

SUZANNE MILLER
JOHN OBERPRILLER

Appellants,

In re 6219 La Vista Drive

vs.

Appeal to the City Plan Commission

LANDMARK COMMISSION

Appellee.

TO THE HONORABLE COMMISSIONERS OF THE CITY PLAN COMMISSION:

We the Appellants, Suzanne Miller and John Oberpriller submit this brief in appeal of the City of Dallas Landmark Commission decision to deny our Application for a Certificate of Appropriateness on June 6, 2022.

INTRODUCTION

The structure in question is a single-family home located at 6219 La Vista Drive. The property is located within the Swiss Avenue Historic District, and is a contributing structure. We, the Appellants, purchased the property on April 10, 2003, following a full year long search within the area bounded by Mockingbird and Fitzhugh to the north and south, and from 75 Central Expressway going east past White Rock Lake. After ten years living abroad, we returned to the United States, and had chosen to live in Dallas. With a life long appreciation for historical architecture, and a family history filled with builders, craftsmen, and others licensed and trained in various trades, we began a very specific search for the property we wished to call “home”, a property we could work on together, teaming our wide variety of skills and life experiences. Our search lead us through over 100 homes, and through five realtors, including one whom I quit on the spot, when she suggested that, as we were looking for a “project house” I should let them know if I see a property that looks interesting, because with a few calls to the city, it might become available.

The house on La Vista was love at second sight. The first time we viewed it, driving by, we thought we saw bars on the windows, and were uncertain about moving our young daughter there, as luck would have it, the following month was Halloween, a holiday she hadn't truly experienced while living in Europe. The Plano community where we were staying was a complete wash for Halloween festivities, and to salvage the night, I suggested we drive down to a neighborhood I had read about in the morning paper, Swiss Avenue. We were smitten. We began to focus our search, and eventually came back around to the house at 6219 La Vista. We appreciated the European influences evident through it's architecture, and the quality craftsmanship in it's construction. It had

the traditional four square layout I had been searching for, with plenty of original windows for cross ventilation. One upside to the windows being they hadn't all been painted shut, only one of three houses we found that way throughout our entire search. The downside was some of the windows had clearly been mishandled over the years and were going to need considerable work. The exterior had been given a fast coat of paint, so we chose to live with that for the time being. The home had been unoccupied for the better part of five years, so we had plenty of other things to focus our time on.

Our initial plans largely divided the work into three phases, with the diamond pane casement windows being somewhere at the end of phase three, as we knew they were going to be an extensive project, requiring considerable research and time. When the hailstorm struck in 2012, I'd say we were somewhere at the end of phase one and the beginnings of phase two, and then suddenly, our whole plan went out the window so to speak.

ACCOUNT

As noted by Ms van Onna, our property was damaged by a severe hailstorm on June 13, 2012. Based on the aftermath, we were likely near the bullseye of the storm, for our slate roof was a total loss, while others within a several block radius survived with much less damage. The diamond pane windows in question, in addition to their already fragile state, had a significant amount of damage. As luck would have it, all of the damage was limited to the clear glass pieces, sparing the colored center medallions, so we carefully patched the panels with clear tape until we were ready to approach the process of restoration. In total, 11 of the 13 casement window panels were affected, with all of the upper lights spared from impact. Unfortunately, the wood trim and siding also sustained significant damage, damage which subsequently revealed issues concealed by previous owners and, in the end, we received little to nothing on insurance coverage for those elements. After the initial cleanup of debris, it became a long waiting game for the roof replacement, with work commencing in the spring of 2013 and wrapping mid summer of 2014.

In the summer of 2014, no longer having the risk of slate dropping on us below, we began to address the long awaited window project. Wanting to fully restore this historic element for generations to come, we sought out the best of the best glass artisans in the area. We approached the project with every intention of retaining and restoring the wooden frames, so we removed and transported each glass panel ourselves, as the studio could not guarantee the frames would survive their handling.

A closer examination of the window frames and their surrounds opened a Pandora's box of unforeseen issues which we have ever since been researching to determine the best solutions, again, often consulting the Guidelines provided through the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the now numerous other Historic Preservation sites and resources available for the purposes of community

education, including preservationchicago.org and a collection of books written solely on the topic of historic window restoration.

Near the end of 2014, our beautiful new roof in place, and the window glass restoration underway, we began our search for a professional house painter. Again, doing our due diligence, as we wanted someone skilled and meticulous. I began by contacting some Swiss Avenue neighbors, those who had work done to the highest of standards, for professional referrals. Not only did the referral not work out, the minimal prep work he did, left us with damaged trim, paint over dirt, and just before we finally cancelled the contract, paint all over the brick. In the end, we made two determinations 1) the amount of prep work our house required was more than anyone wanted to take on and 2) the personnel color consultation from a well known paint retailer was likely the trending “red brick house” color scheme, as soon, most of the other red brick houses on our street were sporting the same or similar palette. We made the decision at that point to begin a new search for a more unique, but appropriate color palette, and to address the work of painting preparation ourselves.

The historic rainfall levels of 2015 completely halted all exterior work, and filled our then empty pool to the brim. Ultimately, this kicked off our long and storied history with Dallas Code Compliance.

Our first go around with Code Compliance addressed the rain water in the pool. I had left town for the day to drive my daughter back to school in Oklahoma, and returned to a notice on the door to remove the water in 24 hours, the irony being, I was already planning to do just that once we’d gotten her packed up and back at school. The never ending rainfall of the previous year was trying at best while waiting to address exterior work, so we humored ourselves by seeing just how full the pool would get. When ducks paid us a visit, and things started to ice over we thought maybe it was time for the water to go. We had continuously treated the area for mosquito larvae, buying the city recommended product in 20 pound containers. Code did not stop at the pool, they also gave us notice to paint the carriage house in 30 days, in the middle of January, as all the rain had started to cause the hail-beaten, 70 year build up of paint to fall off the siding. We argued this case in that this was a much more extensive endeavor, not a 30 day job, and we were already struggling to get back to our exterior work on the main house. As the citation was already written, there was no backing off by Code, which meant that all of the work on the main house ceased as I spent 9 months, in all weather, scraping most of the siding back to bare wood with the intent of reusing it one day down the road, as that’s where we’ve now kicked this project. I completed the painting work one full year from when I pumped the water out of the pool. The woman next door complimented me by asking why I had painted it “that color”.

One side note, because I want this clarified “for the record”. In 2012, a certified electrician deemed the pool a life safety liability as it had multiple NEC violations, which should have never been approved by an inspector. We don’t how or why a pool was allowed to be built this way within city limits, but we chose to shut it down. In addition, we have tried for years to get the utilities to address the infrastructure behind our

property. Recently we received an updated list of contacts, which hopefully leads us to some solutions, as what is there now does not comply with modern regulations.

While we understand the hearing before the City Plan Commission is specifically meant to address our Certificate of Approval application for windows, we feel it is pertinent to mention that the habitants of the property to our west have been waging a personal vendetta against us for the past 6 1/2 years. An amiable relationship for over a decade, overseeing each other's gardens, newspapers, etc. during vacations, turning a blind eye and ear to their loud music and frequent entertaining, puppy sitting their Hurricane Harvey rescues for three months after they assured us the animals were parasite free, and then finding out they weren't, leaving us with a contaminated yard, and putting our pets through needless risk and treatment. In the fall of 2018, they proposed removing and replacing the fence on our property, while we were out of town assisting my elderly parents. There was no formal project proposal, contract, or even a reasonable description, simply a text message stating what they intended to do. We had reached our breaking point.

In the summer of 2019, we were once again out of town, attending my niece's wedding. She was and is the first of the seven grandchildren in my family to marry. My daughter and I took a flight back to Dallas two weeks later to spend the weekend together, before driving her back to school in her recently acquired car. We arrived at our house to find a violation notice taped to the front door stating we had an open structure. All I could reason is that the city had deemed the silver backed foam board I had been using to seal the window openings not secure enough, and so my daughter and I spent our 36 hour weekend together making painted wood panels to secure the window openings. Completely exhausted, it was a joint effort keeping each other awake as we set out for OKC at midnight to make my 4am flight. When I returned several weeks later, I had received a citation for an open structure. As it turned out, the code inspector was referring to the exposed lath on our portico ceiling, where I had removed some broken stucco before it landed on someone's head. He would not come to reason that the area was not structurally part of the main living quarters, after admitting to me he knew nothing about construction, and all the while spitting his chewing tobacco on my front lawn. Each "visit" from this inspector was announced by a deafening pounding on our front door, he'd then proceed to rant about what his ex-wife was up to, if not that, once he went on to brag about having just cleared an elderly woman out of her home, and what a hoarder she had been. I was not impressed. With research, we eventually came upon a "best practice" solution to the pinhole leaks in the roof above. A quick fix we were forced to make which has delayed the desired long term solution.

