



**CITY OF DALLAS
LANDMARK COMMISSION
MONDAY, JULY 1, 2013
AGENDA**

BRIEFING:	Dallas City Hall 1500 Marilla St., Room 5/E/S	10:30 P.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

BRIEFING ITEM

Training: Windows – general overview including styles, parts, and survey by Sally Johnson, Architect.

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

CONSENT ITEMS

1. 3750 Cotton Bowl Plaza

Fair Park Historic District
CA123-517(MD)
Mark Doty

Request:

New portal entry design at Gates E and J.

Applicant: Quimby McCoy Preservation Architecture LLP

Application Filed: June 6, 2013

Staff Recommendation:

New portal entry design at Gates E and J. Approve – Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the preservation criteria for the Cotton Bowl Section 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

New portal entry design at Gates E and J. Approve – Proposed design is consistent with adjacent finishes.

2. 6016 Junius Street

Junius Heights Historic District
CA123-533(MD)
Mark Doty

Request:

- 1) Install new composition shingle roof.
- 2) Remove existing concrete porch floor and install new wood porch structure and floor.

Applicant: Frances Worley

Application Filed: June 6, 2013

Staff Recommendation:

Install new composition shingle roof. Approve - Approve specification dated 6/19/13 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Section 6.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) Remove existing concrete porch floor and install new wood

porch structure and floor. Approve – Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for porches and balconies in the preservation criteria Sections 7.1, 7.3 and 7.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Install new composition shingle roof. Approve installation of new composition shingle roof per 6.2. Color must be approved by Landmark.
- 2) Remove existing concrete porch floor and install new wood porch structure and floor. Approve.

3. 5319 Victor Street

Junius Heights Historic District
CA123-525(MD)
Mark Doty

Request:

- 1) Remove existing front porch infill and construct new porch columns and railings.
- 2) Paint main structure. Brand: Sherwin Williams Body - SW 2860 'Sage'. Trim - SW 7102 'White Flour'. Accent - SW 7599 'Brick Paver'.
- 3) Install new 8'-0" driveway.

Applicant: Justin Bashaw

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Remove existing front porch infill and construct new porch columns and railings. Approve with conditions – Approve drawings dated 6/19/13 with the condition that the porch steps remain concrete with the finding the proposed work is consistent with the criteria for porches and balconies in the preservation criteria Sections 7.2 and 7.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Paint main structure. Brand: Sherwin Williams Body - SW 2860 'Sage'. Trim - SW 7102 'White Flour'. Accent - SW 7599 'Brick Paver'. Approve - Approve paint specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for facades in the preservation criteria Sections 4.8 and 4.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new 8'-0" driveway.

Task Force Recommendation:

- 1) Remove existing front porch infill and construct new porch columns and railings. Approve with conditions - Approve removal of existing front porch infill and construct new porch columns and railing as shown with the exception to deny brick on the front steps. The steps should be either wood or concrete per 7.1 - 7.4 and 3.2.
- 2) Paint main structure. Brand: Sherwin Williams. Body - SW 2860 'Sage'. Trim - SW 7102 'White Flour'. Accent - SW 7599 'Brick Paver'. Approve
- 3) Install new 8'-0" driveway. Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 3.2, and it meets the standards in City Code

Section 51A-4.501(g)(6)(C)(i). Approve construction of new 8'-0" driveway.

4. 6020 Worth Street

Junius Heights Historic District
CA123-527(MD)
Mark Doty

Request:

- 1) Remove two sets of exterior wood stairs on side and rear elevations.
- 2) Remove existing door on second floor side elevation and install new wood window to match.
- 3) Remove existing door on rear elevation and install new wood siding to match paint.

Applicant: Carlos Vega

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Remove two sets of exterior wood stairs on side and rear elevations. Approve – Approve drawings dated 6/19/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove existing door on second floor side elevation and install new wood window to match. Approve – Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for facades in the preservation criteria Sections 4.1(b), 4.1(c) and 4.2 and for the criteria for fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove existing door on rear elevation and install new wood siding to match paint. Approve – Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for facades in the preservation criteria Sections 4.2 and 4.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Remove two sets of exterior wood stairs on side and rear elevations. Approve removal of two existing sets of exterior wood stairs on side and rear elevations as they are not original.
- 2) Remove existing door on second floor side elevation and install new wood window to match. Approve removal of existing door on second floor side elevation and install new wood window (as shown) to match per 4.1(c) and 4.1(b).
- 3) Remove existing door on rear elevation and install new wood siding to match paint. Approve remove existing door on rear elevation and install new wood siding to match as it is an unprotected facade.

5. 4922 Junius Street

Munger Place Historic District
CD123-022(MD)
Mark Doty

Request:

Demolish garage and replace with a more appropriate/compatible structure.

Applicant: Salim Sarangi

Application Filed: June 6, 2013

Staff Recommendation:

Demolish garage and replace with a more appropriate/compatible structure. Approve - Approve with the finding that the proposed demolition meets all of the standards in City Code Section 51-4.501(H)(4)(A). The proposed new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished, and the owner has the financial ability and intent to build the new structure.

Task Force Recommendation:

Demolish garage and replace with a more appropriate/compatible structure. Approve demolition as submitted.

6. 5127 Worth Street

Munger Place Historic District
CA123-515(MD)
Mark Doty

Request:

Install new 8'-0", wood, board on board fence in cornerside yard.

Applicant: Joseph Camp

Application Filed: June 6, 2013

Staff Recommendation:

Install new 8'-0", wood, board on board fence in cornerside yard. Approve – Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for building placement, form, and treatment in the preservation criteria Section 11 (b)(2)(A)(B)(C)(iii) (iv) and (v) and (D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install new 8'-0", wood, board on board fence in cornerside yard. Approve with conditions – Approve noting that the structure is compatible (non-contributing) recommend approval of the side yard fence to the first rear projection of structure. Owner noted concerns with security and vehicular break-ins. Side window might be considered with planting or other protections. Side projection would be more consistent with ordinance standards.

7. 1520 Elm Street

Stone Street Place
CA123-532(MD)
Mark Doty

Request:

- 1) Install new brick pavers to match in material and color (red).
- 2) Install six new Cedar Elm trees in new planter beds with Asian Jasmine ground cover.
- 3) Install new canvas on existing steel canopy structure.

Applicant: Architexas

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Install new brick pavers to match in material and color (red). Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Sections 3.3 and 3.5(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install six new Cedar Elm trees in new planter beds with Asian Jasmine ground cover. Approve – Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.5(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Install new canvas on existing steel canopy structure. Approve - Approve specification dated 6/19/13 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.5(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Install new brick pavers to match in material and color (red). Approve as submitted with the suggestion that brick border be installed on east side of Stone Street.
- 2) Install six new Cedar Elm trees in new planter beds with Asian Jasmine ground cover. Approve as submitted.
- 3) Install new canvas on existing steel canopy structure. Approve as submitted.

8. 6135 La Vista Drive

Swiss Avenue Historic District
CA123-516(MD)
Mark Doty

Request:

- 1) Install new front door.
- 2) Construct new garage in rear yard.

Applicant: Jnt Developers Inc

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Install new front door. Approve – Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Construct new garage in rear yard. Approve– Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-63.116(1)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

- 1) Install new front door. Approve
- 2) Construct new garage in rear yard. Approve with conditions - Lap siding to match existing main structure. Roof to match existing main structure, slope and color. Trim details to match existing. Garage door suggested to be less panels/pattern. Color existing main structure. Consider adding door/window at garage for access.

9. 5643 Swiss Avenue

Swiss Avenue Historic District
CA123-528(MD)
Mark Doty

Request:

- 1) Install new window on south elevation.
- 2) Remove existing french doors and windows on west (rear) elevation and install new door and windows.
- 3) Install new fence and gate.

Applicant: Rebecca Browning

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Install new window on south elevation. Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(ii)

- and (vi)(bb)(cc) and (dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove existing french doors and windows on west (rear) elevation and install new door and windows. Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(ii) and (vi)(bb), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 3) Install new fence and gate. Approve - Approve site plan and drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-63.116(2)(B)(ii),(iii),(iv)(bb)(ee),(v),(vii)(aa)(bb) and (viii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Install new window on south elevation. Approve - South elevation new window recommend approval.
- 2) Remove existing french doors and windows on west (rear) elevation and install new door and windows. Approve - Rear elevation - door fenestration recommend approval.
- 3) Install new fence and gate. Approve - New side yard fence and gate at existing location. Details to match existing drive gate - submit drawings, color, materials, details to match existing.

10. 6001 Swiss Avenue

Swiss Avenue Historic District
CA123-529(MD)
Mark Doty

Request:

- 1) Construct new rear porch and outdoor fireplace.
- 2) Remove existing sun porch windows and install new french doors with transom.
- 3) Remove existing window in breakfast room and install new french doors.
- 4) Remove existing door, stoop and stairs on rear elevation and install new window.
- 5) Enclose existing rear porch and add new porch and steps. Re-use existing rear door
- 6) Remove existing rear window and patch with new brick to match.
- 7) Construct new second floor addition on rear elevation.
- 8) Install new stoop for accessory quarters structure.
- 9) Install new standing seam metal roof on accessory quarters structure.
- 10) Install three new garage doors.
- 11) Remove existing exterior staircase on rear of garage structure.

Applicant: Jim Anderson

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Construct new rear porch and outdoor fireplace. Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for additions in the

- preservation criteria Section 51P-63.116(1)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove existing sun porch windows and install new french doors with transom. Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(ii) and (vi)(bb)(cc) and (dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 3) Remove existing window in breakfast room and install new french doors. Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(ii) and (vi)(bb)(cc) and (dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 4) Remove existing door, stoop and stairs on rear elevation and install new window. Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(ii) and (vi)(bb)(cc) and (dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 5) Enclose existing rear porch and add new porch and steps. Re-use existing rear door. Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 6) Remove existing rear window and patch with new brick to match. Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(ii) and (vi)(bb)(cc) and (dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 7) Construct new second floor addition on rear elevation. Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 8) Install new stoop for accessory quarters structure. Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-63.116(1)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
 - 9) Install new standing seam metal roof on accessory quarters structure. Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-

63.116(1)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 10) Install three new garage doors. Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-63.116(1)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 11) Remove existing exterior staircase on rear of garage structure. Approve - Approve drawings dated 6/19/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Construct new rear porch and outdoor fireplace. Approve with conditions - Accept as submitted with the following conditions: Provide lot coverage. Review details at columns of rear wrap around porch to match porte cochere. Roof slope to be reviewed for better consistency with style and character of house. Minimum slope for metal roof or nominally flat roof (2% per slope) with alternate roof material.
- 2) Remove existing sun porch windows and install new french doors with transom. Approve with conditions - Sunroom doors at rear to match front elevation.
- 3) Remove existing window in breakfast room and install new french doors. Approve
- 4) Remove existing door, stoop and stairs on rear elevation and install new window. Approve
- 5) Enclose existing rear porch and add new porch and steps. Re-use existing rear door. Approve
- 6) Remove existing rear window and patch with new brick to match. Approve
- 7) Construct new second floor addition on rear elevation. Approve
- 8) Install new stoop for accessory quarters structure. Approve - No exception to stoop at existing doors.
- 9) Install new standing seam metal roof on accessory quarters structure. Approve with conditions - Metal roof recommend acceptance, color suggested to be galvanized metal, matte finish.
- 10) Install three new garage doors. Approve with conditions Recommend approval of steel carriage doors. Color to match main structure trim.
- 11) Remove existing exterior staircase on rear of garage structure. Approve - Recommend approval of stair removal.

11. 302 N. Houston Street
West End Historic District
CA123-534(MD)
Mark Doty

Request:

Construct new five-story apartment building and six-story parking garage structure.

Applicant: Corgan 7 Associates

Application Filed: June 6, 2013

Staff Recommendation:

Construct new five-story apartment building and six-story parking garage structure. Approve – Approve drawings dated 6/19/13 with

the finding of fact the proposed work is consistent with the criteria for Height and Construction and Renovation Criteria in the preservation criteria Sections 2, 5.1, 5.2, 5.3, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct new five-story apartment building and six-story parking garage structure. Approve as submitted.

12. 411 Elm Street

West End Historic District
CA123-531(MD)
Mark Doty

Request:

- 1) Install three directional signs. Two on north elevation of Visitors Center and one on the west elevation of the Visitors Center.
- 2) Install new signage on Visitor Center south elevation.
- 3) Install new logo graphic film to interior of Visitor Center south elevation glass door and sidelites.

Applicant: Booziotis & Company Architects

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Install three directional signs. Two on north elevation of Visitors Center and one on the west elevation of the Visitors Center. Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for attached signs in the preservation criteria Section 51A-7.1005 (a)(1) and (4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new signage on Visitor Center south elevation. Approve – Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for attached signs in the preservation criteria Section 51A-7.1005 (a)(1) and (4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new logo graphic film to interior of Visitor Center south elevation glass door and sidelites. Approve – Approve drawings dated 6/19/13 with the finding that although the proposed work does not comply with Section 51A-7.1005 (i)(3) for window signs in the preservation criteria that prohibits window signs covering more than 25 percent of the window surface area, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

- 1) Install three directional signs. Two on north elevation of Visitors Center and one on the west elevation of the Visitors Center. Approve as submitted.
- 2) Install new signage on Visitor Center south elevation. Approve as submitted.

- 3) Install new logo graphic film to interior of Visitor Center south elevation glass door and sidelites. Approve as submitted.

13. 423 S. Clinton Avenue

Winnetka Heights Historic District
CD123-021(MD)
Mark Doty

Request:

Demolish accessory structure using standard 'non-contributing because newer than period of significance.'

Applicant: Robert Schmitz

Application Filed: June 6, 2013

Staff Recommendation:

Demolish accessory structure using standard 'non-contributing because newer than period of significance.' Approve – Approve the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

Task Force Recommendation:

Demolish accessory structure using standard 'non-contributing because newer than period of significance.' Approve.

14. 207 S. Willomet Avenue

Winnetka Heights Historic District
CA123-530(MD)
Mark Doty

Request:

- 1) Paint main structure and garage. Brand: Sherwin Williams. Body - SW 7060 'Attitude Gray'. Trim/Window/Eave - SW 7006 'Extra White'. Accent/Gable accents - SW 6258 'Tricorn Black'.
- 2) Install new composition shingle roof on main structure and garage. Weathered Gray #929-274.

Applicant: Chris Walters

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Paint main structure and garage. Brand: Sherwin Williams. Body - SW 7060 'Attitude Gray'. Trim/Window/Eave - SW 7006 'Extra White'. Accent/Gable accents - SW 6258 'Tricorn Black'. Approve – Approve specification dated 6/19/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new composition shingle roof on main structure and garage. Weathered Gray #929-274. Approve – Approve specification dated 6/19/13 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) Paint main structure and garage. Brand: Sherwin Williams. Body - SW 7060 'Attitude Gray'. Trim/Window/Eave - SW 7006 'Extra White'. Accent/Gable accents - SW 6258 'Tricorn Black'. Deny without prejudice - Samples of all colors should be included with submissions. Not enough information.
- 2) Install new composition shingle roof on main structure and garage. Weathered Gray #929-274. Deny without prejudice -

Samples of all colors should be included with submissions.
Not enough information.

15. 120 S. Winnetka Avenue

Winnetka Heights Historic District
CA123-535(MD)
Mark Doty

Request:

- 1) Construct new two-story addition on rear.
- 2) Relocate various exterior windows.
- 3) Remove existing front porch and construct new front porch and steps.
- 4) Paint main structure. Brand: Sherwin Williams. Body - SW 7016 'Mindful Gray'. Trim - SW 6385 'Dover White'. Accent/Door - SW 6480 'Lagoon'.

Applicant: Jeffrey Fahrenholz

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Construct new two-story addition on rear. Approve – Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Relocate various exterior windows. Approve – Approve drawings dated 6/19/13 with the finding of fact the proposed work is consistent with the criteria for windows and doors in Section 51P-87.111(a)(17)(B)(F)(ii),(iii), and (iv), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove existing front porch and construct new front porch and steps. Approve – Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-87.111(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Paint main structure. Brand: Sherwin Williams. Body - SW 7016 'Mindful Gray'. Trim - SW 6385 'Dover White'. Accent/Door - SW 6480 'Lagoon'. Approve – Approve specification dated 6/19/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Construct new two-story addition on rear. Approve as submitted. Fahrenholz recused.
- 2) Relocate various exterior windows. Approve as submitted. Fahrenholz recused.
- 3) Remove existing front porch and construct new front porch and steps. Approve as submitted. Fahrenholz recused.
- 4) Paint main structure. Brand: Sherwin Williams. Body - SW 7016 'Mindful Gray'. Trim - SW 6385 'Dover White'. Accent/Door - SW 6480 'Lagoon'. Approve as submitted. Fahrenholz recused.

16. 403 S. Winnetka Avenue

Winnetka Heights Historic District
CA123-518(MD)
Mark Doty

Request:

Install new composition shingle roof. GAF Timberline shingles 'Weathered Wood'.

Applicant: Gaberial Rounds

Application Filed: June 6, 2013

Staff Recommendation:

Install new composition shingle roof. GAF Timberline shingles 'Weathered Wood'. Approve - Approve specification dated 6/19/13 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:

Install new composition shingle roof. GAF Timberline shingles 'Weathered Wood'. Approve.

DISCUSSION ITEMS:

1. 719 Parkmont Street

Junius Heights Historic District
CA123-526(MD)
Mark Doty

Request:

Remove existing front porch and install new porch and stairs.

Applicant: Hartley Remodeling

Application Filed: June 6, 2013

Staff Recommendation:

Remove existing front porch and install new porch and stairs. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that there is no historic documentation to support the type of porch proposed.

Task Force Recommendation:

Remove existing front porch and install new porch and stairs. Approve with conditions - Approve removal of existing front porch and install new porch and stairs contingent upon rail height not be taller than bottom of front window as per 4.1b, 4.2, 4.3, 7.1-7.4.

2. 5000 Tremont Street

Munger Place Historic District
CA123-511(MD)
Mark Doty

Request:

- 1) Construct new attic dormer on rear elevation.
- 2) Install new windows on side gables.

Applicant: Rick Carter

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Construct new attic dormer on rear elevation. Approve – Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for building placement, form, and treatment in the preservation criteria Section 11 (a)(2)(3)(9)(c), (12)(A), (16)(A)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new windows on side gables. Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for building

placement, form, and treatment in the preservation criteria Section 11 (a)(19)(B)(i) and (c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Construct new attic dormer on rear elevation. Approve with conditions - Recommend approval with roof line at rear to match front dormer. Windows acceptable as submitted. Rear windows to adjust as required with roof adjustment. Submit cut sheet for windows. Vote: 3 to 1. Reason for opposition. Gormley - Rear enclosure at porch compromises structure, proposed addition allows functionality.
- 2) Install new windows on side gables. Approve - Windows acceptable as submitted. Submit cut sheet for windows.

3. 4413 Sycamore Street

Peak's Suburban Addition Neighborhood
Historic District
CA123-522(MD)
Mark Doty

Request:

- 1) Install two wood trellis in front yard. Work completed without a Certificate of Appropriateness.
- 2) Install three new planting beds in front yard. Work completed without a Certificate of Appropriateness.

Applicant: Gretchen Wittig

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Install two wood trellis in front yard. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed 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 states landscaping must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of or from the main building. Preservation criteria Section 2.6.
- 2) Install three new planting beds in front yard. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed 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 states landscaping must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of or from the main building. Preservation criteria Section 2.6.

Task Force Recommendation:

- 1) Install two wood trellis in front yard. Work completed without a Certificate of Appropriateness. Deny without prejudice - Denial of trellises as they are structures, which are prohibited by 2.1. Also, they are not historically appropriate.
- 2) Install three new planting beds in front yard. Work completed without a Certificate of Appropriateness. Approve with conditions - Denial of raised beds along front walk. Beds flush with adjacent ground and unedged ok at those locations. Also, metal or plastic edging extending 2" above ground ok. Raised bed parallel of adjacent porch is ok with brick edging, no more than 6" tall. No stone edging.

4. 4417 Sycamore Street

Peak's Suburban Addition Neighborhood
Historic District
CA123-521(MD)
Mark Doty

Request:

- 1) Install new 8'-0" wood fence along side and rear yard. Work completed without a Certificate of Appropriateness.
- 2) Install new concrete sidewalk in front yard and along side of porch. Work completed without a Certificate of Appropriateness.

Applicant: Texco Investments Inc.

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Install new 8'-0" wood fence along side and rear yard. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria that state interior side yard fences must be located in the rear 50% of the side facade and the portion of the fence facing the street must be at least 70% open.
- 2) Install new concrete sidewalk in front yard and along side of porch. Work completed without a Certificate of Appropriateness. Approve - The completed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Install new 8'-0" wood fence along side and rear yard. Work completed without a Certificate of Appropriateness. Deny without prejudice - Fence returns denied. Per 2.11, they shall be 70% open and in the rear 50% of the house. Note: Drawings don't reflect existing conditions clearly.
- 2) Install new concrete sidewalk in front yard and along side of porch. Work completed without a Certificate of Appropriateness. Sidewalk approved as submitted. Note: Drawings don't reflect existing conditions clearly.

5. 302 S Rosemont Avenue

Winnetka Heights Historic District
CA123-520(MD)
Mark Doty

Request:

- 1) Install two wall mounted exterior light fixtures next to front door. Work completed without a Certificate of Appropriateness.
- 2) Install two hanging exterior light fixtures on front and wrap-around porch ceiling.

Applicant: OCCM Inc.

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Install two wall mounted exterior light fixtures next to front door. Work completed without a Certificate of Appropriateness. 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 states outdoor light fixtures must be compatible with the style and period of the main building and

not obscure or conflict with significant architectural details of the building.

- 2) Install two hanging exterior light fixtures on front and wrap-around porch ceiling. Approve - Approve completed work with the finding the proposed work is consistent with the criteria for outdoor lighting in the preservation criteria Section 51P-87.111(b)(4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Install two wall mounted exterior light fixtures next to front door. Work completed without a Certificate of Appropriateness. Deny without prejudice based on the close placement of the lights to the door and the small amount of space between the door and the windows.
- 2) Install two hanging exterior light fixtures on front and wrap-around porch ceiling. Approve as submitted. Vote: 6-2. Adams and Fahrenholz objected.

6. 214 S Willomet Avenue

Winnetka Heights Historic District
CA123-519(MD)
Mark Doty

Request:

- 1) Repaint main structure. Brand: Sherwin Williams. Body - SW 6151 'Quiver Tan'. Trim - SW 6148 'Wool Skein'. Accent - SW 6993 'Black of Night'.
- 2) Repair wood components, install new railing, and two boxed columns on rear balcony.
- 3) Install new wood railing on front porch.

Applicant: Eliseo Ruiz

Application Filed: June 6, 2013

Staff Recommendation:

- 1) Repaint main structure. Brand: Sherwin Williams. Body - SW 6151 'Quiver Tan'. Trim - SW 6148 'Wool Skein'. Accent - SW 6993 'Black of Night'. Approve - Approve specification dated 6/19/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Repair wood components, install new railing, and two boxed columns on rear balcony. Approve - Approve drawing dated 6/19/13 with the finding of fact the proposed work is consistent with the criteria for additions in Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new wood railing on front porch. 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 state railings must be typical of the style and period of the main building. Section 51P-87.111(a)(11). Secretary of the Interior Standard #3.

Task Force Recommendation:

- 1) Repaint main structure. Brand: Sherwin Williams. Body - SW 6151 'Quiver Tan'. Trim - SW 6148 'Wool Skein'. Accent - SW 6993 'Black of Night'. Approve as submitted.

- 2) Repair wood components, install new railing, and two boxed columns on rear balcony. Approve as submitted.
- 3) Install new wood railing on front porch. Approve with conditions that spindles be 7" on center spacing to be appropriate with the style of similar front porches.

7. 220 N. Cliff Street

Tenth Street neighborhood Historic District
CD123-019(MD)
Mark Doty

Initial Suspension

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: May 2, 2013

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). – Staff recommends that because an interested party has been identified, the Landmark Commission grant an extended suspension period as outlined in 54A-4.501(i)(8)(A)(ii) until the August 5, 2013 LMC meeting. During the extended suspension period, the interested party shall provide a certificate of appropriateness, evidence that the interested party has/will have clear title and authority to rehabilitate the property, evidence that the property has been secured, and a guarantee agreement approved as to form by the city attorney.

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. Alonzo Harris recused. (This recommendation is from the May 2, 2013 Task Force meeting. The Task Force does not review the application again once it enters into a suspension period.)

OTHER BUSINESS ITEMS

1. Minutes from the June 3, 2013 Meeting.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, July 18, 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****JULY 1, 2013**

FILE NUMBER: CA123-517(MD)
LOCATION: 3750 Cotton Bowl Plaza
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 7
ZONING: CS

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Fair Park
MAPSCO: 46-K, Q
CENSUS TRACT: 0203.00

APPLICANT: Quimby McCoy Preservation Architecture LLP

REPRESENTATIVE: Nancy McCoy

OWNER: DALLAS CITY OF

REQUEST:

New portal entry design at Gates E and J.

BACKGROUND / HISTORY:

08/02/07 – Expansion of Cotton Bowl approved by Landmark Commission.
09/04/12 – Courtesy Review approved by Landmark Commission.
10/01/12 – Landmark Commission approved new façade design (CA112-905(MD)).
2/4/13 – Landmark Commission approved new canopies at Entrances C, D, and E, painting existing concourses and installation of mesh ribbons on the 2008 addition façade (CA123-222(MD)).

ANALYSIS: Staff recommends approval of these minor revisions (enlarged gate openings and overall larger openings) to the Cotton Bowl 2008 façade entries at Gates E and J.

STAFF RECOMMENDATION:

New portal entry design at Gates E and J. – Approve – Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the preservation criteria for the Cotton Bowl Section 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

New portal entry design at Gates E and J. – Approve - Proposed design is consistent with adjacent finishes.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 517 (MD)
Office Use Only

Name of Applicant: Nancy McCoy
Mailing Address : 3200 Main Street #3.6
City, State and Zip Code: Dallas, TX 75226
Daytime Phone: 214 977-9118 Fax: 214 977-9119
Relationship of Applicant to Owner: Architect

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

PROPERTY ADDRESS: Cotton Bowl, 3750 Cotton Bowl Plaza, Dallas
Historic District: Fair Park

PROPOSED WORK

Proposed renovation work includes the following:

1. Changes to entry portal design on east façade at Gates E and J.

RECEIVED BY

JUN 06 2013

Current Planning

Attached: 4 pp drawings

Signature of Applicant:  Date: 06-06-13

Signature of Owner:  Date: 06-06-13
(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

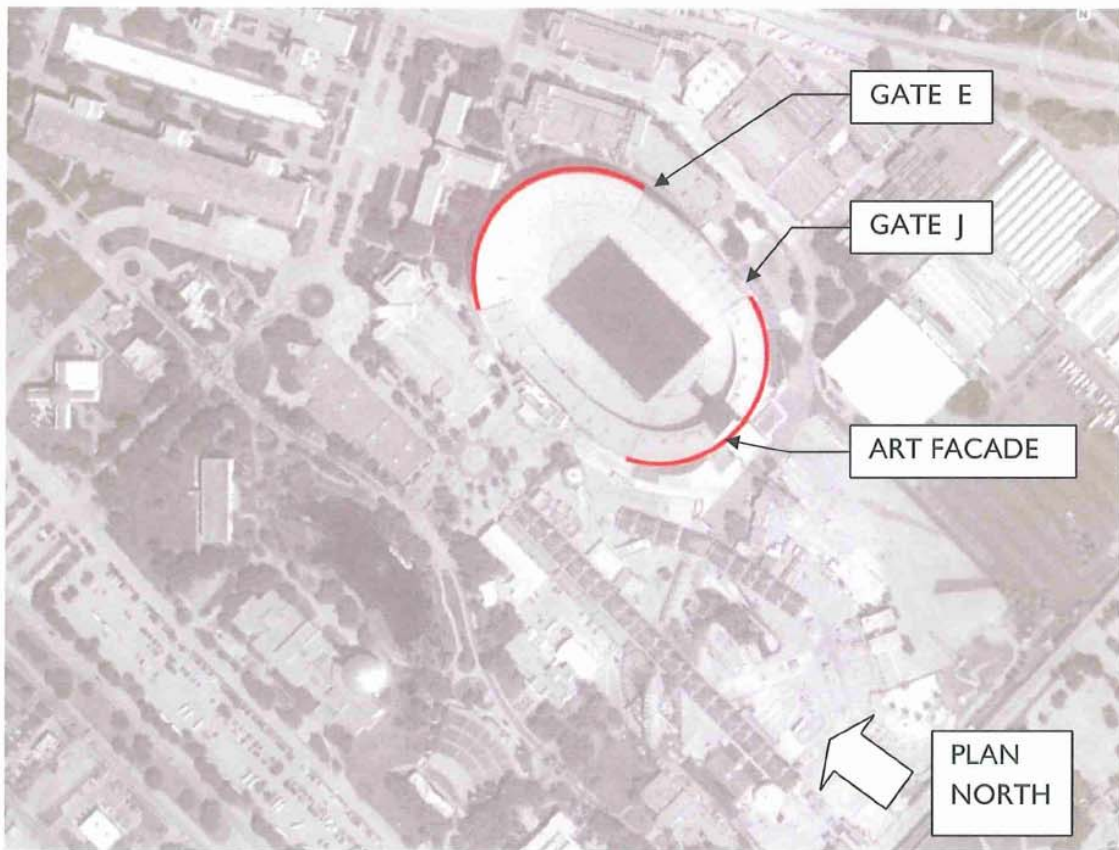
Date

Certificate of Appropriateness

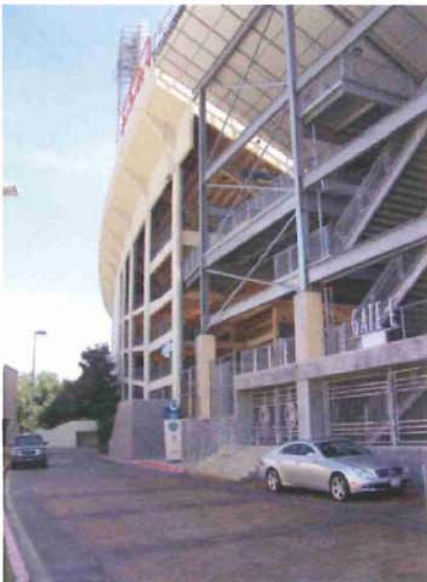
City of Dallas

Historic Preservation

Rev. 111408



East façade Gates E and J – Site Plan



East façade Gate E – Existing



East façade Gate J - Existing



East façade Gate E - Previously proposed conceptual rendering
Gate J similar



East façade Gate E – Proposed conceptual rendering
Gate J similar

Note: Conceptual renderings do not depict exact conditions but are provided to communicate the design intent and to provide a comparison between the previously proposed gate design and the proposed design. Refer to the detailed drawings that follow for the exact configuration.

TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 6/12/2013

TIME: 11:00 am

MEETING PLACE: Fair Park, Tower Building Conference Room

Applicant Name: Nancy McCoy (Quimby/McCoy)

Address: 3750 Cotton Bowl Plaza (Cotton Bowl)

Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

*Proposed design is consistent with
adjacent finishes.*

Task force members present

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

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

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

*Holcomb
Chase
all
none
N/A*

CHAIR, Task Force

Nigel Brown

DATE

6/12/2013

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****JULY 1, 2013**

FILE NUMBER: CA123-533(MD)
LOCATION: 6016 Junius Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD-397, Tract D

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 0013.01

APPLICANT: Francis Worley

REPRESENTATIVE: None.

OWNER: WORLEY FRANCES C

REQUEST:

- 1) Install new composition shingle roof.
- 2) Remove existing concrete porch floor and install new wood porch structure and floor.

BACKGROUND / HISTORY: None.

ANALYSIS: The proposed work, both the roof replacement and new porch, meet the requirements outlined in the Junius Heights preservation criteria, so Staff is recommending approval.

STAFF RECOMMENDATION:

- 1) Install new composition shingle roof. – Approve - Approve specification dated 6/19/13 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Section 6.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove existing concrete porch floor and install new wood porch structure and floor. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for porches and balconies in the preservation criteria Sections 7.1, 7.3 and 7.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install new composition shingle roof. – Approve - Approve installation of new composition shingle roof per 6.2. Color must be approved by Landmark.

- 2) Remove existing concrete porch floor and install new wood porch structure and floor. – Approve – Approve removal of existing porch floor and the installation of new wood floor. Approve rebuilding of existing columns to match in size and materials per 7.1-7.4.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-533 (MD)
Office Use Only

Name of Applicant: Frances Warkley & Erick Swenson
Mailing Address: 6016 Junius St.
City, State and Zip Code: Dallas TX 75214
Daytime Phone: 214.641.9266 Fax: 214.745.1417
Relationship of Applicant to Owner: SELF

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

PROPERTY ADDRESS: 6016 Junius 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.

Repair & replace roof shingles due to hail damage on 6/2012. Prior to replacing roof remove concrete porch which has sunk and cannot be jacked up or leveled. It has pulled away from the house at least 4" and is tied to the front structure thereby pulling the front walls down & compromising structural integrity.

Signature of Applicant: James C. Warkley Date: 6/6/13

Signature of Owner: _____ Date: JUN 06 2013
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Current Planning

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

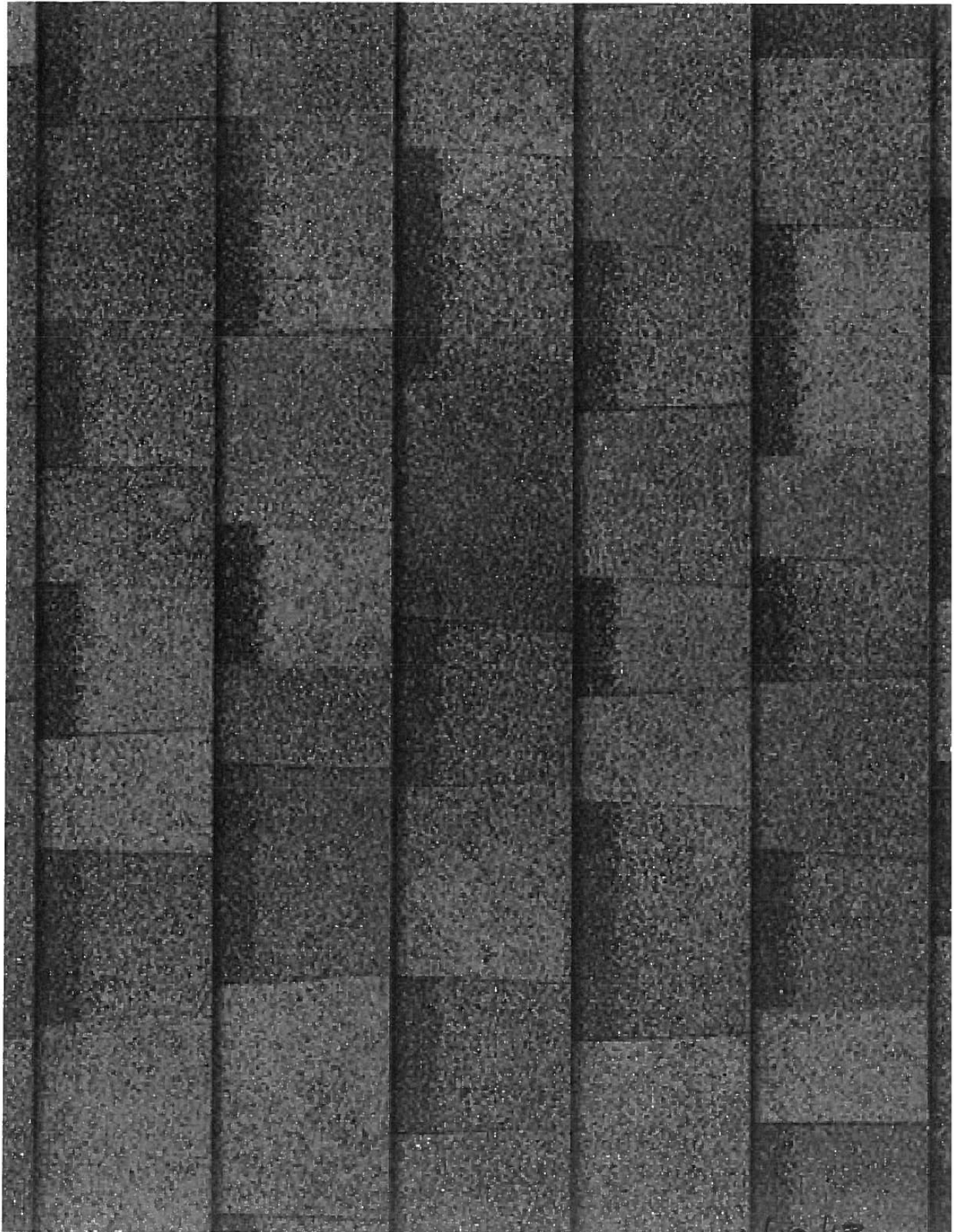
Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Front (north elevation).



Roof specification/color.
TruDefinition Duration Shingles 'Colonial Slate' (Request #1)

Doty, Mark

From: Cris Worley
Sent: Monday, June 17, 2013 6:54 PM
To: Doty, Mark
Subject: Re: CA for 6016 Junius Submission
Attachments: photo 1 float.JPG; photo 2 jackknife.JPG; photo 3 plumb level.JPG; photo 4 steps.JPG; photo 5.JPG; photo 6.JPG

Mark,

Thanks for the further questions. In an effort to clarify we'll start from the beginning so you have a clearer understanding of our project:

First, the reason for the removal of the concrete porch floor is as follows: the weight and/or inadequate construction (or simply the ravages of time). The concrete porch floor has floated away from the house in an excess of 4 inches. (As indicated in photo 1.)

As a result, all columns have been pushed away from the house, causing them to jackknife and crumble. All columns are now significantly out of plumb and level causing the porch roof to drop significantly. (photo 2 and 3)

When the concrete porch is removed, the brick part of the columns will be disassembled and the original bricks will be cleaned and preserved for future use. The concrete pads that rest underneath the wood portion of the column will also be preserved and reused. Unfortunately, the wood portion of the columns are in severe disrepair and will need to be replicated using new wood.

The wood portion of the columns will be replicated to look exactly as the originals including all moldings and dimensions. New 12 foot piers will be drilled to support the columns which will then be rebuilt, as well as, repositioned to their original locations using original brick and pad. In short, all columns will be restored to exactly the same as what is original to the house, including bricks, dimensions and placement. (photos 5&6)

In place of a concrete porch we intend to build a wood porch using reclaimed 2-1/4 inch tongue and groove pine floorboards. This flooring including species of wood and dimensions is used in the interior of the house and on the back porch.

The elevation of the porch is difficult to determine exactly due to sinking, but is roughly 30 inches. The height of the porch will come up to the door threshold and will be constructed with appropriate slope as code or contractor dictates.

The wood porch dimensions will be close to, if not exact, to the prior concrete porch. The steps on the driveway side will cut into the porch as indicated on porch plan and is what is original. (photo 4)

In summary, the porch will be constructed to the same dimensions as the concrete porch with the material indicated above. In answer to your question, the steps do currently cut into the concrete porch.

The columns wood portion of the columns will be rebuilt in new wood with the exact dimensions and molding while the concrete and brick portions will be cleaned and reused.

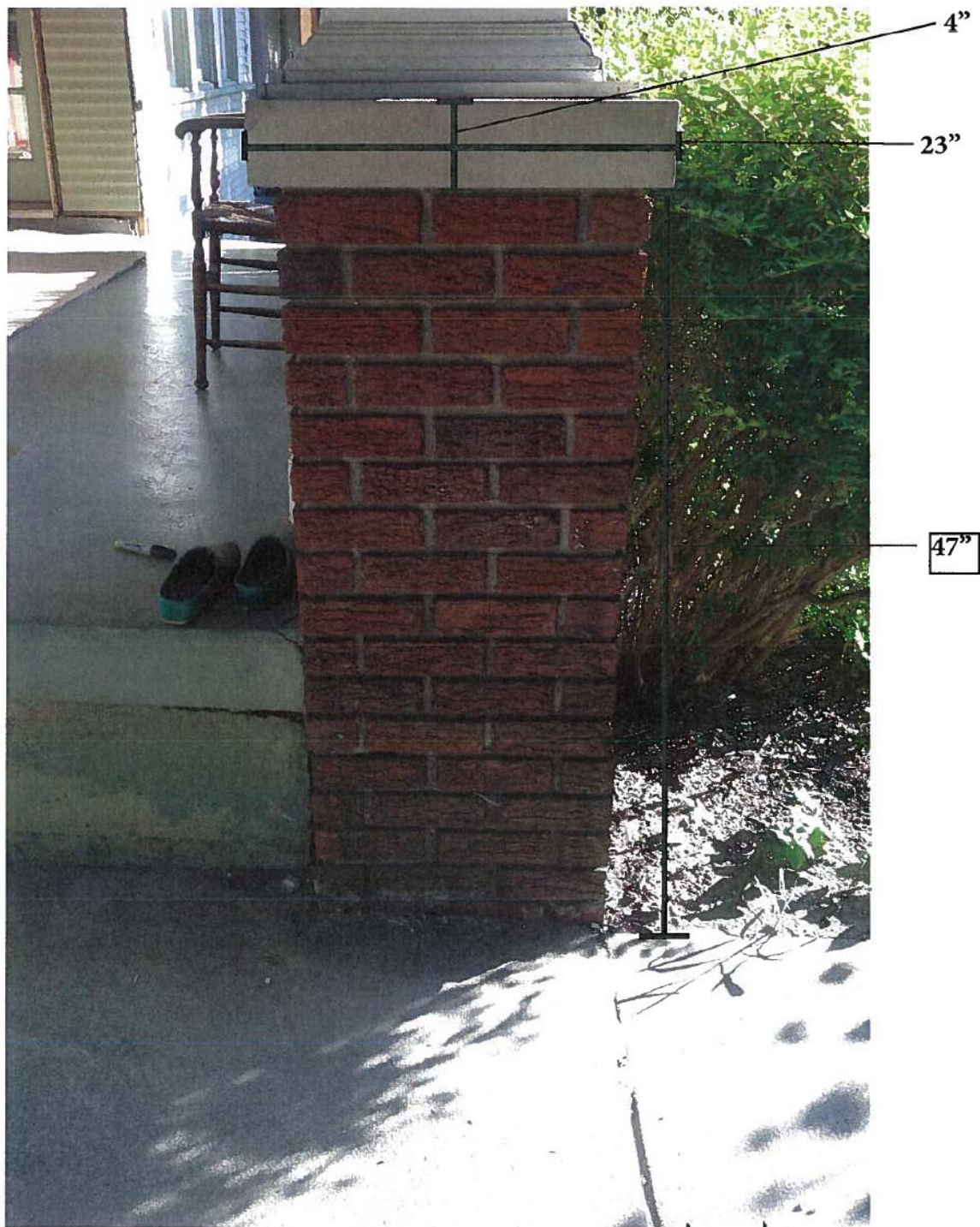
Detailed porch replacement information (Request #2)



Existing porch conditions.

