATE 11/1/12	DRAWN BY JILL	SCALE 3/4" = 1'	

DRAWINGS AND ILLUSTRATIONS ARE PROVIDED FOR REFERENCE ONLY.
 PRODUCT IS MANUFACTURED AS SPECIFIED BY THE CURRENT FRAMEWORK SPEC. ANY
 MODIFICATIONS OR SPECIAL REQUIREMENTS MUST APPEAR IN NOTES ON THE PURCHASE ORDER. IT IS THE
 PURCHASER'S RESPONSIBILITY TO VERIFY THAT ALL INFORMATION ON THE ORDER IS CORRECT.

will out. Kitchin

SIGN OFF REQUIRED
X

exact size of replacement



SPECS:
SITELINE EX WOOD CASEMENT
5 1/2" FLAT CASING W/ 2" SILL NOSING

JELD-WEN, WINDOWS & DOORS		DATE:	REVISION:	BY:
PREMIUM CATALOG-HAWKINS		---	---	---
ORDER FROM: THE WINDOW & DOOR CO.				
ORDER NO: BRE03224	DATE: 11/1/12	ORDER FOR: JILL	SCALE: 3/4" = 1'	
<small>CHANGES AND ILLUSTRATIONS ARE PROVIDED FOR REFERENCE ONLY. PRODUCT IS MANUFACTURED AS SPECIFIED BY THE CUSTOMER PACKAGE SHEET. APPROXIMATE DIMENSIONS OR OTHER APPEARANCE MUST ALSO BE CHECKED ON THE FURNISHED ORDER. IF IT IS NOT FURNISHED RESPONSIBILITY IS WITH THE BUYER. ALL DIMENSIONS IN THE ORDER WILL CORRECT.</small>				



Existing shingle color and condition.



Proposed new shingle – GAF Timberline ‘Weathered Wood’.

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 12-12-2012

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Room Basement Conference Room

APPLICANT NAME: Lonnie Johnson
PROPERTY ADDRESS: 207 N. Willomet
DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

*d) approve w/ conditions → 1 over 1 approved, the divided lights should remain have divided lights, deny ~~that~~ w/o prejudice: style a placement of windows to match existing in all cases
e) approve as submitted*

Task force members present

Jeffrey Fahrenholz (Chair) Tony Eeds Garth Russo
 Sandra Adams (Vice-Chair) Jeff Cummings Barbara Roy (Alternate)
 Alfred Pena Les Hall Holli Murray (Alternate)

Ex Officio staff members present Mark Doty

Simply Majority Quorum: yes no

Maker: *barbara*
2nd: *holli*

Task Force members in favor: *all*
Task Force members opposed: *none*
Basis for opposition:

CHAIR, Task Force

DATE *12/12/12*

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**JANUARY 7, 2013**

FILE NUMBER: CA123-176(MD)
LOCATION: 115 N. Windomere Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: December 6, 2012
DISTRICT: Winnetka Heights
MAPSCO: 54E
CENSUS TRACT: 0046.00

APPLICANT/OWNER: Lonnie Johnson

REQUEST:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood.'

BACKGROUND / HISTORY:

12/3/12 – Landmark Commission approved a CA for a new rear addition, new paint colors, and driveway. (CA123-103(CH)).

ANALYSIS: Staff doesn't believe that the Applicant has provided enough information to warrant full scale window replacement, therefore is recommending denial without prejudice. Plus, the proposed multi-lite-over-one windows are not true divided, but simulated.

Staff has no issue with the proposed roof material.

STAFF RECOMMENDATION:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile. – Deny without Prejudice - Deny without prejudice the request with the finding that the applicant has not provided sufficient information showing existing windows cannot be repaired.
- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood,' – Approve - Approve image and specification dated 12/19/12 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Replace existing windows with new wood windows to match in material, light configuration, and profile. - One over one approved. Deny without prejudice - the divided lights should be true divided lights. Style and placement of windows to match existing. (Staff Note: Staff wasn't sure how to quantify this particular Task Force recommendation. The Task Force was supportive of the one over one windows being replaced, but wanted the multi-lite windows to be true divided, not simulated as requested.)

- 2) Install new composition shingle roof. 30 year, 3 tab, GAF Timberline - 'Weathered Wood.' – Approve – Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 176 [MD]
 Office Use Only

Name of Applicant: Lonnie Johnson
 Mailing Address: 2618 Regal Rd
 City, State and Zip Code: Plano TX 75075
 Daytime Phone: 214-243-7444 Fax: _____
 Relationship of Applicant to Owner: Owner

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

PROPERTY ADDRESS: 115^N Windemere Dallas TX 75208
 Historic District: WH

PROPOSED WORK:

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

Replace all old windows with new wood windows.
Replace old roof with 30 year 3 Tab Shingles. GAF Timberline Shingles Weathered Wood.

