



CITY OF DALLAS
LANDMARK COMMISSION
Monday, January, 2020
AGENDA

BRIEFINGS: Dallas City Hall **11:00 A.M.**
1500 Marilla St., Room 5/E/S

PUBLIC HEARING: Dallas City Hall
1500 Marilla St., Council Chambers, 6th floor 1:00 P.M.

Neva Dean, Interim Historic Preservation Officer
Jennifer Anderson, Senior Planner
Liz Casso, Senior Planner
Melissa Parent, Planner
Marsha Prior, Planner

BRIEFING ITEMS

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

PUBLIC TESTIMONY

Approval of Minutes – December 2, 2019.

CONSENT ITEMS

1. 6116 REIGER AVE
J.L. Long Middle School
CA190-138(LC)
Liz Casso

Request:

Install new hardscaping at front elevation.

Applicant: DISD - Coy Frazier

Application filed: 12/05/19

Staff recommendation:

Install new hardscaping at front elevation – Approve – Approve drawings dated 1/6/19 with the finding the proposed work is consistent with preservation criteria section 3.3 for new walkways and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

Install new hardscaping at front elevation – Deny without Prejudice - Deny without prejudice due to lack of information. Clarify what the substrate/foundation for brick pavers will be; Provide sample of brick pavers; Recommend using hard fired brick and not concrete bricks; Clarify brick pattern and brick color; Recommend brush finish concrete in similar tone to existing for new concrete

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walkways; Show control joints for new concrete walkways on site plan; Show existing benches on site plan; Clarify if any irrigation systems will be installed as part of this work.

2. 1933 ELM ST

Harwood Historic District
CA190-132(LC)
Liz Casso

Request:

1. Install flat attached sign on east elevation. Work completed without Certificate of Appropriateness.
2. Install window signs on entry doors on east elevation. Work completed without Certificate of Appropriateness.

Applicant: McAfee-Duncan, Charyl

Application Filed: 12/05/19

Staff Recommendations:

1. Install flat attached sign on east elevation. Work completed without Certificate of Appropriateness – Approve – Approve drawings dated 1/6/20 with the finding the proposed work is consistent with preservation criteria section 7.1 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install window signs on entry doors on east elevation. Work completed without Certificate of Appropriateness – Approve – Approve drawings dated 1/6/20 with the finding the proposed work is consistent with preservation criteria section 7.1 for signs and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

1. Install flat attached sign on east elevation. Work completed without Certificate of Appropriateness – Approve – Approve as submitted.
2. Install window signs on entry doors on east elevation. Work completed without Certificate of Appropriateness – Approve – Approve as submitted.

3. 337 S EDGEFIELD AVE

Winnetka Heights Historic District
CA190-136(MLP)
Melissa Parent

Request:

1. Replace all existing siding on main and accessory structures with new #117 wood siding.
2. Construct pergola style carport in rear yard.
3. Construct addition on rear accessory structure.

Applicant: Kent, Nathan

Application Filed: 12/05/19

Staff Recommendation:

1. Replace all existing siding on main and accessory structures with new #117 wood siding - Approve - Approve specifications dated 1/6/2020 with the finding the proposed work is consistent with the criteria for façade materials in the preservation criteria Sections 51P-87.111(a)(10)(A) and 51P-87.111(a)(10)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

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2. Construct pergola style carport in rear yard - Approve - Approve drawings and specifications dated 1/6/2020 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Sections 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Construct addition on rear accessory structure - Approve - Approve drawings and specifications dated 1/6/2020 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Sections 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace all existing siding on main and accessory structures with new #117 wood siding - No quorum, comments only - Indicate photo/labels of siding proposed on elevations of main structure.
2. Construct pergola style carport in rear yard - No quorum, comments only - Provide material labels/dimensions for pergola columns.
3. Construct addition on rear accessory structure - No quorum, comments only - Provide cut sheets on windows & door with dimensions for accessory structure. Provide accurate stoop elevation on accessory structure. Accessory structure roof overhang dimensions & eave trim labels to be provided.

COURTESY REVIEW ITEM:

1. 3819 MAPLE AVE

Old Parkland Hospital
CR190-002(LC)
Liz Casso

Request:

Courtesy Review - Construct an approximately 240-foot-tall clock tower in Tract 3.

Applicant: Baldwin, Robert

Application Filed: 12/05/19

Staff Recommendation:

Courtesy Review - Construct an approximately 240-foot-tall clock tower in Tract 3 - Approve conceptually, contingent on City Council approval of the amendment to the preservation criteria to allow a 240-foot-tall clock tower in tract 3, and with the condition that final plans, elevations, and details are submitted for final Landmark Commission approval.

Task Force Recommendation:

Courtesy Review - Construct an approximately 240-foot-tall clock tower in Tract 3 - Supportive of application. Proposal is consistent with existing buildings.

DISCUSSION ITEMS:

1. 5309 JUNIUS ST

Munger Place Historic District
CA190-133(MLP)
Melissa Parent

Request:

Install one new vinyl window on front facade.
Work completed without Certificate of Appropriateness.

Applicant: Colombo, Brandon

Application Filed: 12/05/19

Staff Recommendation:

Install one new vinyl window on front facade. Work completed without Certificate of Appropriateness – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.

Task Force Recommendation:

Install one new vinyl window on front facade.
Work completed without Certificate of Appropriateness – Deny without Prejudice - Existing window repair does not meet 51P-97.111(c)(S)(vii)(aa) & (cc), must be proportionally balanced in a manner typical of the style and period of the building and the district.? Window does not have true divided lites. Recommend replacing window with a window that contains true divided lights with integral mullions and number of lites to match original pattern 1x6, 2x6, 2x6, 1x6 in bottom field and 4x6 in half round upper. No exception to recreating original detail in stained glass.

2. 4724 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA190-130(MP)
Marsha Prior

Request:

1. Construct carport in rear yard.
2. Resize and relocate window on left, cornerside elevation.

Applicant: LeFaive, Mark

Application Filed: 12/05/19

Staff Recommendation:

1. Construct carport in rear yard – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with Section 6.2 which states that accessory buildings must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.
2. Resize and relocate window on left, cornerside elevation – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(i) because it is inconsistent with preservation criteria Section 3.10 which states that original window openings must remain intact and be preserved.

Task Force Recommendation:

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1. Construct carport in rear yard – Deny without Prejudice
- Recommend carport be compatible to house roof form and materials per ordinance 6.2. Recommend wood posts similar to porch, hip roof, shingles matching house, and details and character of house.
2. Resize and relocate window on left, cornerside elevation
– Approve with conditions - Approve window as submitted. Header to be in line with existing header heights.

3. 2616 STATE ST

State Thomas Historic District
CA190-137(LC)
Liz Casso

Request:

Construct a 2.5-story residence with attached garage.

Applicant: Architexas - Thomas Fancher

Application filed: 12/05/19

Staff recommendation:

Construct a 2.5-story residence with attached garage – Approve with conditions – Approve with the condition that at least two French door openings on the front elevation be changed to double hung windows, that windows be added to the second floor above the bay window on the east elevation, and that the applicant return with a CA application for paint, roof color, landscaping, and fencing, with the finding the proposed work is consistent with preservation criteria section 51P-225.109(a)(3) for architectural detail; 51P-225.109(a)(5), (6), and (7)(A)(i) for building eaves, placement and widths; section 51P-225.109(a)(10) for columns; section 51P-225.109(a)(11) for façade materials; section 51P-225.109(a)(12)(A)(i), (B), (D), and (F) for front entrances and porches; section 51P-225.109(a)(14)(A), (B), (C), and (E) for roof forms; section 51P-225.109(a)(16)(A)(i), (B), (F) for windows and doors; and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).

Task Force Recommendation:

Construct a 2.5-story residence with attached garage – Approve with conditions - Roof material to be typical to the district; less door openings on front with more harmony between ground and second floors; add windows to east facade second floor above bay; front door to be wood; provide window samples for clad windows and other clad doors.

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4. 2835 DATHE ST

Wheatley Place Historic District
CA190-131(MP)
Marsha Prior

Request:

Construct porch on rear elevation. Work initiated without a Certificate of Appropriateness.

Applicant: Rodriguez, Guadalupe

Application Filed: 12/05/19

Staff Recommendation:

Construct porch on rear elevation. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The initiated work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because an incompatible addition would have an adverse impact on the historic overlay district.

Task Force Recommendation:

Construct porch on rear elevation. Work initiated without a Certificate of Appropriateness - No quorum; comments only. Porch to be truncated to face of original structure; porch to be painted same color as house and architectural details of porch of side entrance to be copied onto new porch.

5. 327 S MONTCLAIR AVE

Winnetka Heights Historic District
CA190-135(MLP)
Melissa Parent

Request:

Paint main structure. Brand: Behr. Body Color: 780F "Anonymous." Trim: "White." Accent: 770F "Dark Ash."

Applicant: White, Carole

Application Filed: 12/05/19

Staff Recommendation:

Paint main structure. Brand: Behr. Body Color: 780F "Anonymous." Trim: "White." Accent: 770F "Dark Ash." – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district.

Task Force Recommendation:

Paint main structure. Brand: Behr. Body Color: 780F "Anonymous." Trim: "White." Accent: 770F "Dark Ash" - No quorum, comments only - Colors are too similar in value. Accent & body are to be clearly labeled on each elevation; i.e. photos of sides of house with labels would be acceptable. Typically, there would be a body color, trim color, and accent color. Do not recommend. Provide proof of non-gray adjacent houses.

6. 225 N ROSEMONT AVE

Winnetka Heights Historic District
CA190-134(MLP)
Melissa Parent

Request:

Paint main structure. Brand: Sherwin Williams. Body Color: SW9154 "Perle Noir." Trim: SW7005 "Pure White." Interior window sashes: SW2739 "Charcoal Blue."

Applicant: Brogan, Tony

Application Filed: 12/05/19

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Staff Recommendation:

Paint main structure. Brand: Sherwin Williams. Body Color: SW9154 "Perle Noir." Trim: SW7005 "Pure White." Interior window sashes: SW2739 "Charcoal Blue." – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.

Task Force Recommendation:

Paint main structure. Brand: Sherwin Williams. Body Color: SW9154 "Perle Noir." Trim: SW7005 "Pure White." Interior window sashes: SW2739 "Charcoal Blue" - No quorum, comments only - Given the lack of info provided on location of paint colors, we cannot recommend. In general, colors are too dark. Provide photos of each elevation of the house with labels to specific elements to be painted & color noted. Also request to provide actual paint chips.

OTHER BUSINESS ITEMS:

Approval of Minutes – December 2, 2019.

DESIGNATION COMMITTEE:

Note: The official Designation Committee Agenda will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for location and time.

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.09]



LANDMARK COMMISSION**JANUARY 6, 2020**

FILE NUMBER: CA190-138(LC)
LOCATION: 6116 Reiger Ave (100 S Glasgow)
STRUCTURE: Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 543

PLANNER: Liz Casso
DATE FILED: December 5, 2019
DISTRICT: J.L. Long Middle (H-120)
MAPSCO: 36-Z
CENSUS TRACT: 0013.01

APPLICANT: Coy Frazier

REPRESENTATIVE: None.

OWNER: DALLAS DISD

REQUEST:

Install new hardscaping at front elevation.

BACKGROUND / HISTORY:

8/3/2015 – Landmark Commission approved the installation of six temporary portable classroom buildings (CA145-507(MD)).

1/9/2017 – Landmark Commission reviewed a Courtesy Review for construction of a two-story addition and expanded parking lot (CR167-003(LC)).

3/6/2017 – Landmark Commission approved the expansion of the existing parking and the relocation of ten portable classrooms to the parking lot (CA167-228(LC)).

7/10/2017 – Landmark Commission approved construction of a two-story addition (CA167-590(LC)).

1/8/2018 – Landmark Commission approved new landscaping (CA178-152(LC)).

ANALYSIS:

The applicant is requesting to install new hardscaping at the front elevation of the school. They have had difficulty growing and maintaining grass underneath the existing trees on the front lawn and around the benches and walkways where the students congregate. This has led to additional issues, particularly after rain, as the grassless areas become muddy.

Currently there is a brush finished concrete walkway in the center of the lawn leading from the street to the front entry. There is a concrete walkway across the front of the school, a few feet away from the front elevation that extends out to the corners of the property at Reiger Ave. These walkways appear to be original to the site, or were a very early addition. In 2014, a new concrete walkway was installed on the left side of the lawn that extends from the street, up around a tree, and then up to the school building.

The applicant is proposing to install brick pavers in a basket weave pattern on both sides of the central concrete walkway. Each strip of brick pavers will be four feet wide (on each side). The pavers are a tan color, similar to the tone of the cast stone detailing on the historic structure. The proposed basket weave pattern will match the decorative basket weave brickwork pattern on the front elevation of the school. The applicant has chosen to use pavers, rather than pour a wider central concrete walkway, in order to both maintain the original central walkway, and differentiate this work from the original walkway.

On both sides of the central walkway at the front edge of the lawn are two trees. This area, so close to the street, sees a lot of foot traffic as it is where many of the students stand and wait to be picked up after school. The shade from the trees has also prevented grass from growing in this area. The applicant is requesting to add brick pavers around these trees in a running bond pattern, creating a pad for the students to stand on.

In addition, a new brush finished concrete walkway would be added to the right side of the lawn. The design will mirror the walkway on the left side that was installed in 2014, including the concrete control joints. Part of the reason for this design is to maintain a symmetrical hardscape design for the site, which it always appears to have had.

Finally, there are two trees on the far left and far right sides of the lawn. Again, the grass does not grow well in these locations. The applicant would like to install brick pavers in a running bond pattern around the trees.

The applicant was unable to attend the Task Force meeting to answer questions. Task Force was not opposed to the proposed hardscaping design or materials, but recommended denial due to lack of information as there were a few details on which they wanted clarification. After the Task Force meeting, the applicant provided an updated site plan and clarification on the details Task Force questioned:

- The substrate for the brick pavers to be dirt.
- Applicant provided a photo of the sample brick paver and clarified that the color would be complementary to the cast stone detailing on the historic school. In addition they clarified that the pattern for the brick pavers would be a basket weave pattern adjacent to the central walkway, and would be running bond pattern for the other locations.
- Applicant clarified that the proposed concrete walkway on the right side of the lawn would use brush finished concrete to match the existing, including the tone. The control joints would mirror those on the existing left side walkway. In addition, the control joints were added to the site plan drawing per the Task Force recommendation.

- The applicant did not include the benches on the revised drawing, but indicated that they would not be moved from their current locations.
- Installation of an irrigation system was not a part of this application and is not required. Installation of irrigation systems do not typically require a CA.

Staff is supportive of the proposed work and does not believe this new hardscaping would have an adverse effect on the character of the site. It has been designed to complement the existing school site, and respect the original hardscape design. All the proposed work is easily reversible in the future should the applicant wish to remove the new hardscaping. Staff has recommended approval as submitted.

STAFF RECOMMENDATION:

Install new hardscaping at front elevation. – Approve – Approve drawings dated 1/6/19 with the finding the proposed work is consistent with preservation criteria section 3.3 for new walkways, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install new hardscaping at front elevation. – Deny without prejudice – Deny without prejudice due to lack of information. Clarify what the substrate/foundation for brick pavers will be; Provide sample of brick pavers; Recommend using hard fired brick and not concrete bricks; Clarify brick pattern and brick color; Recommend brush finish concrete in similar tone to existing for new concrete walkways; Show control joints for new concrete walkways on site plan; Show existing benches on site plan; Clarify if any irrigation systems will be installed as part of this work.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 190-138(LC)
Office Use Only

Name of Applicant: Dallas ISD (Coy Frazier)
 Mailing Address: 3701 S. Lamar
 City, State and Zip Code: Dallas TX. 75215
 Daytime Phone: 972-925-5168 Alternate Phone: 469-853-0181
 Relationship of Applicant to Owner: Employee

OFFICE USE ONLY
 Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 6116 Reiger Ave. Dallas TX 75214
Historic District: Junius Heights

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."

1. Install 10' depth brick paver sidewalk around two existing trees on front facade outside rootball
2. Install brick paver courtyard symmetrical about the main sidewalk
3. Install 4' band of brick pavers in herringbone pattern flanking either side of main sidewalk to front entrance
4. Install concrete sidewalk and courtyard around tree on front elevation to match existing, and complete symmetry of front elevation

Signature of Applicant: Coy R. Frazier Date: 12/5/2019
 Signature of Owner: Coy R. Frazier Date: 12/5/2019
 (IF NOT APPLICANT)

RECEIVED BY
 DEC 05 2019
 Current Planning

APPLICATION DEADLINE:
 Application material must be completed and submitted by the **FIRST THURSDAY OF EACH MONTH, 12:00 NOON** (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

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 _____
Date

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 061419



Site Aerial



Existing West (Front) Elevation of School



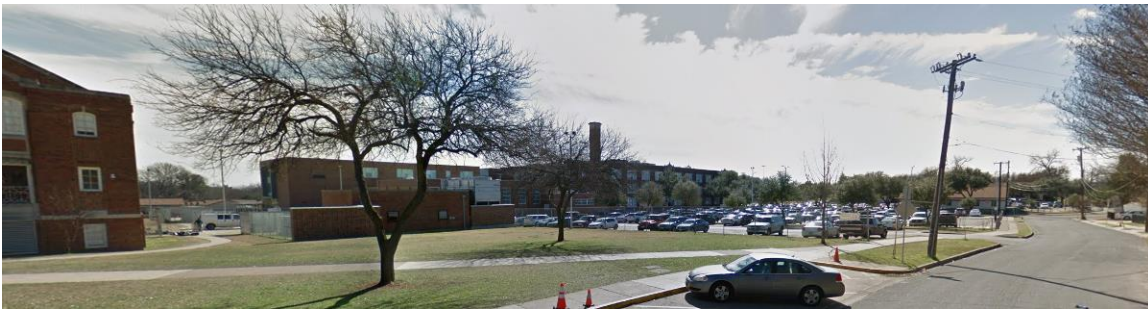
Existing West (Front) Elevation of School – Left Side of Lawn



Existing West (Front) Elevation of School – Right Side of Lawn



Streetscape – Facing Northeast from Reiger Ave (left of school's front entry)



Streetscape – Facing Southeast from Reiger Ave (right of school's front entry)



Streetscape – Facing Southwest from Reiger Ave (across from school's front entry)

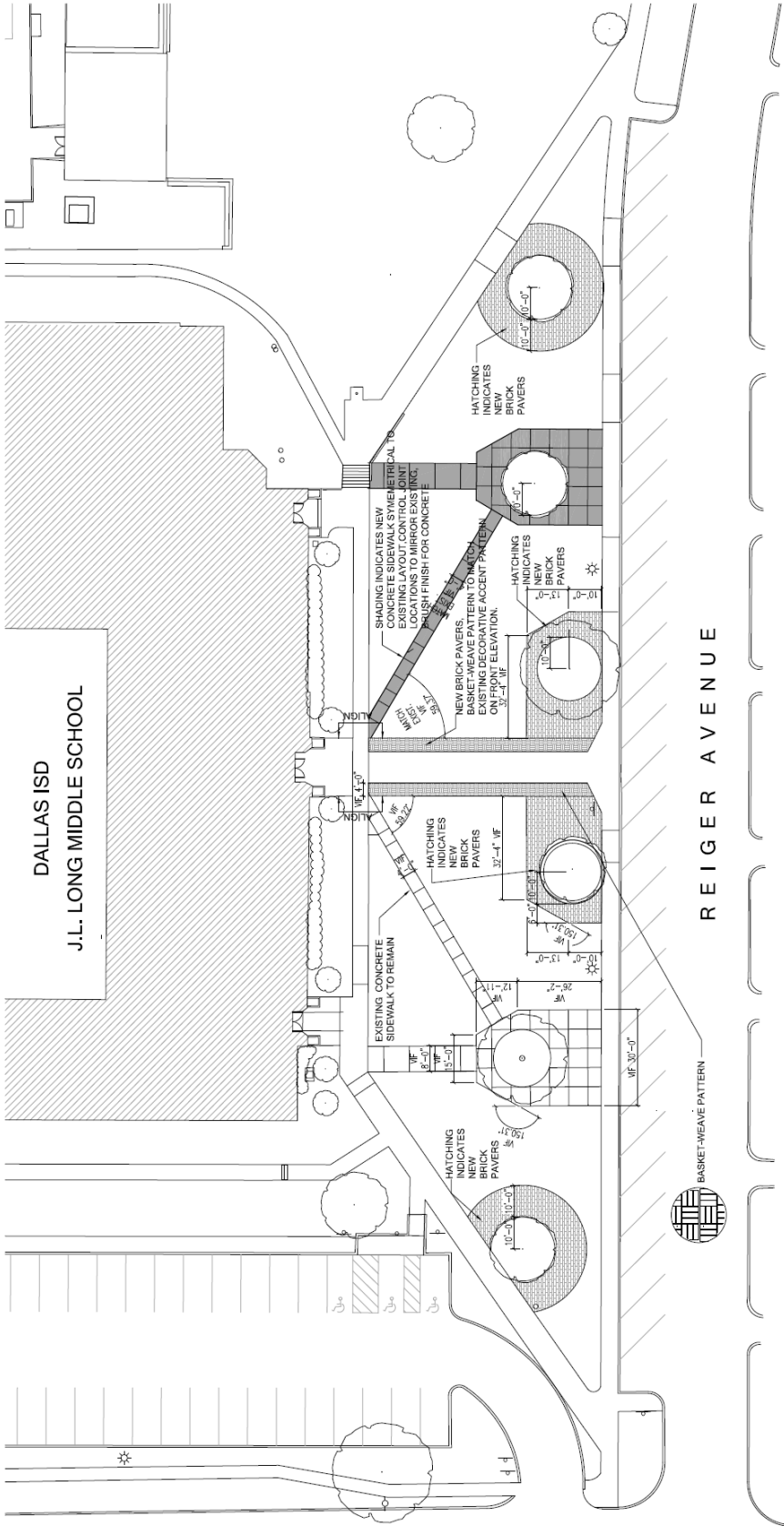


Streetscape – Facing Northwest from Reiger Ave (across from school's front entry)

Proposed Site Plan

CA190-138(LC)

C1-8

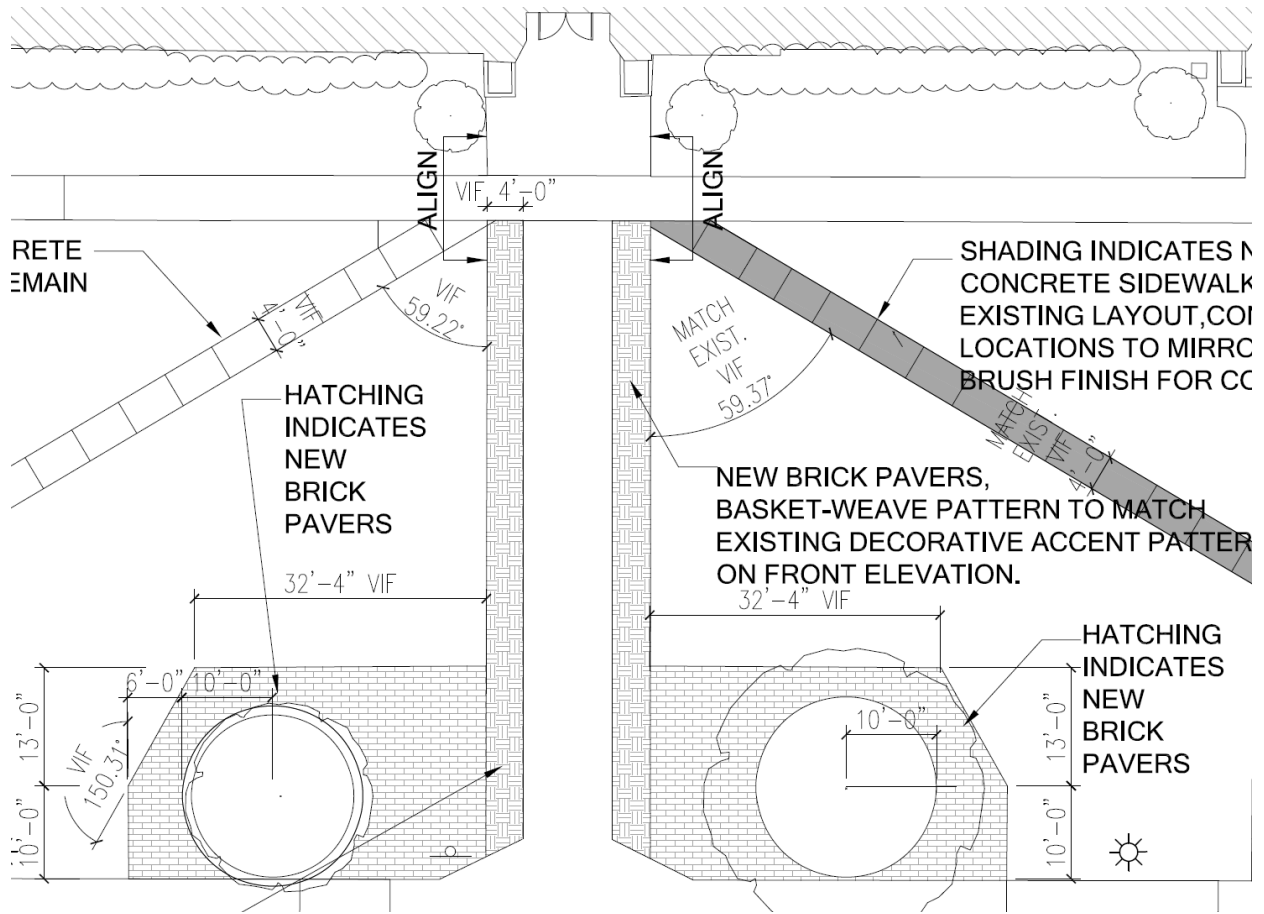


J. L. LONG MIDDLE SCHOOL - FLOOR PLAN - LEVEL 01

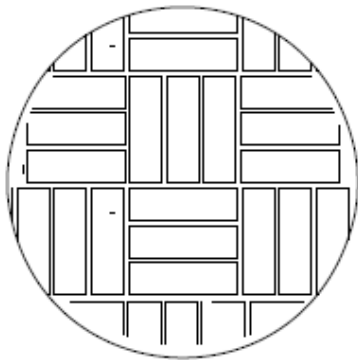
SCALE 1/32" = 1'-0"

12-19-19

- NOTES 12-19-19
1. Existing benches to remain in place
 2. Brush finish for new concrete sidewalk to match existing sidewalk.
 3. Basketweave pattern for decorative brick paver band flanking front walk, edge aligned with existing buttresses flanking front entrance.
 4. Substrate for brick pavers to be dft.



Close-up of Site Plan – Central Area



BASKET-WEAVE PATTERN —

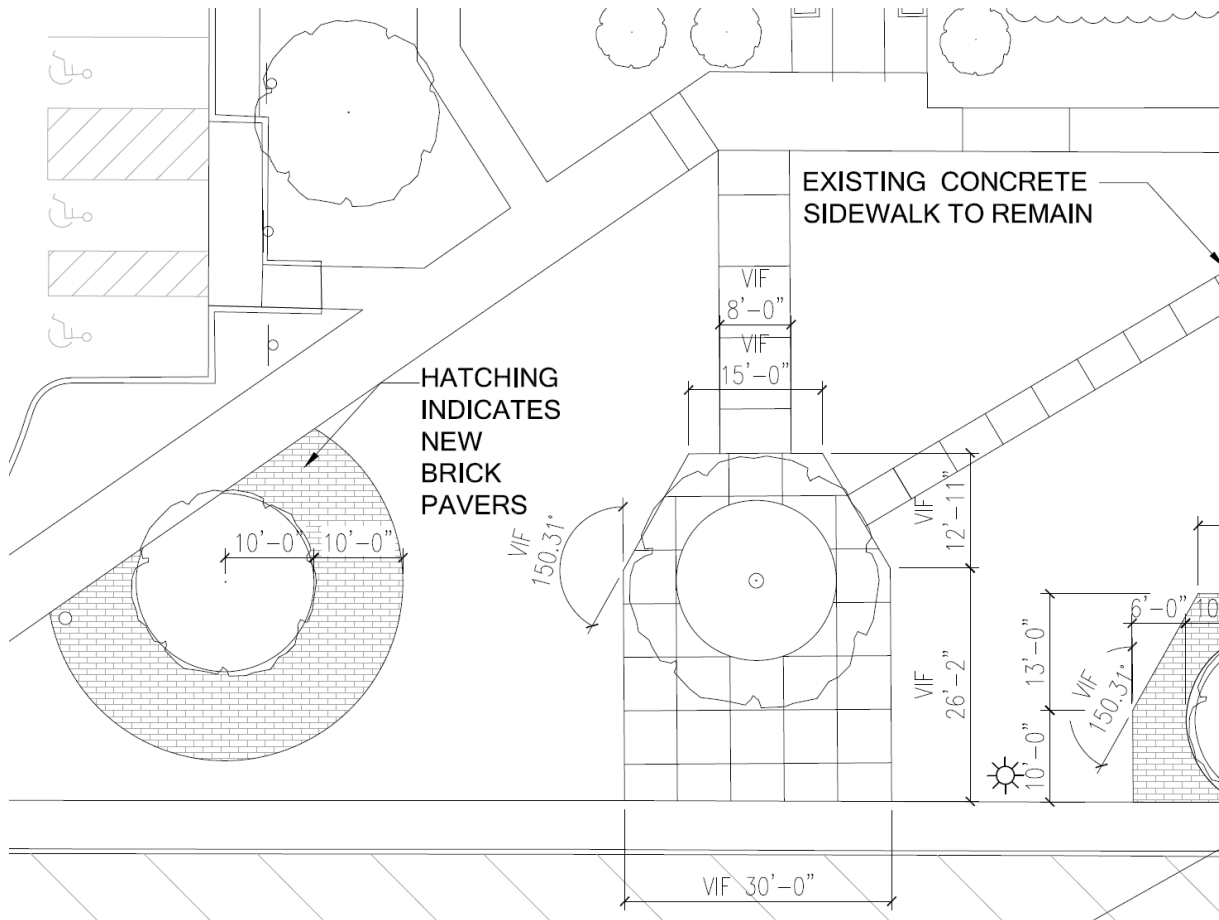
Proposed Basket Weave Pattern



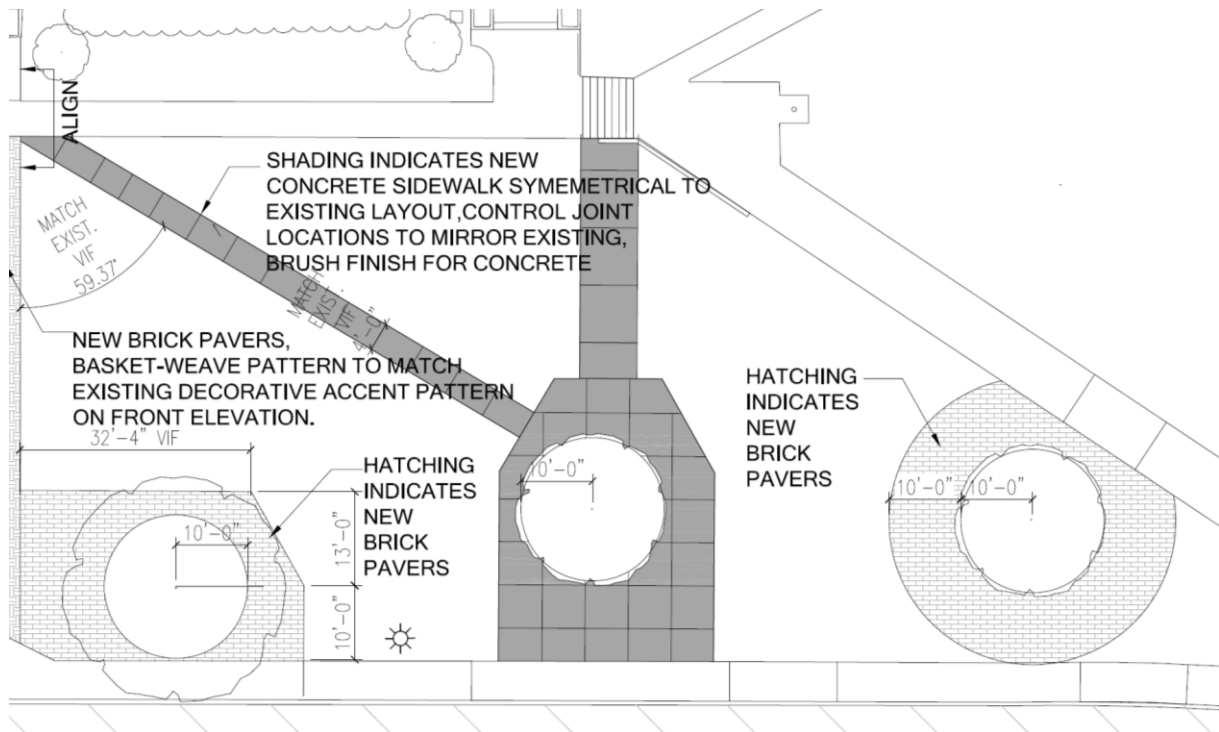
Photo of Existing Brick Exterior of School



Photo of Proposed Brick Paver



Close-up of Site Plan – Left Side Area



Close-up of Site Plan – Right Side Area



Historic Photo, circa 1958

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
J. L. Long Middle School (H-120), Ordinance No. 25770, Exhibit A

3.0 Building Site and Landscaping.

- 3.3 New driveways, sidewalks, steps and walkways must be constructed of brush finish concrete. Exposed aggregate, artificial grass, carpet, asphalt or artificially colored monolithic concrete paving is not permitted.

