

**Dallas Landmark Commission  
Landmark Nomination Form**

**1. Name**

historic: Kings Court (Namesake in Limestone)

and/or common:

date: 1-9-1926

**2. Location**

address: 1234 Kings Highway

location/neighborhood: OAK CLIFF ANNEX

block: 12/3463 lot: 9 & NW 1/28 land survey: OAK CLIFF ANNEX tract size: 75 X 150

**3. Current Zoning**

CD NO. 1 THE KINGS HIGHWAY CONSERVATION DISTRICT

**4. Classification**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> residence
<input type="checkbox"/> site	<b>Public</b>	<b>Accessibility</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<b>Acquisition</b>	<input checked="" type="checkbox"/> yes:restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> in progress	<input type="checkbox"/> yes:unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> being considered	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other, specify

**5. Ownership**

Current Owner: DENNIS & VICTORIA HETRICK

Contact: DENNIS & VICTORIA HETRICK

Phone: 821-4270

Address: 5819 SWISS AVENUE City: DALLAS

State: TX Zip: 75214

**6. Form Preparation**

Date: 3-1-92

Name & Title: DENNIS & VICTORIA HETRICK, (owners)

Organization: SWISS PROPERTY MANAGEMENT, INC.

Contact: DENNIS & VICTORIA HETRICK

Phone: 821-42707.

**Representation on Existing Surveys**

Alexander Survey (citywide)  local  state  national

H.P.L. Survey (CBD)  A  B  C  D

Oak Cliff

Victorian Survey

Dallas Historic Resources Survey, Phase   high  medium  low

National Register

Recorded TX Historic Ldmk

TX Archaeological Ldmk

*For Office Use Only*

Date Rec'd: \_\_\_\_\_ Survey Verified: *Y N* by: \_\_\_\_\_ Field Check by: \_\_\_\_\_ Petitions Needed: *Y N*

Nomination: *Archaeological*  *Site*  *Structure(s)*  *Structure & Site*  *District*

**8. Historic Ownership**original owner: HENRY & ZUMA H. PAGE

significant later owner(s):

**9. Construction Dates**original: 3-2-1926

alterations/additions:

**10. Architect**original construction: HENRY H. PAGE

alterations/additions:

**11. Site Features**

natural:

urban design:

**12. Physical Description**

Condition, check one:

 excellent deteriorated unaltered

Check one:

 good ruins altered original site fair unexposed moved(date \_\_\_\_\_)

*Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc). elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.*

Kings Court is a two-story multi-family residential building with a partial basement located in the Kings Highway Conservation District in north Oak Cliff, Dallas. This building is also within the Kings Highway historic district included in the national Register of Historic Places. This building is located at the the south east corner of the intersection of Kings Highway and North Clinton Street, and sits on a lot and a half. Constructed of a tan colored (and now painted) brick in a regular bond coursing with cast stone detailing, this building is a good example of the Mission architectural style. This style is known for its visor roofs (horizontal tile roofs that are cantilevered from wall surfaces, usually occurring below the parapet at a flat roof), shaped parapets, arches at exterior doors and porches, prominent entry porches, large square piers used at front porches, lack of exterior detail, and smooth exterior wall surfaces. This style of building was frequently symmetrical, as is Kings Court.

This style originated in California in the 1890's; by the early 1900's; houses in this style were spreading eastward under the influences of fashionable architects and national builders magazines. Shortly thereafter, the style was used for small to medium sized multi-family buildings and commercial buildings. This style was popular for such in Dallas through the 1920's.

The plan is symmetrical, with two duplicate housing modules of originally eight units, each connected by a smaller building module containing an interior stair which connects the basement parking level with the two housing floors above. At the North Clinton facade, the exterior court defined by this smaller module has been enclosed with a metal ornamental security fence. There is a large arch near the top of the building which physically connects the two housing modules on the North Clinton facade; this archway was not constructed at the opposite court which faces the adjacent property.