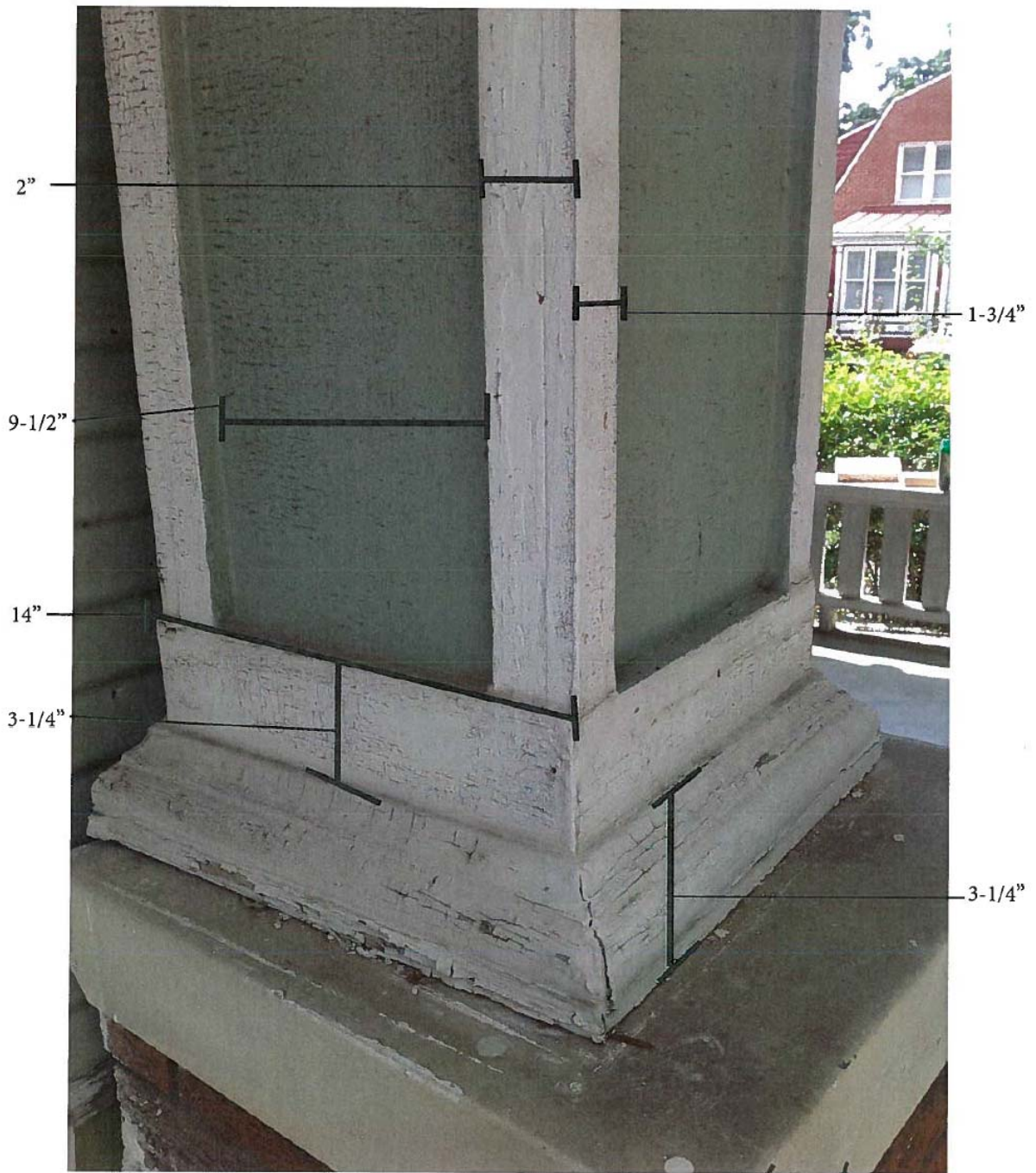


Existing porch conditions.



6/19/13

New porch columns to match existing per the following measurements.





6/19/13

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

Junius Heights

DATE: 6/13/2013

TIME: 5:30 pm

MEETING PLACE: Lakewood Library, 6121 Worth Street

Applicant Name: Francis Worley

Address: 6016 Junius Street

Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments / basis:

1. Approve removal of existing porch floor and the installation of new wood floor. Approve rebuilding of existing columns to match original in size and materials per 7.1 - 7.4. *Harrison/Mesh*

2. Approve installation of new composition shingle roof per 6.2. Color must be approved by landmark. *Mash/Koppang*

Task force members present

☒ Rene Schmidt (Chair)
☒ Mary Mesh
☐ Barbara Cohen

☒ Laura Koppang
☐ Sally Johnson
☒ Morgan Harrison

☒ (Alternate) *Kern Roth*
☐ (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐ Nina *Deo*

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

Maker:

2nd:

Task Force members in favor: *All*

Task Force members opposed: *None*

Basis for opposition:

CHAIR, Task Force *ILPSC*

DATE *June 13, 2013*

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****JULY 1, 2013**

FILE NUMBER: CA123-525(MD)
LOCATION: 5319 Victor Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD-397, Tract D

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 0013.02

APPLICANT: Justin Bashaw

REPRESENTATIVE: None.

OWNER: VILLEGAS RAMON R

REQUEST:

- 1) Remove existing front porch infill and construct new porch columns and railings.
- 2) Paint main structure. Brand: Sherwin Williams. Body - SW 2860 'Sage'. Trim - SW 7102 'White Flour'. Accent - SW 7599 'Brick Paver'.
- 3) Install new 8'-0" driveway.

BACKGROUND / HISTORY: None.

ANALYSIS: All of the proposed work meets the requirements outlined in the Junius Heights preservation criteria, so Staff is recommending approval with the exception of the proposed brick steps. The existing steps are concrete and should remain so.

STAFF RECOMMENDATION:

- 1) Remove existing front porch infill and construct new porch columns and railings. – Approve with conditions - Approve drawings dated 6/19/13 with the condition that the porch steps remain concrete with the finding the proposed work is consistent with the criteria for porches and balconies in the preservation criteria Sections 7.2 and 7.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Paint main structure. Brand: Sherwin Williams. Body - SW 2860 'Sage'. Trim - SW 7102 'White Flour'. Accent - SW 7599 'Brick Paver'. – Approve - Approve paint specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for facades in the preservation criteria

Sections 4.8 and 4.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Install new 8'-0" driveway. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for site and site elements in the preservation criteria Section 3.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Remove existing front porch infill and construct new porch columns and railings. – Approve with conditions - Approve removal of existing front porch infill and construct new porch columns and railing as shown with the exception to deny brick on the front steps. The steps should be either wood or concrete per 7.1 - 7.4 and 3.2.
- 2) Paint main structure. Brand: Sherwin Williams. Body - SW 2860 'Sage'. Trim - SW 7102 'White Flour'. Accent - SW 7599 'Brick Paver'. – Approve.
- 3) Install new 8'-0" driveway. – Approve - Approve construction of new 8'-0" driveway.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-525 (MD)
Office Use Only

Name of Applicant: JUSTIN BASHAW
Mailing Address: 5319 VICTOR STREET
City, State and Zip Code: DALLAS, TX 75214
Daytime Phone: 214-385-1050 Fax: —
Relationship of Applicant to Owner: SON

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

PROPERTY ADDRESS: 5319 VICTOR STREET
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.

REPAIR AND MODIFICATION TO FRONT PORCH.
REMOVAL OF FRONT PORCH SCREENS AND DOOR
WHICH WERE NOT PART OF THE ORIGINAL DESIGN OF THE
HOME. REPAINTING OF TRIM (COLOR CHANGE). NEW
CONCRETE DRIVEWAY.

Signature of Applicant: 

Date: JUNE 05, 2013 RECEIVED BY

Signature of Owner: (IF NOT APPLICANT)

Date: 06/05/13 JUN 6 2013

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 (south) and partial west elevation.



Front (south) and partial east elevation.



5319 Victor Street, Dallas, Texas 75214

March 03, 2013

Cover | CA0.00



① View from Victor Street
12" = 1'-0"



② View from Sidewalk
12" = 1'-0"



③ View from Driveway
12" = 1'-0"



④ View from Inside Porch 1
12" = 1'-0"

The infill wall hosting the screen door at the entry of the home was built over the existing siding and trim with different siding material suggesting that the wall and door were not original to the house



⑤ View from Inside Porch 2
12" = 1'-0"

5319 Victor Street, Dallas, Texas 75214

March 03, 2013

Existing Conditions | CA0.01



① Lot 12, Block A/1488
12" = 1'-0"

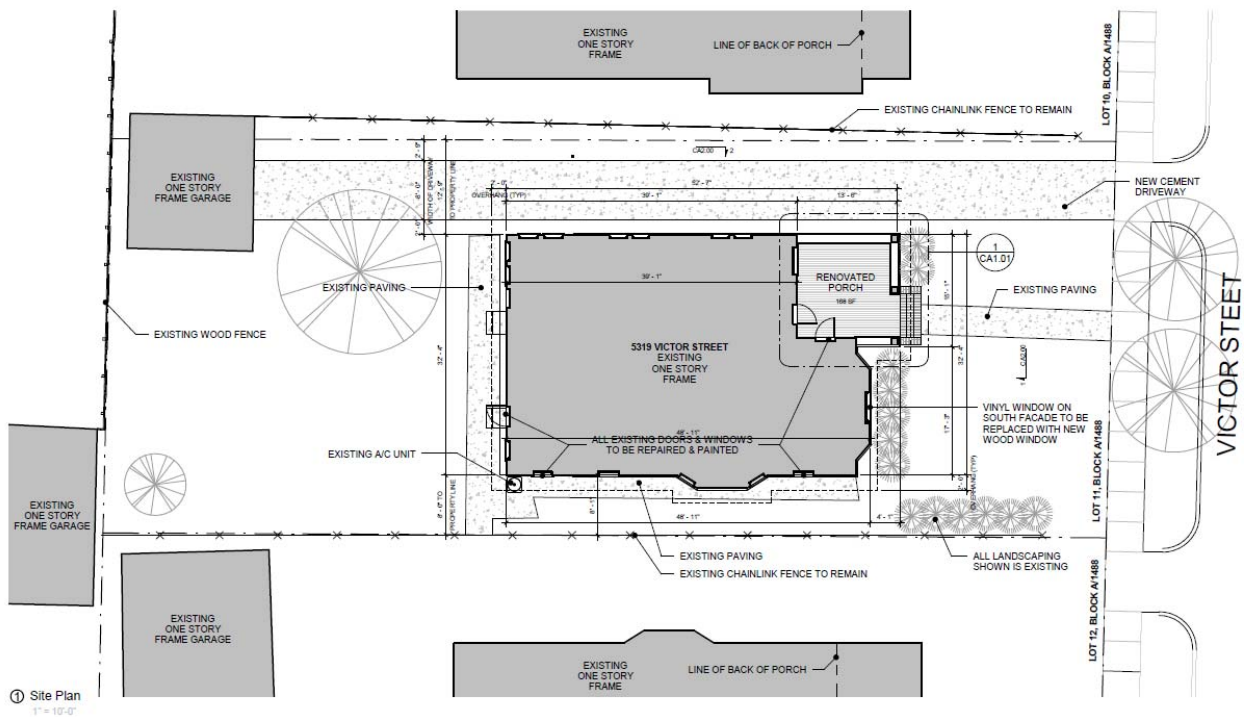


② Lot 10, Block A/1488
12" = 1'-0"

5319 Victor Street, Dallas, Texas 75214

March 03, 2013

Adjacent Structures | CA0.12

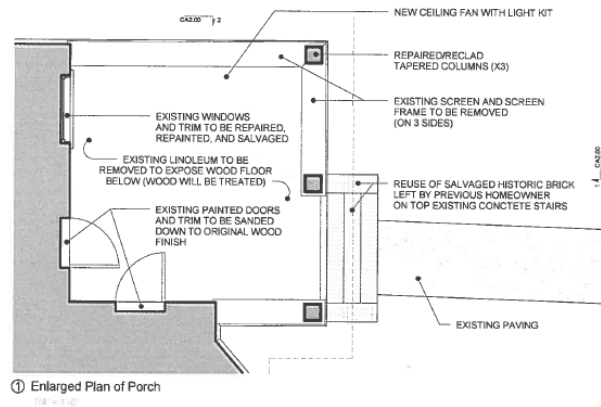


5319 Victor Street, Dallas, Texas 75214

March 03, 2013

Site Plan | CA1.00

6/19/13
5/1/13



5319 Victor Street, Dallas, Texas 75214

March 03, 2013

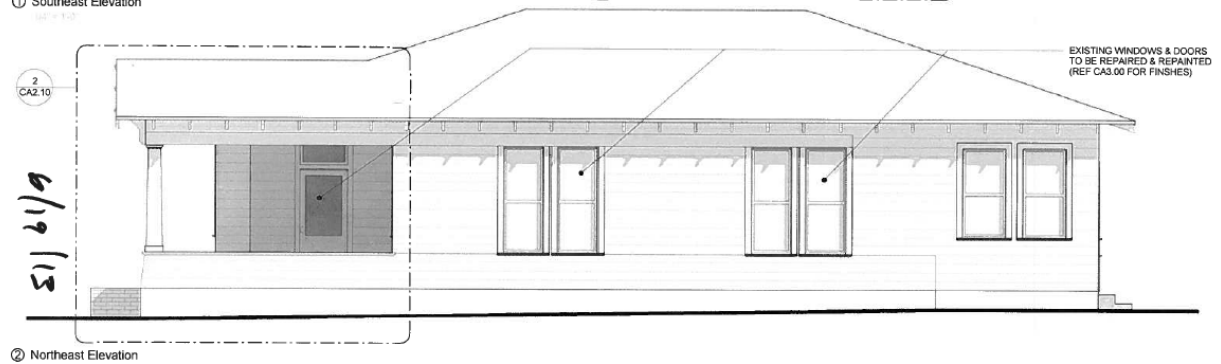
Enlarged Porch Plan | CA1.01

NOTE: ALL EXTERIOR TRIM TO BE REPAINTED A DIFFERENT COLOR; REF. CA3.00 FOR FINISHES

ALUMINUM WINDOW TO BE REPLACED WITH WOOD TO MATCH EXISTING

EXISTING WINDOWS TO BE REPAIRED & REPAINTED (REF. CA3.00 FOR FINISHES)

① Southeast Elevation



5319 Victor Street, Dallas, Texas 75214

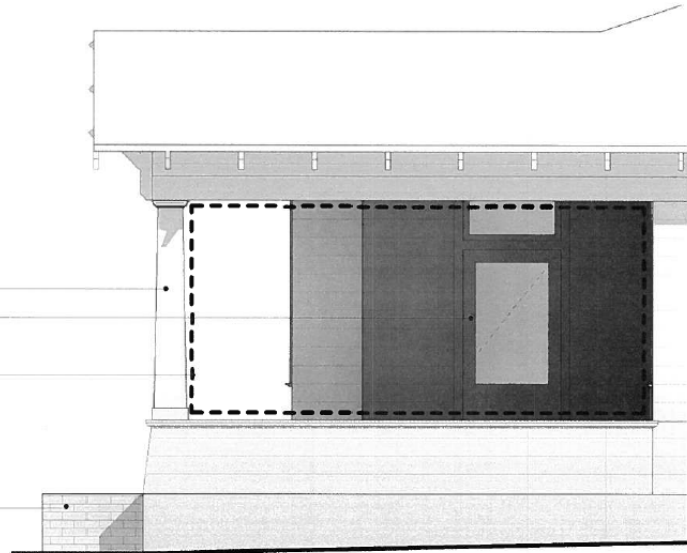
March 03, 2013

Exterior Elevations | CA2.00

NOTE: ALL EXTERIOR TRIM TO BE REPAINTED
A DIFFERENT COLOR; REF. CA3.00 FOR FINISHES

COLUMNS TO BE RECLAD IN WOOD
WITH PAINTED FINISH TO MATCH TRIM
EXISTING WINDOWS/DOORS TO
BE REPAIRED &
REPAINTED/REFINISHED
(REF CA3.00 FOR FINISHES)
DEMOLISH SCREEN
AND FRAME

PAVE EXISTING STAIR WITH HISTORIC
BRICK LEFT BY PREVIOUS OWNERS



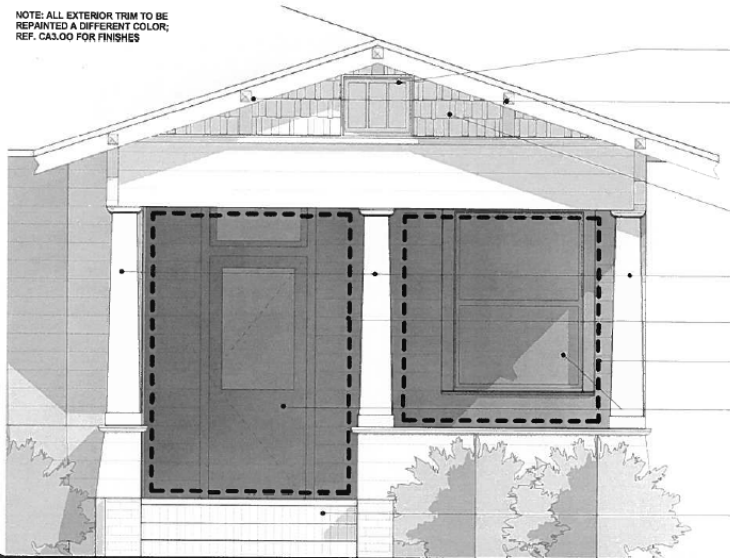
② Callout of Northeast Elevation
1/4" = 1'-0"

5319 Victor Street, Dallas, Texas 75214

March 03, 2013

Northeast Elevation Callout | CA2.10

NOTE: ALL EXTERIOR TRIM TO BE
REPAINTED A DIFFERENT COLOR;
REF. CA3.00 FOR FINISHES



WOOD FRAMED
ATTIC WINDOW

2 NEW DECORATIVE
BRACES UNDER GABLE

TYMPANUM TO BE
REFINISHED WITH
WOOD SHAKE

COLUMNS TO BE
RECLAD IN WOOD WITH
PAINTED FINISH TO
MATCH TRIM

DEMOLISH INFILL
WALL AND DOOR
BETWEEN COLUMNS

DEMOLISH SCREEN
AND FRAME

EXISTING
WINDOWS/DOORS TO BE
REPAIRED &
REPAINTED/REFINISHED
(REF CA3.00 FOR FINISHES)

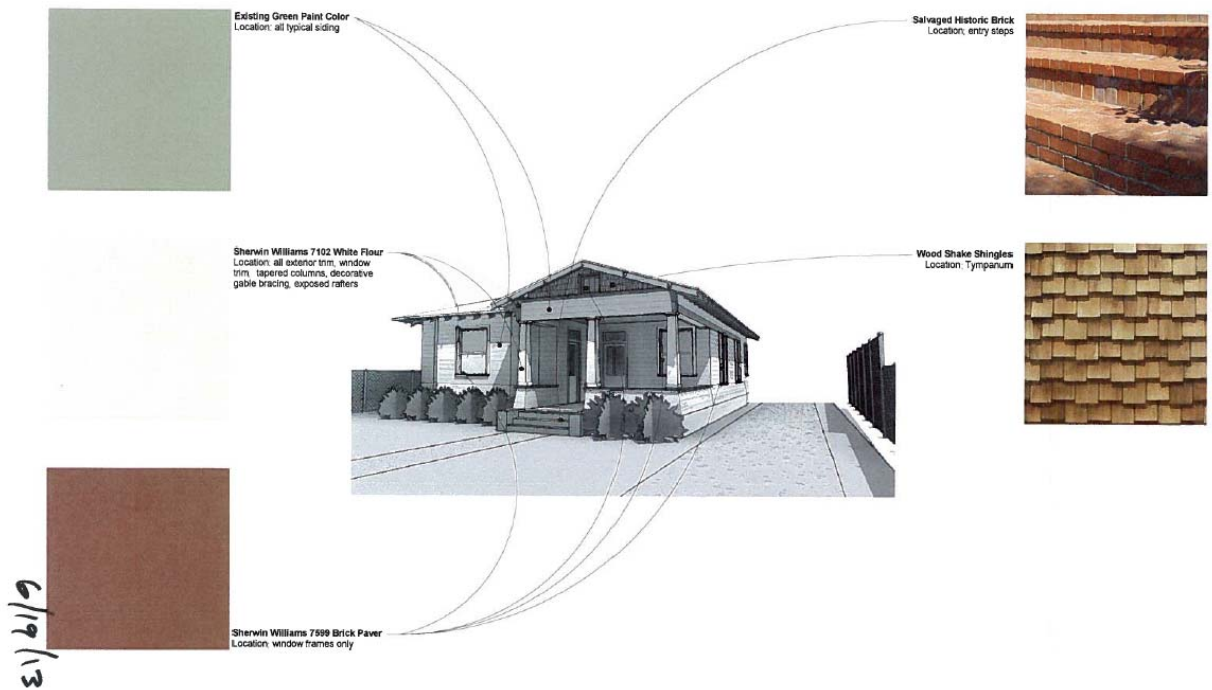
PAVE EXISTING STAIR
WITH HISTORIC BRICK
LEFT BY PREVIOUS
OWNERS

① Callout of Southeast Elevation
1/4" = 1'-0"

5319 Victor Street, Dallas, Texas 75214

March 03, 2013

Southeast Elevation Callout | CA2.11



5319 Victor Street, Dallas, Texas 75214

March 03, 2013

Material Samples | CA3.00

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

Junius Heights

DATE: 6/13/2013

TIME: 5:30 pm

MEETING PLACE: Lakewood Library, 6121 Worth Street

Applicant Name: Justin Bashaw

Address: 5319 Victor Street

Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

1. Approve removal of existing front porch infill and construct new porch columns and railing as shown with the exception to deny brick on the front steps. The steps should be either wood or concrete per 7.1 → 7.4 and 3.2. Koppang / Morgan
Approve construction of new 8'0" driveway. Koppang / Mesh
(Niva Dean to check on width of approach)

Task force members present

☒ Rene Schmidt (Chair)

☒ Laura Koppang

☒ Mary Mesh

☐ Sally Johnson

☒ (Alternate) *Kern Ratan*

☐ Barbara Cohen

☒ Morgan Harrison

☐ (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐ Niva Dean

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

Maker:

2nd:

Task Force members in favor: *All*

Task Force members opposed: *None*

Basis for opposition:

CHAIR, Task Force *P. P. S.*

DATE *June 13, 2013*

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****JULY 1, 2013**

FILE NUMBER: CA123-527(MD)
LOCATION: 6020 Worth St.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 397, Tract D

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Junius Heights
MAPSCO: 36Y
CENSUS TRACT: 0013.01

APPLICANT: Carlos Vega

OWNER: Araiza Eustacio

BACKGROUND/HISTORY

12/3/12 – Landmark Commission approved various improvements including; repair/replacement of wood siding to match, new exterior doors, and new driveway. (CA123-104(CH)).

REQUEST:

- 1) Remove two sets of exterior wood stairs on side and rear elevations.
- 2) Remove existing door on second floor side elevation and install new wood window to match.
- 3) Remove existing door on rear elevation and install and paint new wood siding to match.

ANALYSIS: The structure is being converted from a multi-plex to a duplex, so the need for the exterior stairs has been removed. Staff is supportive of the stair removal as well as the window and wood siding replacement of the existing second floor doors.

STAFF RECOMMENDATION:

- 1) Remove two sets of exterior wood stairs on side and rear elevations. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove existing door on second floor side elevation and install new wood window to match. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for facades in the preservation criteria Sections 4.1(b), 4.1(c) and 4.2 and for the criteria for fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove existing door on rear elevation and install and paint new wood siding to match. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work

is consistent with the criteria for facades in the preservation criteria Sections 4.2 and 4.4, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Remove two sets of exterior wood stairs on side and rear elevations. – Approve- Approve removal of two existing sets of exterior wood stairs on side and rear elevations as they are not original.
- 2) Remove existing door on second floor side elevation and install new wood window to match. – Approve- Approve removal of existing door on second floor side elevation and install new wood window (as shown) to match per 4.1(c) and 4.1(b).
- 3) Remove existing door on rear elevation and install and paint new wood siding to match.– Approve - Approve remove existing door on rear elevation and install new wood siding to match as it is an unprotected facade.



Front façade; note the stairs on the right of the picture (image taken in fall 2012).



Front façade (north) June 2013.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 527 (MD)
Office Use Only

Name of Applicant: CARLOS VEGA
Mailing Address: 428 W. DAVIS STREET #3
City, State and Zip Code: DALLAS TX 75208
Daytime Phone: 972-898-7558 Fax: _____
Relationship of Applicant to Owner: ARCHITECT

PROPERTY ADDRESS: 6020 NORTH STREET
Historic District: JUNIOR HEIGHTS

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

PROPOSED WORK:

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

- REMOVE EXISTING WOOD STAIRS IN THE FRONT & REAR OF THE BUILDING.
- REPLACE EXISTING DOOR AT SECOND FLOOR LANDING AT SIDE. W/ A WINDOW TO MATCH EXISTING
- FILL IN & REMOVE EXISTING SECOND FLOOR DOOR AND FILL IN W/ WOOD SIDING TO MATCH AND PAINT

Signature of Applicant: CARLOS VEGA Date: 6/5/13

Signature of Owner: Eustacio Arana Date: 6/5/13
(IF NOT APPLICANT)

RECEIVED BY

JUN 06 2013

Current Planning

APPLICATION DEADLINE:

Application material must be completed and submitted by the **FIRST THURSDAY OF EACH MONTH, 12:00 NOON**, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201. **You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.**

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

OTHER:

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

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

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

Sustainable Construction and Development

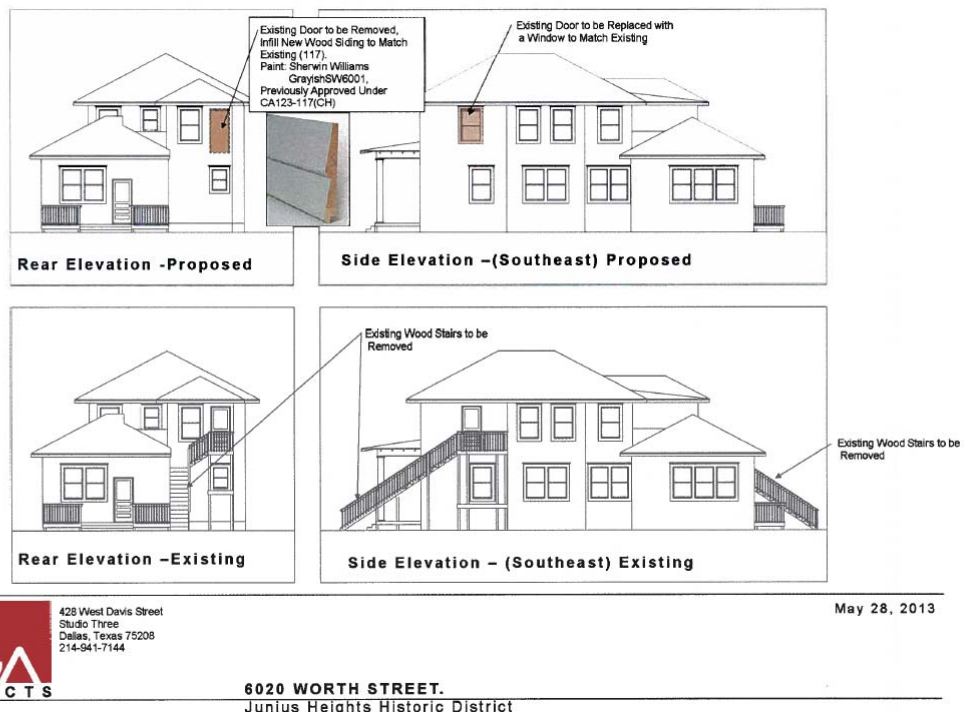
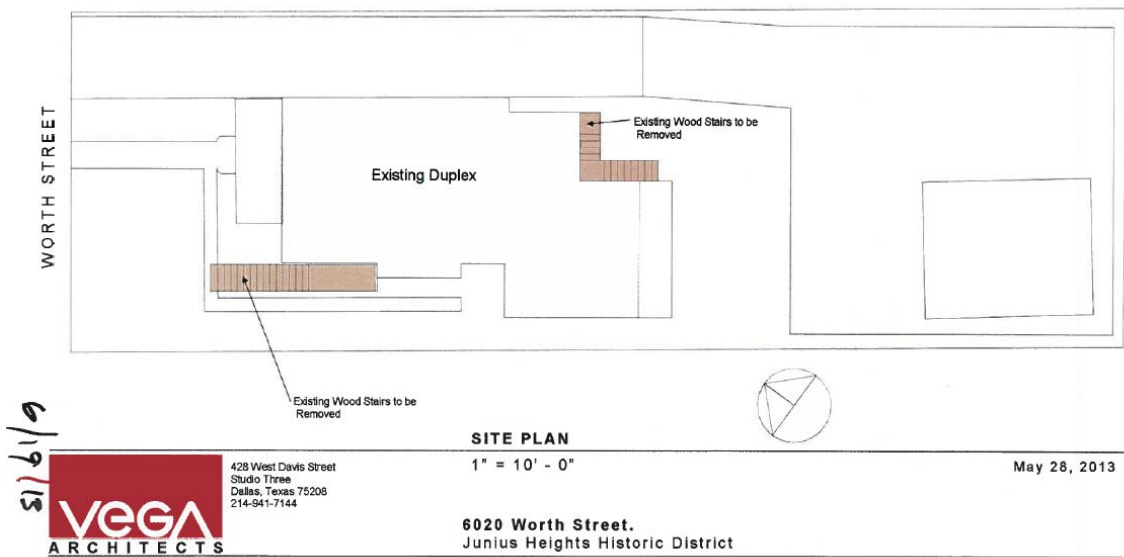
Date

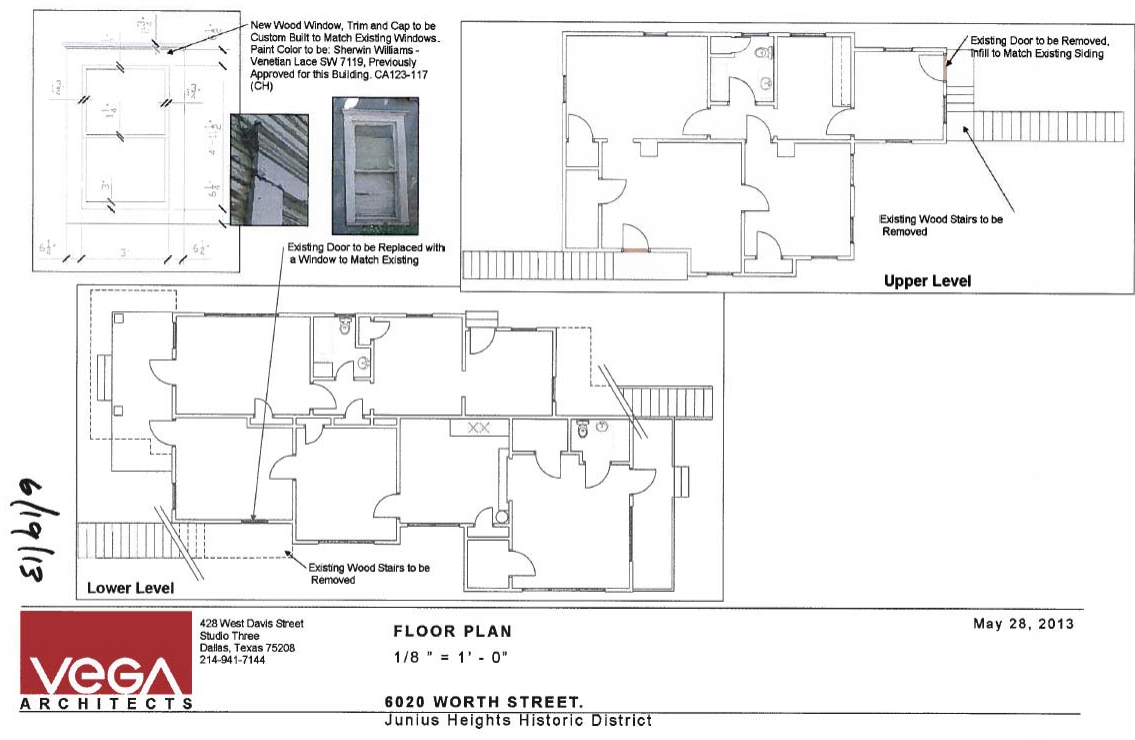
Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408







Rear View

Existing Door to be Removed,
Install New Wood Siding to Match
Existing (117).
Paint: Sherwin Williams
GrayishSW6001,
Previously Ap-
proved Under



Existing Wood Stairs to be
Removed



Side View



Front (Facing Worth Street)

Existing Wood Stairs to be
Removed

6/19/13



428 West Davis Street
Studio Three
Dallas, Texas 75208
214-941-7144

EXISTING PHOTOGRAPHS

May 28, 2013

6020 WORTH STREET.
Junius Heights Historic District

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

Junius Heights

DATE: 6/13/2013

TIME: 5:30 pm

MEETING PLACE: Lakewood Library, 6121 Worth Street

Applicant Name: Carlos Vega

Address: 6020 Worth Street

Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

1. Approve removal of two existing sets of exterior wood stairs on side and rear elevations as they are not original.
2. Approve removal of existing door on second floor side elevation and install new wood window (as shown) to match per 4.1c + 4.1b.

3. ^{Approve} Remove existing door on rear elevation and install new wood siding to match as it is an unprotected facade. Koppang/Mesh

Task force members present

☒ Rene Schmidt (Chair)

☒ Mary Mesh

☐ Barbara Cohen

☒ Laura Koppang

☐ Sally Johnson

☒ Morgan Harrison

☒ (Alternate)

☐ (Alternate)

Terri Rath

Ex Officio staff members Present ☒ Mark Doty *Nina Dear*

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

Maker: *Koppang*

2nd: *Mesh*

Task Force members in favor: *All*

Task Force members opposed: *None*

Basis for opposition:

CHAIR, Task Force *Terri Rath*

DATE *Jun 13, 2013*

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****JULY 1, 2013**

FILE NUMBER: CD123-022(MD)
LOCATION: 4922 Junius Street
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD-97

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Munger Place
MAPSCO: 46B
CENSUS TRACT: 0013.02

APPLICANT/OWNER: Salim Sarangi

REQUEST: Demolish garage and replace with a more appropriate/compatible structure.

HISTORY/BACKGROUND:

05/07/12 – Landmark Commission approved the Certificate for Demolition (CD112-014(CH) and accompanying, required Certificate of Appropriateness (CA112-201(CH)).

ANALYSIS:

Certificates for Demolitions expire within 180 days of Landmark Commission approval, so the applicant is applying again for the same request since the demolition did not occur within the original 180 days. The owner is requesting to demolish the existing non-contributing one-car garage and build a new two-car garage. The existing accessory building was not originally designed to be a garage, so the owner wants an appropriate garage. The request to demolish an existing structure and build a new accessory structure meets the requirements of City Code Section 51-4.501(H)(4)(A).

STAFF RECOMMENDATION: Demolish garage and replace with a more appropriate/compatible structure. - Approve - Approve with the finding that the proposed demolition meets all of the standards in City Code Section 51-4.501(H)(4)(A). The proposed new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished, and the owner has the financial ability and intent to build the new structure.

TASK FORCE RECOMMENDATION: Demolish garage and replace with a more appropriate/compatible structure.- Approve - Approve demolition as submitted.

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

CD 123 - 022 (MD)
Office Use Only

1. Name of Applicant: SALIM SARANGI

MAILING Address: 4922 JUNIUS ST City DALLAS State TX Zip 75214

Daytime Phone: 214 724 3951 Fax: _____

Relationship of Applicant to Owner: HUSBAND

ADDRESS OF PROPERTY TO BE DEMOLISHED: 4922 JUNIUS ST. Zip 75214
Historic District: MUNGER PLACE

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)

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

RECEIVED BY

JUN 06 2013

Current Planning

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: Sali Sarangi Date: MAY 19 2013

5. Signature of Owner: Sarangi Date: MAY 19, 2013

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

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

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

☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.

☐ **DENIED.** Please do not release the building permit or allow work.

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

Date

Sustainable Development and Construction

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

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

Affidavit

Before me the undersigned on this day personally appeared

Almas Sarangi who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the owner, principle, or authorized representative of the subject property.

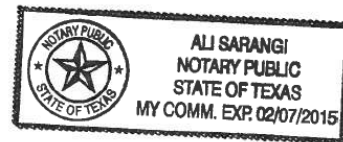
Almas Sarangi

Affiant's signature

Subscribed and sworn to before me this 19th day of May, 2013

Almas Sarangi Exp: 2/7/2015

Notary Public



GUARANTEE AGREEMENT

WHEREAS, the structure located at 4922 JONES ST. (Street Address), Dallas, Texas has been altered to the extent that it is no longer a contributing structure to Historic Overlay District No. NUMBER PLACE (Name of District);

WHEREAS, SAM SARKIS ("Owner") wishes to demolish the structure and intends to replace it with a new structure that is more appropriate and compatible with the historic overlay district;

WHEREAS, on JULY 1, 2018 the Landmark Commission granted a certificate for demolition for the structure;

WHEREAS, on MAY 7, 2012 the Landmark Commission approved a certificate of appropriateness for the replacement structure.

NOW, THEREFORE, Owner and the City of Dallas ("City") enter the following guarantee agreement pursuant to Dallas Development Code § 51A-4.501(h)(2)(C)(v) documenting the owner's intent and financial ability to construct the new structure.

I.

Owner agrees to replace the structure by _____ (Date) with a new structure in accordance with architectural drawings approved by City through the certificate of appropriateness process. The approved architectural drawings are attached as Exhibit A.

II.

Owner agrees that Owner or Owner's construction contractor will post a performance and payment bond, letter of credit, escrow agreement, cash deposit, or make other arrangements acceptable to the Director of Development Services to ensure the construction of the replacement structure. Documentation evidencing the financial arrangements entered pursuant to this paragraph is attached as Exhibit B.

III.

Owner acknowledges that City has the right to enforce this agreement by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against any person violating or attempting to violate this agreement, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce this agreement against a person, Owner agrees that City shall be entitled to recover damages, reasonable attorney's fees, and court costs from that person.

IV.

Owner agrees to defend, indemnify, and hold harmless City from and against all claims or liabilities arising out of or in conjunction with this agreement and City granting, revoking, or withholding a building permit and/or demolition permit by reason of this agreement.

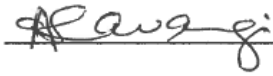
V.

Owner and City understand and agree that this agreement is governed by the laws of the State of Texas.

VI.

The definitions and provisions of CHAPTER 51A of the Dallas City Code, as amended, apply and are incorporated into this agreement as if recited in this agreement.

OWNER

_____

By: _____ Date: _____

Printed Name: _____

Title: _____

CITY OF DALLAS

THERESA O'DONNELL, Director of Development Services

Date: _____

APPROVED AS TO FORM

THOMAS P. PERKINS, JR., City Attorney

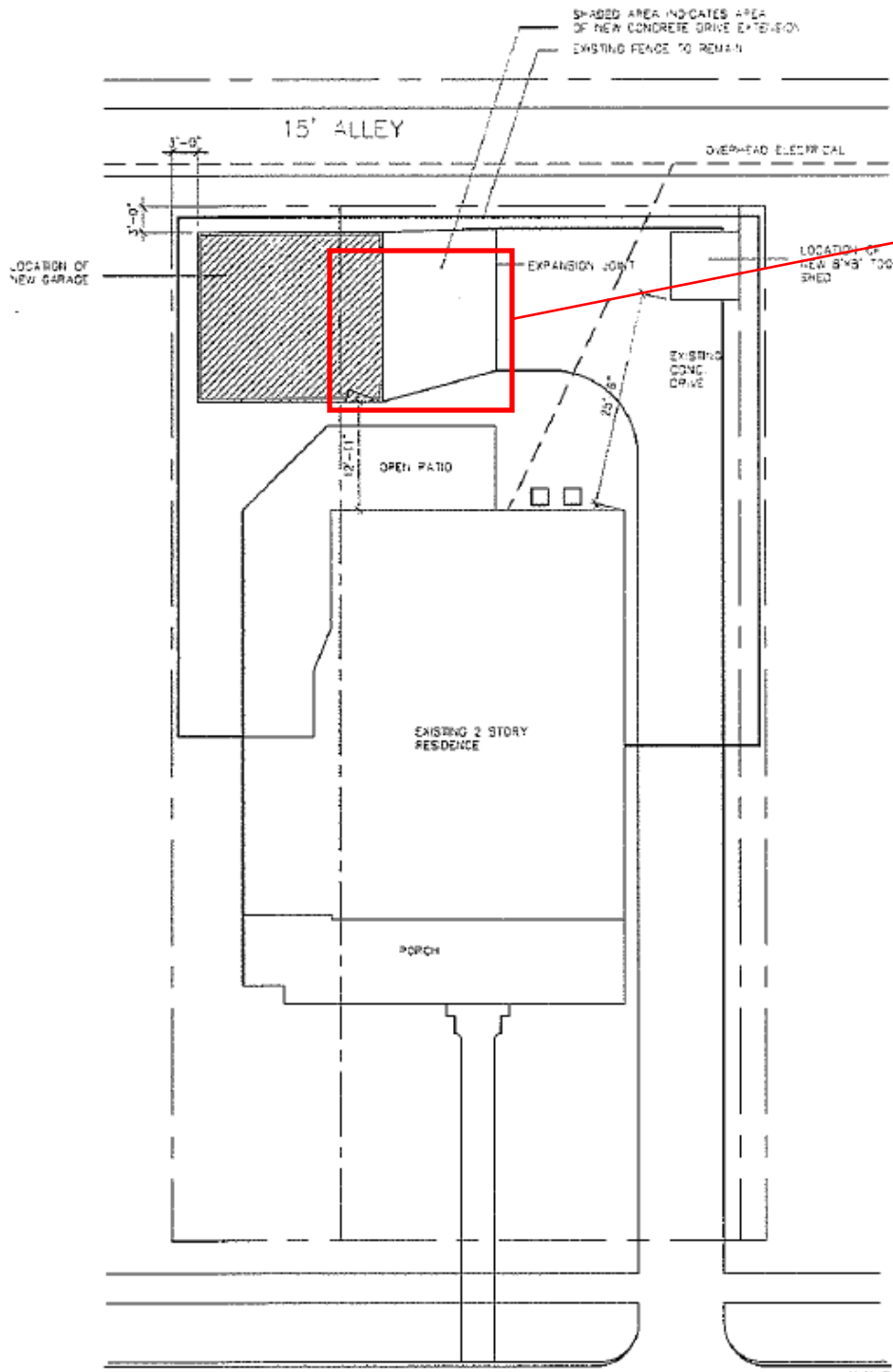
By: _____ Assistant City Attorney

ATTACH THE APPROPRIATE ACKNOWLEDGEMENTS FOR ALL SIGNATORIES.

Revised 6-20-05



Front elevation of main structure.



Approximate location of existing structure.

JUN-05

RECEIVED BY

APR 07 2012



SITE PLAN

SCALE: 1"=10'-0"

Development Services




Existing structure. Note the noncompatible materials used on the exterior.






Existing structure. Note the noncompatible materials used on the exterior.



	1988 AIAAAS PICKUP DALLAS, TEXAS 7524 (214) 832-2846	ARCHITECTURA <small>ARCHITECTURAL FIRM</small>
	ARCHITECTURADALLAS.COM	

SARANGI RESIDENCE <hr/> 4005 TUNNEY DALLAS, TEXAS	REVISIONS: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
--	--

	SHEET NO. A-1 <small>1 OF 1</small>
---	---

Approved new accessory structure (CA123-210(CH)).