RECEIVED BY

DEC 06 2012

Signature of Applicant: _____ Date: Development Services

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:

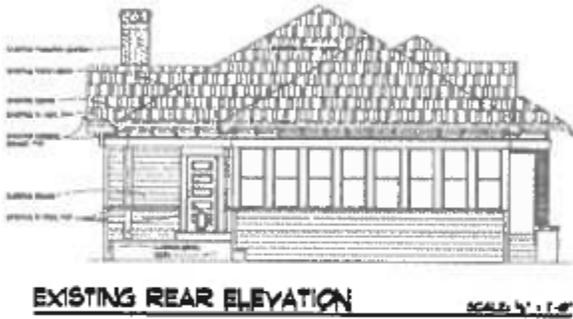
- APPROVED.** Please release the building permit.
- APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- DENIED.** Please do not release the building permit or allow work.
- DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

Sustainable Construction and Development

Date



② ①



⑧ ⑦ ⑥



⑤ ④ ③



Front façade

Windemere

Window front of house

outside measurement

63 x 70 1/2

glass broken

wood rotten
window does not seal



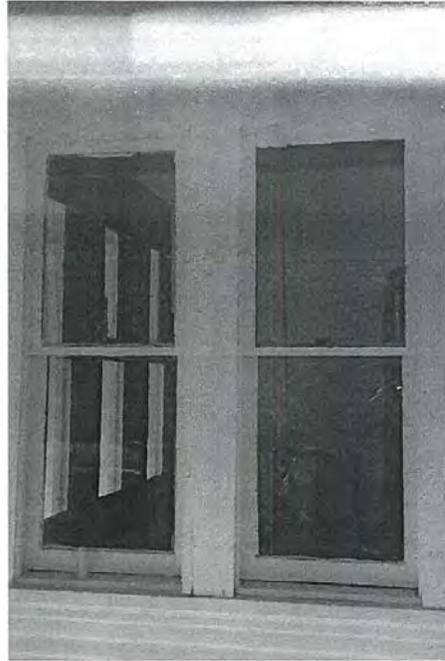
⊖

Front porch left

outside measure

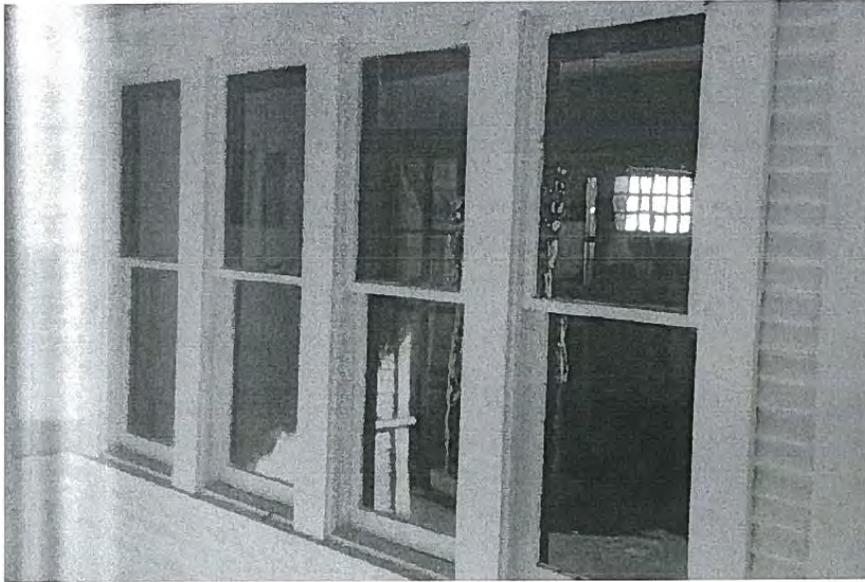
66 1/2 x 70 1/2

②



Window unit

test side



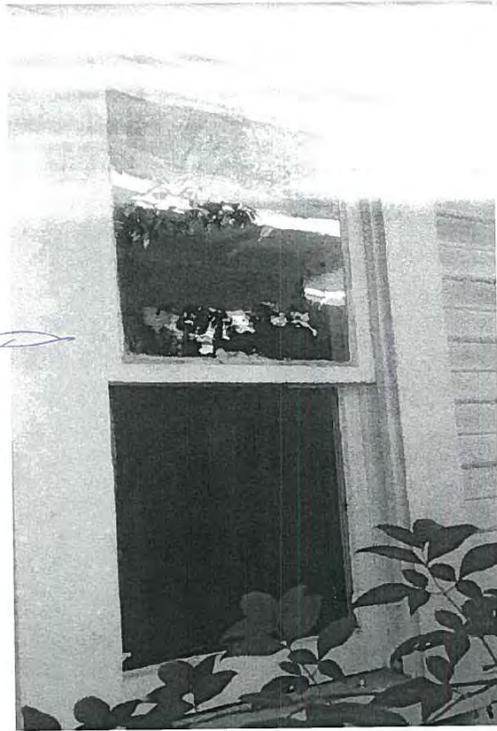
outside measurement

129 x 70 1/2

③

Old Kitchen
35 x 55

④



best side bed 2 Qty 2

outside measurment

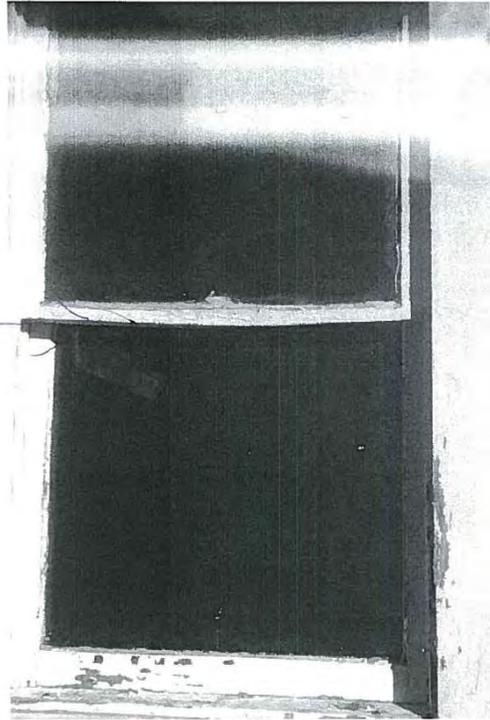