The exterior wall at the housing floors (first and second story) are brick while the exposed upper portion (about 6 feet in eight) of the parking garage is poured in place concrete. The exterior of the brick as well as the concrete has been painted a light tan/gray color. All window

frames and trim, exterior doors, and door frames have been painted white. The windows are original wood construction of one over one design. Soldier coursing is typically used above the exterior windows and doors; this is the only brick detailing on the building. The visor roofs are of tin, painted black, on wood construction. The roof is flat; the perimeter parapet has a cast stone or similar material coping. This coping shows signs of deterioration and areas need to be replaced.

The front entry of the building faces Kings Highway; at this facade there is a protruding one-story porch which is at the mid-level between the floor elevations of the first housing floor and the basement below. This porch is of brick with a gable tin roof behind a shaped parapet; the opening at the porch is arched. The exterior windows at the front facade are grouped in threes, with visor roofs above the second story windows. A cast-stone plaque that reads "Kings Court" has been located in the brick exterior wall above the front entry, below the shaped parapet. Wood shutters have been added to the upper windows; these are not original and are not consistent with the Mission style.

The two sides of the building are symmetrical with the exception of the brick arch which is not included in the interior lot facade. Windows on this facade are either paired or single, with a long visor window located above groupings of the second story windows. The entry into the garage is from the North Clinton side, with two large openings for garage doors in this facade. These doors have recently been replaced and are wood paneled, painted white. Metal awnings (white) have been added at the end paired windows on this facade; these are not original and are not consistent with the Mission style.

The rear facade of the building faces the alley and is plain in appearance. All windows on this facade are grouped in threes, and those at the first story have been boarded up for security reasons. There is an exterior door from both the first and second story at this facade; both have exterior wooden staircases leading from these doors to the ground. Metal awnings have been added at the upper windows on this facade; these are not original and are not consistent with the Mission style.

The building footprint occupies most of the site, with a small and narrow side yard. There is even less area at the North Clinton corner side yard, leaving approximately six feet between the exterior wall and the sidewalk along this street. Black chain link fencing has recently been added at the interior side yard and adjacent to the alley in the back yard.

The building originally had wood siding at its rear facade (facing the alley), but this was replaced with brick veneer that matched in texture but not in color the original brick. This appears to have been done shortly after construction and is not visible. Although numerous interior changes have been made to the building since its original construction, no other major exterior changes have been made.

### **13. Historical Significance**

*Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.*

The building is located in the Kings Highway Conservation District in North Oak Cliff, Dallas. Kings Highway is included in the National Register of Historic Places. The Kings Highway Conservation District comprises a six block long residential street between Montclair Avenue and Davis Street. Kings Highway cuts diagonally across the street layout of the Oak Cliff Annex in a southeast to northwest direction, creating a distinct departure for the surrounding neighborhood grid. The district is in the west central portion of Oak Cliff situated just south of Kessler Park and North of Winnetka Heights Historic District. Davis Street, Oak Cliff's

secondary commercial artery is the district's southern boundary and Polk Avenue, an important north - south thoroughfare through the community, cuts across the southeast corner of the district. The Oak Cliff annex dates to 1909. Kings Highway afforded a grand entrance to the subdivision from the street car which made a turn at the nearby intersection of Seventh and Tyler Streets. Developers of the Oak Cliff annex obviously planned for Kings Highway to be the showcase of the addition with larger and more substantial houses.

A majority of the district's structures are two story and show the influence of craftsman, prairie or revival styles in their detailing. Foursquare houses, bungalows and small, four to eight unit apartments emulating foursquare forms are masonry. Sanborn maps of 1922 showed that the 1000 and 1100 blocks of King's Highway boasted the densest concentration of houses while lots on the "upper" end were vacant and unimproved. Kings Court would be at the upper end during its construction.

The land this property sits on was owned by Mrs. Lula Johnson, who was widowed. She sold the land in April of 1911 to Interstate Suburban Realty Corporation of Virginia, for \$900.00. She continued to live next door at 336 Kings Highway at Clinton until 1921.