DALLAS CITY CODE

Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

- (C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

- (aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
- (bb) the proposed work will not have an adverse effect on the architectural features of the structure;
- (cc) the proposed work will not have an adverse effect on the historic overlay district; and
- (dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 12/11/2019

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: DISD/ Coy Frazier
 Address: **6116 Reiger Ave (H-120; J. L. Long Middle)**
 Date of CR/CA/CD Request: 12/5/2019

RECOMMENDATION:

Approve Approve w/ conditions Deny Deny w/o prejudice
 Comments only

Recommendation / comments/ basis:

*Deny w/o prejudice due to lack of information
 Applicant to provide status & comments
 list on the attached sheet*

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" type="checkbox"/> Justin Curtsinger (Vice Chair)	<input type="checkbox"/> VACANT (Ind. Resident)
<input checked="" type="checkbox"/> Morgan Harrison	<input checked="" type="checkbox"/> Jack Bunning	<input checked="" type="checkbox"/> Joshua McDowell
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> James Adams	<input checked="" type="checkbox"/> John Johnson

Ex Officio staff members Present Liz Casso

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

Maker: *Justin Curtsinger*
 2nd: *Carolina Pace*
 Task Force members in favor: *6*
 Task Force members opposed: *0*
 Basis for opposition:

CHAIR, Task Force *Gary C Coffman* DATE 12/11/2019

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

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

12/11/19 CBD/Wost End/Ind. Task Force Meeting

#3 6116 Reiger Ave (J.L. Long)
Task Force comments continued

- Clarify what the substrate/foundation for brick pavers will be.
- Provide sample of brick pavers
- Recommend using hard fired brick and not concrete bricks
- Clarify brick pattern and brick color
- Recommends brush finish concrete in similar tone to existing for new concrete walkways
- Show control joints for new concrete walkways on site plan.
- Show existing benches on site plan.



LANDMARK COMMISSION**JANUARY 6, 2020**

FILE NUMBER: CA190-132(LC)
LOCATION: 1933 Elm Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 619

PLANNER: Liz Casso
DATE FILED: December 5, 2019
DISTRICT: Harwood (H-48)
MAPSCO: 45-L
CENSUS TRACT: 0031.01

APPLICANT: Charyl McAfee-Duncan

REPRESENTATIVE: None

OWNER: KEVIN KRISTIAN 2612 LLC

REQUEST:

- 1) Install flat attached sign on east elevation. Work completed without Certificate of Appropriateness.
- 2) Install window signs on entry doors on east elevation. Work completed without Certificate of Appropriateness.

BACKGROUND / HISTORY:

8/4/2003 – Landmark Commission approved the installation of an all glass storefront door in the existing opening on Elm Street (CA023-139(JA)).

1/8/2018 – Landmark Commission approved the replacement 70 non-historic second and third floor windows, and replacement of the paired entry door on the east elevation (CA178-277(LC)).

5/3/2018 – Landmark Commission approved the removal of a door opening on the west elevation (CA178-568(LC)).

11/7/2019 – Landmark Commission approved the installation of a new door opening, new metal and glass canopies, and metal railing on sidewalk (CA189-838(LC)).

11/4/2019 – Landmark Commission approved modifications to front step including construction of an accessible ramp, installation of two flat attached signs on south elevation, and installation of blade sign on south elevation (CA190-011(LC)).

ANALYSIS:

The upper floors of 1933 Elm Street are occupied by a law firm. The main entrance for law firm is located on the east side elevation facing Harwood Street (mailing address is

201 Harwood Street). The applicant has installed signage for the law firm at this entrance without a Certificate of Appropriateness and is requesting to retain the signage.

Request #1 – Flat Attached Sign

A flat attached sign has been installed on the east elevation to the left of the recessed entry. It is 21 inches wide and 22 inches tall, and consists of the law firm's name in silver metal letters over a mirror-like background in the shape of a shield. The applicant, unfortunately, did not install the sign through the mortar joints, but directly into the historic brick. At this point, Staff does not recommend attempting to re-install the sign through the mortar joints as this might expose the now damaged brick and create additional penetrations into the historic structure.

The preservation criteria for signage in Tract A states that signs must be compatible with the significant architectural qualities of the district, and must comply with the Dallas Development Code. Both Staff and Task Force agreed that the design of the proposed flat attached sign is appropriate. Staff has confirmed with the sign inspectors that the proposed sign complies with the Dallas Development Code. Therefore both Staff and Task Force have recommended approval as submitted.

Request #2 – Window/Door Signs

The side entry on the structure consists of non-historic glass double doors. A window sign has been installed on each door. The signs are 3M computer cut vinyl graphics. They consist of the law firm name in blue over a background shaped like a shield. The shield has a clear background and is outlined in red and blue.

Both Staff and Task Force agreed that the design of the proposed window signs are appropriate. Staff has confirmed with the sign inspectors that the proposed signs comply with the Dallas Development Code. Therefore both Staff and Task Force have recommended approval as submitted.

STAFF RECOMMENDATION:

- 1) Install flat attached sign on east elevation. Work completed without Certificate of Appropriateness. – Approve – Approve drawings dated 1/6/20 with the finding the proposed work is consistent with preservation criteria section 7.1 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install window signs on entry doors on east elevation. Work completed without Certificate of Appropriateness. – Approve – Approve drawings dated 1/6/20 with the finding the proposed work is consistent with preservation criteria section 7.1 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install flat attached sign on east elevation. Work completed without Certificate of Appropriateness. – Approve – Approve as submitted.
- 2) Install window signs on entry doors on east elevation. Work completed without Certificate of Appropriateness. – Approve – Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 190-132 [LC]
Office Use Only

Name of Applicant: Charyl F. McAfee-Duncan
 Mailing Address: 9535 Forest Lane, Suite 213
 City, State and Zip Code: Dallas, TX 75243
 Daytime Phone: 214-696-9688 Alternate Phone: 469-930-6444
 Relationship of Applicant to Owner: Project Architect

OFFICE USE ONLY
 Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 201 Harwood Street, Dallas, TX 75201
 Historic District: Harwood Street 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."**
 This application is to: 1) Permit the existing business sign at 201 N. HARWOOD STREET for the Kelley Law Firm that has its officest on the 2nd and 3rd floors of the building.

DEC 05 2019

RECEIVED BY
Current Planning

Signature of Applicant: Charyl F. McAfee-Duncan Date: 11/07/2019

Signature of Owner: Kevin Kelley KC Date: 11/07/2019
 (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 Date



November 7, 2019

Liz Casso
Sr. Planner – Historic Preservation – City of Dallas
Sustainable Development & Construction
1500 Marilla St, Room 5BN
Dallas, TX 75201

via e-mail: liz.casso@dallascityhall.com

Re: Certificate of Appropriateness Application for 201 N. HARWOOD Street.

Dear Liz:

Please be advised Charyl McAfee-Duncan is authorized to represent the interests of Kevin Kristian 2612, LLC for all applications and processes related to obtaining a Certificate of Appropriateness (CA) for 201 N. HARWOOD Street. If there are any questions or concerns regarding her representation of my interests and that of Kevin Kristian 2612, LLC contact me as soon as possible.

Sincerely,

Kevin Kelley – Sole Proprietor
Kevin Kristian 2612, LLC

cc: Charly McAfee – Duncan, FAIA
McAfee 3 Architecture and Design
9535 Forest Lane, Suite 213
Dallas, TX 75243
p: (469)930-6444
c: (214)696-9688



800.498.KELLEY (5355)



972.850.0400



201 N. HARWOOD ST. DALLAS, TX 75201



INFO@KELLEYFIRM.COM



WWW.KELLEYFIRM.COM

HART Building
201 N. Harwood Street, The Kelley Law Firm
Page 3

This application is to:

- 1) Permit the business signage on the front doors and brick exterior of 201 N. HARWOOD Street for The Kelley Law Firm.

From Ordinance No. 27421, Section 7: SIGNS IN TRACT A

- 7.1 Signs must be compatible with the significant architectural qualities of the district. All signs must comply with Article VII of the Dallas Development Code, as amended, and are subject to the certificate of appropriateness review process.

We are respectfully requesting approval for these exterior improvements.



Site Aerial (Google Maps, 2019)



Existing South (Front) Elevation



Existing East Elevation



Streetscape – Facing Northwest from Elm Street



Streetscape – Facing Northeast from Elm Street



Streetscape – Facing Southeast from Elm Street (across street to the south)



Streetscape – Facing Southwest from Elm Street (across street to the south)

1. EXTERIOR SIGNAGE



1929/1933 Elm Street



EXTERIOR SIGN – Cast aluminum sign with concealed fasteners.

Request #1 – Proposed Flat Attached Sign

CA190-132(LC)

C2-10

1. EXTERIOR SIGNAGE



1929/1933 Elm Street



EXTERIOR SIGN – 3M Computer cut Vinyl graphic to be applied to the first surface of glass. Color as indicated

Request #2 – Proposed Window/Door Signs



Historic Image of Previous Signage on Structure



Historic Image of Previous Signage on Structure



Historic Image of Previous Signage on Structure

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
Harwood Historic District (H-48), Ordinance No. 27421, Exhibit A

7.1 Signs in Tract A.

- 7.1 Signs must be compatible with the significant architectural qualities of the district. All signs must comply with Article VII of the Dallas Development Code, as amended, and are subject to the certificate of appropriateness review process.

DALLAS CITY CODE

Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

- (aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
- (bb) the proposed work will not have an adverse effect on the architectural features of the structure;
- (cc) the proposed work will not have an adverse effect on the historic overlay district; and
- (dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 12/11/2019
 TIME: 3:00 pm
 MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Charyl McAfee-Duncan
 Address: **1933 Elm St (H-48; Harwood)**
 Date of CR/CA/CD Request: 12/5/2019

RECOMMENDATION:

Approve Approve w/ conditions Deny Deny w/o prejudice
 Comments only

Recommendation / comments/ basis:

Approve as submitted.

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" type="checkbox"/> Justin Curtsinger (Vice Chair)	<input type="checkbox"/> VACANT (Ind. Resident)
<input checked="" type="checkbox"/> Morgan Harrison	<input checked="" type="checkbox"/> Jack Bunning	<input checked="" type="checkbox"/> Joshua McDowell (A)
<input checked="" type="checkbox"/> Carolina Pace	<input type="checkbox"/> James Adams	<input checked="" type="checkbox"/> John Johnson (A)

Ex Officio staff members Present Liz Casso

Simply Majority Quorum: yes no (4 makes a quorum)

Maker: *John Johnson*
 2nd: *Morgan Harrison*
 Task Force members in favor: *5*
 Task Force members opposed: *0*
 Basis for opposition:

CHAIR, Task Force *Gary C. Coffman* DATE 12/11/2019

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

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



LANDMARK COMMISSION**JANUARY 6, 2020**

FILE NUMBER: CA190-136(MLP)
LOCATION: 337 S. Edgefield Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87, Tract 1

PLANNER: Melissa Parent
DATE FILED: December 5, 2019
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Nathan Kent

OWNER: CLEARWATER TIDES LLC

REQUEST:

- 1) Replace all existing siding on main and accessory structures with new #117 wood siding.
- 2) Construct pergola style carport in rear yard.
- 3) Construct addition on rear accessory structure.

BACKGROUND / HISTORY:

3/18/1983: Landmark Commission approved installation of a 2'-0" white picket fence in the front yard with the condition that the top of the pickets be flat or curved, not angled (No associated CA#).

6/22/1984: Landmark Commission approved construction of a new rear accessory structure (No Associated CA#).

8/8/2005: Landmark Commission approved replacement of the lead walkway and ribbon driveway, construction of a new rear porch on the main structure, reconstruction of the front porch columns, and fence repair (CA045-406(JA)).

6/2/2008: Landmark Commission approved new paint colors for the main structure and denied modification of the driveway (CA078-483(MW)).

7/2/2018: Landmark Commission approved replacement of the front door with a new wood door, and paint of the main structure (CA178-709(JKA)).

11/5/2018: Landmark Commission approved removal of two windows and one door on the rear elevation and replacement of two windows on the rear elevation. Denied were installation of a wood railing on the front porch of the main structure and removal of three windows on the south elevation (CA189-034(MP)).

The structure is listed as contributing to the Winnetka Heights historic district.

ANALYSIS:

Request #1: Staff is recommending approval of installation of new #117 wood siding on both the main and rear accessory structure. The existing siding on both structures is not original and the new #117 siding is a much more appropriate and compatible profile/material.

Request #2: Staff is recommending approval of construction of a new pergola in the rear yard. The pergola will be in the rear yard, not visible from the public right-of-way, and is similar in design to several pergolas. Task Force is supportive of the design, and asked that more dimension details be added to the plans, which the applicant has since provided.

Request #3: Staff is recommending approval to construct a new addition on the rear accessory structure. The new addition would extend the front façade towards the main structure/interior of lot, adding approximately 4'-0" of space along the width of the structure. The existing structure is not original to the property and was constructed in 1984. All lot coverage and setback requirements have been met. Door and window specifications will be submitted in a forthcoming CA.

STAFF RECOMMENDATION:

- 1) Replace all existing siding on main and accessory structures with new #117 wood siding - Approve - Approve specifications dated 1/6/2020 with the finding the proposed work is consistent with the criteria for façade materials in the preservation criteria Sections 51P-87.111(a)(10)(A) and 51P-87.111(a)(10)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Construct pergola style carport in rear yard. - Approve - Approve drawings and specifications dated 1/6/2020 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Sections 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Construct addition on rear accessory structure. - Approve - Approve drawings and specifications dated 1/6/2020 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Sections 51P-87.111(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Replace all existing siding on main and accessory structures with new #117 wood siding. - No quorum, comments only - Indicate photo/labels of siding proposed on elevations of main structure.
- 2) Construct pergola style carport in rear yard. - No quorum, comments only - Provide material labels/dimensions for pergola columns.
- 3) Construct addition on rear accessory structure. - No quorum, comments only - Provide cut sheets on windows & door with dimensions for accessory structure.

Provide accurate stoop elevation on accessory structure. Accessory structure roof overhang dimensions & eave trim labels to be provided.

**Certificate of Appropriateness (CA)
City of Dallas Landmark Commission**

CA 190 - 136 [MLP]
Office Use Only

Name of Applicant: Nathan Kent
 Mailing Address: 7425 Rock Garden Trl
 City, State and Zip Code: Fort Worth TX, 76123
 Daytime Phone: 407-733-6690 Fax: _____
 Relationship of Applicant to Owner: Owner

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

PROPERTY ADDRESS: 337. S Edgefield Ave
 Historic District: Wimetka Heights

PROPOSED WORK:

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

- Replace 100% of Siding with type 117 Drop Down Siding. Original to the house
- Restore and replicate wood sash windows. Window survey and photos attached
- Increase Square Footage of Guest house by 115 sq ft. Add new Type 117 Drop down Siding to match the main house.
- Construct a 21'x17' Pergola Carport in the back. Plans attached.

RECEIVED BY

Signature of Applicant: Nathan Kent Date: 12/5/19
 Signature of Owner: _____ Date: DEC 05 2019
 (IF NOT APPLICANT)

APPLICATION DEADLINE:

Current Planning

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

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

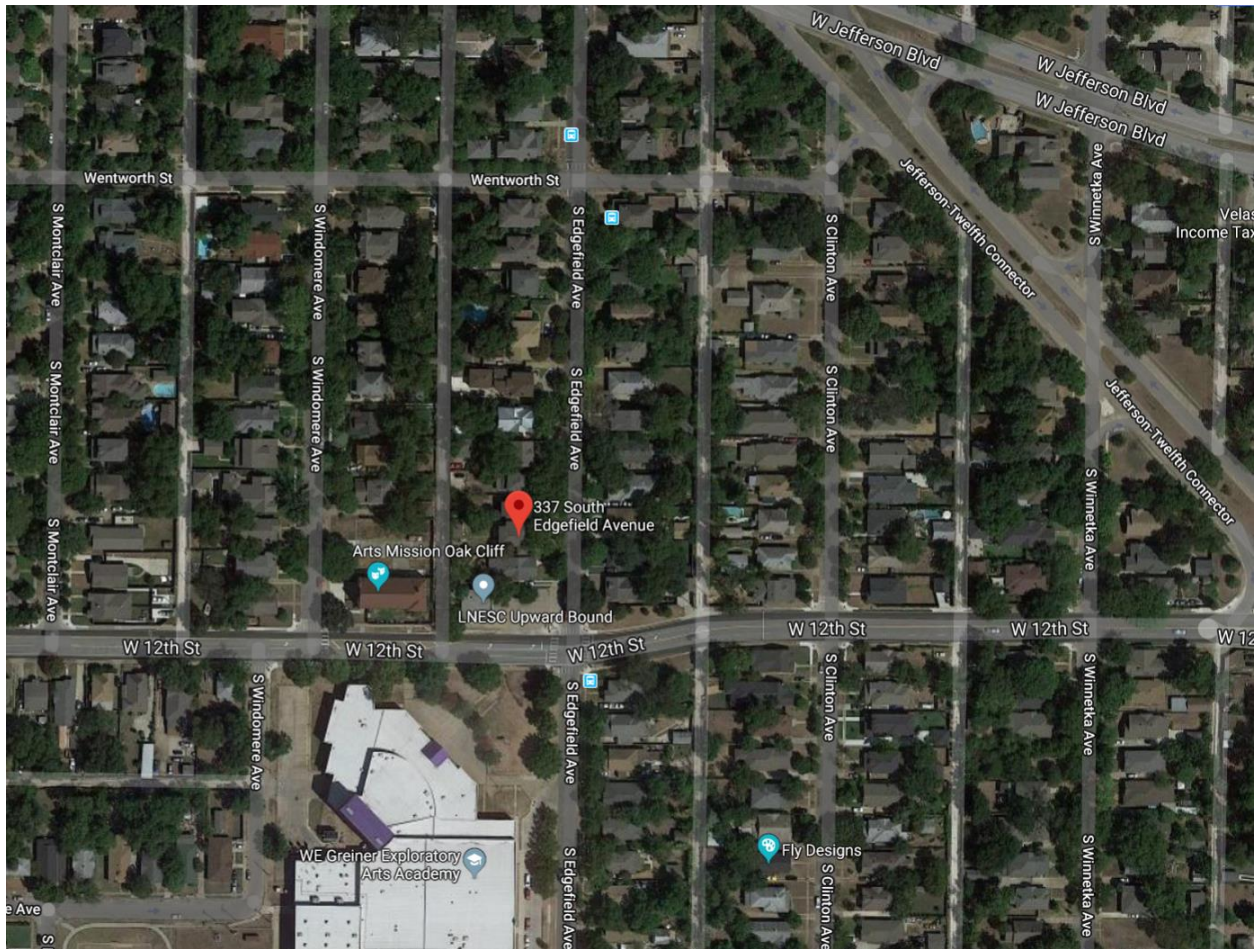
OTHER:

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

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

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

Sustainable Construction and Development _____ Date _____



Aerial image



Main structure



Adjacent property to the right



Adjacent property to the left



View across S Edgefield

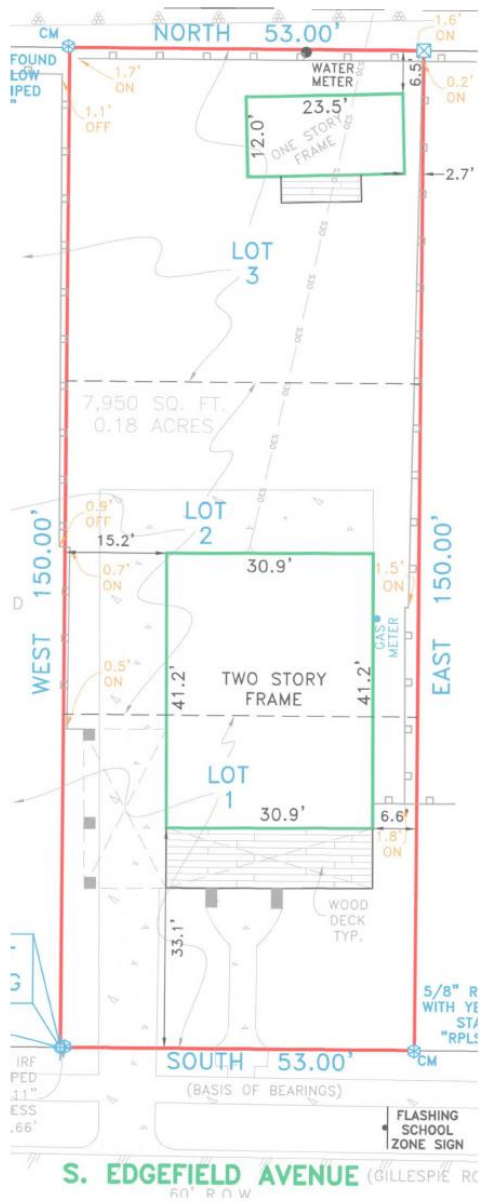


Existing siding on main and rear accessory structure

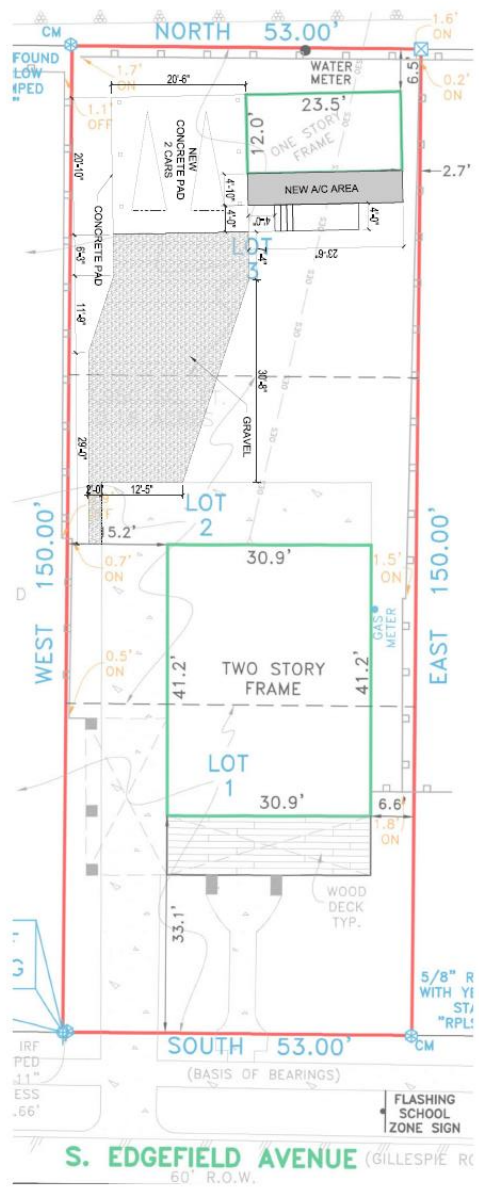


Proposed new siding profile

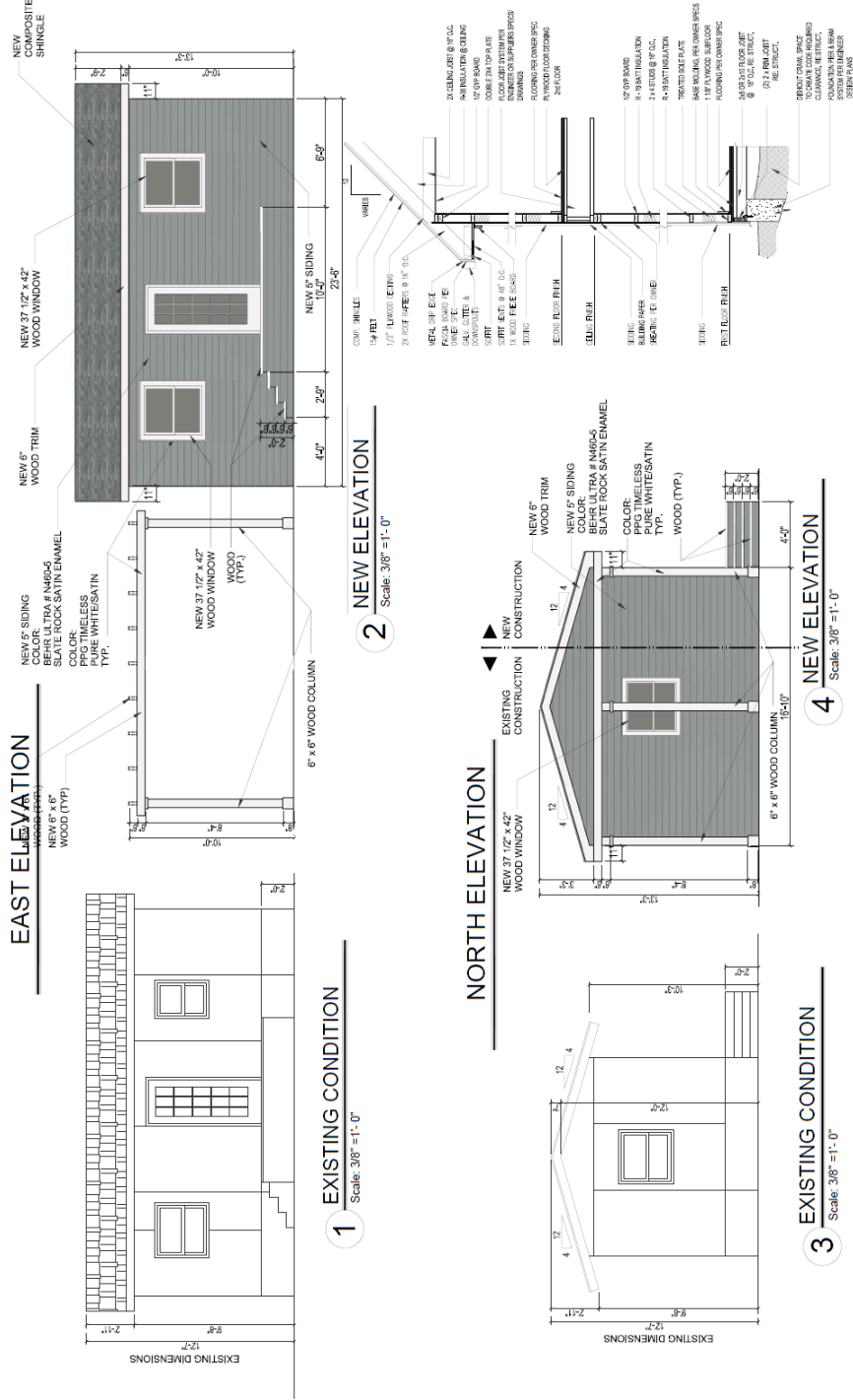
Request #1: Replace all existing siding on main and accessory structures with new #117 wood siding.



Existing survey



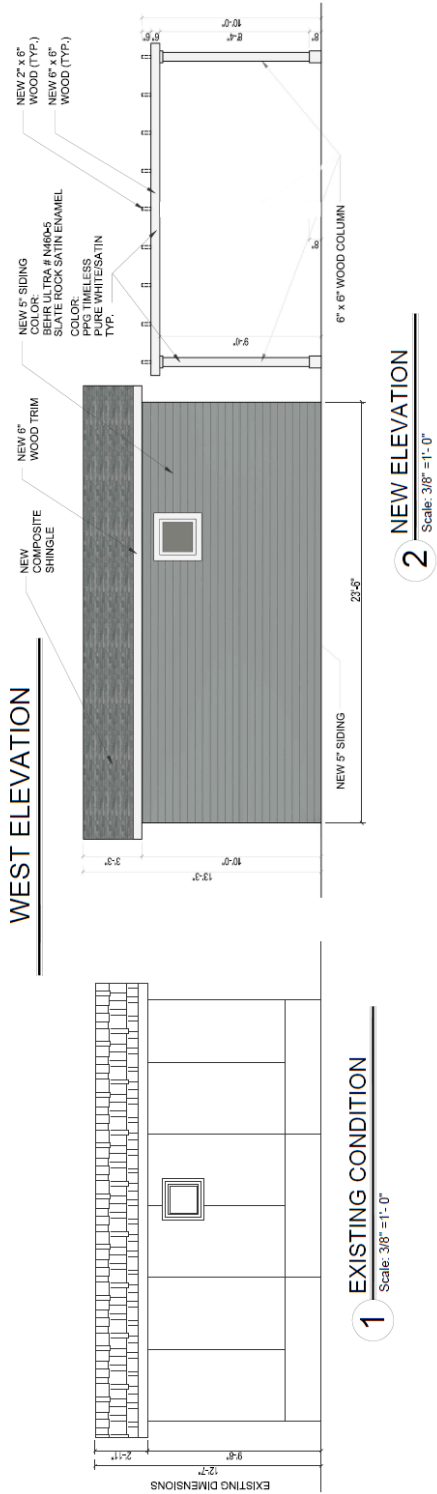
Proposed site plan



North and East elevations for pergola and addition

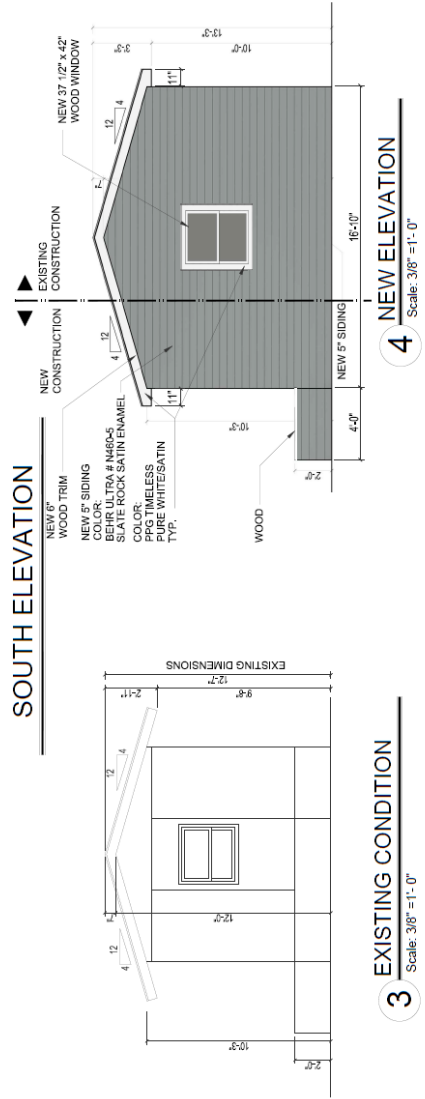
Request #2: Construct pergola style carport in rear yard.

Request #3: Construct addition on rear accessory structure.



