



**CITY OF DALLAS**  
**LANDMARK COMMISSION**  
Monday, November 7, 2016  
**AGENDA**

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**BRIEFINGS: AGENDA**

Dallas City Hall  
1500 Marilla St., Room 5/E/S

**10:30 A.M.**

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**PUBLIC HEARING:**

Dallas City Hall  
1500 Marilla St., Council Chambers, 6<sup>th</sup> floor

1:00 P.M.

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David Cossum, Director  
Mark Doty, Chief Planner Historic Preservation  
Jennifer Anderson, Senior Planner  
Marsha Prior, Planner  
Eric Hill, Planner  
Liz Casso, Planner

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**BRIEFING ITEM**

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

1. Executive Session - Briefing pursuant to Tex. Govt. Code §551.071 regarding *City of Dallas v. Richard F. Leggio*, 16-09508, currently pending in the 44<sup>th</sup> Judicial District Court of Dallas, Texas. – Chris Bowers and Andrew Gilbert – Dallas City Attorney's Office.

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**CONSENT ITEMS**

**1. 1321 COMMERCE ST**

Adolphus Historic District  
CA167-044(LC)  
Liz Casso

**Request:**

1. Construct new storefront and entry area on Commerce Street.
2. Install signage on Commerce Street facade.

**Applicant:** RB Adolphus LLC

**Application Filed:** October 6, 2016

**Staff Recommendation:**

1. Construct new storefront and entry area on Commerce Street. Approve – Approve drawings dated 10/12/16 and 10/28/16 with the finding the proposed work is consistent with preservation criteria Section 3 for fenestration and openings, Section 5 for embellishments and detailing, Section 7 for Lighting and Landscaping, and meets the standards in City

# Landmark Commission Agenda

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Code Section 51A-4.501(g)(6)(C)(i).

2. Install signage on Commerce Street facade. Approve – Approve drawings dated 10/12/16 and 10/28/16 with the finding the proposed work is consistent with preservation criteria Section 8 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Construct new storefront and entry area on Commerce Street. Approved as submitted with conditions: Skylight be reduced in height so as not to be visible from Akard and Field intersections with Commerce. Reduce size of canopy anchor mounting plate. Suggest that canopy's be simplified: Retain the main center canopy; and Delete the two side canopies.
2. Install signage on Commerce Street facade. Approve.

### 2. 300 N AKARD ST

Fidelity Union Life Complex  
CA167-043(LC)  
Liz Casso

**Request:**

Paint exterior light fixtures on pool deck using Tiger Drylac Metallic Powder Coat, 49/80190 "P7 Glimmer."

**Applicant:** Wiedamark LLC - Mark Reed-Walkup

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Paint exterior light fixtures on pool deck using Tiger Drylac Metallic Powder Coat, 49/80190 "P7 Glimmer." Approve - Approve with the finding the proposed work is consistent with the preservation criteria for landscaping in Section 3.4(a), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Paint exterior light fixtures on pool deck using Tiger Drylac Metallic Powder Coat, 49/80190 "P7 Glimmer." Approve change in color for brackets on pool deck interior facade to P7 Glimmer by Tiger Drylac.

### 3. 1900 ELM ST

Harwood Historic District  
CA167-042(LC)  
Liz Casso

**Request:**

Install projecting sign at southwest corner.

**Applicant:** Justin D. Lawrence

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Install projecting sign at southwest corner. Approve with conditions - Approve drawings dated 10/12/2016 and 10/19/2016 with the condition that the power and electrical wiring will be routed through the bracket and mortar joints, and with the finding the proposed work is consistent with preservation criteria Section 7.1 for signs in Tract A, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install projecting sign at southwest corner. Approved with the condition that power is to be routed into building



through mortar joints. Attachment bolts and electrical conduit to use holes drilled into mortar joints and not the stone.

**4. 2821 TURTLE CREEK BLVD**

King Mansion  
CD167-003(LC)  
Liz Casso

**Request:**

Demolish underground parking garage using the standards for demolition of a non-contributing structure because it is newer than the period of significance.

**Applicant:** Three Architecture, LLC

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Demolish underground parking garage using the standards for demolition of a non-contributing structure because it is newer than the period of significance. Approve - Approve with the finding the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D) which states that the structure must be noncontributing to the historic overlay district, newer than the period of historic significance for the historic overlay district, and whose demolition will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**Task Force Recommendation:**

Demolish underground parking garage using the standards for demolition of a non-contributing structure because it is newer than the period of significance. Approved as submitted.

**5. 2821 TURTLE CREEK BLVD**

King Mansion  
CA167-046(LC)  
Liz Casso

**Request:**

Construct a three level underground parking garage with an amenities deck on top.

**Applicant:** Three Architecture, LLC

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Construct a three level underground parking garage with an amenities deck on top. Approve - Approve drawings dated 10/12/16 and 10/19/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Construct a three level underground parking garage with an amenities deck on top. Approve as submitted.

**6. 100 S GLASGOW DR**

Woodrow Wilson High School  
CA167-041(LC)  
Liz Casso

**Request:**

Install a monument sign and plaza.

**Applicant:** Dallas ISD

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Install a monument sign and plaza. Approve – Approve drawings dated 10/12/16 and 10/31/16 with the finding the proposed work is consistent with preservation criteria

Sections 2.3 and 2.5 for site and sit elements, Section 5.1 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install a monument sign and plaza. Approved with the following conditions: 1. Clarify font style and incorporate in drawings; 2. Submit details and dimension of plaza (may be done on site plan);

3. Update existing elevation drawings to include sign on back/north side of monument sign and correct label on north elevation drawing; 4. Consider including landscaping around sign and plaza with a soft edge in accordance with landscape master plan; 5. Study the slope of the lawn to determine if it will affect sign and plaza construction and height; 6. Consider concrete pavers as an option for plaza paving material; and 7. Continue to coordinate improvement projects with the landscape master plan.

**7. 704 NESBITT DR**

Junius Heights Historic District  
CA167-021(MP)  
Marsha Prior

**Request:**

1. Remove dead Magnolia tree from front yard.
2. Plant new tree (Bur Oak, Cedar Elm, or Chinquapin Oak).

**Applicant:** Steven Mark Roden

**Application Filed:** October 6, 2016

**Staff Recommendation:**

1. Remove dead Magnolia tree from front yard. Approve - Approve proposed work with the finding the removal of the tree is consistent with preservation criteria Section 3.5(c) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Plant new tree (Bur Oak, Cedar Elm, or Chinquapin Oak). Approve - Approve plat survey and specifications dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standard in City Code Section 51A-4.501(g)(C)(i).

**Task Force Recommendation:**

1. Remove dead Magnolia tree from front yard. Approve.
2. Plant new tree (Bur Oak, Cedar Elm, or Chinquapin Oak). Approve.

**8. 4926 JUNIUS ST**

Munger Place Historic District  
CA167-008(EH)  
Eric Hill

**Request:**

Plant one Red Oak tree in parkway.

**Applicant:** Fred DLizarraga

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Plant one Red Oak tree in parkway. Approve – Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code

**9. 5025 JUNIUS ST**

Munger Place Historic District  
CA167-024(EH)  
Eric Hill

Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Plant one Red Oak tree in parkway. Approve.

**Request:**

1. Install landscaping in front and rear yards.
2. Replace section of driveway from gravel to brushed concrete.

**Applicant:** Camille Barnes

**Application Filed:** October 6, 2016

**Staff Recommendation:**

1. Install landscaping in front and rear yards. Approve - Approve site plan dated 10-6-2016 with the finding that the proposed plantings will not obscure or screen significant architectural features of the main structure. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(C) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace section of driveway from gravel to brushed concrete. Approve - Approve site plan dated 10-6-2016 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(I) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Install landscaping in front and rear yards. Approve.
2. Replace section of driveway from gravel to brushed concrete. Approve.

**10. 5106 JUNIUS ST**

Munger Place Historic District  
CA167-028(EH)  
Eric Hill

**Request:**

Plant one Cedar Elm tree in parkway.

**Applicant:** Michael Blair

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Plant one Cedar Elm tree in parkway. Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Plant one Cedar Elm tree in parkway. Approve.

**11. 5014 REIGER AVE**

Munger Place Historic District  
CA167-005(EH)  
Eric Hill

**Request:**

Construct addition on rear of main structure.

**Applicant:** Lenora Moffa

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Construct addition on rear of main structure. Approve with conditions - Approve site plan and elevations dated 10-6-16 with the condition that all colors, materials and

dimensions match the existing structure. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(B) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Construct addition on rear of main structure. Approve with conditions - Colors, details and materials to match existing. Suggest to hold closet back to allow porch to read as corner element.

**12. 5015 REIGER AVE**

Munger Place Historic District  
CA167-012(EH)  
Eric Hill

**Request:**

Plant two Cedar Elm trees in parkway.