The inspector also questioned what we were doing with the windows. At that time, I was working at the back of the house, testing different paints, fillers, and color schemes, getting set up to continue our painting as the weather became more agreeable. Not wanting to be accused of doing work without a Certificate of Appropriateness, I submitted an application. The application CA190-048(MLP) addressed the repairs and reglazing of all the windows on the house, best case, a five year project. Worst case, a pandemic strikes the following spring, lock down ensues, supply chain issues begin,

including N95's my go to PPE for most restoration work, illness strikes, injuries, long-term illness, family mental health concerns, our accounts get hacked, leaving us without internet for weeks, you name it. Not to forget, the social unrest going on all around us, to the point where I did not feel safe in my own front yard, when I was feeling well enough to work.

In August of 2020, after having missed an important email, a heads up of sorts from the planner at the Office of Historic Preservation dated 08/05/20, Murray Miller paid us a visit. He explained that the people next door were making a nuisance of themselves with the city departments, constantly calling in complaints about our ongoing restoration work, and that they had recently escalated to higher levels, motioning to the campaign signs covering their front yard. I explained to him the scope of our work, and that at that moment in time, we were struggling, as I had all the previously mentioned issues going on, along with my husband being stranded in California, a situation which continued for 16 months total until the following summer.

The follow up to Mr Miller's visit was an email letter dated 08/18/20 suggesting Plexiglass as a solution to make the house "less visually disruptive". I viewed this proposal non-viable on three counts, 1) I knew plastic was not allowed under Swiss Avenue bylaws 2) Plexi was cost prohibitive and unavailable due to supply and demand at the time and 3) If even feasible, I alone did not have the skills necessary to do such an installation to any degree that would look better than what we currently had, and due to the pandemic risks, I was not willing to hire anyone to come into our home. Also, my daughter and I concluded that anything I could possibly do, would not only look far worse, but would be significantly less secure, an issue which gravely concerned her at the time as well.

In June of 2021, with all of us fully vaccinated, and my husband now able to conduct his job working remotely, he returned to Dallas. We spent our 30th wedding anniversary rebuilding faucets and installing a new kitchen sink, before spending the next two weekends traveling to OKC to help our daughter move and get settled in before starting Graduate School. We then packed up and headed north for three weeks to visit our parents. John's mother, somewhat younger than my parents, was happy to see him, as was his sister who went through cancer treatment in the midst of the pandemic. My father, then 96, has dementia and has been cared for by my mother 24/7 for the past five years. This is by her choice, but being just five years younger than he, she appreciates us being there to help out when we are available.

In August 2021, we returned to Dallas to find a High Weeds in the Alley Notice of Violation from Code Compliance in the mail. Fair enough, I had forgotten to mow that area, and it did rain while we were away. Having made a full recovery from my long Covid symptoms since getting vaccinated, and with the N95's back in stock to the public, and both of us now at home, we placed an order for scaffolding advertised in a Labor Day weekend sale, with plans to get back to our window and painting work, full stop. Our newfound joy didn't survive 72 hours however, as we then received the email from the OHP planner dated 09/10/2021 indicating we had been under surveillance, and

that their people had determined our work was not progressing, meaning they felt we hadn't done any work in 180 days, and that our CA was being revoked. They went on to say they were turning the matter over to Code Compliance. Even though I had been out working in the months following the February 2021 freeze, and up until our summer activities, I was so absolutely furious over the idea that they had been watching us, that I didn't even stop to consider arguing this accusation.

We received the Code Compliance Notice of Violation #21-00862943 September 20, 2021 and immediately began to work out a plan to bring our property "into compliance ASAP", as we wanted to get back to working on our intended projects, freely, without Code Compliance around our necks. We had a stockpile of paint available, as again supply and cost were still an issue, and taking into account Mr Miller's recommendation for Plexiglass, the number of homes within the Swiss Ave district with single pane windows, and the Dallas City Code, Chapter 27, annotated in the Notice of Violation #21-00862943 by Ms McClendon, we filed for a new CA. The application was promptly processed CA212-074 (MLP), and we set to work, all in good faith. At this point, we also made the decision that in order to placate the people next door, and hopefully put a stop to their disruptive actions, we needed to work out a plan for the empty swimming pool.

We did our best to move the proposed work along as quickly as possible, as I had received word that my Dad had some issues, had been hospitalized, and was sent to a rehab in the middle of the Delta surge and the spread of the Omicron variants. The rehab facility had cases of Covid as well, so even my Mom was prohibited from seeing him at the time. My Mom held back the information from me for days, knowing that I "was busy". That alone was extremely stressful, being that I was supposed to have been there at that time, and perhaps then, he would have never ended up where he was. The whole thing fell on deaf ears with city staff as we requested extra time to manage the situation. In fact, they turned around and wrote me two identical class C misdemeanor citations for not meeting the original 30 day deadline. Dad did come through, and we did finish all of our proposed work, breaking down the scaffold, in the dark, on New Years Eve, as the guy next door watched from his bedroom window.

The following week, we received a phone call from Ms McClendon, after she had paid a visit next door, asking us whether or not our original windows had "criss-cross" on them. Notice of Violation #22-00009308 arrived by mail a few days later, followed by Notice of Violation #22-00059062. The explanation we received was that as Ms McClendon was no longer with Code Compliance, but rather now worked for OHP and so this case was no longer a Code issue, but had been transferred back to the OHP department.

There were many text and email exchanges that followed, a whole book's worth alone on the removal of the swimming pool, a project that we were expecting cartwheels over. Once again, first paying a visit next door, then coming over and suggesting, just "to follow their process", we should have a CA to remove the pool. Our contractor was standing right in front of her ready to start. It was work that did not involve structures, or even require a permit from the City of Dallas. The "desk CA" as she described it, took over a week, at a significant cost to both us and our contractor.

APPEAL

We understand that an extended amount of time has passed, as we sort out the best practices going forward to complete the restoration of not only our windows, but also the other exterior elements we wish to address. And since, as Staff has insinuated, there have been many accusations submitted against us, to those who are not aware of the complete situation, we see how this could be interpreted into thinking we are somehow awful, negligent neighbors. Admittedly, this presentation of facts is more than we ourselves are comfortable with, however, we felt it prudent that the full picture be exposed, for based on our experience to date, we may not have another opportunity to present our account of the circumstances.

To the best of our knowledge, we did not receive any communication from Ms van Onna between the dates of 03/24/22 to 06/16/22. She claims to have answered my question in regards to a new fence on our block on 05/10/22, but again, I did not receive anything from her during this length of time. Our CA application was submitted for the 04/07/22 deadline, and resubmitted with the requested window survey, per Ms McClendon, on 05/05/22. We were never notified of a Task Force Meeting, nor are there any minutes available for our review. We had no communication from Staff following their review to allow us the opportunity to clarify anything they may or may not have read. Finally, we were never informed of the date and time of the scheduled Landmark Commission public hearing, and we were not able to find it posted on the city website in a timely manner.

Had we received proper notification and been given due process to participate in the application review process, we would have had the opportunity to clarify the project description, as our objectives were grossly misinterpreted and appear to have been falsely presented to the commission. If the commission is truly interested in community education, would it not be in their best interest to include the citizens of the communities in their process?

The casement window frames, which we handcrafted of the same material, dimensions and profile as the original frames, and fit with clear glass, per Dallas city code 27-11(d) (10) and Swiss Avenue ordinance 51P-63.116(1)(P) were created to serve as temporary placeholders while we continue with the exterior restoration work on our property. Our research, including a thorough review of the Secretary of Interior Standards for the Treatment of Historic Properties indicates this is the best practice application, to protect the original glass as exterior work progresses, and to allow every opportunity for retainment, repair, and preservation of as many elements of the original frames as possible. We, the property owners, have offered the possibility of applying an aesthetically pleasing diamond pattern applique should one be available, of course taking into consideration the aspects of technical and economic feasibility.

Ms McClendon offered us her assurance that in order to close out the remaining Notice of Violation #22-00059062 we simply needed to submit a CA for the windows we had put in. Not only does it now appear this was meant to be intentionally misleading, it seems that Staff found it to be amusing as well, 4:36:09 LCM 06/06/22.

