

May 30, 2018

Elaine Hill
City of Dallas
1500 Marilla
Dallas, TX 75201

RE: Brief of Appeal of Certificate of Appropriateness: Hearing – June 21, 2018
3614 Meadow St, Case# CA178-487(MP)

My wife and I feel the decisions passed down by the Landmark Commission were unfair. Most of the decisions made against us (windows, siding, attached garage) are all decisions that could have and should have been ruled in our favor based on the Wheatley Place ordinances.

Our home has been renovated over the years and currently does not have wood siding and only 2 wood windows. Replacing the siding and windows with wood options would be extremely expensive to purchase and to maintain over the years.

According to Ordinance 4.3 Wood siding, trim and detailing must be restored whenever practical. If wood siding is economically impossible, the Landmark Commission may consider other appropriate materials. Our home currently has aluminum siding and Hardie board is the suggested replacement. It looks like wood and is cost effective to maintain over the years.

According to Ordinance 5.3 Replacement doors and windows must express profile, mutton and size, like configuration and materials to match the historic. Replacement windows should be wood. If wood windows are economically impossible, the Landmark Commission may consider other appropriate materials. Only 2 wood windows remain and they are in the rear of the home. Vinyl windows are half the cost of wood windows and require less maintenance over the years.

An attached garage with a second level was originally proposed. We are now proposing an attached garage without the second level.


We also explained that our bank loan was approved in January and we had only six months to complete construction. Unfortunately we were in default because of all the delays in getting permits. Even though the Landmark Commission approved other request prior to our case with a contingency that they alter their plans, this option was not offered to us.

The homeowners in the Wheatley Place district can not afford wood windows and wood siding, nor the years of maintenance needed for up keep. We even qualified for a larger loan amount but the amount was decreased based on the property location (75215 zip code). It is unfair for the Landmark Commission to not consider other options for impoverished neighborhoods. We should be commended for trying to improve our neighborhood but have only received bureaucratic road blocks. Everything we are attempting to do is allowed by the ordinance but has been denied by people that don't live or work in the neighborhood. We are being restricted from making much needed improvements to our home and the Wheatley Place district.

As we continue to pursue permits, our urgency is increasing as we only have two months before we lose our loan funding.

Please let us know if any other info if needed for this appeal.

Best regards,

A handwritten signature in black ink, appearing to read 'Trelia and David Ghaazee', written in a cursive style.

Trelia and David Ghaazee