ARCHITECTURA

1807 ABRAMS PACIFIC
SUITE 8
DALLAS, TEXAS
75244
(214) 821-3944

ARCHITECTURA@A.COM

by *H.P.*

SARANGI RESIDENCE

6923 JUNIOR
DALLAS, TEXAS

REVISIONS:


△ _____

△ _____

△ _____

△ _____

△ _____



SEAN G. GRIFFIN, LICENSED PROFESSIONAL ENGINEER
No. 10469, State of Texas, Expiration Date 08/01/2007

APR 02 2012

KLING

A-2

1 of 1

Development Services

KLING

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 6/11/2013
TIME: 5:30 pm
MEETING PLACE: Omniplan, 1845 Woodall Rodgers Frwy. Ste. 1500

Applicant Name: Salim Sarangi
Address: 4922 Junius St. (Munger Place)
Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

APPROVE DEMOLITION AS SUBMITTED

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> John Mark Guest	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input type="checkbox"/> Greg Johnston	<input type="checkbox"/> Virginia McAlester (Alternate)
<input checked="" type="checkbox"/> John Gormley	<input type="checkbox"/> Brandon Burris	<input type="checkbox"/> Cheryl Scott (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: MARK GUEST
2nd: JOANNA

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

CHAIR, Task Force Paul H. H. H.

DATE 11 June 2013

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

JULY 1, 2013

FILE NUMBER: CA123-515(MD)
LOCATION: 5127 Worth Street
STRUCTURE: Main & Compatible (Non-Contributing)
COUNCIL DISTRICT: 14
ZONING: PD-97

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Munger Place
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Joseph Camp

REPRESENTATIVE: None.

OWNER: VENEGAS MIGUEL

REQUEST:

Install new 8'-0", wood, board on board fence in cornerside yard.

BACKGROUND / HISTORY: This structure is considered 'compatible' or 'non-contributing' per the Munger Place National Register District.

ANALYSIS: The original CA submittal proposed moving the cornerside fence further forward? to include the first smaller window on the side façade, but after the Task Force meeting, the Applicant decided to move the fence back to the projection closest to the rear and of the building and the existing fence (essentially 16'-0"). The proposal meets the criteria in the Munger Place preservation criteria, so Staff is supportive of this change and recommending approval.

STAFF RECOMMENDATION:

Install new 8'-0", wood, board on board fence in cornerside yard. – Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for building placement, form, and treatment in the preservation criteria Section 11 (b)(2)(A)(B)(C)(iii), (iv) and (v), and (D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install new 8'-0", wood, board on board fence in cornerside yard. – Approve with conditions - Noting that the structure is compatible (non-contributing) recommend approval of the side yard fence to the first rear projection of structure. Owner

noted concerns with security and vehicular break-ins. Side window might be considered with planting or other protections. Side projection would be more consistent with ordinance standards.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 515 (MD)
Office Use Only

Name of Applicant: Joseph and Mary (Molly) Camp
Mailing Address: 5127 Worth St.
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 214-502-2377 Fax: 214-768-3573
Relationship of Applicant to Owner: Self

PROPERTY ADDRESS: 5127 Worth St., Dallas, TX 75214
Historic District: Munger Place

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

PROPOSED WORK:

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

See attached.

RECEIVED BY _____

JUN 06 2013

Current Planning

Signature of Applicant: [Signature] Date: 6/5/13
Signature of Owner: _____ Date: _____
(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

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408

PROPOSED WORK:

This application is for the repair and extension of the existing fence. The proposed work will involve replacing damaged wood on the existing fence and extending the fence 16 feet forward. The extension will match the existing fence in color, height, and style. The fence will be made of wood, board on board construction, 8 feet high, greater than 2 feet from the sidewalk. Please see attached photos.

The extension is proposed due to:

1. Safety – the extended fence will cover a block of bedroom windows that face the busy street where we frequently have cans, bottles, and eggs thrown from moving cars that threaten to break a window and harm someone. Several homes on Munger Blvd have also had break-ins this year, including breaking and entering through windows facing Munger or side streets. The windows are a hazard, and a very real point of entry. This is particularly concerning as we have a 3 year old and a 1 year old at home.
2. Appearance in keeping with the neighborhood – The location of the new fence will match that of the already existing interior fence (see attached photo). It will leave the majority of the house facade visible to the street.
3. Consistency with prior landmark commission decisions – The Landmark Commission approved a similar fence request for a neighboring corner home on Munger Blvd. Per Landmark Commission notes from that hearing (4/30/2009), their request was found to meet “the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under the City Code Section 51A-4.50(g)(6)(B), because the proposed work will not adversely affect the historic character of the property or the integrity of the historic overlay district”.

Thank you for your time and consideration.



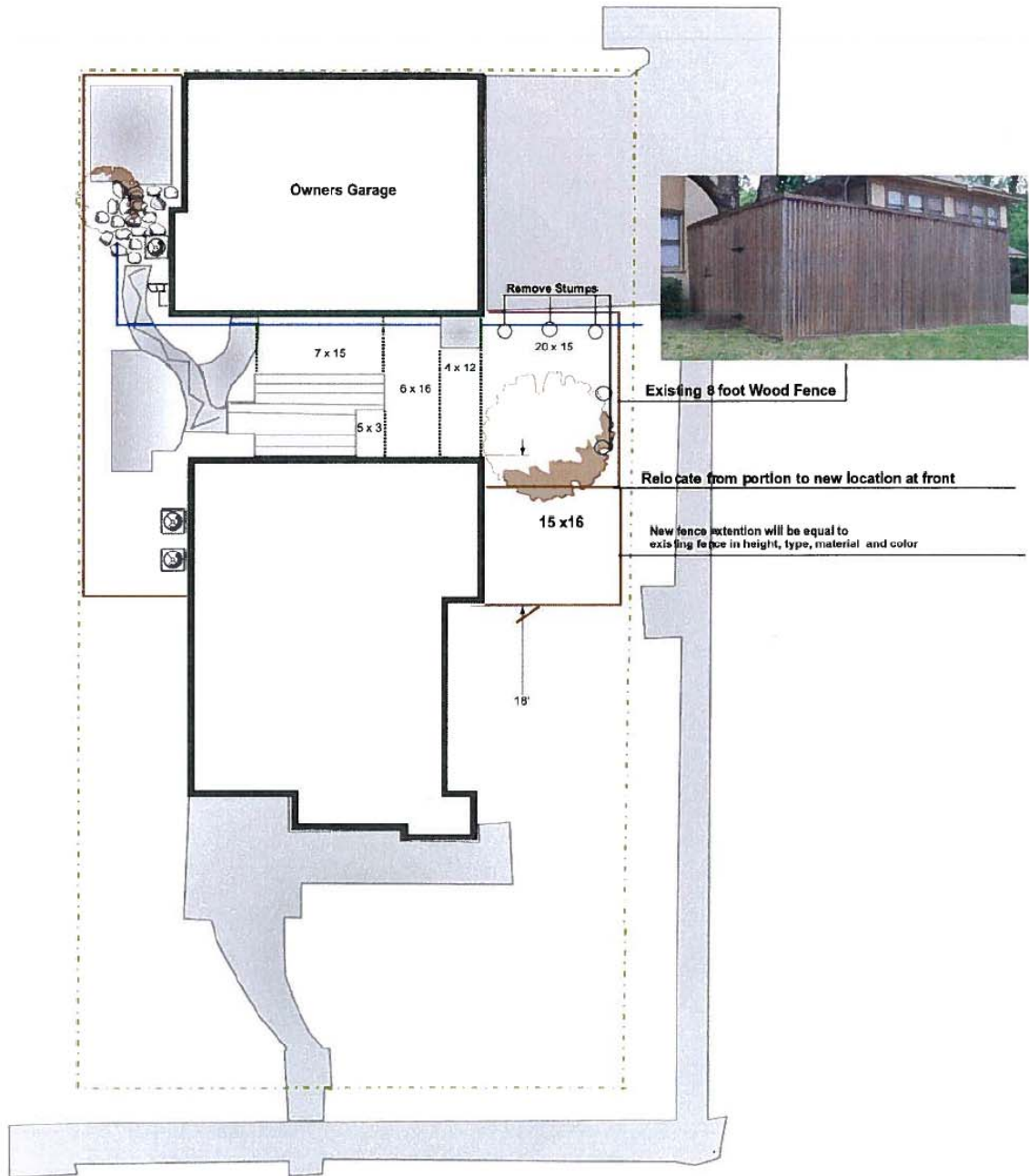
Front (south) elevation.



Cornerside (east) elevation.



Cornerside elevation. Original proposal was for the fence to include the smaller window to the far left.



6/19/13

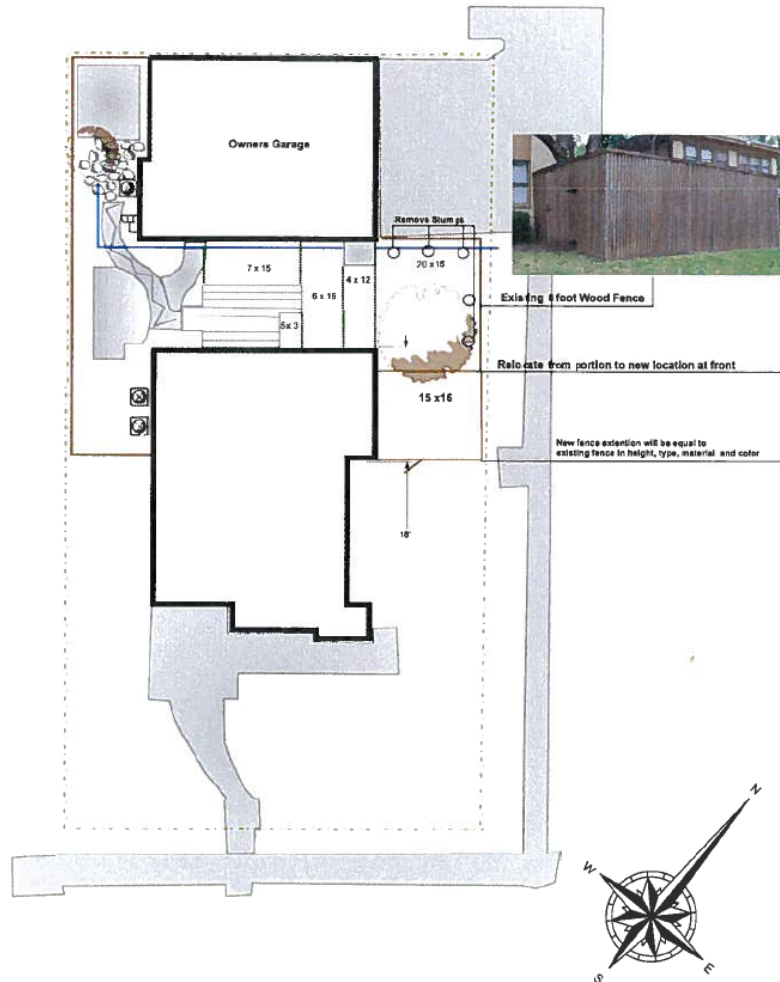


Fence elevation in relation to the owners existing Garage

New location of fence section with gate



Fence will continue at the same distance from house as existing fence.



6/19/13

"This irrigation system has been designed in accordance with all applicable state and local laws, ordinances, rules, regulations or orders"

SCALE: 1" = 20'
DATE: 06/01/13

PROJECT:
Residence
5127Worth Street
Dallas, TX 75214

Installation:
Maria Bargellini
Dallas Curb Appeal Inc.
Sales@DallasCurbAppeal.com
www.DallasCurbAppeal.com

Design:
Maria Bargellini
214-257-8155



TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 6/11/2013

TIME: 5:30 pm

MEETING PLACE: Omniplan, 1845 Woodall Rodgers Frwy. Ste. 1500

Applicant Name: Joseph Camp

Address: 5127 Worth St. (Munger Place)

Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

NOTING THAT THE STRUCTURE IS COMPATIBLE (NOT CONTRIBUTING)
RECOMMEND APPROVAL OF THE SIDE YARD FENCE
TO THE FIRST REAR PROJECTION OF STRUCTURE.

OWNER NOTED CONCERNS WITH SECURITY & VEHICULAR
BREAK-INS.

SIDE WINDOW MIGHT BE CONSIDERED WITH PLANTING
OR OTHER PROTECTIONS. SIDE PROJECTION WOULD BE →

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> John Mark Guest	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input type="checkbox"/> Greg Johnston	<input type="checkbox"/> Virginia McAlester (Alternate)
<input checked="" type="checkbox"/> John Gormley	<input type="checkbox"/> Brandon Burris	<input type="checkbox"/> Cheryl Scott (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: JOANNA HAMPTON

2nd: WES POWELL

Task Force members in favor: 4

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

11 June 2013

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.

(last)

MORE CONSISTENT WITH ORDINANCE STANDARDS.

**LANDMARK COMMISSION****JULY 1, 2013**

FILE NUMBER: CA123-532(MD)
LOCATION: 1520 Elm Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD-619

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Stone Street
MAPSCO: 45-K
CENSUS TRACT: 0031.01

APPLICANT: ARCHITEXAS**REPRESENTATIVE:** Craig Melde**OWNER:** STONE PLACE MALL INV1 LTD**REQUEST:**

- 1) Install new brick pavers to match in material and color (red).
- 2) Install six new Cedar Elm trees in new planter beds with Asian Jasmine ground cover.
- 3) Install new canvas on existing steel canopy structure.

BACKGROUND / HISTORY: To facilitate the demolition of the adjacent non-protected Praetorian Building and structure located on Elm Street (not located within the boundaries of the Stone Street historic overlay), portions of the existing Stone Street landscaping/hardscape had to be removed temporarily or completely.

ANALYSIS: This application proposes to infill those previous landscaping areas with brick to match in order to widen the pedestrian access through Stone Street. Installation of other trees/landscaping as well as the replacement of the awning material on the shade structure are also being proposed. Staff is comfortable with all the requests and is recommending approval.

STAFF RECOMMENDATION:

- 1) Install new brick pavers to match in material and color (red). – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Sections 3.3 and 3.5(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install six new Cedar Elm trees in new planter beds with Asian Jasmine ground cover. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria

Section 3.5(a), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Install new canvas on existing steel canopy structure. – Approve - Approve specification dated 6/19/13 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.5(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

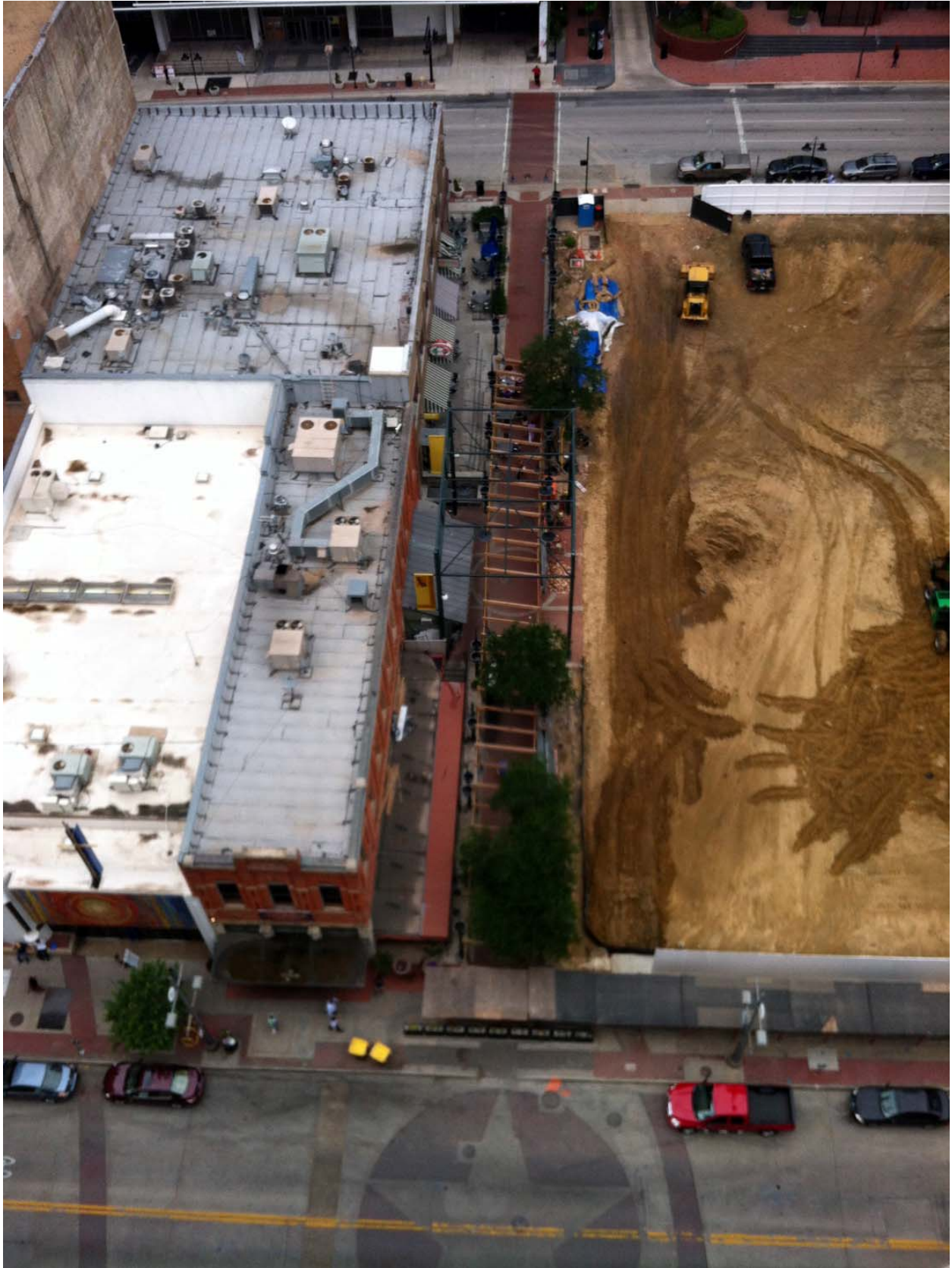
- 1) Install new brick pavers to match in material and color (red). – Approve - Approve as submitted with the suggestion that brick border be installed on east side of Stone Street.
- 2) Install six new Cedar Elm trees in new planter beds with Asian Jasmine ground cover. – Approve - Approve as submitted.
- 3) Install new canvas on existing steel canopy structure. – Approve - Approve as submitted.



View of Stone Street looking south toward Main Street.



View of demolition site. Existing landscaping/hardscape in Stone Street is located to the left.



Aerial of existing Stone Street conditions.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 123 - 532 [MD]
Office Use Only

Name of Applicant: CRAIG MELDE for ELM AT STONE PLACE HOLDINGS, LLC

Mailing Address : 1907 MARILLA - 2nd FLOOR

City, State and Zip Code: DALLAS, TEXAS

Daytime Phone: 214.748.4561

Fax: 214.748.4241

Relationship of Applicant to Owner: ARCHITECT

PROPERTY ADDRESS: STONE STREET PLACE - EAST 1520 ELM ST.

Historic District: STONE STREET

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.

RENOVATE THE EASTERN SIDE OF STONE STREET PEDESTRIAN WALK. RENOVATION TO INCLUDE:

- 1) ADD NEW BRICK PAVERS TO MATCH THE EXISTING IN COLOR AND TEXTURE (RED)
- 2) ADD ADDITIONAL 5" CAL. CEDAR ELM TREES IN NEW PLANTERS WITH ASIAN JASMINE GROUND COVER 6
- 3) REPLACE THE CANVASS ON THE EXISTING STEEL CANOPY STRUCTURE
- ~~4) RETAIN~~ EXISTING PEDESTRIAN LIGHTING AND OTHER EXISTING IMPROVEMENTS IN PLACE.

(See Attached Supplemental Materials)

Signature of Applicant:  Date: 6/06/13

Signature of Owner:  Date: 6/06/13

(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.
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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

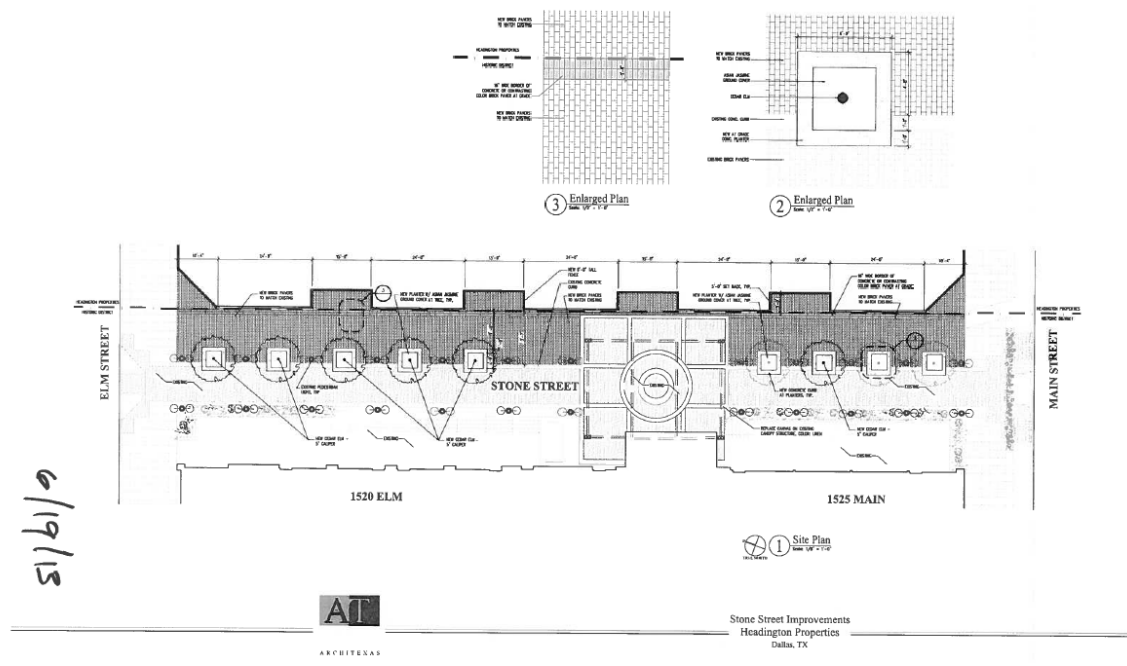
Date

Certificate of Appropriateness

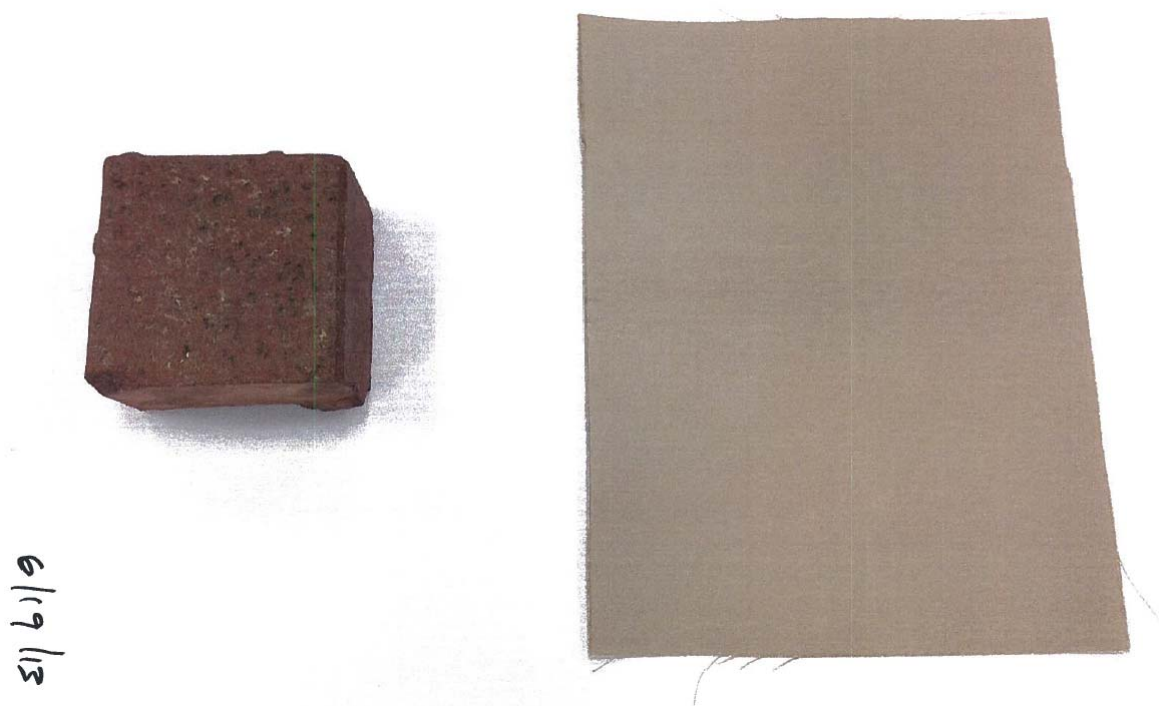
City of Dallas

Historic Preservation

Rev. 111408



Proposed site plan.



Existing brick sample to be used in the new walkways and the 'Linen' awning material.

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

DATE: 6/12/2013

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Craig Melde (ArchiTexas)

Address: 1520 Elm Street (Stone Street)

Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

Approve as submitted with suggestion
that brick border be installed on East
side of Stone Street

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Joseph Piwetz	<input type="checkbox"/> Isabel Mandujano
<input type="checkbox"/> Jay Firsching (Vice-Chair)	<input checked="" type="checkbox"/> Noah Jeppson	<input checked="" type="checkbox"/> Justin Curtsinger (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: Pace

2nd:

Jeppson

Task Force members in favor: 4

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force

Gary C. Coffman

DATE

6/12/13

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****JULY 1, 2013**

FILE NUMBER: CA123-516(MD)
LOCATION: 6135 La Vista Drive
STRUCTURE: Main, Accessory & Contributing
COUNCIL DISTRICT: 14
ZONING: PD-63, Tract D

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Swiss Avenue
MAPSCO: 36-Y
CENSUS TRACT: 0011.02

APPLICANT: JNT Developers

REPRESENTATIVE: Jorge Abreu

OWNER: PENROSE RUSSELL W JR

REQUEST:

- 1) Install new front door.
- 2) Construct new garage in rear yard.

BACKGROUND / HISTORY: None.

ANALYSIS: The original submittal included a rear addition. In review with Building Inspection, it was determined that the addition violated both the rear yard setbacks and the lot coverage, so that request was withdrawn in order for the Applicant to go to the Board of Adjustment for the proper variances.

The Applicant was at the Task Force meeting and heard the concerns regarding the accessory building, but has decided to move forward with the structure as originally submitted.

Based on that decision, plus the fact the other requests meet the standards in the Swiss Avenue preservation criteria, Staff is recommending approval.

STAFF RECOMMENDATION:

- 1) Install new front door. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Construct new garage in rear yard. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for

accessory buildings in the preservation criteria Section 51P-63.116(1)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Install new front door. – Approve.
- 2) Construct new garage in rear yard. – Approve with conditions - Lap siding to match existing main structure. Roof to match existing main structure, slope and color. Trim details to match existing. Garage door suggested to be less panels/pattern. Color existing main structure. Consider adding door/window at garage for access.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 516 (MD)
Office Use Only

Name of Applicant: JNT Developers
Mailing Address: 10850 Switzer Ave. #111
City, State and Zip Code: Dallas TX 75238
Daytime Phone: 214 614 8177 Fax: 214 614 9523
Relationship of Applicant to Owner: _____

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

PROPERTY ADDRESS: 6135 La Vista Dr. Dallas 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.

We are adding on to the back of the house
to create a master suite, remodeling interior
and building a detached two car garage

Signature of Applicant: _____

Date: 5-30-13 RECEIVED BY

Signature of Owner: _____
(IF NOT APPLICANT)

Date: 5-30-13 JUN 6 2013

APPLICATION DEADLINE:

Current Planning

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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

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 11/4/08



Front (south elevation). New garage site will be at the end of the driveway along the left side.

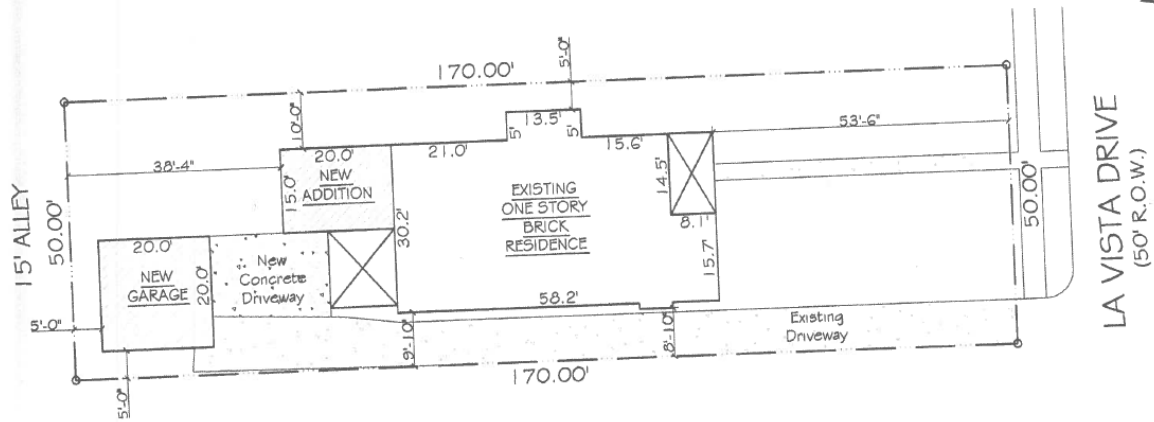


Existing front door is a 15-lite French door.



6/19/13

Proposed door specification.

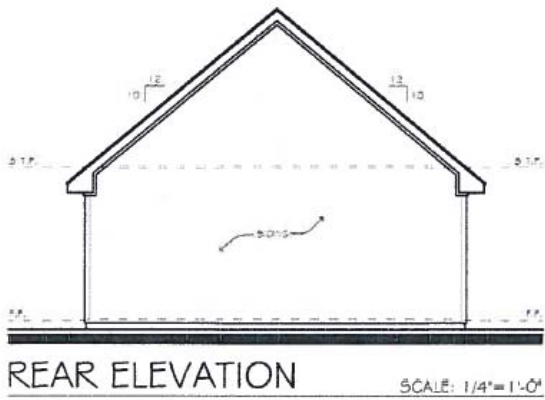
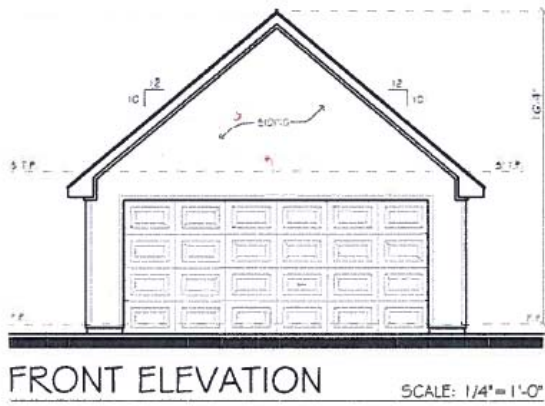


6/19/13

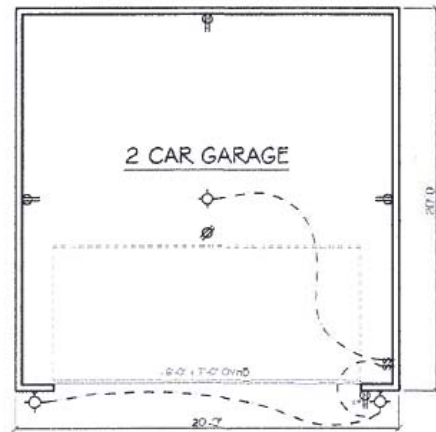
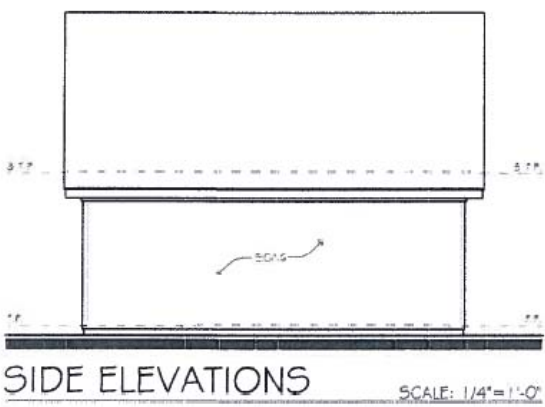
SITE PLAN INFORMATION	
LOT SIZE	8,500 S.F.
BUILDING AREA	2,692 S.F.
PERCENT LOT COVERED	31.6%

SITE PLAN

SCALE: 1"=20'-0"



ELECTRICAL LEGEND	
	SWITCH
	DUPLEX OUTLET
	CEILING DUPLEX
	WATER PROOF
	CEILING LIGHT
	WALL MOUNT LIGHT



6/19/13

Property Address:

- 6135 La Vista Drive
Dallas, TX 75214

Property Photos:



Exterior Material Description:

- 6" Wood Pine. Lap Siding.

****Please find the material details on Sheets 5 & 7 of the plans.**

6/19/13

'Clouded area' is the approved information for the garage only.

Actual Exterior Paint Color:

- Body of house- Behr Canyon View paint color



- Fascia, Soffa and Trim- Behr Sea Salt paint color

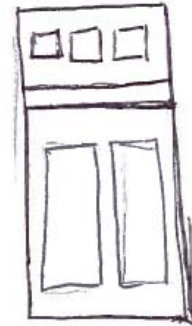


Doors:

- Front Door- solid wood door wit 3 small glass squares on top.



- Master Bedroom Door- steel, full light French door.



Windows:

- Going to use existing wood windows.

6/19/13

'Clouded area' is the approved information for the garage only.

Garage Door:

- Standard steel garage door.



Roof:

- Laminate Lifetime GAF Shingles
- Color-Weathered Wood.



Porch Lights:



N/A

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 6/11/2013
TIME: 5:30 pm
MEETING PLACE: Omniplan, 1845 Woodall Rodgers Frwy. Ste. 1500

Applicant Name: JNT Developers
Address: 6135 LaVista Drive (Swiss Avenue)
Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

MAIN STRUCTURE - APPROVAL WITH CONDITIONS AS NOTED -
- ADD BATH WINDOW AT SHOWER AT EXISTING ORG. SIZE TO
MATCH EXIST. TUB WINDOW.
- ADD TRIM AT SIDING BETWEEN MANSARD & SIDING AT
ADDITION, REVIEW WINDOW TRIM FOR COMPATIBILITY.
- ADD WINDOWS AT ~~EXIST. H. BEDROOM~~ H. BEDROOM TO MATCH ACROSS
ROOM
- ROOF TO MATCH EXISTING, SLOPE/RIDGE TO MATCH
FRONT PORCH

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> John Mark Guest	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input type="checkbox"/> Greg Johnston	<input type="checkbox"/> Virginia McAlester (Alternate)
<input checked="" type="checkbox"/> John Gormley	<input type="checkbox"/> Brandon Burris	<input type="checkbox"/> Cheryl Scott (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: J. Hampton
2nd: WES POWELL

Task Force members in favor: *all*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 11 June 2013

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.

- (cont.)
- REVIEW ACCESS AT FRENCH DOOR AT H. BEDROOM.
 - WOOD SIDING TO BE WOOD TO MATCH EXISTING LAP & EXPOSURE

- ~~WOOD~~ COLOR: ACCENT AS SUBMITTED.

- LOT COVERAGE TO BE SUBMITTED

GARAGE:

- LAP SIDING TO MATCH EXIST. MAIN STRUCTURE

- ROOF TO MATCH EXIST. MAIN STRUCTURE

SLOPE & COLOR

- TRIM ^{DETAILS} TO MATCH EXISTING

- GARAGE DOOR SUGGESTED TO BE LESS PANELS/
PATTERN

- COLOR EXISTING MAIN STRUCTURE

- CONSIDER ADDING DOOR/WINDOW AT GARAGE
FOR ACCESS.



LANDMARK COMMISSION

JULY 1, 2013

FILE NUMBER: CA123-528(MD)
LOCATION: 5643 Swiss Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 63, Area A

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Swiss Avenue
MAPSCO: 36X
CENSUS TRACT: 0014.00

APPLICANT: Rebecca Browning

OWNER: Tighe & Nancy Merelli

REQUEST:

- 1) Install new window on south elevation.
- 2) Remove existing French doors and windows on west (rear) elevation and install new door and windows.
- 3) Install new fence and gate.

BACKGROUND/HISTORY:

3/4/13 – Landmark Commission approved a new rear façade addition, along with an addition to an existing garage and installation of a chimney (CA123-269(CH)).

ANALYSIS: This application includes some revisions to the previously approved CA as well as a request for a new fence and gate on the east side of the property. The CA originally included a proposal for installing wood corbels along the eaves, but after the Task Force meeting and subsequent conversations with Staff, the Applicant withdrew that request.

All the proposed work meets the Swiss Avenue preservation criteria, so Staff is recommending approval of all requests.

STAFF RECOMMENDATION:

- 1) Install new window on south elevation. – Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(ii) and (vi)(bb)(cc) and (dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove existing French doors and windows on west (rear) elevation and install new door and windows. – Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for windows and doors in the

preservation criteria Section 51P-63.116(1)(P)(ii) and (vi)(bb), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Install new fence and gate. – Approve - Approve site plan and drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Section 51P-63.116(2)(B)(ii),(iii),(iv)(bb)(ee),(v),(vii)(aa)(bb) and (viii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install new window on south elevation. – Approve - South elevation new window recommend approval.

2) Remove existing French doors and windows on west (rear) elevation and install new door and windows. – Approve - Rear elevation - door fenestration recommend approval.

3) Install new fence and gate. – Approve - New side yard fence and gate at existing location. Details to match existing drive gate - submit drawings, color, materials, details to match existing.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 528 (MD)
Office Use Only

Name of Applicant: Rebecca Browning
Mailing Address: 5650 Swiss Ave.
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 214-670-1863 Fax: _____
Relationship of Applicant to Owner: Designer

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

PROPERTY ADDRESS: 5643 Swiss Ave., Dallas, TX 75214
Historic District: Swiss Avenue Historic District

PROPOSED WORK:

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

- PM → ① Install copper gutters on main house and back house - half rounds. 5"
② Add window to south elevation - see A4.03.
③ Replace existing fence of wood and chain links with new wooden fence + iron gate @ same location as existing.
④ Install painted wood corbels - see A4.01, A4.02, A4.03, A4.04
⑤ Replace existing (not original) double doors and windows @ west side/rear of house to match typical doors/windows of house. All new windows/doors to be Marvin painted wood, with profile matching existing. Paint to match existing. See A4.02.

Signature of Applicant: [Signature]

Date: 6/22/13

Signature of Owner: [Signature]

Date: 5/22/13

(IF NOT APPLICANT)

JUN 06 2013

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 (south) elevation.

5643 Swiss Ave. Photographs



Front/East Elevation



Side/North Elevation

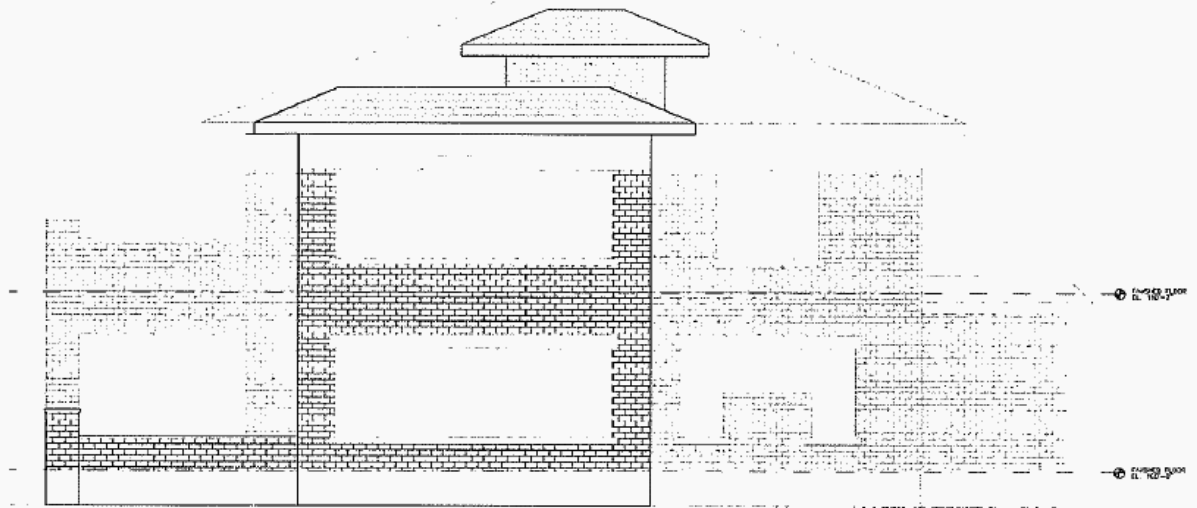


Side/South Elevation

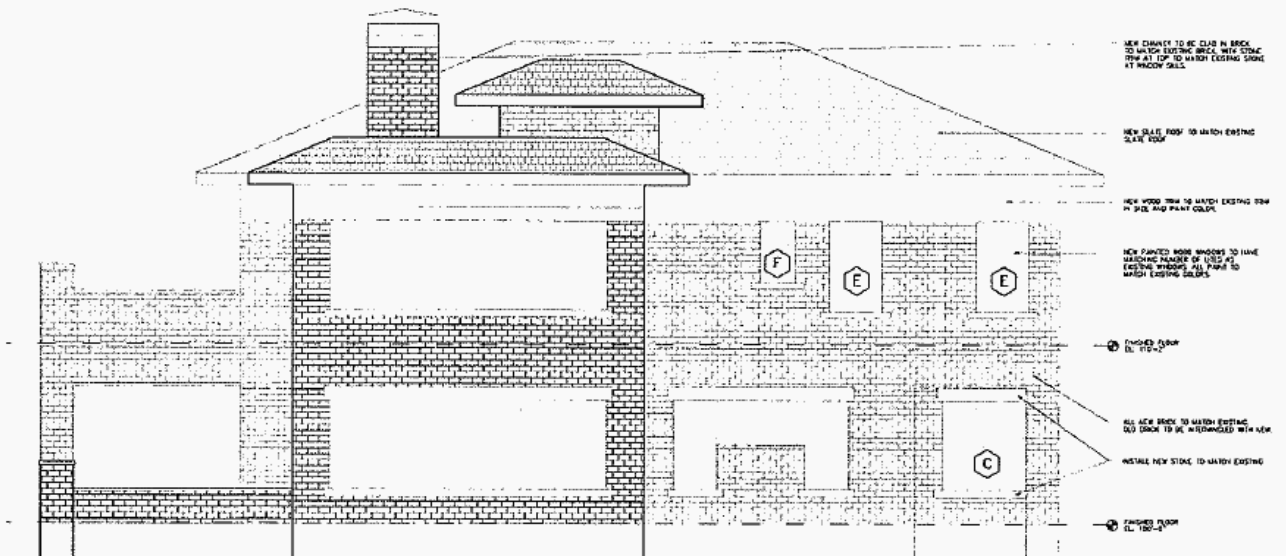


Rear/West Elevation

Previously approved rear addition.