EVIDENCE SUBMITTED

6219 La Vista Dr. image street view
June 13, 2012 view of front yard
CA190-048 (MLP)
08/05/20 email from Melissa Parent
08/18/20 email from Murray Miller
09/10/21 email from Melissa Parent
INITIAL Notice of Violation 10/20/21
11/04/21 email exchange with Melissa Parent
Chapter 27-11(d)(10)
Routine Maintenance excerpt
Photos of homes on La Vista Dr. all within SAHD
Photo January 7, 2022
Notices of Violation 01/07/22 and 03/01/22
03/22/22 text from Adrian McClendon
CA Proposal March 30, 2022 6219 La Vista Dr. ADDITIONAL INFORMATION
03/22/22-06/16/22 email log from Laura van Onna
Landmark Commission review process
The Secretary of Interior Standards for the Treatment of Historic Properties (3 excerpts)

CONCLUSION

While we understand Mr Miller is trying restructure the Office of Historic Preservation, an organization we have experienced multiple changes in over the years, we have to question his mission. We are simply trying to do the right thing by our home, searching for the appropriate resolutions, so that we may one day reach a full and complete recovery. Instead, we have been caught in the cross fire of the insidious behavior of someone who shares little to no interest in the obligations of owning a home within a historic district, and has weaponized a system to instill punitive actions upon us with little to no recourse. As we try to search for the best possible solutions to maintain the historic integrity of our beautiful home, while being ambushed by city staff, we watch in disbelief as others nearby construct additions, carports, pavilions, pergolas, install pools, Hardiplank, hardscape, replace windows, paint brickwork, encircle their property with "stockyard" fencing, and all without a Certificate of Appropriateness in sight.

We question whether anyone has considered the adverse effects of imposing 30 day deadlines within a district of older or historically significant properties, inflicting damage untold, with negative effects both direct and indirect. We have suffered significant

physical, mental, and emotional hardship due to the encounters we've endured with Code Compliance. Our family has foregone holiday seasons for three of the last five years, as we were kept "busy" trying to comply with nonsensical expectations, thus sacrificing many of our holiday breaks. The fixes we were forced into doing were often for not, as given the proper time and sequence, they would have been included in a more appropriately planned and finished project. Instead, the impositions we've endured from Dallas City Staff have only disheveled our plans, and robbed us of much of the joy found in the home restoration work we love to do.

Respectfully submitted,
Suzanne B. Miller
Homeowner

6219 La Vista Drive
Dallas, TX 75214
(469) 583-7521

6219 La Vista Dr. Street view



June 13, 2012 view of front yard

June 13, 2012, 6:50:11 PM

28 of 41



CA190-048 (MLP)

Routine Maintenance

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 190 - 048 (MLP)
Office Use Only

Name of Applicant: **Suzanne Miller and John Oberpriller**

Mailing Address : 6219 La Vista Drive
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 469-583-7521 Alternate Phone: 214-887-0407

OFFICE USE ONLY
Main Structure:
 Contributing
 Non-contributing

Relationship of Applicant to Owner : OWNER
PROPERTY ADDRESS: 6219 La Vista Dr, Dallas, TX 75214
Historic District: Swiss Avenue Historic District

PROPOSED WORK:

List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT** write "see attached."

Exterior maintenance and repair of original casement and nine light double-hung windows and trim. Historic glass removed to prevent damage. Work to include window glazing, caulk, and repainting with Sherwin-Williams SW6148 "Wool Skein"

APPROVED BY

Signature of Applicant: 

Date: **Oct. 25, 2019**
Sustainable Development & Construction
Long Range Planning
CITY OF DALLAS

Signature of Owner: _____
(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.

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 214-670-4209 to make sure your application is complete.

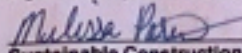
OTHER:

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:

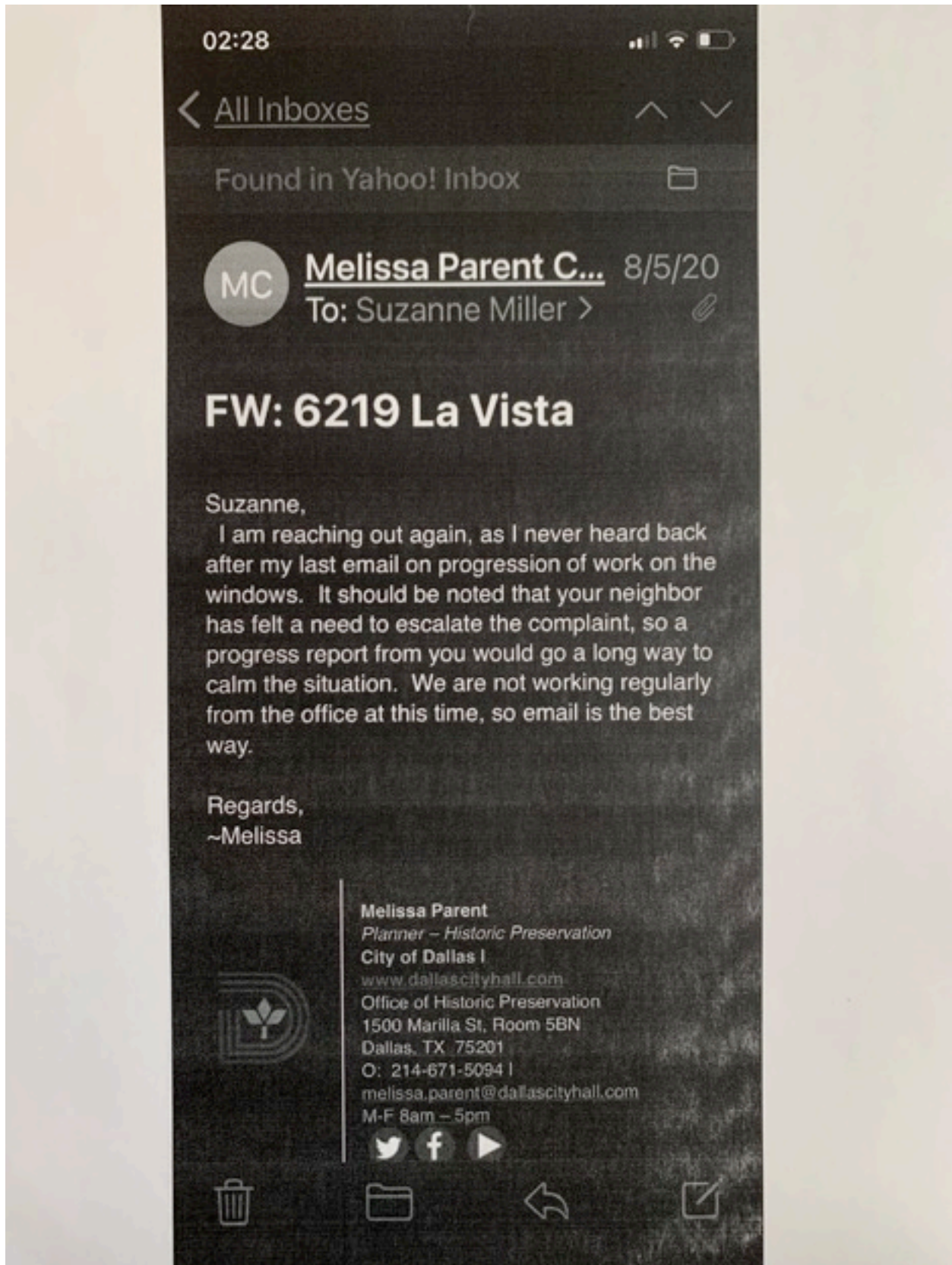
- APPROVED. Please release the building permit.
- APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions.
- DENIED. Please do not release the building permit or allow work.
- DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.

Signed drawings and/or specifications are enclosed Yes No


Sustainable Construction and Development

10/28/2019
Date

08/05/20 email from Melissa Parent



08/18/20 email from Murray Miller

From: Miller, Murray
murray.miller@dallascityhall.com
Subject: RE: 6219 LaVista pool
Date: Aug 18, 2020 at 10:00:43
To: Suzanne Miller suz.miller@sbcglobal.net

Good Morning Suzanne,

Thanks for taking the time to meet with me last Friday to discuss progress on the work which is covered by a Certificate of Appropriateness. One of the things that has come to mind is the visual appearance of the interim protective measures. Typically, this would not be an issue because a construction project typically has a start and end point.

In this case, we do not know nor can we advise others as to when we can expect to see the work completed. We recognize that there are extenuating circumstances, however, would it be possible to install a different interim protective measure that would be less visually disruptive? For example, replacing the existing interim protective measures with a clear plexiglass sheet that fits each opening.

We would recommend that you consider some measure to reduce the current visual impact.

Your thoughts?