1 EXISTING CONDITION
Scale: 3/8" = 1'-0"

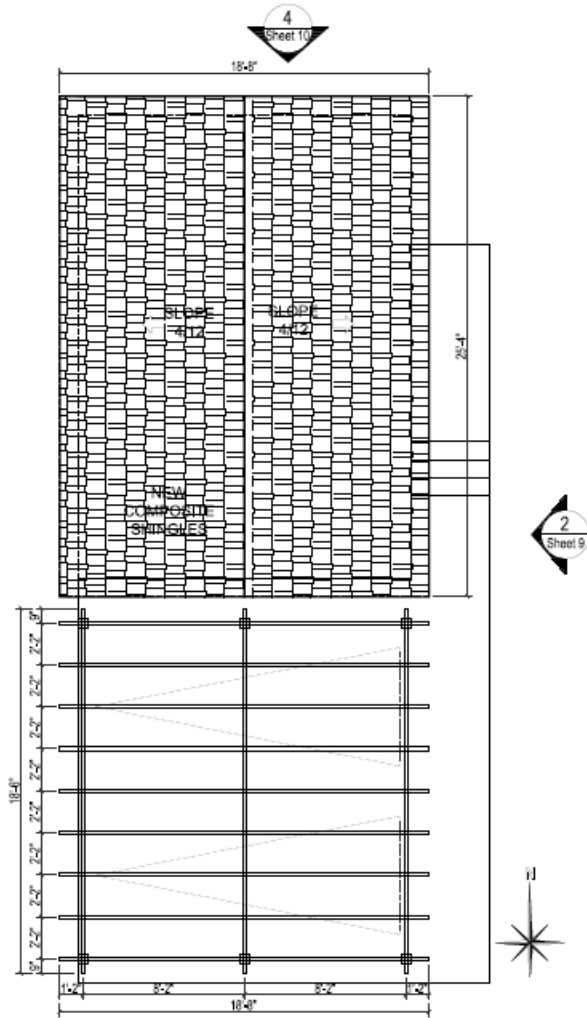
2 NEW ELEVATION
Scale: 3/8" = 1'-0"



3 EXISTING CONDITION
Scale: 3/8" = 1'-0"

4 NEW ELEVATION
Scale: 3/8" = 1'-0"

West and South elevation for pergola and addition



4
 Sheet 9

1 **NEW ROOF PLAN**
 Scale: 1/4" = 1'- 0"



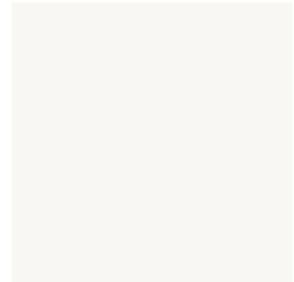
GAF Timberline HD Pewter Gray Lifetime Architectural Shingles. Shingles on addition to match main structure

Slate Rock N460-5



Proposed body color

Pure White
00 00/00



Proposed trim/accent color



"Riverwood"

Proposed stain for pergola

Proposed specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Sections 51P-87.111(a) Building placement, form, and treatment.

(1) Accessory buildings. Accessory buildings are only permitted in the rear yard and must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.

(10) Façade Materials.

(A) In general. The only permitted façade materials are brick, wood siding, cut stone, and stucco. All façade treatments and materials must be typical of the style and period of the main building.

(C) Wood facades. Existing wood facades must be preserved as wood facades. Wood shingles are not permitted as a primary façade material, but may be used in roof gables and on columns and foundation skirts in a manner that is typical of the style and period of the main building.

CONTRIBUTING STANDARDS:

Standards for contributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(i):

The landmark commission must approve the application if it determines that:

(i) for contributing structures:

- (aa) The proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
- (bb) The proposed work will not have an adverse effect on the architectural features of the structure;
- (cc) The proposed work will not have an adverse effect on the historic overlay district; and
- (dd) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 12/11/2019

TIME: 5:30pm

MEETING PLACE: 711 W. Cauty Street, Kidd Springs Recreation Center (Kitchen)

APPLICANT NAME: Nathan Kent

PROPERTY ADDRESS: 337 S Edgefield

DATE of CA / CD REQUEST: 12/5/2019

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

PROVIDE CUT SHEETS ON WINDOWS & DOOR W/ DIMENSIONS FOR
ACCESSORY STRUCTURE. PROVIDE ACCURATE STUOP ELEVATION
ON ACC. STRUCT. INDICATE PHOTO / LABELS OF SIDING PROPOSED ON
ELEVATIONS OF MAIN STRUCTURE. PROVIDE MATERIAL LABELS / DIMENSIONS
FOR PERGOLA COLUMNS, ACC STRUCT. ROOF OVERHANG DIMS. & EAVE TRIM
LABELS TO BE PROVIDED.

Task force members present

Alfredo Pena

Mia Ovcina

Michelle Walker

Christine Escobedo

Nicholas Dean

VACANT (LC Resident)

Jeff Cummings (Chair)

Amber Teague

VACANT (LC Alt)

Ex Officio staff members present Melissa Parent

Simple Majority Quorum: yes no

Maker: *

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force NICHOLAS DEAN

DATE 12/11/2019

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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

**LANDMARK COMMISSION****JANUARY 6, 2020**

FILE NUMBER: CR190-002(LC)
LOCATION: 3819 Maple Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 262 (Tract 3)

PLANNER: Liz Casso
DATE FILED: December 5, 2019
DISTRICT: Old Parkland Hospital (H-31)
MAPSCO: 44-D
CENSUS TRACT: 0005.00

APPLICANT: Rob Baldwin

REPRESENTATIVE: None

OWNER: Old Parkland Unit A LLC

REQUEST:

Courtesy Review - Construct an approximately 240 foot tall clock tower in Tract 3.

BACKGROUND / HISTORY:

1/8/2007 – Landmark Commission approved removal of later additions, restoration 1913 and 1921 structures, construction of rear addition and parking garage, landscape improvements, and installation of a wrought iron fence (CA067-158(JA)).

10/1/2007 – Landmark Commission approved addition of right turn lane from Maple Ave onto Oak Lawn Ave, including relocation of retaining wall and sidewalk as needed (CA078-021(MD)).

3/3/2014 – Landmark Commission approved construction of a connection addition between historic structure and new addition on east façade (CA134-152(MD)).

ANALYSIS:

3819 Maple Avenue is the Old Parkland Hospital. The property owner would like to construct a clock/bell tower on the Old Parkland Hospital campus. The proposed clock tower would be taller than the existing historic structures on the site. The preservation criteria states that the height of new construction may not exceed the height of the adjacent historic structure. On November 4, 2019, the Landmark Commission approved an amendment to preservation criteria section 51P-262.112(c)(8)(F) that would allow this clock tower to be a maximum of 240 feet tall. City Plan Commission is scheduled to review this request on January 9, 2020. City Council's tentative hearing date is February 12, 2020. Therefore, at this time the new amendment to the preservation criteria has not

yet been adopted. The applicant has submitted this Courtesy Review application to get comments and feedback on the design of the proposed addition, including proposed landscaping around the tower. A CA application may not be submitted for this proposed clock tower until the amendment to the preservation criteria has been approved by City Council.

The proposed clock/bell tower will be located adjacent to the nurses building in Tract 3, outside the no-build zone. This area is currently a parking lot. The tower would be 231 feet tall and approximately 40 feet by 40 feet wide at the base. The upper shaft will be approximately 32 feet by 32 feet wide. The height of the base corresponds with the height of the cornice on the adjacent nurse building. The tower would be clad in brick and limestone to complement the existing structures on campus, and will have a copper dome and spire. It will also include a custom cast bell and custom clock face. The clock face design matches the clock on the Old Red Courthouse in downtown Dallas. All four elevations of the tower will be the same, with the exception of the northwest elevation which will also include three small windows. The tower is intended to be an architectural element for the city, not just this campus. It will not include any usable living or office type spaces within. It will not be open to the public to climb the tower, though the ground level will be open air so the public may walk through that space.

There are existing trees on site that will have to be moved or removed for construction of this clock/bell tower. The tree types include red oak, red bud, post oak, live oak, crepe myrtle, elm and magnolia. Some of the trees will be removed completely, while others will be transplanted elsewhere on site (transplant locations to be determined). Protected trees that are removed will be mitigated per the City of Dallas tree mitigation requirements. New landscaping will be installed around the tower. The applicant has provided a tree preservation plan and landscape plan (attached).

The Task Force was supportive of the proposed design and stated that it was complimentary and consistent with the existing structures on campus, both the historic and non-historic structures. They had no negative comments or concerns.

Staff believes that a clock tower structure would be appropriate for construction on the Old Parkland Hospital campus. The proposed height is comparable to clock towers found on similar type campuses (such as university campuses/ see attached examples). The proposed design and materials are complementary to the historic structures on campus. Staff has recommended conceptual approval of the request, contingent on City Council approval of the amendment to the preservation criteria to allow an up to 240 foot tall clock tower in tract 3, and with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

STAFF RECOMMENDATION:

Courtesy Review - Construct an approximately 240 foot tall clock tower in Tract 3. – Approve conceptually, contingent on City Council approval of the amendment to the preservation criteria to allow a 240 foot tall clock tower in tract 3, and with the condition that final plans, elevations, and details are submitted for final Landmark Commission approval.

TASK FORCE RECOMMENDATION:

Courtesy Review - Construct an approximately 240 foot tall clock tower in Tract 3. – Supportive of application. Proposal is consistent with existing buildings.

Courtesy Review Form (CR) City of Dallas Landmark Commission



This review is a courtesy review only and not permission to alter the site or any structure on the site. To alter a site within a historic overlay district or alter, place, construct, maintain, or expand any structure on a site within a historic overlay district, a certificate of appropriateness must be obtained in accordance with Dallas Development Code § 51A-4.501(g) and the preservation criteria in the historic overlay district ordinance.

Name of Applicant: Rob Baldwin, Baldwin Associates
Mailing Address: 3904 Elm Street Suite B
City, State and Zip Code: Dallas, TX 75226
Daytime Phone: 214-824-7949 Fax: rob@baldwinplanning.com
Relationship of Applicant to Owner: Owner's representative
PROPERTY ADDRESS: 3819 Maple Avenue/west corner of Oak Lawn Ave. & Maple Ave
Historic District: H/31 and PD 262

RECEIVED BY

DEC 05 2019

Current Planning

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

New construction of a clock tower is proposed in a location that currently is zoned Tract 3 of PD 262 in an area that is currently surface parking. The proposed clock tower is outside of the No Build Zone on Exhibit 262E, Preservation Plan. The proposed clock tower will be 240 feet in height and unoccupied except for maintenance areas. See attached site plan, elevation, rendering, and narrative.

Signature of Applicant: [Signature] Date: 12-5-19
Signature of Owner: See attached authorization letter Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, by NOON** before the Dallas Landmark Commission may consider the courtesy review of any change affecting the site or the exterior of any structure. This CR form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5CN, 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 214/670-4538 to make sure your application is complete.

*Information regarding past courtesy reviews for individual addresses is available for review in 5CN of City Hall.

Memorandum to the Building Official: This review is a Courtesy Review only, do not issue building permits based on this CR form.

- COURTESY APPROVAL (Certificate of Appropriateness must still be obtained)
- COURTESY APPROVAL WITH COMMENTS (Certificate of Appropriateness must still be obtained)
- COURTESY DISAPPROVAL (Certificate of Appropriateness may be considered without a waiver)

Department of Sustainable Development and Construction Date

Courtesy Review Form City of Dallas Historic Preservation
THIS CR FORM IS NOT A CERTIFICATE OF APPROPRIATENESS OR PERMISSION TO ALTER THE SITE OR ANY STRUCTURES ON THE SITE

10-10-2016



**THINK.
DESIGN.
BUILD.**

Project Name: Old Parkland Bell Tower
Project Location: Old Parkland Campus
3819 Maple Avenue
Dallas, Texas 75219
Owner: Crow Holdings

To whom it may concern:

Located on the Old Parkland campus, the intent is to build a two hundred and forty foot tower as an architectural landmark for the campus and city.

Designed to complement the surrounding buildings, the tower will primarily be made of a blend of natural stone, brick, as well as similar materials that already are present on the campus. The ground floor chamber, clad in natural stone, is accessible from the existing nurses building courtyard by a level walkway connecting the two spaces. It is also possible to access this first level from the surrounding walkways by approaching one of two sets of steps located on the southeast and southwest orientations.

Above the first story, the façade transitions to a blend brick with natural stone accents and above level 2, the building transitions to a combination of brick and similar materials found on the existing campus buildings. A copper dome is planned to cap the tower along with an architectural spire such as the one shown in the attached elevations.

Throughout the tower there will be several carved details providing a decorative relief and texture to the façade. Similar to other areas on campus, custom light fixture and sculptures by artisans will adorn the surrounding site. Two thirds of the way up the tower is a custom made clock face and cast bell.



Site aerial (Google Maps, 2019)



Existing Front Elevation of Site from Maple Avenue



Existing Front Elevation of Old Parkland Hospital Building



Existing Front Elevation of the Nurses Quarters Building



Clock/Bell Tower Location Adjacent to Nurses Quarters Building (which is on the right outside of the photo image)



Clock/Bell Tower Location Adjacent to Nurses Quarters Building (which is on the left outside of the photo image)



Existing Rear Elevation of Nurses Quarters Building



Non-Historic Structure on Campus



Non-Historic Structure on Campus



Non-Historic Structure on Campus



Streetscape – Facing Southwest from Maple Ave



Streetscape – Facing Northwest from Maple Ave



Streetscape – Facing Northeast from Maple Ave (across the street)



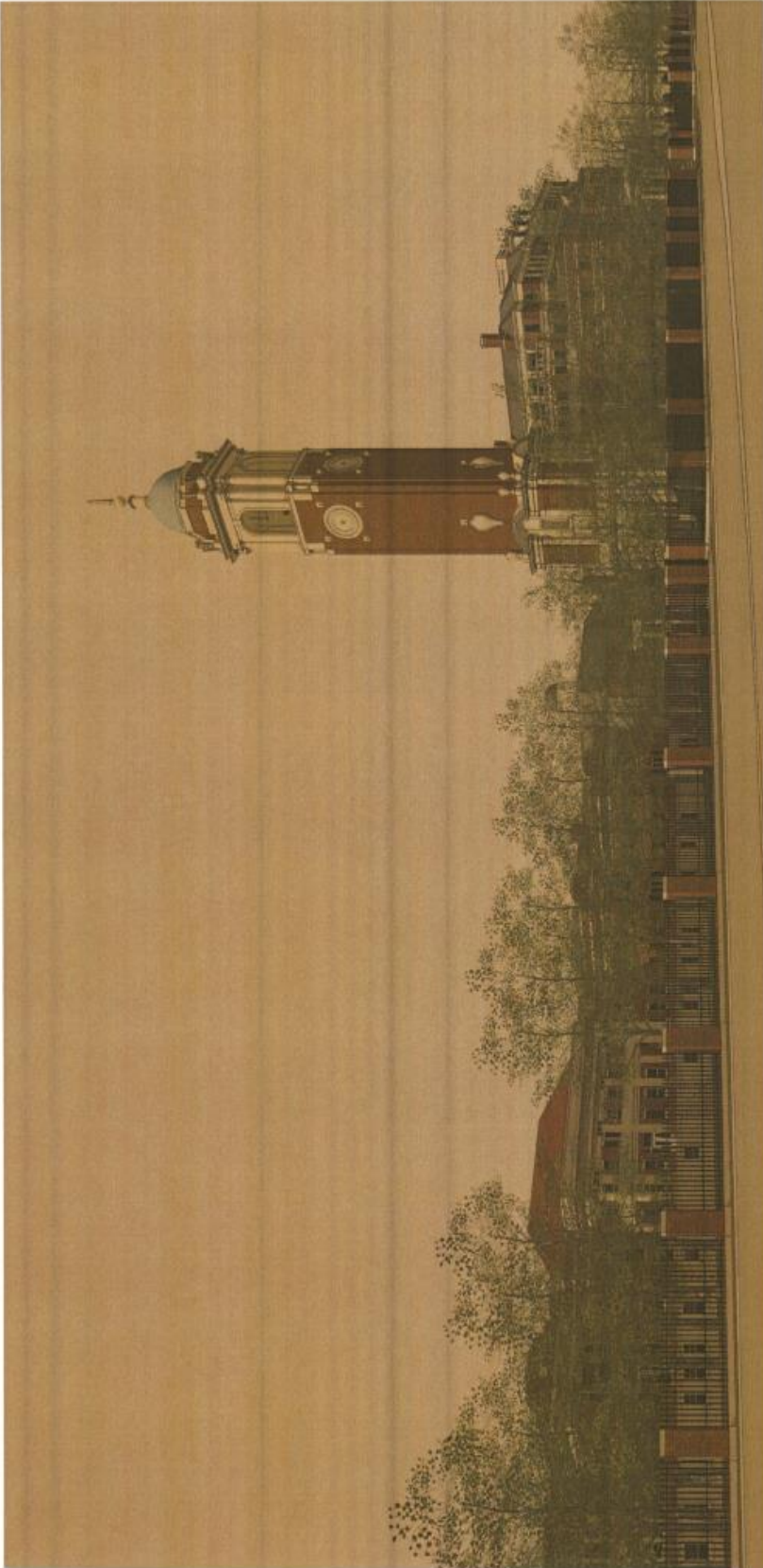
Streetscape – Facing Southeast from Maple Ave (across the street)



Applicant Presentation

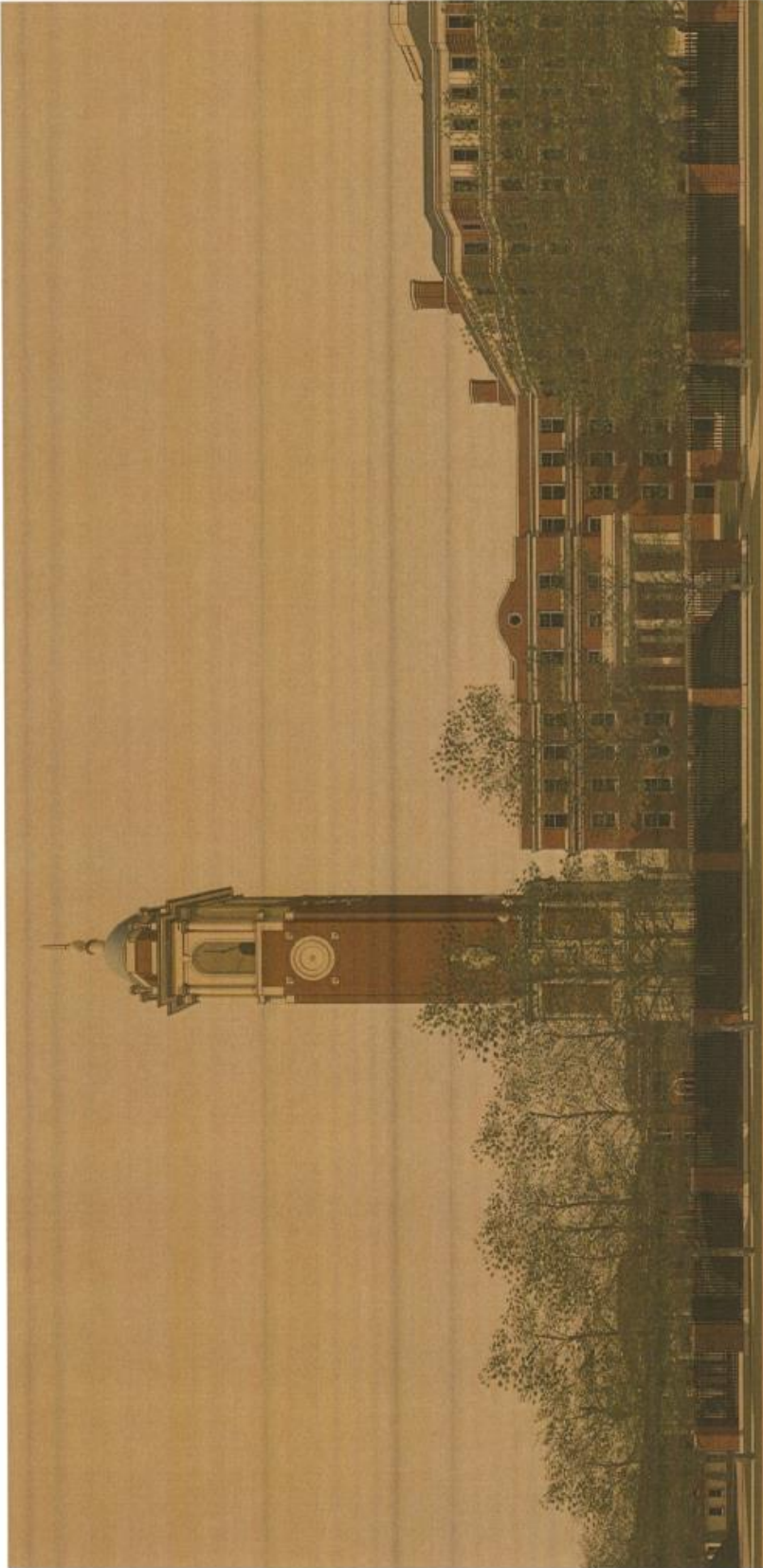
OLD PARKLAND LANDMARK COMMISSION

DECEMBER 05, 2019 - VERSION 01



VIEW FROM MAPLE AVENUE

12/05/19 - VERSION 01



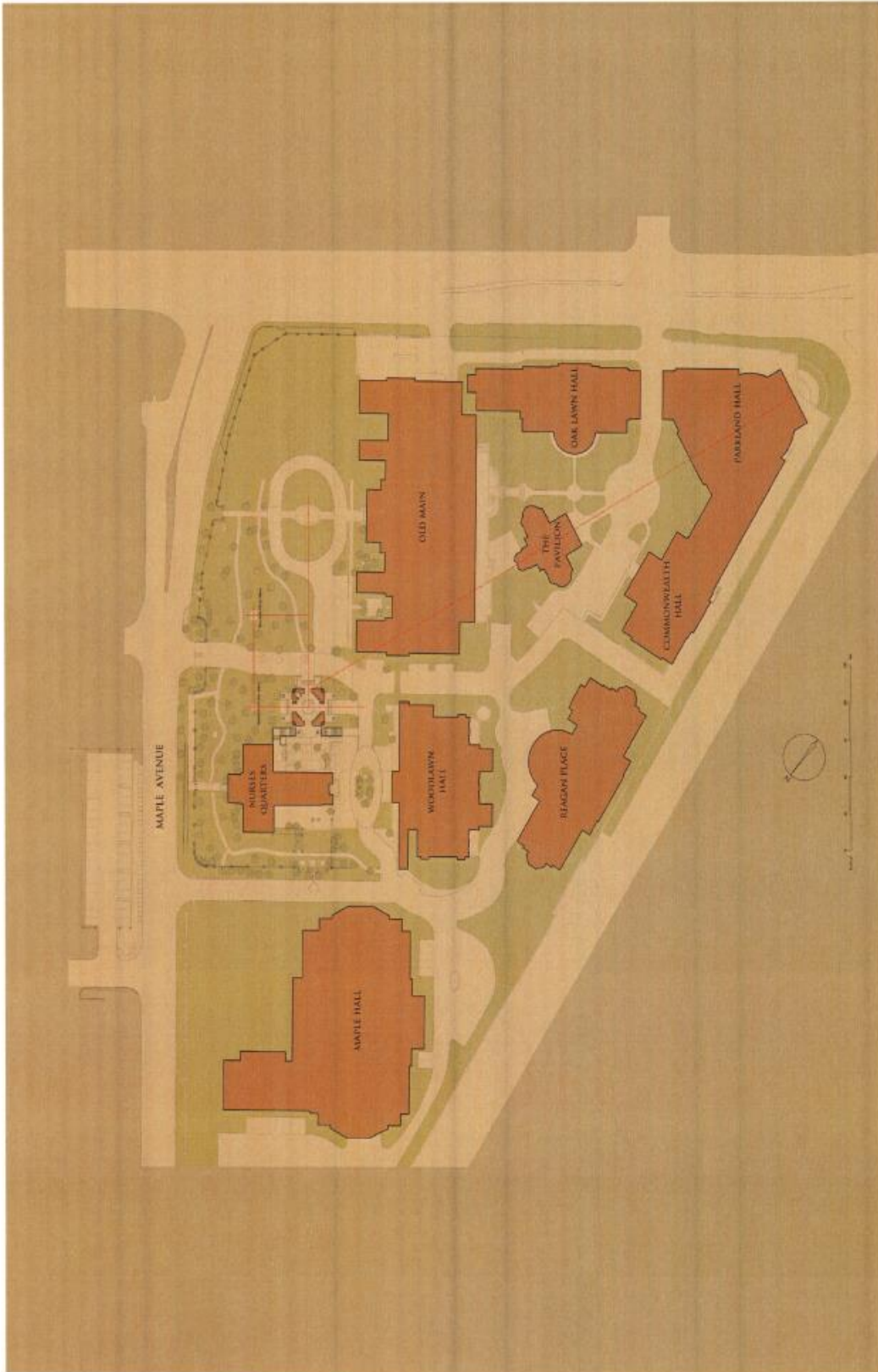
VIEW FROM MAPLE AVENUE

12/05/19 -VERSION 01



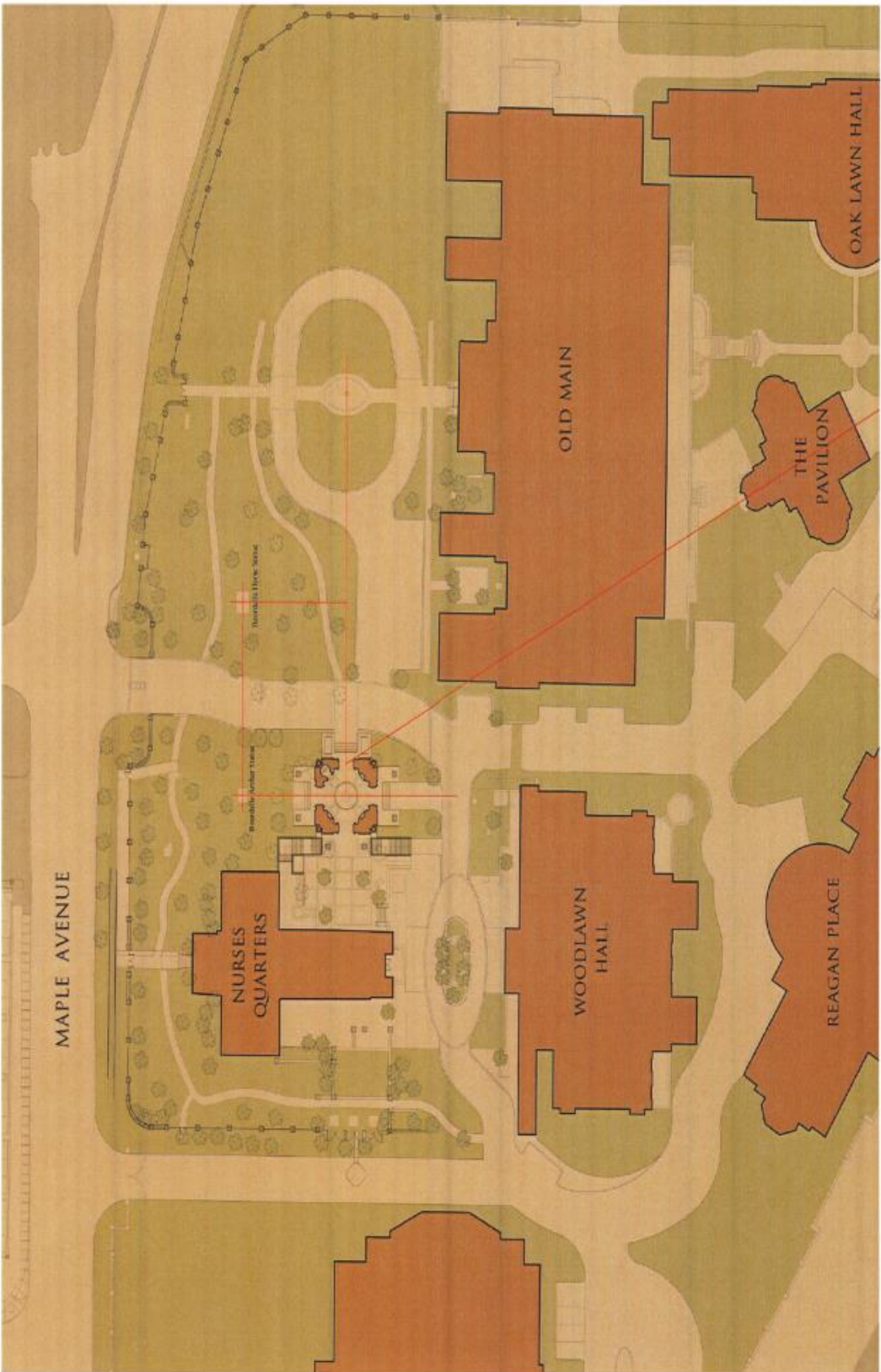
AERIAL PERSPECTIVE FROM THE SOUTH - EAST

12/05/19 - VERSION 01



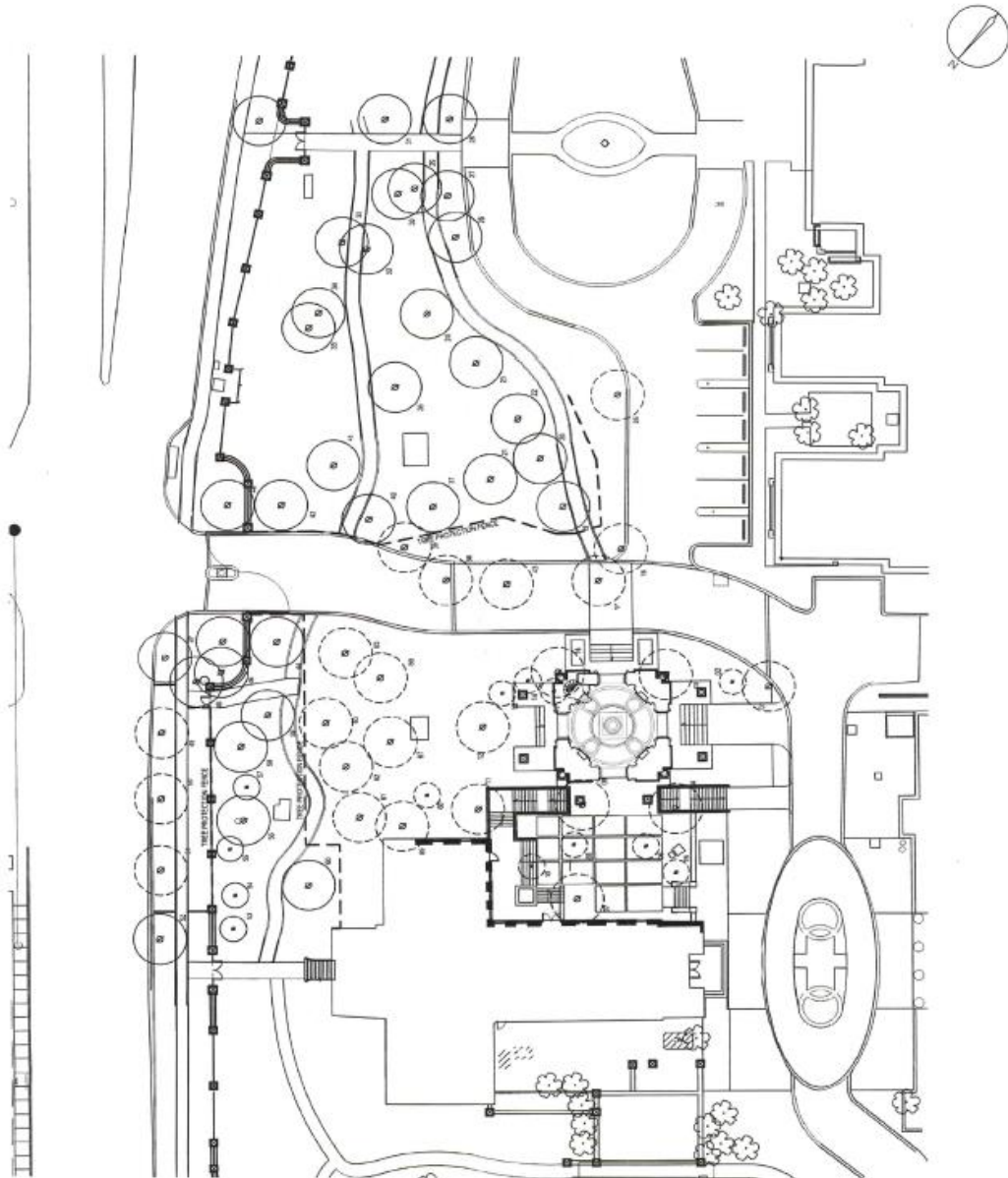
OVERALL CAMPUS PLAN

12/05/19 -VERSION 01



ENLARGED CAMPUS PLAN

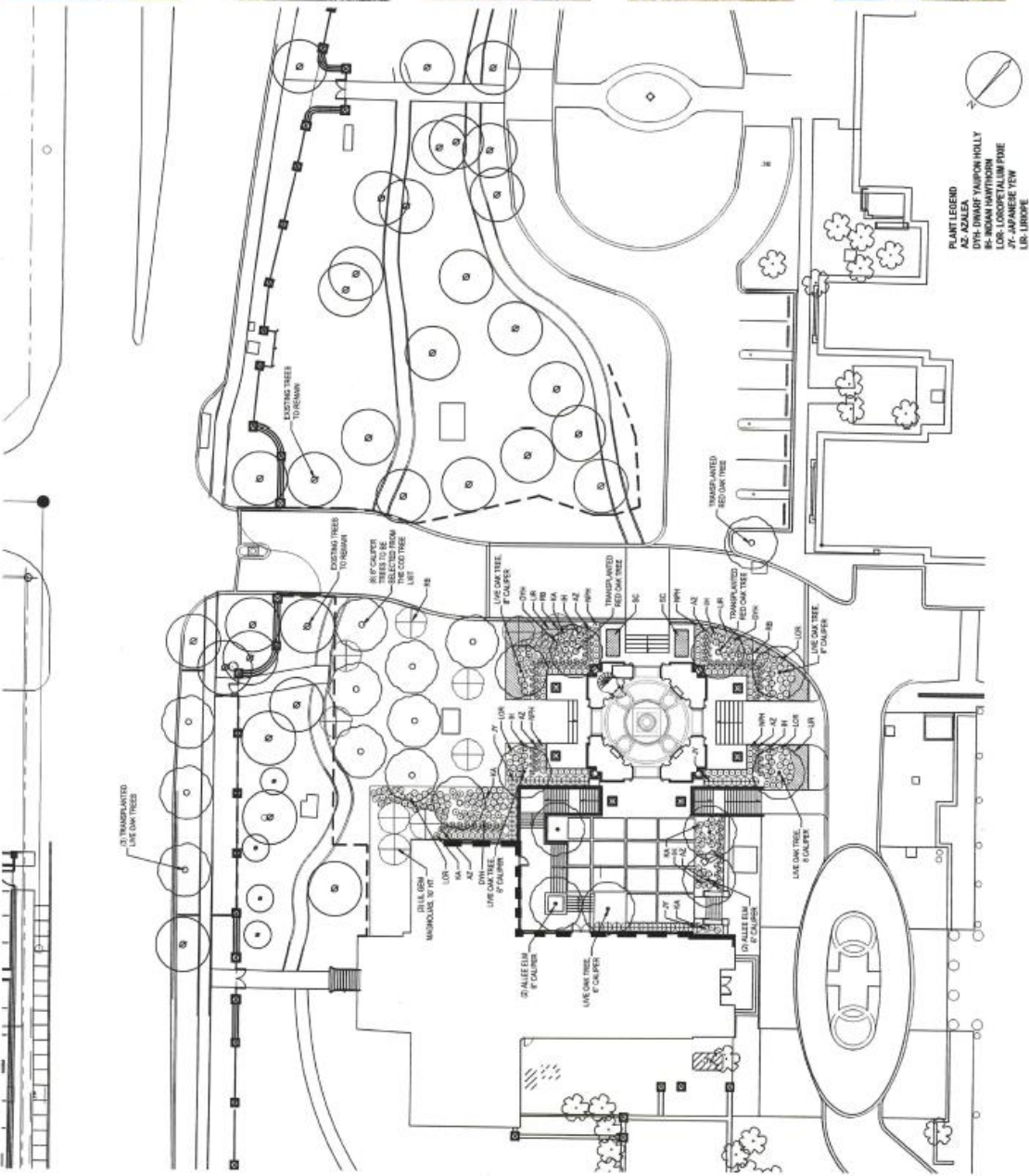
12/05/19 -VERSION 01



NO.	DATA	SPECIES	COMMON NAME	REMARKS	NO.	DATA	SPECIES	COMMON NAME	REMARKS
01	1	RED OAK	RED OAK	TO BE TRANSPLANTED	01	1	LIVE OAK	LIVE OAK	TO REMAIN
02	2	RED OAK	RED OAK	TO BE REMOVED	02	2	CHERRY OAK	CHERRY OAK	TO BE TRANSPLANTED
03	3	RED OAK	RED OAK	TO BE TRANSPLANTED	03	3	RED OAK	RED OAK	TO BE TRANSPLANTED
04	4	RED OAK	RED OAK	TO BE REMOVED	04	4	RED OAK	RED OAK	TO BE TRANSPLANTED
05	5	RED OAK	RED OAK	TO BE TRANSPLANTED	05	5	RED OAK	RED OAK	TO BE TRANSPLANTED
06	6	RED OAK	RED OAK	TO BE REMOVED	06	6	RED OAK	RED OAK	TO BE TRANSPLANTED
07	7	RED OAK	RED OAK	TO BE TRANSPLANTED	07	7	RED OAK	RED OAK	TO BE TRANSPLANTED
08	8	RED OAK	RED OAK	TO BE REMOVED	08	8	RED OAK	RED OAK	TO BE TRANSPLANTED
09	9	RED OAK	RED OAK	TO BE TRANSPLANTED	09	9	RED OAK	RED OAK	TO BE TRANSPLANTED
10	10	RED OAK	RED OAK	TO BE REMOVED	10	10	RED OAK	RED OAK	TO BE TRANSPLANTED
11	11	RED OAK	RED OAK	TO BE TRANSPLANTED	11	11	RED OAK	RED OAK	TO BE TRANSPLANTED
12	12	RED OAK	RED OAK	TO BE REMOVED	12	12	RED OAK	RED OAK	TO BE TRANSPLANTED
13	13	RED OAK	RED OAK	TO BE TRANSPLANTED	13	13	RED OAK	RED OAK	TO BE TRANSPLANTED
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38	38	RED OAK	RED OAK	TO BE REMOVED	38	38	RED OAK	RED OAK	TO BE TRANSPLANTED