45 x 69

(5)



Green rotted well
not seal

⑤



Window

Right side View

Outside measur

55 x 35 1/2

②



Window end



Right side Dwy 2

35 1/2 x 35 1/2

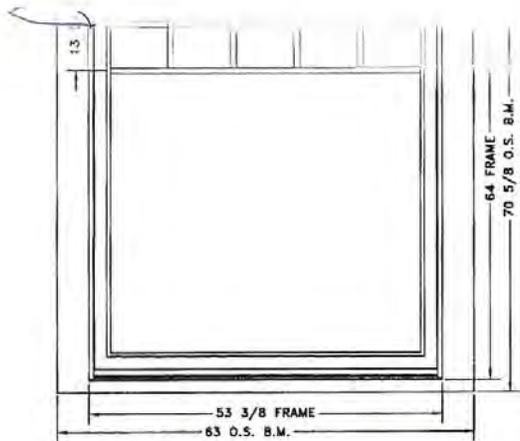
(8)

Window

SIGN OFF REQUIRED
X

Front house

Channels 7 1/2" across to match existing.



exact size replacement

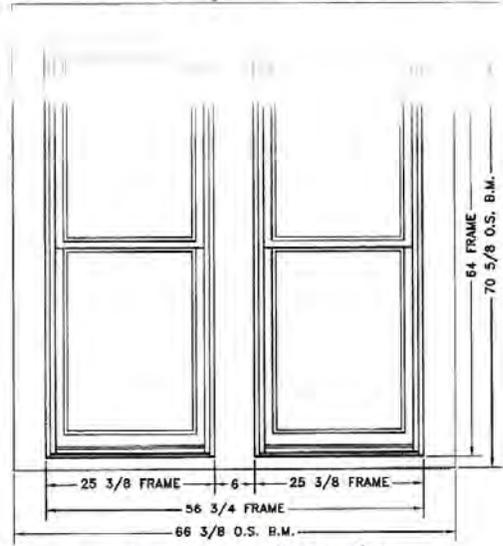
SPECS:
 SITELINE EX WOOD FIXED DOUBLE HUNG
 7/8" PUTTY SDL
 5 1/2" FLAT CASING W/ 2" SILL NOSING

JELD-WEN WINDOWS & DOORS		DATE	REVISION	BY
PREMIUM CATALOG-HAWKINS				
DRAWN FOR: THE WINDOW & DOOR CO.				
DRAWING NO: BRE03225	DATE: 11/1/12	DRAWN FOR: JILL	SCALE: 3/4" = 1'	
<small>COVERAGES AND SPECIFICATIONS ARE PROVIDED FOR REFERENCE ONLY. PRODUCT IS MANUFACTURED AS SHOWN BY THE CUSTOMER PROVIDED QUALITY APPROVAL. NOTIFICATION OF UNLAWFUL APPLICATIONS MUST ALSO BE MADE TO THE MANUFACTURER. IT IS THE MANUFACTURER'S RESPONSIBILITY TO VERIFY THAT ALL DATA SPECIFIED ON THE ORDER ARE CORRECT.</small>				