Murray

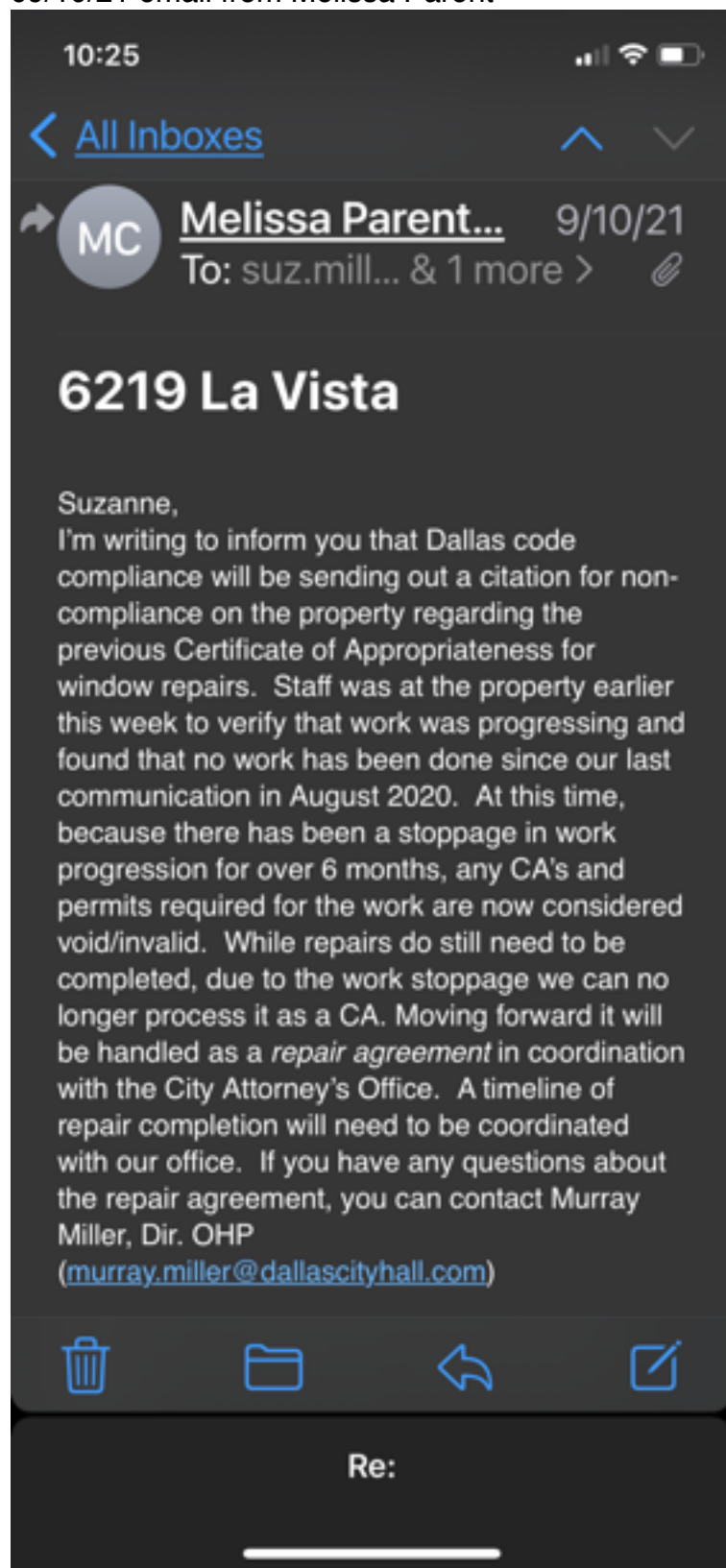


Murray G. Miller
ASHC, AIA, MRAIC, CAHP, MCIP, SHIC, MICTP, INTBAU,
NOMA
Director, Office of Historic
Preservation
City of Dallas | DallasCityHall.com
Office of Historic Preservation
1500 Marilla St., 5DN
Dallas, TX 75201
O: 214-670-9260
F: 214-670-4210
murray.miller@dallascityhall.com



****OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.****

09/10/21 email from Melissa Parent



10:24



< [All Inboxes](#) 6219 La...



SEC. 51P-63.108. ENFORCEMENT.

(c) Compliance with use regulations and development standards required. A person commits an offense if he violates one of the use regulations or development standards in Sections 51P-63.114, 51P-63.115, 51P-63.117, 51P-63.118, 51P-63.120, 51P-63.121, 51P-63.123, 51P-63.124, 51P-63.126, 51P-63.127, 51P-63.129, and 51P-63.130 of this article.

SEC. 51P-63.109. PENALTY. (a) A person violating a provision of Ordinance No. 17285, as amended by Ordinance No. 18563, upon conviction, is punishable by a fine not to exceed \$1000. [The provisions of Ordinance No. 17285, as amended by Ordinance No. 18563, are codified in this article.] (b) In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this article, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, or maintenance of a building, structure, or land in this district. (Ord. Nos. 18563; 25423)

Regards,
~Melissa



Re:

INITIAL Notice of Violation 10/20/21



CITY OF DALLAS
DEPARTMENT OF CODE COMPLIANCE
NOTICE OF VIOLATION

Name: OBERPRILLER JOHN M & MILLER
SUZANNE B

Case #: 21-0082943

OBERPRILLER JOHN M & MILLER SUZANNE B
6219 LA VISTA DR
DALLAS, Texas 75214
USA

Your property located at 6219 LA VISTA DR, DALLAS, TX, 75214 is in violation of the Dallas City Code.

Violations of Dallas City Code:

Violation	Comments	Resolve By Date
Protect, by periodic application of paint or other weather-coating materials, any exposed metal or wood surfaces from the elements and against decay or rust.	Please paint all exposed wood and peeling paint. Please replace any rotted wood. This includes but is not limited to exposed wood and peeling paint on rear structure. Please acquire and post proper certificate of approval and permits prior to performing any work. Please call Inspector McClendon 469-616-9005 when violation is abated to schedule reinspection.	October 20, 2021
Maintain the glass surfaces of exterior windows and skylights so that they are weather-tight and in operating condition (27-11(d)(10))	Please repair or replace any broken windows on property. Please remove boards from front windows. Please obtain and post any necessary approval or permits prior to performing any work.	October 20, 2021

Violations with an (*) will serve as your Annual Notice

I will reinspect your property on October 20, 2021 to determine if the above described violation(s) have been corrected. If your property is not brought into compliance within the above calendar days, then the City may correct the violation(s) at your expense. All expenses incurred will be billed to you. Failure to pay these expenses will result in a lien being placed on your property. Additionally, if you fail to comply with this notice, the City may issue you a citation for each day a violation is committed. The maximum fine is \$2,000.00 per citation.

Thank you in advance for your cooperation. If you have questions, please call me at (469) 616-9005.

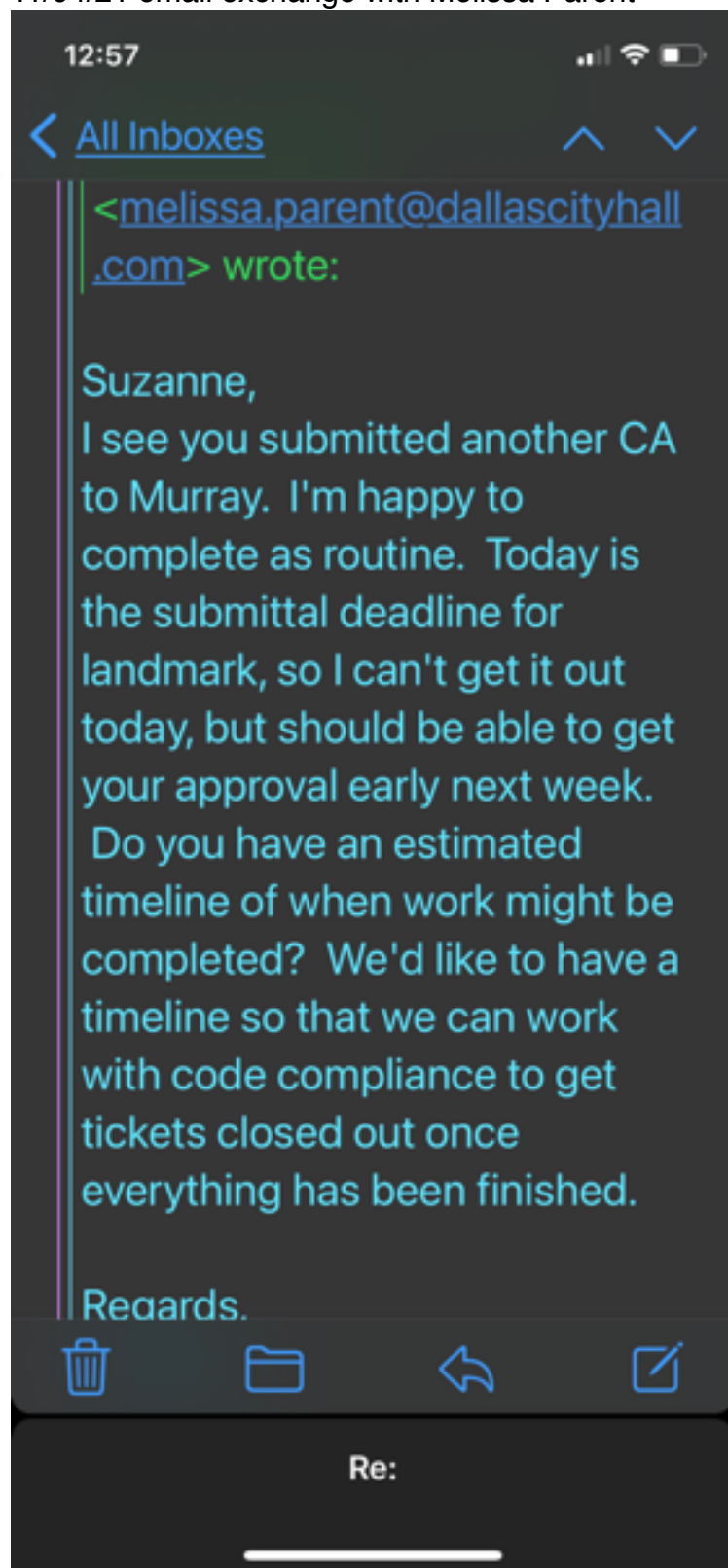
Inspector: ADRIAN MCCLENDON Badge: CE1876