**Applicant:** Lisa Johnson

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Plant two Cedar Elm trees in parkway. Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Plant two Cedar Elm trees in parkway. Approve.

**13. 4837 TREMONT ST**

Munger Place Historic District  
CA167-022(EH)  
Eric Hill

**Request:**

Plant one Red Oak tree in parkway.

**Applicant:** James Gully

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Plant one Red Oak tree in parkway. Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Plant one Red Oak tree in parkway. Approve.

**14. 5003 TREMONT ST**

Munger Place Historic District  
CA167-013(EH)  
Eric Hill

**Request:**

Plant one Red Oak tree in parkway.

**Applicant:** Chad & Jessica Berry

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Plant one Red Oak tree in parkway. Approve – Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Plant one Red Oak tree in parkway. Approve.

**15. 5018 TREMONT ST**

Munger Place Historic District  
CA167-007(EH)  
Eric Hill

**Request:**

Plant one Red Oak tree in parkway.

**Applicant:** Sharon Jill Donaldson

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Plant one Red Oak tree in parkway. Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Plant one Red Oak tree in parkway. Approve.

**16. 5120 TREMONT ST**

Munger Place Historic District  
CA167-009(EH)  
Eric Hill

**Request:**

Plant two Red Oak trees in parkway.

**Applicant:** Linda Fisk

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Plant two Red Oak trees in parkway. Approve – Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Plant two Red Oak trees in parkway. Approve.

**17. 5207 TREMONT ST**

Munger Place Historic District  
CA167-015(EH)  
Eric Hill

**Request:**

Construct accessory storage structure in rear yard.

**Applicant:** Jimmy Malone

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Construct accessory storage structure in rear yard. Approve with conditions - Approve proposed site plan and elevations dated 10-6-16 with the condition that the accessory structure is a gabled roofline as opposed to the proposed gambrel roof to match the main structure. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Construct accessory storage structure in rear yard. Approve with conditions - Roof to match existing gabled roof on main structure and the materials, details, and color to match main structure.

**18. 5211 VICTOR ST**

Munger Place Historic District  
CA167-010(EH)  
Eric Hill

**Request:**

Plant one Red Oak tree in parkway.

**Applicant:** Susan Stich

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Plant one Red Oak tree in parkway. Approve – Approve

site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Plant one Red Oak tree in parkway. Approve.

**19. 4936 VICTOR ST**

Munger Place Historic District  
CA167-032(EH)  
Eric Hill

**Request:**

Plant two Red Oak trees in parkway.

**Applicant:** Rebecca Davis

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Plant two Red Oak trees in parkway. Approve – Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Plant two Red Oak trees in parkway. Approve.

**20. 5100 VICTOR ST**

Munger Place Historic District  
CA167-003(EH)  
Eric Hill

**Request:**

Install TV satellite dish on front 50% of roof on main structure.

**Applicant:** Paul E. Ridley

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Install TV satellite dish on front 50% of roof on main structure. Approve with conditions - Approve site plan and photos dated 10-6-16 with the condition that the satellite dish is located behind the chimney as to not be visible from the street. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install TV satellite dish on front 50% of roof on main structure. Deny - Propose to locate satellite dish behind chimney to block visibility from street.

**21. 5115 VICTOR ST**

Munger Place Historic District  
CA167-011(EH)  
Eric Hill

**Request:**

Plant one Pecan tree in parkway.

**Applicant:** James Connell

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Plant one Pecan tree in parkway. Approve – Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Plant one Pecan tree in parkway. Approve.



**22. 4304 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA167-026(EH)  
Eric Hill

**Request:**

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
3. Replace door on rear of main structure.
4. Install nine light fixtures on exterior of main structure.

**Applicant:** David Malekan

**Application Filed:** October 6, 2016

**Staff Recommendation:**

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with conditions – Approve the proposed work dated 10-6-16 with the condition that all replaced windows will match the historic openings and the existing solid-to-void ratio will remain. The proposed work is consistent with the preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve - Approve proposed work dated 10-6-16 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace door on rear of main structure. Approve - Approve work dated 10-6-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install nine light fixtures on exterior of main structure. Approve with conditions – Approve site plan dated 10-6-16 with the condition that the proposed light fixtures are installed in the mortar. The proposed work is consistent with preservation criteria Section 2.5 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that the windows fit the opening and the trim is typical of the style and period.
2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that the mullions are expressed on the outside of the door.



**23. 4310 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic District  
CA167-025(EH)  
Eric Hill

3. Replace door on rear of main structure. Approve.
4. Install nine light fixtures on exterior of main structure. Approve with condition that the light does not impede on nearby properties and that the fixtures are mounted in mortar joints.

**Request:**

1. Replace all 59 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
2. Replace four sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
3. Replace pedestrian door on rear of main structure.
4. Install eleven light fixtures on exterior of main structure.

**Applicant:** David Malekan

**Application Filed:** October 6, 2016

**Staff Recommendation:**

1. Replace all 59 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with conditions - Approve the proposed work dated 10-6-16 with the condition that all replaced windows will match the historic openings and the existing solid-to-void ratio will remain. The proposed work is consistent with the preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace four sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve - Approve proposed work dated 10-6-16 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace pedestrian door on rear of main structure. Approve – Approve work dated 10-6-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install eleven light fixtures on exterior of main structure. Approve with conditions – Approve site plan dated 10-6-16 with the condition that the proposed light fixtures are installed in the mortar. The proposed work is consistent with preservation criteria Section 2.5 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

1. Replace all 59 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that the windows fit the opening and the trim is typical of the

**24. 4300 JUNIUS ST**

Peak's Suburban Addition Neighborhood Historic  
District  
CA167-027(EH)  
Eric Hill

- style and period.
2. Replace four sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that the mullions are expressed on the outside of the door.
  3. Replace pedestrian door on rear of main structure. Approve.
  4. Install eleven light fixtures on exterior of main structure. Approve with condition that the light does not impede on nearby properties and that the fixtures are mounted in mortar joints.

**Request:**

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
3. Replace door on rear of main structure.
4. Install nine light fixtures on exterior of main structure.

**Applicant:** David Malekan

**Application Filed:** October 6, 2016

**Staff Recommendation:**

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with conditions – Approve the proposed work dated 10-6-16 with the condition that all replaced windows will match the historic openings and the existing solid-to-void ratio will remain. The proposed work is consistent with the preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve - Approve proposed work dated 10-6-16 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace door on rear of main structure. Approve - Approve work dated 10-6-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
4. Install nine light fixtures on exterior of main structure. Approve with conditions – Approve site plan dated 10-6-16 with the condition that the proposed light fixtures are installed in the mortar. The proposed work is consistent with preservation criteria Section 2.5 and

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meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

#### **Task Force Recommendation:**

1. Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that the windows fit the opening and the trim is typical of the style and period.
2. Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White". Approve with condition that the mullions are expressed on the outside of the door.
3. Replace door on rear of main structure. Approve.
4. Install nine light fixtures on exterior of main structure. Approve with condition that the light does not impede on nearby properties and that the fixtures are mounted in mortar joints.

#### **25. 4525 WORTH ST**

Peak's Suburban Addition Neighborhood Historic District  
CA167-002(EH)  
Eric Hill

#### **Request:**

Install new porch railing and paint. Brand: Olympic. Color: "OL107 "Delicate White".

**Applicant:** Bernardo Santacruz

**Application Filed:** October 6, 2016

#### **Staff Recommendation:**

Install new porch railing and paint. Brand: Olympic. Color: "OL107 "Delicate White". Approve - Approve proposed work dated 10-6-16 with the finding that the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

#### **Task Force Recommendation:**

Install new porch railing and paint. Brand: Olympic. Color: "OL107 "Delicate White". Approve with condition that the top rail is a horizontal 2x4.

#### **26. 2521 PARK ROW AVE**

South Blvd/Park Row Historic District  
CD167-002(MP)  
Marsha Prior

#### **Request:**

Demolish accessory structure using the standard 'imminent threat to public health/safety.'

**Applicant:** Jeanette Bolden

**Application Filed:** October 6, 2016

#### **Staff Recommendation:**

Demolish accessory structure using the standard 'imminent threat to public health/safety.' Approve - The proposed demolition meets all the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

**27. 5500 SWISS AVE**

Swiss Avenue Historic District  
CA167-033(EH)  
Eric Hil

**Task Force Recommendation:**

Demolish accessory structure using the standard 'imminent threat to public health/safety.' Approval of demolition per imminent threat to public safety; cracked, unreinforced concrete slab and floods during rain.

**Request:**

Install Texas Historical Commission historical marker in front yard of main structure.

**Applicant:** Dallas County Medical Society - Wendy Hansen

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Install Texas Historical Commission historical marker in front yard of main structure. Approve with conditions - Approve site plan and proposed work dated 10-6-16 with the condition that the sign face is parallel to the street and the sign is located outside of the visibility triangle. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install Texas Historical Commission historical marker in front yard of main structure. Approve with conditions - Height to match approximately McAlester residence. Roughly 3' pole exposed under signage.