(1) TREES WILL BE TRANSPLANTED
 (2) UP THE TRANSPLANTED TREES WILL BE PLANTED AROUND THE BELL TOWER OR IN THE GOLF PARKING
 (3) THE REMAINING (30) TREES WILL BE TRANSPLANTED ON SITE. THE EXACT LOCATIONS ARE TO BE DETERMINED
 (4) TREES ARE PROPOSED TO BE REMOVED
 (5) TREES ARE PROPOSED TO BE REMOVED AND REPLACED WITH AN EQUAL OR BETTER SPECIES
 (6) TREES PROPOSED TO BE REMOVED AND REPLACED WITH AN EQUAL OR BETTER SPECIES
 (7) TREES PROPOSED TO BE REMOVED AND REPLACED WITH AN EQUAL OR BETTER SPECIES

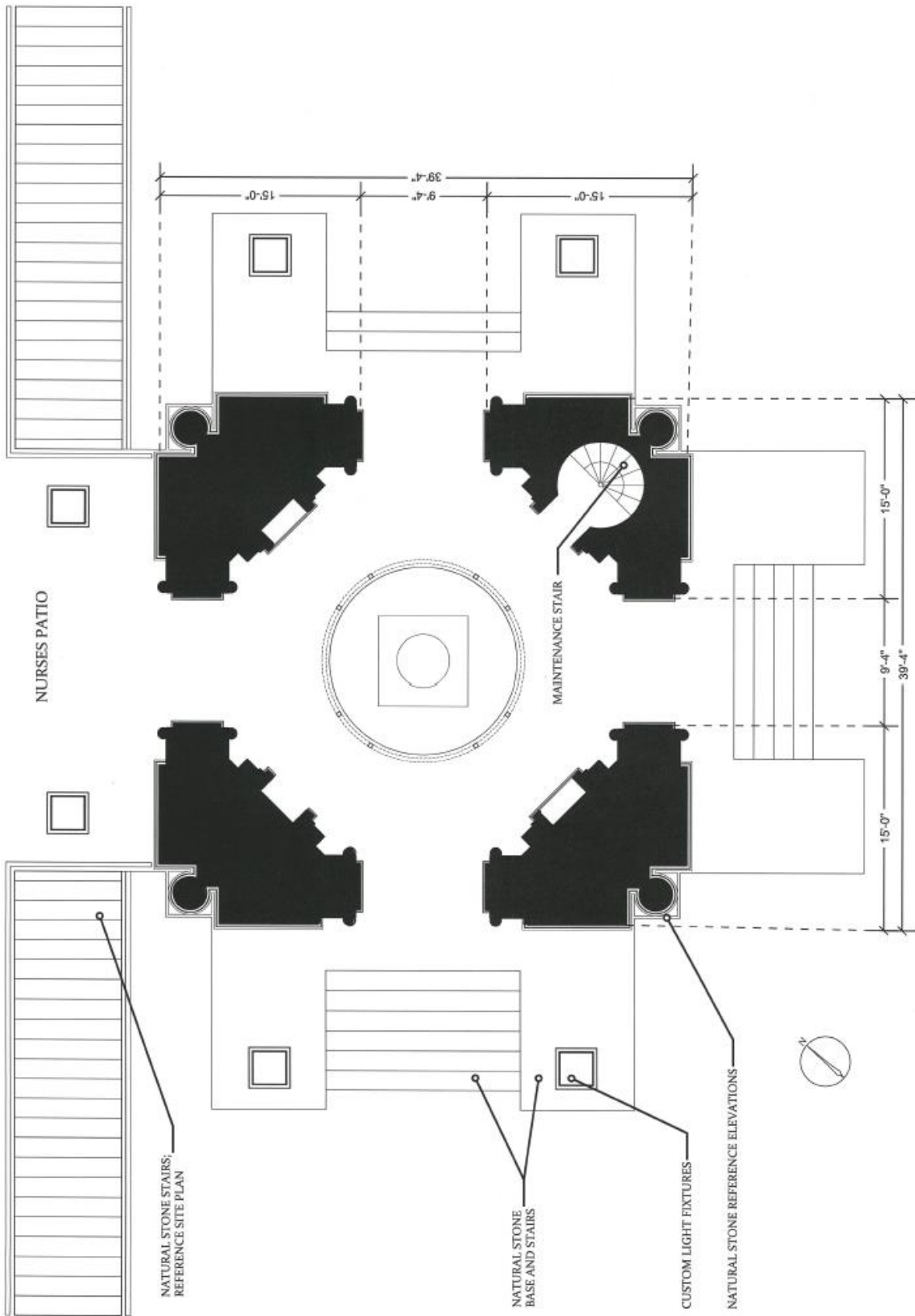
TREE PRESERVATION PLAN



LANDSCAPE PLAN

12/05/19 - VERSION 01

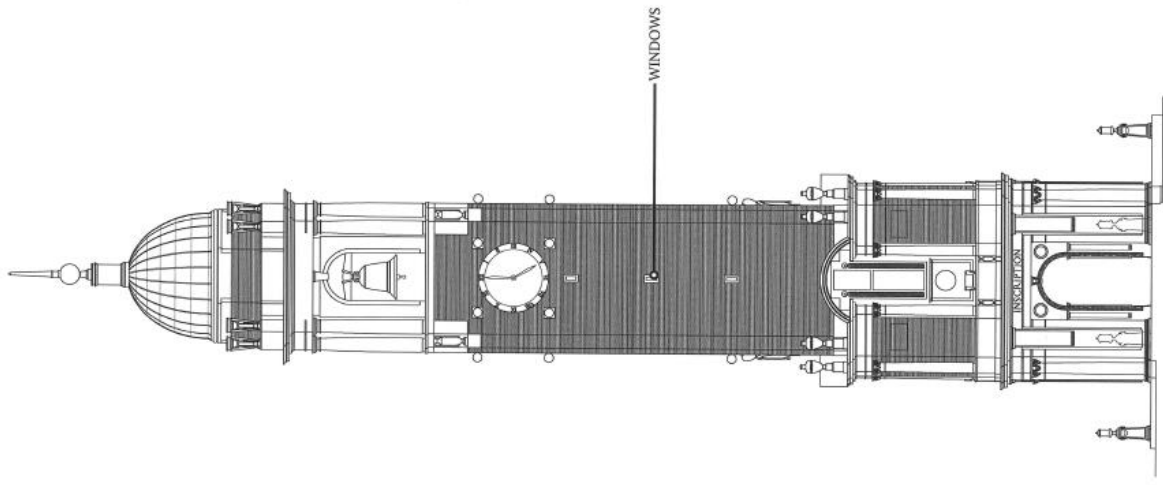
Applicant Presentation – Landscape Plan



12/05/19 - VERSION 01

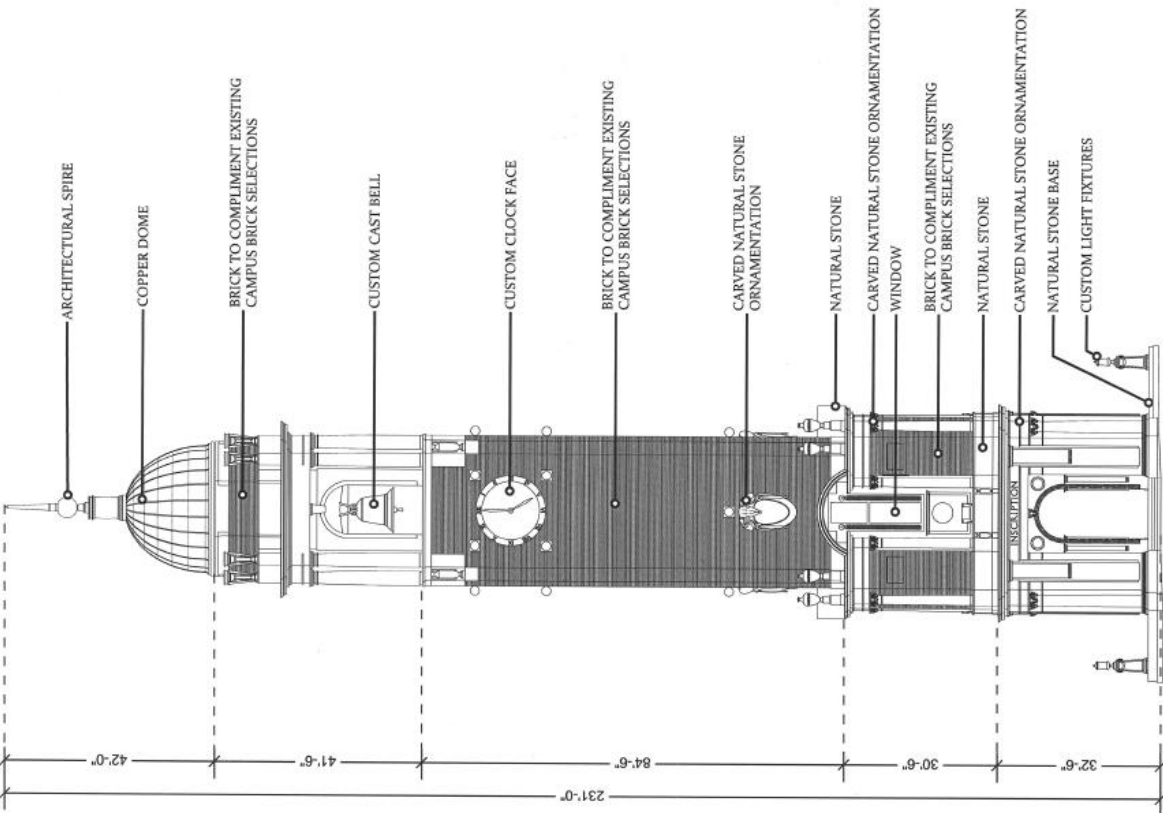
FIRST FLOOR PLAN

Applicant Presentation – First Floor Plan



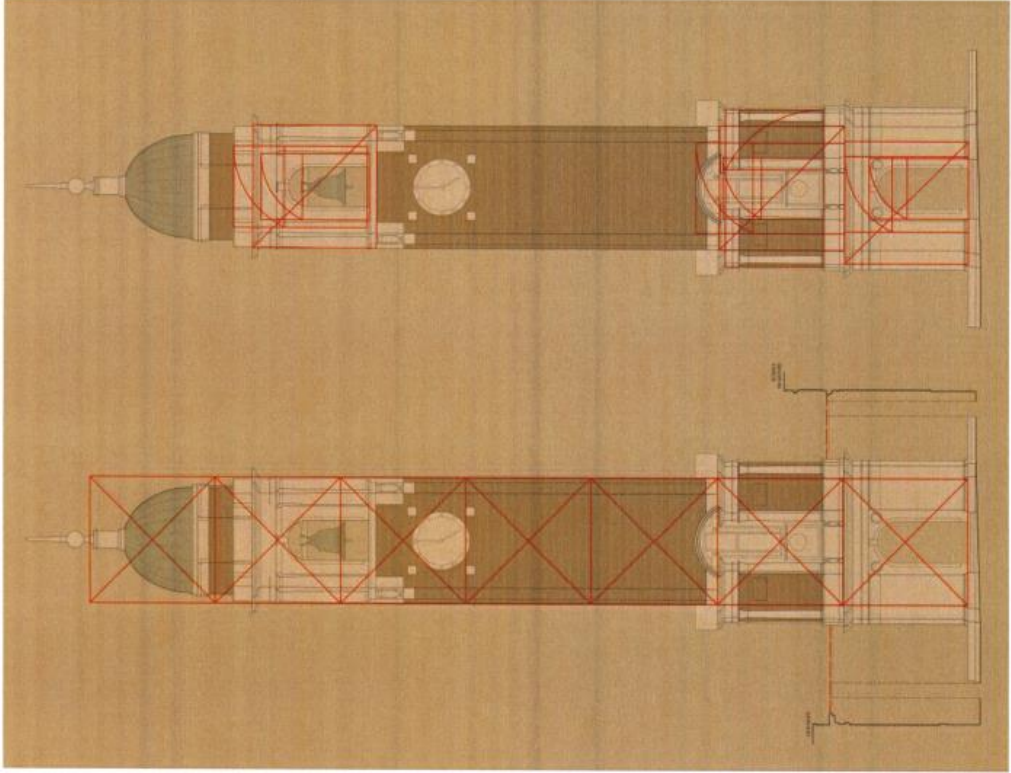
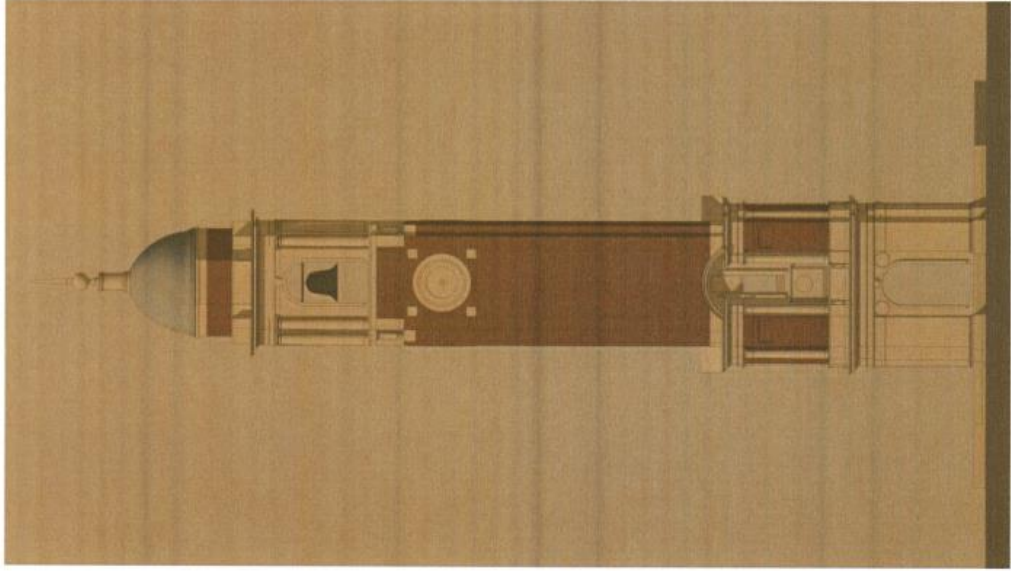
NORTH WEST ELEVATION

12/05/19 - VERSION 01



NORTH EAST / SOUTH EAST / SOUTH WEST ELEVATIONS

Applicant Presentation – Elevation Drawings



PROPORTION DIAGRAM

Applicant Presentation – Proportional Diagram



AERIAL VIEW FROM THE NORTH

Applicant Presentation – Aerial View Rendering of Proposed Clock/Bell Tower



AERIAL VIEW FROM THE NORTH - EAST

Applicant Presentation – Aerial View Rendering of Proposed Clock/Bell Tower



Historic Photo of Site, circa 1950



Example Campus Clock/Bell Towers – Louisiana State University (175 ft)



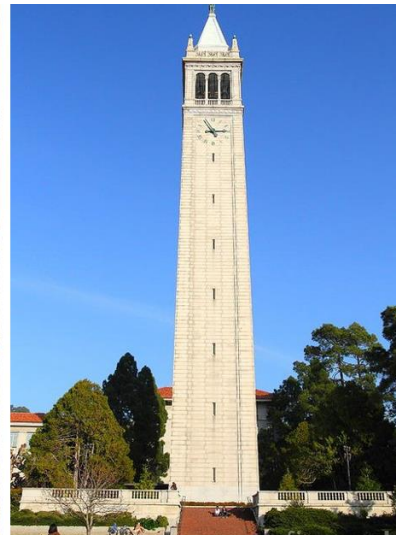
Example Campus Clock/Bell Towers – Stanford University (208 ft)



Example Campus Clock/Bell Towers – Texas A&M University (138 ft)



Example Campus Clock/Bell Towers – University of Texas Austin (307 ft)



Example Campus Clock/Bell Towers – UC Berkeley (307 ft)



Example Campus Clock/Bell Towers – Worcester State Hospital (135 ft)

APPLICABLE PRESERVATION CRITERIA
Old Parkland Hospital (H-31), Ordinance Sec. 51P-262.112

(c) Tract 3

(2) Building site and landscaping

(l) Landscaping

(i) Outdoor lighting must be appropriate and enhance the structure.

(ii) Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.

(iii) It is recommended that landscaping reflect the historic landscape.

(iv) Existing trees are protected, except that unhealthy or damaged trees may be removed.

(8) New construction and additions

(D) The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.

(E) New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.

(F) The height of new construction and additions must not exceed the height of the historic structure with the exception that the height of the parapet at a rear addition may be three feet higher than the existing parapet and include a parapet gable (similar to the historic gable at the front façade) that may extend an additional four feet above the top of the parapet as shown on the elevations (Exhibit 262F).

Proposed amendment to Sec.51P-262.112(c)(8)(F) to be reviewed by City Council on February 12, 2020:

(F) The height of new construction and additions must not exceed the height of the historic structure with the exception that the height of the parapet at a rear addition may be three feet higher than the existing parapet and include a parapet gable (similar to the historic gable at the front façade) that may extend an additional four feet above the top of the parapet as shown on the elevations (Exhibit 262F). For a clock tower structure that only contains floor area for maintenance purposes, maximum height is 240 feet.

DALLAS CITY CODE

Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(i) for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

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

DATE: 12/11/2019
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Baldwin Associates/ Jennifer Hiromoto
Address: 3819 Maple Ave (H-31; Parkland Hospital)
Date of CR/CA/CD Request: 12/5/2019

RECOMMENDATION:

Approve Approve w/ conditions Deny Deny w/o prejudice
 Comments only

Recommendation / comments/ basis:

Proposal is consistent with existing bldgs,

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" type="checkbox"/> Justin Curtsinger (Vice Chair)	<input type="checkbox"/> VACANT (Ind. Resident)
<input checked="" type="checkbox"/> Morgan Harrison	<input checked="" type="checkbox"/> Jack Bunning	<input checked="" type="checkbox"/> Joshua McDowell
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> James Adams	<input checked="" type="checkbox"/> John Johnson

Ex Officio staff members Present Liz Casso

*Joshua McDowell
recused
contractor of H.Crow*

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

Maker:
2nd:

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

Courtesy review – Comments only. No motion.

CHAIR, Task Force

DATE 12/11/2019

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

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



LANDMARK COMMISSION

JANUARY 6, 2020

FILE NUMBER: CA190-133(MLP)
LOCATION: 5309 Junius
STRUCTURE: Accessory, Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 97

PLANNER: Melissa Parent
DATE FILED: December 5, 2019
DISTRICT: Munger Place
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Brandon Colombo

OWNER: COLOMBO BRANDON

REQUEST:

Install one new vinyl window on front facade. Work completed without Certificate of Appropriateness.

BACKGROUND:

12/20/1984: Landmark Commission denied the construction of a new Gothic Revival style main structure (No associated CA#).

1/7/2008: Landmark Commission approved replacement of the front sidewalk to match the width of the front steps, and replacement of the driveway (CA078-190(MW)).

3/2/2009: Landmark Commission approved construction of a new rear accessory structure with the condition that a gable roof with pitch to match the main structure, not a pent roof be used. Also approved was replacement of wood fencing and gate with the condition that the fence be no further than the 50% line in the side yard (CA089-220(MW)).

This property is listed as non-contributing (compatible) to the Munger Place Historic District.

ANALYSIS:

In December 2018, staff was notified of installation of a new front façade window without a CA. A Stop Work Order was issued, but staff did not hear from the property owner. A citation was issued for the violation in April of 2019, which was paid in July 2019. In November 2019, a new tenant was denied a permit to turn on the gas due to a hold on the property from the continued violation. A CA was submitted to retain the newly installed window.

Staff is recommending denial without prejudice of the new window as use of vinyl is not compatible with the district, and the alteration in configuration of lites in the new window is a significant change from the original.

STAFF RECOMMENDATION:

Install one new vinyl window on front facade. Work completed without Certificate of Appropriateness. – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.

TASK FORCE RECOMMENDATIONS:

Install one new vinyl window on front facade. Work completed without Certificate of Appropriateness. – Deny without Prejudice – Existing window repair does not meet 51P-97.111(c)(S)(vii)(aa) & (cc), “must be proportionally balanced in a manner typical of the style and period of the building and the district.” Window does not have true divided lites. Recommend replacing window with a window that contains true divided lights with integral mullions and number of lites to match original pattern 1x6, 2x6, 2x6, 1x6 in bottom field and 4x6 in half round upper. No exception to recreating original detail in stained glass.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 190 - 133 [MLP]
 Office Use Only

Name of Applicant: Brandon Colombo
 Mailing Address: 5309 Junius St
 City, State and Zip Code: Dallas TX 75214
 Daytime Phone: 214-918-3260 Alternate Phone: _____
 Relationship of Applicant to Owner: Owner

OFFICE USE ONLY
 Main Structure:
 ___ Contributing
 Non-contributing

Compatible



PROPERTY ADDRESS: 5309 Junius St
Historic District: Junius/Munger

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."

Looking to swap out a window in the front of my house

RECEIVED BY
 DEC 05 2019

Signature of Applicant:  Date: 11/15/2019
 Signature of Owner:  Date: 11/15/2019
 (IF NOT APPLICANT)

Current Planning

APPLICATION DEADLINE:

Application material must be completed and submitted by the **FIRST THURSDAY OF EACH MONTH, 12:00 NOON**, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

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.

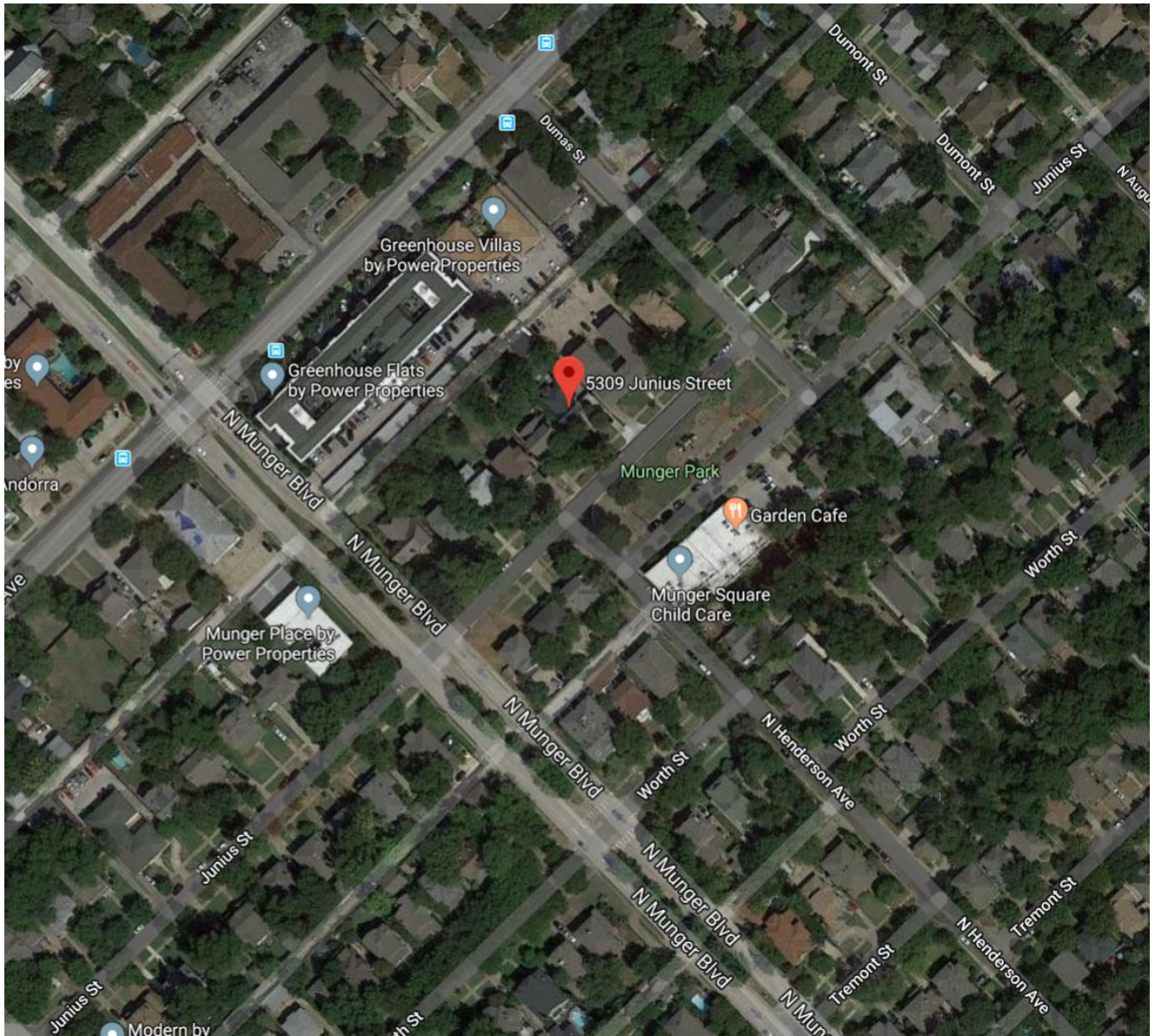
OTHER:
 In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the 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 Date



Aerial view



Front façade



Adjacent multi-family to the right



Adjacent property to the left



View of park and commercial properties across Junius



Newly installed vinyl window



Previously existing wood window

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

NON-CONTRIBUTING STANDARDS:

Standards for noncontributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(ii)

The landmark commission must approve the application if it determines that:

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 12/10/19
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Brandon Colombo
Address: 5309 Junius
Date of CA/CD/CR Request: 12/05/19

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

Existing Window Repair does not meet SIP-97-111 CS(VII)(aa) & (cc)
"must be proportionally balanced in a manner typical of the style and period of the building and the district". Window does not have true divided lites.

Recommend replacing window with a window that contains true divided lights with integral mullions and number of lites to match original

Pattern 1x6, 2x6, 2x6, 1x6 in bottom field and 4x6 in Half Round upper.
No exception to recreating original detail in Stained Glass

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> Kari Houston Osborn (Munger Alt.)	<input checked="" type="checkbox"/> Richard Catron
<input checked="" type="checkbox"/> Mark Guest (Prof)	<input type="checkbox"/> Kelly Gordon	<input checked="" type="checkbox"/> Emily Stevenson
<input checked="" type="checkbox"/> Wesley Powell	<input type="checkbox"/> Greg Johnston	
<input type="checkbox"/> VACANT (MP alt)		

Ex Officio staff members present : Melissa Parent X

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

Maker: Wesley Powell
2nd: Kari Houston Osborn
Task Force members in favor: 6
Task Force members opposed: 0
Basis for opposition: none

CHAIR, Task Force

DATE 12/10/2019

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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



LANDMARK COMMISSION**JANUARY 6, 2020**

FILE NUMBER: CA190-130(MP)
LOCATION: 4724 Junius
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Marsha Prior
DATE FILED: Dec 5, 2019
DISTRICT: Peak's Suburban
MAPSCO: 46-B
CENSUS TRACT: 0015.02

APPLICANT: Mark LeFaive

REPRESENTATIVE: None

OWNER: BLACK OUR VISION LLC

REQUEST:

1. Construct carport in rear yard.
2. Resize and relocate window on left, cornerside elevation.

BACKGROUND / HISTORY:

11/4/2019 – Landmark Commission approved construction of a rear addition; installation of an 8' wood fence; and installation of a concrete patio and driveway. Landmark denied without prejudice a request to relocate and re-size a window on the cornerside elevation (CA190-021(MP)).

11/6/2019 – Staff approved the demolition of three non-contributing accessory structures under 300 sq ft (CD190-003(MP)).

11/26/2019 – Staff approved removal of historically inaccurate siding and repair of original wood siding; replacement of roof shingles; repair and restoration of porch flooring and columns; and painting the main structure (CA190-119(MP)).

The structure is listed as contributing to the Peak's Suburban Addition Historic District.