Date: September 20, 2021

Signature:
Owner / Occupant / Person in Control of Property

Date: September 20, 2021

11/04/21 email exchange with Melissa Parent



12:58



< All Inboxes



On Nov 4, 2021, at 10:18,
Suzanne Miller
<suz.miller@sbcglobal.net>
wrote:

Melissa,
Thank you very much for your
reply. Assuming the weather
holds, and we're able to source
necessary materials, our current
timeline to mitigate issues with
code compliance is ASAP,
sometime before the 31
calendar days as noted on the
citations. Please feel free to call
me with any questions.

Regards,
Suzanne



Re:

Chapter 27-11(d)(10)

(8) Countertops and backsplashes. An owner shall maintain kitchen and bathroom countertops and backsplashes surrounding kitchen sinks and lavatory sinks in operating condition free of decay, rust, and rot.

(9) Interior walls, ceilings, and surfaces; doors. An owner shall:

- (A) maintain all interior walls and ceilings in operating condition;
- (B) keep all interior walls and ceilings securely fastened to eliminate collapse hazards;
- (C) maintain all interior surfaces, including windows and doors, in operating condition;
- (D) repair, remove, or cover all peeling, chipping, flaking, or abraded paint; and
- (E) repair all cracked or loose plaster, wood, or other defective surface conditions.

(10) Exterior windows and skylights. An owner shall maintain the glass surfaces of exterior windows and skylights so that they are weather tight and in operating condition.

(11) Exterior doors. An owner shall maintain exterior doors so that they are weather tight and in operating condition.

(12) Security devices. An owner shall maintain any bars, grilles, grates, and security devices in operating condition.

(13) Ventilation. An owner shall maintain all natural and mechanical ventilation in habitable rooms in operating condition.

Routine Maintenance excerpt

(4) Director's determination of procedure. Upon receipt of an application for a certificate of appropriateness, the director shall determine whether the application is to be reviewed under the routine work review procedure or the standard certificate of appropriateness review procedure.

(5) Routine maintenance work review procedure.

(A) If the director determines that the applicant is seeking a certificate of appropriateness to authorize only routine maintenance work, he may review the application to determine whether the proposed work complies with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance and approve or deny the application within 20 days after a complete application is filed. The applicant must supply complete documentation of the work. Upon request, staff will forward copies of applications to the task force. The director may forward any application to the landmark commission for review.

(B) Routine maintenance work includes:

- (i) the installation of a chimney located on an accessory building, or on the rear 50 percent of a main building and not part of the corner side facade;
- (ii) the installation of an awning located on an accessory building, or on the rear facade of a main building;
- (iii) the replacement of a roof of the same or an original material that does not include a change in color;
- (iv) the installation of a wood or chain link fence that is not painted or stained;
- (v) the installation of gutters and downspouts of a color that matches or complements the dominant trim or roof color;
- (vi) the installation of skylights and solar panels;
- (vii) the installation of storm windows and doors;
- (viii) the installation of window and door screens;
- (ix) the application of paint that is the same as the existing or that is an appropriate dominant, trim, or accent color;
- (x) the restoration of original architectural elements;
- (xi) minor repair using the same material and design as the original;
- (xii) repair of sidewalks and driveways using the same type and color of materials;
- (xiii) the process of cleaning (including but not limited to low-pressure water blasting and stripping), but excluding sandblasting and high-pressure water blasting; and
- (xiv) painting, replacing, duplicating, or stabilizing deteriorated or damaged architectural features (including but not limited to roofing, windows, columns, and siding) in order to maintain the structure and to slow deterioration.

(C) ~~The applicant may appeal the director's decision by submitting to the director a written request for appeal within 10 days of the decision. The written request for appeal starts the standard certificate of appropriateness review procedure by the landmark commission.~~

(6) Standard certificate of appropriate-ness review procedure.

(A) If the director determines that the applicant is seeking a certificate of appropriateness to authorize work that is not routine maintenance work, or if the director's decision concerning a certificate of appropriateness to authorize only routine maintenance work is appealed, the director shall immediately forward the application to the landmark commission for review.

(B) Upon receipt of an application for a certificate of appropriateness, the director shall