Constructed in 1926, Kings Court is most significant as one of Dallas' earliest examples of The Mission style for an apartment building. This style originated in California in the 1890's. Garage parking under the building was only a vision during that era. For only the wealthy could afford cars.

Kings Court is the only namesake building of the neighborhood. Kings Court is the street's largest apartment building originally constructed in March of 1926 by Henry H. Page, who was both owner and architect. Henry Page resided at 2714 Alabama close to his family's home at 2806 Alabama. Henry H. Page worked as a manager for J.W. Page, his father. J. W. Page was a proprietor of Page's Grocery and Market. Everyone may recognize the name "Page" when thinking of grocery stores. Henry H. Page owned extensive real estate in Oak Cliff as well as other parts of Dallas.

The original building permit shows 48 rooms contained in 16 units and the estimated cost of construction was \$35,000. The superintendent of the construction was J. B. Davis and upon completion of the construction he was deeded another piece of land by Henry Page. It was in the same area of Oak Cliff, Block 3403, lots 8 and 9. Materials to build the property were purchased from Groves-Barnes Lumber Company and from Morher Steel and Machine Company, which is evident from City records when they received lien releases.

The property was owned by Henry Page and his wife (Zuma) until 1943 when it was sold to D.S. Sorenson. Mr. Sorenson owned the property for 34 years before Harold Sorenson Trust willed it to M. L. Isbell and J.F. Jennings on January 4, 1977. The property then was sold a year later to Rafael Shlomy. The property then changed hands five times between 1979 and 1983 when Joe Gorham purchased the building. Mr. Gorham had financial problems and a tax lien was placed on the property. Wells Fargo Bank foreclosed on the property in June of 1989, and was purchased from the bank by the present owners, Dennis and Victoria Hetrick.

In 1927, Martha Heinbuch was the manager of the property. Her husband worked as a district manager for Tolkheim Oil Tank and Pump Company. Other occupants during that year were musicians, office managers or were in the travel industry. In 1931, the property had 2 salesmen, a teacher for Oak Cliff High School, as well as an accountant. In 1932, the occupations of the residents were clerks, assistant credit manager at Texas Company, assistant buyer, bookkeeper, doctor, engineer and assistant superintendent.

In 1934 - 1935 people who lived in the building were in real estate, life insurance, athletic goods, sales and a reporter for Dunn and Bradstreet, Inc..

Between 1940 and 1945, the building was occupied by a sports writer, society page reporter and the new editor of the Dallas News. Other occupations of occupants included 2 teachers buyer for Harris and Company, and X-ray technicians.

In 1945, the building had people living in it who worked as an experimental mechanic for Lockheed, a USNR, a chemist for MPCO and two jig builders for NAA..

1950 through 1960 saw a shift toward young women who were experiencing their first opportunity to move into apartments close to home. Twelve of the sixteen apartments were occupied by women who worked at Republic National Bank, were office workers, clerks, bookkeepers, saleswomen, designers, nurses and even a partner of Dow-Jones and Company.

The early street car days are symbolized by young women who lived at the building and caught the street car near the turnaround to go to their jobs in downtown Oak Cliff and Dallas. Other occupations of tenants were a postal carrier, mechanic, secretary, clerk, assistant at the YWCA, teacher at Spence Jr. High and hospital workers.

In 1976, the property must have fallen into some disrepair because only six apartments were occupied.

The new owners (Dennis and Victoria Hetrick) plan to redevelop in a very sensitive manner. The property will have 8 of the original small one bedroom, efficiency type apartments. Each one bedroom apartment will contain approximately 550 square feet. The plan also includes combining eight apartments into four, two bedroom room/two bathroom apartments containing approximately 1100 square feet. The total number of units will be reduced from 16 to 12 units.