ANALYSIS:

Request #1 – Staff and Task Force are recommending denial without prejudice because the proposed design does not meet preservation criteria for accessory structures, which stipulates that they be compatible with the main structure. Task Force and Staff believe the proposed structure should have a hipped roof, wood posts, horizontal siding, and asphalt shingle roof to better conform to the preservation criteria.

Request #2 – The applicant is requesting the alteration of a single window on the cornerside elevation to accommodate the kitchen floorplan that includes a shorter window over a kitchen counter. Staff is recommending denial without prejudice based on the preservation criteria that stipulates historic openings be maintained. Nevertheless, Staff does not believe that relocating and resizing the window would have an adverse impact on the historic structure, nor the historic overlay district. The number of windows on the elevation would not be altered, the window material and style would be appropriate, and the ratio between voids and spaces would not change in a significant way. Should Landmark decide to approve request #2, Staff would like to ensure that the window is one-over-one and made of wood to maintain historic integrity. Task Force also debated whether or not the proposed alteration would be an adverse impact, and concluded that it would not. Thus, Task Force was supportive of relocating and resizing the one window.

STAFF RECOMMENDATION:

1. Construct carport in rear yard – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with Section 6.2 which states that accessory buildings must be compatible with the scale, shape, roof form, materials, detailing, and color of the main building.
2. Resize and relocate window on left, cornerside elevation – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(i) because it is inconsistent with preservation criteria Section 3.10 which states that original window openings must remain intact and be preserved.

TASK FORCE RECOMMENDATION:

1. Construct carport in rear yard – Deny without prejudice – Recommend carport be compatible to house roof form and materials per ordinance 6.2. Recommend wood posts similar to porch, hip roof, shingles matching house, and details and character of house.
2. Resize and relocate window on left, cornerside elevation – Approve with conditions – Approve window as submitted. Header to be in line with existing header heights.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 190-130 (MP)
Office Use Only

Name of Applicant: Mark Lefaive
 Mailing Address: 1712 Upland Lks Dr
 City, State and Zip Code: Houston, Texas 77043
 Daytime Phone: 832.833.3900 Alternate Phone: 832.877.7825 (wife's cell)
 Relationship of Applicant to Owner: Same

OFFICE USE ONLY
 Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 4724 Junius St, Dallas, Texas 77246
Historic District: Suburban Peak

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."

This request is to obtain approval for two items that supports the overall renovation of 4724 Junius Street. These items are as follows:

1. Construct a carport in the rear of the house
2. Move and resize a window located on the center of the left side elevation.

Additional details regarding items are provided in Attachment 1.

Signature of Applicant: *M Lefaive* Date: Dec 2, 2019
 Signature of Owner: *SAME* Date: _____
(IF NOT APPLICANT)

RECEIVED BY

DEC 05 2019

Current Planning
DEC 2, 2019

DEC 05 2019

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

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

1

Rev. 061419



Aerial view. *Google Maps, 2019, maps.google.com.*



Front (North) elevation.



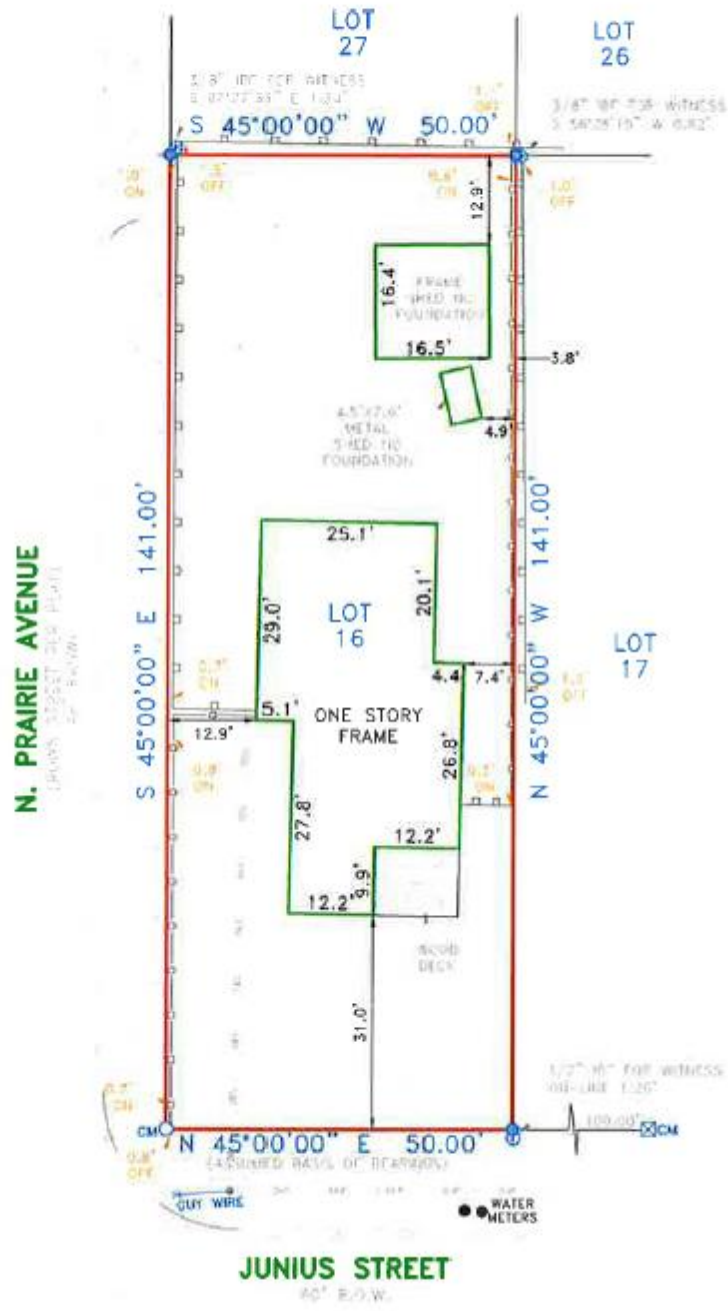
View to left (East) of 4724 Junius.



View to right (West) of 4724 Junius.



View across (North) of 4724 Junius.



Survey plat.



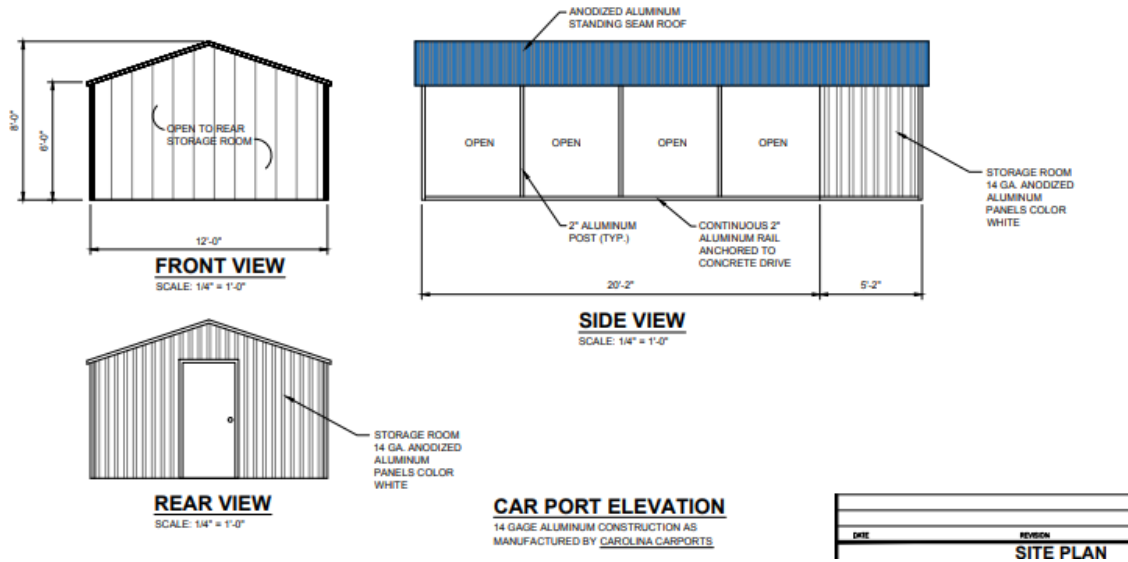
Request #1 – Rear yard. Photo submitted by applicant.



Request #1 – Photo of rear yard with current carport that has been approved for demolition. Photo submitted by applicant.

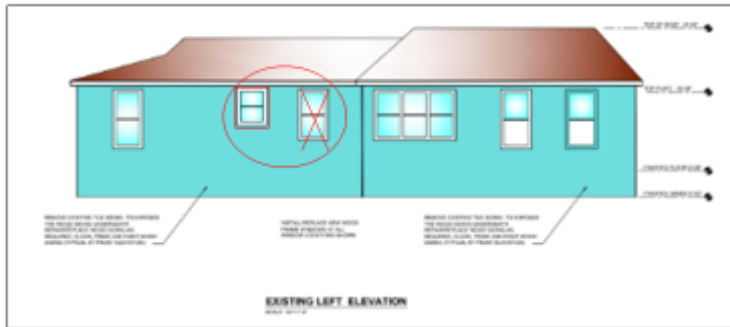


Request #1 – photo of proposed carport with horizontal siding.



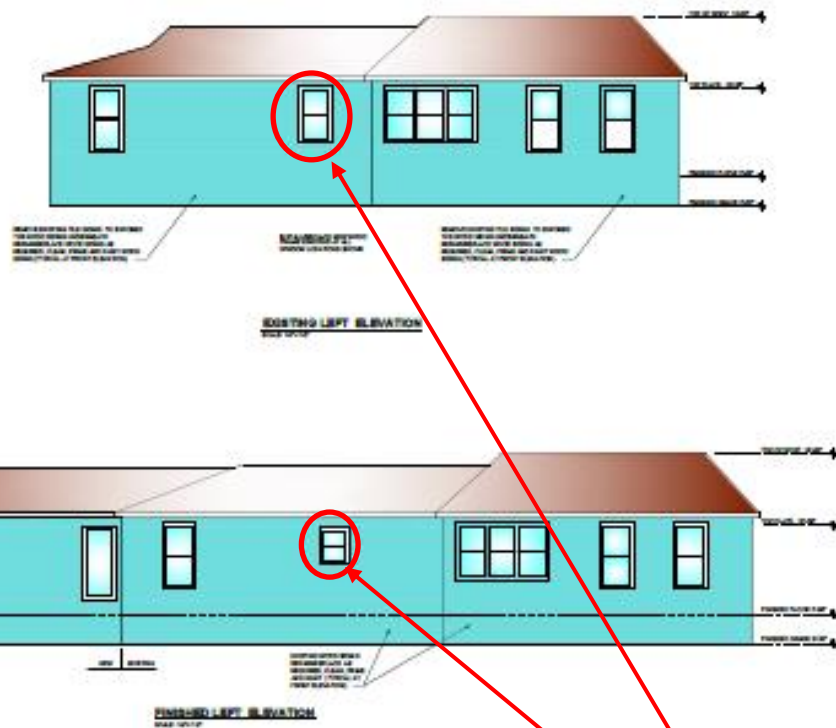
Request #1 – photo of proposed carport with aluminum vertical siding and aluminum roof.

4724 Junius St, Dallas TX
Request for approval to move and resize one window



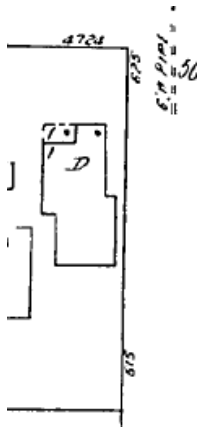
- Existing window measurements are 28"W x 54"H
- Its current location is approx. 42" (or 3-1/2 ft) from the exterior wall break to its right side, 15'6" from the window to the left side and, 8" from the roof overhang
- Proposed resized window measurements will be 24"W x 32"H. It would be a one over one window.
- Its new location will be approx. 96" (or 8 ft) from the exterior wall break to its right, 11' from the window to the left side, and remain 8" from the roof overhang

Request #2 – Elevation and text demonstrating proposed window alteration.



Request #2 – (Top) Current left-side (East) elevation with current window to be relocated and resized.

(Bottom) Proposed left side (East) elevation with previously approved addition, showing window as relocated and resized.



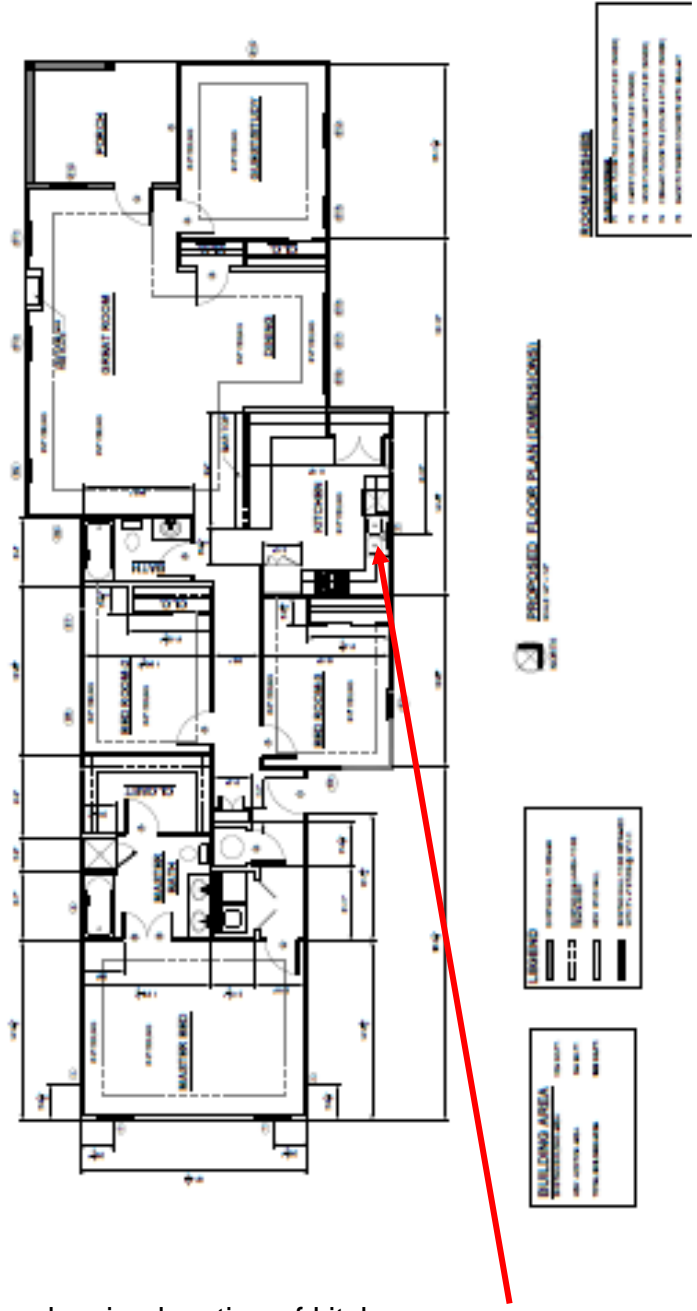
Request #2 – 1922-1952 Sanborn map.



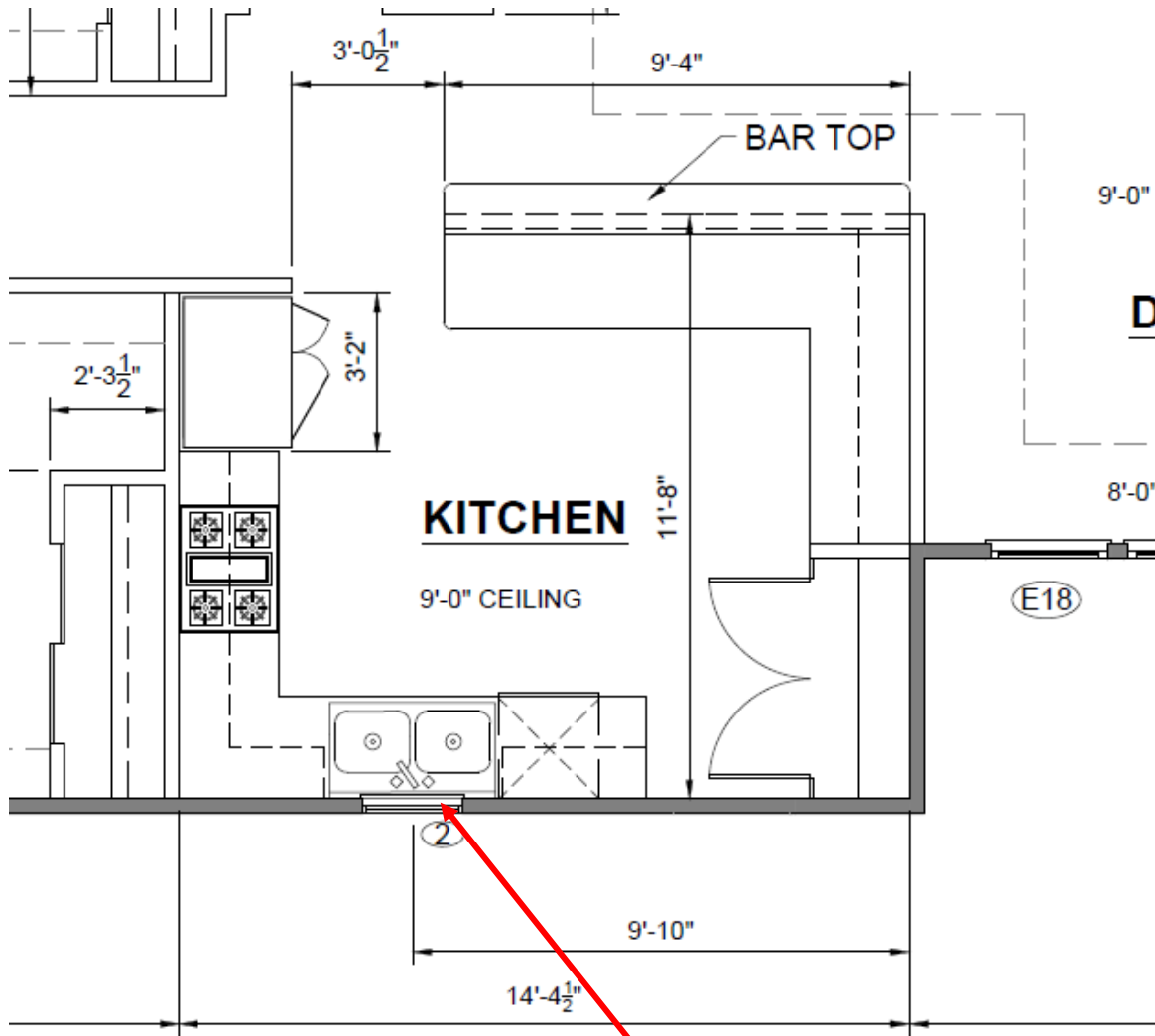
Request #2 – Corner view of left (East) side elevation with window proposed for resizing and relocation.



Request #2 – Close up view of left (East) side elevation with window proposed for resizing and relocation.



Request #2 – Floorplan showing location of kitchen.



Request #2 – Proposed location of kitchen window.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

Request #1 –

Development Code –

City Code Section 51A-4.501(g)(6)(C)(i) – for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

6.2 Accessory buildings must be compatible with scale, shape, roof form, materials, detailing and color of the main building.

Request #2 –

Development Code –

City Code Section 51A-4.501(g)(6)(C)(i) – for contributing structures:

(aa) the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay ordinance;

(bb) the proposed work will not have an adverse effect on the architectural features of the structure;

(cc) the proposed work will not have an adverse effect on the historic overlay district; and

(dd) the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

3.10 Original doors and windows and their openings must remain intact and be preserved. Where replacement of an original door or window is necessary due to damage or structural deterioration, replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.

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

DATE: 12/12/19
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Mark LeFaive
Address: 4724 Junius
Date of CA/CD Request: 12/5/19

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

1st JA ①
2nd Paul
Recommendation / comments/ basis: *Per ordinance 0.2 =*
Recommend carpent be compatible to house roof
form & materials. Recommend wood posts ^{similar to}
porch, ~~shingles~~ shingles matching house, and details &
Hip roof, character of house.

1st JA ②
2nd JA
Approve window as ^{submitted} ~~specific~~. Header to be
inline with existing header heights.

Task force members present

<input checked="" type="checkbox"/> Leslie Nepveux (Chair/Arch)	<input checked="" type="checkbox"/> Jim Anderson	<input type="checkbox"/> Ricardo Munoz
<input type="checkbox"/> Patricia Simon	<input checked="" type="checkbox"/> Kathy Finch	<input type="checkbox"/> Jennifer Suitonu
<input checked="" type="checkbox"/> Paul Sanders (Peak's Res)	<input type="checkbox"/> VACANT (Edison/LaVista Alt.)	
<input type="checkbox"/> VACANT (Edison/La Vista Res)		

Ex Officio staff members present Marsha Prior

Simple Majority Quorum: yes no (four makes a quorum; no more than seven can vote)
Maker: *Jim Anderson*
2nd:
Task Force members in favor: *All*
Task Force members opposed: *N/A*
Basis for opposition:

CHAIR, Task Force *[Signature]* DATE: *12.12.19*

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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



LANDMARK COMMISSION**JANUARY 6, 2020**

FILE NUMBER: CA190-137(LC)
LOCATION: 2616 State Street
STRUCTURE: Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 225 (Core Subdistrict)

PLANNER: Liz Casso
DATE FILED: December 5, 2019
DISTRICT: State Thomas (H-25)
MAPSCO: 45-F
CENSUS TRACT: 0017.04

APPLICANT: Architexas

REPRESENTATIVE: Thomas Fancher

OWNER: LEON R. SIMS

REQUEST:

Construct a 2.5-story residence with attached garage.

BACKGROUND / HISTORY:

11/2/2005 – Staff approved in-kind repaving of existing concrete driveway in the front yard (CA056-004(MF)).

12/2/2019 – Landmark Commission denied without prejudice a request to construct a 2.5-story residence with attached garage (CA190-083(LC)).

There is an existing structure at 2616 State Street. This property is listed as contributing to the State Thomas Historic District.

ANALYSIS:

It should be noted that there is an existing historic structure located at 2616 State Street. It is the applicant's intention to request demolition of this structure using the demolition standard of replacing the building with a more appropriate/compatible structure. A requirement of the Certificate of Demolition (CD) application when this specific standard is used is that the application must include new construction plans that have been approved by the Landmark Commission. Therefore, the applicant is only able to submit this CA application for approval of new construction plans for this location at this time. The Landmark Commission may not consider or discuss the potential demolition of the existing structure as it has not been applied for yet. The Landmark Commission may only consider the CA application for new construction and whether the proposed design meets the preservation criteria and is appropriate for the historic district. Approval of new construction plans does not guarantee that a future CD will be approved.

At their December 2012 meeting, Landmark Commission denied without prejudice a request to construct a 2.5 story residence with attached garage. The following were the main comments/concerns from the December meeting:

- The design appeared French Colonial, plantation-like, and not Italianate. It was not in-keeping with the existing architectural styles in State Thomas, particularly on this block which is primarily Victorian.
- Overall the design felt “massive”, particularly the front elevation.
- The concern was not so much the massing of the rear portion of the structure. The concern was how massive the front felt and how it fit into the streetscape. The commission requested the applicant look at ways to reduce the “visual weight” of the front elevation.
- There was concern over the width of the proposed new construction, which was wider than the existing historic structures on the blockface, and exceeded the allowable width in the preservation criteria.
- The Commission felt the proposed 18 inch wide columns were very large and requested the applicant consider a different column and/or a smaller column design.

The applicant has revised their design and has made the following changes:

- The overall style of the structure changed to be more in-keeping with Folk Victorian style, which is appropriate for the district.
- The shutters, which made the original design appear more French Colonial, were removed from the front elevation.
- The arched dormers, which also made the structure appear more French Colonial in style, were eliminated and replaced with a gabled dormer that is more in-keeping with the Folk Victorian Style.
- The column height and size was reduced and the style changed to be more in-keeping with the Folk Victorian Style.
- The width of the front elevation was reduced from 50 feet wide to 39 feet wide. This is more in-keeping with the widths of existing historic structures on the block. The adjacent two-story structure is 40 feet wide.
- In response to the Task Force comments from December, the applicant eliminated the contemporary style square fixed windows from the side elevations.
- Applicant clarified that the windows would be aluminum clad, double hung, wood windows from the Pella Architect Series Reserve.
- Proposed siding would not be wood, but would be TruExterior siding by Boral in either the “nickel gap” lap siding or the “cove/dutch” lap siding. (Applicant provided updated siding information after the Task Force meeting. Task Force had understood the siding would be wood and has not reviewed this material.)

Overall, Task Force was supportive of the proposed design and recommended approval with conditions. Task Force did not believe the proposed metal roof was typical for the historic district and would prefer a composite shingle roof. Task Force was concerned

over the number of door openings on the front elevation, ground floor. They wanted to see better harmony/compatibility between the openings on the ground and second floors. They recommended the applicant consider eliminating some of the door openings on the ground floor and install windows instead that would better correspond with the window and door openings on the second floor. Task Force also recommended adding windows to the east elevation, second floor above the bay window. This location is close to the front of structure and would be visible from the public right-of-way. On a historic structure, this area would typically have more fenestration. Task Force believes adding windows in this location would make the design more compatible with the existing historic structures. Finally, Task Force recommended the applicant provide a window sample for the proposed clad wood windows to verify they will convey an appropriate visual appearance that is compatible with the existing wood windows in the historic district.

New construction in State Thomas must be compatible with the existing historic architectural styles found in the district. One of the most prevalent styles is Victorian, both Queen Anne Victorian and Folk Victorian. The proposed new construction is similar to a Folk Victorian Style residence. It has a symmetrical front façade with a full front porch and covered second floor balcony, supported by 8 inch round columns. The main roof is hipped with lower side gable on the west/right side elevation, and a central gabled dormer on the front elevation. It has wide overhanging eaves with decorative brackets under the eaves on the front elevation.

Staff disagrees with the Task Force regarding the roof material. A standing seam metal roof is not the most common roof material in the historic district. However, there is one Folk Victorian residence at 2315 Routh Street that has a standing seam metal roof. In addition, standing seam metal roofs are common on Folk Victorian Style structures. Staff believes the proposed material is appropriate for the design of this residence and would not have an adverse impact on the historic district.

Staff agrees with the Task Force recommendation to reduce the number of French door openings on the front elevation. This number of door openings (five) is not typical of Folk Victorian Style structures in general, and is not typical of the historic Victorian residences in the district. Staff also agrees with their recommendation to add a window (or windows) to the second floor above the bay window on the east elevation.

Staff is not opposed to an aluminum clad wood window if it conveys an appropriate visual appearance comparable to historic wood windows. The proposed Pella Architect Series Reserve aluminum clad wood windows are good quality and do give the appearance of wood windows. The applicant will be providing staff with a sample window that will be available for viewing at the Landmark Commission Briefing meeting on January 6th. Staff is also supportive of the proposed siding, which also mimics the appearance of wood. This is in-keeping with the preservation criteria which permits the use of products that look like wood siding.

Overall, Staff believes the design is appropriate for the historic district. The width of the front of the structure is compatible with the historic structures on the block, and complies

with the preservation criteria. The height, massing and front yard setback is appropriate for the streetscape. Staff has recommended approval with the condition that at least two French door openings on the front elevation be change to double hung windows, and that windows be added to the second floor above the bay window on the east elevation.

Details not included in this application such as paint colors, roof color, landscaping, fencing, etc. must be applied for in a separate CA application at a later date.

STAFF RECOMMENDATION:

Construct a 2.5-story residence with attached garage. – Approve with conditions – Approve with the condition that at least two French door openings on the front elevation be changed to double hung windows, that windows be added to the second floor above the bay window on the east elevation, and that the applicant return with a CA application for paint, roof color, landscaping, and fencing, with the finding the proposed work is consistent with preservation criteria section 51P-225.109(a)(3) for architectural detail; 51P-225.109(a)(5), (6), and (7)(A)(i) for building eaves, placement and widths; section 51P-225.109(a)(10) for columns; section 51P-225.109(a)(11) for façade materials; section 51P-225.109(a)(12)(A)(i), (B), (D), and (F) for front entrances and porches; section 51P-225.109(a)(14)(A), (B), (C), and (E) for roof forms; section 51P-225.109(a)(16)(A)(i), (B), (F) for windows and doors; and meets the standards in City Code Section 51A-4.501(G)(6)(c)(i).