Photos of homes on La Vista Dr. all within SAHD

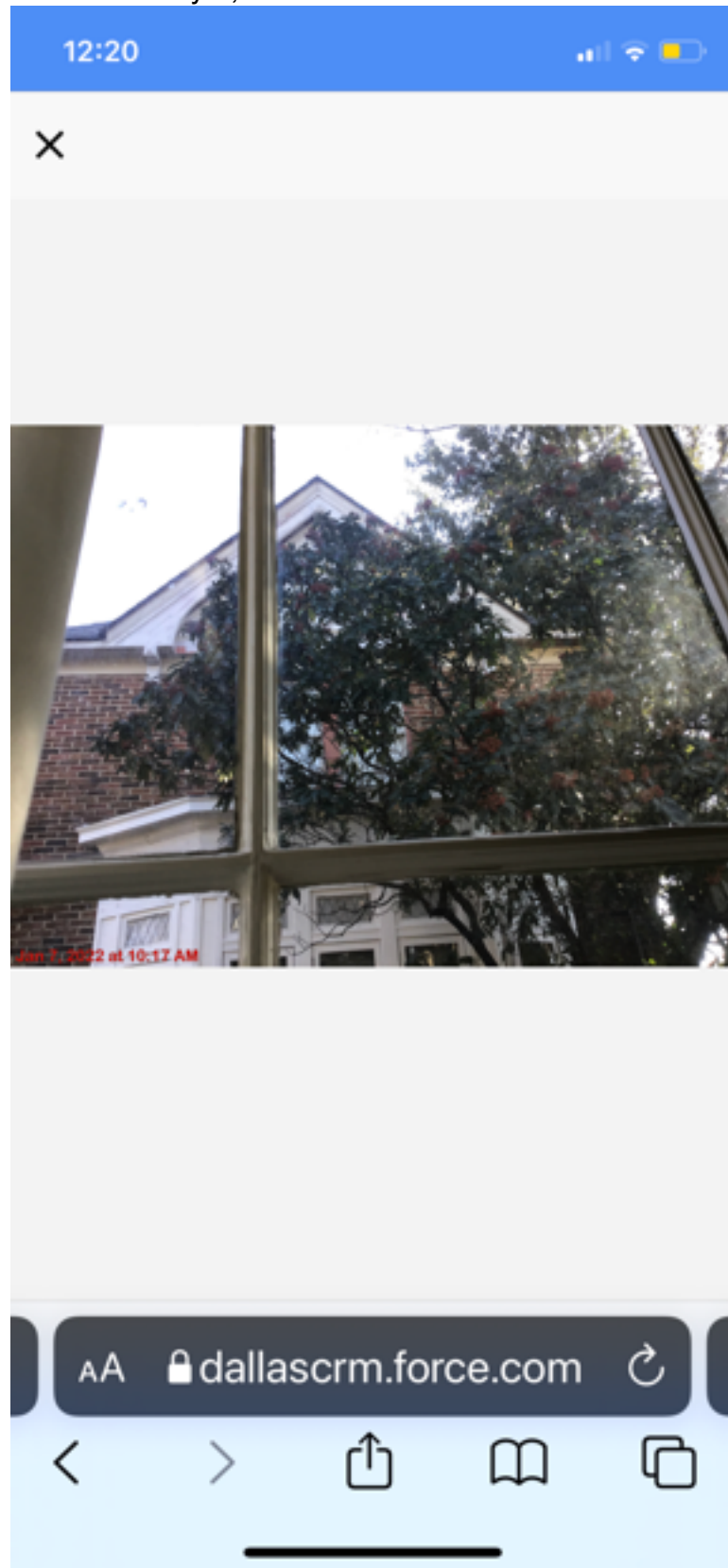








Photo January 7, 2022



Notices of Violation 01/07/22 and 03/01/22



CITY OF DALLAS
DEPARTMENT OF CODE COMPLIANCE
NOTICE OF VIOLATION

Name: OBERPRILLER JOHN M & MILLER
SUZANNE B

Case #: 22-00009308

OBERPRILLER JOHN M & MILLER SUZANNE B
6219 LA VISTA DR
DALLAS, Texas 75214
USA

Your property located at 6219 LA VISTA DR, DALLAS, TX, 75214 is in violation of the Dallas City Code.

Violations of Dallas City Code:

Violation	Comments	Resolve By Date
SEC. 51A-4.501(g)(8)(H) (ii) the work is not performed in accordance with the certificate of appropriateness, the development code, or building codes.	Please ensure all work performed is done in accordance with the approved certificate of appropriateness. This includes but is not limited to ensuring all paint is restored to original color and windows are restored with the original diamond panes.	January 25, 2022
Building and structural materials NOT in operating condition	Please repair pool to operating condition in a workmanlike manner. Please obtain and post any necessary approval or permits prior to performing any work.	February 6, 2022

Violations with an (*) will serve as your Annual Notice

I will reinspect your property on January 25, 2022 to determine if the above described violation(s) have been corrected. If your property is not brought into compliance within the above calendar days, then the City may correct the violation(s) at your expense. All expenses incurred will be billed to you. Failure to pay these expenses will result in a lien being placed on your property. Additionally, if you fail to comply with this notice, the City may issue you a citation for each day a violation is committed. The maximum fine is \$2,000.00 per citation.

Thank you in advance for your cooperation. If you have questions, please call me at (469) 616-9005.

Inspector: Adrian McClendon

Badge: CE1876

Date: January 7, 2022

Signature:

Owner / Occupant / Person in Control of Property

Date: January 7, 2022



DEPARTMENT OF CODE COMPLIANCE
NOTICE OF VIOLATION
EXTERIOR PREMISE INSPECTION

NAME: John Oberpiller and Suzanne B Miller SITE: 22-0009331
 ADDRESS: 6219 La Vista Dr SR# 22-00059062
 CITY, STATE, ZIP: Dallas, TX 75214 SR#:
 YOUR PROPERTY LOCATED AT: 6219 La Vista Dr LOT: _____ BLOCK: _____ CENSUS TRACT: _____

To comply with the Dallas City Code, you must do the following:

- | | |
|---|---|
| <p>1. <input type="checkbox"/> "Cut all grass/weeds that have grown 12 or more inches in height on: (18-13A)(1)</p> <p><input type="checkbox"/> your private property;</p> <p><input type="checkbox"/> alley adjacent to your property; or</p> <p><input type="checkbox"/> pathway adjacent to your property</p> <p>2. <input type="checkbox"/> "Remove all litter on private premises: (7A-18)</p> <p><input type="checkbox"/> your private property;</p> <p><input type="checkbox"/> alley adjacent to your property; or</p> <p><input type="checkbox"/> pathway adjacent to your property</p> <p>3. <input type="checkbox"/> "Remove all deposited and/or accumulated solid waste upon any public or private premises (18-50)(a)</p> <p>4. <input type="checkbox"/> "Trim back vegetation (i.e. bushes, tree limbs) growing on the premises projecting over or into the right-of-way of the: (18-14.1)</p> <p><input type="checkbox"/> alley (15R, clearance required);</p> <p><input type="checkbox"/> street (15R, clearance required); or</p> <p><input type="checkbox"/> sidewalk (8.5, clearance required).</p> | <p>5. <input type="checkbox"/> "Watering Restrictions: (18-21.1)(a)</p> <p><input type="checkbox"/> Watering between the hours of 10 a.m. and 6 p.m. during the period from April 1 - October 31;</p> <p><input type="checkbox"/> Water waste or causing runoff;</p> <p><input type="checkbox"/> Watering impervious areas; or</p> <p><input type="checkbox"/> Watering during precipitation;</p> <p><input type="checkbox"/> Watering during prohibited day;</p> <p><input type="checkbox"/> Other _____</p> <p>6. <input type="checkbox"/> "Remove garbage/trash which has been placed out for collection too early. Garbage/trash is collected from this neighborhood once a week on the listed day: Monday - Tuesday - Wednesday - Thursday - Friday</p> <p>Garbage/trash must be placed out no earlier than 6:00 p.m. the day before pick-up. The container must be returned to the side or rear of your structure no later than 8:00 a.m. the day after pick-up. (18-4)(1)(1)</p> <p>*All violations listed in this section will serve as your Annual Notice. (See back for additional information)</p> |
|---|---|

We request your property owner respond to this notice to determine if the above described violations have been corrected. If your property is not brought into compliance within the above calendar days, then the City may correct the violation(s) at your expense. All expenses incurred will be billed to you. If you fail to pay these expenses within the time being placed on your property. Additionally, if you fail to comply with this notice, the City may issue you a citation for each day a violation is committed. The maximum fine is \$2,500 per violation. If you are financially unable to comply with this notice of violation, you may contact (214) 670-7335 for information about the Dallas Taxpayer Fund.

WORK MUST BE COMPLETED WITHIN THE TIMEFRAME LISTED BY THE VIOLATION OR CITATIONS MAY BE ISSUED.