## **14. Bibliography**

DALLAS CITY DIRECTORIES 1914 - 1985

DALLAS, TEXAS BUILDING DEPARTMENT RECORDS

DALLAS, TEXAS, SANDBORN FIRE INSURANCE MAPS 1922

DALLAS, TEXAS, BUILDING PERMIT RECORDS 1920-1927

WORLEYS DIRECTORY 1925, 1927, PAGES 290, 12065, 1498, 1089, 899, 1831, 1190, 706 & 1063.

WORLEYS DIRECTORY YEARS 1931, 1932, 1934-1935, 1940, 1944 - 1945, 1950, 1960, 1967, 1976, 1979 & 1985.

### **OTHER SOURCES:**

INTERVIEW WITH MRS. ELLEN WILLIAMS  
(HER TWO SISTERS LIVED AT PROPERTY DURING THE 1940'S)

INTERVIEW WITH MR. DRAKE PATTERSON  
(GREW UP IN NEIGHBORHOOD AT WILLOWMET & DAVIS)



The structure had hardwood floors, lots of windows, controlled access, garage parking, modern appliances with ice block drops, and incinerator chutes for easy garbage disposal. It was convenient to the street car line, had an entry telephone system and all for \$55.00 a month.

**Designation Merit**

- |  |       |  |       |
|--|-------|--|-------|
| A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Dallas, State of Texas or the United States. | _X_   | H. Embodiment of elements of architectural design, detail, material or craftsmanship which represent a significant architectural innovation.                               | _X_   |
| B. Location as the site of a significant historical event.   | _____ | I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. | _X_   |
| C. Identification with a person or persons who significantly contributed to the culture and development of the city.   | _____ | J. Unique location of singular physical characteristics representing an established and familiar feature of a neighborhood, community or the city.                         | _X_   |
| D. Exemplification of the cultural, economic, social or historical heritage of the city.   | _X_   | K. Archaeological value in that it has produced or can be expected to produce data affecting theories or historic or prehistoric value.                                    | _____ |
| E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.                                | _____ | L. Value as an aspect of community sentiment of public pride.  | _X_   |
| F. Embodiment of distinguishing characteristics of an architectural style or specimen.   | _____ |  |       |
| G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.                            | _____ |  |       |

**Recommendation**

The Designation Task Force requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.

Further, the Designation Task Force endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Planning and Development.

Date:

\_\_\_\_\_  
 Kathleen Cothrum Chair  
 Neighborhood Designation Task Force

\_\_\_\_\_  
 Jim Anderson, Urban Planner  
 Historic Preservation

## **Exhibit A**

### **PRESERVATION CRITERIA Kings Court Historic Landmark**

All public and right-of-way improvements, renovation repairs, demolition, maintenance, site work, and new construction on the building site shall conform to the following guidelines and be approved through the certificate of appropriateness review process prior to commencement.

Unless otherwise specified, preservation and restoration materials and methods used shall conform to those defined in the Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.

#### **1. DEFINITIONS**

- 1.1 **ACCENT COLOR** means color used in small amounts to trim and accentuate detailed architectural features such as narrow decorative moldings and window sashes.
- 1.2 **APPLICANT** means the property owner or the owner's duly-authorized agent.
- 1.3 **CERTIFICATE OF APPROPRIATENESS** means of certificate issued by the city through the Landmark Commission to authorize the alteration of the physical character of real property on this site of any portion of the exterior of a structure on the property, or the placement, construction, maintenance, expansion, or removal of any structure on or from the property.
- 1.4 **COMMISSION** means the Landmark Commission.
- 1.5 **CORNER LOT** means a lot that has frontage on two intersecting streets.
- 1.6 **CORNERSIDE FACADE** means a building facade facing a side street.
- 1.7 **CORNERSIDE YARD** means a side yard that abuts a street.
- 1.8 **DIRECTOR** means the director of the Department of Planning and Development or his representative.
- 1.9 **FENCE** means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 1.10 **FRONT YARD** means the portion of a lot that abuts a street and extends across the width of the lot between the street and the setback line.
- 1.11 **HEIGHT** means the vertical distance from grade to the highest point of the structure.
- 1.12 **LOT** means a building site that fronts on a public or private street.