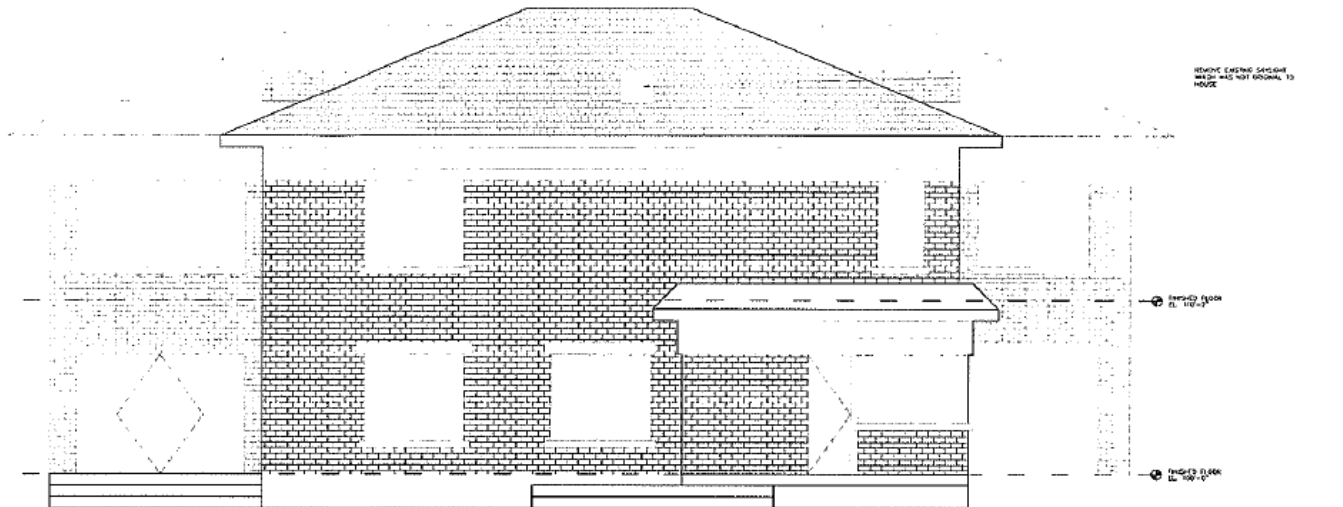


EXISTING SIDE/NORTH ELEVATION 02
SCALE: 1/4"=1'-0"

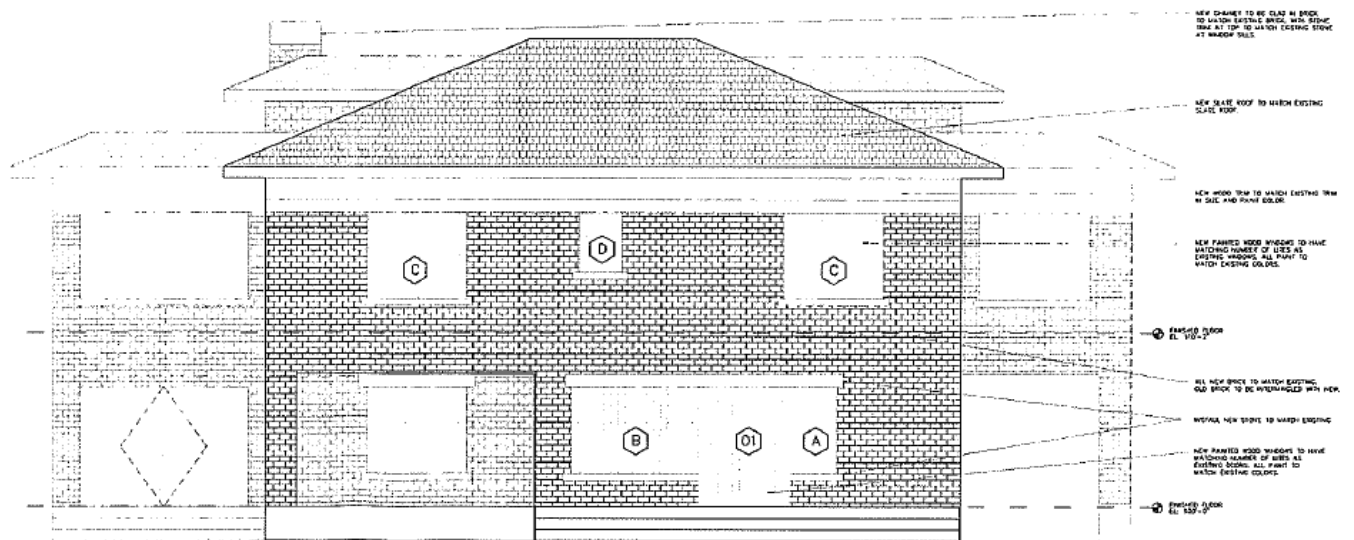


PROPOSED SIDE/NORTH ELEVATION 01
SCALE: 1/4"=1'-0"

Previously approved rear addition.

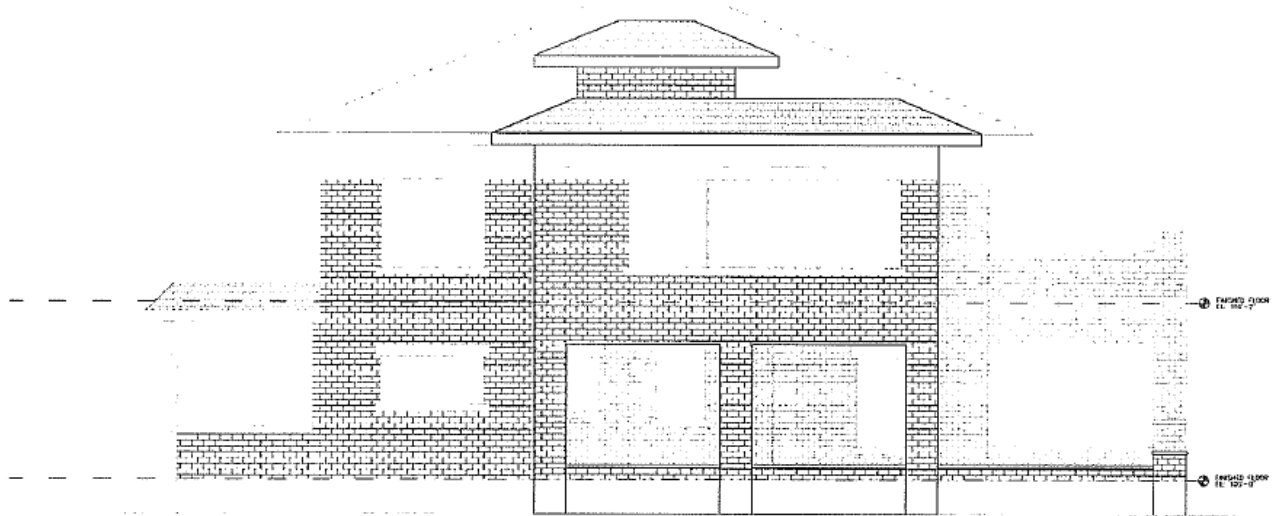


EXISTING REAR/WEST ELEVATION 02
SCALE: 1/4"=1'-0"

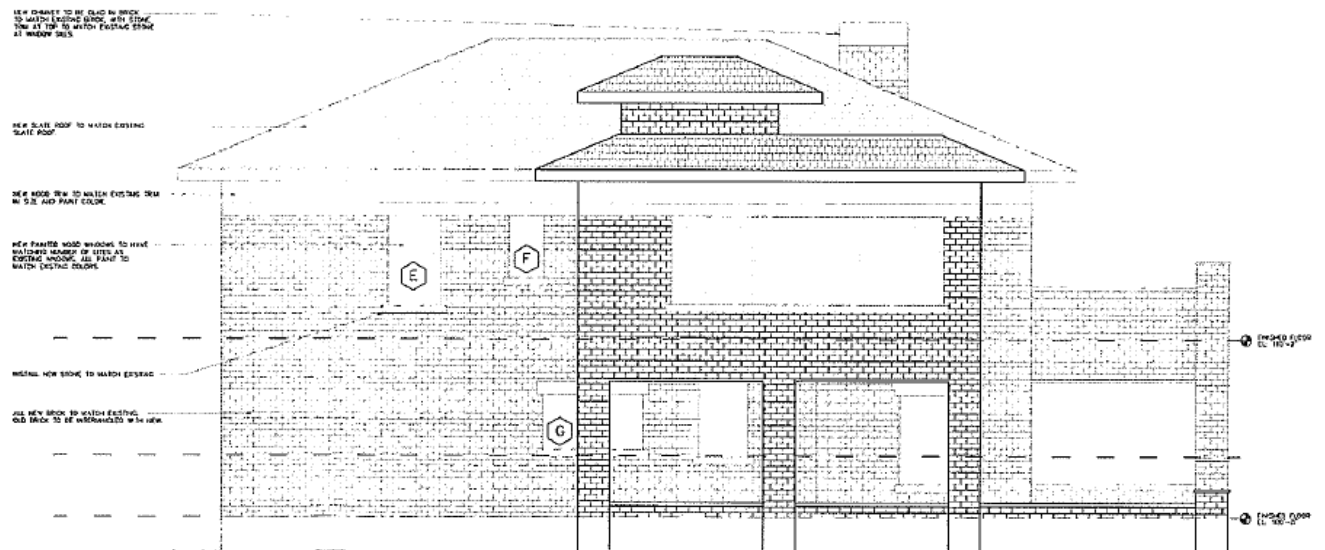


PROPOSED REAR/WEST ELEVATION 01
SCALE: 1/4"=1'-0"

Previously approved rear addition.

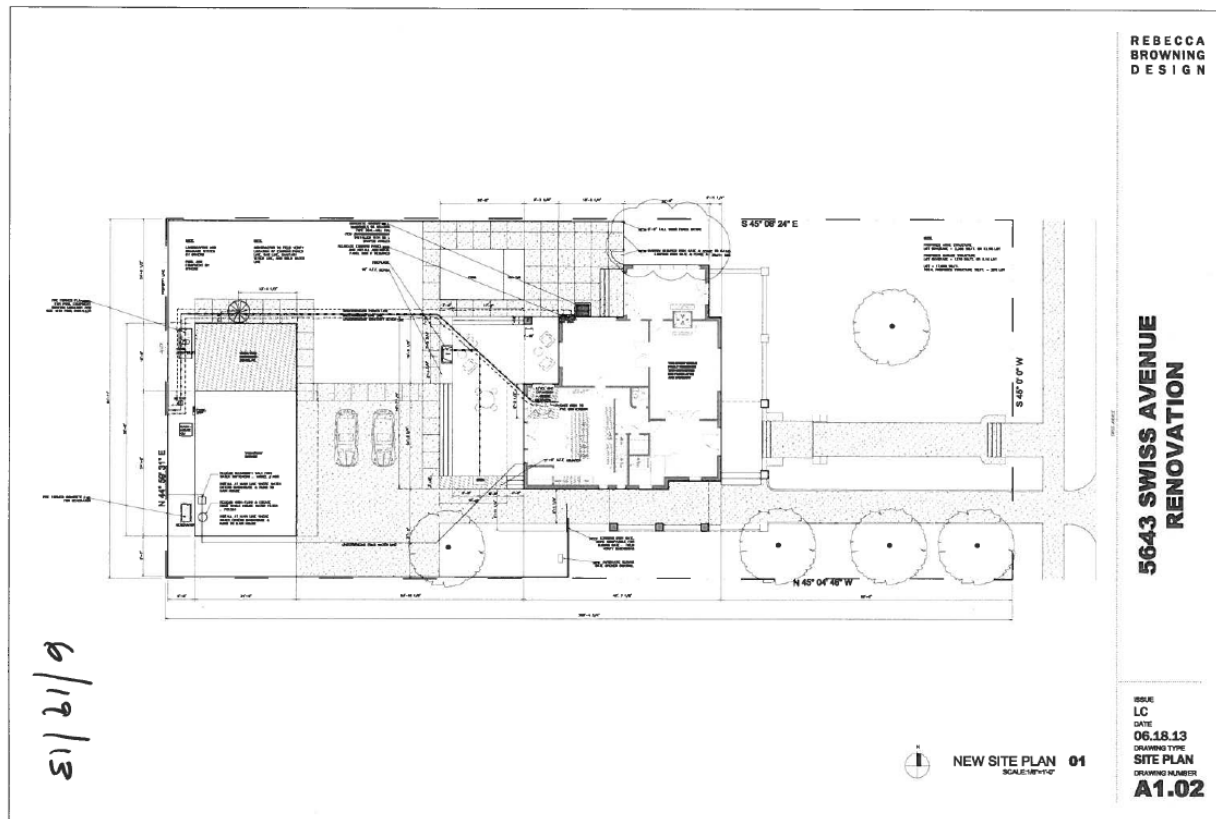


EXISTING SIDE/SOUTH ELEVATION 02
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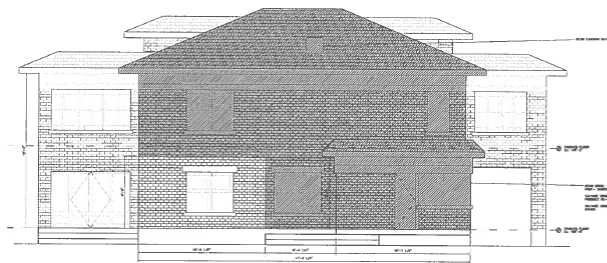


PROPOSED SIDE/SOUTH ELEVATION 01
SCALE: 1/4"=1'-0"

New Certificate of Appropriateness application.



6/19/13



EXISTING REAR/WEST ELEVATION 02
SCALE: 1/4"=1'-0"



PROPOSED REAR/WEST ELEVATION 01
SCALE: 1/4"=1'-0"

REBECCA
BROWNING
DESIGN

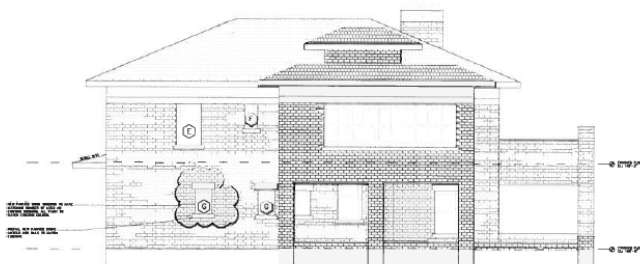
5643 SWISS AVENUE
RENOVATION

SCALE
LC
DATE
06.18.13
DRAWING TYPE
EXT ELEV
DRAWING NUMBER
A4.02

6/19/13



EXISTING SIDE/SOUTH ELEVATION 02
SCALE: 1/4"=1'-0"

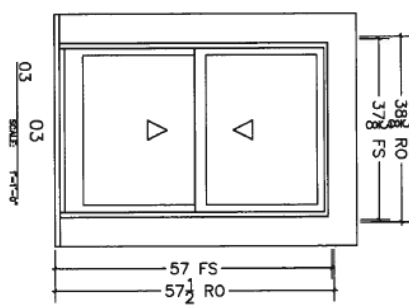
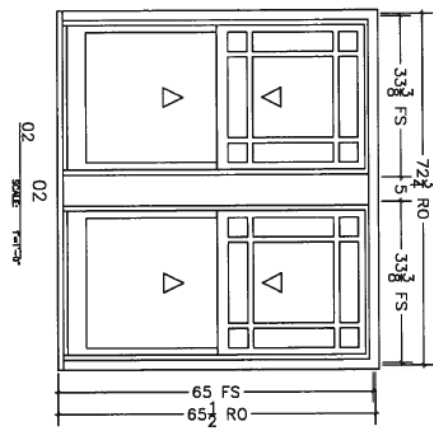
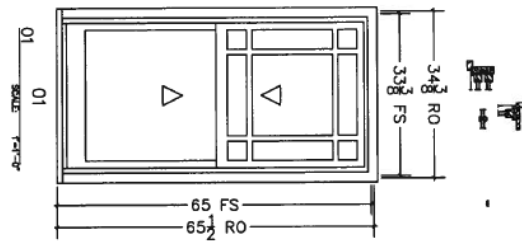


PROPOSED SIDE/SOUTH ELEVATION 01
SCALE: 1/4"=1'-0"

REBECCA
BROWNING
DESIGN

5643 SWISS AVENUE
RENOVATION

SCALE
LC
DATE
06.18.13
DRAWING TYPE
EXT ELEV
DRAWING NUMBER
A4.03

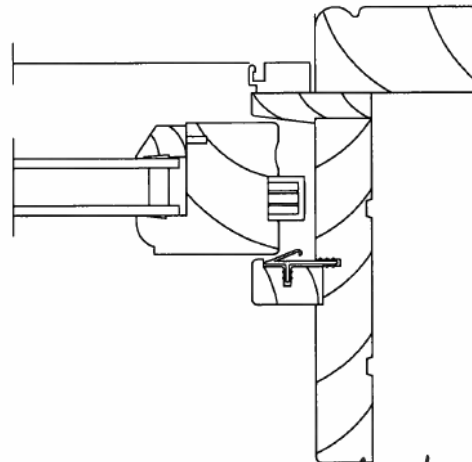
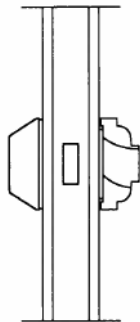
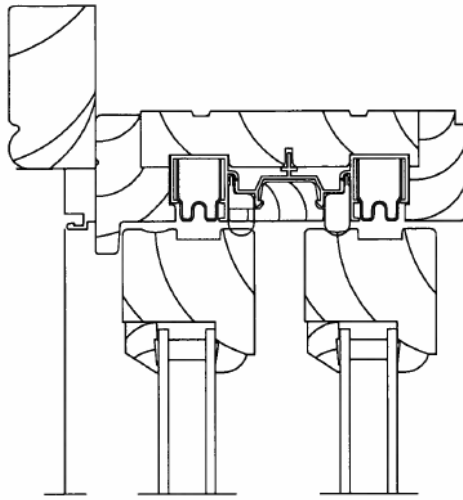


6/19/13



PROJECT:
DRAWING DATE:
DRAWN BY:

Cust.#
cust. name:
ENTRY DATE:
order#
Line#



6/19/13



PROJECT:
DRAWING DATE:
DRAWN BY:

Cust.#
cust. name:
ENTRY DATE:
order#

Line#

ULTIMATE SWINGING FRENCH DOOR

6' HEIGHT

Clad Max. Opp. (mm)	1-8 3/8 (188)	2-7 1/8 (791)	3-1 1/8 (943)	4-1 1/2 (1511)	5-11 1/2 (1816)	6-9 7/8 (2689)	7-10 11/16 (2405)
Wood Max. Opp. (mm)	1-11 (584)	2-9 3/4 (857)	3-3 3/4 (1012)	5-2 1/8 (1578)	6-2 1/8 (1883)	8-0 1/2 (2756)	8-1 5/16 (2472)
Rgh. Opp. (mm)	1-8 7/8 (530)	2-7 5/8 (803)	3-1 5/8 (956)	5-0 (1824)	6-0 (1829)	8-10 3/8 (2702)	7-11 3/16 (2418)
Frame Size (mm)	1-7 7/8 (505)	2-6 5/8 (778)	3-0 5/8 (930)	4-11 (1496)	5-11 (1803)	8-9 3/8 (2677)	7-10 3/16 (2392)
Glass Size (mm)	12 13/16 (325)	20 3/32 (510)	26 3/32 (663)	20 3/32 (510)	26 3/32 (663)	26 3/32 (663)	12 13/16 (325) / 20 3/32 (510)
	1666	2666	3066	5066	6066	9066	8066 Entrance System

6'8" HEIGHT (7'0" AND 8'0" HEIGHTS SEE BELOW)

Clad Max. Opp. (mm)	1-8 3/8 (188)	2-1 15/16 (659)	2-7 15/16 (811)	2-9 15/16 (862)	3-1 15/16 (946)	3-7 15/16 (116)
Wood Max. Opp. (mm)	1-11 (584)	2-4 9/16 (725)	2-10 9/16 (878)	3-0 9/16 (929)	3-4 9/16 (1030)	3-10 9/16 (1183)
Rgh. Opp. (mm)	1-8 7/8 (530)	2-2 7/16 (672)	2-8 7/16 (824)	2-10 7/16 (875)	3-2 7/16 (976)	3-8 7/16 (1129)
Frame Size (mm)	1-7 7/8 (505)	2-1 7/16 (646)	2-7 7/16 (799)	2-9 7/16 (849)	3-1 7/16 (951)	3-7 7/16 (1103)
Glass Size (mm)	12 13/16 (325)	14 29/32 (379)	20 29/32 (531)	22 29/32 (582)	26 29/32 (683)	32 29/32 (836)
	1668	2068	2668	2868	3068	3668
	1670	2070	2670	2870	3070	3670
	1680	2080	2680	2880	3080	3680
Clad Max. Opp. (mm)	4-1 1/8 (1248)	5-1 1/8 (1553)	5-5 1/8 (1654)	6-1 1/8 (1857)	7-1 1/8 (2162)	
Wood Max. Opp. (mm)	4-3 3/4 (1314)	5-3 3/4 (1619)	5-7 3/4 (1721)	6-3 3/4 (1924)	7-3 3/4 (2229)	
Rgh. Opp. (mm)	4-1 5/8 (1260)	5-1 5/8 (1565)	5-5 5/8 (1667)	6-1 5/8 (1870)	7-1 5/8 (2175)	
Frame Size (mm)	4-0 5/8 (1235)	5-0 5/8 (1540)	5-4 5/8 (1641)	6-0 5/8 (1845)	7-0 5/8 (2149)	
Glass Size (mm)	14 29/32 (379)	20 29/32 (531)	22 29/32 (582)	26 29/32 (683)	32 29/32 (836)	
	4068	5068	5468	6068	7068	
	4070	5070	5470	6070	7070	
	4080	5080	5480	6080	7080	
Clad Max. Opp. (mm)	6-0 5/16 (1837)	7-4 5/16 (2294)	8-0 5/16 (2446)	9-0 5/16 (2751)	10-4 5/16 (3208)	
Wood Max. Opp. (mm)	6-2 15/16 (1903)	7-8 15/16 (2360)	8-2 15/16 (2513)	9-2 15/16 (2818)	10-8 15/16 (3275)	
Rgh. Opp. (mm)	6-0 13/16 (1849)	7-4 13/16 (2307)	8-0 13/16 (2459)	9-0 13/16 (2764)	10-4 13/16 (3221)	
Frame Size (mm)	5-11 13/16 (1824)	7-5 13/16 (2281)	8-11 13/16 (2434)	9-11 13/16 (2738)	10-5 13/16 (3196)	
Glass Size (mm)	14 29/32 (379)	20 29/32 (531)	22 29/32 (582)	26 29/32 (683)	32 29/32 (836)	
	6068	7668	8068	9068	10668	
	6070	7670	8070	9070	10670	
	6080	7680	8080	9080	10680	

NOTES:

- All systems shown are for standard grilles, SDL, and ADL in 6'0" 6'8" and 7'0" heights. The standard system for 8'0" heights is a 6' high line cut.
- All glass is tempered.
- Insulation is provided from the exterior.
- Please contact your local Marvin representative for minor openings.
- Refer to the company and website.

MARVIN

MARVIN

	7'0" Height	8'0" Height
Clad Max. Opp. (mm)	7-2 1/4 (2191)	7-11 3/4 (2432)
Wood Max. Opp. (mm)	7-3 9/16 (2224)	8-1 1/16 (2465)
Rgh. Opp. (mm)	7-2 1/2 (2197)	8-0 (2438)
Frame Size (mm)	7-2 (2184)	7-11 1/2 (2426)
Glass Size (mm)	7-1 7/16 (2182)	8-0 13/16 (2054)

6/19/13

French door specification.

5643 Swiss Ave. Photographs

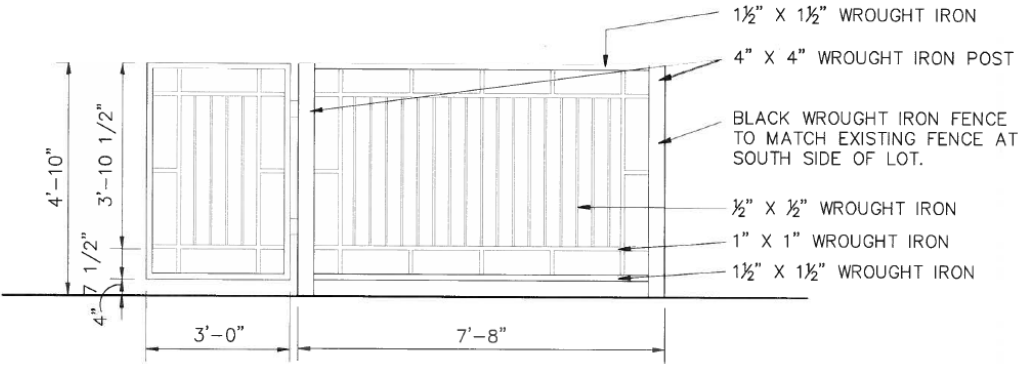


CHAIN LINK FENCE

Front/East Elevation



Existing chain link fence on North side of lot
(proposal to change it to iron fence- see attached drawing)



31161/9

5643 SWISS
06.18.13

NORTH FENCE/GATE ELEVATION 01
SCALE: NOT TO SCALE

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 6/11/2013
TIME: 5:30 pm
MEETING PLACE: Omniplan, 1845 Woodall Rodgers Frwy. Ste. 1500

Applicant Name: Rebecca Browning
Address: 5643 Swiss Avenue (Swiss Avenue)
Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

- 1- SOUTH ELEVATION NEW WINDOW RECOMMEND APPROVAL
- 2- REAR ELEVATION - DOOR FENESTRATION RECOMMEND APPROVAL
- 3- NEW SIDEYARD FENCE & GATE AT EXISTING LOCATION
DETAILS TO MATCH EXISTING DRIVE GATE - SUBMIT
DRAWINGS, COLOR MATERIALS DETAILS TO MATCH EXIST.
- 4- WOOD CORBELS - RECOMMEND DENIAL TO PRESERVE
EXISTING CHARACTER OF STRUCTURE DISTINCT FROM OTHER
STRUCTURES.

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> John Mark Guest	VACANT
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	Greg Johnston	Virginia McAlester (Alternate)
<input checked="" type="checkbox"/> John Gormley	Brandon Burris	Cheryl Scott (Alternate)

Ex Officio staff members Present ☒ Mark Doty

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

Maker: JOANNA HAMPTON

2nd: MARK GUEST

Task Force members in favor: ALL

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

11 JUNE 2013

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****JULY 1, 2013**

FILE NUMBER: CA123-529(MD)
LOCATION: 6001 Swiss Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 63, Area A

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Swiss Avenue
MAPSCO: 36-Y
CENSUS TRACT: 0014.00

APPLICANT: Jim Anderson

OWNER: CROWELL JAMES E

REQUEST:

- 1) Construct new rear porch and outdoor fireplace.
- 2) Remove existing sun porch windows and install new French doors with transom.
- 3) Remove existing window in breakfast room and install new French doors.
- 4) Remove existing door, stoop and stairs on rear elevation and install new window.
- 5) Enclose existing rear porch and add new porch and steps. Re-use existing rear door.
- 6) Remove existing rear window and patch with new brick to match.
- 7) Construct new second floor addition on rear elevation.
- 8) Install new stoop for accessory quarters structure.
- 9) Install new standing seam metal roof on accessory quarters structure.
- 10) Install three new garage doors.
- 11) Remove existing exterior staircase on rear of garage structure.

BACKGROUND/HISTORY: None.

ANALYSIS: The applicant clarified some of the issues from the Task Force meeting including the metal roof and the lot coverage. Aside from a few minor specification items that Staff requested that were not provided, including the standing seam metal roof and the exact paint colors, the application meets all the requirements per the Swiss Avenue preservation criteria.

STAFF RECOMMENDATION:

- 1) Construct new rear porch and outdoor fireplace. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove existing sun porch windows and install new French doors with transom. – Approve - Approve drawings and specifications dated 6/19/13 with the finding the

proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(ii) and (vi)(bb)(cc) and (dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Remove existing window in breakfast room and install new French doors. – Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(ii) and (vi)(bb)(cc) and (dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4) Remove existing door, stoop and stairs on rear elevation and install new window. – Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(ii) and (vi)(bb)(cc) and (dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

5) Enclose existing rear porch and add new porch and steps. Re-use existing rear door. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

6) Remove existing rear window and patch with new brick to match. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-63.116(1)(P)(ii) and (vi)(bb)(cc) and (dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

7) Construct new second floor addition on rear elevation. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-63.116(1)(B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8) Install new stoop for accessory quarters structure. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-63.116(1)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

9) Install new standing seam metal roof on accessory quarters structure. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-63.116(1)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

10) Install three new garage doors. – Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-63.116(1)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

11) Remove existing exterior staircase on rear of garage structure. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Construct new rear porch and outdoor fireplace. – Approve with conditions - Accept as submitted with the following conditions: Provide lot coverage. Review details at columns of rear wrap around porch to match porte cochere. Roof slope to be reviewed

for better consistency with style and character of house. Minimum slope for metal roof or nominally flat roof (2% per slope) with alternate roof material.

2) Remove existing sun porch windows and install new French doors with transom. - Approve with conditions - Sunroom doors at rear to match front elevation.

3) Remove existing window in breakfast room and install new French doors. – Approve.

4) Remove existing door, stoop and stairs on rear elevation and install new window. – Approve.

5) Enclose existing rear porch and add new porch and steps. Re-use existing rear door. – Approve.

6) Remove existing rear window and patch with new brick to match. – Approve.

7) Construct new second floor addition on rear elevation. – Approve.

8) Install new stoop for accessory quarters structure. – Approve - No exception to stoop at existing doors.

9) Install new standing seam metal roof on accessory quarters structure. – Approve with conditions - Metal roof recommend acceptance, color suggested to be galvanized metal, matte finish.

10) Install three new garage doors. – Approve with conditions - Recommend approval of steel carriage doors. Color to match main structure trim.

11) Remove existing exterior staircase on rear of garage structure. – Approve - Recommend approval of stair removal.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 529 (MD)
Office Use Only

Name of Applicant: JIM ANDERSON
Mailing Address: 4706 SWISS AVENUE
City, State and Zip Code: DALLAS TX 75204
Daytime Phone: 214 620 7870 Fax: SAME
Relationship of Applicant to Owner: CONSULTANT

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

PROPERTY ADDRESS: 6001 SWISS
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.

SEE ATTACHED RECEIVED BY
JUN 06 2013
Current Planning

Signature of Applicant: [Signature] Date: 6/4/10

Signature of Owner: [Signature] Date: 6/4/10
(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 (south) elevation.



Rear addition.



Portion of rear that will have second floor enlarged and porch extended out. (Request #5 and #7).



Rear elevation and area for porch extension and new porch and outdoor chimney (Request #1 and #5).





Existing 'Quarters' building (Request #9 and #11)



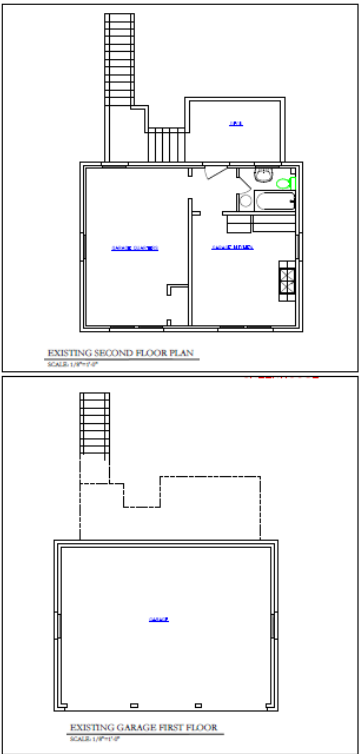
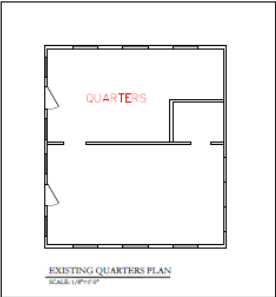
Existing garage (Request #10 and #11)



Landmark Commission Review

1. New rear porch with outdoor fireplace with new rear steps with cast stone planter base on each side. Fireplace brick to match existing brick. Porch to be located off living room and sun porch. Rear porch to have brick columns to match the existing brick. Roof to be standing seam metal roof.
2. Replace existing rear sun porch window with French doors to match the existing door at front of sun porch. Transom will be plain glass not leaded
3. Remove existing side window from breakfast room add double french doors.
4. Replace door at rear of house with window; remove stoop and stairs from this location.
5. Enclose existing small rear porch to create a utility room.
6. Move existing rear door from breakfast room out to the rear of new utility room. Add new small porch and steps off of utility room.
7. Remove rear window and patch rear opening to with brick to match existing.
8. Add second floor rear addition for bedroom #2; new clay tile roof to match existing roof.
9. Existing windows that are removed will be reused in new addition.
10. Remove two windows from bedroom #2 replace with double French doors.
11. Three new garage doors.
12. Add two new stoops for wood frame accessory structure. (QUARTERS)
13. Remove staircase on rear of brick garage.
14. New standing seam metal roof on ~~garage~~ QUARTERS

Original item #8 (Remove two windows from bedroom #2) was withdrawn and is not part of this CA application.



ARCHITECTURA

2000 ARKANSAS BOULEVARD
SUITE 200
DALLAS, TEXAS 75244
(214) 801-2000

ARCHITECT: T. J. BOWEN, AIA

CASEY-COLEMAN RESIDENCE
2000 ARKANSAS BOULEVARD
DALLAS, TEXAS

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	01.15.12	TJB	ISSUED FOR PERMIT
2	01.15.12	TJB	ISSUED FOR PERMIT
3	01.15.12	TJB	ISSUED FOR PERMIT
4	01.15.12	TJB	ISSUED FOR PERMIT
5	01.15.12	TJB	ISSUED FOR PERMIT
6	01.15.12	TJB	ISSUED FOR PERMIT
7	01.15.12	TJB	ISSUED FOR PERMIT
8	01.15.12	TJB	ISSUED FOR PERMIT
9	01.15.12	TJB	ISSUED FOR PERMIT
10	01.15.12	TJB	ISSUED FOR PERMIT

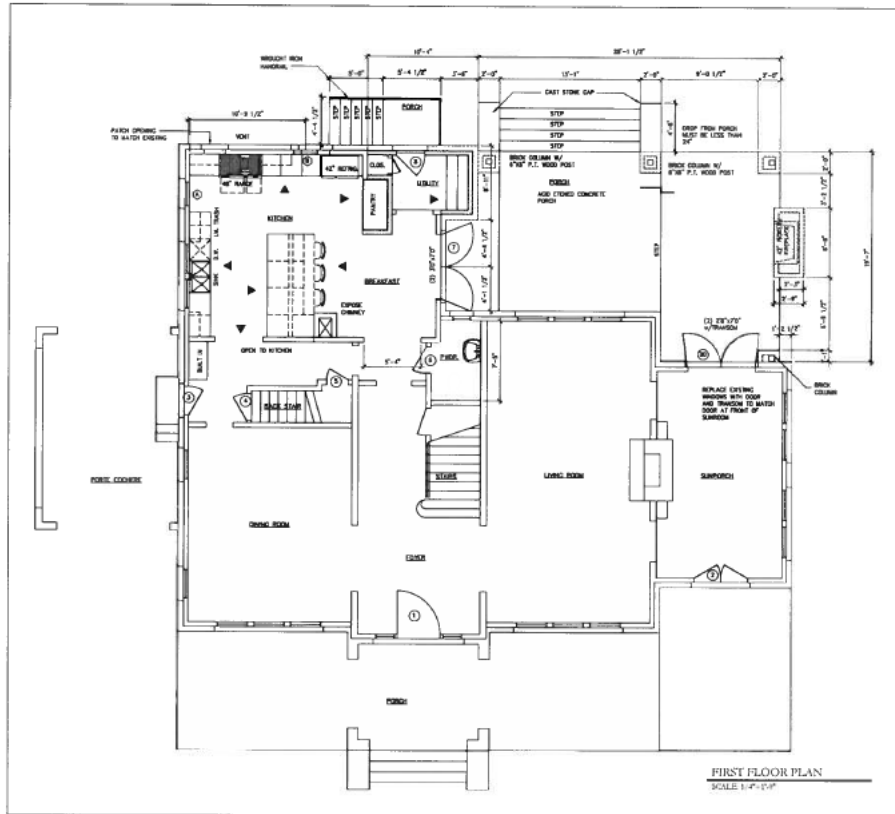
SEAL OF THE ARCHITECT

THE STATE OF TEXAS
COUNTY OF DALLAS

SHEET NO.
A-3
(OF 1)

ARCHITECT: T. J. BOWEN, AIA

6/19/13



CASEY-COLEMAN RESIDENCE
6800 SWISS
DALLAS, TEXAS

REVISIONS:

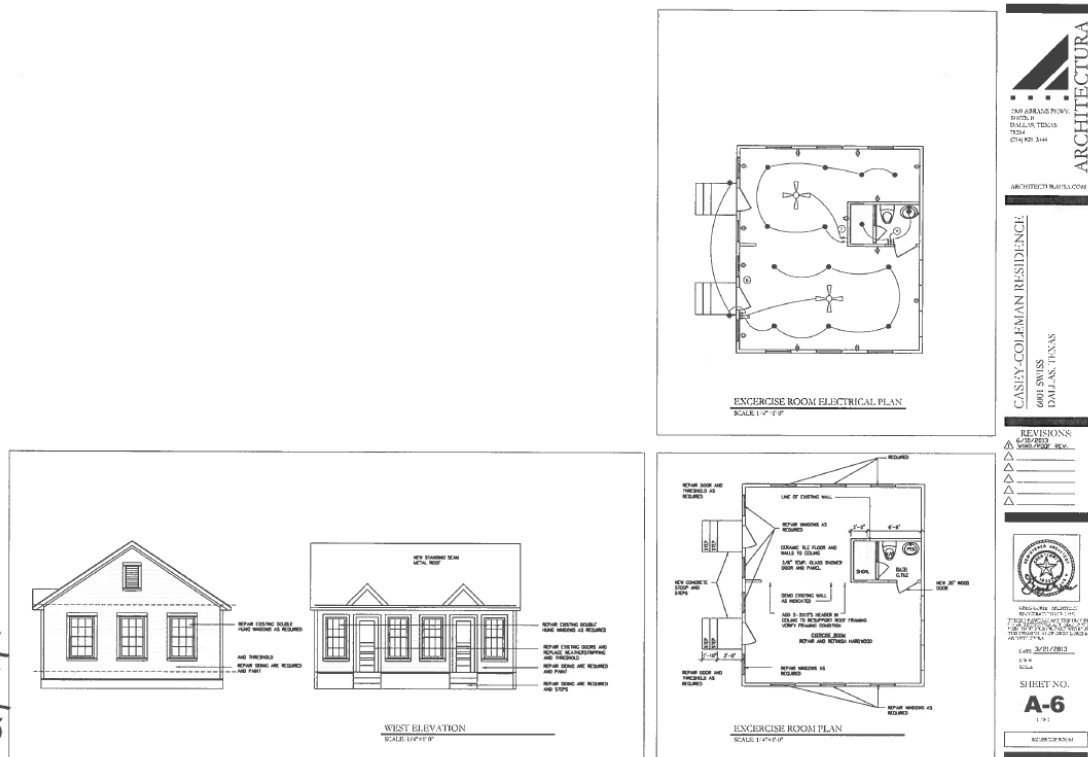
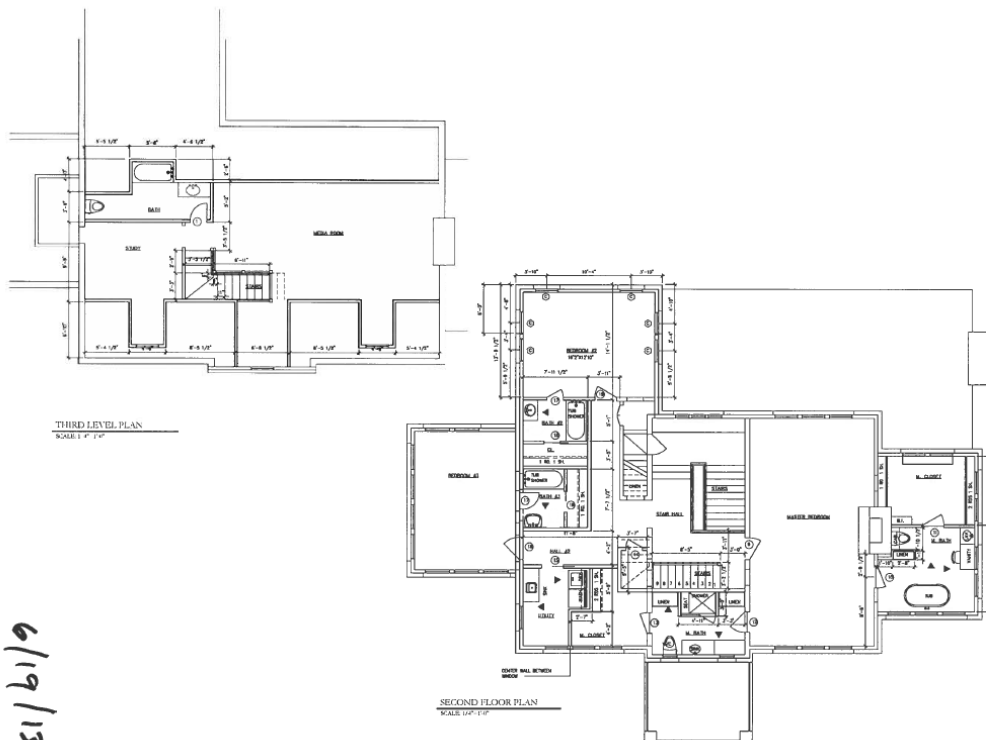
1	6/19/13	ARCHITECT
2	6/19/13	ARCHITECT
3	6/19/13	ARCHITECT
4	6/19/13	ARCHITECT
5	6/19/13	ARCHITECT



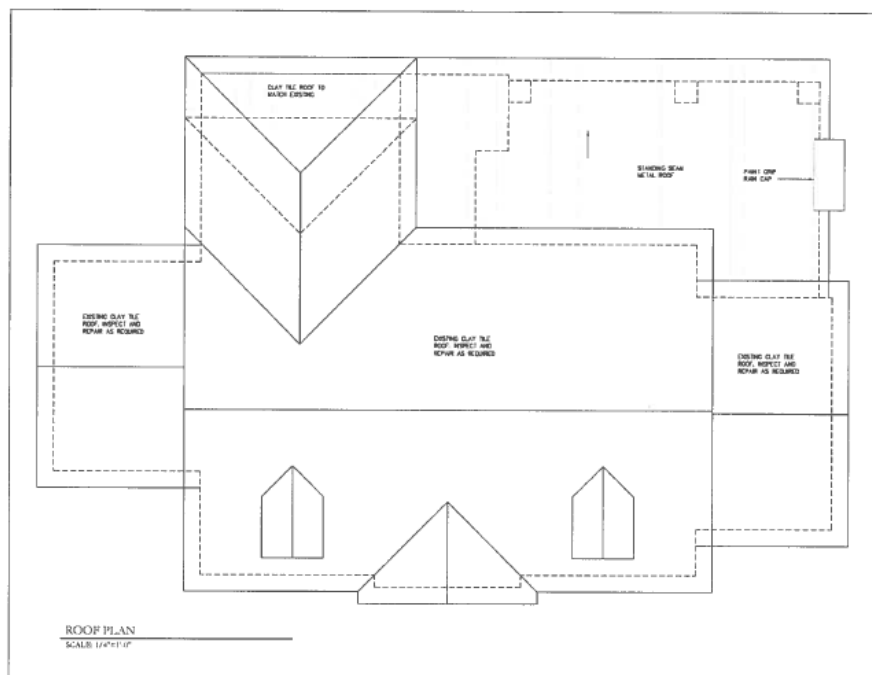
ARCHITECTURA
1909 ADAMS POND
SUITE B
DALLAS, TEXAS 75214
214.744.2744
DATE: 2/28/2013
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

SHEET NO.
A-4

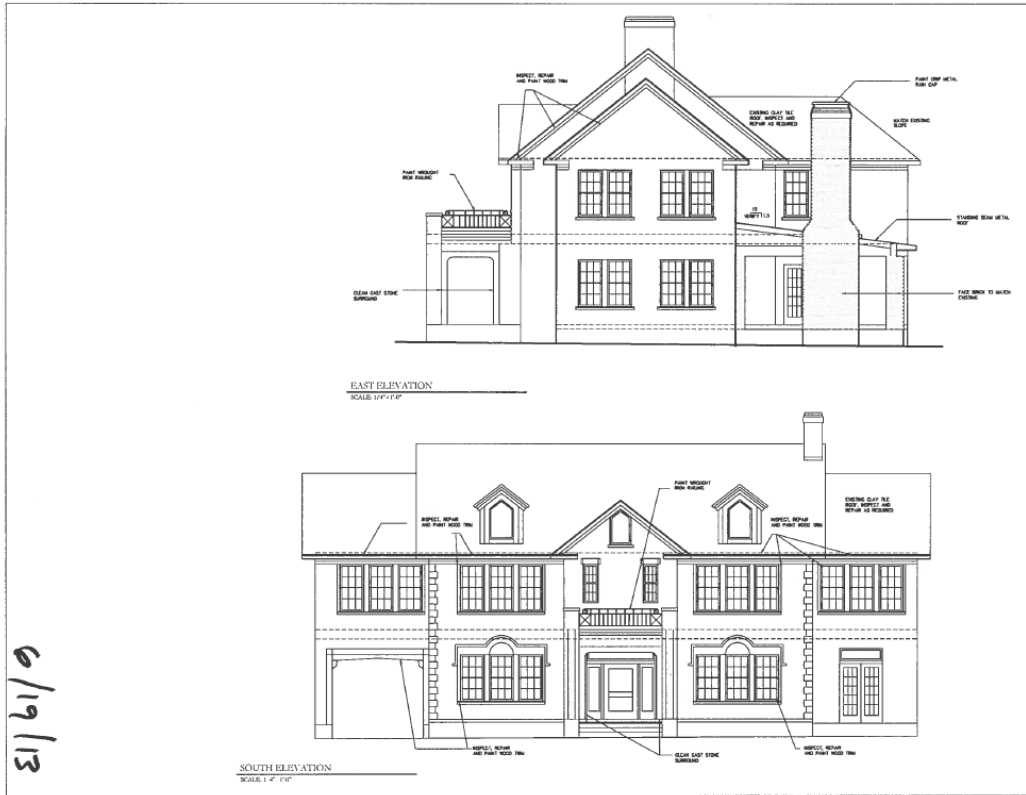
FIRST FLOOR PLAN



6/19/13



Drawings A-10-A11 are electrical plans and interior elevations.