**28. 220 N CLINTON AVE**

Winnetka Heights Historic District  
CA167-037(JKA)  
Jennifer Anderson

**Request:**

1. Install 8' fence on northwest side of the main structure.
2. Install electric gate in rear of the main structure.
3. Stain fence. Brand: Standard Paints. Color: "Mesa Gray."
4. Install exterior lighting on front and rear of the main structure.
5. Install fans on front porch of the main structure.
6. Install exterior lighting on accessory structure.

**Applicant:** David Chen

**Application Filed:** October 6, 2016

**Staff Recommendation:**

1. Install 8' fence on northwest side of the main structure.  
Approve – Approve site plan and specifications dated 10-18-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install electric gate in rear of the main structure.  
Approve – Approve site plan and specifications dated 10-18-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Stain fence. Brand: Standard Paints. Color: "Mesa Gray." Approve – Approve specifications dated 10-18-

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16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4. Install exterior lighting on front and rear of the main structure. Approve – Approve site plan and specifications dated 10-18-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install fans on front porch of the main structure. Approve – Approve site plan and specifications dated 10-18-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install exterior lighting on accessory structure. Approve Approve – site plan and specifications dated 10-18-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

#### **Task Force Recommendation:**

1. Install 8' fence on northwest side of the main structure. No quorum, comments only. Recommend fence be moved no further up to enclose A/C unit.
2. Install electric gate in rear of the main structure. No quorum, comments only. Support.
3. Stain fence. Brand: Standard Paints. Color: "Mesa Gray." No quorum, comments only. Support.
4. Install exterior lighting on front and rear of the main structure. No quorum, comments only. Support.
5. Install fans on front porch of the main structure. No quorum, comments only. Support.
6. Install exterior lighting on accessory structure. No quorum, comments only. Support.

#### **Request:**

1. Paint main structure. Brand: Behr. Body and metal columns: N400-4 "Forest Path;" Trim: PPU4-09 "Cafe Cream;" Window sashes: S150-6 "Spiced Berry."
2. Stain main entry door using Varathane gel stain in color "Golden Oak."

**Applicant:** Kathy Jack

**Application Filed:** October 6, 2016

#### **Staff Recommendation:**

1. Paint main structure. Brand: Behr. Body and metal columns: N400-4 "Forest Path;" Trim: PPU4-09 "Cafe Cream;" Window sashes: S150-6 "Spiced Berry." Approve - Approve specifications dated 10-18-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### **29. 411 N CLINTON AVE**

Winnetka Heights Historic District

CA167-040(JKA)

Jennifer Anderson

## Landmark Commission Agenda

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2. Stain main entry door using Varathane gel stain in color "Golden Oak." Approve - Approve specifications dated 10-18-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

#### **Task Force Recommendation:**

1. Paint main structure. Brand: Behr. Body and metal columns: N400-4 "Forest Path;" Trim: PPU4-09 "Cafe Cream;" Window sashes: S150-6 "Spiced Berry." No quorum, comments only. Support colors as requested with accent color for window sash.
2. Stain main entry door using Varathane gel stain in color "Golden Oak." Not reviewed by Task Force.

### **30. 333 S EDGEFIELD AVE**

Winnetka Heights Historic District  
CA167-035(JKA)  
Jennifer Anderson

#### **Request:**

Install two laps of Hardiboard skirting on the main structure. Work completed without a Certificate of Appropriateness.

**Applicant:** Tyler Nissen

**Application Filed:** October 6, 2016

#### **Staff Recommendation:**

Install two laps of Hardiboard skirting on the main structure. Work completed without a Certificate of Appropriateness. Approve - Approve specifications dated 10-18-16. The proposed work does not comply with Section 51P-87.111(a)(10) stating that the only permitted facade materials are brick, rood siding, cut stone, and stucco, but it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

#### **Task Force Recommendation:**

Install two laps of Hardiboard skirting on the main structure. Work completed without a Certificate of Appropriateness. No quorum, comments only. Support 2 laps of Hardiboard skirting on the main structure.

### **COURTESY REVIEW ITEMS:**

#### **1. 2214 ROUTH ST**

State Thomas Historic District  
CR167-001(EH)  
Eric Hill

#### **Request:**

Courtesy Review - Construct duplex on vacant lot.

**Applicant:** Paul Yazbeck

**Application Filed:** August 4, 2016

# Landmark Commission Agenda

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### **Staff Recommendation:**

Courtesy Review - Construct duplex on vacant lot. Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

### **Task Force Recommendation:**

Courtesy Review - Construct duplex on vacant lot. Comments only. No quorum.

## **DISCUSSION ITEMS:**

### **1. 2214 BRYAN ST**

Crozier Tech (H-101)  
CA167-045(LC)  
Liz Casso

### **Request:**

1. Construct a vestibule addition on the east elevation.
2. Regrade site and construct a patio at the west elevation.
3. Install four doors with transom windows at ground level on west elevation.

**Applicant:** Kristian Teleki

**Application Filed:** October 6, 2016

### **Staff Recommendation:**

1. Construct a vestibule addition on the east elevation. Deny with the finding the proposed work is inconsistent with preservation criteria Section 3.1 that states that new construction is prohibited in the no-build zone, Section 9.3 that states that horizontal additions are not permitted, and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i).
2. Regrade site and construct a patio at the west elevation. Approve with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install four doors with transom windows at ground level on west elevation. Approve with the finding the proposed work is consistent with preservation criteria Section 5.7 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

### **Task Force Recommendation:**

1. Construct a vestibule addition on the east elevation. Approve as submitted.
2. Regrade site and construct a patio at the west elevation. Approve as submitted.
3. Install four doors with transom windows at ground level on west elevation. Approve as submitted.



**2. 5609 REIGER AVE**

Junius Heights Historic District  
CA167-030(MP)  
Marsha Prior

**Request:**

Add dormer with two windows to front elevation.

**Applicant:** Chris LaMont

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Add dormer with two windows to front elevation. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because information on the submitted drawings is conflicting and unclear.

**Task Force Recommendation:**

Add dormer with two windows to front elevation. Deny without prejudice due to unclear plans.

**3. 5835 REIGER AVE**

Junius Heights Historic District  
CA167-023(MP)  
Marsha Prior

**Request:**

Remove existing sidewalk on Ridgeway Street and replace with new sidewalk two feet from existing fence.

**Applicant:** Dale Coonrod

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Remove existing sidewalk on Ridgeway Street and replace with new sidewalk two feet from existing fence. Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is incompatible with the historic overlay district.

**Task Force Recommendation:**

Remove existing sidewalk on Ridgeway Street and replace with new sidewalk two feet from existing fence. Deny removal of existing sidewalk. Proposed sidewalk appears to run into telephone pole and sign. Fence is illegally built.

**4. 5807 REIGER AVE**

Junius Heights Historic District  
CA167-018(MP)  
Marsha Prior

**Request:**

Replace existing 8 ft and 4 ft fences with cedar wood fences of same heights in same location and stain, using Brand: Wooddefender, 809504 'Oxford Brown.'

**Applicant:** Peggy Webster

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Replace existing 8 ft and 4 ft fences with cedar wood fences of same heights in same location and stain, using Brand: Wooddefender, 809504 'Oxford Brown.' Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.6(a)(2) which states interior side yards must be located in the rear 50 percent of the side yard.

**Task Force Recommendation:**

Replace existing 8 ft and 4 ft fences with cedar wood fences of same heights in same location and stain, using Brand: Wooddefender, 809504 'Oxford Brown.' Approve

replacing fence in exact same location. Fence on apartment side to reach to sidewalk or visible setback from sidewalk (apartment complex next door).

**5. 728 SKILLMAN ST**

Junius Heights Historic District  
CA167-019(MP)  
Marsha Prior

**Request:**

1. Extend right side yard fence into front 50%.
2. Replace front portion of concrete driveway with pavers.
3. Remove ribbon driveway from side and rear yards.

**Applicant:** Debby Chiang

**Application Filed:** October 6, 2016

**Staff Recommendation:**

1. Extend right side yard fence into front 50%. Deny without prejudice - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because locating a side yard fence within the front 50 percent is inconsistent with preservation criteria Section 3.6(a)(2) which states that interior side yard fences must be located in the rear 50 percent.
2. Replace front portion of concrete driveway with pavers. Approve survey plat and paver photos dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 3.2 for driveways and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove ribbon driveway from side and rear yards. Deny without prejudice - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) on the basis that ribbon driveways are a character defining feature, and thus, removal would be an adverse effect on the district.

**Task Force Recommendation:**

1. Extend right side yard fence into front 50%. Deny the fence extending past the rear 50% of the house (protected facade).
2. Replace front portion of concrete driveway with pavers. Deny - Driveway to be replaced with concrete per 3.2.
3. Remove ribbon driveway from side and rear yards. None.