TASK FORCE RECOMMENDATION:

Construct a 2.5-story residence with attached garage. – Approve with conditions – Roof material to be typical to the district; less door openings on front with more harmony between ground and second floors; add windows to east façade second floor above bay; front door to be wood; provide window samples for clad windows and other clad doors.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 190 - 137 (LC)
Office Use Only

Name of Applicant: THOMAS FANCHER
 Mailing Address: 1907 MARILLA ST
 City, State and Zip Code: DALLAS, TEXAS 75201
 Daytime Phone: 214.743.4501 Alternate Phone: 214.797.8739
 Relationship of Applicant to Owner: PROJECT ARCHITECT

OFFICE USE ONLY
 Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 2616 STATE ST, DALLAS, TX 75204
Historic District: STATE THOMAS

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."**

CONSTRUCTION OF NEW 2.5 STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE. DEVELOPMENT SUMMARY AND DESIGN DOCUMENTS ATTACHED

RECEIVED BY

Signature of Applicant: [Signature] Date: 2019.11.06
 Signature of Owner: [Signature] Date: 11/7/2019
 (IF NOT APPLICANT) DEC 05 2019

Current Planning

APPLICATION DEADLINE:
 Application material must be completed and submitted by the **FIRST THURSDAY OF EACH MONTH, 12:00 NOON**, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

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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 Date



Site aerial (Google Maps, 2019)



Existing East (Front) Elevation of Site



View of Site from Corner of Boll St and State St – View facing southwest



Streetscape – View facing southeast from State St



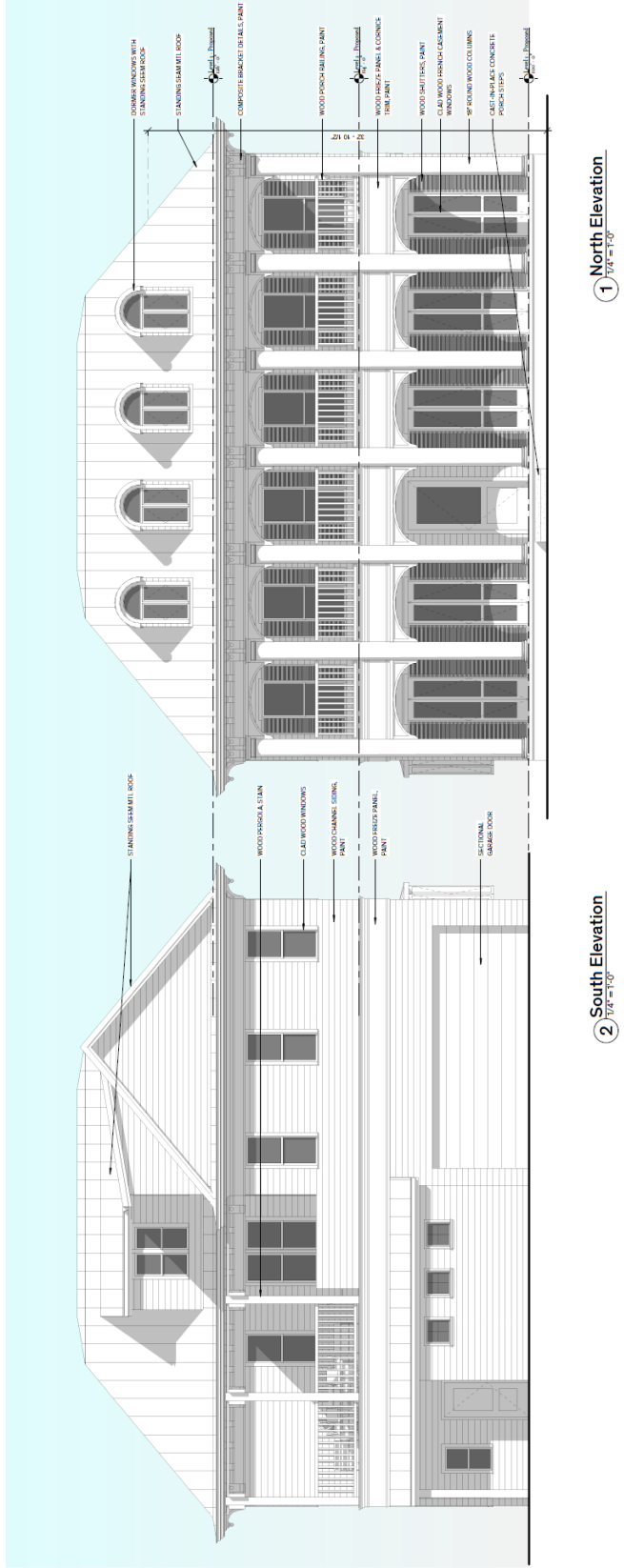
Streetscape – View facing southwest from State St



Streetscape – View facing northwest from State St (across street)



Streetscape – View facing northeast from State St (across street)

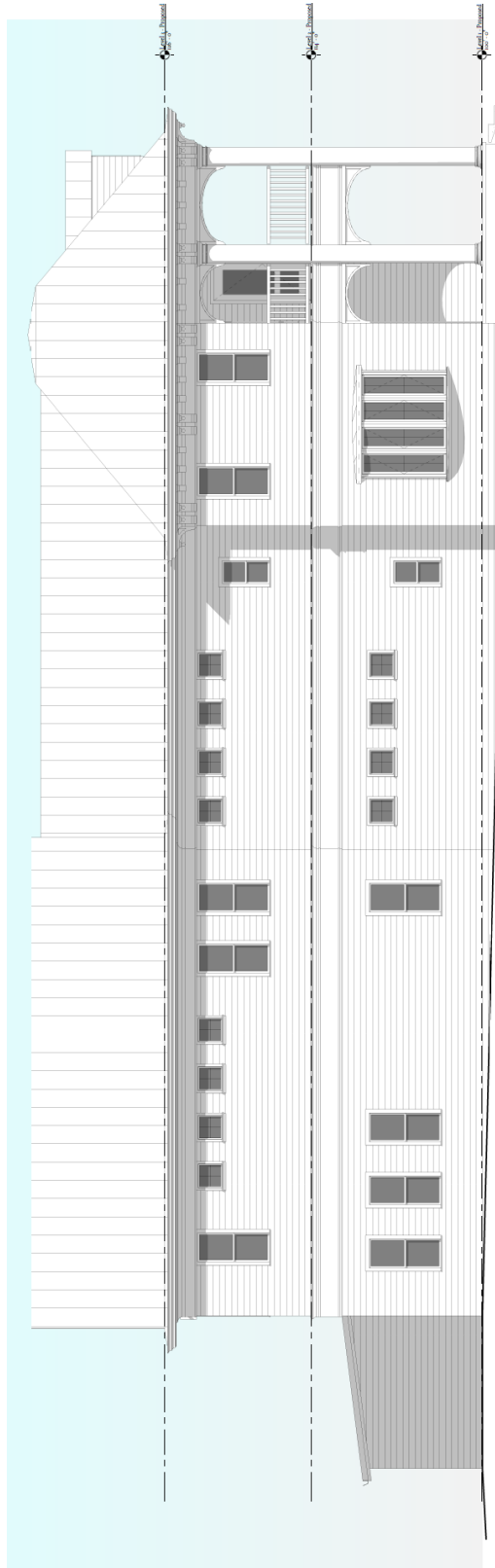


Previously Reviewed Design (from 12/2/19)

Project: State Thomas House
 Location: 2616 State St, Dallas TX
 Phase: Schematic Design
 Date: 04 November 2019

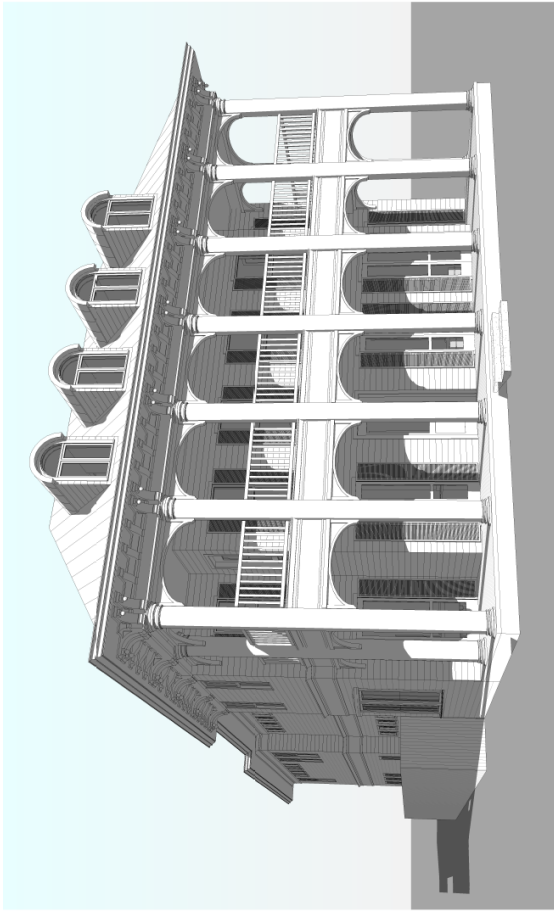


2 West Elevation
1/4" = 1'-0"

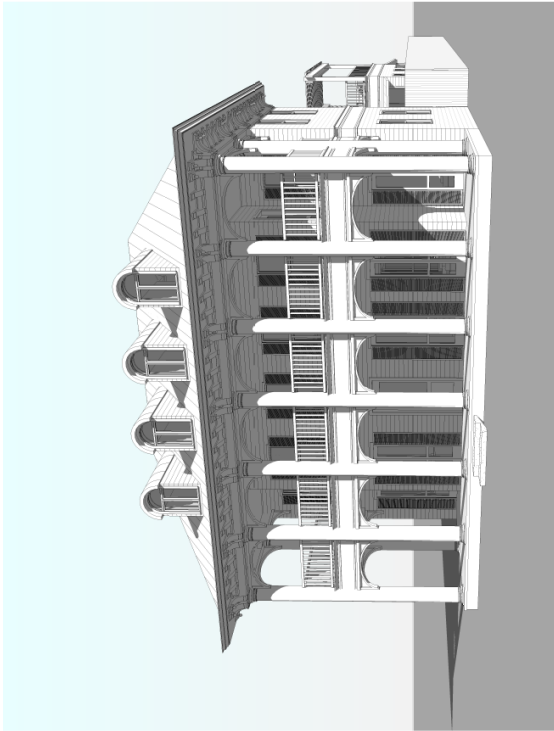


1 East Elevation
1/4" = 1'-0"

Previously Reviewed Design (from 12/2/19)



① North East Perspective



② North West Perspective

Previously Reviewed Design (from 12/2/19)

Project: State Thomas House
Location: 2016 State St, Dallas TX
Phase: Schematic Design
Date: 04 November 2019



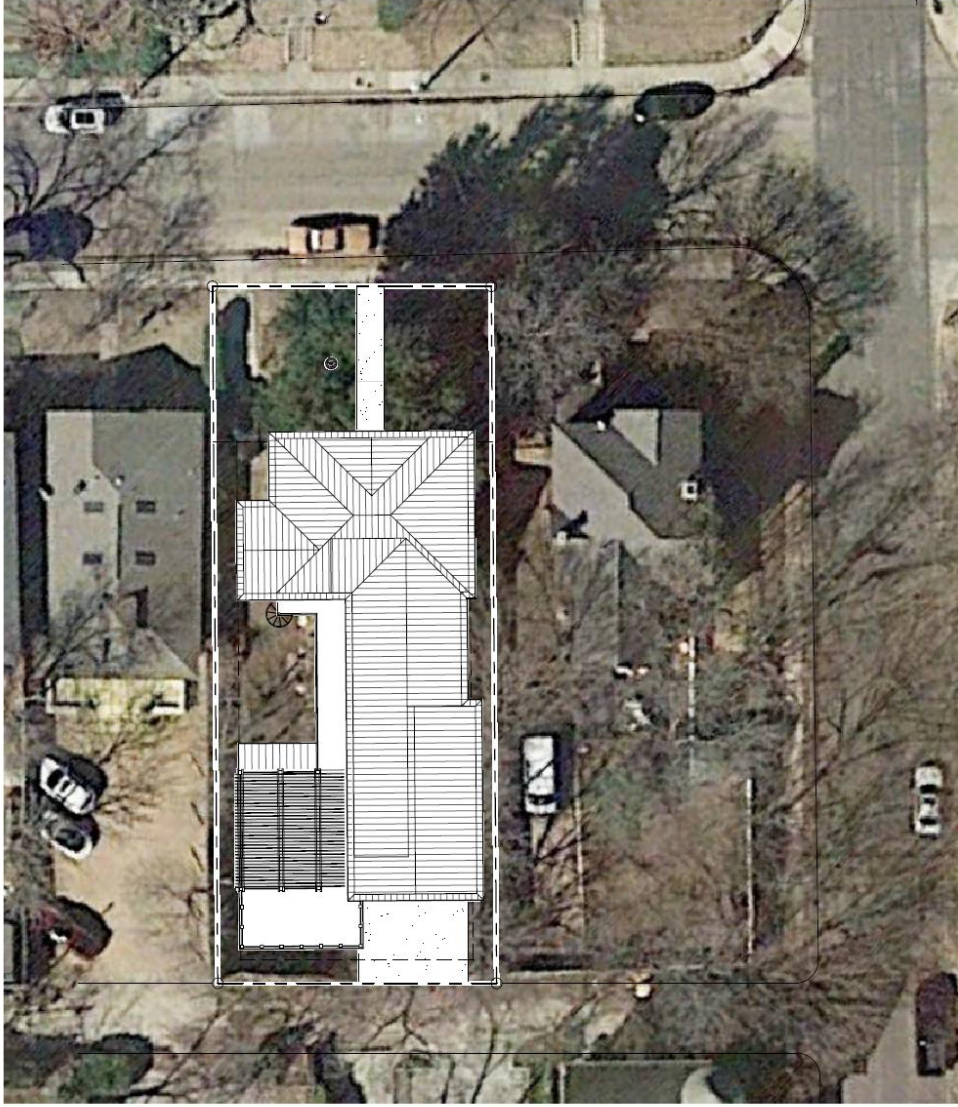
4 2610 State St



3 2616 State St

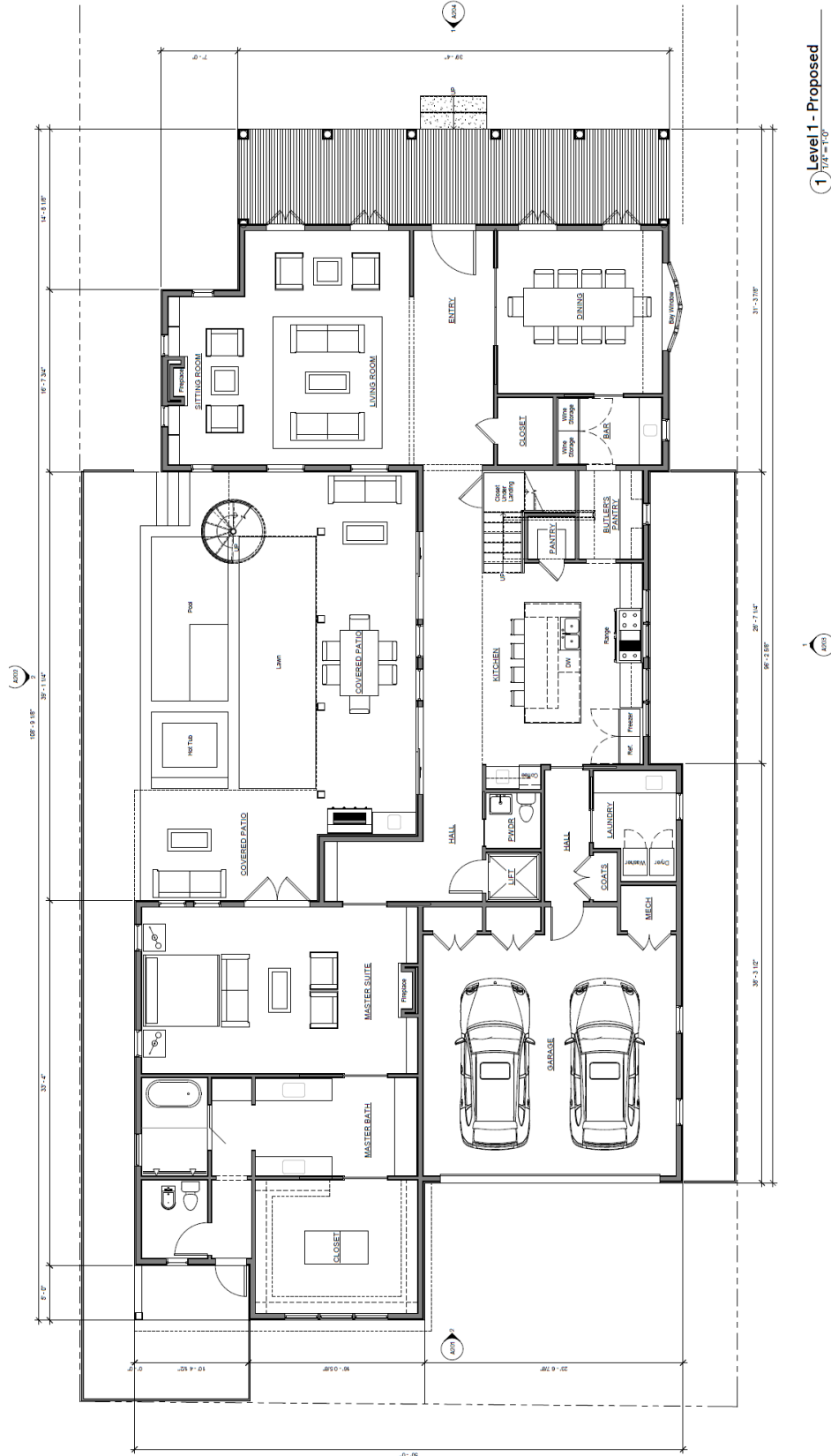


2 2620 State St

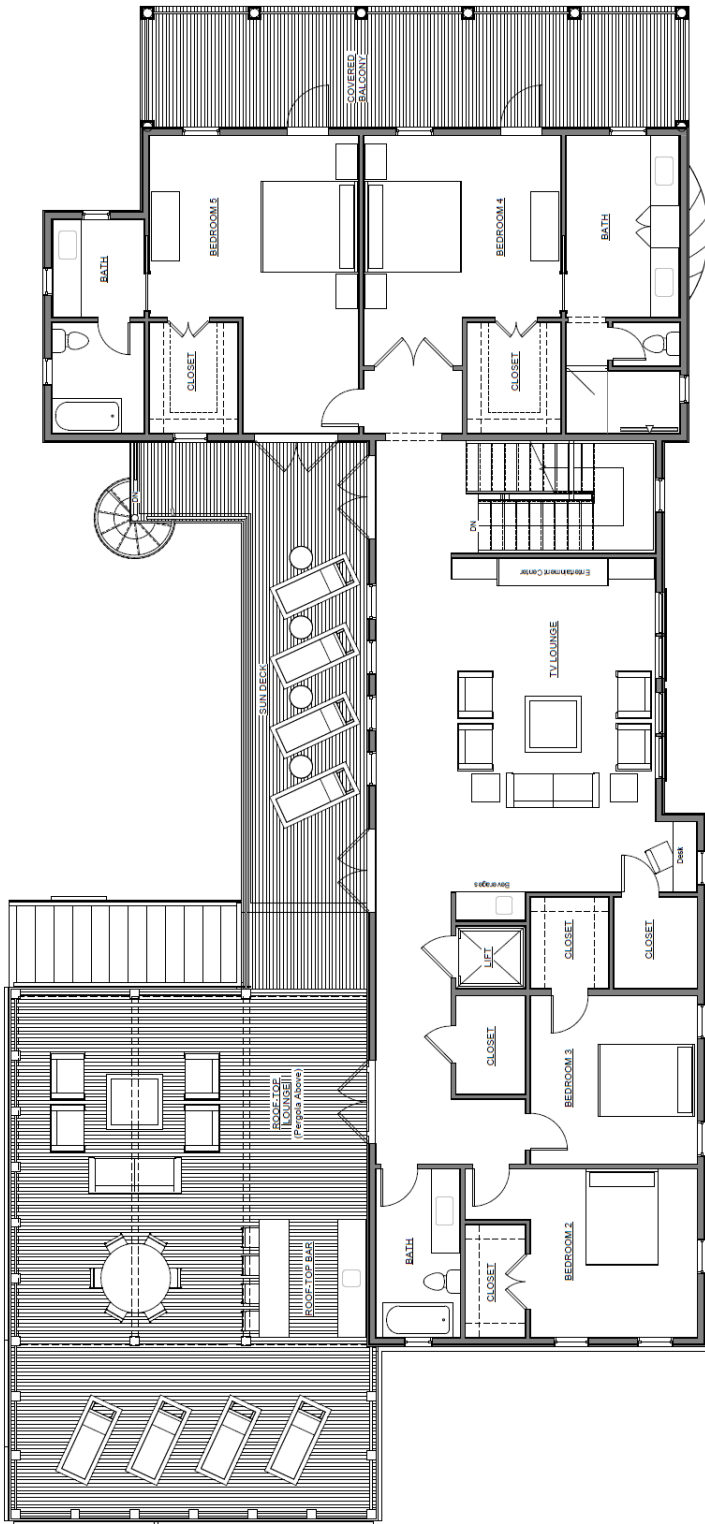


1 Site - Proposed
7/18/2014

Proposed Site Plan

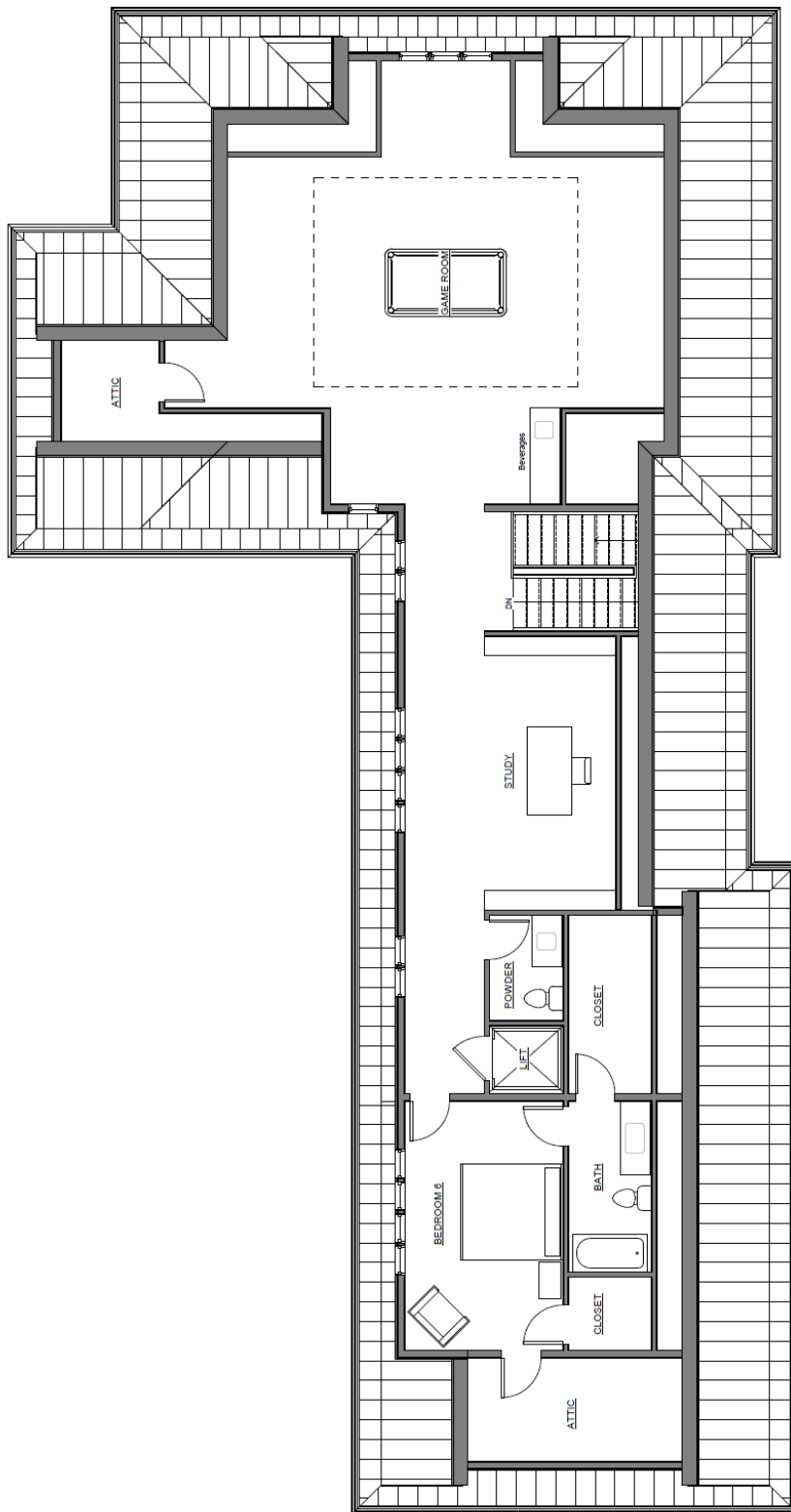


Proposed First Floor Plan



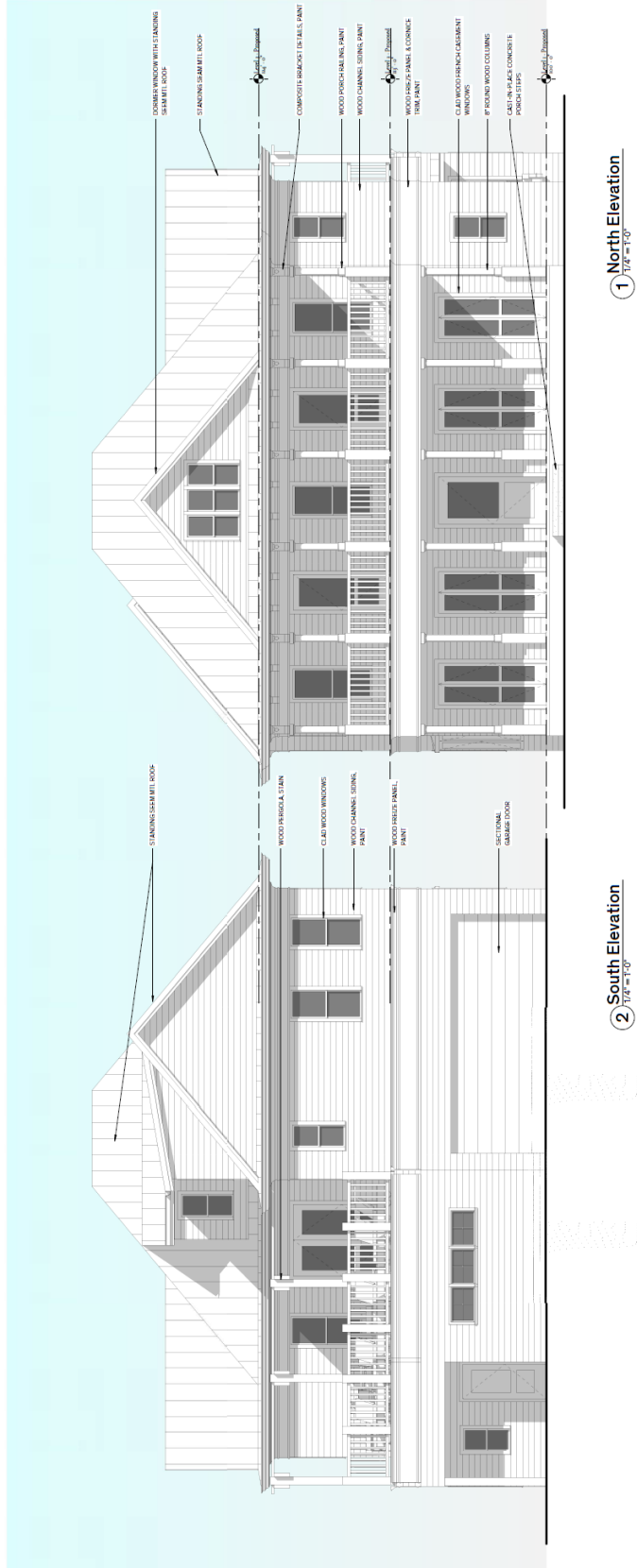
1 Level 2 - Proposed
1/4" = 1'0"