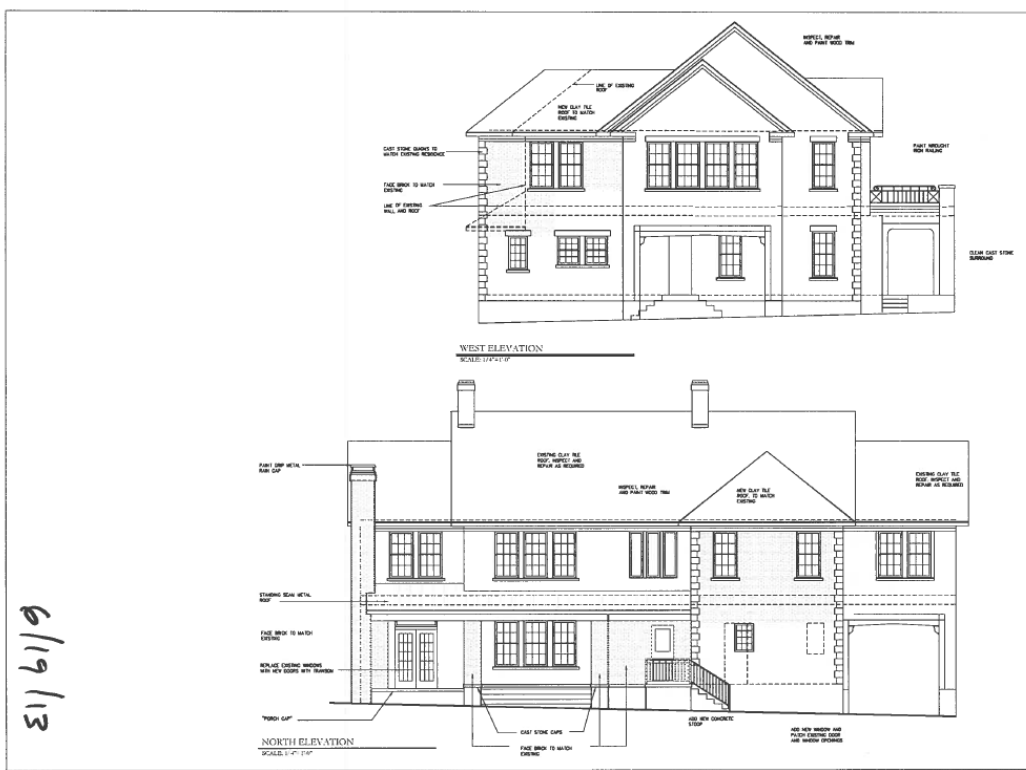
ARCHITECTURA
ARCHITECTURAL FIRM
1000 GILLESPIE STREET
SUITE 100
DALLAS, TEXAS 75204
(214) 403-2444

CASEY-COLEMAN RESIDENCE
6000 SWISS
DALLAS, TEXAS

REVISIONS:
1. 06/19/2013
2. 06/19/2013
3. 06/19/2013
4. 06/19/2013
5. 06/19/2013
6. 06/19/2013
7. 06/19/2013
8. 06/19/2013
9. 06/19/2013
10. 06/19/2013

SHEET NO.
A-12
(1 OF 1)

DESIGN & CONSTRUCTION



ARCHITECTURA
ARCHITECTURAL FIRM
1000 GILLESPIE STREET
SUITE 100
DALLAS, TEXAS 75204
(214) 403-2444

CASEY-COLEMAN RESIDENCE
6000 SWISS
DALLAS, TEXAS

REVISIONS:
1. 06/19/2013
2. 06/19/2013
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SHEET NO.
A-13
(1 OF 1)

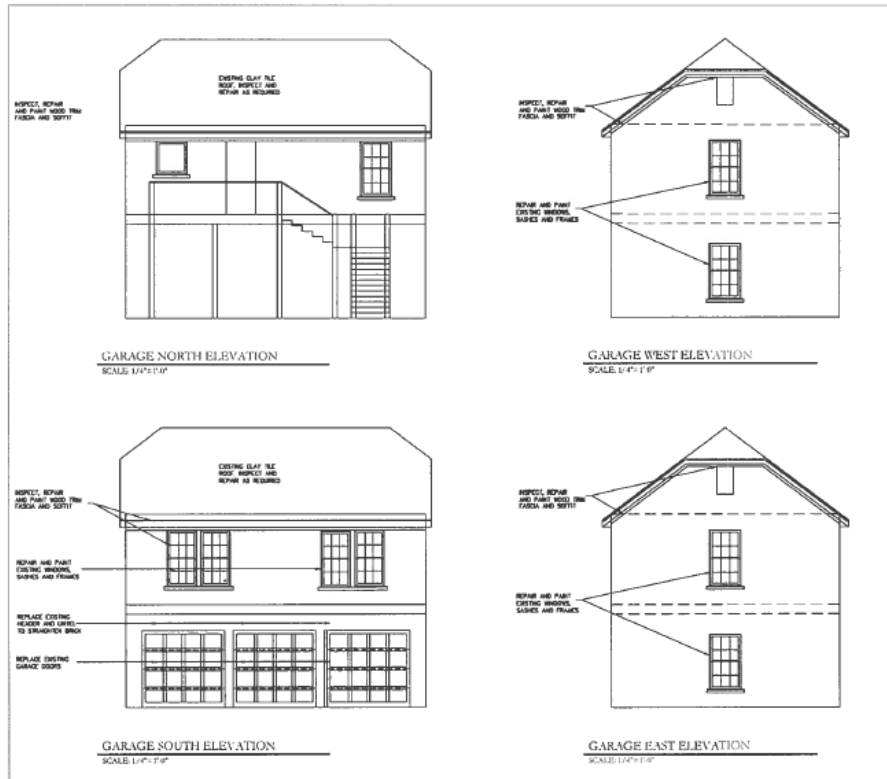
DESIGN & CONSTRUCTION

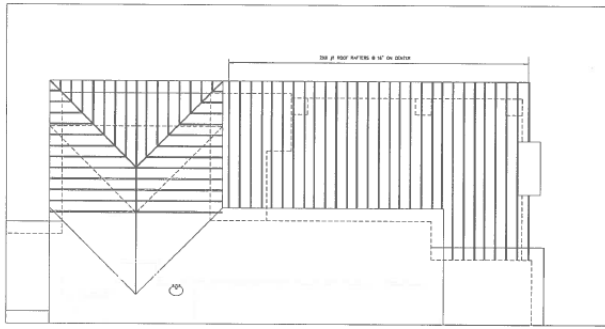
REVISIONS:
4/10/2013
Δ KOB/STP, REV.
Δ
Δ
Δ
Δ



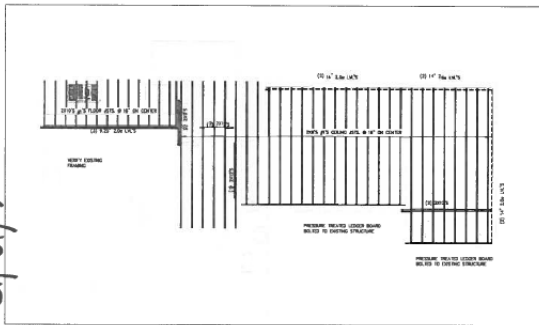
THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF TEXAS.
DATE: 3/21/2013
BY: [Signature]
SHEET NO.
A-14

DATE: 3/21/2013

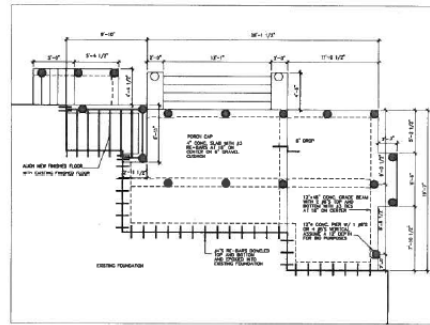




ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"



FIRST FLOOR CEILING AND SECOND FLOOR FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"



FOUNDATION PLAN
SCALE 1/4" = 1'-0"



ARCHITECTURA
 1000 JEFFERSON PARK
 SUITE 100
 DALLAS, TEXAS 75204
 (214) 401-2044
ARCHITECTURADALLAS.COM

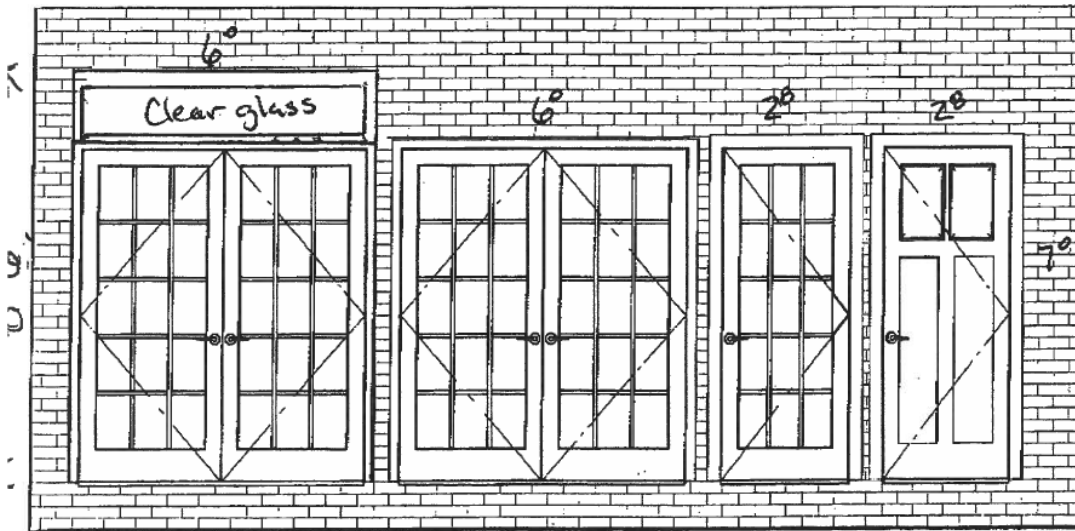
CASBY COLLEMAN RESIDENCE
 6001 SWISS
 DALLAS, TEXAS

REVISIONS:
 1. 10/1/13
 2. 10/1/13
 3. 10/1/13
 4. 10/1/13
 5. 10/1/13
 6. 10/1/13
 7. 10/1/13
 8. 10/1/13
 9. 10/1/13
 10. 10/1/13



I AM A MEMBER OF THE
 TEXAS SOCIETY OF PROFESSIONAL ENGINEERS
 AND I AM LICENSED TO PRACTICE IN THE STATE OF TEXAS
 EXPIRATION DATE: 12/31/2013
 LICENSE NO. 123456789
 10/1/13

SHEET NO.
S-1
 OF 1



Living

Kitchen nook +
Bedroom #2

Mudroom

Kitchen Hall

6/19/13

All doors are 1 3/4" thick fir with 7/8 true divided lite panes. Glass to be 1/2" I.G.

Brick-mould to match existing

Door specifications.



Garage Made Door
COMPANY

[Home](#)
[Photo Gallery](#)
[Products](#)
[Decorative Hardware](#)
[Design Your Door](#)
[Architects & Designers](#)
[Contact Us](#)

Steel Doors (See Also: Wood Doors, Decorative Hardware)

VIEW GALLERY

Our Steel Collection features five models. All doors can be enhanced with the large variety of decorative hardware we have available. We can also work with you to create your own custom design.

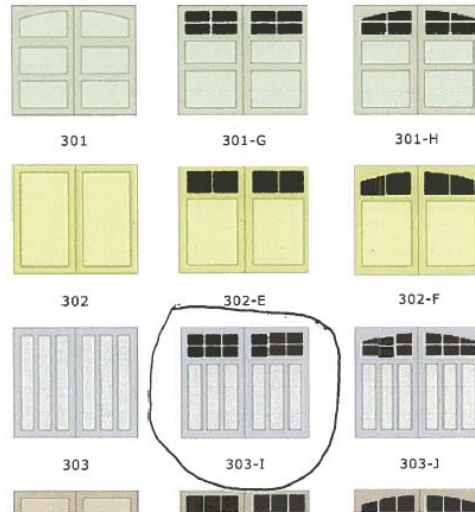
These doors are available in our 2-inch, steel-backed, insulated door. The sculpted edge detail on our trim and our window construction set us apart from the competition.

Windows can be added to all of our doors to allow light to enter the garage and add to the aesthetic appeal of any home. You can choose any type of glass; i.e., seeded, smoked, obscure, etc.

Each door comes complete with high-quality, heavy-duty hardware, 10-ball nylon rollers, horizontal reinforcing, torsion springs, and heavy-duty track.

Steel Specifications:

Sections: 2 inch steel back insulated



Garage door specification.



Brick specification (to match existing).



Tile roof sample (to match existing).

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 6/11/2013
TIME: 5:30 pm
MEETING PLACE: Omniplan, 1845 Woodall Rodgers Frwy. Ste. 1500

Applicant Name: Jim Anderson
Address: 6001 Swiss Avenue (Swiss Avenue)
Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

MAIN STRUCTURE -
ACCEPT AS SUBMITTED WITH THE FOLLOWING CONDITIONS
PROVIDE LOT AREA COVERAGE, REVIEW DETAILS AT CORNERS
OF REAR WRAP AROUND PORCH TO MATCH PORTE COCHERE,
ROOF SLOPE TO BE REVIEWED FOR BETTER CONSISTENCY
WITH STYLE & CHARACTER OF HOUSE - MINIMUM SLOPE
FOR METAL ROOF OR NON/FLAT ROOF (20% PER
CODE) WITH APPROPRIATE ROOF MATERIAL - →

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> John Mark Guest	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input type="checkbox"/> Greg Johnston	<input type="checkbox"/> Virginia McAlester (Alternate)
<input checked="" type="checkbox"/> John Gormley	<input type="checkbox"/> Brandon Burris	<input type="checkbox"/> Cheryl Scott (Alternate)

Ex Officio staff members Present ☒ Mark Doty

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

Maker: JO HAMPTON

2nd: MARK GUEST

Task Force members in favor: 3

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force

DATE

11 June 2013

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.

SUN ROOM DOORS AT REAR TO MATCH FRONT ELEVATION

ACCESSORY STRUCTURES:

QUARTERS -

NO EXCEPTION TO STOP AT EXISTING DOORS
METAL ROOF RECOMMEND ACCEPTANCE, COLOR
SUGGESTED TO BE GALVANIZED METAL, MATT
FINISH.

GARAGE :-

RECOMMEND APPROVAL OF STAIR REMOVAL &
STEEL CARRIAGE DOORS, COLOR TO MATCH
MAIN STRUCTURE TRIM.



LANDMARK COMMISSION

JULY 1, 2013

FILE NUMBER: CA123-534(MD)
LOCATION: 302 N. Houston St./1777 Record St.
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: West End
MAPSCO: 45-J
CENSUS TRACT: 0021.00

APPLICANT: Corgan Associates, Inc.

REPRESENTATIVE: Mike Smith

OWNER: TRANSCONTINENTAL REALTY

REQUEST: Construct new five-story apartment building and six-story parking garage structure.

BACKGROUND / HISTORY:

11/5/12 – Landmark Commission approved the original design for the proposed apartment complex and parking garage (CA123-030(MD)).

The City is in the process of giving the site a new address, so Staff is including both addresses at this time to make sure there is no issue with approval for either.

ANALYSIS: This application is a resubmittal of the previously approved plans and elevations. The memo on C11-9 indicates the extent of the revisions to the previous application. Staff is comfortable with the revisions, even the proposal to change the metal accent areas to a Hardi-plank panel system due to the fact the maintenance will be easier and the areas are not readily visible or encompass a large area of the primary exterior facades. Since the request meets all the standards for new construction in the West End, Staff is comfortable with the request as submitted. Staff is also supportive of the new construction and addition of residential units in the neighborhood.

STAFF RECOMMENDATION: Construct new five-story apartment building and six-story parking garage structure. – Approve - Approve drawings dated 6/19/13 with the finding of fact the proposed work is consistent with the criteria for Height and Construction and Renovation Criteria in the preservation criteria Sections 2, 5.1, 5.2, 5.3, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Construct new five-story apartment building and six-story parking garage structure. – Approve - Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 534 (MD)
Office Use Only

Name of Applicant: Corgan Associates, Inc.
Mailing Address: 401 N. Houston St.
City, State and Zip Code: Dallas, TX 75202
Daytime Phone: 214-748-2000 Fax: 214-977-3582
Relationship of Applicant to Owner: Architect
302 N. Houston
PROPERTY ADDRESS: 555 Ross Avenue, Dallas, TX 75202
Historic District: West End

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.

New construction of a 5-story 312,000 SF apartment complex consisting of 267 units, with a central 6-story 165,000 SF parking garage with approximately 406 spaces.

The residential amenities consist of a Lounge & two Courtyards at ground level and a roof-top Pool Deck with a Club House & Fitness Center.

RECEIVED BY

JUN 06 2013

Signature of Applicant: [Signature]

Date: June 6, 2013

Current Planning

Signature of Owner: [Signature]

(IF NOT APPLICANT)

Date: June 6, 2013

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



View of site – corner of Ross and N. Houston, looking northwest.



View of surrounding buildings from corner of Ross and N. Houston, looking southeast.

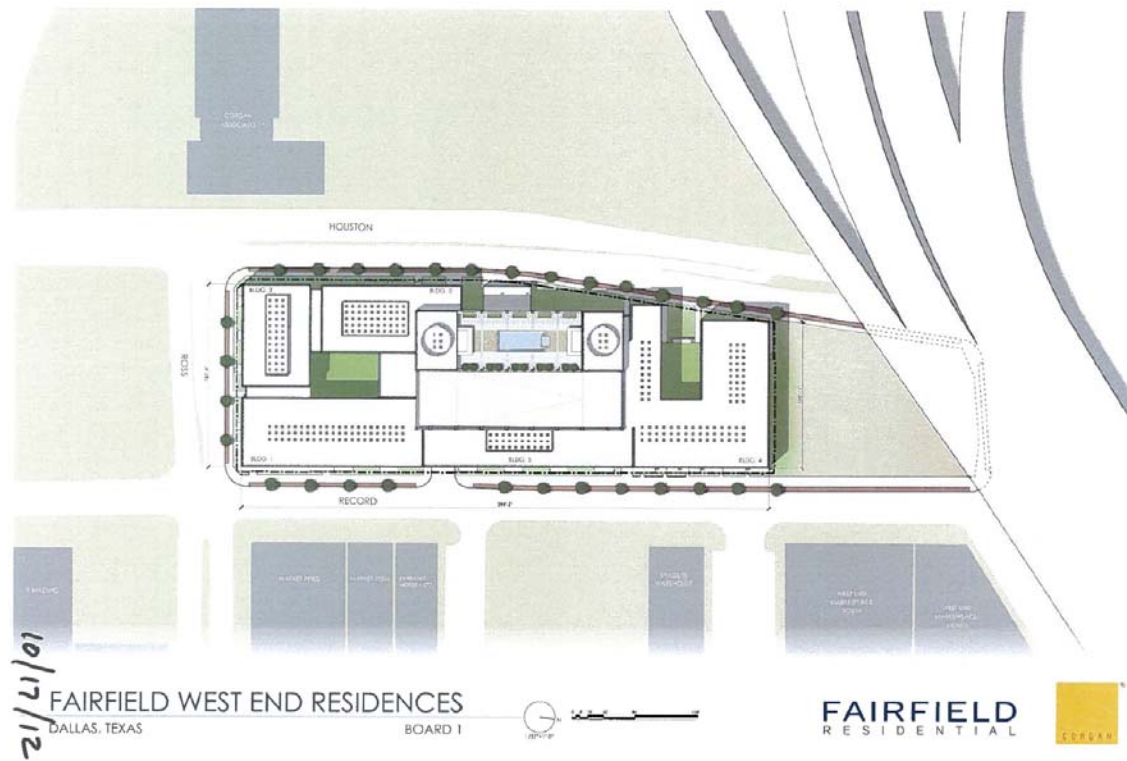


View of surrounding buildings from corner of Ross and N. Houston, looking south.

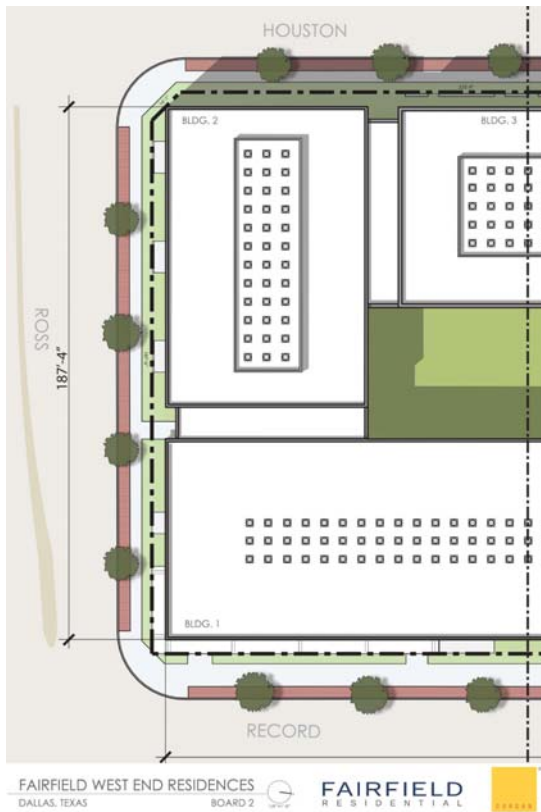


View of surrounding buildings from corner of Ross and N. Houston, looking southwest

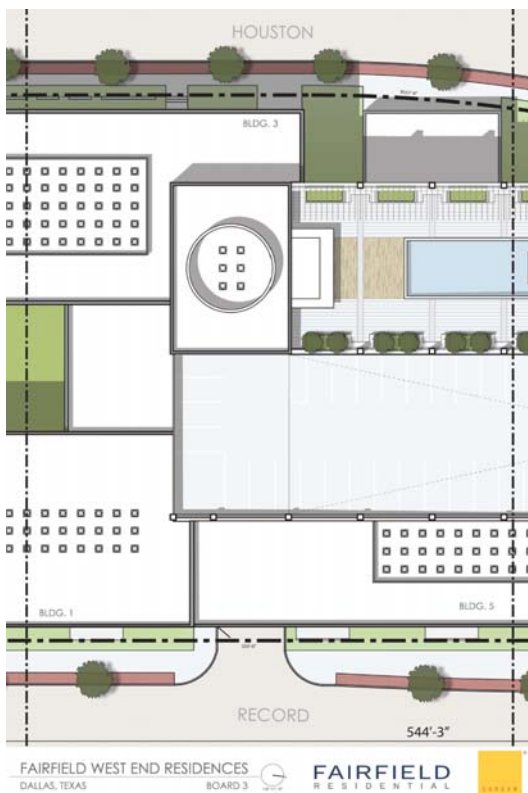
Previously approved CA.



Previously approved CA.

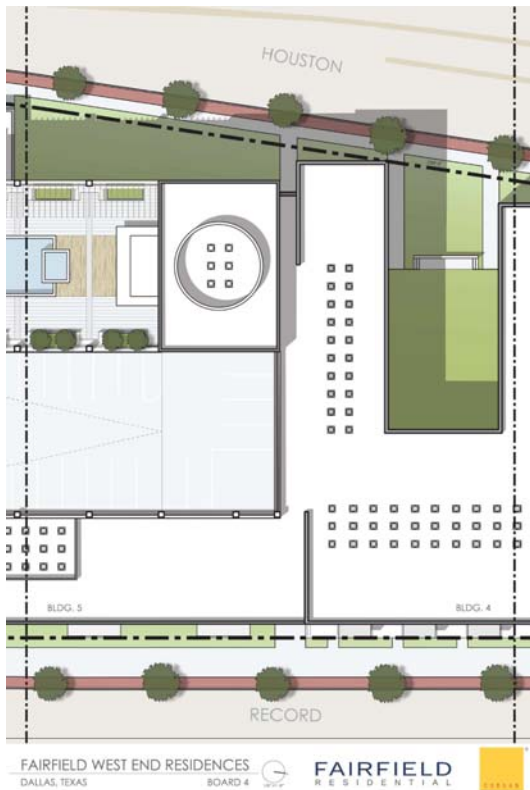


Enlarged site plan.



Enlarged site plan.

Previously approved CA.



Previously approved CA.



11/21/11
FAIRFIELD WEST END RESIDENCES
DALLAS, TEXAS
BOARD 8

FAIRFIELD
RESIDENTIAL





Memorandum

CORGAN ASSOCIATES, INC.
401 NORTH HOUSTON STREET
DALLAS, TX 75202
TEL 214 748 2000
FAX 214 653 8281
www.corgan.com

To	Mark Doty City of Dallas 1500 Marilla Street Dallas, TX 75201	Date	18 June 2013
From	Michael Smith	Project	Fairfield West End Residences
		Re	Description of Exterior Changes

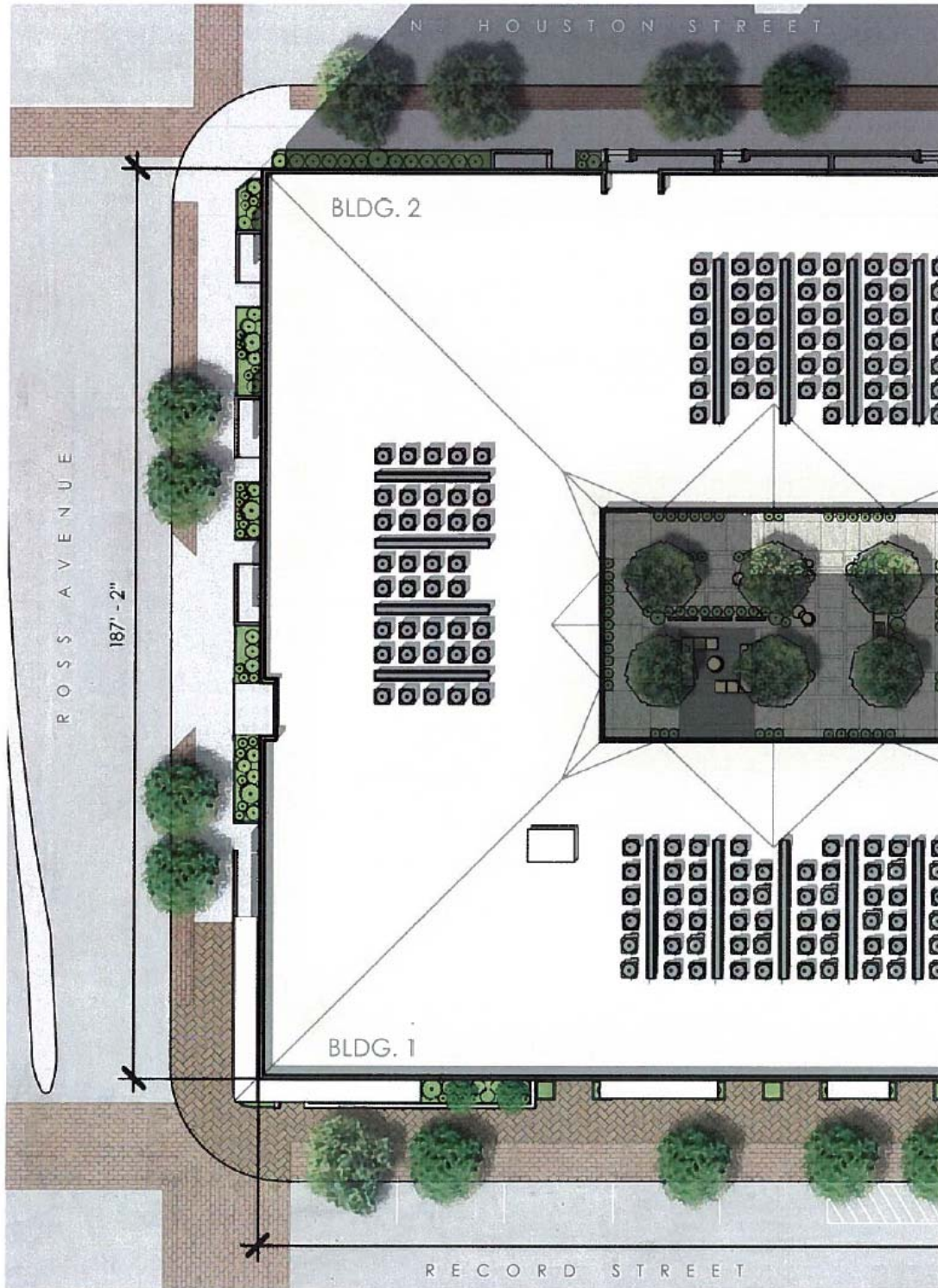
The following are the changes that have occurred since the last review and approval of the Application for Appropriateness as represented in the current submission images:

- The roof top amenity deck has flipped from the west side to the east side of the garage.
- The circular roof equipment screens on top of the amenity buildings have been removed.
- The roof equipment screens around the groupings of residential condensers have been removed and the building parapets have been made taller than the equipment.
- A ground level patio outside the resident's lounge has been added at the corner of Ross Ave. and Record St.
- The corrugated metal panel accents at the recessed wall elements, known as "gaskets", between buildings has been changed to smooth cementitious fiber board "HardiPanel" with butt joints and painted a dark charcoal color.
- The corrugated metal panel accents below the windows at Building 2 have been changed to rust colored 8"x 24" masonry block.
- The corrugated metal panel exterior cladding in the north open courtyard at Building 4 has been changed to smooth cementitious fiber board "HardiPanel" with butt joints and painted two earth tone colors to complement the adjacent masonry.
- The corrugated metal panel accents at Building 5 have been removed.
- The balconies on the north side of Building 4 adjacent to Woodall Rodgers have been removed due to acoustical concerns.
- The Level 6 ramp in the parking garage has been reduced in length.

End of Memorandum

New CA submission.





555 ROSS
DALLAS, TEXAS

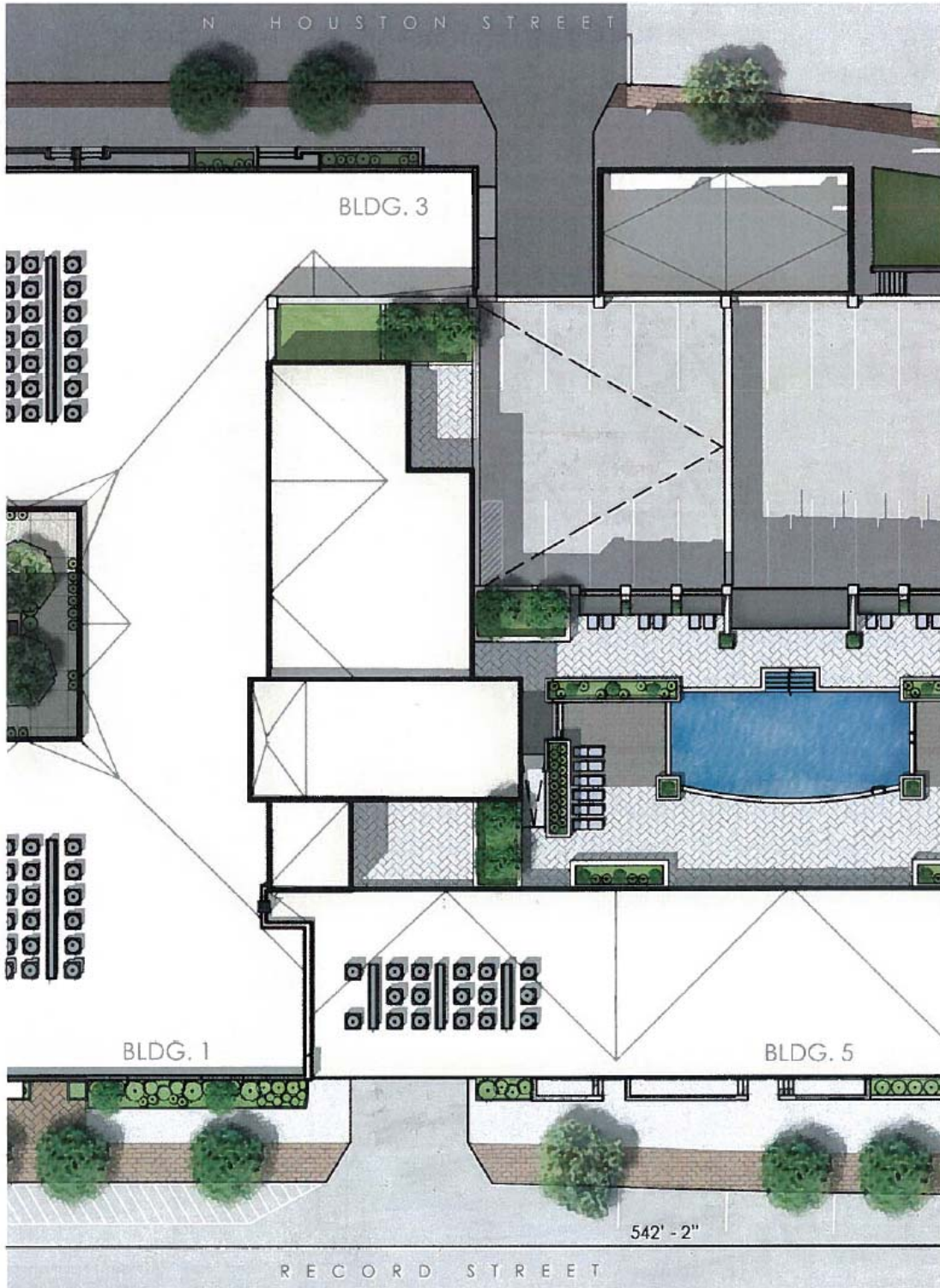
BOARD 2



FAIRFIELD
RESIDENTIAL



6/19/13



555 ROSS
DALLAS, TEXAS

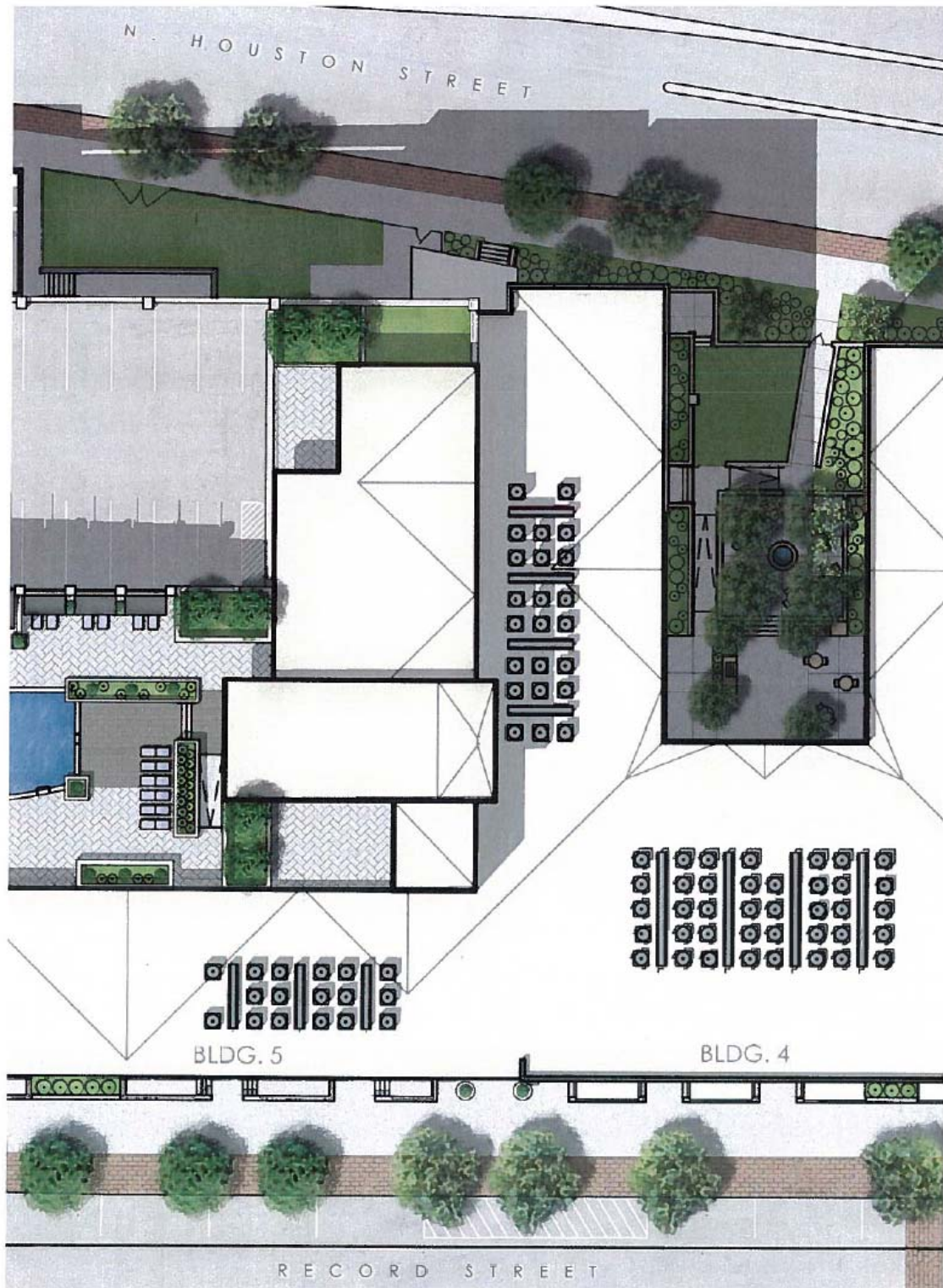
BOARD 3



FAIRFIELD
RESIDENTIAL



6/19/13



555 ROSS
DALLAS, TEXAS

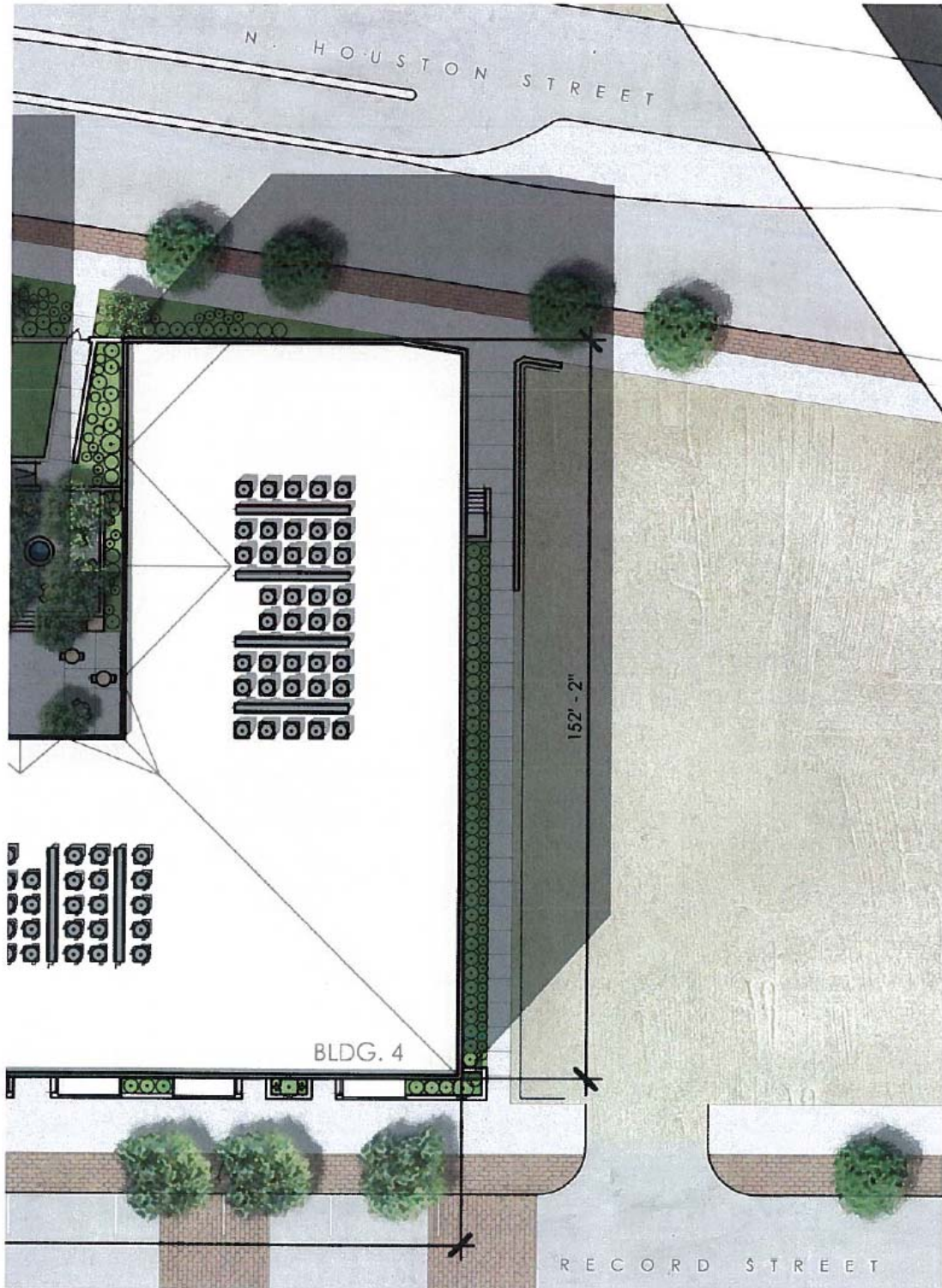
BOARD 4



FAIRFIELD
RESIDENTIAL

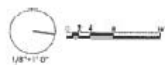


6/19/13



555 ROSS
DALLAS, TEXAS

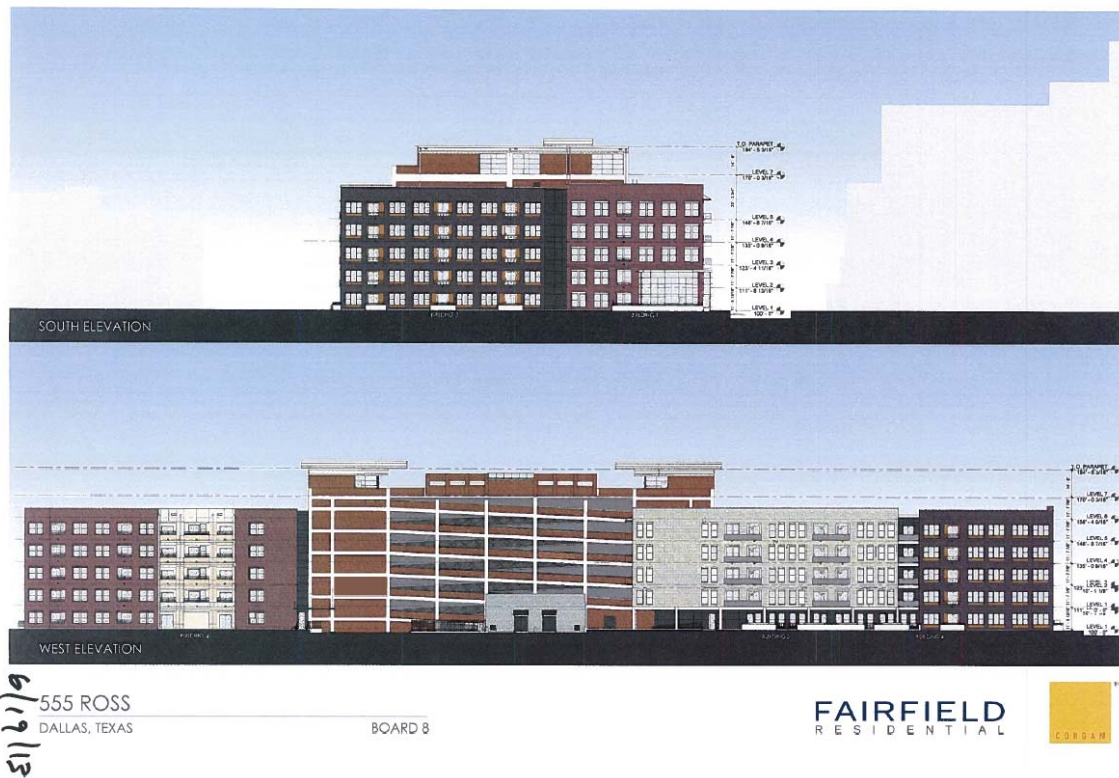
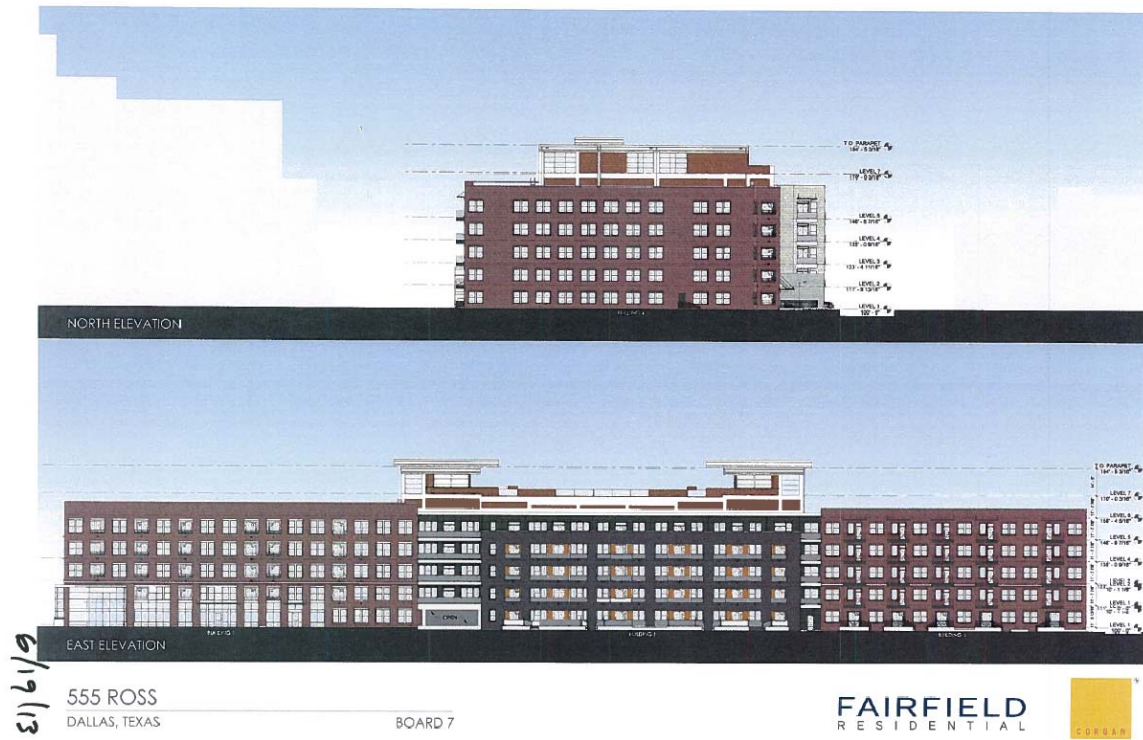
BOARD 5



FAIRFIELD
RESIDENTIAL



6/19/13





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

DATE: 6/12/2013
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Mike Davis (Corgan Associates)
Address: 302 N. Houston (West End)
Date of CA/CD Request: 6/6/2013

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 type="checkbox"/> Isabel Mandujano
<input type="checkbox"/> Jay Firsching (Vice-Chair)	<input checked="" type="checkbox"/> Noah Jeppson	<input checked="" type="checkbox"/> Justin Curtsinger (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: *Pace*

2nd: *Jeppson*

Task Force members in favor: *4*

Task Force members opposed: *0*

Basis for opposition:

CHAIR, Task Force

Gary C. Coffman

DATE

6/12/13

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

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

**LANDMARK COMMISSION****JULY 1, 2013**

FILE NUMBER: CA123-531(MD)
LOCATION: 411 Elm Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: West End
MAPSCO: 45-N
CENSUS TRACT: 0021.01

APPLICANT: BOOZIOTIS & COMPANY ARCHITECTS**REPRESENTATIVE:** Aaron Farmer**OWNER:** DALLAS COUNTY OF**REQUEST:**

- 1) Install three directional signs. Two on north elevation of Visitors Center and one on the west elevation of the Visitors Center.
- 2) Install new signage on Visitor Center south elevation.
- 3) Install new logo graphic film to interior of Visitor Center south elevation glass door and sidelites.