**6. 5327 WORTH ST**

Junius Heights Historic District  
CA167-016(MP)  
Marsha Prior

**Request:**

1. Remove historic wood windows and replace with 1/1 vinyl windows with applied wood. Work initiated without a Certificate of Appropriateness.
2. Reduce opening size of Window #15 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness.
3. Reduce opening size of Window #26 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness.

## Landmark Commission Agenda

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4. Install two new 1/1 vinyl windows (#25 and #27) with applied wood on either side of Window #26. Work initiated without a Certificate of Appropriateness.
5. Repair siding beneath Windows #6 and #7, using wood with Hardie board on bottom row.
6. Install landscaping beds in front yard. Work initiated without a Certificate of Appropriateness.

**Applicant:** Brian Eichler

**Application Filed:** October 6, 2016

**Staff Recommendation:**

1. Remove historic wood windows and replace with 1/1 vinyl windows with applied wood. Work initiated without a Certificate of Appropriateness. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because replacing historic wood windows is inconsistent with preservation criteria Sections 4.5 which states historic materials must be repaired if possible and 5.1 which states that historic windows on protected elevations must be preserved. Window #s 1, 2, 3, 4, 5, 6, 7, 21, 22, 23, 24, and 26 are on protected elevations.
2. Reduce opening size of Window #15 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness. Approve with conditions - Approve window survey and photo dated 10/19/2016 with the condition that the replacement for Window #15 is wood 1/1 instead of vinyl with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
3. Reduce opening size of Window #26 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because altering the size of the window is inconsistent with preservation criteria Section 4.1(c) which states that historic solid-to-void ratios must be maintained on protected elevations.
4. Install two new 1/1 vinyl windows (#25 and #27) with applied wood on either side of Window #26. Work initiated without a Certificate of Appropriateness. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because installing two new windows is inconsistent with preservation criteria Section 4.1(c) which states that historic solid-to-void ratios must be maintained on protected elevations.
5. Repair siding beneath Windows #6 and #7, using wood with Hardie board on bottom row. Approve with

## Landmark Commission Agenda

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conditions - Approve proposed work with condition that new wood replacement is an exact match in profile and dimension as existing, that Hardie board be installed with smooth side out and installed only for the bottom 6 inches of the siding with the finding the work is consistent with preservation criteria Section 4.3 for wood siding and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

6. Install landscaping beds in front yard. Work initiated without a Certificate of Appropriateness. Approve photos and specifications dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

#### **Task Force Recommendation:**

1. Remove historic wood windows and replace with 1/1 vinyl windows with applied wood. Work initiated without a Certificate of Appropriateness. Deny without prejudice replacing on the front and 50% of the protected sides.
2. Reduce opening size of Window #15 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness. Approve (back of house).
3. Reduce opening size of Window #26 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness. Deny without prejudice (front 50% of house).
4. Install two new 1/1 vinyl windows (#25 and #27) with applied wood on either side of Window #26. Work initiated without a Certificate of Appropriateness. Deny without prejudice.
5. Repair siding beneath Windows #6 and #7, using wood with Hardie board on bottom row. Approve - repair and siding to match existing; Hardie board to be smooth side out.
6. Install landscaping beds in front yard. Work initiated without a Certificate of Appropriateness. Deny without prejudice.

#### **7. 2521 PARK ROW AVE**

South Blvd/Park Row Historic District  
CA167-038(MP)  
Marsha Prior

#### **Request:**

Construct accessory structure.

**Applicant:** Jeanette Bolden

**Application Filed:** October 6, 2016

#### **Staff Recommendation:**

Construct accessory structure. Deny without prejudice - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3(b)(9) which states that no building shall be constructed nearer than

seven feet to a side property line.

**Task Force Recommendation:**

Construct accessory structure. Recommend approval of new garage. Design is very complimentary to house and appropriate to neighborhood. Recommend more information be provided on windows, doors, and garage doors. Task Force is supportive of garage set back less than 7'-0".

**8. 6322 BRYAN PKWY**

Swiss Avenue Historic District  
CA167-014(EH)  
Eric Hill

**Request:**

1. Install rock garden in flower beds in front of main structure. Work completed without Certificate of Appropriateness.

**Applicant:** Anthony Barbieri

**Application Filed:** October 6, 2016

**Staff Recommendation:**

1. Install rock garden in flower beds in front of main structure. Work completed without Certificate of Appropriateness. Deny proposed work dated 10-6-16 with the finding that the proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 51P-63.116(2)(A) which prohibits rock or sculpture gardens in the front yard.

**Task Force Recommendation:**

1. Install rock garden in flower beds in front of main structure. Work completed without Certificate of Appropriateness. Deny - Not consistent with ordinance. Section 14 (2)(B) under items prohibited in the front yard.

**9. 6048 BRYAN PKWY**

Swiss Avenue Historic District  
CA167-006(EH)  
Eric Hill

**Request:**

Construct accessory structure in rear yard. Work partially completed without Certificate of Appropriateness.

**Applicant:** Robert Thomas

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Construct accessory structure in rear yard. Work partially completed without Certificate of Appropriateness. Approve with conditions - Approve plans and specifications dated 10-06-16 with the condition that the structure has a minimum 5' rear yard setback. The partially completed work is consistent with preservation criteria Section 51P-63.119(a)(1), Section 51P-63.119(a), and Section 51P-63.118(f)(2) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Construct accessory structure in rear yard. Work partially completed without Certificate of Appropriateness. Approve.

**10. 5643 SWISS AVE**

Swiss Avenue Historic District  
CA167-004(EH)  
Eric Hill

**Request:**

Install mail slot on front facade of main structure.

**Applicant:** Halee Belz

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Install mail slot on front facade of main structure. Deny without prejudice - Deny proposed work dated 10-6-16 with the finding that it does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria section 51P-63.116(1)(K)(v) stating, "an entrance treatment, including transoms, sidelights, stained glass, trim, and hardware, must be retained in its original location".

**Task Force Recommendation:**

Install mail slot on front facade of main structure. Approve with condition - To be installed at door knob height.

**11. 1033 E 9TH ST**

Tenth Street Neighborhood Historic District  
CA167-034(MP)  
Marsha Prior

**Request:**

1. Construct two-story house.
2. Construct accessory structure.
3. Construct 8ft wood fence up to front of house on left side yard and within front 50% of right side yard.
4. Install landscaping in front and side yards.

**Applicant:** Jay Taylor

**Application Filed:** October 6, 2016

**Staff Recommendation:**

1. Construct two-story house. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has provided insufficient information for Staff to determine the specifications for rear entry door, casement windows, exterior lighting, and additional information on the painting scheme, nor has applicant submitted revised plans or information on average setbacks.
2. Construct accessory structure. Deny without prejudice - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(ii) because locating a garage in the front yard is inconsistent with preservation criteria Section 4.1 for accessory structures and applicant has provided insufficient information for Staff to determine specifications for the garage door.
3. Construct 8ft wood fence up to front of house on left side yard and within front 50% of right side yard. Approve with conditions - Approve site plan dated 10/19/2016 with the condition that the 8 ft fence is located a minimum of 10 ft back from the front facade and that fencing less than 10ft back from the front facade is no higher than 3ft 6 in with the finding the

## Landmark Commission Agenda

### Monday, November 7, 2016

work is consistent with preservation criteria Section 1.11 for fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4. Install landscaping in front and side yards. Approve site plan dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 1.6 for landscaping and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

#### **Task Force Recommendation:**

1. Construct two-story house. Approve.
2. Construct accessory structure. Approve with conditions - Move garage back to rear 50% of structure.
3. Construct 8ft wood fence up to front of house on left side yard and within front 50% of right side yard. Approve with condition - Approve site plan dated 10/19/2016 with the condition that the 8 ft fence is located a minimum of 10 ft back from the front facade and that fencing less than 10ft back from the front facade is no higher than 3ft 6 in with the finding the work is consistent with preservation criteria Section 1.11 for fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install landscaping in front and side yards. Approve.

#### **12. 2830 TANNER ST**

Wheatley Place Historic District  
CA167-017(MP)  
Marsha Prior

#### **Request:**

Construct one-story house.

**Applicant:** Jose Robledo

**Application Filed:** October 6, 2016

#### **Staff Recommendation:**

Construct one-story house. Deny without prejudice - The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 9.7 which states that material on new construction must be of the same predominant material.

#### **Task Force Recommendation:**

Construct one-story house. Approve with condition that porch height and steps are verified, use siding appropriate for neighborhood, and suggest additional windows in living and bedrooms.

#### **13. 107 N CLINTON AVE**

Winnetka Heights Historic District  
CA167-036(JKA)  
Jennifer Anderson

#### **Request:**

Construct accessory structure and attached carport in rear of the main structure.