- 1.13 **MINOR EXTERIOR ALTERATIONS** means the installation of or alterations to fences; gutters and down spouts; incandescent lighting fixtures; landscaping that comprises less than 25 percent of the front or side yard; restoration of original architectural features; changes not visible from any street, to the rear of the structure or to an accessory structure; and removal of immature trees visible from any street..
- 1.14 **NO-BUILD ZONE** means that part of a lot in which no new construction may take place.
- 1.15 **PRESERVATION CRITERIA** means the standards considered by the director and commission in determining whether a certificate of appropriateness should be granted or denied.
- 1.16 **PROTECTED FACADE** means a facade that must maintain its original appearance, as near as practical, in all aspects.
- 1.17 **REAR YARD** means on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the cornerside facade, and between the rear lot line and the main building and a line parallel to and extending outward from the interior side corner of the rear facade.
- 1.18 **ROUTINE MAINTENANCE AND REPLACEMENT** means the process of cleaning, including water blasting and stripping; stabilizing deteriorated or damaged architectural features, including repainting an item the same color, or substituting a duplicate item for an item that is deteriorated or damaged.
- 1.19 **SETBACK LINE** means a line marking the distance a building must be erected from a street, alley or other lot line.
- 1.20 **SIDE YARD** means that portion of a lot which is between a lot line and a setback line but is not a front or rear line.
- 1.21 **STORY** means the portion of a building between any two successive floors, or between the top floor and the ceiling above it.
- 1.22 **THIS SITE or THE SITE** means the Kings Court Historic Landmark.
- 1.23 **TRIM COLOR** means a paint color other than the dominant color. Wood colored translucent stains are not trim colors.

## **2. SITE AND SITE ELEMENTS**

- 2.1 All areas of the site or lot other than the building footprint shall be designated as "No Build Zones".
- 2.2 All existing original or historic structures must be retained and protected.
- 2.3 No additional front-entry garages or driveways will be allowed.
- 2.4 New sidewalks, walkways, steps, and driveways must be of brush finish concrete or other material approved through the certificate of appropriateness review process. No exposed aggregate, artificial grass, carpet, asphalt or artificially-colored monolithic concrete paving is permitted.

- 2.5 Exterior lighting must be appropriate to and enhance the structure as determined through the certificate of appropriateness review process.
- 2.6 Landscape must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of the building or from the building. It is recommended that landscaping modifications reflect the original historic landscaping design when appropriate.
- 2.7 Existing mature trees will be protected. Unhealthy or damaged trees may be removed as determined through the certificate of appropriateness review process.
- 2.8 Fences in the front yard shall be constructed of metal, in a design that is at least 75% open, and shall be a maximum of 36" in height. Fences shall be of appropriate design and complement the building and shall be approved through the certificate of appropriateness review process.
- 2.9 Fences in interior side yard shall be constructed of metal, chain link, wood or brick and may be up to 10 feet in height.
- 2.10 Fences in cornerside yards must not be located directly in front of the cornerside facade.

### **3. STRUCTURE**

#### **Facades**

- 3.1 All facades of the building are protected facades.
- 3.2 Reconstruction, renovation or repair of the opaque elements of the building facades must employ materials similar to the original materials in texture, color, pattern, grain and module size as much as practical.
- 3.3 Brick must match in color, texture, module size, bond pattern and mortar color. Original brick structures that had previously been painted may remain painted.
- 3.4 Exposing and restoring the original historic finish of the exterior brick and other materials is strongly encouraged. If paint removal is not possible, repainting the original brick color is recommended.
- 3.5 Stone, cast stone, and concrete elements must be renovated or repaired only with materials similar in size, grain, texture, and color to the original materials.
- 3.6 Original color and original materials shall be preserved and maintained wherever practical. Paint and other color schemes for non-masonry elements should be based upon any available documentation as to original conditions and shall be reviewed through the certificate of appropriateness process.
- 3.7 Exterior cleaning shall be accomplished in accordance with Department of Interior standards. No sandblasting or other mechanical abrasive cleaning processes are permitted.
- 3.8 Future mechanical equipment must be placed on the roof, interior, side, or rear facades with screening.