BACKGROUND / HISTORY:

4/1/13 – Landmark Commission approved a new canopy and column structure on the Visitor Center as well as new signage (CA123-345(MD)).

ANALYSIS: This submittal is additional signage requested of the previously approved signage package. As before, although the Texas School Book Depository is a Recorded Texas Historic Landmark, the Texas Historical Commission will not need to review the proposed work since it occurs on the Visitor Center side of the structure and will not affect the main historic structure facing Dealey Plaza. Staff is recommending approval for all the requested work.

STAFF RECOMMENDATION:

- 1) Install three directional signs. Two on north elevation of Visitors Center and one on the west elevation of the Visitors Center. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for attached signs in the preservation criteria Section 51A-7.1005 (a)(1) and (4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) Install new signage on Visitor Center south elevation. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for attached signs in the preservation criteria Section 51A-7.1005 (a)(1) and (4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new logo graphic film to interior of Visitor Center south elevation glass door and sidelites. – Approve - Approve drawings dated 6/19/13 with the finding that although the proposed work does not comply with Section 51A-7.1005 (i)(3) for window signs in the preservation criteria that prohibits window signs covering more than 25 percent of the window surface area, it meets the criteria for Landmark Commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION:

- 1) Install three directional signs. Two on north elevation of Visitors Center and one on the west elevation of the Visitors Center. – Approve - Approve as submitted.
- 2) Install new signage on Visitor Center south elevation. – Approve - Approve as submitted.
- 3) Install new logo graphic film to interior of Visitor Center south elevation glass door and sidelites. – Approve - Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 531 (MD)
Office Use Only

Name of Applicant: Aaron Farmer
Mailing Address: 2400A Empire Central
City, State and Zip Code: Dallas, Texas 75235
Daytime Phone: 214-350-5051 Fax: 214-350-5849
Relationship of Applicant to Owner: Architect

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

PROPERTY ADDRESS: 411 Elm St. Dallas, Texas 75201
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.

Three new directional signs, replacing an existing Museum identification sign, and adding a custom translucent film on the inside of an accessible door and sidelites are requested at the Visitors Center to the Sixth Floor Museum to assist visitors with way-finding. The Visitors Center to the Sixth Floor Museum, located to the North of the Dallas County Administration Building, was constructed in 1989, with a building addition of the bookstore to the Visitors Center in 1996, and is not designated as a Landmark historic structure. (Cont'd on supplement sheet ATTACHMENT #01).

Signature of Applicant: [Signature]

Date: 6/4/13 RECEIVED BY
JUN 06 2013

Signature of Owner: Nicola Hughes
(IF NOT APPLICANT)

Date: 5/31/13 Current Planning

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON**, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201. **You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.**

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

OTHER:

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408

The Sixth Floor Museum Visitor Center
411 Elm Street
Dallas, Texas 75201

ATTACHMENT #01

PROPOSED WORK (Cont'd):

The scope of work includes:

1. Add three (3) double sided aluminum directional banner signs (S-13, S-14, S-15) per ATTACHMENTS #03 & #04
2. Replacing an existing "The Sixth Floor Museum" sign with the relocation of a Logo (CA 123-345(MD)) and new text (S-16) per ATTACHMENTS #03 & #04
3. Adding custom printed translucent vinyl film (S-17) similar to those on CA 123-345 (MD) to the inside of an assisted accessible glass door entry & sidelites per ATTACHMENTS #03 & #04

The Sixth Floor Museum Visitor Center
411 Elm Street
Dallas, Texas 75201

ATTACHMENT #02

Photos of Bldg. and Existing Conditions



Photo #01

View Southeast from Houston St.
of Sixth Floor Museum Visitors Center,
Visitors Center Elevator, &
Dallas County Administration Bldg.



Photo #02

View Southeast from Houston St.
of Sixth Floor Museum Visitors Center
East & North Elevations,

The Sixth Floor Museum Visitor Center
411 Elm Street
Dallas, Texas 75201

ATTACHMENT #02 (cont'd)

Photos of Bldg. and Existing Conditions



Photo #03

View South of
Sixth Floor Museum Visitors Center
West Elevation



Photo #04

View South of
Sixth Floor Museum Visitors Center
West Elevation &
Adjacent West Parking Lot

The Sixth Floor Museum Visitor Center
411 Elm Street
Dallas, Texas 75201

ATTACHMENT #02 (cont'd)

Photos of Bldg. and Existing Conditions



Photo #05

View Northwest from Elm St.
of Adjacent Museum Store + Cafe &
Dallas County Administration Bldg.
East Elevation on Houston St.



Photo #06

View Northeast from Elm St.
of Adjacent Building West Elevation
on Houston St. &
Dallas County Administration Bldg.

The Sixth Floor Museum Visitor Center
411 Elm Street
Dallas, Texas 75201

ATTACHMENT #02 (cont'd)

Photos of Bldg. and Existing Conditions



Photo #07

View Southeast from Houston St. of
Sixth Floor Museum Visitors Center's
North Elevation & landscaping.
Area of future canopy, door
relocation, & new sidewalk.

**Two double-faced directional Signs
(S-13, S-14) proposed at Future
Canopy (Ref. ATTACHMENTS
03, #04)**



Photo #08

Detail view of Sixth Floor Museum
Visitors Center partial North Elevation.
Area of existing door at ramp landing,
future canopy and door relocation.

**Two double-faced directional Signs
(S-13, S-14) proposed at future
Canopy (Ref. ATTACHMENTS
03, #04)**

The Sixth Floor Museum Visitor Center
411 Elm Street
Dallas, Texas 75201

ATTACHMENT #02 (cont'd)
Photos of Bldg. and Existing Conditions



Photo #09

View Northeast of Sixth Floor Museum Visitors Center from West parking lot of existing Museum signage and area of future canopy.

One double-faced Museum Sign (S-15) proposed at future Canopy (Ref. ATTACHMENTS # 03, #04)

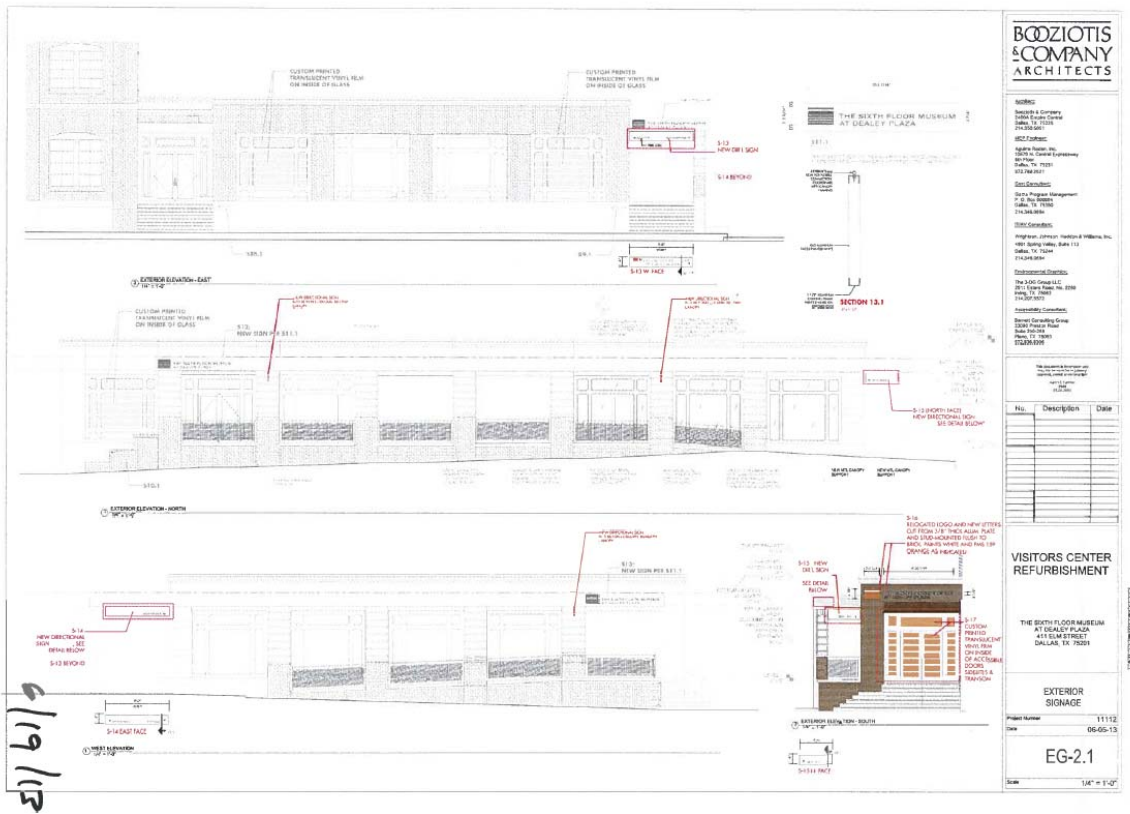
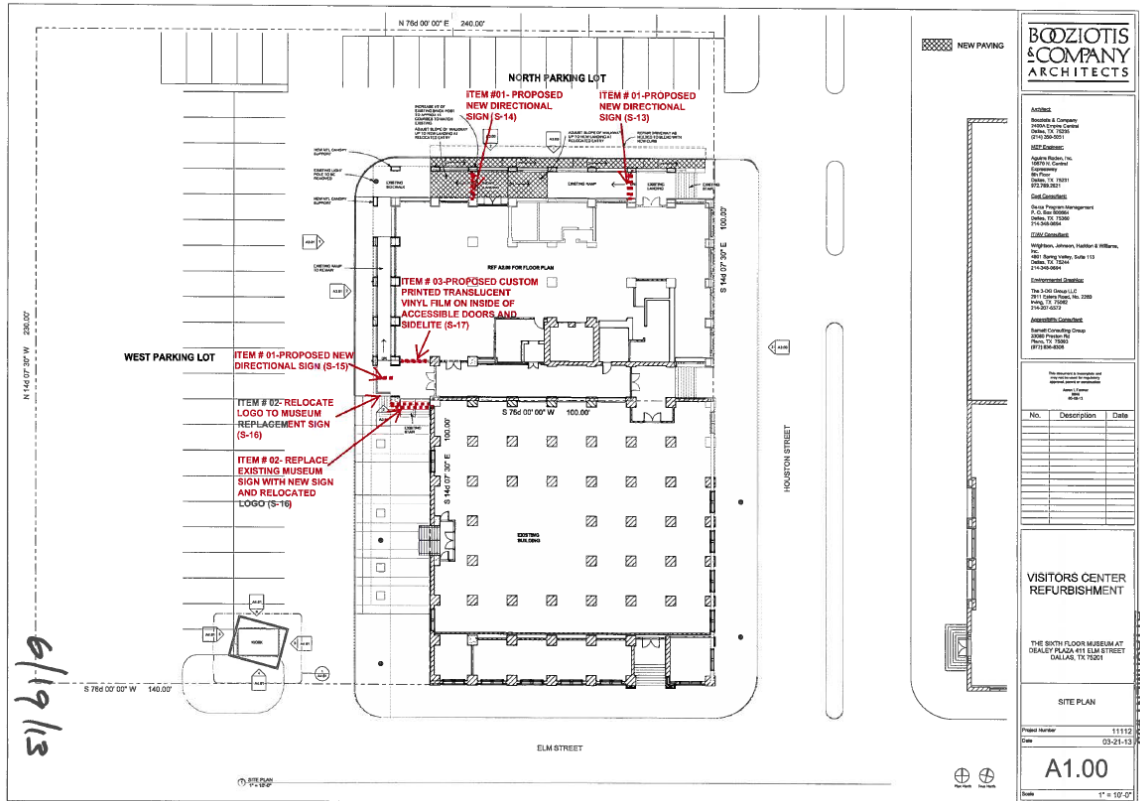
Replace existing Museum Sign w/ a new Sign and relocated Logo (S-16). (Ref. ATTACHMENTS # 03, #04)

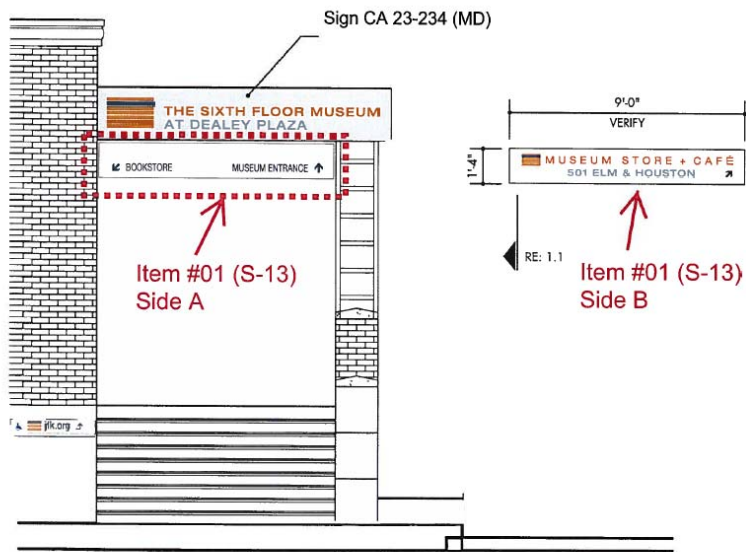


Photo #10

Detail view of Sixth Floor Museum Visitors Center existing signage.

Replace existing Museum Sign w/ a new Sign and relocated Logo (S-16). (Ref. ATTACHMENTS # 03, #04)



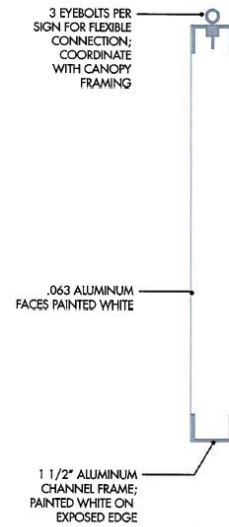


S-13 Proposed Double-faced Directional Sign

LOOKING WEST FROM HOUSTON ST. AT NORTH CANOPY

1/4"=1'-0"

BANNERS HAVE PAINTED ALUMINUM FACES WITH APPLIED VINYL GRAPHICS



ATTACHMENT #05 (pg. 1/3)

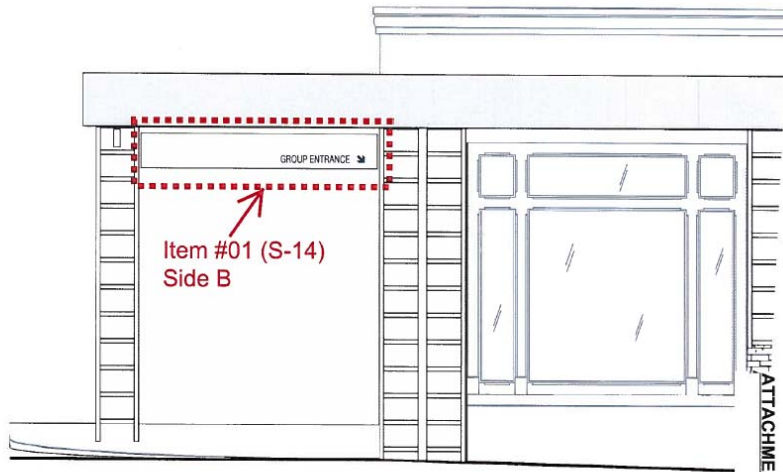
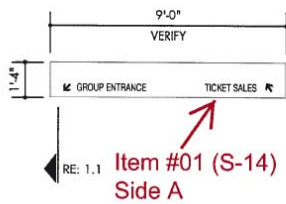
SECTION 1.1

3"=1'-0"

FDG

THE SIXTH FLOOR MUSEUM
AT DEALEY PLAZA

05/17/13
EXTERIOR WAYFINDING



S-14 Proposed Double-Faced Directional Sign

LOOKING EAST FROM PARKING AT NORTH CANOPY
1/4"=1'-0"
BANNERS HAVE PAINTED ALUMINUM FACES WITH APPLIED VINYL GRAPHICS

ATTACHMENT #05 (pg. 2/3)

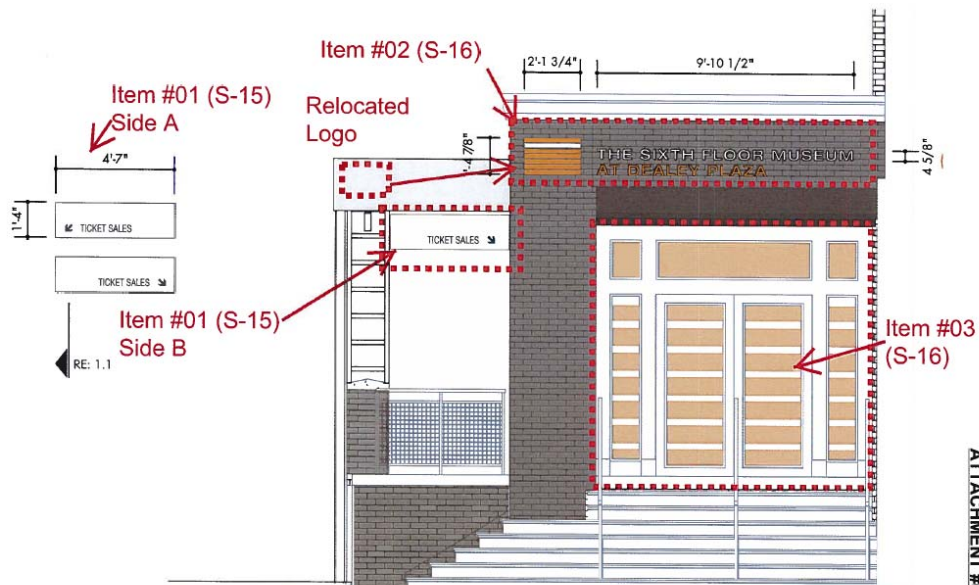
6/17/13

FDG



THE SIXTH FLOOR MUSEUM
AT DEALEY PLAZA

05/17/13
EXTERIOR WAYFINDING



S-15 Proposed Double Sided Directional Sign

LOOKING NORTH AT WEST CANOPY
1/4"=1'-0"
BANNERS HAVE PAINTED ALUMINUM
FACES WITH APPLIED VINYL GRAPHICS

S-16 Proposed Replacement Sign

PAINTED ALUMINUM LOGO & LETTERS

S-17 Proposed Logo Graphic Film

CUSTOM PRINTED TRANSLUCENT VINYL FILM
ON INSIDE OF GLASS DOORS & SIDELITES

ATTACHMENT #05 (pg. 3/3)

6/17/13

FDG



THE SIXTH FLOOR MUSEUM
AT DEALEY PLAZA

05/17/13
EXTERIOR WAYFINDING

The Sixth Floor Museum Visitor Center
411 Elm Street
Dallas, Texas 75201

ATTACHMENT #06

ITEM #01
DIRECITONAL SIGN COLOR SAMPLE

Text Color

Sign Color



6/19/13

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

DATE: 6/12/2013

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla SBN

Applicant Name: Aaron Farmer (Booziotis)

Address: 411 Elm Street (West End)

Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

Approved as submitted

Task force members present

☒ Gary C. Coffman (Chair)

☐ Joseph Piwetz

☐ Isabel Mandujano

☐ Jay Firsching (Vice-Chair)

☒ Noah Jeppson

☒ Justin Curtsinger (Alternate)

☒ Carolina Pace

☐ Charles Neel

☐ (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: *Jeppson*

2nd: *Pace*

Task Force members in favor: *4*

Task Force members opposed: *0*

Basis for opposition:

CHAIR, Task Force

Gary C. Coffman

DATE

6/12/13

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****JULY 1, 2013**

FILE NUMBER: CD123-021(MD)
LOCATION: 423 S. Clinton Avenue
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Robert Schmitz

REPRESENTATIVE: None.

OWNER: CALDERON ANDRES

REQUEST:

Demolish accessory structure using standard 'non-contributing because newer than period of significance.'

BACKGROUND / HISTORY: None.

ANALYSIS: All the supporting documentation provided by the Applicant (Sanborn maps from both 1922 and 1950) point to the existing structure not being original to the neighborhood or built in the period of significance (1910-1935).

STAFF RECOMMENDATION:

Demolish accessory structure using standard 'non-contributing because newer than period of significance.' – Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

TASK FORCE RECOMMENDATION:

Demolish accessory structure using standard 'non-contributing because newer than period of significance.' – Approve.

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

C

CD 123 - 021 [MD]
Office Use Only

1. Name of Applicant: Robert & Shawn Schmitz
MAILING Address: 423 S. Clinton Ave City Dallas State TX Zip 75208
Daytime Phone: 972-342-5897 Fax: _____
Relationship of Applicant to Owner: SELF
ADDRESS OF PROPERTY TO BE DEMOLISHED: 423 S. Clinton Ave Zip 75208
Historic District: Winnetka Heights

Proposed Work:

2. Indicate which 'demolition standard(s)' you are applying:
- ☐ Replace with more appropriate/compatible structure
 - ☐ No economically viable use
 - ☒ Imminent threat to public health / safety
 - ☒ 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

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JUN 06 2013

Current Planning

3. Describe work and submit required documents for the demolition standard you are applying:
(please see attached checklist) Structure Age unknown, but does not appear in 1912 docum.
Demolition & Removal of Garage that is non contributing to the
historic overlay of district, leaning. Built after 1912 House
certificate of (building permit), does not show garage in Sanford 1927 map.

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: 5.29.13
5. Signature of Owner: [Signature] Date: 5.29.13
(IF NOT APPLICANT)

Review the enclosed Review and Action Form

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

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

Date

Sustainable Development and Construction

NOTE: THIS APPLICATION WILL EXPIRE 180 DAYS AFTER THE APPROVAL DATE

Certificate for Demolition & Removal

City of Dallas

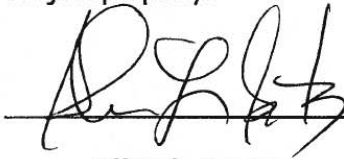
Historic Preservation

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

Affidavit

Before me the undersigned on this day personally appeared

Shawn Schmitz who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the owner, principle, or authorized representative of the subject property.

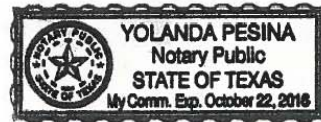


Affiant's signature

Subscribed and sworn to before me this 29th day of May, 2013

Yolanda Pesina

Notary Public





Front (west) elevation of main structure.



Existing accessory building.

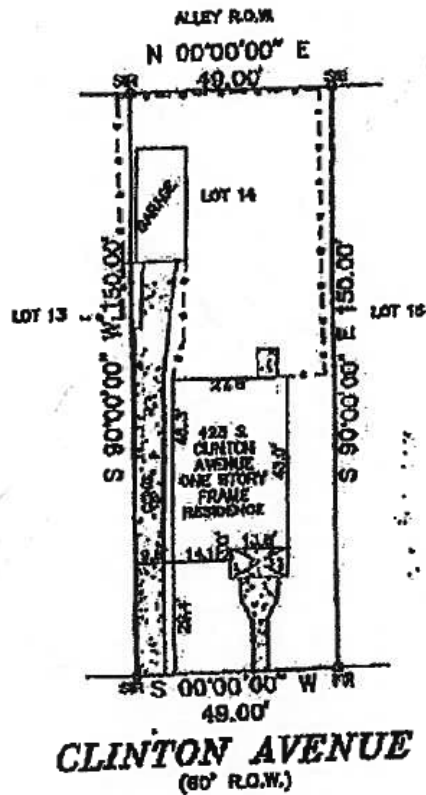


Existing accessory building

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY
ON THE GROUND OF PROPERTY LOCATED AT 423 S. CLINTON AVENUE IN THE CITY OF DALLAS,
TEXAS, HEREIN DESCRIBED AS FOLLOWS:

LOT 14, BLOCK 44/3283 OF WINNETKA HEIGHTS ADDITION,
AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 1, PAGE 184, MAP RECORDS, DALLAS COUNTY, TEXAS; LESS THE NORTH 1 FOOT
CONVEYED TO B.D. STANER BY DEED DATED JANUARY 22, 1939



The survey is hereby accepted with
the discrepancies, conflicts, or
discrepancies in area or boundary lines,
encroachments, protrusions, or
overlapping of improvements shown.

Andrew Callahan, Surveyor

NOTES:
FIP - FOUND IRON PIPE
FIM - FOUND IRON ROD
CONC - CONCRETE
B/L - BUILDING SET BACK LINE

FENCE LEGEND
--- GENERAL FENCE
--- WOOD FENCE
--- CHAIN LINK FENCE

TO CHICAGO TITLE COMPANY
THIS PLAT HEREIN IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF
THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF
SAID PROPERTY BEING AS REVEALED BY THE PLAT, THE SIZE, LOCATION AND
TYPE OF BUILDING AND IMPROVEMENTS ARE SHOWN, ALL IMPROVEMENTS BEING
WITHIN THE BOUNDARIES OF THE PROPERTY SETBACK FROM THE PROPERTY LINES
THE DISTANCES REVEALED, AS SHOWN ON SAID PLAT.
THERE ARE NO VISIBLE PROTRUSIONS EXCEPT AS SHOWN.

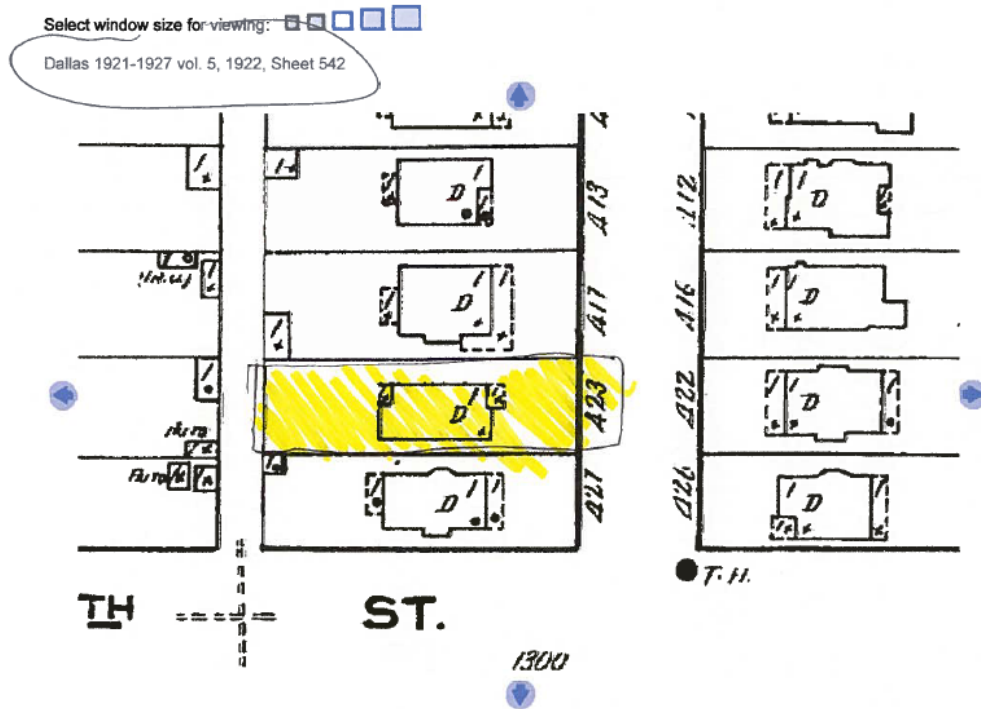
MORTGAGE COMPANY:
BANK OF AMERICA

SCALE 1"=30'
DATE OF SURVEY: 4-21-03
BY NO. 00005970 - MFL
JOB NUMBER 2313060

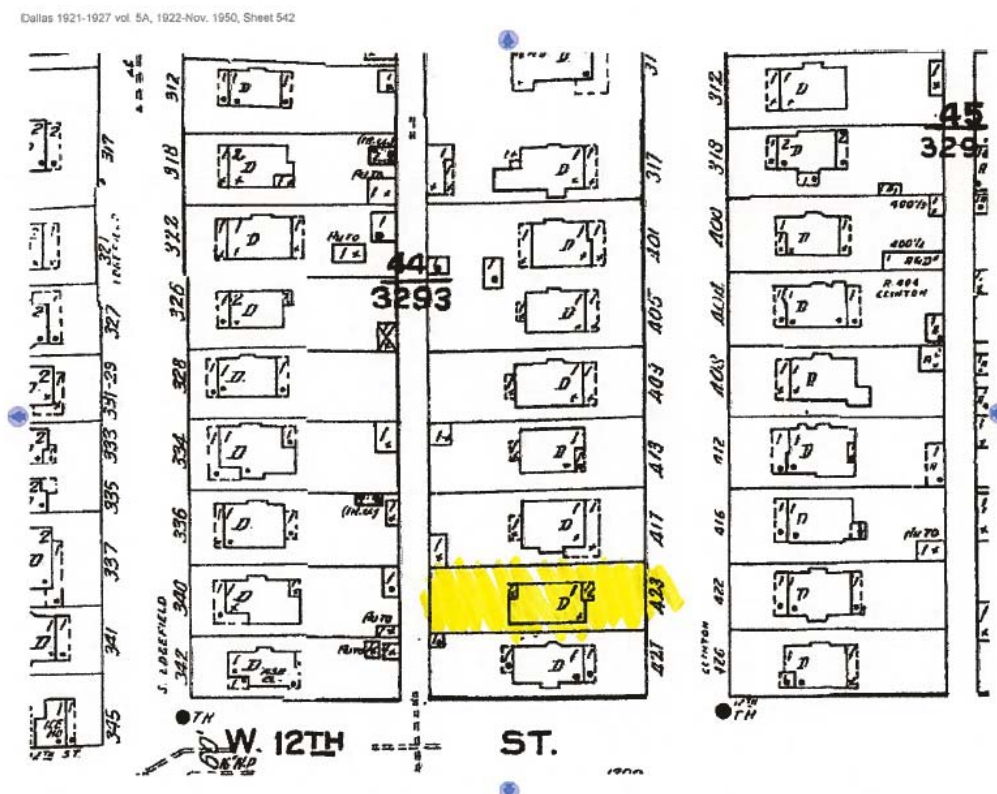
THIS PROPERTY IS LOCATED IN AN AREA WITHIN
ZONE X, OUTSIDE THE 100-YEAR FLOOD PLAIN,
ACCORDING TO THE FLOOD INSURANCE RATE MAP
FOR THE CITY OF DALLAS, MAP NUMBER
48118C0480 J, DATED 8/23/02.



Andrew Callahan
XCES
XCES Engineering & Surveying
P.O. Box 183128
Irving, Texas 76015



Sanborn Map 1922



Sanborn Map 1950

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 6/12/2013

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Robert Schmitz

PROPERTY ADDRESS: 423 S. Clinton

DATE of CA / CD REQUEST: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments / basis:

Task force members present

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

Ex Officio staff members present ☒ Mark Doty ☐

Simply Majority Quorum: ☒ yes ☐ no

Maker: Sandy

2nd: Jeff C

Task Force members in favor: all

Task Force members opposed: none

Basis for opposition:

CHAIR, Task Force [Signature]

DATE 6/12/13

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

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

**LANDMARK COMMISSION****JULY 1, 2013**

FILE NUMBER: CA123-530(MD)
LOCATION: 207 S. Willomet Avenue
STRUCTURE: Main, Accessory & Contributing
COUNCIL DISTRICT: 1
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Chris Walters

REPRESENTATIVE: None.

OWNER: BARKER WENDY & KELLY

REQUEST:

- 1) Paint main structure and garage. Brand: Sherwin Williams. Body - SW 7060 'Attitude Gray'. Trim/Window/Eave - SW 7006 'Extra White'. Accent/Gable accents - SW 6258 'Tricorn Black'.
- 2) Install new composition shingle roof on main structure and garage. Weathered Gray #929-274.

BACKGROUND / HISTORY:

6/3/13 – Landmark Commission denied without prejudice the following paint scheme. Brand: Valspar. Body - EB45-2 'Dark Spruce'. Trim - WV31004 'White Light'. Accent - EB38-4 'Flame' (CA123-461(MD)).

ANALYSIS: At the time of the Task Force meeting, the Applicant had not supplied the paint color samples or roof information, so the Task Force denied without prejudice. The Applicant provided Staff with that information the following week and Staff is recommending approval based on meeting the requirements for paint colors and roof color in the Winnetka Heights preservation criteria.

STAFF RECOMMENDATION:

- 1) Paint main structure and garage. Brand: Sherwin Williams. Body - SW 7060 'Attitude Gray'. Trim/Window/Eave - SW 7006 'Extra White'. Accent/Gable accents - SW 6258 'Tricorn Black'. - Approve - Approve specification dated 6/19/13 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 composition shingle roof on main structure and garage. Weathered Gray #929-274. – Approve - Approve specification dated 6/19/13 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) Paint main structure and garage. Brand: Sherwin Williams. Body - SW 7060 'Attitude Gray'. Trim/Window/Eave - SW 7006 'Extra White'. Accent/Gable accents - SW 6258 'Tricorn Black' – Deny without prejudice - Samples of all colors should be included with submissions. Not enough information.
- 2) Install new composition shingle roof on main structure and garage. Weathered Gray #929-274. – Deny without prejudice - Samples of all colors should be included with submissions. Not enough information.

C

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 123 - 530 (MD)
Office Use Only

Name of Applicant: Chris Walters and Bill Reyno
Mailing Address: 207 S Willomet Ave
City, State and Zip Code: Dallas, TX 75208
Daytime Phone: 214-893-7286 Fax: 214-823-7597
Relationship of Applicant to Owner: Contractor

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ☐ No ☐

Planner's Initials

PROPERTY ADDRESS: 207 S Willomet Ave, 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.

Re-roof entire house, replace any rotted wood, repaint entire house

Roof shingle - Home Depot Weathered Gray 929-274

Sherwin Williams paint colors: Body of house: Altitude Gray SW 7060, Trim color 1 - Extra White SW 7006, Trim color 2 - Tricorn Black SW 6258

RECEIVED BY

JUN 06 2013

Signature of Applicant: [Signature] Date: 6/6/12 Current Planner: g
Signature of Owner: [Signature] Date: 6/6/12
(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

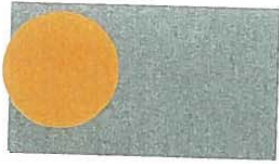
Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



East and partial south elevations.



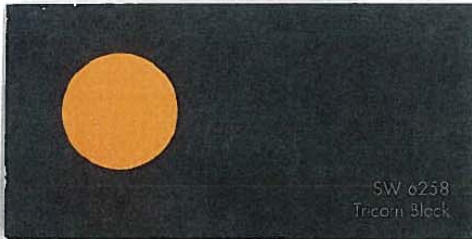
Attitude Gray SW 7060

BODY



SW 7006
Extra White

TRIM - WINDOW/EAVES



SW 6258
Treco's Black

ACCENT - GABLE ACCENTS



SHINGLE

6/19/13

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 6/12/2013

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Chris Walters

PROPERTY ADDRESS: 207 S. Willomet

DATE of CA / CD REQUEST: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

1) 2)

samples of all colors should be included w/
submissions - not enough info

Task force members present

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

Ex Officio staff members present ☒ Mark Doty

Simply Majority Quorum: ☒ yes ☐ no

Maker: Tony

2nd: Garth

Task Force members in favor: all

Task Force members opposed: none

Basis for opposition:

CHAIR, Task Force

DATE

6/12/13

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

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

**LANDMARK COMMISSION****JULY 1, 2013**

FILE NUMBER: CA123-535(MD)
LOCATION: 120 S. Winnetka Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Jeff Fahrenholz

REPRESENTATIVE: Danielle Langston

OWNER: LENDVAY MARILYN D

REQUEST:

- 1) Construct new two-story addition on rear.
- 2) Relocate various exterior windows.
- 3) Remove existing front porch and construct new front porch and steps.
- 4) Paint main structure. Brand: Sherwin Williams. Body - SW 7016 'Mindful Gray'. Trim - SW 6385 'Dover White'. Accent/Door - SW 6480 'Lagoon'.

BACKGROUND / HISTORY: The existing front porch is not the original. The 1922 Sanborn map on page CX-5 indicates that it had a full-length porch across the front at that time. The Applicant does not know when the existing porch was installed, but previous CA submittals indicate that the porch has been proposed to be replaced several times with the work never completed.

ANALYSIS: All the proposed work complies with the Winnetka Heights preservation criteria, so Staff is recommending approval.

STAFF RECOMMENDATION:

- 1) Construct new two-story addition on rear. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Relocate various exterior windows. – Approve - Approve drawings dated 6/19/13 with the finding of fact the proposed work is consistent with the criteria for windows and doors in Section 51P-87.111(a)(17)(B)(F)(ii),(iii), and (iv), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Remove existing front porch and construct new front porch and steps. – Approve - Approve drawings dated 6/19/13 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-87.111(a)(11), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Paint main structure. Brand: Sherwin Williams. Body - SW 7016 'Mindful Gray'. Trim - SW 6385 'Dover White'. Accent/Door - SW 6480 'Lagoon'. – Approve - Approve specification dated 6/19/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Construct new two-story addition on rear. – Approve - Approve as submitted. Fahrenholz recused.
- 2) Relocate various exterior windows. – Approve - Approve as submitted. Fahrenholz recused.
- 3) Remove existing front porch and construct new front porch and steps.- Approve - Approve as submitted. Fahrenholz recused.
- 4) Paint main structure. Brand: Sherwin Williams. Body - SW 7016 'Mindful Gray'. Trim - SW 6385 'Dover White'. Accent/Door - SW 6480 'Lagoon'. – Approve - Approve as submitted. Fahrenholz recused.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-535 (MD)
Office Use Only

Name of Applicant: Jeff Fahrenholz
Mailing Address: 310 N Edgewood
City, State and Zip Code: Dallas TX 75208
Daytime Phone: 469 244 9562 Fax: _____
Relationship of Applicant to Owner: under contract to buy

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

PROPERTY ADDRESS: 120 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.