**Applicant:** Quimby McCoy Preservation Architecture LLP - Marcel Quimby/Nancy McCoy

**Application Filed:** October 6, 2016

#### **Staff Recommendation:**

Construct accessory structure and attached carport in rear of the main structure. Deny without prejudice - The



proposed demolition does not meet the standards in City Code Section 51A-4.501(h)(4)(A) because the owner has not shown that the new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed.

**Task Force Recommendation:**

Construct accessory structure and attached carport in rear of the main structure. No quorum, comments only. Support accessory structure and attached carport in rear of the main structure.

**14. 107 N CLINTON AVE**

Winnetka Heights Historic District  
CD167-001(JKA)  
Jennifer Anderson

**Request:**

Demolish accessory structure using the standard "replace with more appropriate/compatible structure."

**Applicant:** Quimby McCoy Preservation Architecture LLP - Marcel Quimby/Nancy McCoy

**Application Filed:** October 6, 2016

**Staff Recommendation:**

Demolish accessory structure using the standard "replace with more appropriate/compatible structure." Deny without prejudice - The proposed demolition does not meet the standards in City Code Section 51A-4.501(h)(4)(A) because the owner has not shown that the new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed.

**Task Force Recommendation:**

Demolish accessory structure using the standard "replace with more appropriate/compatible structure." No quorum, comments only. Maher and Horn: support demolition of accessory structure. Escobedo: oppose demolition based on contributing structure and original to the building (Sanborn map 1922).

**15. 4503 Reiger Avenue**

Hold a public hearing to consider initiation of historic designation process for 4503 Reiger Avenue (Bianchi House).

**Owner:** Richard F Leggio

**OTHER BUSINESS ITEMS:**

Approval of Minutes from October 3, 2016.

**ADJOURNMENT**

**DESIGNATION COMMITTEE:**

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, November 17, 2016, 5:45 p.m., at the Wilson House Dining Room (Preservation Dallas), 2922 Swiss Avenue.

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](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for location and time.

**EXECUTIVE SESSION NOTICE**

The Commission may hold a closed executive session regarding any item on this agenda when:

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 Commission/Board 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]

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 §551.086]



## **LANDMARK COMMISSION**

**NOVEMBER 7, 2016**

FILE NUMBER: CA167-044(LC)  
LOCATION: 1321 Commerce Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 619

PLANNER: Liz Casso  
DATE FILED: October 6, 2016  
DISTRICT: Adolphus Hotel (H-36)  
MAPSCO: 45-P  
CENSUS TRACT: 0031.01

**APPLICANT:** RB Adolphus LLC

**REPRESENTATIVE:** Skip Reske

**OWNER:** Adolphus Assoc. JV

**REQUEST:**

- 1) Construct new storefront and entry area on Commerce Street
- 2) Install signage on Commerce Street facade.

**BACKGROUND/HISTORY:**

11/8/2011 – Landmark Commission approved new signage for the Rodeo Bar. (CA112-012(MD)).

4/6/2015 – Landmark Commission approved the temporary installation of a construction lift and approved with conditions the temporary removal of 18 windows and railing (CA145-220(MD)).

5/2/2016 – Landmark Commission reviewed a Courtesy Review to construct new storefront and entry area on Commerce Street (CR156-006(MD)).

**ANALYSIS:**

The Commerce Street façade in question is part of the 1917 Lang and Witchell addition that was heavily modified in the 1980's. The proposed alterations would remove the existing valet drive-thru space, build out the lobby space with a recessed entry, and create adjoining retail spaces that would be built out to the sidewalk. The design includes a flat metal canopy with a skylight roof in front of the proposed recessed lobby entry, metal frame storefront windows and doors for the lobby entry, wood storefront windows and doors for the retail space entries, decorative exterior lighting, and signage for the hotel and retail spaces.

The Commission reviewed the conceptual designs for the proposed alterations during a Courtesy Review in May, 2016. At that time, the Task Force and Staff had

recommended that the applicant simplify the design of the proposed canopy, which reflected decorative elements from the 1912 portion of the structure. The applicant did this prior to Commission review in May.

The applicant has further simplified the design of the canopy by eliminating the columns supports from the original design, and the decorative metal valence-like feature. After the Task Force meeting, the applicant submitted revised drawings per the Task Force's comments. This included removing the canopy cover over the retail spaces that flank the proposed recessed lobby entry, reducing the size of the canopy anchors and reducing the height of the skylight canopy roof.

Staff forwarded the signage information to the sign inspectors. They indicated that the proposed signage does meet the requirements of the Dallas City Code.

Overall, Staff does not believe the proposed alterations and signage would have an adverse impact on the character of the historic site. They have been designed in such a way that they are reversible and would not prevent a future restoration of the 1925 Lang and Witchell addition. In addition, the proposed alterations and signage are currently under review by the Texas Historical Commission, who has thus far expressed support for the proposed alterations.

**STAFF RECOMMENDATION:**

- 1) Construct new storefront and entry area on Commerce Street. – Approve - Approve drawings dated 10/12/16 and 10/28/16 with the finding the proposed work is consistent with preservation criteria Section 3 for fenestration and openings, Section 5 for embellishments and detailing, Section 7 for Lighting and Landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install signage on Commerce Street elevation – Approve – Approve drawings dated 10/12/16 and 10/28/16 with the finding the proposed work is consistent with preservation criteria Section 8 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Construct new storefront and entry area on Commerce Street. - Approve with conditions – Approved as submitted with conditions: Skylight be reduced in height so as not to be visible from Akard and Field intersections with Commerce. Reduce size of canopy anchor mounting plate. Suggest that canopy's be simplified: Retain the main center canopy; and Delete the two side canopies.
- 2) Install signage on Commerce Street elevation – Approve – Approve.

CA 167 - 044 (LC)  
Office Use Only

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

RECEIVED BY

~~OCT 06~~ 2016

Date: \_\_\_\_\_

## ~~Current Planning~~

## Date \_\_\_\_\_

**Historic Preservation**  
Rev. 111408





Site Aerial



Existing South Elevation (Commerce Street Elevation)