- | | |
|--|--|
| <p><input type="checkbox"/> Securing of Structure: keep the doors and windows of a vacant structure or vacant portion of a structure securely closed to prevent unauthorized access (27-11)(2)(E), if not secured within 48 hours, the city will secure the structure at the owner's expense (27-18)</p> <p><input type="checkbox"/> Graffiti: remove all graffiti from the property that is visible from any public property or right-of-way or from any other private property (31-36)(3)</p> <p><input type="checkbox"/> Garage Sale in Violation: (31A-4.217)(3)(9)</p> <p><input type="checkbox"/> Sign Violation:</p> <p><input type="checkbox"/> Numbering: place and maintain an official building number in a conspicuous place on the premises so that it can be clearly seen from a public street (43-09) number must be at least 3 inches high and of a color which provides a contrast to the background (43-10)</p> <p><input type="checkbox"/> Accumulation of Lumber, Boxes, Etc.: place all accumulated lumber, boxes, beams, bricks or stones and similar materials on open racks at least 18 inches above the ground (40-4)</p> <p><input type="checkbox"/> Hazard on Land: premises must be free of holes, excavations, sharp protrusions and any other objects or conditions that exist on the land and are reasonably capable of causing injury to a person (27-11)(3)(1)</p> <p><input type="checkbox"/> Foundation: an owner shall maintain foundations and foundation components in operating condition, and keep all foundation components securely fastened (27-11)(5)(3)</p> <p><input type="checkbox"/> Balconies, Landings, Porches, Decks, & Walkways: an owner shall maintain all balconies, landings, porches, decks, and walkways in operating condition and securely fastened: (27-11)(5)(4)(A), maintain support posts, columns and cantilevers in operating condition (27-11)(5)(14)(B)</p> <p><input type="checkbox"/> Exterior Windows & Skylights: an owner shall maintain the glass surfaces of exterior windows and skylights so that they are weather-tight and in operating condition (27-11)(5)(10)</p> <p><input type="checkbox"/> Exterior Doors: an owner shall maintain exterior doors so that they are weather-tight and in operating condition (27-11)(5)(11)</p> <p><input type="checkbox"/> Roofs: an owner shall maintain roofs in operating condition, free from leaks, holes, chipped or deteriorated roofing materials, rotted wood, and other unsafe conditions (27-11)(5)(3)(A)</p> <p><input type="checkbox"/> Gutters & Downspouts: an owner shall maintain gutters and downspouts, if any, in operating condition and securely fastened (27-11)(5)(3)(B)</p> <p><input type="checkbox"/> Submit rental registration/annual renewal application (27-30)</p> | <p><input type="checkbox"/> Chimneys & Towers: an owner shall maintain chimneys, cooling towers, smokestacks, and similar apparatuses in operating condition (27-11)(2)(4)</p> <p><input type="checkbox"/> Unprotected Exterior Surface: protect, by periodic application of paint or other weather-coating materials, any exposed metal or wood surfaces from the elements and against decay or rust (27-11)(2)(7)</p> <p><input type="checkbox"/> Handrails and Guardrails: maintain in operating condition and securely fastened and anchored (27-11)(5)(15)(A), maintain so that they are capable of safely supporting imposed dead and live loads (27-11)(5)(15)(B)</p> <p><input type="checkbox"/> Stairs and Stairways: maintain in operating condition, securely fastened and anchored, and free from trip hazards (27-11)(5)(16)(A), maintain so that they are capable of safely supporting imposed dead and live loads (27-11)(5)(16)(B)</p> <p><input type="checkbox"/> Fencing, Retaining Walls, and Barriers: an owner shall maintain fences, retaining walls, decorative walls, and barriers in operating condition (27-11)(5)(17)(A), repair or replace rotted, missing, fire-damaged, or broken wooden studs and support posts (27-11)(5)(17)(B), repair or replace broken, missing, or bent metal posts and torn, cut, bent, or ripped metal fencing materials (27-11)(5)(17)(C)</p> <p><input type="checkbox"/> Electrical Equipment: maintain all electrical equipment and materials in operating condition (27-11)(2)(1)</p> <p><input type="checkbox"/> Maintain structural members free from deterioration so that they are capable of safely supporting imposed dead and live loads (27-11)(5)(1), maintain building and structural materials including wood, gypsum products, glass, fiberglass, paper, canvas, fabric plastic, vinyl, masonry, ceramic, plastic, brick, rock, stone, slate, concrete, asphalt, tin, copper, steel, iron, aluminum, and other metals, in operating condition (27-11)(5)(2)</p> <p><input type="checkbox"/> Accessory Outside Storage: a person shall not place, store, or maintain outside for a period in excess of 24 hours, an item which is not: (a) customarily used or stored outside, or (b) made of a material that is resistant to damage or deterioration from exposure to the outside environment (31A-4.217 (3)(5)(3)), accessory outside storage is not permitted in the front yard or on a front porch of a residential building (31A-4.217 (3)(5)(3)(4))</p> <p><input type="checkbox"/> Visibility Obstruction (31A-4.802)(c)</p> <p><input type="checkbox"/> Life Hazard (See back for additional information)</p> <p><input type="checkbox"/> Illegal Land Use</p> <p>Need to obtain if applicable:</p> <p><input type="checkbox"/> Certificate of Occupancy (31A-1.104)</p> |
|--|--|

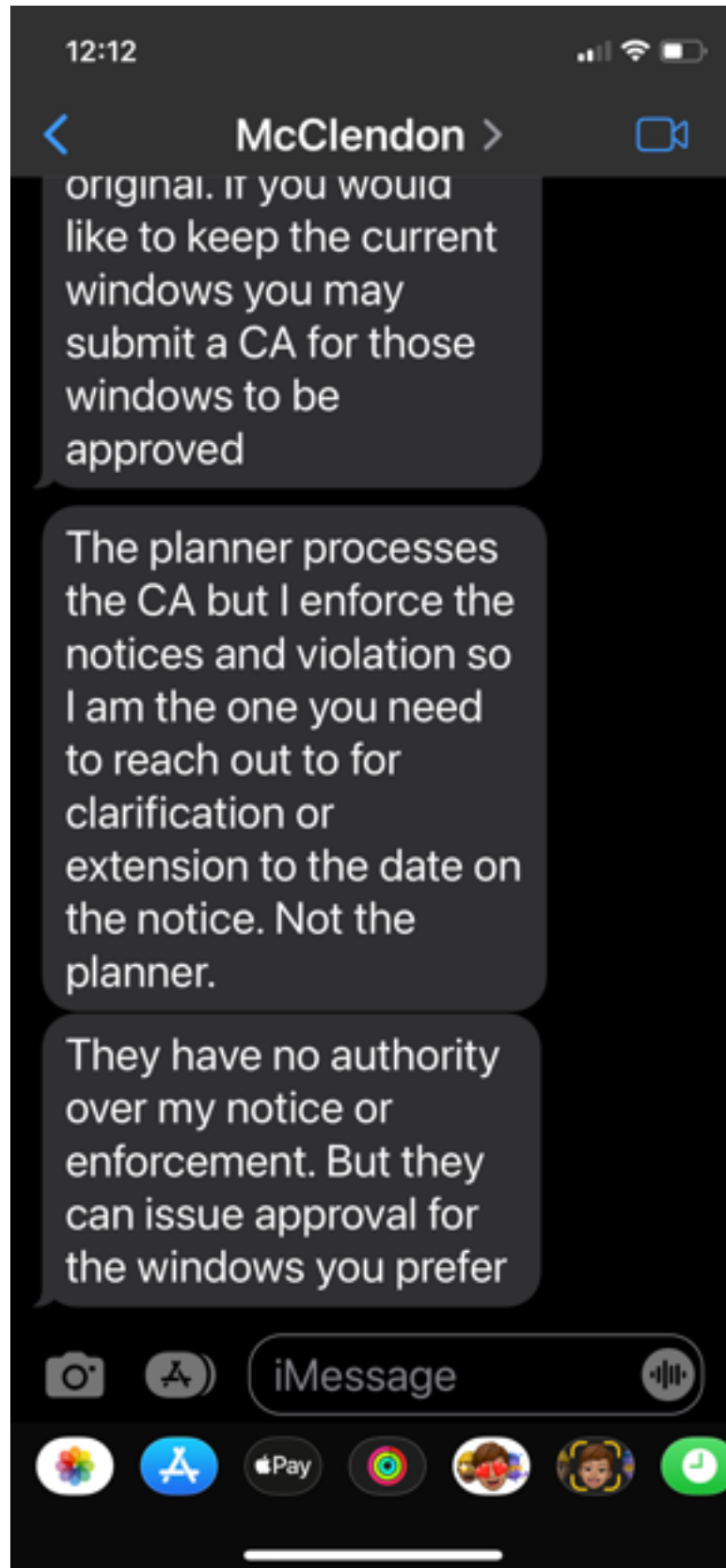
REMARKS/OWNER: See 31A-4.5D(1)(4)(H)(i) work is performed in accordance with proposed cert. letter of approval. Please submit cert. of work within 10 days of 4/10/22

Inspector: A. McClendon Badge: C1876 Date: 3/11/22

Signature: _____ Date: _____

Owner/Occupant/Person in Control of property (please circle)

03/22/22 text from Adrian McClendon



Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA _____ - _____ [_____] Office Use Only

Name of Applicant: Suzanne Miller and John Oberpriller
 Mailing Address : 6219 La Vista Dr
 City, State and Zip Code: Dallas, TX 75214
 Daytime Phone: 469-583-7521 Alternate Phone: _____
 Relationship of Applicant to Owner : Owner

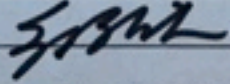
OFFICE USE ONLY
Main Structure:
<input type="checkbox"/> Contributing
<input type="checkbox"/> Non-contributing

PROPERTY ADDRESS: 6219 La Vista Dr, Dallas, TX 75214
 Historic District: Swiss Avenue Historic District

PROPOSED WORK:
 List all proposed work simply and accurately, use extra sheet if needed. Attach all documentation specified in the submittal criteria checklist for type of work proposed. **DO NOT** write "see attached."

General maintenance painting on main house trim and carriage house siding. No color change.

Replace protective shutters on front windows with glass.

Signature of Applicant:  Date: March 30, 2022
 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.

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 214/870-4209 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.

Signed drawings and/or specifications are enclosed ___Yes ___No

Office of Historic Preservation _____ Date _____

CA Proposal March 30, 2022

6219 LA VISTA DRIVE

ADDITIONAL INFORMATION

Painting

Clean and repaint carriage house siding and trim with existing color scheme.

Clean and paint exposed surfaces on main house trim using existing color scheme.

ALL ABOVE WORK IS COMPLETE

Windows

Remove protective wooden shutters** from window openings.

Replace with duplicate, not replacement, window frames crafted of like material, dimensions, and profile as original casement window frames.