1. Milwaukee

SIGN OFF REQUIRED
X

Front porch best



exact replacement

SPECS:
SITELINE EX WOOD FIXED DOUBLE HUNG
5 1/2" FLAT CASING W/ 2" SILL NOSING

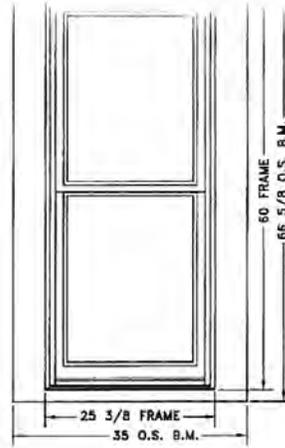
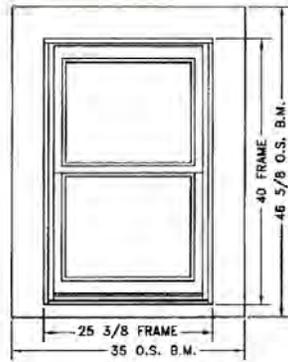
JELD-WEN, WINDOWS & DOORS		DATE	REVISION	BY
PREMIUM CATALOG-HAWKINS				
ORDER NO. THE WINDOW & DOOR CO.				
ORDER NO. BRE03227	DATE 11/1/12	ORDER FOR JILL	SCALE 3/4" = 1'	

DIMENSIONS AND ILLUSTRATIONS ARE PROVIDED FOR REFERENCE ONLY. PRODUCT IS MANUFACTURED AS SPECIFIED BY THE CUSTOMER PURCHASE ORDER. APPROVED WORKING AND INSTALLATION MUST ALSO BE NOTED ON THE PURCHASE ORDER. IT IS THE PURCHASER'S RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS ON THE ORDER ARE CORRECT.

SIGN OFF REQUIRED
X _____

Grand Addition Bath

Mini Addition



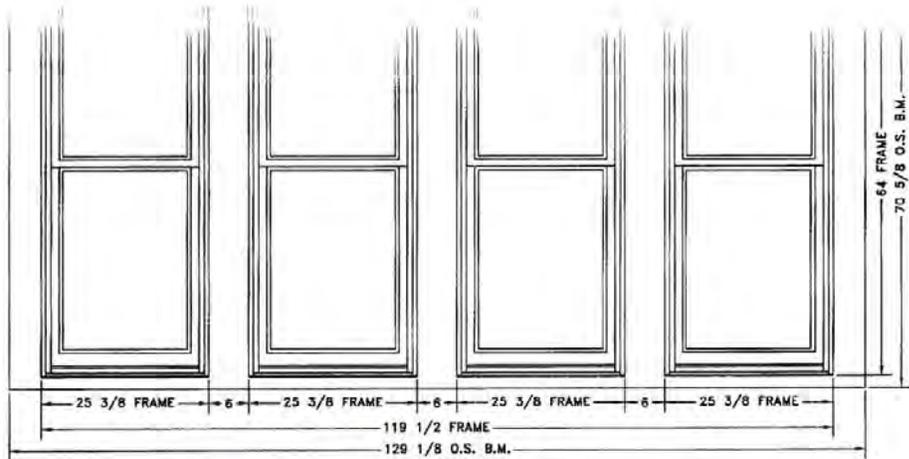
SPECS:
SITELINE EX WOOD DOUBLE HUNG
5 1/2" FLAT CASING W/ 2" SILL NOSING

JELD-WEN WINDOWS & DOORS		DATE	REVISION	BY
PREMIUM CATALOG-HAWKINS		---	---	---
DRAWING NO: THE WINDOW & DOOR CO.				
DRAWING NO: BRE03229	DATE: 11/1/12	DRAWN FOR: JILL	SCALE: 3/4" = 1'	
<small>DIMENSIONS AND SPECIFICATIONS ARE PROVIDED FOR REFERENCE ONLY. PRODUCT IS MANUFACTURED AS SPECIFIED BY THE ORIGINAL PRODUCT ORDER. APPLICABLE REGULATIONS OR OTHER APPLICABLE CODES SHALL BE ADDED ON THE PRODUCT LABEL. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO VERIFY ALL DIMENSIONS IN THE ORDER ARE CORRECT.</small>				

Window

left side

SIGN OFF REQUIRED
X



exact replacement

SPECS:
SITELINE EX WOOD FIXED DOUBLE HUNG
5 1/2" FLAT CASING W/ 2" SILL NOSING

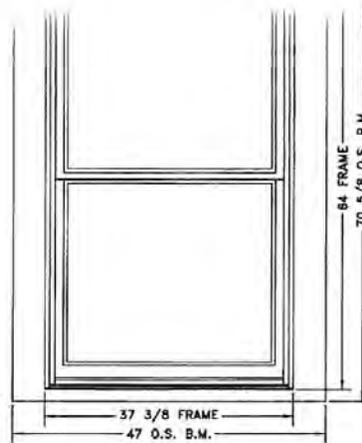
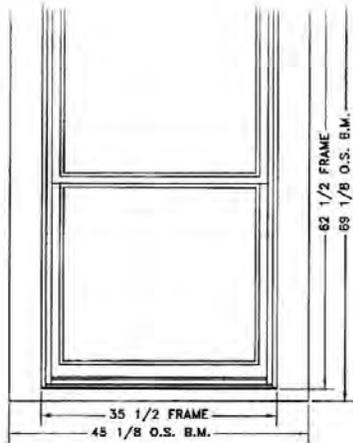
JELD-WEN WINDOWS & DOORS		DATE	REVISION	BY
PREMIUM CATALOG-HAWKINS				
DEALER NAME: THE WINDOW & DOOR CO.				
ORDER NO. BRE03226	DATE 11/1/12	ORDER FOR JILL	SCALE 3/4" = 1'	
<small>DIMENSIONS AND ILLUSTRATIONS ARE PROVIDED FOR REFERENCE ONLY. PRODUCT IS MANUFACTURED AS SHOWN BY THE CUSTOMER-PROVIDED ORDER. APPROVED MODIFICATIONS OR SPECIAL APPLICATIONS MUST BE MADE IN WRITING ON THE PURCHASE ORDER. IT IS THE PURCHASER'S RESPONSIBILITY TO VERIFY THAT ALL ITEMS ORDERED BY THE ORDER ARE CORRECT.</small>				