Proposed Second Floor Plan

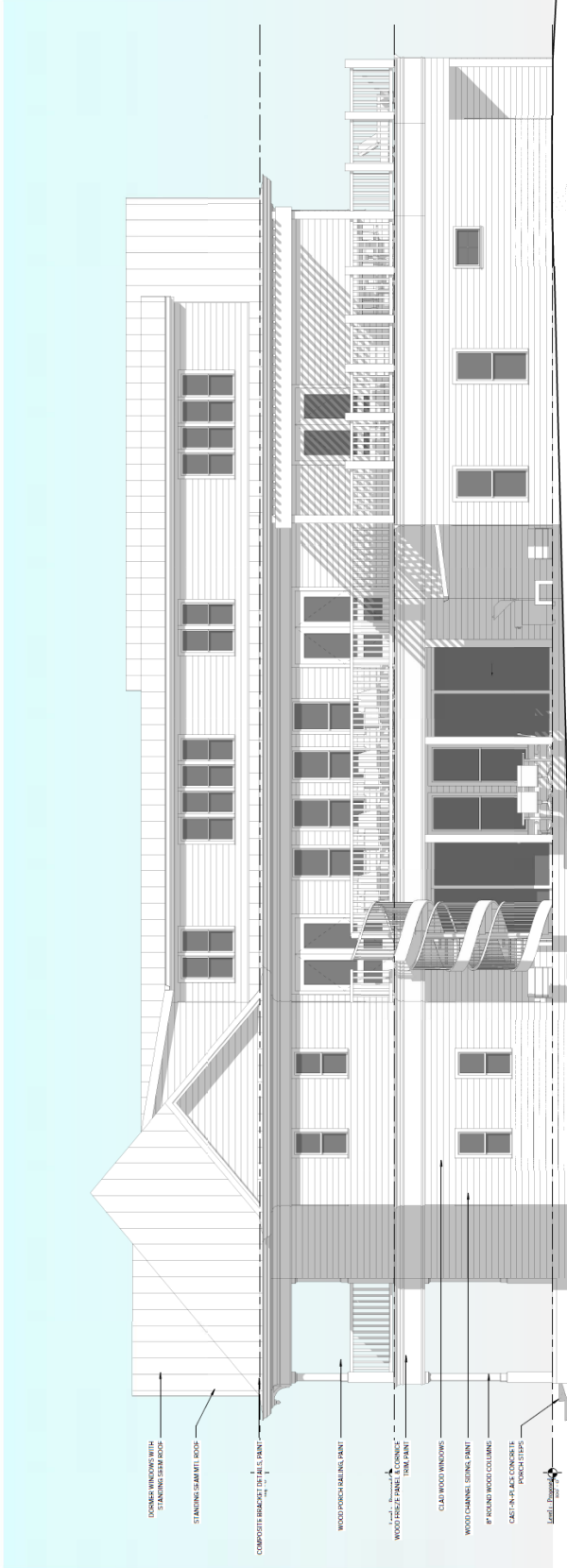


1 Level 3 - Proposed
1/4" = 1'-0"

Proposed Third Floor Plan

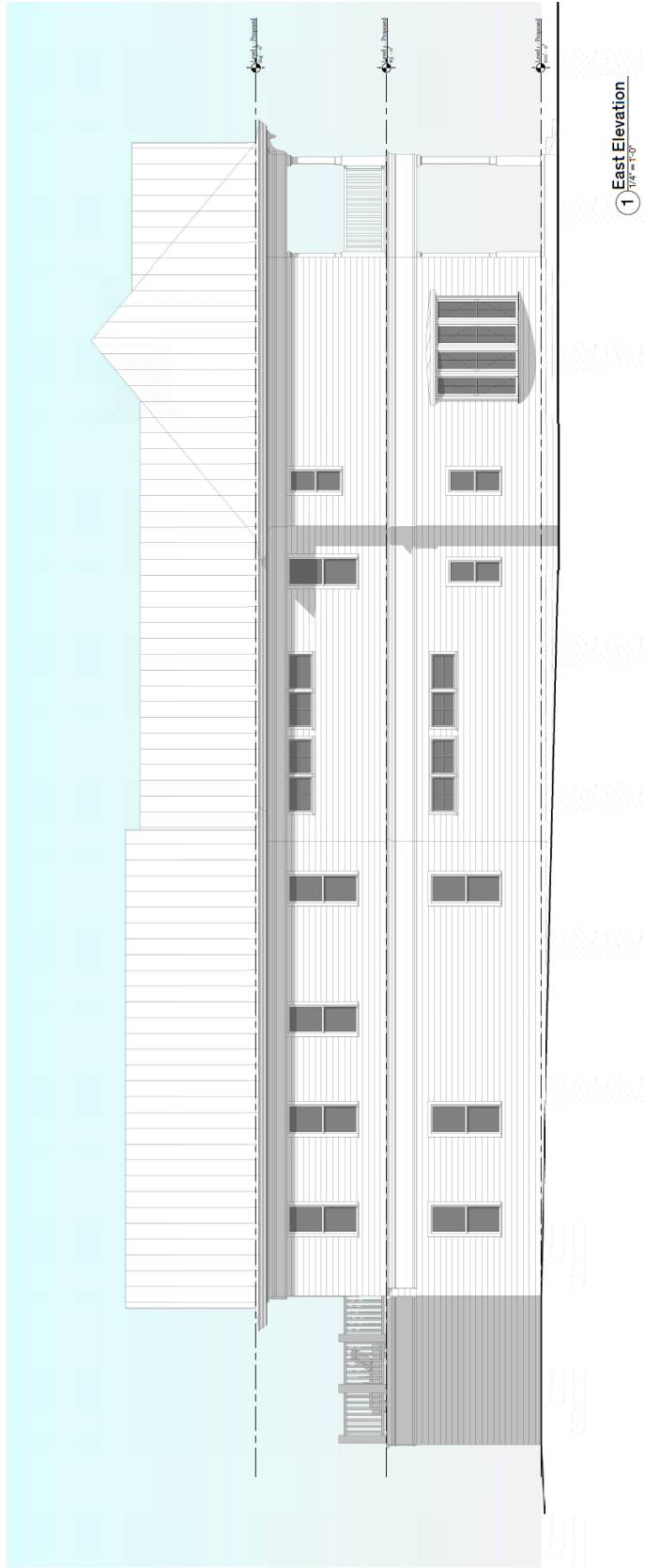


Proposed North (Front) & South (Rear) Elevations

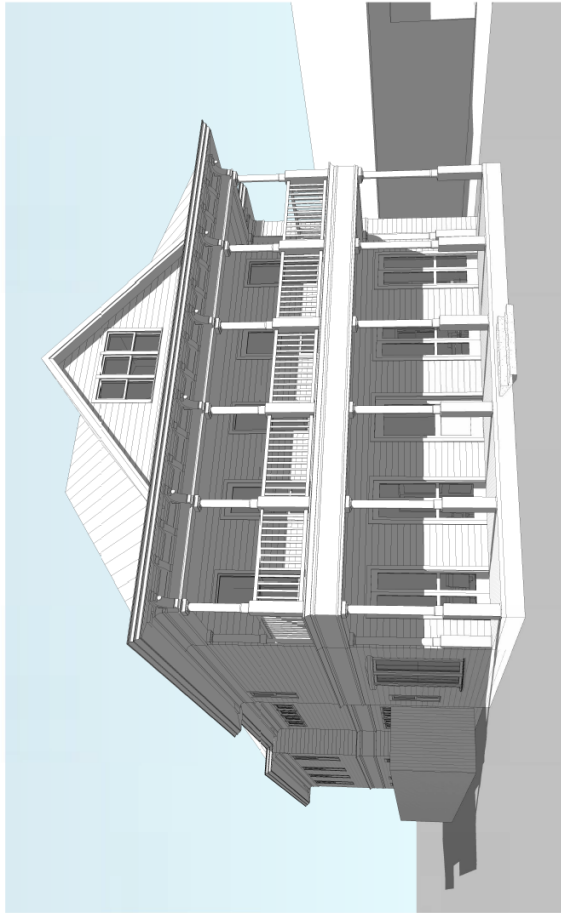


2 West Elevation
1/4" = 1'-0"

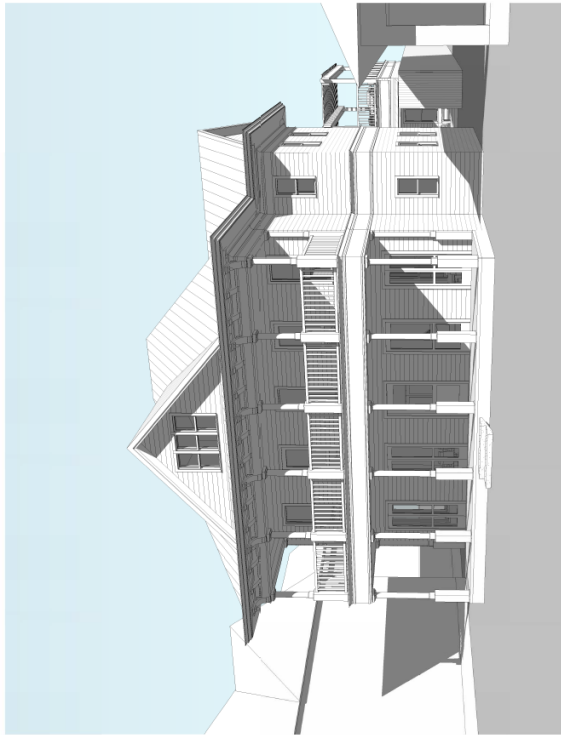
Proposed West Elevation



Proposed East Elevation

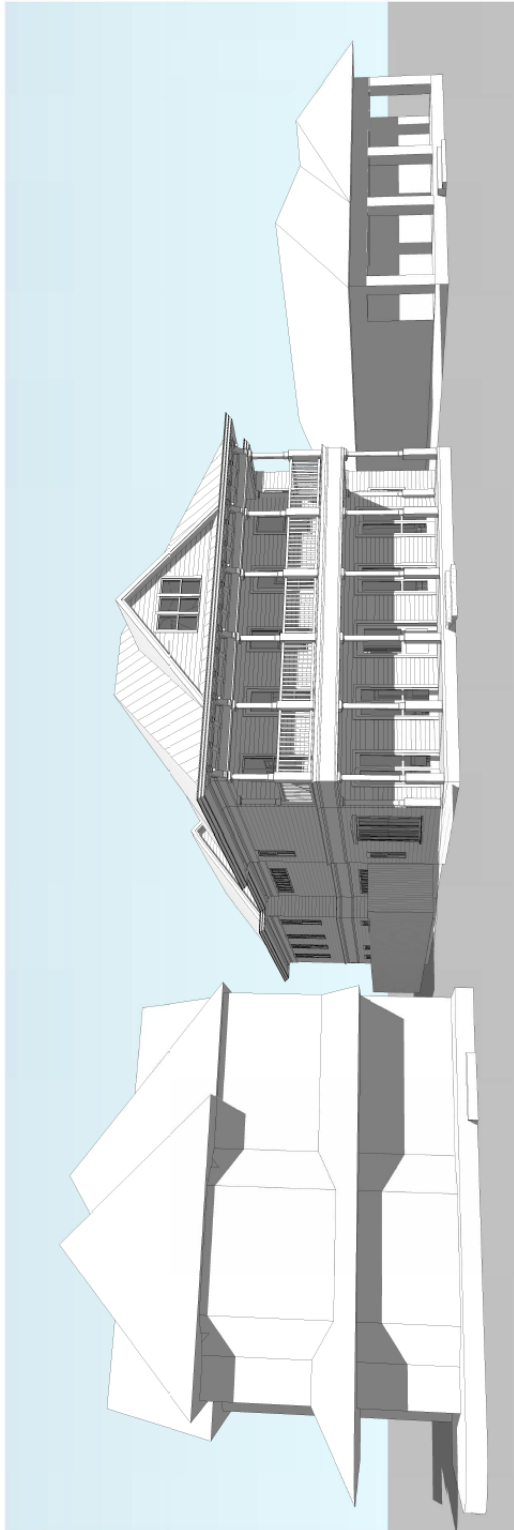


① North East Perspective

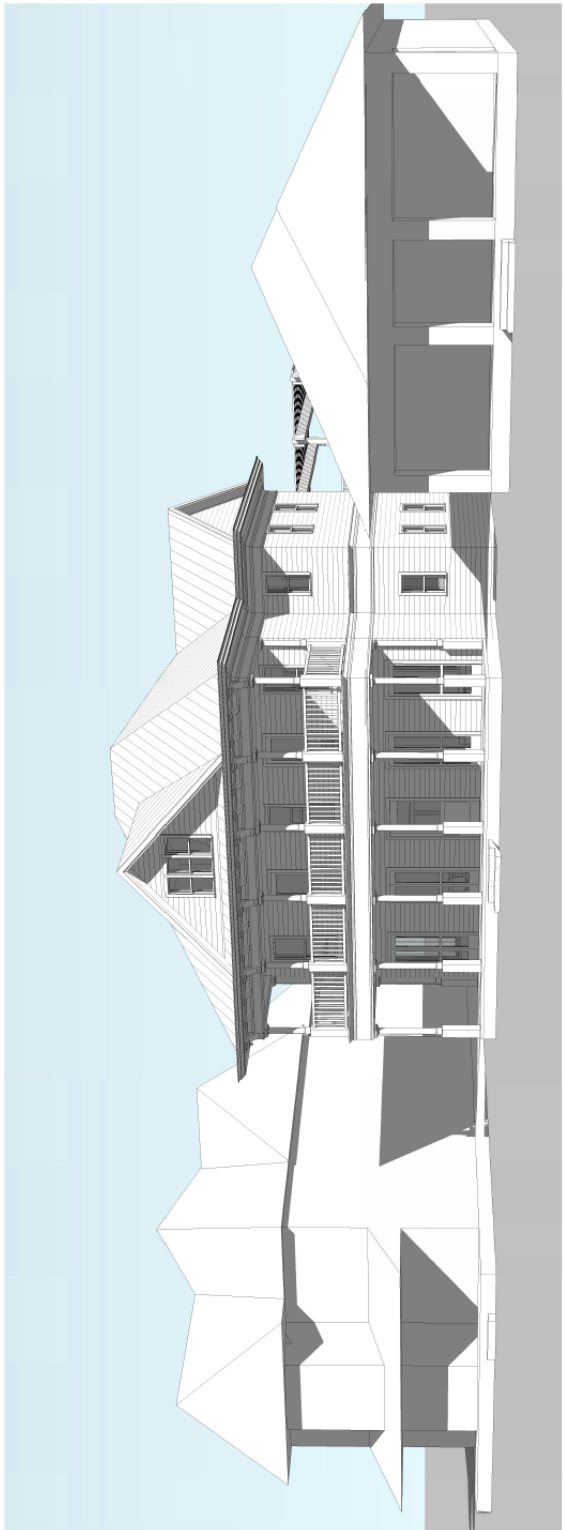


② North West Perspective

Perspective Renderings



2 North East Street-View



1 North West Street-View

Massing Study with Adjacent Structures



Folk Victorian Style Structures (from *A Field Guide to American Houses*)



Folk Victorian Style Structures (from *A Field Guide to American Houses*)



Folk Victorian Style Structures (from *A Field Guide to American Houses*)



Existing Folk Victorian Structures in State Thomas – 2315 Routh St



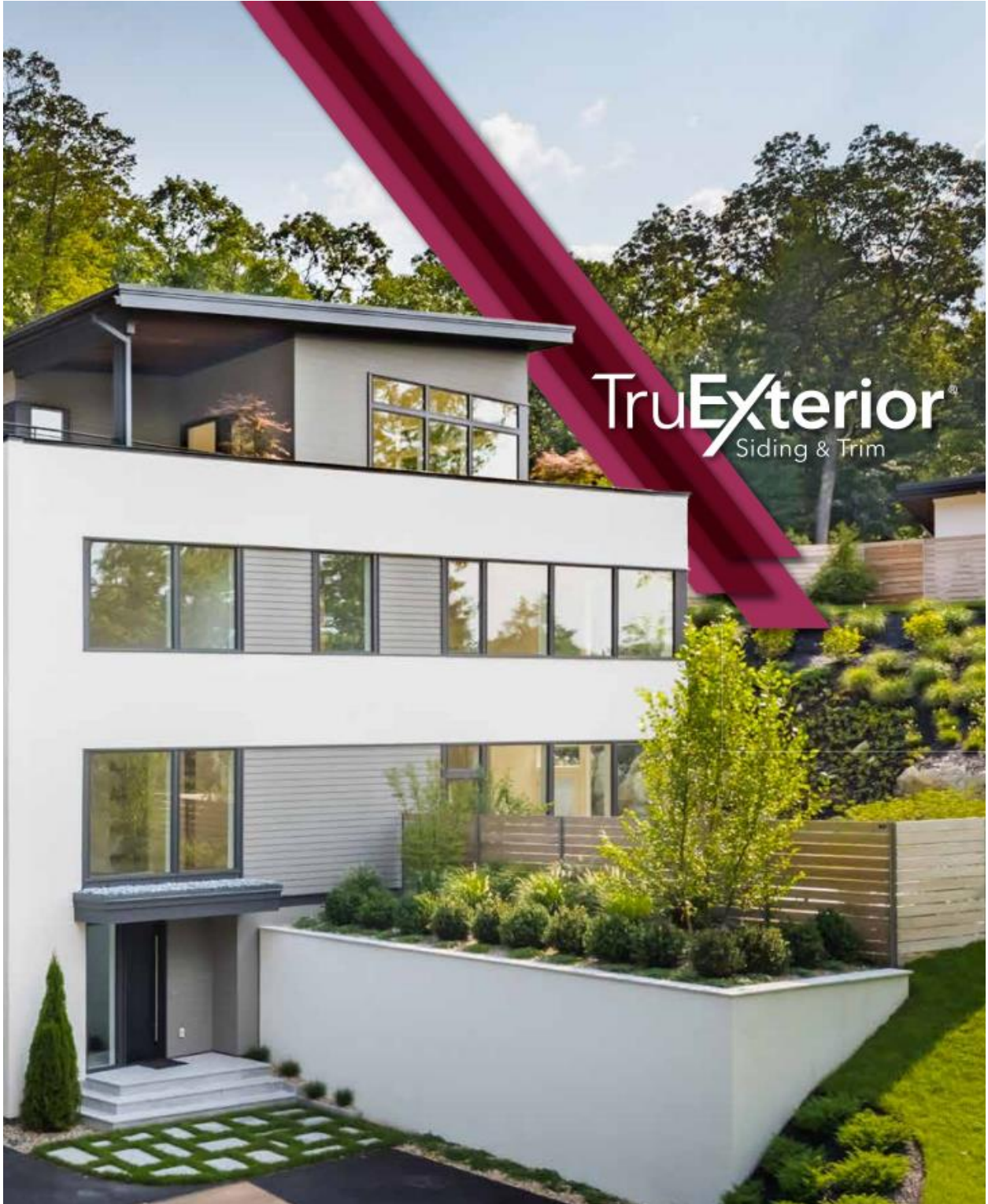
Existing Folk Victorian Structures in State Thomas



Existing Folk Victorian Structures in State Thomas



Existing Folk Victorian Structures in State Thomas



Proposed Siding - TruExterior



So Authentic. So Reliable. Nothing Compares.

TruExterior® Siding & Trim offers real workability that exceeds that of wood without sacrificing the look, feel and character of traditional wood products, creating a balance of performance and aesthetics that cannot be found with other man-made alternatives.

Pictured: Shiplap, Channel Bevel
On the Cover: Nickel Gap, Channel

Proposed Siding - TruExterior



Cut. Fasten. Paint. **Done.**

It really is that simple. That's because TruExterior® Siding & Trim offers phenomenal performance, remarkable workability and a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

APPLICATION

- Designed for use in non-structural applications
- Suitable for ground contact
- Can be used in moisture-prone areas

EXPANSION & CONTRACTION

- Traditional exterior-grade caulks, auto-body or wood fillers are all acceptable for filling nail holes

TOOLS

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

FASTENING

- Accepts a wide variety of high-quality exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

PAINTING

- TruExterior® products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Can be painted any color without special precautions as it is not prone to movement caused by heat gain from dark colors*
- Paint lasts longer than on wood because TruExterior® products cycle virtually no moisture*

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.

Pioneering an entirely new category of building materials made with the revolutionary poly-ash material.

TruExterior® Siding & Trim is the only product available today that **addresses issues commonly seen with other exterior materials on the market.**

MOISTURE

TruExterior® products contain no wood fiber, preventing issues that commonly plague wood, wood composites and other fiber cement.

- No need to prime ends or field cuts
- Resists rot and termite attacks*
- No swelling*
- No cracking or splitting
- No cupping or checking*
- Suitable for ground contact

MOVEMENT

TruExterior® products offer a high level of dimensional stability, eliminating many of the movement-related issues seen in other siding and trim products.

- Installation is the same regardless of the season
- No need for special paints
- No limitations on paint colors

OUR PRODUCT OFFERING

With a complete offering of 4/4, 5/4 and 2x trim, accessories, beadboard and siding, TruExterior® Siding & Trim has everything you need to create a polished and professional installation.

- Siding
- Beadboard
- Trim
- Accessories



*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.



Pictured: Cove/Dutch Lap

Proposed Siding - TruExterior



Craftsman Collection™

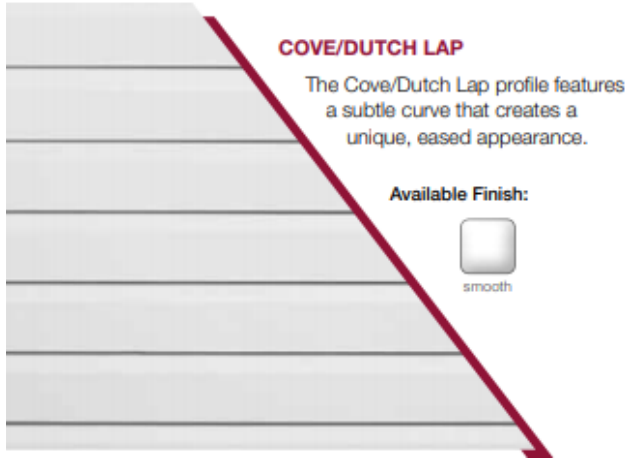
The TruExterior® Siding Craftsman Collection™ offers a variety of authentic, full-thickness profiles with bold, defined shapes and the natural aesthetic of traditional wood siding, all without the maintenance and upkeep associated with exterior wood products.

Six historically and architecturally accurate profiles—Channel, Channel Bevel, Cove/Dutch Lap, Nickel Gap, Shiplap and V-Rustic—are the ideal solution for homeowners who desire the look, feel and character of authentic wood siding while avoiding rotting, cracking, splitting and termite attacks.



Pictured Top Left to Right: Channel Bevel, Nickel Gap
Pictured Bottom Left to Right: Nickel Gap, Channel Bevel

Proposed Siding - TruExterior



COVE/DUTCH LAP

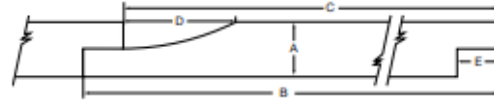
The Cove/Dutch Lap profile features a subtle curve that creates a unique, eased appearance.

Available Finish:

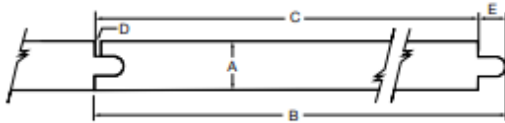


smooth

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	1.469"	0.531"
1 x 8	0.6875"	7.25"	6.719"	1.469"	0.531"
1 x 10	0.6875"	9.25"	8.719"	1.469"	0.531"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)	Tongue (E)
1 x 4	0.6875"	3.50"	3.159"	0.08"	0.341"
1 x 6	0.6875"	5.50"	5.159"	0.08"	0.341"
1 x 8	0.6875"	7.25"	6.909"	0.08"	0.341"
1 x 10	0.6875"	9.25"	8.909"	0.08"	0.341"



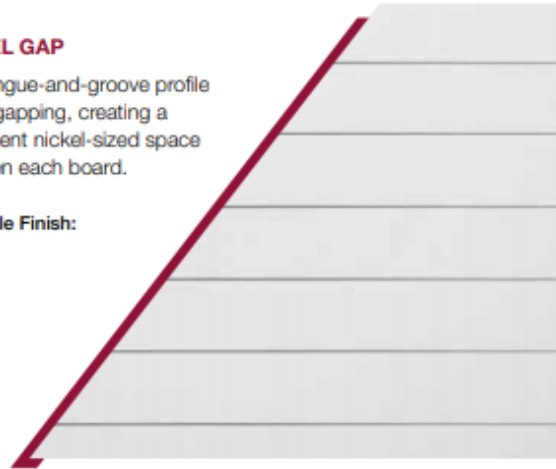
NICKEL GAP

The tongue-and-groove profile is self-gapping, creating a consistent nickel-sized space between each board.

Available Finish:



smooth



Proposed Siding - TruExterior



WOOD

Pella Architect Series Reserve™

\$\$\$\$-\$\$\$\$\$



Pella Architect Series Reserve double-hung window

FEATURES

Historically-accurate wood products with detailed craftsmanship
 Exceptional durability with extruded aluminum cladding
 Virtually endless customization with shapes, sizes and colors

WINDOW STYLES

Special shapes, custom sizes and fixed configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG

PATIO DOOR STYLES



SLIDING



HINGED



BIFOLD



MULTI-SLIDE



Proposed Aluminum Clad Wood Windows - Pella Architect Series Reserve Windows

Colors & Finishes PELLA® ARCHITECT SERIES® RESERVE™

WOOD TYPES

Choose the wood species that best complements your home's interior. White oak, red oak, cherry and maple are available as custom solutions.



PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.* Custom colors are also available.



ANODIZED EXTERIOR FINISHES

Choose a premium matte look with a decorative, durable exterior. Custom champagne, medium bronze, extra dark bronze and copper anodized finishes are also available.



*EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

Proposed Aluminum Clad Wood Windows - Pella Architect Series Reserve Windows

Grilles PELLA ARCHITECT SERIES RESERVE™

GRILLES

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.

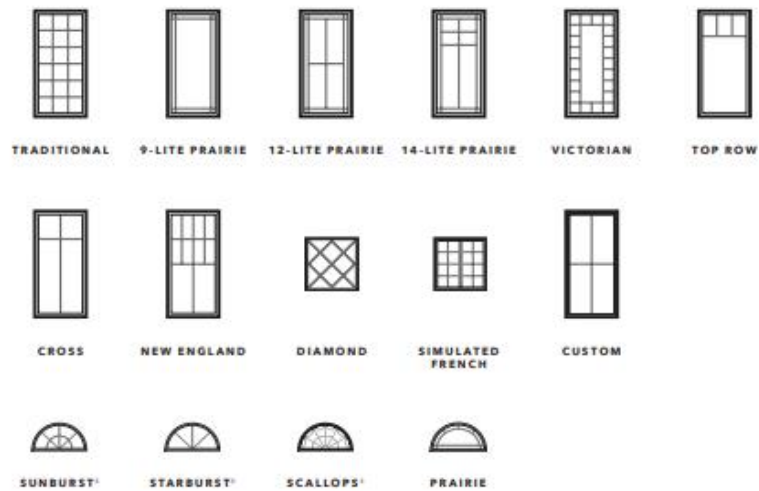


GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:⁴



GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



¹ Color-matched to your product's interior and exterior color.

² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

³ Only available with matching interior and exterior colors.

⁴ Only available with a curved product or curved glass.

Proposed Aluminum Clad Wood Windows - Pella Architect Series Reserve Windows

Window Hardware PELLA ARCHITECT SERIES RESERVE™

CLASSIC COLLECTION

Get a timeless look with authentic styles in classic finishes.

Grilles PELLA ARCHITECT SERIES RESERVE™

GRILLES

FOLD-AWAY CRANK
Antik

SPOON-STYLE LOCK

FINISHES:

CHAMPAGNE	WHITE	BROWN
MATTE BLACK	ANTIQUE BRASS	BRIGHT BRASS
OIL-RUBBED BRONZE	SATIN NICKEL	

UPPER GLASS INTERIOR LOCK TECHNOLOGY WITH GASK INTERIOR (SIP 100 00 2 00 1)

UPPER GLASS EXTERIOR LOCK TECHNOLOGY WITH GASK EXTERIOR (SIP 100 00 2 00 2)

RUSTIC COLLECTION

Create a distinct and charming look with distressed finishes.

FOLD-AWAY CRANK
Antik

SPOON-STYLE LOCK

FINISHES:

DISTRESSED BRONZE	DISTRESSED NICKEL
-------------------	-------------------

GRILLES PATTERNS

In addition to the patterns shown here, custom grille patterns are available.

ESSENTIAL COLLECTION

Select from popular designs and finishes to suit every style.

FOLD-AWAY CRANK

CAM-ACTION LOCK

FINISHES:

CHAMPAGNE	WHITE	BROWN
MATTE BLACK	BRIGHT BRASS	OIL-RUBBED BRONZE
SATIN NICKEL		

SLAB

WALL MOUNTED

W/GRILLE

TRIPLE GLASS

CUSTOM

Added Security

INSYNCTIVE™ TECHNOLOGY

Choose optional built-in security sensors powered by Insynctive technology so you know at a glance if your windows are closed and patio doors are closed and locked.

Proposed Aluminum Clad Wood Windows - Pella Architect Series Reserve Windows

Patio Door Hardware[®] PELLA[®] ARCHITECT SERIES[®] RESERVE[™]

CLASSIC COLLECTION

Choose timeless pieces for a look that will never go out of style.



**HINGED PATIO
DOOR HANDLES**
Locus | Virago



**SLIDING PATIO
DOOR HANDLE**
Ambrose

FINISHES:



MODERN COLLECTION

Achieve the ultimate contemporary look with sleek finishes.



**HINGED PATIO
DOOR HANDLE**
Spires



**SLIDING PATIO
DOOR HANDLE**
Plaza

FINISHES:



RUSTIC COLLECTION

Stand out with bold looks and create an utterly unique aesthetic.



**HINGED PATIO
DOOR HANDLES**
Rustick | Gusto



**SLIDING PATIO
DOOR HANDLE**
Notus

FINISHES:



ESSENTIAL COLLECTION

Elevate your style and transform your home with elegant selections.



**HINGED PATIO
DOOR HANDLE**



**SLIDING PATIO
DOOR HANDLE**

FINISHES:



*Different patio door hardware options available on Pella[®] Scenescape[™] bifold and multi-slate products. See pella.com or contact your local Pella sales representative for availability.

Proposed Aluminum Clad Wood Windows - Pella Architect Series Reserve Windows

Glass PELLA® ARCHITECT SERIES® RESERVE™

INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual- or triple-pane glass with argon or krypton^{1†}
 AdvancedComfort Low-E insulating dual-pane glass with argon¹
 NaturalSun Low-E insulating dual- or triple-pane glass with argon or krypton^{1†}
 SunDefense™ Low-E insulating dual- or triple-pane glass with argon or krypton^{1†}

ADDITIONAL GLASS OPTIONS

HurricaneShield® products with impact-resistant glass^{2†}
 Laminated (non-impact-resistant)^{3†}, tinted^{4†} or obscure^{5†} glass also available on select products
 STC (Sound Transmission Class)-improved dual-pane sound glass^{6†}

Screens⁶

ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use.
 (Available on casement windows and sliding patio doors only.)

INTEGRATED ROLSCREEN

A fully concealed Rolscreen that moves seamlessly with the sash – appearing when you open the window and rolling completely away when you close it.
 (Available on single- and double-hung windows only.)

FLAT

InView™ screens are clearer than conventional screens. Vivid View® window screens offer the sharpest view.

ADDITIONAL SCREEN OPTIONS¹

Optional wood veneer can be added over the metal screen channel on interior screens to provide a more seamless look. Upgrade to a premium exterior screen for a more durable, extruded frame.

¹ Optional high-altitude InsulShield Low-E glass is available with argon on select products.

² Available with Low-E insulating glass with argon on select products.

³ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

⁴ Available on select products only. See your local Pella sales representative for availability.

⁵ Sound control glass consists of dissimilar glass thickness (3mm/5mm).

⁶ Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

Want to learn more? Call us at 833-44-PELLA or visit pella.com



The confidence of Pella's warranty.

Pella® Architect Series® products are covered by the best limited lifetime warranty for wood windows and patio doors.⁷ See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

⁷ Based on comparing written limited warranties of leading national wood window and wood patio door brands.



Connect with Pella:



Proposed Aluminum Clad Wood Windows - Pella Architect Series Reserve Windows

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
State Thomas Historic District (H-25), Ordinance Sec. 51P-225.109

51P-225.109. Preservation Criteria for the Historic District.

(a) Building placement, form, and treatment.

(3) Architectural detail. Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of the other buildings, if any, on the blockface and compatible with the contributing structures in the Historic Core Subdistrict.

(5) Building eaves. The eave or soffit height of a main building must be within 10 percent of the eave or soffit height of the closest main building in the Historic District of a similar style and having the same number of stories.

(6) Building placement. All buildings must be placed so as not to adversely affect the rhythm of spaces between buildings on the blockface.

(7) Building widths.

(A) Core and Neighborhood Service Subdistricts.

(i) Main buildings on interior lots. A main building on an interior lot must have a width no less than 25 feet and no more than 80 percent of the lot width.

(9) Color.

(D) Dominant and trim colors. All structures must have a dominant color and no more than five trim colors. The colors of a structure must be complementary of each other and the overall character of the Historic District.

(F) Roof colors. Roof colors must complement the style and overall color scheme of the structure.

(10) Columns.

(A) Function. Columns are only permitted as vertical supports near the front entrance of the main building or as vertical supports for porches.

(B) Materials. Columns must be constructed of brick, wood, or other materials that look typical of the style and period of the main building.

(C) Style. Columns must be of a style typical of the style and period of the main building.

(11) Facade materials.

(A) In general. The only permitted facade materials are brick, wood siding, and wood products that look like wood siding. All facade treatments and materials must be typical of the style and period of the main building.

(B) Wood facades. Existing wood facades must be preserved as wood facades (no existing wood facade may be bricked). Wood shingles are not permitted as a primary facade material.

(12) Front entrances and porches.

(A) In general.

(i) Core and Neighborhood Service Subdistricts. Each main building must have a covered front porch that extends across at least 50 percent of the front facade.

(B) Detailing. Railings, moulding, tilework, carvings, and other detailing and architectural decorations on front entrances and front porches must be typical of the style and period of the main building and the contributing structures of a similar style in the Historic Core Subdistrict.

(D) Facade openings. Front porches must not obscure or conceal any facade openings in the main building.

(F) Style. Each front porch and entry treatment must have a shape, roof form, materials, and colors that are typical of the style and period of the building, and must reflect the dominant horizontal or vertical characteristics of the main building and the contributing structures of a similar style in the Historic Core Subdistrict.

(14) Roof forms

(A) Materials and colors. Roof materials and colors must complement the style and overall scheme of the building or structure. On residential structures, tar and gravel (built-up) is only permitted as a roof material on covered porches and porte cocheres with flat roofs. Carpet is not permitted as a roof material. Composition shingle, cedar shingle, and metal roofing materials may be permitted.

(B) Overhang. The minimum permitted roof overhang for a new or move-in main building is 12 inches. A replacement roof on an existing building must

have an overhang that is equal to or greater than the overhang of the roof it replaces.

(C) Patterns. Roof patterns of a main building must be typical of the style and period of the architecture of the building and the contributing structures of a similar style in the Historic Core Subdistrict.

(E) Slope and pitch. The degree and direction of roof slope and pitch must be typical of the style and period of the main building and compatible with existing building forms in the Historic Core Subdistrict. In no case is a roof permitted with a pitch less than a six-inch rise in any 12- inch horizontal distance. Flat or Mansard roof designs are not permitted on main or accessory buildings or structures, except that a covered porch or porte cochere may have a flat roof that is typical of the style and period of the main building.

(16) Windows and doors.

(A) Front facade openings.

(i) Historic Core and Neighborhood Subdistricts. The total number of window and door openings (combined) in the front facade of a main building must be equal to or greater than the total number of original window and door openings (combined) in that facade. The number of door openings in the front facade of a main building must not be increased. Each story of a front facade of a main building must contain at least two windows or one window with a door.

(B) Glass. Clear, decorative stained, beveled, etched, and clear leaded glass may be permitted in any window opening. Reflective, tinted, opaque, and mirrored glass and plastic are not permitted in any opening. Translucent glass is not permitted, except in a bathroom window. No glass pane may exceed 16 square feet in area.

(E) Shutters. Shutters must be typical of the style and period of the building and appear to be installed in a manner to perform their intended function.

(F) Style.

(i) All windows and doors in the front or side facade of a main building must be proportionally balanced in a manner typical of the style and period of the building.

(ii) No single, fixed plate glass is allowed except as part of an original period design. The size and proportion of window and door openings

located on the front and side facades of a main building must be typical of the style and period of the building.

(iii) All windows, doors, and lights in the front and side facades of a main building must be typical of the style and period of the building. Windows must contain at least two lights (window panes). Front doors must contain at least one light. Sidelights must be compatible with the door.

(iv) The frames of windows must be trimmed in a manner typical of the style and period of the building and compatible with the contributing structures of a similar style in the Historic Core Subdistrict.

b. Landscaping.

(8) Sidewalks, driveways, and curbing.

(A) Materials. All sidewalks and front yard driveways must be constructed of brushed or exposed aggregate concrete, masonry pavers, or red brick that matches or is compatible in texture, color, and style with the main building.

DALLAS CITY CODE

Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(C) Standard for approval. The landmark commission must grant the application if it determines that:

(ii) for noncontributing structures, the proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
STATE THOMAS/WILSON BLOCK

DATE: 12/12/2019
TIME: 4:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla, 5BN

Applicant Name: Architexas/ Thomas Fancher
Address: 2616 State St
Date of CA/CD Request: 12/5/2019

RECOMMENDATION:

Approve Approve w/ conditions Deny Deny w/o prejudice
 Comments only

Recommendation / comments/ basis:

ROOF MATERIAL TO BE TYPICAL TO THE DISTRICT
LESS DOOR OPENING ON FRONT W/ MORE VARIATION BETWEEN FLOORS
ADD WINDOWS TO EAST FACADE 2nd FLOOR ABOVE BAY
PROVIDE WINDOW SAMPLES FOR CLAD WINDOWS + OTHER DOORS
FRONT DOOR TO BE WOOD

Task force members present

<input type="checkbox"/> Judy Hearst (Chair)	<input checked="" type="checkbox"/> James Adams	<input type="checkbox"/> VACANT (ST)
<input checked="" type="checkbox"/> Jennifer Piquet-Reyes	<input type="checkbox"/> VACANT (WB)	<input type="checkbox"/> VACANT (State Thomas Alt.)
<input checked="" type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (WB)	<input type="checkbox"/> VACANT (Wilson Block Alt.)

Ex Officio staff members present Liz Casso

Simply Majority Quorum: yes no (three makes a quorum)

Maker: ANDERSON

2nd: ADAMS

Task Force members in favor: ALL

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force JIM ANDERSON DATE 12/12/2019

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

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



CITY OF DALLAS

LANDMARK COMMISSION

JANUARY 6, 2020

FILE NUMBER: CA190-131(MP)
LOCATION: 2835 Dathe
STRUCTURE: Main & NonContributing
COUNCIL DISTRICT: 7
ZONING: PD No. 595, R-5(A) Subdistrict

PLANNER: Marsha Prior
DATE FILED: Dec 5, 2019
DISTRICT: Wheatley Place
MAPSCO: 46-T
CENSUS TRACT: 0037.00

APPLICANT: Guadalupe Rodriguez & Jose Manuel Flores

REPRESENTATIVE: None

OWNER: MORALES JOSE MANUEL FLORES & GUADALUPE RODRIGUEZ

REQUEST:

Construct porch on rear elevation. Work initiated without a Certificate of Appropriateness.

BACKGROUND / HISTORY: None

The structure is listed as noncontributing to the Wheatley Place historic district.

ANALYSIS:

Staff is recommending denial without prejudice because with its flat roof and scale, the structure is not compatible with the main structure, nor the historic overlay district. Task Force did not have a quorum, but they were not supportive of the structure as built. Task Force members suggested that the structure not extend beyond the rear, west corner; be painted to match the house; and include architectural details, such as a gable roof, to match the main structure.

STAFF RECOMMENDATION:

Construct porch on rear elevation. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The initiated work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because an incompatible addition would have an adverse impact on the historic overlay district.

TASK FORCE RECOMMENDATION:

Construct porch on rear elevation. Work initiated without a Certificate of Appropriateness – No quorum; comments only – Porch to be truncated to face of

original structure; porch to be painted same color as house and architectural details of porch of side entrance to be copied onto new porch.

**Certificate of Appropriateness (CA)
City of Dallas Landmark Commission**

CA 190 - 131 [MP]
Office Use Only

Name of Applicant: Guadalupe Rodriguez & Jose Manuel Flores
 Mailing Address: 2835 Datne St
 City, State and Zip Code: Dallas TX 75215
 Daytime Phone: 4693454269 Alternate Phone: _____
 Relationship of Applicant to Owner: Owner

OFFICE USE ONLY
 Main Structure:
 Contributing
 Non-contributing

PROPERTY ADDRESS: 2835 Datne St
 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."