- 2-STORY ROOM ADDITION (SCREENED PORCH / BEDROOM / BATHROOM) ON PIER & BM. FOUNDATION ONTO EXISTING 2-STORY SINGLE FAMILY DWELLING;
• INTERIOR REMODELING INCLUDING RELOCATED EXISTING & NEW WINDOWS;
• NEW FRONT PORCH & STEPS (CAST-IN-PLACE CONCRETE FOUNDATION) - REMOVE EXISTING (NOT ORIGINAL) PORCH
RM → NEW / REPLACEMENT 8' WOOD PRIVACY FENCE • NEW PAINT SCHEME

Signature of Applicant: [Signature] Date: 6/4/13

RECEIVED BY

X Signature of Owner: Marilyn D Lindsay Date: 6/4/13
(IF NOT APPLICANT)

JUN 06 2013

Current Planning

APPLICATION DEADLINE:

Application material must be completed and submitted by the **FIRST THURSDAY OF EACH MONTH, 12:00 NOON**, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201. **You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.**

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

OTHER:

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

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Sustainable Construction and Development

Date

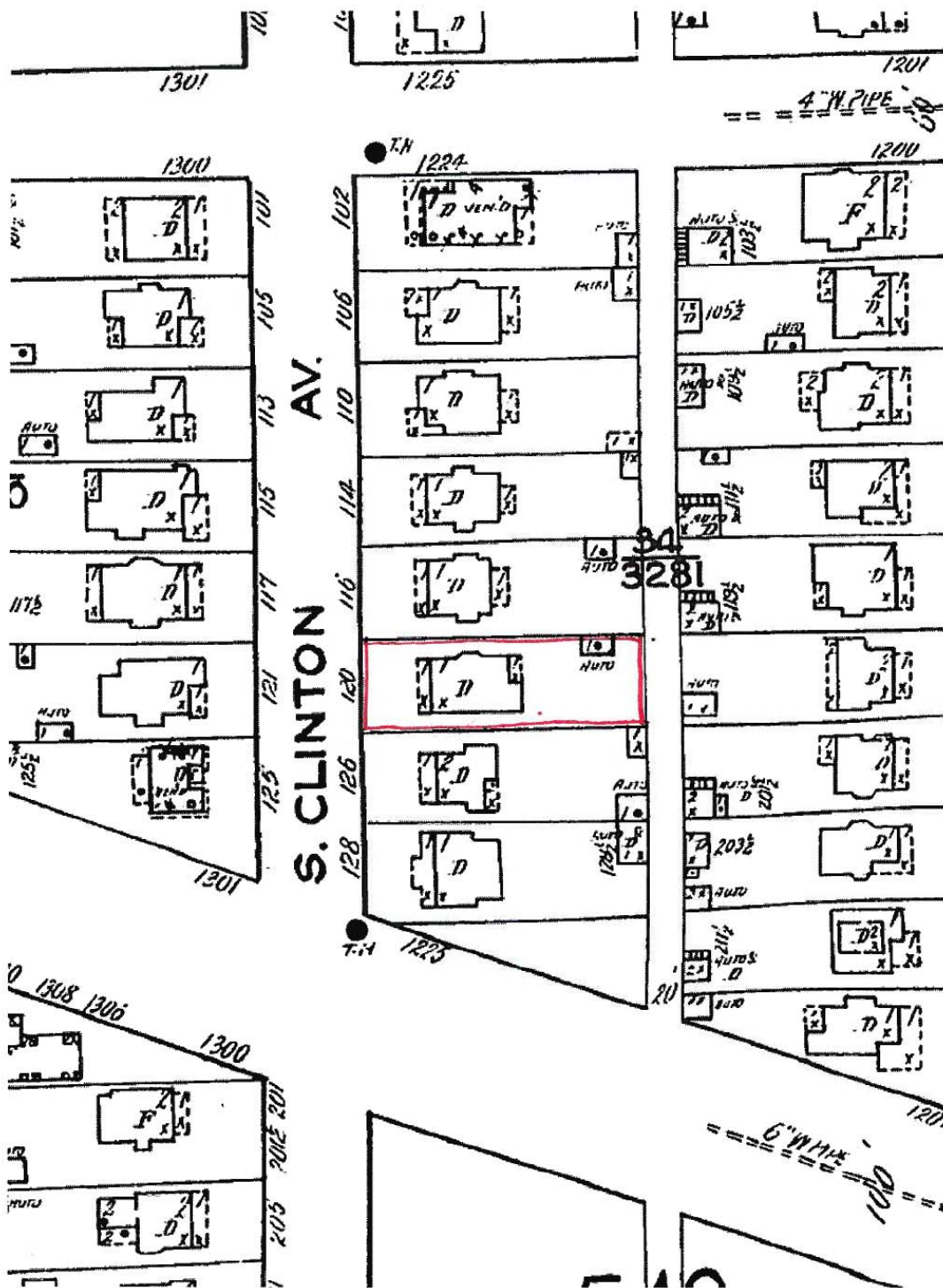
Certificate of Appropriateness

City of Dallas

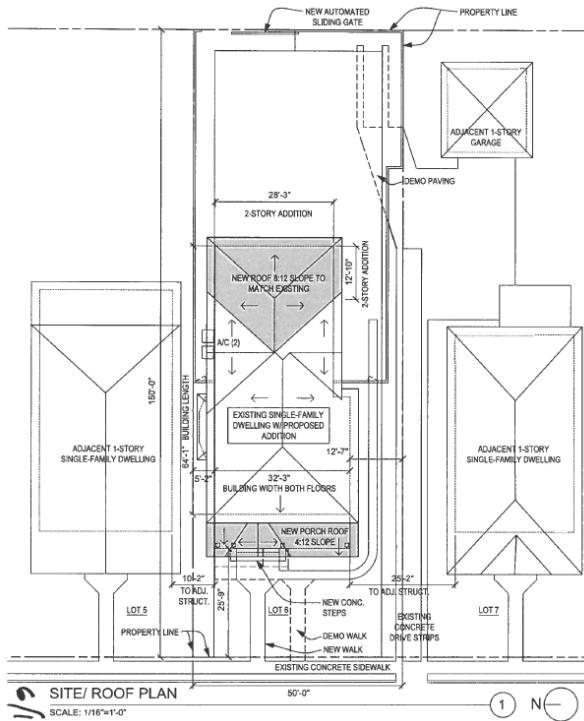
Historic Preservation



Front (west) elevation.



1922 Sanborn Map



Fahrenheit Residence Addition

Contact Information

Owner/Applicant: Jeff & Anne Fahrenheit
310 N. Edgfield Ave.
Dallas, TX 75208

Designer: Danielle Langston
2237 Stevens Woods Ln.
Dallas, TX 75208
Telephone (214) 942-1806
langston.danielle@gmail.com

Property Legal Description

Zoning: PD 87 Tract: Winnetka Heights Tract 1
Block: 355282 Lot: 6
Map: Volume 1, Page 194 Dallas County Map Records

Project Description

Address: 120 S. Winnetka Ave., Dallas, TX 75208

Scope:
2-story room addition (screened porch/ bedroom/ bathroom) on pier and beam foundation onto 2-story existing single-family structure
Interior remodeling including relocated existing and new windows

New/ replacement 8' wood privacy fence in rear yard
New front porch and steps, relocated front walk

Existing Dwelling Floor Area
First Floor: 1,678 sf
Second Floor: 1,543 sf
Total: 3,221 sf

Demolition
First Floor Front Porch: -167 sf

Room Addition Area
First Floor: 355 sf
Second Floor: 355 sf
New Front Porch: 258 sf

Lot Area: 7,500 sf

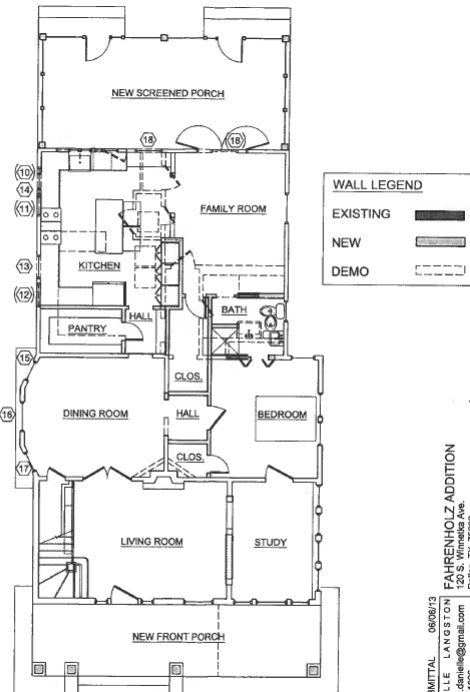
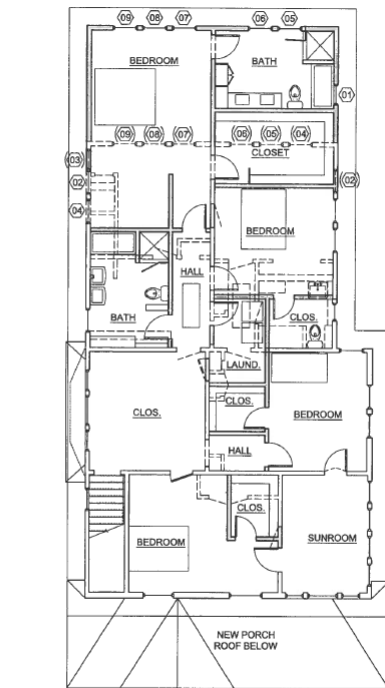
Lot Coverage (1678 sf - 167 sf + 355 sf + 258 sf = 2104 sf; 2104/7280)= 29% (35% allowed)

Building Type: Type V Construction

Occupancy / Use: R3 / Single Family Dwelling

Applicable Codes: 2006 IBC, IMC, IPC, IEBC, IRC, IFGC, 2009 IEC, w/ Dallas Amendments, Dallas City Ordinance #18368, 2008 NEC

CA SUBMITTAL 06/06/13
DANIELLE LANGSTON
langston.danielle@gmail.com
214-942-1806
FAHRENHOLZ ADDITION
120 S. Winnetka Ave.
Dallas, TX 75208
A1.0



CA SUBMITTAL 06/06/13
DANIELLE LANGSTON
langston.danielle@gmail.com
214-942-1806
FAHRENHOLZ ADDITION
120 S. Winnetka Ave.
Dallas, TX 75208
A2.0

WINDOW LEGEND

ALL NEW WINDOWS TO BE JELD-WEN "CUSTOM WOOD", SOLID PINE INTERIOR & EXTERIOR, TRUE DIVIDED LITES, ALL STILES, RAILS AND HORIZONTAL BARS MEASURED TO MATCH EXISTING ORIGINAL WINDOWS, EXTERIOR PAINTED PER PAINT SCHEDULE SHEET AS.1

- 01 24" x 37 1/2"; 1/1 DOUBLE-HUNG; NEW (SEE NOTE ABOVE)
- 02 32" x 61"; 1/1 DOUBLE-HUNG; RELOCATE TO MASTER BEDROOM NORTH WALL
- 03 28" x 61"; 1/1 DOUBLE-HUNG; REMOVE
- 04 32" x 61"; 1/1 DOUBLE-HUNG; RELOCATE TO MASTER BEDROOM NORTH WALL
- 05 32" x 61"; 1/1 DOUBLE-HUNG; RELOCATE TO MASTER BATH EAST WALL
- 06 32" x 61"; 1/1 DOUBLE-HUNG; RELOCATE TO MASTER BATH EAST WALL
- 07 32" x 61"; 1/1 DOUBLE-HUNG; RELOCATE TO MASTER BEDROOM EAST WALL
- 08 32" x 61"; 1/1 DOUBLE-HUNG; RELOCATE TO MASTER BEDROOM EAST WALL
- 09 32" x 61"; 1/1 DOUBLE-HUNG; RELOCATE TO MASTER BEDROOM EAST WALL
- 10 30" x 57"; 1/1 DOUBLE-HUNG; RELOCATE TO KITCHEN EAST WALL
- 11 32" x 57"; 1/1 DOUBLE-HUNG; RELOCATE TO KITCHEN EAST WALL
- 12 32" x 30"; 1/1 DOUBLE-HUNG; REMOVE (PROPORTIONS NOT APPROPRIATE TO OTHER OPENINGS)
- 13 28" x 45"; 1/1 DOUBLE-HUNG; NEW (SEE NOTE ABOVE)
- 14 28" x 45"; 1/1 DOUBLE-HUNG; NEW (SEE NOTE ABOVE)
- 15 28" x 69"; 15 LITE FIXED EXISTING NOT ORIGINAL; REPLACE WITH 1/1 DOUBLE-HUNG (SEE NOTE ABOVE)
- 16 38" x 69"; 20 LITE FIXED EXISTING NOT ORIGINAL; REPLACE WITH SAME SIZE 1/1 DOUBLE-HUNG (SEE NOTE ABOVE)
- 17 28" x 69"; 15 LITE FIXED EXISTING NOT ORIGINAL; REPLACE WITH SAME SIZE 1/1 DOUBLE-HUNG (SEE NOTE ABOVE)
- 18 41" x 69"; 1/1 DOUBLE-HUNG; RELOCATE TO KITCHEN EAST WALL



SOUTH ELEVATION

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

MATERIAL NOTES

TYPICAL ALL ELEVATIONS:

SIDING: MATCH EXISTING 117 NOVELTY SIDING, PAINTED PER PAINT LEGEND "PRIMARY COLOR" TO BE APPROVED UNDER THIS C.A.

CORNER TRIM: 1 X 4 HARDWOOD TO MATCH EXISTING, PAINTED PER PAINT LEGEND "PRIMARY COLOR" TO BE APPROVED UNDER THIS C.A.

HEADER TRIM: 1 X 12 WITH MOLDING TO MATCH EXISTING, PAINTED PER PAINT LEGEND "SECONDARY COLOR" TO BE APPROVED UNDER THIS C.A.

WINDOW TRIM: 1 X 6 FLAT CASING, SILL, STOPS, HEAD MOLDING TO MATCH EXISTING, PAINTED PER PAINT LEGEND "SECONDARY COLOR" TO BE APPROVED UNDER THIS C.A.

SEE SHEET A5.6 FOR FURTHER INFO ON NEW FRONT PORCH



WEST (FRONT) ELEVATION

CA SUBMITTAL 060643
DANIELLE LANGSTON
langston.danielle@gmail.com
120 S. Wrentham Ave.
Dallas, TX 75208
214.942.1806

FAHRENHOLTZ ADDITION
A3 D

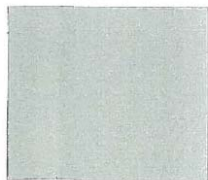
PAINT LEGEND



ACCENT COLOR (FRONT DOOR):
SHERWIN-WILLIAMS SW 6480 LAGOON



SECONDARY COLOR (ALL TRIM/COLUMNS):
SHERWIN-WILLIAMS SW 6385 DOVER WHITE



PRIMARY COLOR (ALL SIDING):
SHERWIN-WILLIAMS SW 7016 MINDFUL GRAY



NORTH ELEVATION

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



8" WOOD PRIVACY FENCE EXAMPLE



EAST ELEVATION

CA SUBMITTAL 060643
DANIELLE LANGSTON
langston.danielle@gmail.com
120 S. Wrentham Ave.
Dallas, TX 75208
214.942.1806

FAHRENHOLTZ ADDITION
A3 D

Staff note: Fence was approved as a Routine Maintenance Certificate of Appropriateness.



VIEW OF SOUTH & EAST FACADES FROM ADJ. PROPERTY



VIEW OF SOUTH & WEST FACADE FROM SIDEWALK



VIEW OF NORTH FACADE FROM ADJ. PROPERTY

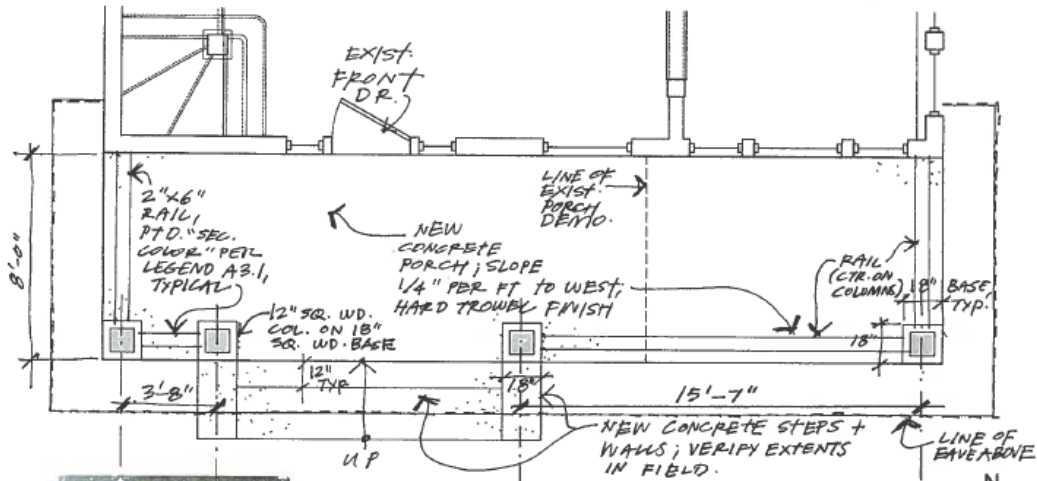


VIEW OF WEST FACADE FROM SIDEWALK

6/19/13

C.A. SUBMITAL 060613
 FAIRBANKS, ALASKA
 FAIRBANKS, ALASKA
 123 S. WENDELL AVE.
 FAIRBANKS, ALASKA 99701
 214.942.1806
 DALLAS, TX 75208

A4 0

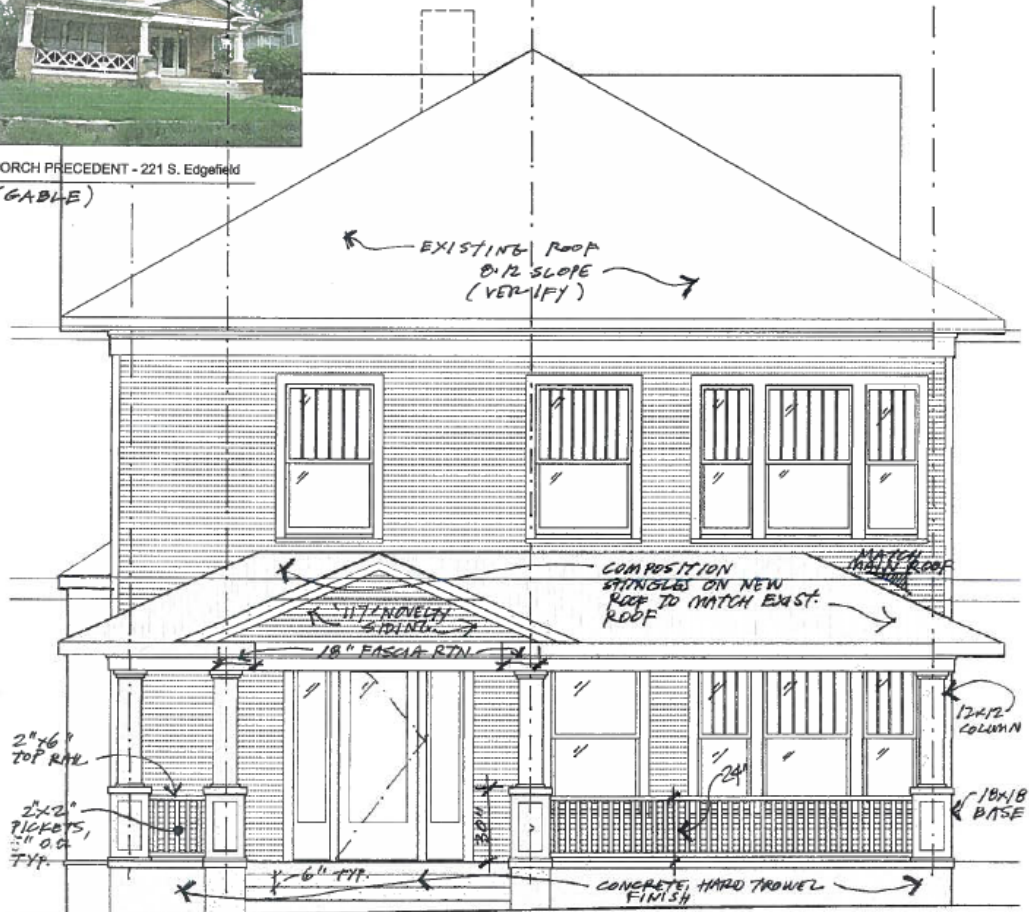


FRONT PORCH PLAN

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



PORCH PRECEDENT - 221 S. Edgefield
(GABLE)



* COLUMNS, BASES, RAILS + ROOF TRIM TO BE 'SECONDARY COLOR' PER A3.1; NEW GABLE SIDING TO BE 'PRIMARY COLOR'

FRONT PORCH ELEVATION

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

6/19/13



The existing front porch light will be removed and reused on the proposed front porch. No other exterior lighting is being submitted.

The new composition shingle roof will match the existing Red composition shingle.

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 6/12/2013

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Jeff Fahrenholz

PROPERTY ADDRESS: 120 S. Winnetka

DATE of CA / CD REQUEST: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

- 1) 2-story room addition approve items 1-4 as submitted
- 2) interior remodeling
- 3) new front porch
- 4) new/ replacement fence

Task force members present

☒ Jeffrey Fahrenholz (Chair)

☒ Sandra Adams (Vice-Chair)

☒ Alfred Pena

recused

☒ Tony Eeds

☒ Jeff Cummings

☒ Les Hall

☒ Garth Russo

☒ Barbara Roy (Alternate)

☐ Holli Murray (Alternate)

Ex Officio staff members present ☒ Mark Doty ☐

Simply Majority Quorum: ☒ yes ☐ no

Maker: Tony Eeds

2nd: Garth Russo

Task Force members in favor: ALL

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force Sandra Adams DATE 6/12/2013

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

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

**LANDMARK COMMISSION****JULY 1, 2013**

FILE NUMBER: CA123-518(MD)
LOCATION: 403 S. Winnetka Avenue
STRUCTURE: Main & Compatible (Non-Contributing)
COUNCIL DISTRICT: 1
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Gaberial Rounds

REPRESENTATIVE: None.

OWNER: ROUNDS GABERIAL L

REQUEST:

Install new composition shingle roof. GAF Timberline shingles 'Weathered Wood'.

BACKGROUND / HISTORY: None.

ANALYSIS: The proposed work complies with the Winnetka Heights preservation criteria for roof and roof colors, so Staff is recommending approval.

STAFF RECOMMENDATION:

Install new composition shingle roof. GAF Timberline shingles 'Weathered Wood'. – Approve - Approve specification dated 6/19/13 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:

Install new composition shingle roof. GAF Timberline shingles 'Weathered Wood'. – Approve.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 123 - 518 [MD]
Office Use Only

Name of Applicant: Gaberial Rounds
Mailing Address: 403 South Winnetka Avenue
City, State and Zip Code: Dallas, TX, 75208
Daytime Phone: 214-718-2638 Fax: _____
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: 403 South Winnetka Avenue
Historic District: Winnetka Heights

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

PROPOSED WORK:

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

Replace roof with GAF Timberline shingle in Wheathered Wood color as seen at 422 S. Winnetka and 404 S. Clinton. This is a 30 year shingle.

RECEIVED BY

JUN 06 2013

Current Planning

Signature of Applicant: [Signature] Date: May 28, 2013

Signature of Owner: [Signature] Date: May 28, 2013

(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 (east) elevation.



Roof specification.

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 6/12/2013

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Gaberial Rounds

PROPERTY ADDRESS: 403 S. Winnetka

DATE of CA / CD REQUEST: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

Task force members present

<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input checked="" type="checkbox"/> Tony Eeds	<input checked="" type="checkbox"/> Garth Russo
<input checked="" 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 checked="" type="checkbox"/> Les Hall	<input type="checkbox"/> Holli Murray (Alternate)

Ex Officio staff members present ☐ Mark Doty ☒

Simply Majority Quorum: ☒ yes ☐ no

Maker: *Garth*

2nd: *Sandy*

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *6/12/13*

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

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

**LANDMARK COMMISSION****JULY 1, 2013**

FILE NUMBER: CA123-526(MD)
LOCATION: 719 Parkmont Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD-397, Tract A

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Junius Heights
MAPSCO: 46-B
CENSUS TRACT: 0014.00

APPLICANT: Quentin Hartley

REPRESENTATIVE: None.

OWNER: LELEVICH MICHAEL J &

REQUEST:

Remove existing front porch and install new porch and stairs.

BACKGROUND / HISTORY: None.

ANALYSIS: The Applicant states that the house was remodeled several times around 1979-1980, resulting in the condition as shown on D1-3. When the Applicant purchased the structure, he attempted to correct the mistakes made in those previous renovations and restore the house to its previous condition. The Applicant believes that the structure might have originally looked like the 'Hazelton' as shown on D1-6. This thinking is based off the Hazelton floor plan on D1-7 versus the Applicant's floor plan. As part of these renovation projects, a new dormer and back addition were all completed before the historic overlay was enacted. The porch as currently exists was not a part of any of the current owners projects and is believed to date from the '79-'80 time period. The renovation continued into the interior, where the Applicant installed several decorative features that are shown on D1-8. These types of features, along with the historic elevation of the 'Hazelton' design, are the basis for the proposed porch replacement.

While Staff is in agreement that the current porch configuration and style is probably not the original, Staff is hesitant to recommend approval of the proposed porch without more concrete historic evidence.

STAFF RECOMMENDATION:

Remove existing front porch and install new porch and stairs. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that there is no historic documentation to support the type of porch proposed.

TASK FORCE RECOMMENDATION:

Remove existing front porch and install new porch and stairs. – Approve with conditions - Approve removal of existing front porch and install new porch and stairs contingent upon rail height not be taller than bottom of front window as per 4.1b, 4.2, 4.3, 7.1-7.4.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 526 [MD]
Office Use Only

Name of Applicant: Quentin Hartley (Hartley Remodeling)
Mailing Address: 6019 North 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

* **PROPERTY ADDRESS:** 719 Parkmont Dallas, TX 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.

Front porch renovation project.
Replace rotten boards.

RECEIVED BY

JUN 05 2013

Current Planning

Signature of Applicant: Quentin Hartley Date: 6/4/13

* Signature of Owner: Indy Lee Date: 6/4/13
(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



Condition of structure 2003

(Most of the exterior work was completed before the historic overlay was passed).



Front (east elevation). June 2013.

ANTIQUE HOME

[House-Plans/1> 1916 Sears - Modern Home Catalog /House-Plans/1916-Sears/1> Hazelton \(264P172\)](#)

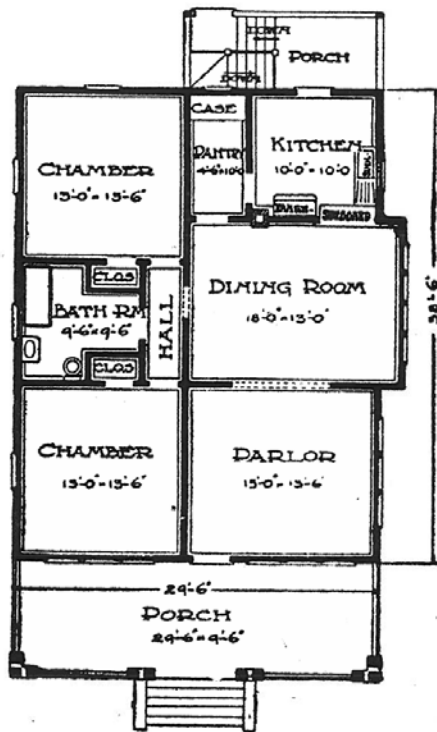
'172 or The Hazelton

1916 SEARS ROEBUCK MODERN HOMES

The Hazelton (also numbered 264P172) is a spacious craftsman style plan offered in the 1916 Sears Modern Home catalog. Little floor space is wasted in this approximately 1200 sq. ft. home. The rooms are slightly larger than many comparable homes and an generous front porch ensures that outdoor living needs are equally well served.

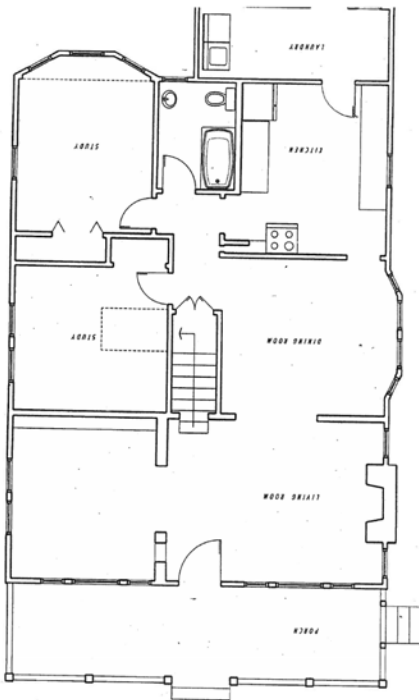


Historic house type that the Applicant believes the structure was modeled.



Floor Plan.

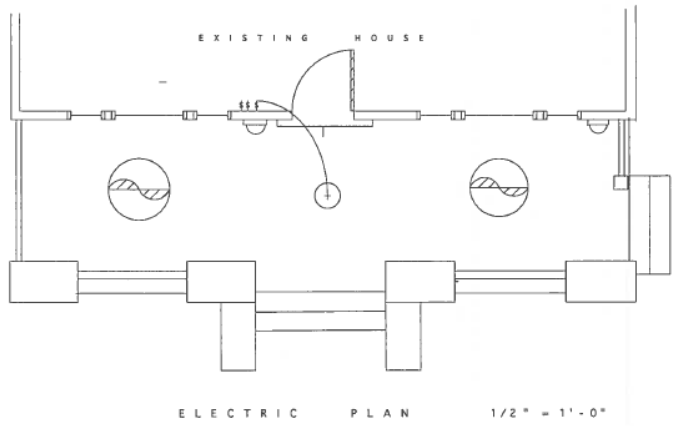
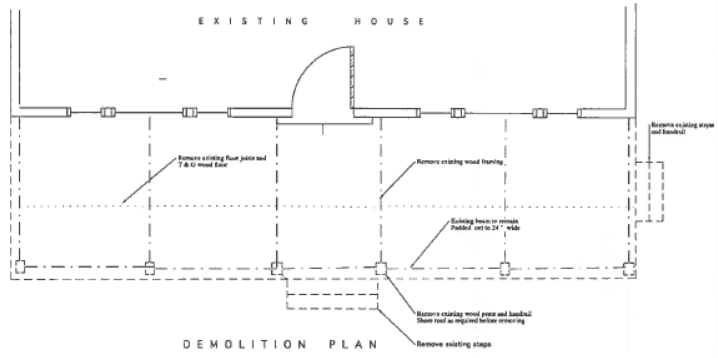
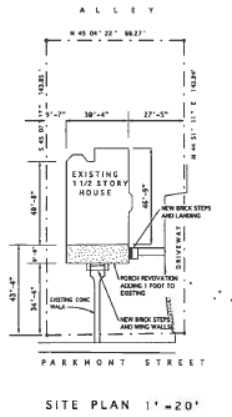
Historic model floor plan

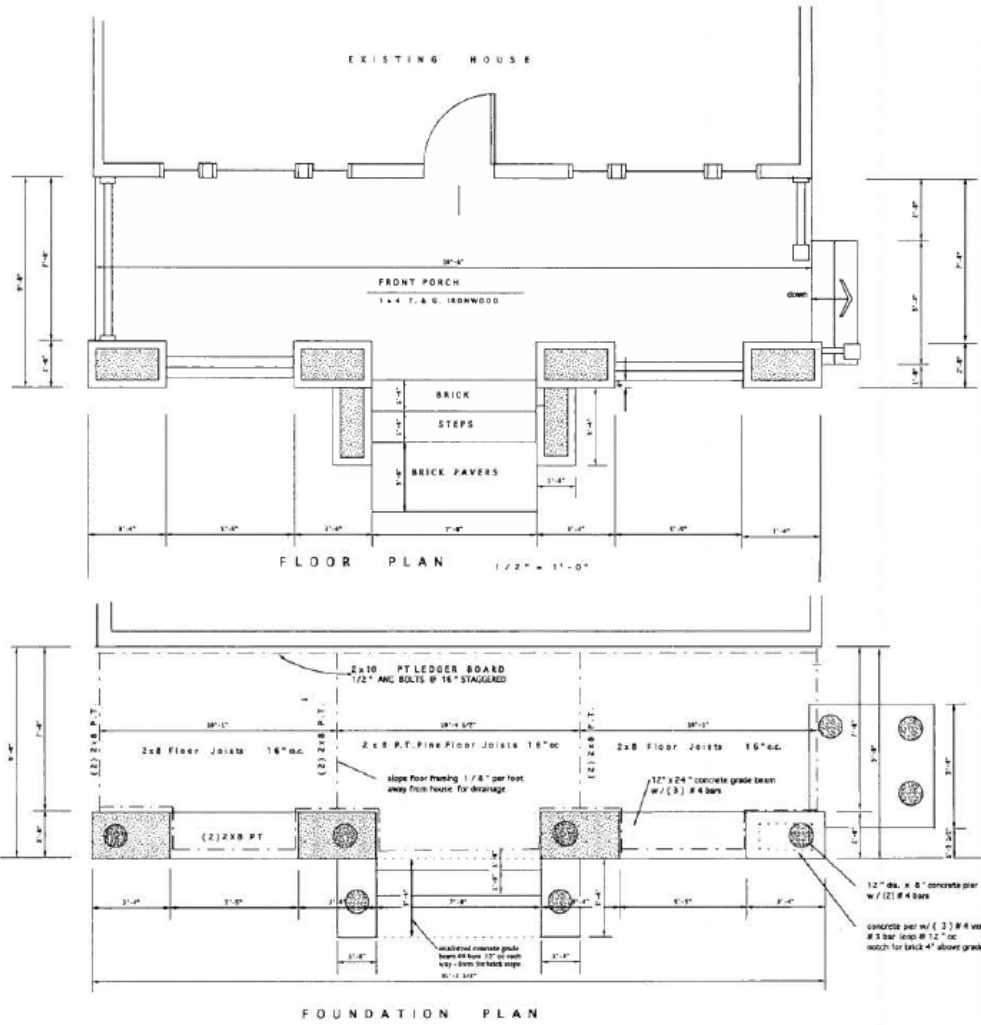


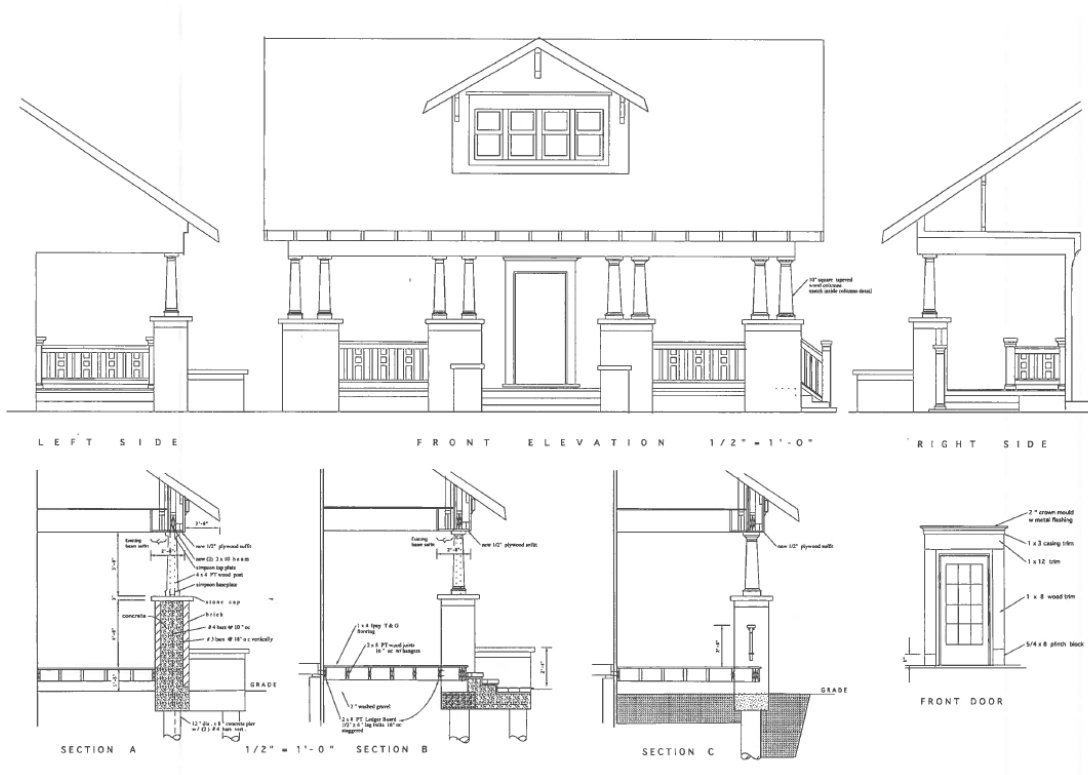
Applicant's floor plan.



Interior details installed by the Applicant.







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

Junius Heights

DATE: 6/13/2013

TIME: 5:30 pm

MEETING PLACE: Lakewood Library, 6121 Worth Street

Applicant Name: Quentin Hartley

Address: 719 Parkmont

Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

Rene Schmidt has recused him self. Applicant is neighbor

*approve removal of existing front porch + install new porch
+ stairs contingent upon rail height not be taller than bottom
of front window as per 4.1b, 4.2, 4.3, 7.1-7.4*

Task force members present

☒ Rene Schmidt (Chair)

☒ Laura Koppang

☒ Mary Mesh

☒ Sally Johnson

☒ (Alternate) *Terri Raith*

☐ Barbara Cohen

☒ Morgan Harrison

☐ (Alternate)

Ex Officio staff members Present ☐ Mark Doty ☒ *Nina Bean*

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

Maker:

2nd:

Task Force members in favor: *4*

Task Force members opposed: *0*

Basis for opposition:

CHAIR, Task Force

Mary Mesh

DATE

6/13/13

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****JULY 1, 2013**

FILE NUMBER: CA123-511(MD)
LOCATION: 5000 Tremont Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD-97

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Munger Place
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Rick Carter

REPRESENTATIVE: None.

OWNER: BALES WILLIAM M

REQUEST:

- 1) Construct new attic dormer on rear elevation.
- 2) Install new windows on side gables.

BACKGROUND / HISTORY: This structure is considered 'contributing' to the Munger Place National Register District.

ANALYSIS: The Task Force indicated a preference for the proposed window dormer to be lowered to match the existing swing line of the front dormers. This change would severely limit required head room height and would render most of the proposed space useless. With those issues, and the desire of the Applicant to proceed as originally submitted, Staff is recommending approval of the new dormer as submitted due to the fact the dormer would not be readily visible from either the cornerside façade (it will be inset 10'-0" from both side roof lines) or the rear façade (see image on D2-5) and that the proposed work would be compatible yet distinct from the original. A later rear addition also hampers the ability for the dormer to be lowered.

STAFF RECOMMENDATION:

- 1) Construct new attic dormer on rear elevation. – Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for building placement, form, and treatment in the preservation criteria Section 11 (a)(2)(3)(9)(c), (12)(A), (16)(A)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) Install new windows on side gables. – Approve - Approve drawings and specifications dated 6/19/13 with the finding the proposed work is consistent with the criteria for building placement, form, and treatment in the preservation criteria Section 11 (a)(19)(B)(i) and (c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Construct new attic dormer on rear elevation. – Approve with conditions - Recommend approval with roof line at rear to match front dormer. Windows acceptable as submitted. Rear windows to adjust as required with roof adjustment. Submit cut sheet for windows.
Vote: 3 to 1. Reason for opposition. Gormley - Rear enclosure at porch compromises structure, proposed addition allows functionality.
- 2) Install new windows on side gables. – Approve - Windows acceptable as submitted. Submit cut sheet for windows.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 -511 (MD)
Office Use Only

Name of Applicant: RICK CARTER AIA
Mailing Address: 602 N. BROOKSIDE
City, State and Zip Code: DALLAS TX 75214
Daytime Phone: 214-924-9811 Fax: 214-827-2755
Relationship of Applicant to Owner: ARCHITECT

PROPERTY ADDRESS: 5000 TREMONT
Historic District: MUNGER PLACE

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

PROPOSED WORK:

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

ADDING AN ATTIC DORMER TO THE REAR OF
HOME ON THE THIRD FLOOR. REPLACEMENT
WINDOWS ON SIDE GABLES.

RECEIVED BY

JUN 06 2013

Signature of Applicant: Rick Carter Date: 6/3/13 Current Planning

Signature of Owner: J. M. Baker Date: 6/5/13
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408



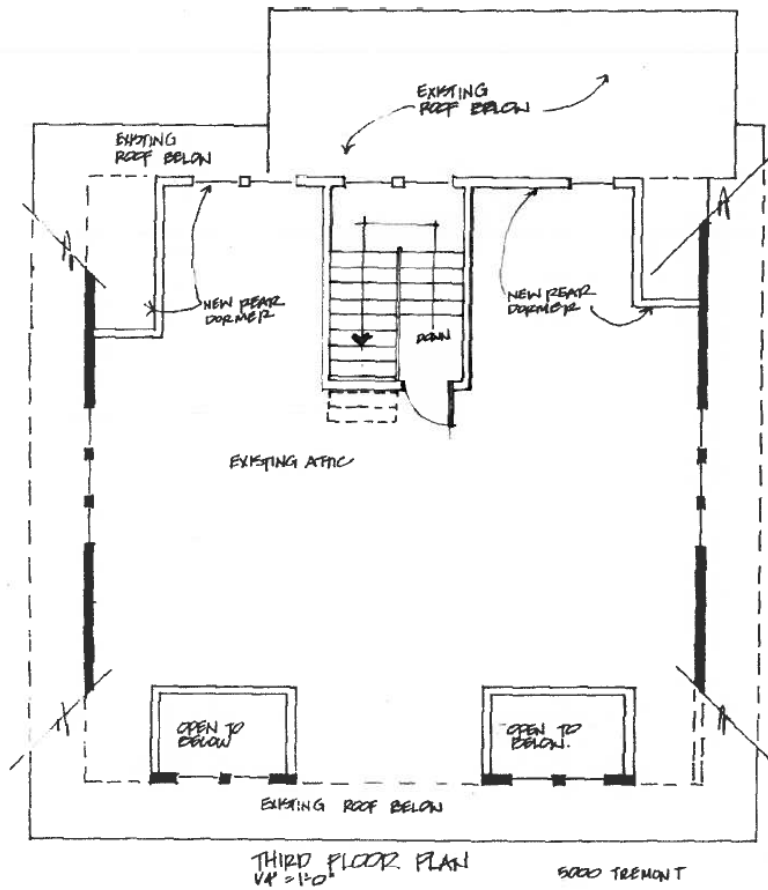
Front (north) elevation.