Measurement

SIGN OFF REQUIRED
X

Bed 2

New Ding

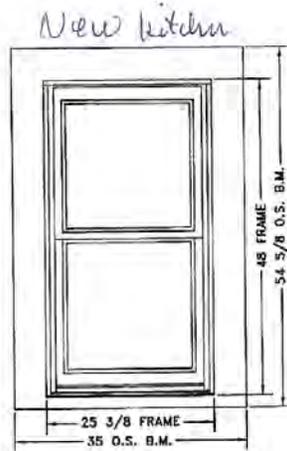


about size

SPECS:
SITELINE EX WOOD DOUBLE HUNG
5 1/2" FLAT CASING W/ 2" SILL NOSING

JELD-WEN, WINDOWS & DOORS		DATE	REVISION	BY
PREMIUM CATALOG-HAWKINS		---	---	---
ORDER FROM: THE WINDOW & DOOR CO.		---	---	---
DRAWING NO. BRE03228	DATE 11/1/12	DRAWN FOR JILL	SCALE 3/4" = 1'	
<small> DIMENSIONS AND ILLUSTRATIONS ARE GIVEN FOR REFERENCE ONLY. PRODUCT IS MANUFACTURED AS SPECIFIED BY THE CUSTOMER PROVIDED CORRECT APPROVED MEASUREMENTS OF OPENING APPLICATIONS MUST ALSO BE USED ON THE FINISHED ORDER. IT IS THE PURCHASER'S RESPONSIBILITY TO VERIFY THAT ALL ITEMS SPECIFIED ON THE ORDER ARE CORRECT. </small>				

SIGN OFF REQUIRED
 X _____



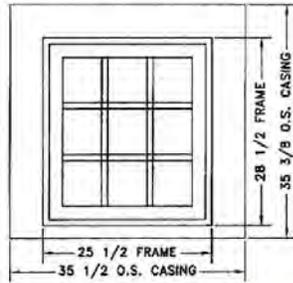
SPECS:
 SITELINE EX WOOD DOUBLE HUNG
 5 1/2" FLAT CASING W/ 2" SILL NOSING

JELD-WEN WINDOWS & DOORS		DATE	REVISION	BY
PREMIUM CATALOG-HAWKINS				
DEALER NAME THE WINDOW & DOOR CO.				
ORDER NO. BRE03222	DATE 11/1/12	ORDER FOR JILL	SCALE 3/4" = 1'	
<small>QUANTITIES AND DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY. PRODUCT IS MANUFACTURED AS SHOWN BY THE CATALOG PICTURE CHECK APPLICABLE MODIFICATIONS OR UNLESS SPECIFIED MUST BE NOTED ON THE PURCHASE ORDER. IT IS THE PURCHASER'S RESPONSIBILITY TO VERIFY SIZE AND OTHER DETAILS IN THE DRAWING ARE CORRECT.</small>				

Woodcase

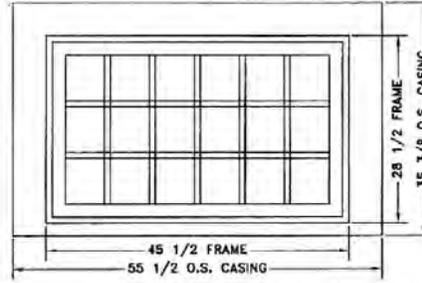
SIGN OFF REQUIRED
X

Right side Wood



exact size replacement

Right side Dining



exact replacement

SPECS:
SITELINE EX WOOD CASEMENT
7/8" PUTTY SDL
5 1/2" FLAT CASING W/ 2" SILL NOSING

JELDOWEN. PREMIUM CATALOG-HAWKINS <small>WINDOWS & DOORS</small>		DATE	REVISION	BY
DEALER NAME: THE WINDOW & DOOR CO.				
DRAWING NO.: BRE03230	DATE: 11/1/12	DRAWN FOR: JILL	SCALE: 3/4" = 1'	
<small>DIMENSIONS AND ILLUSTRATIONS ARE PROVIDED FOR INFORMATION ONLY. PRODUCT IS MANUFACTURED AS SHOWN BY THE CUSTOMER PURCHASE ORDER. APPROVED REPRODUCTION OR MODIFICATION MUST ALSO BE MADE ON THE PURCHASE ORDER. IT IS THE PURCHASER'S RESPONSIBILITY TO VERIFY THAT ALL DATA PROVIDED IS THE CORRECT FOR THE ORDER.</small>				



Existing shingle color and condition.