Existing South Elevation – Current Hotel Entry

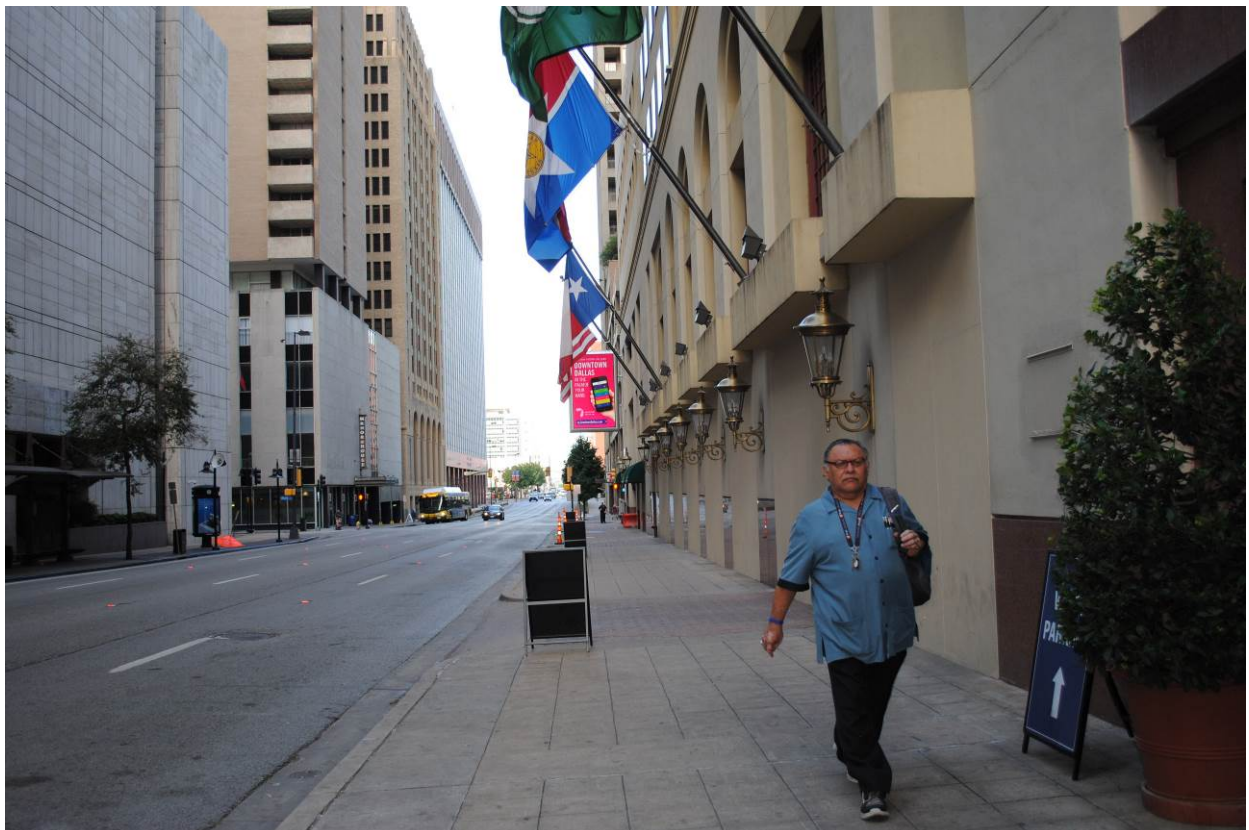


Existing South Elevation – Proposed New Hotel Entry Location





Streetscape – Facing Northwest



Streetscape – Facing Southwest

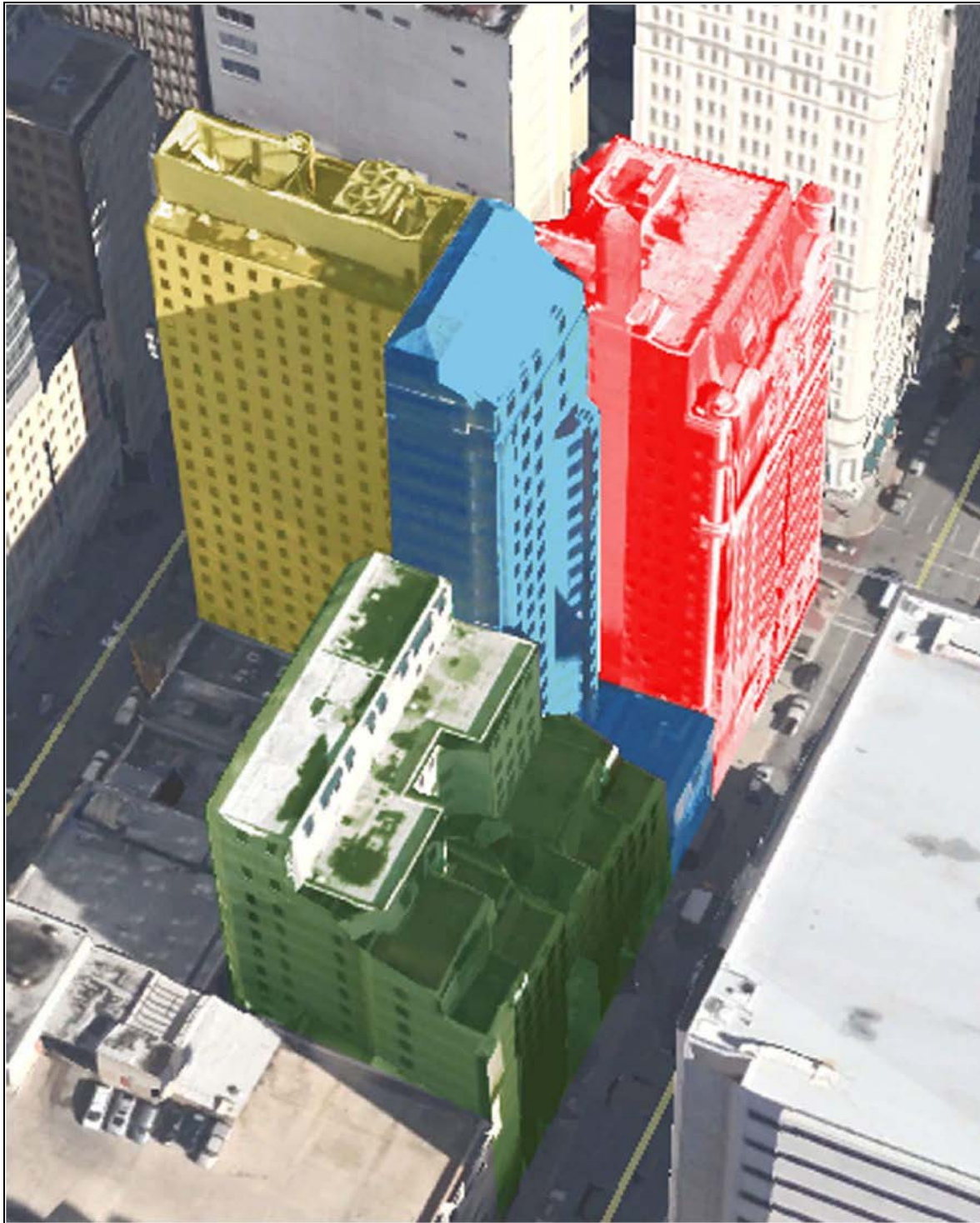




Across the Street – Facing Southeast



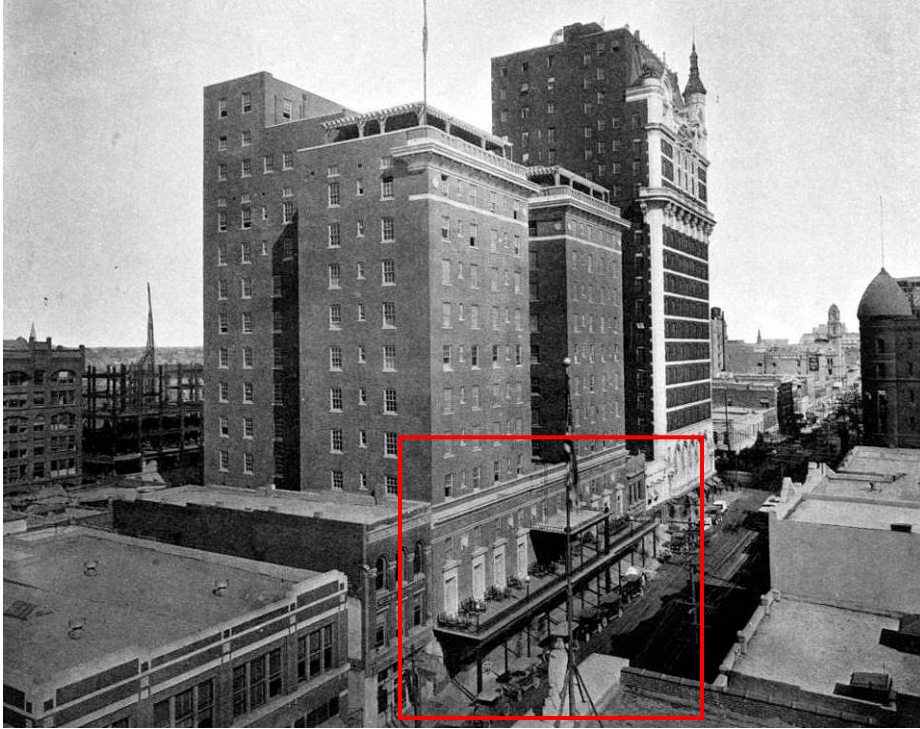
Streetscape – Facing Northeast



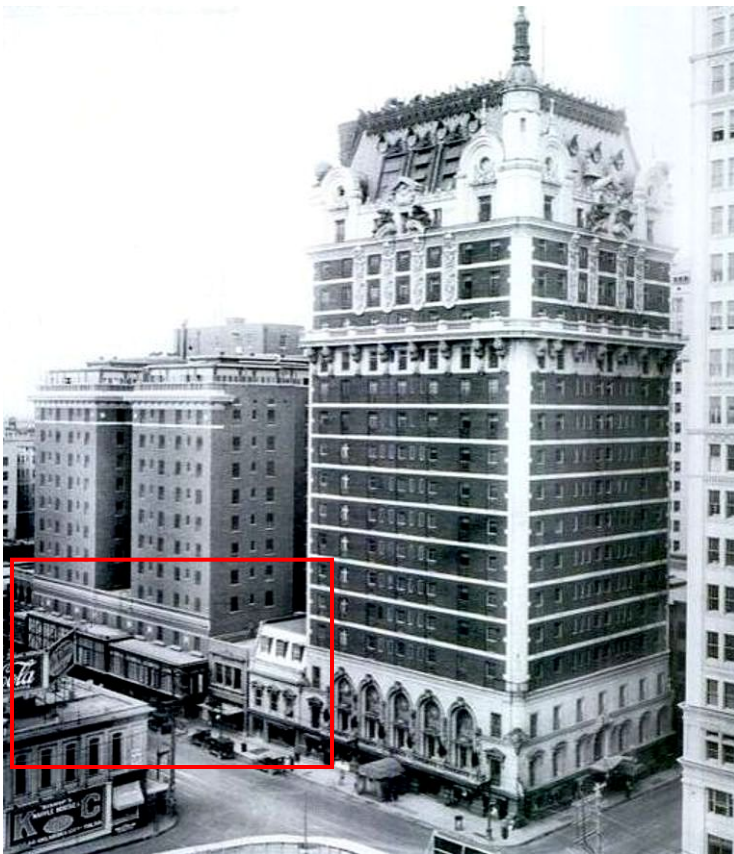
The Adolphus Hotel was originally constructed in 1912 at the corner of Commerce and Akard Street. It has had three major additions. The applicant is requesting to alter the 1917 Lang and Witchell Addition, which was significantly modified in the 1980s.