Fit duplicate casement frames with clear glass (27-11(d)(10))

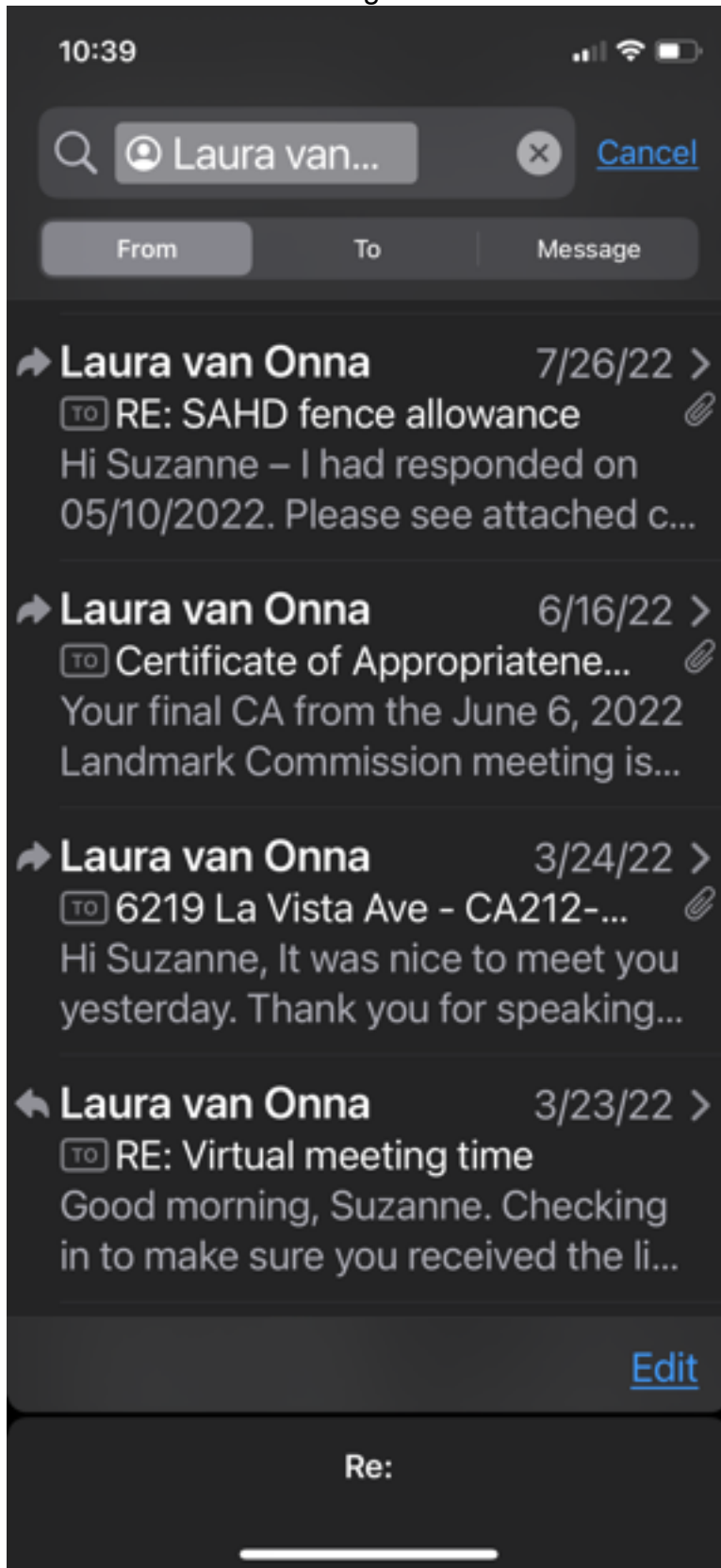
ALL ABOVE WORK IS COMPLETE

Optional work: Apply zinc-colored applique in diamond pattern

** Sanded and painted panels, free of visible knots or imperfections, held in place with 12" carriage bolts passed through padded bracket on interior. Secure system designed to avoid use of damaging hardware, such as nails or screws, to allow for ease of removal and access to work areas.

Subsequent CA's, in accordance with homeowner's objectives, to be filed following the progression of exterior restoration work. Original glass panels will remain out for safe keeping until exterior work is concluded.

03/22/22-06/16/22 email log from Laura van Onna



Landmark Commission review process

LANDMARK COMMISSION FULL REVIEW (/departments/sustainabledevelopment/historicpreservation/Pages/Landmark_Review_Process.aspx)

Work that does not qualify for Routine Maintenance and all demolition requests must be reviewed by the Landmark Commission during a public hearing. The Landmark Commission typically meets on the first Monday of each month at 1:00 PM in City Council Chambers (1500 Marilla Street). Staff will communicate the confirmed times and dates for all meetings when your complete application is submitted.



Incomplete applications that do not contain the submittal items listed on the application checklist and/or applications received after the NOON deadline are not accepted!

STEPS FOR LANDMARK COMMISSION REVIEW:

STEP 1

Submittal: Submit your completed application

(/departments/sustainabledevelopment/historicpreservation/Pages/Applications.aspx) by the deadline (/departments/sustainabledevelopment/historicpreservation/Pages/Applications.aspx), which is typically the first Thursday of the month at Noon. See calendar for the official deadline dates. Incomplete applications are not accepted.

STEP 2

Task Force Meeting: Neighborhood Task Forces consist of residents from the neighborhood, professionals, and architects. Task Force decisions are RECOMMENDATIONS ONLY that are submitted to the Landmark Commission for review with your application. Meetings are typically held the week following the application deadline, and Staff will communicate the confirmed date at the time of your application. You are encouraged, but not required, to attend.

STEP 3

Staff Review: Staff will review your application the week following Task Force meetings. Staff decisions are RECOMMENDATIONS ONLY that are submitted to the Landmark Commission for review with your application. This meeting is not open to the public, but you may be asked to provide additional information after the review is complete.

STEP 4

Public Hearing (FINAL DECISION): The Landmark Commission hearing typically occurs the first Monday of the month following the application submittal date. Staff will communicate the confirmed date to you at the time of your application. **You are strongly encouraged to attend this meeting.** Landmark Commission decisions made at the public hearing are final, and questions regarding your application may arise during the hearing.

STEP 5

Issuance: Staff will send your final signed Certificate to you 10 days **after** the date of the Landmark Commission hearing. Work on items that received approval can begin once you have your Certificate posted on the front of your property and you have obtained any applicable building permits that are required for the work. Please see the Building Inspection website (/departments/sustainabledevelopment/buildinginspection/Pages/building_inspection_faqs.aspx) for a list of work that may require a building permit.


The Secretary of Interior Standards for the Treatment of Historic Properties (3 excerpts)

RESTORATION

WINDOWS

RECOMMENDED

Protecting restoration-period windows when working on other features of the building.	Failing to protect features
Protecting and retaining historic glass from the restoration period when replacing putty or repairing other components of the window.	Failing to make
Sustaining the historic operability of windows from the restoration period by lubricating friction points and replacing broken components of the operating system (such as hinges, latches, sash chains or cords) and replacing deteriorated gaskets or insulating units.	Failing to restore sash period.
Evaluating the overall condition of windows from the restoration period to determine whether more than protection and maintenance, such as repairs to windows and window features, will be necessary.	Failing to window
Repairing window frames and sash from the restoration period by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated, broken, or missing components of windows when there are surviving prototypes (such as sash, sills, hardware, or shutters) or when the replacement can be based on physical or historic documentation. The new work should match the old in material, design, scale, color, and finish.	Replacement of material and no match



Historic window and shutter like such as that shown here are retained and repaired in a restoration project.

rehabilitation, restoration, and reconstruction. The treatment Standards, developed in 1992, were codified as 36 CFR Part 68 in the July 12, 1995, Federal Register (Vol. 60, No. 133). They replaced the 1978 and 1983 versions of 36 CFR Part 68, entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*. The revised Guidelines herein replace the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, published in 1995 to accompany the treatment Standards.

The Secretary of the Interior's Standards for the Treatment of Historic Properties are regulatory only for projects receiving Historic Preservation Fund grant assistance and other federally-assisted projects. Otherwise, these Guidelines are intended to provide general guidance for work on any historic building.

Another regulation, 36 CFR Part 67, focuses on "certified historic structures" as defined by the Internal Revenue Service Code of 1986. The Standards for Rehabilitation cited in 36 CFR Part 67 should always be used when property owners are seeking certification for federal tax benefits.

Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal rehabilitation proposals. Historic district and planning commissions across the country use the Standards and Guidelines to guide their design review processes.

The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction with Guidelines for each.

The Standards for the Treatment of Historic Properties, codified in 36 CFR 68, are regulatory for all grant-in-aid projects assisted through the national Historic Preservation Fund.

The Standards for Rehabilitation, codified in 36 CFR 67, are regulatory for the review of rehabilitation work in the Historic Preservation Tax Incentives program.

The Guidelines are advisory, not regulatory.