Proposed new shingle – GAF Timberline 'Weathered Wood'.

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 12-12-2012

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Room Basement Conference Room

APPLICANT NAME: Lonnie Johnson
PROPERTY ADDRESS: 115 N. Windomere
DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

1) ~~deny~~ approve w/ conditions -> 1 over 1 approved, the divided lights should be true divided lights - deny w/o prejudice
2) approve as submitted
Style and placement of windows to match existing

Task force members present

Jeffrey Fahrenholz (Chair) Tony Eeds Garth Russo
 Sandra Adams (Vice-Chair) Jeff Cummings Barbara Roy (Alternate)
 Alfred Pena Les Hall Holli Murray (Alternate)

Ex Officio staff members present Mark Doty

Simply Majority Quorum: yes no

Maker: barbara
2nd: jeff c
Task Force members in favor: all
Task Force members opposed: none
Basis for opposition:

CHAIR, Task Force [Signature] DATE 12/12/12

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**JANUARY 7, 2013**

FILE NUMBER: CA123-186(MD)
LOCATION: 310 S. Winnetka Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: December 6, 2012
DISTRICT: Winnetka Heights
MAPSCO: 54F
CENSUS TRACT: 0051.00

APPLICANT/OWNER: David Schroeder

REQUEST: Install new vinyl windows. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

12/3/12 – Landmark Commission denied without prejudice installation of 25 aluminum clad windows (CA123-085(CH)).

ANALYSIS: The owner removed 25 wood windows from this home, and replaced them with aluminum clad windows. The work was completed prior to submitting a Certificate of Appropriateness.

Since the windows were removed prior to review, Staff cannot state that all 25 windows were original wood windows. The new aluminum clad windows do not comply with the Winnetka Heights overlay.

Since the December meeting, the Applicant has not supplied any additional information to support their case that the original windows should have been replaced.

STAFF RECOMMENDATION: Install new vinyl windows. Work completed without a Certificate of Appropriateness. – Deny without prejudice - Deny without prejudice the request with the finding that the proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that require all windows on front and side facades to be typical of the style and period of the building. Preservation criteria Section City Code Sections 51P-87.111(a)(17)(F)(iii) and (iv).

TASK FORCE RECOMMENDATION: Install new vinyl windows. Work completed without a Certificate of Appropriateness. – Deny without prejudice. - Not an appropriate material.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 186 (MD)
 Office Use Only

Name of Applicant: David Schroeder
 Mailing Address: 310 S Winnetka Ave
 City, State and Zip Code: Dallas, TX 75209
 Daytime Phone: 214-707-9125 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

PROPOSED WORK:

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

Approval for 26 replacement windows. Facade windows were replaced with a 2 over 1 style typical of the period and style of the home
Replacement windows are non-wood ~~wood~~ single hung