<span style="color: red;">■</span>	Original 1912 Hotel
<span style="color: green;">■</span>	1917 Lang and Witchell Addition
<span style="color: blue;">■</span>	1926 Alfred Bossom Addition
<span style="color: yellow;">■</span>	1951 Wyatt C. Hedrick Addition





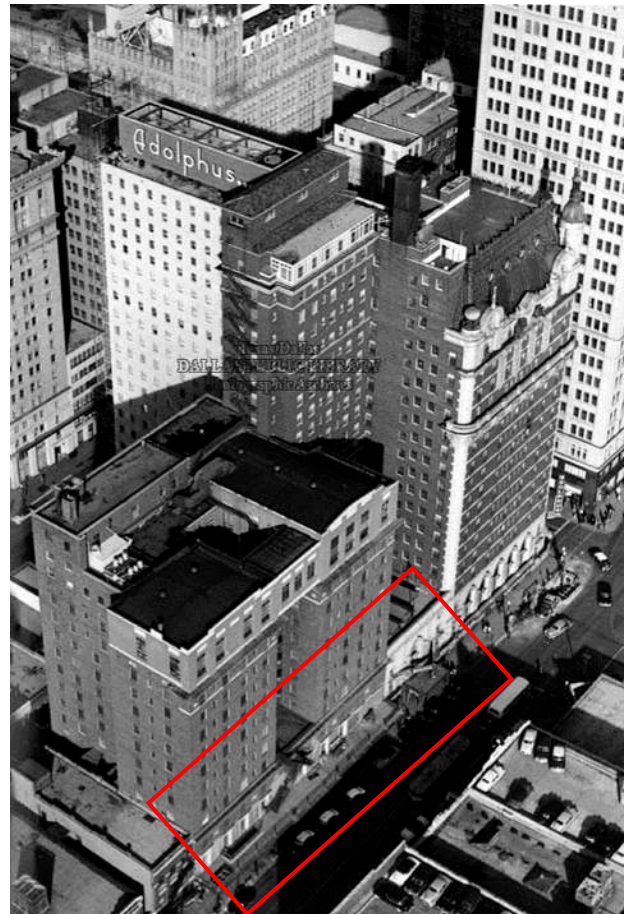
Historic Photo – 1922; Original 1917 Lang and Witchell addition front entry, and proposed renovation project area highlighted above.



Historic Photo – 1924; Lang and Witchell addition front entry (now modified with enclosed balcony), and proposed renovation project area highlighted above.



Historic Photo – Date Unknown, possibly circa 1940, which is about when the top floor of the 1917 addition was modified. Project area is highlighted above.

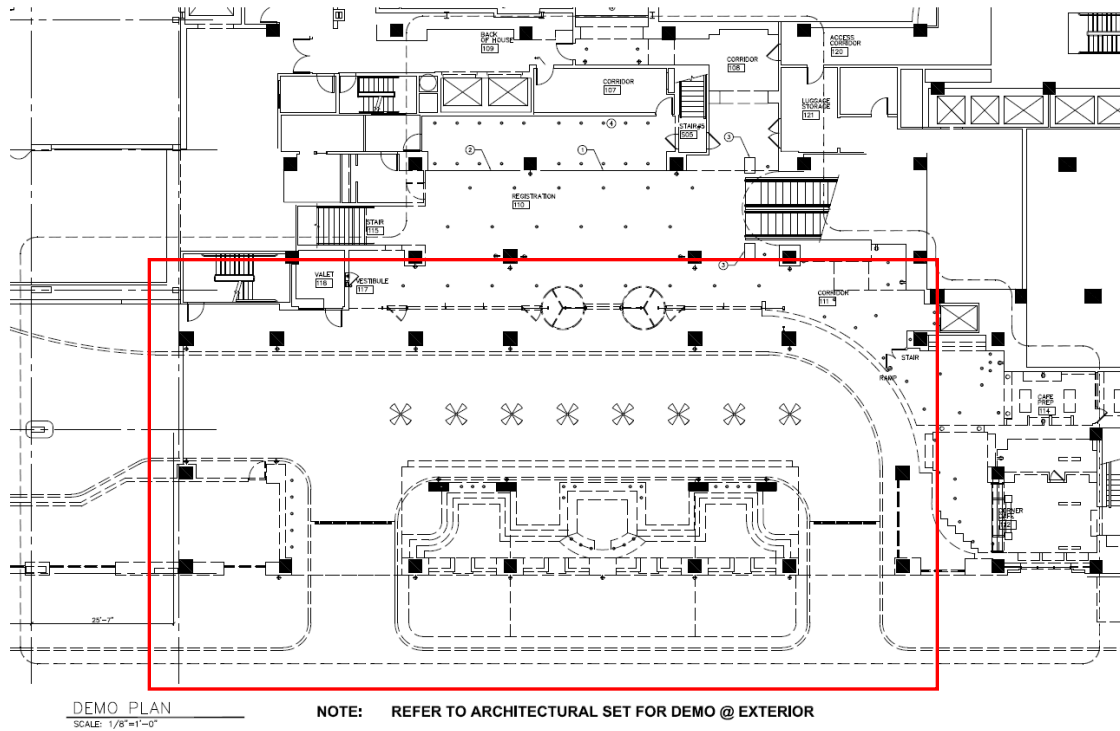


Historic Photo – Date Unknown, sometime after 1951, as the 1951 addition is visible in photo. Project area is highlighted above.

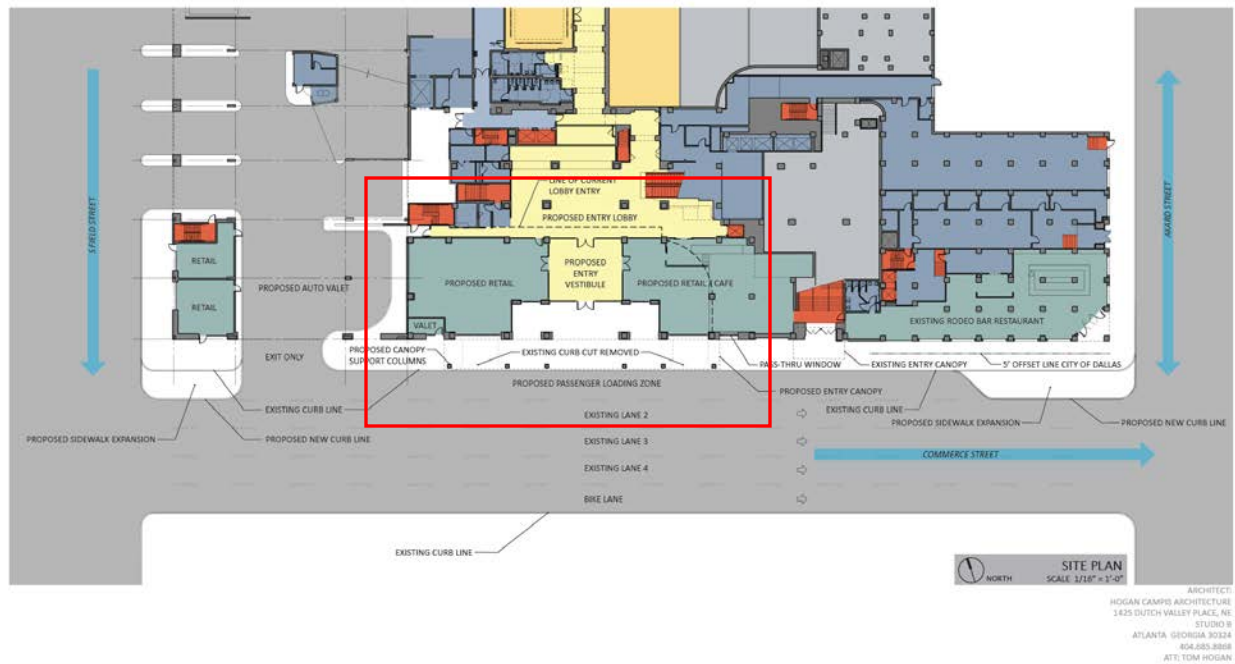


Historic Photo – Date Unknown; Project area highlighted above.