## **Embellishments and Detailing**

- 3.9 The following architectural elements are considered special features and will be protected and preserved unless otherwise determined by the Landmark Commission: curvilinear dormer at front facade, front entry porch, horizontal visor roofs cantilevered from wall surface over upper level windows at front and side facades, brick arch on North Clinton facade between portions of building and lower level parking garage.
- 3.10 Original doors and windows and their openings shall remain intact and be preserved. Where replacement is necessary due to damage or structural deterioration, replacement doors and windows shall express mullion size, light configuration, and material to match original doors and windows. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.
- Exterior storm windows and doors may be permitted if they are sensitive additions and match existing openings in frame width and proportion, glazing material, and color. No decorative ironwork or burglar bars are permitted over doors or windows. Interior mounted burglar bars of appropriate color and design are permitted, but must be reviewed through the certificate of appropriateness review process.
- 3.11 Glass and glazing shall match original materials. No tinted or reflective glazing or films is permitted.
- 3.12 New door and window openings are permitted only where there is evidence that original openings have been infilled with other material. Exemptions may be granted in cases of threats to life or safety.
- 3.13 It is encouraged that metal awnings and shutters that are not original to the building be removed.
- 3.14 Refer to Department of the Interior standards for acceptable techniques to improve the energy efficiency of historic fenestrations.

## **Roofs**

- 3.15 The slope, massing, configuration and materials of the roof shall be preserved and maintained. Existing parapets, dormers, cornices and coping must be retained and when repaired, must be done with material matching in size, finish, module and color.
- 3.16 Solar panels, skylights, and mechanical equipment mounted on the roof must be set back or screened so that it is not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

## **Entry Porches**

- 3.17 Existing porches on protected facades must be retained and preserved and may not be enclosed.
- 3.18 Porch floor finishes shall be concrete and may not be covered with paint or carpet. A clear sealant is acceptable.

## **4. NEW CONSTRUCTION AND ADDITIONS**

4.1 No new permanent construction is allowed on this site.

## 5. SIGNS

5.1 With the exception of temporary political or real estate related signs, which must be removed at the conclusion of the election or upon lease or sale of the property, only street address labels and signs for bonafide security services which are sensitive and appropriate to the appearance of the structure as determined through the certificate of appropriateness process are permitted.

5.2 All signs must conform to appropriate city codes and be compatible with the architectural qualities of the historic structure as determined through the certificate of appropriateness review process.

5.3 The original Kings Court sign should not be altered or removed.

## 6. REVIEW PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS

6.1 Unless in conflict with this section, the standard review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to the Kings Court Historic Landmark.

6.2 Upon receipt of an application for a certificate of appropriateness, the director shall categorize requests one of the following; (A) routine maintenance and replacement; (B) minor exterior alteration; or (C) work requiring review by the commission.