RECEIVED BY

Signature of Applicant:  Date: 12/6/12 **DEC 9 2012**

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

Development Services

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



West (front) façade



Previous front façade – photo provided by applicant



Front façade first floor south end



Front bedroom window south elevation



Second floor south elevation



First floor north elevation



Second floor north elevation



First floor rear elevation



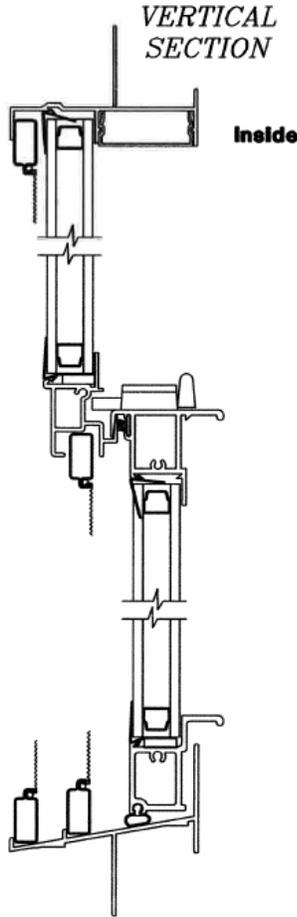
Second story rear elevation



First floor rear southeast corner

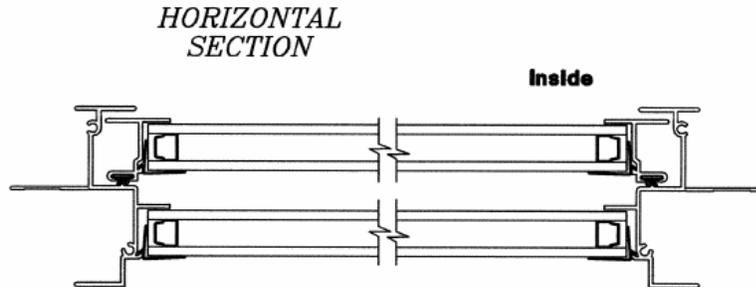


SERIES # 1970 SINGLE HUNG



SPECIFICATIONS

OUTSIDE WET DROP GLAZED	
SERIES # 1970- INS. GLASS LOW-E WITH 3/8" AIR SPACER	
INSIDE FRAME DIMENSION	HORIZONTAL: SAME AS CALL SIZE
	VERTICAL: SAME AS CALL SIZE
ROUGH OPENING	HORIZONTAL: CALL SIZE + 1/2"
	VERTICAL: CALL SIZE + 1/2"
MINIMUM SIZE I.F.D.	12" X 24"
MAXIMUM SIZE I.F.D.	52" X 96"
SIZE TESTED: AAMA/NWDA 101/I.S. 2-97 H-R40-52x72	
SIZE TESTED: AAMA/NWDA 101/I.S. 2-97 H-R30-44x84	
SIZE TESTED: AAMA/NWDA 101/I.S. 2-97 H-R20-48x96	
GLASS SIZE	HORIZONTAL: CALL SIZE - 2"
	VERTICAL: (CALL SIZE/2) - 1 3/4"
MAXIMUM OVERALL GLASS THICKNESS:	5/8"
FINISHED SCREEN SIZE	HORIZONTAL: CALL SIZE - 1 7/8"
	VERTICAL: CALL SIZE/2 + 1/8"
U-VALUE: .54 (WITH LOW-E GLASS)	
SHGC: .33 (WITH LOW-E GLASS AND WITH MUNTINS)	
HALF SCALE	DATE: 07/27/04
DRAWN BY: AR	1970 SH.DWG



Window specification for the installed windows

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 12-12-2012

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Room Basement Conference Room

APPLICANT NAME: David Schroeder

PROPERTY ADDRESS: 310 S. Winnetka Ave.

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

*deny w/o prejudice
- not an appropriate material*

Task force members present

Jeffrey Fahrenholz (Chair) Tony Eeds Garth Russo
 Sandra Adams (Vice-Chair) Jeff Cummings Barbara Roy (Alternate)
 Alfred Pena Les Hall Holli Murray (Alternate)

Ex Officio staff members present Mark Doty

Simply Majority Quorum: yes no

Maker: *barbara*

2nd: *holli*

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *12/12/12*

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

JANUARY 7, 2013

FILE NUMBER: CA123-163(CH)
LOCATION: 5400 Swiss Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 63, Area A

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Swiss Avenue
MAPSCO: 46B
CENSUS TRACT: 0014.00

APPLICANT: Jim Anderson

OWNER: Craig Power

REQUEST: Replace grey composition shingle roof with new DaVinci imitation cedar shingle roof.

BACKGROUND / HISTORY: The Landmark Commission denied this request without prejudice at the October 1, 2012 meeting.

ANALYSIS: The applicant proposes using DaVinci imitation cedar shingles as a new roof material. The proposed color is similar to the composition shingles on the home, but the material is not historically appropriate. Imitation cedar shake is plastic, which Staff believes is not characteristic of historic districts. The task force heard the applicant state that cedar shingles were found in the house, but no physical evidence was provided to staff that conclusively proves the previous roof material was shingles.

STAFF RECOMMENDATION: Replace grey composition shingle roof with new DaVinci imitation cedar shingle roof. Deny without prejudice - Deny the request with the finding that the proposed material does not comply with City Code Section 51P-63.116(1)(N)(ii).

TASK FORCE RECOMMENDATION: Replace grey composition shingle roof with new DaVinci imitation cedar shingle roof. Approve with conditions - Accept the fancy shake in weathered gray color in straight aligned edges. Evidence found that indicated the original roof was cedar shingles, which are not allowed.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-163 [CH]
 Office Use Only

Name of Applicant: JIM ANDERSON
 Mailing Address: 4706 SWISS AVENUE
 City, State and Zip Code: DALLAS TX 75204
 Daytime Phone: 214 821 3936 Fax: SAME
 Relationship of Applicant to Owner: CONSULTANT

RECEIVED BY
 DEC 15 2012

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

PROPERTY ADDRESS: 5400 SWISS
 Historic District: SWISS AVENUE

Development Services

PROPOSED WORK:

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

REPLACE INSTAL DAYINCI IMITATION CEDAR SHINGLES. PAST OWNER STATED THAT THERE WERE CEDAR SHINGLES UNDER THE COMPOSITION ROOF IN THE 1980'S. SHINGLES WILL BE A WEATHERED GRAY COLOR. SECOND OPTION IS TO REPLACE COMPOSITION SHINGLES WITH WEATHERED WOOD COLOR COMPOSITION TO MATCH EXISTING

Signature of Applicant: [Signature] Date: 11/21/12
 Signature of Owner: [Signature] Date: 11/21/12
 (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



Front facade



Hand-Split Shake

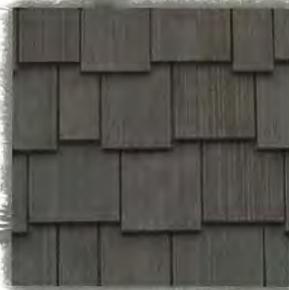
Reminiscent of the texture of natural, hand-crafted cedar, DaVinci synthetic shake tiles feature the deep-grained surface of a premium shake. Available in 6 standard color blends and multiple widths.