Addition (Back Porch)

RECEIVED BY _____
 Date: _____

Signature of Applicant: [Signature] Date: 11/13/2019
 Signature of Owner: [Signature] Date: 11/13/2019
 (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:

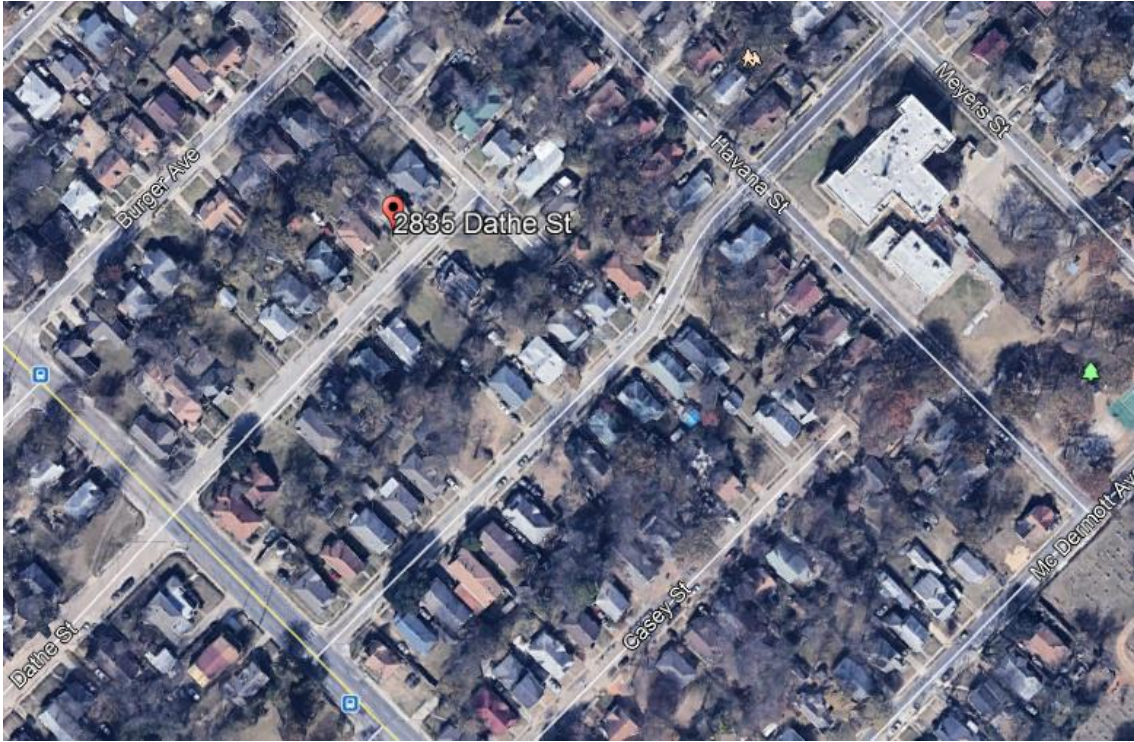
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history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



Aerial view. Google Maps, 2019, maps.google.com.



Front (South) elevation.



View to left (West) of 2835 Dathe.



View to right (East) of 2835 Dathe.

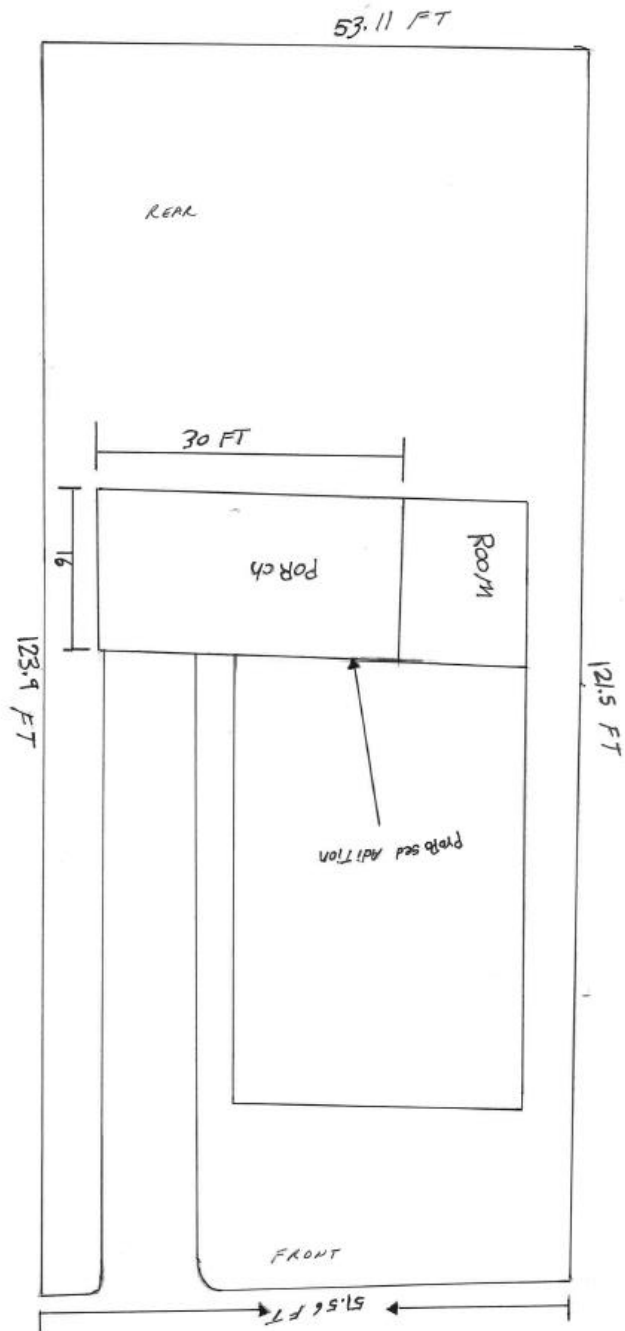


View across (South) from 2835 Dathe.

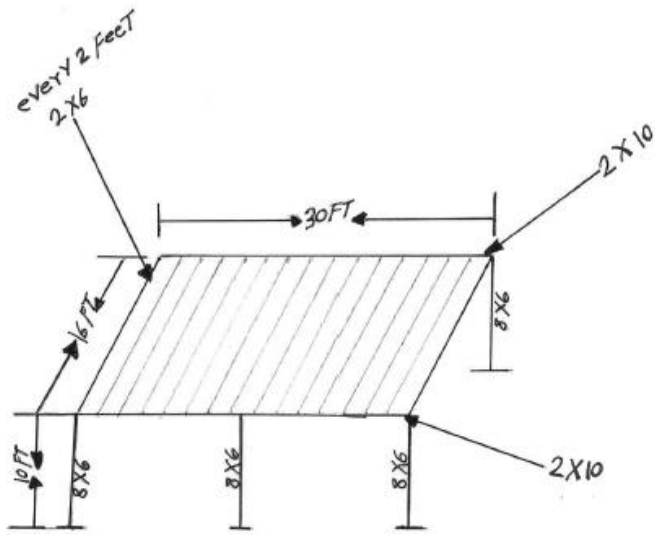


Photo showing portion of porch structure that extends into side yard





Sketch with measurements for rear porch. Per email from applicant, the addition is setback 5' from the side property line.



Sketch of roof and posts for rear porch.



Rear porch structure. Photo submitted by applicant.



Rear porch structure. Photo submitted by applicant.



Rear porch structure. Photo submitted by applicant.



Rear porch structure. Photo submitted by applicant.



Rear porch structure. Photo submitted by applicant.



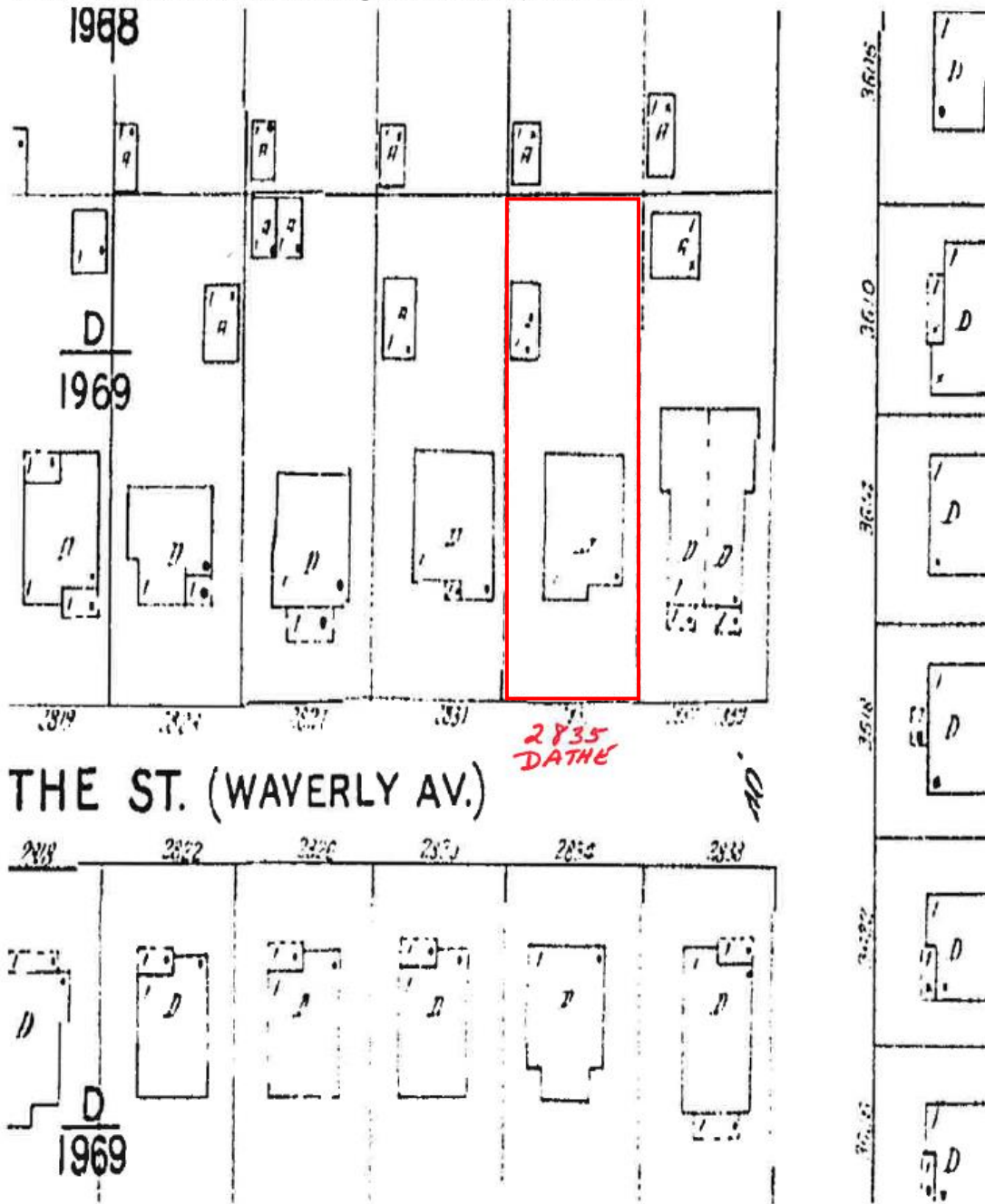
Rear porch structure. Photo submitted by applicant.



Rear porch flat roof. Photo submitted by applicant.



Rear porch flat roof. Photo submitted by applicant.



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Digital Sanborn Maps are not suitable for legal or regulatory purposes. Digital Sanborn Maps may not be downloaded, clipped, printed, resold, or

1921-1952 Sanborn map.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

There is no specific criteria for this structure in the Wheatley Place preservation criteria, so Staff is using the general standard for approval located in the Dallas Development Code.

City Code Section 51A-4.501(g)(6)(C)(ii) –
(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **12/10/2019**

TIME: **4:00 pm**

MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: **Guadalupe Rodriguez & Jose Manuel Flores**

Address: **2835 Dathe (Wheatley Place HD)**

Date of CA/CD Request: **12/5/2019**

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation (comments) basis:

- ① ^{existing} Porch to be truncated to face of original structure.
- ② Porch to be painted same color as house and architectural details of porch of side entrance to be copied onto new porch.

Task force members present

<input checked="" type="checkbox"/> Kathleen Lenihan	<input type="checkbox"/> Paula Watkins
<input checked="" type="checkbox"/> Larry Johnson	<input checked="" type="checkbox"/> Andrew Wallace
<input type="checkbox"/> Alonzo Harris	<input type="checkbox"/> Barbara Wheeler

Ex Officio staff members Present Marsha Prior

Simple Majority Quorum: yes no (four makes a quorum; no more than seven can vote)

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force Bob [Signature] DATE 12/10/19

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 10:00 with a staff briefing.

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



LANDMARK COMMISSION**JANUARY 6, 2020**

FILE NUMBER: CA190-135(MLP)
LOCATION: 327 S. Montclair Avenue
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Melissa Parent
DATE FILED: December 5, 2019
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Carole White

OWNER: WHITE CAROLE J

REQUEST:

Paint main structure. Brand: Behr. Body Color: 780F "Anonymous." Trim: "White."
Accent: 770F "Dark Ash."

BACKGROUND / HISTORY: None.

The structure is listed as contributing to the Winnetka Heights historic district.

ANALYSIS:

Staff is recommending denial without prejudice of the new proposed paint scheme. While staff is not opposed to the use of gray as either a main or accent color, both staff and task force found the main and accent color to be too close in hue range. Staff and task force are also concerned that the proposed color palette is too similar to the adjacent structure and properties across the street, which also appear to have a gray main color. Historically, this neighborhood would have seen a wide variety of color palettes, and staff would recommend using at least one different color in the scheme instead of the two hues of gray. The current color scheme (white on white) of the structure has been in place since prior to 1983.

STAFF RECOMMENDATION:

Paint main structure. Brand: Behr. Body Color: 780F "Anonymous." Trim: "White."
Accent: 770F "Dark Ash." – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the proposed work will have an adverse effect on the historic overlay district.

TASK FORCE RECOMMENDATION:

Paint main structure. Brand: Behr. Body Color: 780F "Anonymous." Trim: "White."
Accent: 770F "Dark Ash." - No quorum, comments only - Colors are too similar in value. Accent & body are to be clearly labeled on each elevation; i.e. photos of sides of house

with labels would be acceptable. Typically, there would be a body color, trim color, and accent color. Do not recommend. Provide proof of non-gray adjacent houses.

**Certificate of Appropriateness (CA)
City of Dallas Landmark Commission**

CA 190 - 135 (MLP)
Office Use Only

Name of Applicant: CAROL JOAN WHITE
 Mailing Address: 323 S. MONTCLAIR AVE.
 City, State and Zip Code: DALLAS TEXAS 75209
 Daytime Phone: 214-948-1835 Fax: _____
 Relationship of Applicant to Owner: SELF

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

PROPERTY ADDRESS: 327-329 So. MONTCLAIR DALLAS TX 75208
 Historic District: WINKETKA HEIGHTS

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

PAINT HOUSE MARQUEE Gray with WHITE TRIM,
 DARKER Gray DARK ASH - ACCENT here & there
 such as WINDOW FRAMES (NOT WINDOW TRIM)

RECEIVED BY

DEC 05 2019

Signature of Applicant: Carole Joan White Date: 11/21/2019
 Signature of Owner: Carole Joan White Date: 12/1/2019
 (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.

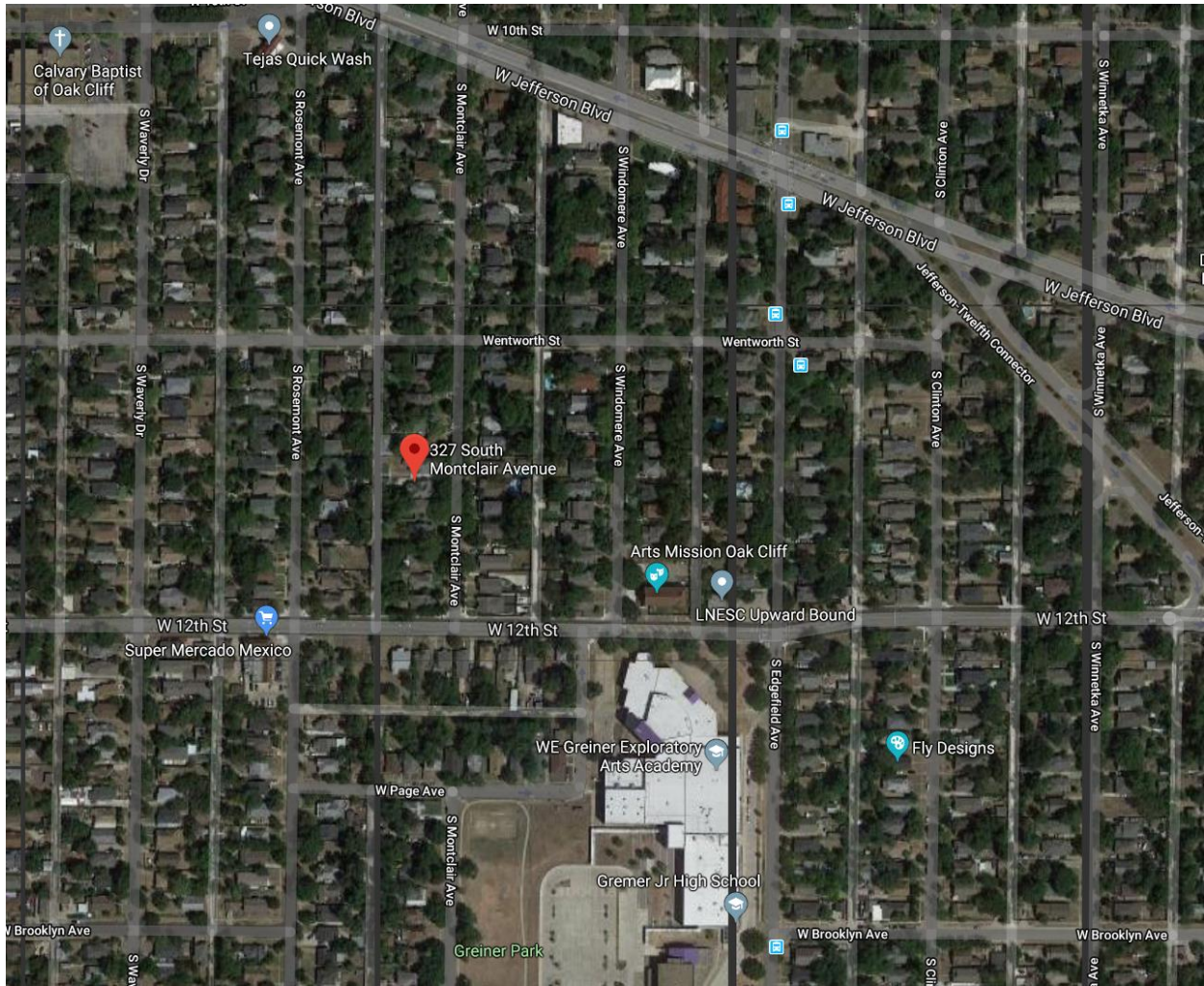
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



Aerial image



Main structure



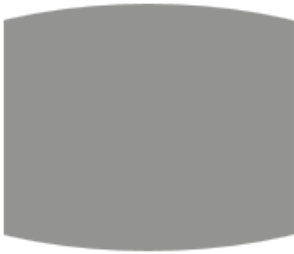
Adjacent property to right



Adjacent property to the left



View across S Montclair



Anonymous
780F-5



White
52



Dark Ash
770F-5

Main color

Trim

Accent

Proposed color scheme

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Standards for contributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(i):

The landmark commission must approve the application if it determines that:

(i) for contributing structures:

- (aa) The proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance;
- (bb) The proposed work will not have an adverse effect on the architectural features of the structure;
- (cc) The proposed work will not have an adverse effect on the historic overlay district; and
- (dd) The proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 12/11/2019

TIME: 5:30pm

MEETING PLACE: 711 W. Canty Street, Kidd Springs Recreation Center (Kitchen)

APPLICANT NAME: Carole White

PROPERTY ADDRESS: 327/329 S Montclair

DATE of CA / CD REQUEST: 12/5/2019

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

① COLORS ARE TO SIMILAR IN VALUE ② ACCENT & BODY ARE
I.E.
TO BE CLEARLY LABELED ON EACH ELEVATION; PHOTOS OF SIDES
OF HOUSE W/ LABELS WOULD BE ACCEPTABLE. ③ TYPICALLY
THERE WOULD BE A BODY COLOR, TRIM COLOR, & ACCENT COLOR.
DO NOT RECOMMEND. PROVIDE PROOF OF NON-GRAY ADJ. HOUSES.

Task force members present

Alfredo Pena

Mia Ovcina

Michelle Walker

Christine Escobedo

Nicholas Dean

VACANT (LC Resident)

Jeff Cummings (Chair)

Amber Teague

VACANT (LC Alt)

Ex Officio staff members present Melissa Parent

Simple Majority Quorum: yes no

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force



DATE 12/11/2019

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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



LANDMARK COMMISSION**JANUARY 6, 2020**

FILE NUMBER: CA190-134(MLP)
LOCATION: 225 N. Rosemont Ave
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Melissa Parent
DATE FILED: December 5, 2019
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Tony Brogan

OWNER: BROGAN TONY & BROGAN MAUREEN

REQUEST:

Paint main structure. Brand: Sherwin Williams. Body Color: SW9154 "Perle Noir." Trim: SW7005 "Pure White." Interior window sashes: SW2739 "Charcoal Blue."

BACKGROUND / HISTORY:

5/24/1995: Landmark Commission approved installation of new red shingles on the roof (No associated CA#)

3/5/2012: Landmark Commission approved replacing existing wrought-iron columns with new wood columns and brick bases (CA112-137(CH)).

9/3/2013: Landmark Commission approved construction of a new roof addition over the rear porch (CA123-604(MD)).

The structure is listed as non-contributing to the Winnetka Heights historic district.

ANALYSIS:

Staff is recommending denial without prejudice of the new color scheme. Both staff and task force agree that the main and accent colors are too dark and too similar. Applicant did submit a few façade photos, requested by task force, to show the color scheme layout.

STAFF RECOMMENDATION:

Paint main structure. Brand: Sherwin Williams. Body Color: SW9154 "Perle Noir." Trim: SW7005 "Pure White." Interior window sashes: SW2739 "Charcoal Blue." – Denial without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) on the basis that the proposed work will have an adverse effect on the historic overlay district.

TASK FORCE RECOMMENDATION:

Paint main structure. Brand: Sherwin Williams. Body Color: SW9154 "Perle Noir." Trim: SW7005 "Pure White." Interior window sashes: SW2739 "Charcoal Blue." - No quorum, comments only - Given the lack of info provided on location of paint colors, we cannot recommend. In general, colors are too dark. Provide photos of each elevation of the house with labels to specific elements to be painted & color noted. Also request to provide actual paint chips.

**Certificate of Appropriateness (CA)
City of Dallas Landmark Commission**

CA 190 - 134 (MLP)
Office Use Only

Name of Applicant: Tony & Maureen Brogan
 Mailing Address: 225 N. ROSEMONT Ave
 City, State and Zip Code: DALLAS TX 75208
 Daytime Phone: 214 264 2284 Fax: NA
 Relationship of Applicant to Owner: OWNER of HOME
 PROPERTY ADDRESS: 225 N ROSEMONT DALLAS TX 75208
 Historic District: WINNETKA HTS

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

PROPOSED WORK:

Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist.

PAINT EXTERIOR of HOUSE & WINDOWS
MAIN COLOR SW# 9154 Perle NOIR
WINDOW FRAME SW# 7095 Pure White
WINDOW upper & lower SASH SW# 2739 CHARCOAL BLUE

PICTURES ATTACHED **RECEIVED BY**

Signature of Applicant: Tony Brogan Date: 11-19-07-2009
 Signature of Owner: Maureen Date: _____
 (IF NOT APPLICANT)

Current Planning

APPLICATION DEADLINE:

Application material must be completed and submitted by the **FIRST THURSDAY OF EACH MONTH, 12:00 NOON**, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

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.

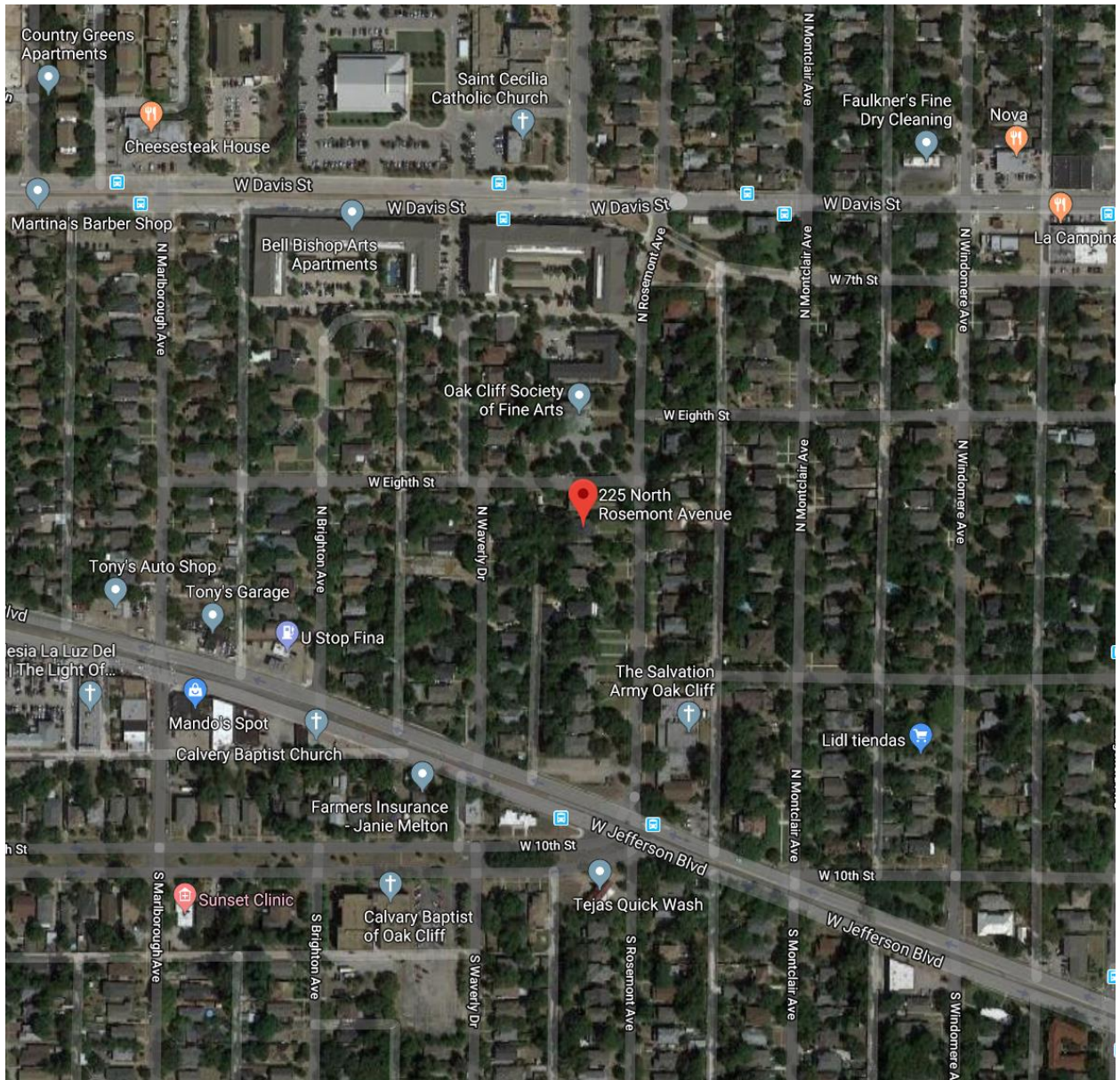
OTHER:

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:

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

Sustainable Construction and Development Date



Aerial image



Front facade



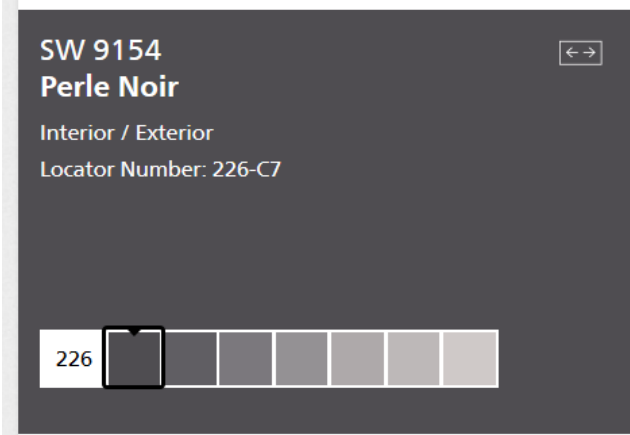
Property adjacent to the right



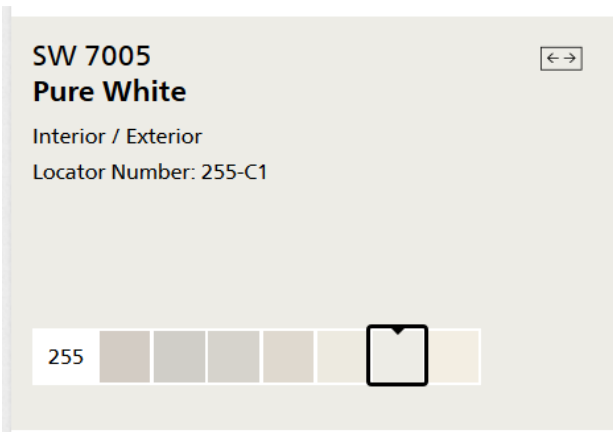
Property adjacent to the left



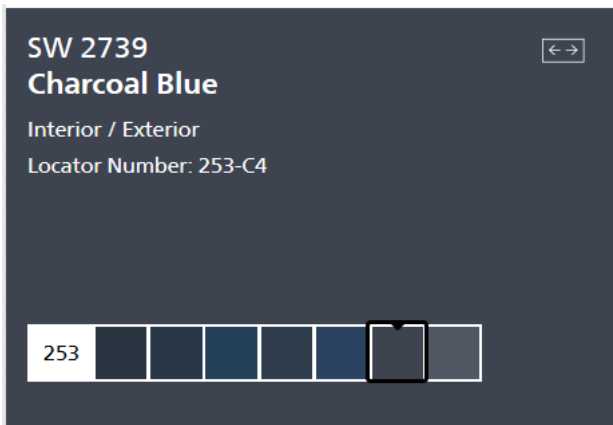
View across N Rosemont



Gables



Window frame



Interior sashes/accent

Proposed color scheme (brick is NOT proposed to be painted, only wood elements)

SW # 9154 Perle Noir

FRONT of House

fascade - main area of House



fascade - side of House, view



[Sent from Yahoo Mail on Android](#)

9154 Perle Noir

Elevation photos requested by Task Force, provided by applicant

Date: Tuesday, November 19, 2019, 12:51 PM CST

WINDOWS

FRAME - pure white 7005



[Sent from Yahoo Mail on Android](#)

Upper + lower sash (accent)
2739 Charcoal blue

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

NON-CONTRIBUTING STANDARDS:

Standards for noncontributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(ii)

The landmark commission must approve the application if it determines that:

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

**A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 12/11/2019
TIME: 5:30pm
MEETING PLACE: 711 W. Cauty Street, Kidd Springs Recreation Center (Kitchen)

APPLICANT NAME: Tony Brogan
PROPERTY ADDRESS: 225 N Rosemont
DATE of CA / CD REQUEST: 12/5/2019

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

GIVEN THE LACK OF INFO. PROVIDED ON LOCATIONS OF PAINT
COLORS, WE CANNOT RECOMMEND. IN GENERAL, COLORS ARE TOO DARK.
PROVIDE PHOTOS OF EACH ELEVATION OF HOUSE W/ LABELS TO SPECIFIC
ELEMENTS TO BE PAINTED & COLOR NOTED. ALSO REQUEST TO
PROVIDE ACTUAL PAINT CHIPS.

Task force members present

<input type="checkbox"/> Alfredo Pena	<input type="checkbox"/> Mia Ovcina	<input type="checkbox"/> Michelle Walker
<input type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Nicholas Dean	<input type="checkbox"/> VACANT (LC Resident)
<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Amber Teague	<input type="checkbox"/> VACANT (LC Alt)

Ex Officio staff members present Melissa Parent

Simple Majority Quorum: yes no

Maker:
2nd:

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

CHAIR, Task Force  DATE 12/11/2019

The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.

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