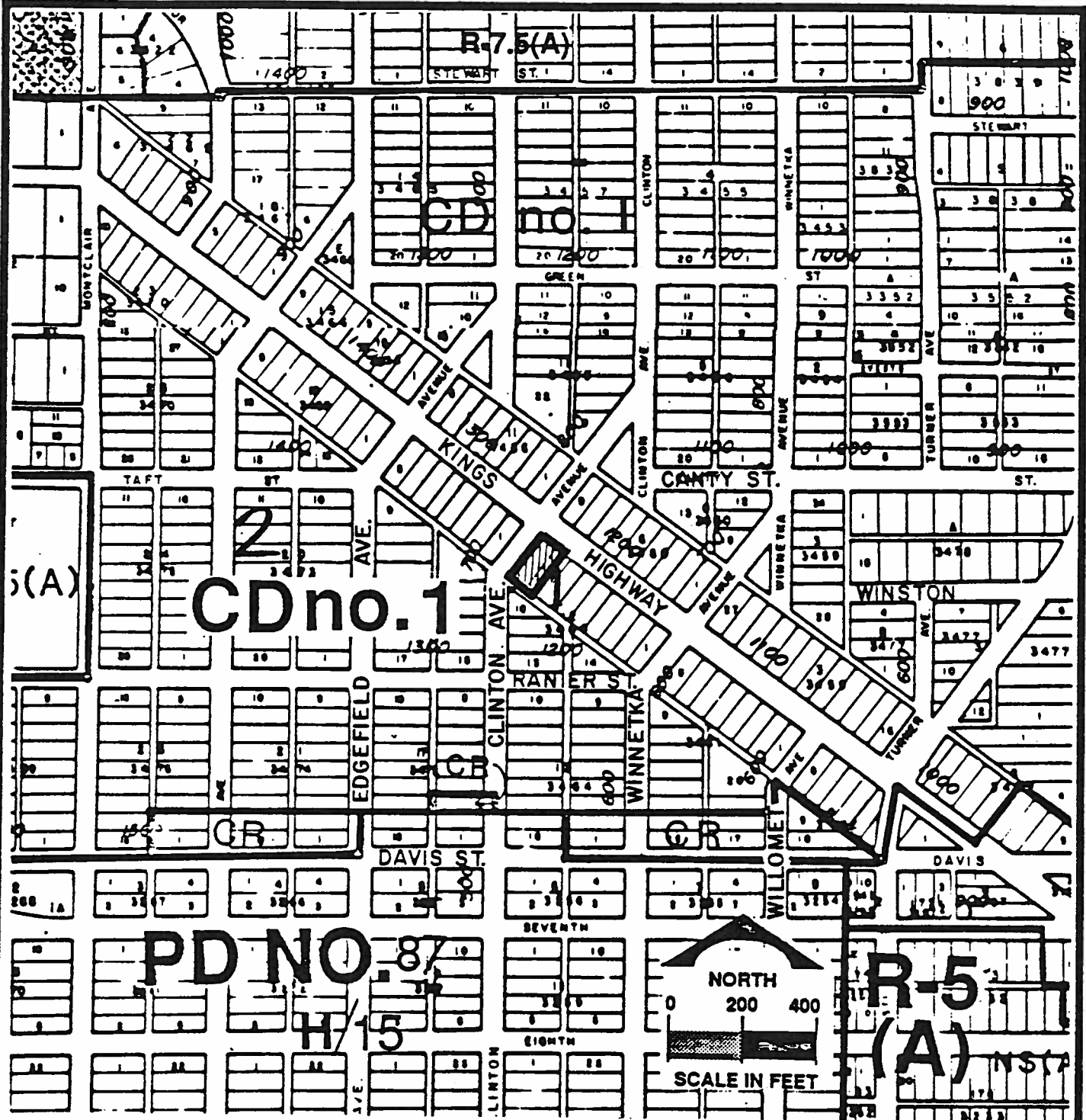
6.3 The director shall review and grant or deny certificates of appropriateness for proposed work that falls into either category A or B listed in subsection 6.2 within 10 days of receipt of a completed application for a certificate of appropriateness. To be considered complete, an application must include any exhibits or attachments deemed necessary by the director.

6.4 No decision by the director to approve a certificate of appropriateness for proposed work falling within category A or B may be appealed. A decision to deny a certificate of appropriateness in such instances may be appealed by the applicant or property owner. Appeal is made to the Landmark Commission by submitting a written request for appeal to the director within ten days after the decision to deny.

6.5 Proposed work falling into category C shall be reviewed by the commission within 45 days following the standard review procedure outlined in section 51A-4.501 of the Dallas Development Code, as amended.

6.6 Category C certificates of Appropriateness denied by the Landmark Commission may be appealed to the City Plan Commission in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.

February 29, 1992.



# ZONING HISTORY

Map No.                     L-6                    

Case No.           Z912-167/8454-S