

425 N Rosemont Avenue

Exterior Landmark Commission Appeal

October 1, 2020

Background

- Hollyvale Rental Holdings, LLC purchased this 23-unit apartment building in September 2019 with the intention of restoring the building to be a great place to live
- The building was originally constructed in 1961 and is a non-contributing structure to the Winnetka Heights Historic District
- Even though the property is non-contributing, the goal of the restoration project is to preserve as much of the building's original architectural charm while refreshing the aesthetics
- The masonry façade has been deteriorating throughout the years due to improper waterproofing, significant foundation issues, and vandalism. For these reasons, the best way to preserve the integrity of the building is to paint the brick
- Part of the planned building improvements also included upgrading the exterior lighting and adding in a main entrance door for enhanced security for our residents



Images of Brick Deterioration



Images of Brick Deterioration (cont.)



Professional Recommendation – Brick Restoration



Sherwin-Williams 201 E Hwy 114, Roanoke, Tx. 76262

Briar Cliff Manor
425 Rosemont Ave
Dallas, Tx 75208

07/03/20

Michael,

Back on January 31st of this year I visited Briar Cliff Manor Apts in Dallas Tx. The property is was built back in the 60's and in its recent history has not been well maintained. The wood siding is horrible condition needs to be replaced. All windows, door and conjoining substrate joints will need to be either replaced or re-caulked with a single component urethane sealant. The biggest concern is the brick itself. There are issues with water intrusion in the units rotting out studs and creating mold in the sheetrock. The best way to make sure the buildings are kept water-tight, I highly recommend they be primed with a masonry pigmented primer and top-coat with an acrylic coating or possibly with a masonry water-proofer. I know that in my years of working in the coatings industry, the above solution is the absolute best way to keep there from being any further structural issues with the property.

Please feel free to contact me with any other questions you may have.

Thank you

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Sherwin-Williams
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Waterproofing Efforts

In order to ensure the masonry does not continue to deteriorate going forward, we have completed or are in progress on the following improvements:

1. Replaced 100% of the roof including new fascia, soffits, and gutters (*complete*)
2. Completed the following foundation repairs:
 1. Added 6 EA concrete block and pad supports
 2. Installed/replaced approximately 240 LF of 4x6 wood beams
 3. Installed/replaced approximately 940 LF of 2x6 joists
 4. Installed/replaced approximately 1,200 SF of plywood subfloor
 5. Installed 50 LF of sill plate
 6. Reset and re-shim with steel shims
3. New plumbing throughout the building (*in progress*)
4. Installing spray foam insulation on the backside of the bricks in order to waterproof the brick from the inside (*in progress*)
 1. In order for this to be 100% waterproofed, we need an agent on the exterior to fully encapsulate the brick to prevent additional brick degradation



Proposed Paint Colors

Body Color (Brick & Siding) – Behr Toasty Gray N320-2

Trim, Fascia, Columns, Ceiling – Behr Polar Bear 75

Shutters, Exterior Doors, Planters – Behr Space Black N460-7



Lighting Improvements

The current lights on the exterior of the building are disparate, some are non-operational, and provide very little lighting to the residents. For those reasons, we'd like to replace the existing lights with the below proposals. We'd like the property to be well-lit, safe, and cohesive for the residents which is currently not being accomplished by the existing lighting.

FLUSH MOUNT:



WALL SCONCES:



Front Entrance Addition

- The main entrance of the property is completely open and unsecure which leaves our residents feeling unsafe. The proposal includes adding a front door with two glass panes on each side. The front door would include a community lock that would be accessible to only our residents.



Conclusion

- The goal of our restoration is to create a community within the greater Winnetka Heights Historic District that provides tenants with a safe and beautiful place to live, while also enhancing the neighborhood's historic charm
- Our restoration has been thoughtfully planned to satisfy the needs of prospective residents and the community by:
 1. Painting the façade
 2. Improving the exterior lighting
 3. Adding a secure front entrance
- If approved, we assure that all improvements will be made to preserve the property as much as possible while still beautifying the neighborhood and giving our residents a place where they will be proud to live