Autumn



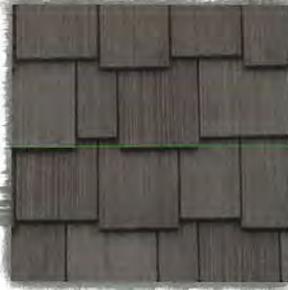
Chesapeake



Mountain



New Cedar



Tahoe



Weathered Gray

www.davinciroofscapes.com

Flyer with the color names. Task Force accepts the weathered gray color with straight aligned edges. Applicant provided examples at the task force meeting.

TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 12-11-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Jim Anderson

PROPERTY ADDRESS: 5400 Swiss

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

Accept the fancy shake in weathered gray color in straight aligned edges. Evidence found that indicated the original roof was cedar shingles; which are not allowed.

Task force members present

Wesley Powell JoAnna Hampton John Mark Guest
 Greg Johnston Brandon Burris John Gormley
 Virginia McAlester (Alt.) Cheryl Scott (Alt.)

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor: all

Task Force members opposed: —

Basis for opposition:

CHAIR, Task Force

Wesley Powell

DATE

12/11/12

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

JANUARY 7, 2013

FILE NUMBER: CA123-161(CH)
LOCATION: 5704 Swiss Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 63, Area A

PLANNER: Carolyn Horner
DATE FILED: Dec. 5, 2012
DISTRICT: Swiss Avenue
MAPSCO: 36Y
CENSUS TRACT: 0014.00

APPLICANT/OWNER: Jeff Patton

REQUEST: Replace brown composition shingle roof with new Timberline Slate colored composition shingle roof.

ANALYSIS: The owner has requested to change the color of roof from brown to slate. He is keeping the composition shingle material. The proposed new color complies with the Swiss Avenue historic district regulations.

STAFF RECOMMENDATION: Replace brown composition shingle roof with new Timberline Slate colored composition shingle roof. Approve - Approval of the request dated 12/5/12 with the finding that the proposed roof color complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Replace brown composition shingle roof with new Timberline Slate colored composition shingle roof. Deny without prejudice - Maintain existing color, no evidence of other original color. Opposition members support application as submitted.

**Certificate of Appropriateness (CA)
City of Dallas Landmark Commission**

CA 123-166 (Ch)
Office Use Only

Name of Applicant: JEFF PATTON
Mailing Address: 5704 SWISS AVE
City, State and Zip Code: DALLAS TX 75228
Daytime Phone: 214 343 4185 Fax: _____
Relationship of Applicant to Owner: _____

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

PROPERTY ADDRESS: 5704 SWISS AVE
Historic District: SWISS AVE

RECEIVED BY
DEC 03 2012

PROPOSED WORK:

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

REPOSE WITH COMPOSITION SLINGS
30 YEAR COLOR SHALE TO MATCH
EXISTING

Signature of Applicant: [Signature] Date: 12-3-12
Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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- 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 facade



Close up of the existing roof

GAF *C.S. Roofing*

TIMBERLINE

LIFETIME HIGH DEFINITION SHINGLES

Quality You Can Trust... From North America's Largest Roofing Manufacturer!

"Protect your home with North America's #1-selling shingle!"

Visit www.gaf.com

Part of the GAF Lifetime Roofing System



Proposed new roof color

Staff believes this is the existing color

Applicant's contractor states this is the existing color

(W)EATHER WOOD

TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 12-11-2012

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Jeff Patton

PROPERTY ADDRESS: 5704 Swiss

DATE of CA / CD REQUEST: 12/6/2012

RECOMMENDATION:

Approval Approval with conditions ~~NO~~ Denial Denial without prejudice

Recommendation / comments/ basis:

Denial - MAINTAIN EXISTING COLOR, NO EVIDENCE OF
OTHER ORIGINAL COLOR
OPPOSITION MEMBERS ~~DO~~ SUPPORT APPLICATION
AS SUBMITTED

Task force members present

- Wesley Powell Joanna Hampton John Mark Guest
- Greg Johnston Brandon Burris John Gormley
- Virginia McAlester (Alt.) Cheryl Scott (Alt.)

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: yes no

Task Force members in favor: WES, BRANDON, GREG, CHERYL, MARK

Task Force members opposed: VIRGINIA, JOHN G, JOANNA

Basis for opposition:

CHAIR, Task Force [Signature] DATE 11 DEC 2012

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.