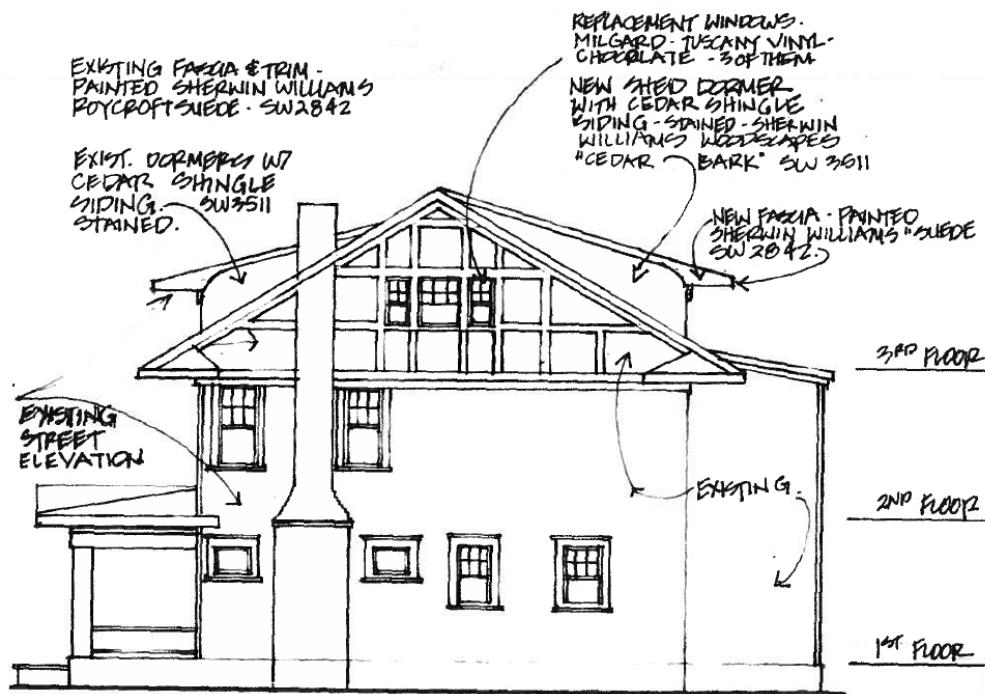
Cornerside (west) elevation.



Cornerside and partial rear elevations.



6/19/13

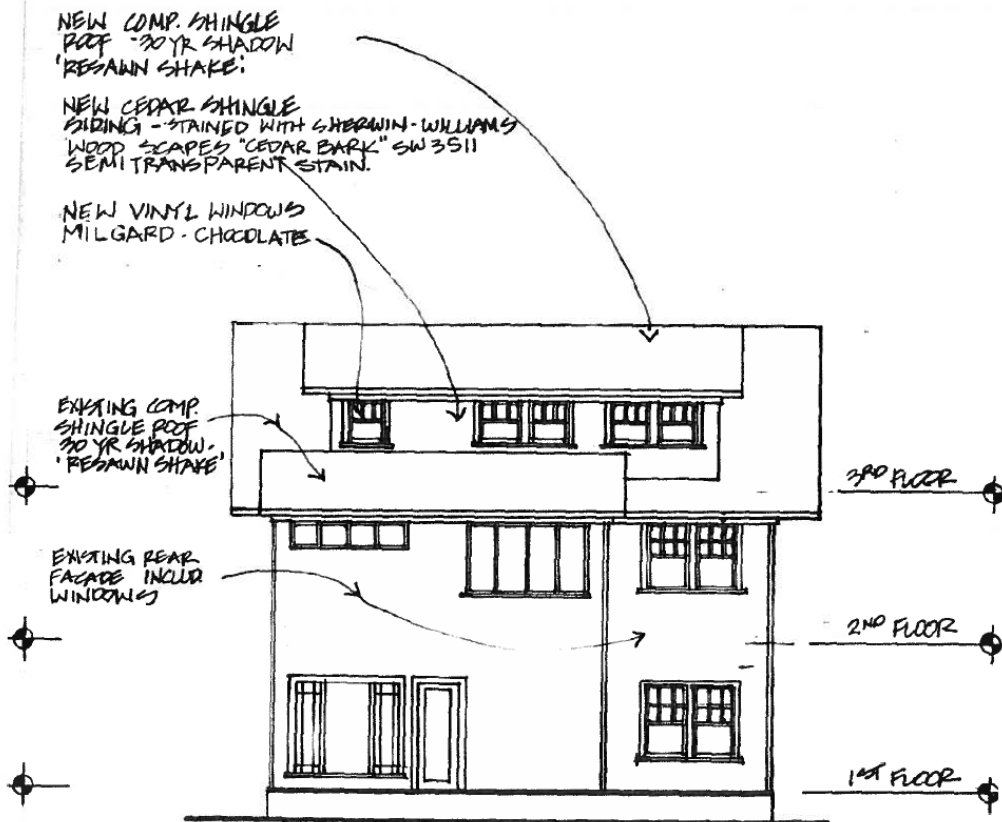


STREET SIDE ELEVATION
1/8" = 1'-0"

5000 TREMONT



6/19/13





SW 2837
EXIST. COLOR ON
SIDING TO REMAIN
AURORA BROWN



SW 3511 - CEDAR BARK
EXISTING STAIN ON
FRONT GABLE &
DORMER CEDAR SHINGLES
TO REMAIN -
ALSO STAIN FOR CEDAR
SHINGLE SIDING ON NEW
DORMER.



SW 2842 - ROYCROFT SUEDE
EXISTING HOUSE TRIM COLOR.
ALSO COLOR FOR TRIM ON
NEW DORMER.

SW 2833 - ROYCROFT
VELLUM
EXISTING COLOR ON
SOFFIT TO REMAIN -
ALSO COLOR FOR
SOFFIT ON NEW DORMER



SW 2838 - POLISHED MAHOGANY
EXISTING COLOR OF WINDOWS
TO REMAIN



MILGARD CHOCOLATE.
COLOR OF NEW VINYL
WINDOWS &
REPLACEMENTS.

6/19/13
5000 TREMONT



Tuscany® Series Vinyl Windows & Doors



1.800.MILGARD • milgard.com

The next five pages include the proposed window specifications. The * indicates the specific details for the proposed windows.



We thought of everything.

- Worry-free vinyl construction that won't corrode and will never need painting
- The look of traditional wood windows with even sight lines
- Custom sizes built to your exact specifications with no extra lead time
- Award-winning innovation with SmartTouch® window and door locks
- Folding, nesting operator handles on awning and casement styles
- Vent stops for added peace of mind when children and pets are present on single hung, double hung and horizontal slider windows
- Pull rail screens that make removing and inserting easier
- Endless combinations of windows, doors, transoms, and sidelites in any array you can imagine
- Multiple frame types allow for use in both new construction and replacement applications

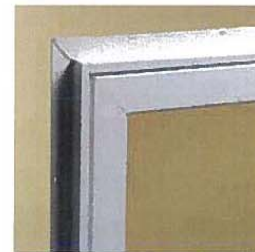
Installation Configurations



Block



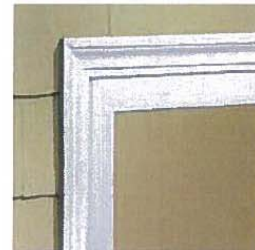
Nail Fin



Z-bar



Brickmold



6/19/13



Radius window

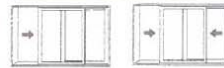
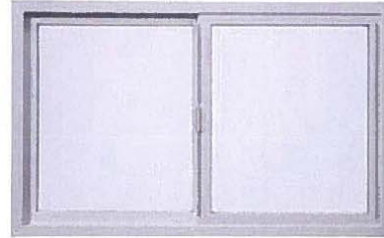


Horizontal sliding window

Horizontal Slider

Double Horizontal Slider

(Half Vent) Min 2'0"x1'6" Max 6'0"x6'0"



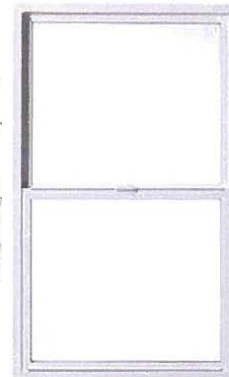
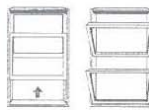
Radius window, French sliding door

Single Hung

Double Hung

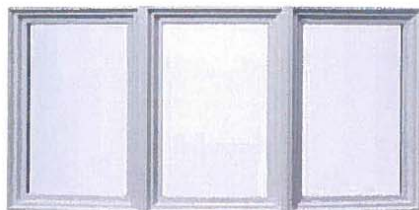
Single Hung: Min 1'6"x2'0"
Max 4'0"x7'0"

Double Hung: Min 1'6"x2'6"
Max 4'0"x7'0"



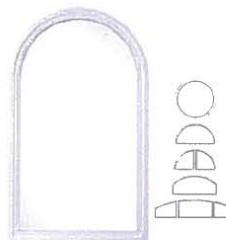
Bow

Min 3'0"x1'0" Max 10'0"x5'0"



Radius

Min Max: varies based on
window combination



Specialty Windows

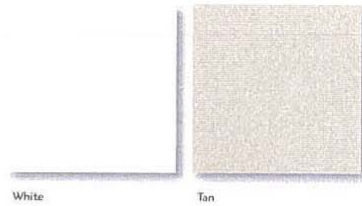


6/19/13

Premium Exterior Vinyl Finishes

Tuscany® Series gives you design flexibility with seven premium and two standard exterior colors.

Standard
Matching interior



Premium
White interior only



Reviews from milgard.com -

The latches are so simple and easy to use even my mother who has arthritis can manage them with no trouble. Best of all, they look good. I look forward to enjoying these for years to come.

— San Diego, CA

The customer service is excellent, the products are excellent. I would choose Milgard again in a second!

— Northern AZ

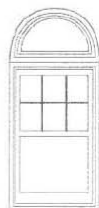
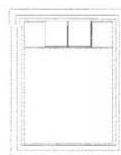
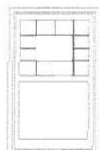
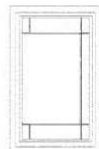
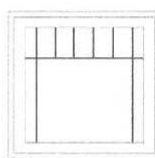
13

6/19/13



Grids

Express your creativity and dramatically increase your home's curb appeal with our virtually endless grid options. Select grid choices placed inside our insulated glass units for easiest window cleaning.



Flat Grid



Sculptured Grid



* Simulated Divided Lites

6/19/13

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 6/11/2013
TIME: 5:30 pm
MEETING PLACE: Omniplan, 1845 Woodall Rodgers Frwy. Ste. 1500

Applicant Name: Rick Carter
Address: 5000 Tremont St. (Munger Place)
Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

RECOMMEND APPROVAL WITH ROOF LINE AT REAR TO
MATCH FRONT DORMER.

WINDOWS ACCEPTABLE AS SUBMITTED, REAR
WINDOWS TO ADJUST AS REQUIRED WITH ROOF ADJUSTMENT
SUBMIT CUT SHEET FOR WINDOWS.

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> John Mark Guest	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input type="checkbox"/> Greg Johnston	<input type="checkbox"/> Virginia McAlester (Alternate)
<input checked="" type="checkbox"/> John Gormley	<input type="checkbox"/> Brandon Burris	<input type="checkbox"/> Cheryl Scott (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: J MARK GUEST

2nd: JOANNA L HAMPTON

Task Force members in favor:

Task Force members opposed: JOHN GORMLEY.

Basis for opposition: REAR ENCLOSURE AT REAR COMPROMISES STRUCTURE,
SEA PROPOSED ADDITION ALLOWS FUNCTIONALITY.

CHAIR, Task Force

DATE 11 June 2013

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****JULY 1, 2013**

FILE NUMBER: CA123-522(MD)
LOCATION: 4413 Sycamore Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: R-7.5(A)

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Peak's Suburban
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Gretchen Wittig

REPRESENTATIVE: None.

OWNER: HANSEN FREDERICK E &

REQUEST:

- 1) Install two wood trellises in front yard. Work completed without a Certificate of Appropriateness.
- 2) Install three new planting beds in front yard. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: None.

ANALYSIS: Staff has several issues with the work as completed. The trellis work is problematic because they are not a typical landscape feature for a front yard, plus per the Dallas Development Code, they are considered a 'structure'. Structures are not allowed within the front yard setback.

The raised planting beds again are not typical in either height or material. At grade planting beds would be much more appropriate.

Based on those reasons, Staff is recommending deny without prejudice of both items.

STAFF RECOMMENDATION:

- 1) Install two wood trellises in front yard. Work completed without a Certificate of Appropriateness. – Deny without prejudice - The completed 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 states landscaping must be appropriate and compatible, must

enhance the structure and surroundings, and must not obscure significant views of or from the main building. Preservation criteria Section 2.6.

- 2) Install three new planting beds in front yard. Work completed without a Certificate of Appropriateness. – Deny without prejudice - The completed 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 states landscaping must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of or from the main building. Preservation criteria Section 2.6.

TASK FORCE RECOMMENDATION:

- 1) Install two wood trellises in front yard. Work completed without a Certificate of Appropriateness. – Deny without prejudice - Denial of trellises as they are structures, which are prohibited by 2.1. Also, they are not historically appropriate.
- 2) Install three new planting beds in front yard. Work completed without a Certificate of Appropriateness. – Approve with conditions - Denial of raised beds along front walk. Beds flush with adjacent ground and unedged ok at those locations. Also, metal or plastic edging extending 2" above ground ok.
- 3) Raised bed parallel of adjacent porch is ok with brick edging, no more than 6" tall. No stone edging.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 522 (MD)
Office Use Only

Name of Applicant: GRETCHEN WITTE
Mailing Address: 4413 1/2 SYCAMORE
City, State and Zip Code: DALLAS, TX 75204
Daytime Phone: 214 293-6315 Fax: _____
Relationship of Applicant to Owner: owner

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

PROPERTY ADDRESS: 4413 SYCAMORE
Historic District: PAK'S ADDITION

PROPOSED WORK:

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

SEE ATTACHED

RECEIVED BY

JUN 06 2013

Current Planning

Signature of Applicant: [Signature] Date: 6 JUNE 13

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.**

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OTHER:

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Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408

Proposed Work

Three wooden planting beds in the front yard, one on each side of the walkway and one parallel to the front porch, for flowers and seasonal plants. Beds are constructed of two 2"x6" pine boards partially buried in the ground, to be faced in stone. Two trellised arches will span the walkways to support seasonal climbing vines; currently planted with 'Painted Lady Improved' runner bean producing pink and white flowers.

Beds were originally covered with chicken wire to prevent feral cats from digging; chicken wire has been replaced with 1' square wooden grid made of 1"x2" furring strips for safety and aesthetic reasons.



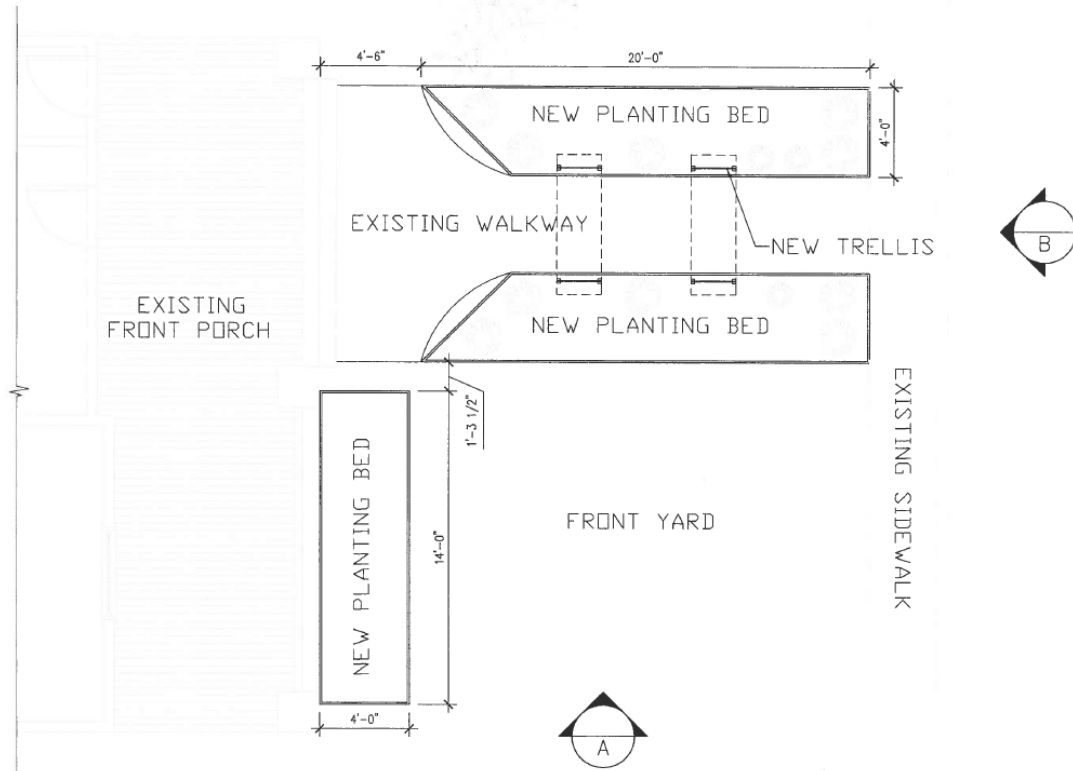
Front (south) and partial west facades.



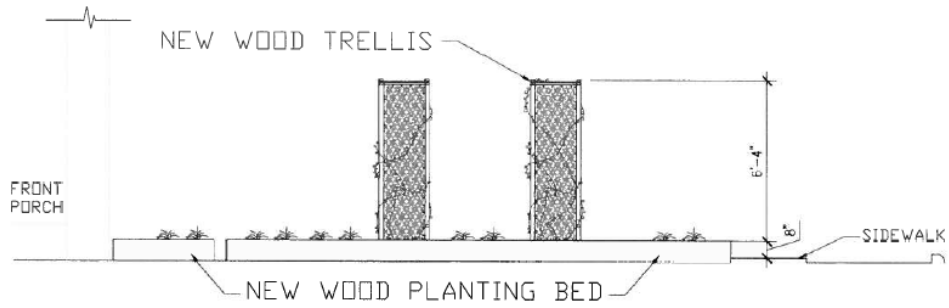
Front (south) and partial east facades.



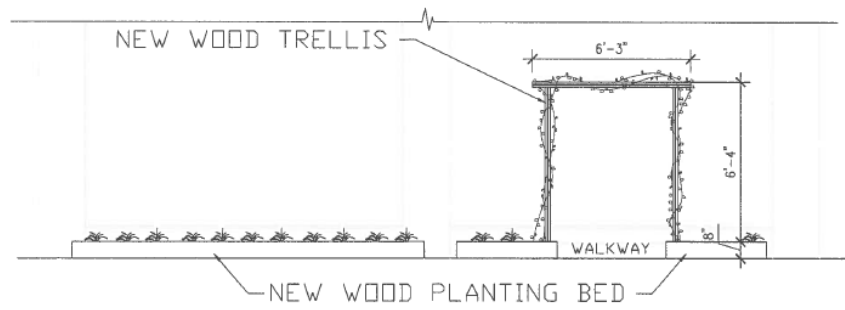
Trellis and planting beds in front yard.



1 Landscape Plan - 4413 1/2 Sycamore St.
Scale: 3/16" = 1'-0"



A Landscape Elev. - 4413 1/2 Sycamore St.
Scale: 3/16" = 1'-0"



B Landscape Elev. - 4413 1/2 Sycamore St.
Scale: 3/16" = 1'-0"

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

DATE: 6/13/2013
TIME: 6:15 pm
MEETING PLACE: 400 N. Ervay Street

Applicant Name: Gretchen Wittig
Address: 4413 Sycamore
Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

- 1) Denial of trellises as they are ~~structures~~^{are}, which ~~is~~^{are} prohibited by Z.I. Also, they are not historically appropriate
- 2) Denial of raised beds along front walk. Beds flush w/ adjacent ground and unedged OK at these locations. Also, metal or plastic edging ~~is~~^{extending 2" above ground ok.}
- 3) Raised bed parallel to & adjacent to porch is OK w/ brick edging, no more than 6" tall. No stone edging

Task force members present

<input checked="" type="checkbox"/> Norm Alston (Chair)	<input type="checkbox"/> David Sacha	<input type="checkbox"/> (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 ☒ Mark Doty **NEVA DEAN**

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

Maker: **Anderson**
2nd: **Karnowski**

Task Force members in favor: **Unanimous approval**

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE **6/12/2013**

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****JULY 1, 2013**

FILE NUMBER: CA123-521(MD)
LOCATION: 4417 Sycamore
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: R-7.5(A)

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Peak's Suburban
MAPSCO: 46-A
CENSUS TRACT: 0015.04

APPLICANT: Taxco Investments, Inc.

REPRESENTATIVE: Graciela Navarro

OWNER: RAZA MOHAMMONED

REQUEST:

- 1) Install new 8'-0" wood fence along side and rear yard. Work completed without a Certificate of Appropriateness.
- 2) Install new concrete sidewalk in front yard and along side of porch. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: None.

ANALYSIS: The fence as installed does not meet the standards for interior sideyard fences in the Peak's Suburban Historic district preservation criteria in either the placement of the fence or that the fence return must be 70% open. Therefore, Staff is recommending deny without prejudice.

The sidewalk as completed is fine and meets the standards in the preservation criteria.

STAFF RECOMMENDATION:

- 1) Install new 8'-0" wood fence along side and rear yard. Work completed without a Certificate of Appropriateness. – Deny without prejudice - The completed 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 Section 2.11 that state interior side yard fences must be located in the rear 50% of the side facade and the portion of the fence facing the street must be at least 70% open.

- 2) Install new concrete sidewalk in front yard and along side of porch. Work completed without a Certificate of Appropriateness. – Approve - The completed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install new 8'-0" wood fence along side and rear yard. Work completed without a Certificate of Appropriateness. – Deny without prejudice - Fence returns denied. Per 2.11, they shall be 70% open and in the rear 50% of the house. Note: Drawings don't reflect existing conditions clearly.
- 2) Install new concrete sidewalk in front yard and along side of porch. Work completed without a Certificate of Appropriateness. – Approve - Sidewalk approved as submitted. Note: Drawings don't reflect existing conditions clearly.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 521 (MD)
Office Use Only

Name of Applicant: Taxco Investments Inc.
Mailing Address: 1718 S. Good Latimer Expwy
City, State and Zip Code: Dallas, TX 75226-2210
Daytime Phone: (214) 202-4117 Fax: (214) 521-7740
Relationship of Applicant to Owner: OWNER

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

PROPERTY ADDRESS: 4417 Sycamore St. Dallas, TX
Historic District: Peak's Suburban 75204

PROPOSED WORK:

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

① 8' fence along sides and back of property already installed

② Repair walkway from city sidewalk to house with concrete, 2" rebar (approx. 26' long, 3' wide, 4" thick)
Replacing the former sidewalk footprint.

Signature of Applicant: Jesus Hernandez Date: 6/2/2013 JUN 06 2013

Signature of Owner: Jesus Hernandez Date: 6/2/2013 Current Planning
(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 (south) and partial west facades.



Front (south) and partial east facades.

4417 Sycamore St. fence

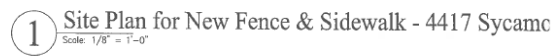
Please note neighbors
junk in yard



Fence as constructed. (Request #1)



The completed sidewalk (Request #2)



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

DATE: 6/13/2013
TIME: 6:15 pm
MEETING PLACE: 400 N. Ervay Street

Applicant Name: Graciela Navarro
Address: 4417 Sycamore
Date of CA/CD Request: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

- 1) Fence returns denied. Per 2.11, it shall be 70% open and in the rear 50% of the house
 - 2) Sidewalk approved as submitted
 - 3) Note: Drawings don't reflect existing conditions clearly.
- ~~4)~~

Task force members present

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

Ex Officio staff members Present ☒ Mark Doty ~~Mark Doty~~ Nick Deal

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

Maker: Anderson
2nd: Finch

Task Force members in favor: Unanimous Approval

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 6/12/2013

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****JULY 1, 2013**

FILE NUMBER: CA123-520(MD)
LOCATION: 302 S. Rosemont Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD-87, Tract 1

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: OCCM, INC.

REPRESENTATIVE: Roger Lopez

OWNER: SCHOTT SUSAN A

REQUEST:

- 1) Install two wall mounted exterior light fixtures next to front door. Work completed without a Certificate of Appropriateness.
- 2) Install two hanging exterior light fixtures on front and wrap-around porch ceiling.

BACKGROUND / HISTORY:

5/6/13 – Landmark Commission approved a new garage in the rear yard (CA123-391(MD)).

ANALYSIS: While Staff doesn't have an issue with the installation of the porch ceiling fixtures, the fixtures on either side of the door are too large and not placed properly. The Applicant has indicated that there is no objection to the removal of the door fixtures.

STAFF RECOMMENDATION:

- 1) Install two wall mounted exterior light fixtures next to front door. Work completed without a Certificate of Appropriateness. – 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 Section 51P-67.111 (b)(4) that states outdoor light fixtures must be compatible with the style and period of the main building and not obscure or conflict with significant architectural details of the building.
- 2) Install two hanging exterior light fixtures on front and wrap-around porch ceiling. – Approve - Approve completed work with the finding the proposed work is consistent with the criteria for outdoor lighting in the preservation criteria Section 51P-87.111(b)(4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install two wall mounted exterior light fixtures next to front door. Work completed without a Certificate of Appropriateness. – Deny without prejudice - Deny without prejudice based on the close placement of the lights to the door and the small amount of space between the door and the windows.
- 2) Install two hanging exterior light fixtures on front and wrap-around porch ceiling.
– Approve - Approve as submitted. Vote: 6-2. Adams and Fahrenholz objected.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 520 [MD]
Office Use Only

Name of Applicant: ROGER LOPEZ
Mailing Address: 423 W. 12TH ST.
City, State and Zip Code: DALLAS, TEXAS 75208
Daytime Phone: 214-943-6660 Fax: 214-943-6665
Relationship of Applicant to Owner: SAME

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ☐ No ☐
Planner's Initials

PROPERTY ADDRESS: 302 S. ROSEMONT DISTRICT
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.

INSTALL HANGING LIGHT IN FRONT OF FRONT DOOR
AND SIDE DOOR ON FRONT/SIDE PORCH. INSTALL
TWO NEW WALL LIGHTS ON EACH SIDE OF
FRONT DOOR. PICTURES ATTACHED

RECEIVED BY

JUN 06 2013

Signature of Applicant: [Signature] Date: Current Planning

Signature of Owner: [Signature] Date: 6-4-2013
(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 and partial south facades of main structure.



Both attached and hanging light fixtures next to front door.



WALL-MOUNT LIGHT
BY FRONT DOOR (LEFT)

North and west facades of existing garage.



WALL-MOUNT LIGHT
BY FRONT DOOR (RIGHT)



Hanging fixture on side porch next to other door.

CA123-520(MD)

D 5-7

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 6/12/2013

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Roger Lopez

PROPERTY ADDRESS: 302 S. Rosemont

DATE of CA / CD REQUEST: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

- 1) deny w/o prejudice based on the close placement of the lights to the door and the small amount of space between the door and window
- 2) approve as submitted

Task force members present

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

Ex Officio staff members present ☒ Mark Doty

Simply Majority Quorum: ☒ yes ☐ no

Maker: Garth

2nd: Al

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

- 1) favor all
oppose none
- 2) favor all but Sandy and Jeff
opposed Sandy Jeff

CHAIR, Task Force

DATE

6/12/13

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.

Front (west) elevation of main structure.

**LANDMARK COMMISSION****JULY 1, 2013**

FILE NUMBER: CA123-519(MD)
LOCATION: 214 S. Willomet Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 1
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: June 6, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Eliseo Ruiz

REPRESENTATIVE: None.

OWNER: RUIZ ELISEO III

REQUEST:

- 1) Repaint main structure. Brand: Sherwin Williams. Body - SW 6151 'Quiver Tan'. Trim - SW 6148 'Wool Skein'. Accent - SW 6993 'Black of Night'.
- 2) Repair wood components, install new railing, and two boxed columns on rear balcony.
- 3) Install new wood railing on front porch.

BACKGROUND / HISTORY: None.

ANALYSIS: Staff is recommending approval of all items except for the new wood railing on the front porch. There is no historic evidence of a railing and Staff is hesitant to recommend approval of conjectural features.

STAFF RECOMMENDATION:

- 1) Repaint main structure. Brand: Sherwin Williams. Body - SW 6151 'Quiver Tan'. Trim - SW 6148 'Wool Skein'. Accent - SW 6993 'Black of Night'. – Approve - Approve specification dated 6/19/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Repair wood components, install new railing, and two boxed columns on rear balcony. – Approve - Approve drawing dated 6/19/13 with the finding of fact the proposed work is consistent with the criteria for additions in Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Install new wood railing on front porch. – 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 state railings must be typical of the style and period of the main building. Section 51P-87.111(a)(11). Secretary of the Interior Standard #3.

TASK FORCE RECOMMENDATION:

- 1) Repaint main structure. Brand: Sherwin Williams. Body - SW 6151 'Quiver Tan'. Trim - SW 6148 'Wool Skein'. Accent - SW 6993 'Black of Night'. – Approve - Approve as submitted.
- 2) Repair wood components, install new railing, and two boxed columns on rear balcony. – Approve - Approve as submitted.
- 3) Install new wood railing on front porch. – Approve with conditions - Approve with conditions that spindles be 7" on center spacing to be appropriate with the style of similar front porches.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 519 [MD]
Office Use Only

Name of Applicant: Eliseo Ruiz
Mailing Address: 214 S. Willomet Ave.
City, State and Zip Code: Dallas TX 75208
Daytime Phone: 214 794 7147 Fax: 972 934 8132
Relationship of Applicant to Owner: owner

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ___ No ___

Planner's Initials

PROPERTY ADDRESS: 214 S. Willomet Ave.
Historic District: Dallas - Winnetta Heights

PROPOSED WORK:

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

see attached
1. ~~Replace rotted wood and~~ Repair house
2. Repair back balcony and add boxed column support
3. Install front porch railing

Signature of Applicant: [Signature] Date: 6-25-13 RECEIVED BY

Signature of Owner: _____ Date: JUN 06 2013
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Current Planning

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 and partial south elevations.

CA Application

Applicant: Eliseo Ruiz

Property Address: 214 S. Willomet Ave.

Attachment

PROPOSED WORK:

1. Replace and repair rotted wood and repaint entire exterior surface of structure.

Primary color: Sherwin Williams SW 6151 – Quiver Tan

All walls

TRIM ~~First Accent color~~: Sherwin Williams SW 6148 – Wool Skein
Columns, soffits, first window trim

ACCENT ~~Second Accent color~~: Sherwin Williams SW 6993 – Black of Night
Column bases, second window trim

2. Replace rotted wood and repair structural components of back balcony. Balcony element to resemble neighborhood appropriate porch railings. Support structure to be redesigned to include two ten foot, boxed in support columns. Painted to match approved color scheme of home. See drawing.
3. Install neighborhood appropriate front porch railings. Paint to match approved color scheme of home. See drawing.



BODY



TRIM

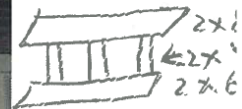


ACCENT

6/19/13



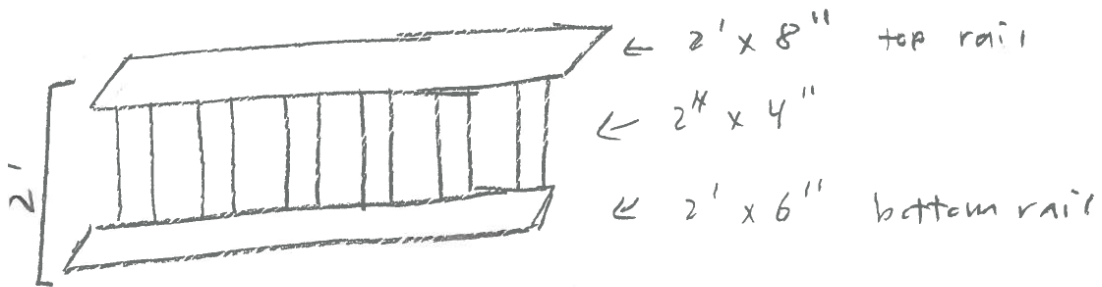
Balcony
replaced
to be
consistent
with
front porch
railing



structure to be reinforced
and columns replaced
with two 10' columns —
with 2-3" inch boxed trim 6/19/13



Proposed porch railing to be
consistent with other railings
in neighborhood, between front
porch columns, left of entrance



TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 6/12/2013

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Eliseo Ruiz

PROPERTY ADDRESS: 214 S. Willomet

DATE of CA / CD REQUEST: 6/6/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

- 1) approve as submitted
- 2) approve as submitted
- 3) approve w/ conditions that spindles be 7" on center spacing to be appropriate w/ the style of similar front porches

Task force members present

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

Ex Officio staff members present ☒ Mark Doty ☐

Simply Majority Quorum: ☒ yes ☐ no

Maker: *Sandy*

2nd: *tony*

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *Jeff F*

DATE *6/12/13*

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

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

**LANDMARK COMMISSION****JULY 1, 2013**

FILE NUMBER: CD123-019(MD)
LOCATION: 220 N. Cliff Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 4
ZONING: PD-388, Tract 1

PLANNER: Mark Doty
DATE FILED: May 2, 2013
DISTRICT: Tenth Street Historic
MAPSCO: 55-B
CENSUS TRACT: 0041.00

APPLICANT: City Attorney's Office

REPRESENTATIVE: Andrew Gilbert

OWNER: JOHNSON IVA JOE ESTATE

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:

4/2/2012 – Landmark Commission moved to enter into an initial suspension period.

5/7/2012 – Landmark Commission moved to enter into an extended suspension period.

7/2/2012 – Landmark Commission approved a Certificate for Demolition. (CD112-013(MD))

6/3/2013 – Landmark Commission moved to enter into an initial suspension period.

ANALYSIS: Although the interested party was not able to in the past adhere to a timeframe for repair via the repair agreement beginning on page D7-12, Staff is comfortable with entering into an extended suspension period.

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). – Staff recommends that because an interested party has been identified, the Landmark Commission grant an extended suspension period as outlined in 54A-4.501(i)(8)(A)(ii) until the August 5, 2013 LMC meeting. During the extended suspension period, the interested party shall provide a certificate of appropriateness, evidence that the interested party has/will have clear title and authority to rehabilitate the property, evidence that the property has been secured, and a guarantee agreement approved as to form by the city attorney.

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. Alonzo Harris recused. (This recommendation is from the May 2, 2013 Task Force meeting. The Task Force does not review the application again once it enters into a suspension period.)

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

CD 123 - 019 (MD)
Office Use Only

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

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

ADDRESS OF PROPERTY TO BE DEMOLISHED: 220 Cliff Street Zip 75203
Historic District: 10th Street

RECEIVED BY

MAY 02 2013

Current Planning

Proposed Work:

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

- ☐ Replace with more appropriate/compatible structure
☐ No economically viable use
☐ Imminent threat to public health / safety
☐ Demolition noncontributing structure because newer than period of significance
☒ Intend to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;

Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

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

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

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS**.

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: [Signature] Date: 5/2/13

5. Signature of Owner: _____ Date: _____

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

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

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

Date

Sustainable Development and Construction

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

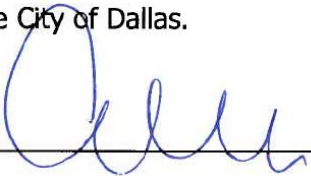
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

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

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

Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.



Affiant's signature

Subscribed and sworn to before me this 2nd day of May, 2013



Notary Public



July 2012



CD123-019(MD)

D7-6



May 2013





201100127392
ORDER 1/3

No. S50-00 2328 -01

CITY OF DALLAS,
Plaintiff

VS.

220 N. Cliff Street
Defendant

§
§
§
§
§
§
§

IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

AGREED ORDER

On the 10th day of May, 2011 came on for public hearing the above-styled and numbered cause. Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, this Court has jurisdiction and makes the following findings:

A vacant structure intended for human occupancy exists on the property located at 220 N. Cliff St., City of Dallas, Dallas County, Texas (hereinafter "structure"). The structure violates numerous minimum housing standards in Chapter 27 of the Dallas City Code as specifically set forth in Plaintiff's Petition and Notice of Public Hearing.

The structure is dilapidated, substandard, unfit for human habitation, a hazard to the public health, safety and welfare, constitutes an urban nuisance, and cannot be repaired without substantial reconstruction. Each owner, mortgagee or lienholder identified was given at least 10 days advanced notice of this public hearing by certified mail, return receipt requested. Macy Mays appeared regarding this property and agreed to the entry of this order. No other interested persons appeared for the public hearing regarding the property.

It is therefore ORDERED that the structure and any accessory structure(s) be **demolished** by the owner(s), mortgagee(s), lienholder(s) and other persons having an interest in the structure within 90 days.

It is further ORDERED that if said persons fail to abide by the order of this Court within the allotted time, the City of Dallas, through its agents and contractors, is authorized to remove doors, gates,

ORDER - PAGE 1

windows, locks, walls, boards and other barriers preventing entry onto the Property, enter the Property, inspect, photograph, and measure the Property for purposes of documentation, demolish the structure and any accessory structure(s) on the property, remove all components and personalty, and place a lien on the property where allowed by law for its incurred expenses. The demolition is to include the foundation of the structure and all debris is to be fully and completely removed.



Signed this 10th day of May, 2011.

Marilyn J. Davis
Presiding Judge

AGREED AS TO FORM AND SUBSTANCE:

Andrew M. Gilbert
Andrew M. Gilbert
Assistant City Attorney
Daniel L. Ryan
Assistant City Attorney

Marcy Mays
Owner of 820 N. CHASE

NOTICE TO SUBSEQUENT GRANTEEES, LIENHOLDERS OR TRANSFEREES

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.

ORDER - PAGE 2



DATE: April 2, 2013

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) 220 N. Cliff (Tenth Street): Owner of Record per DCAD, 2000 Roses Foundation, Inc., 2000 W. 10th St., Dallas, Texas 75208

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

Thank you.



September 14, 2012

Alonzo Harris
2000 Roses Foundation, Inc.,
2000 W. 10th Street
Dallas, Texas 75208

Re: *City of Dallas v. 220 N. Cliff Street*

Dear Mr. Harris:

As you know, on July 2, 2012, an order (the "Order") was signed authorizing the City of Dallas to demolish the structure and any accessory structures located at Dallas City Block 83/3064, Lot 3, also known as 220 N. Cliff Street, in Dallas, Texas (the "Property").

It is acknowledged and agreed that the structure continues to violate numerous minimum housing standards in Chapter 27 of the Dallas City Code. The structure is dilapidated, substandard, unfit for human habitation, a hazard to the public health, safety and welfare, and constitutes an urban nuisance.

However, I understand that it is your desire to repair the structure at issue and to bring it into compliance with the Dallas City Code. Therefore, this letter is to memorialize your agreement that the structure and any accessory structure(s) be repaired, such that the interior and exterior meet the minimum housing standards in Chapter 27 of the Dallas City Code **on or before March 15, 2013**.

It is further agreed that you shall repair the following violations on the Property in accordance with applicable law as follows:

- 1.1 Repair holes, excavations, sharp protrusions, and other object or condition that exists on the land that are reasonably capable of causing injury to a person in pursuant to Section 27-11(a)(1) on or before **October 15, 2012**;
- 1.2 Maintain the doors and windows of a vacant structure securely closed to prevent unauthorized entry pursuant to Section 27-11(a)(6) on or before **October 15, 2012**;

September 14, 2012

Re: Dallas City Block 83/3064, Lot 3 (also known as 220 N. Cliff Street, Dallas, Texas)

Page 2

- 1.3 Repair exterior surfaces of the structure that are subject to decay by application of paint or other coating pursuant to Section 27-11(b)(1) on or before **February 15, 2013**;
- 1.4 Maintain the structure in a weather-tight and water-tight condition on or before **February 15, 2013**;
- 1.5 Repair all holes, cracks, and loose surface materials that are health or safety hazards in or on floors, walls, and ceilings pursuant to Section 27-11(b)(9) on or before **November 15, 2012**.
- 1.6 Provide and maintain in operating condition a supply line for electrical service to each structure intended for human occupancy if electrical service is available within 300 feet in violation of Section 27-11(c)(9); on or before **January 15, 2013**;
- 1.7 Install and maintain approved smoke alarms in all required locations for this structure on or before **October 15, 2012**;
- 1.8 Remove accumulations of litter that are not in authorized private receptacles for collection in violation of Section 7A-18 on or before **October 15, 2012**;
- 1.9 Remove weeds or grass located on the premises that are greater than 12 inches in height in violation of Section 18-13(A)(1) on or before **October 15, 2012**;
- 1.10 Remove accumulations of bricks and lumber that may be used as a harborage by rats, which are not elevated at least 18 inches above ground in violation of Section 40-4 on or before **October 15, 2012**.

In exchange, the City of Dallas will not demolish the structure pursuant to the attached order unless you fail to comply with the terms of this agreement (the "Agreement").

If you fail to comply with any deadlines or conditions set forth in this Agreement, or otherwise fail to comply with one or more provisions of this Agreement, then the City of Dallas may demolish any structure(s) on the Property pursuant to the attached Order, in addition to the other remedies provided by law, without any further notice to you.

It is further agreed that you will make the interior and exterior of the Property available for inspection by the City of Dallas at **10:00 a.m.** on the following dates: **October 17, 2012, November 16, 2012, December 17, 2012, January 17, 2013, February 16 and March 18, 2013** (unless otherwise agreed to in writing by the City of Dallas). You also agree that the City of Dallas, through its agents, is authorized to enter the Property and inspect the Property at any time, with or without notice.

September 14, 2012

Re: Dallas City Block 83/3064, Lot 3 (also known as 220 N. Cliff Street, Dallas, Texas)

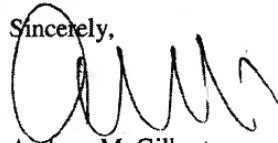
Page 3

It is further agreed that you will not rent, lease or allow anyone to use or occupy any structure on the Property until such time as the structures meet minimum housing standards, comply with the Dallas City Code and all repairs are approved by the City of Dallas through its code and building inspectors.

It is further agreed that you will obtain any and all necessary permits prior to commencing the repairs outlined in this Agreement and that since the Property is located in the Tenth Street Historical District, you will obtain any and all required Certificates of Appropriateness from the Landmark Commission to complete the work required by this Agreement.

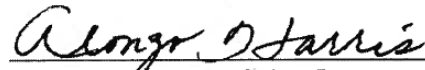
If the aforementioned letter accurately states the parties' agreement, please sign below in the space provided.

Sincerely,



Andrew M. Gilbert
Assistant City Attorney
Dallas City Attorney's Office

AGREED:



The 2000 Roses Foundation, Inc.,

By: Alonzo Harris

Its: President
Owner of 220 N. Cliff Street

From:
Sent: Wednesday, June 05, 2013 10:07 AM
To: Doty, Mark; Gilbert, Andrew
Subject: Interested Party 220 N.Cliff St.

Hello Mark,

The 2000 Roses Foundation, Inc is
the Interested Party in the rehabilitation and renovation of the property located at 220 N.Cliff Street. Dallas, Texas
75203.

Please advise us on the next steps that we need to take.

Thank You,
Alonzo Harris.
Sent via BlackBerry from T-Mobile .

Correspondence from interested party in regards to 220 N Cliff.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / 10TH STREET

DATE: **5/7/13**

TIME: **4:00 pm**

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

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

Address: 220 N. Cliff Street (Tenth Street)

Date of CA/CD Request: 5/2/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

RECOMMEND INITIAL SUSPENSION PERIOD

Task force members present

☒ Nancy McCoy

☒ Chris Butler

☒ Alonzo Harris (~~REMOVED~~)

☒ Alicia Quintans (Alternate)

Ex Officio staff members Present ☒ Mark Doty

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

Maker: ALICIA QUINTANS

2nd: NANCY MCCOY

Task Force members in favor: ALL

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force [Signature]

DATE 5/7/2013

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.

Staff note: The Task Force does not review the Certificate for Demolition again once it enters into the Initial Suspension period.