Existing floor plan



Conceptual Floor Plan From Courtesy Review (5/2/16)





VIEW OF ENTRY CANOPY

ARCHITECT:  
HOGAN CAMPS ARCHITECTURE  
1425 DUTCH VALLEY PLACE, NE  
STUDIO B  
ATLANTA, GEORGIA 30324  
404.685.8868  
ATT: TOM HOGAN



ADOLPHUS HOTEL - PORTE COCHERE - LANDMARK COMMISSION HEARING

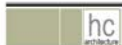
MEETING DATE: MAY 2ND, 2016

Conceptual Design From Courtesy Review (5/2/16)



VIEW AT HOTEL ENTRANCE VESTIBULE

ARCHITECT:  
HOGAN CAMPS ARCHITECTURE  
1425 DUTCH VALLEY PLACE, NE  
STUDIO B  
ATLANTA, GEORGIA 30324  
404.685.8868  
ATT: TOM HOGAN



ADOLPHUS HOTEL - PORTE COCHERE - LANDMARK COMMISSION HEARING

MEETING DATE: MAY 2ND, 2016

Conceptual Design From Courtesy Review (5/2/16)



ARCHITECT:  
HOGAN CAMPS ARCHITECTURE  
1425 DUTCH VALLEY PLACE, NE  
STUDIO B  
ATLANTA, GEORGIA 30324  
404.685.8248  
ART: TOM HOGAN



ADOLPHUS HOTEL - PORTE COCHERE - LANDMARK COMMISSION HEARING

MEETING DATE: MAY 2ND, 2016

Conceptual Design From Courtesy Review (5/2/16)



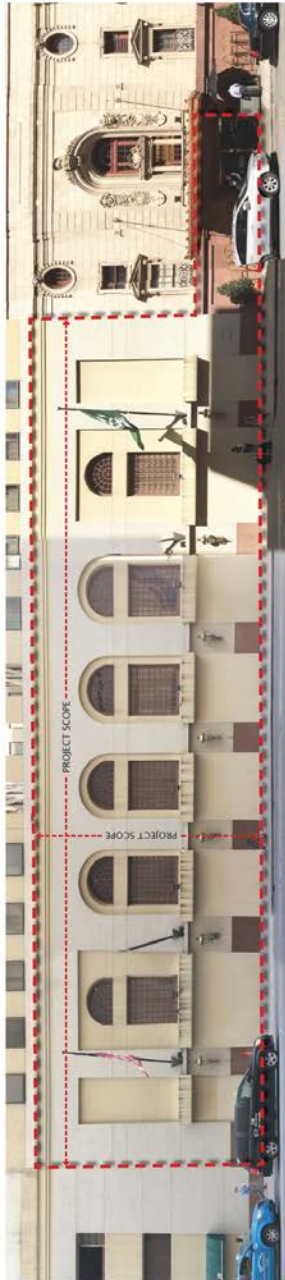
Proposed New Entry



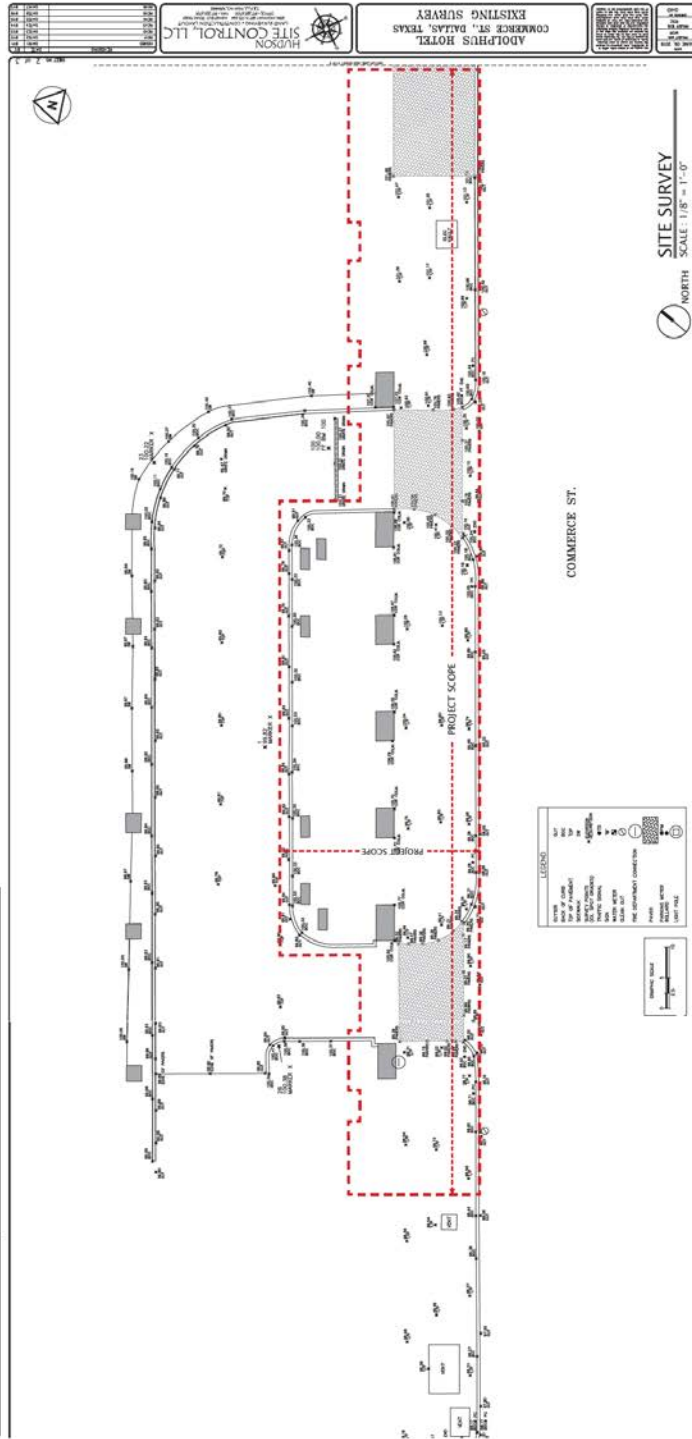
Proposed New Entry

Site Survey

CA167-044(LC)



EXISTING CONDITIONS / RENOVATION SCOPE SCALE: NOT TO SCALE



hc  
architecture

The Adolphus Hotel - Phase-5A - Exterior Renovation  
HISTORICAL PRESERVATION REVIEW

SHEET NUMBER  
A-03

Submission Date: November 7, 2016

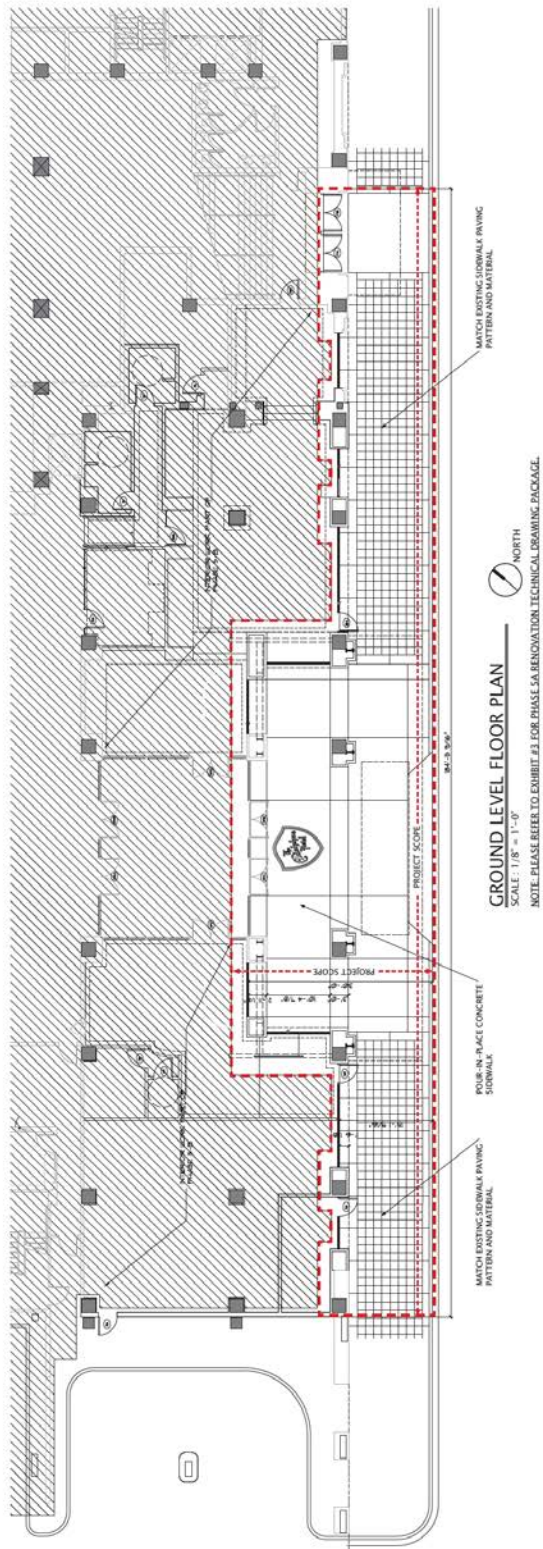
1321 Commerce St., Dallas, TX 75202



Request #1 - Proposed floor and finish plan

CA167-044(LC)

C1-16



10/23/16

**SIDEWALK PAVERS**  
- TO MATCH EXISTING SIDEWALK PAVING PATTERN AND MATERIAL



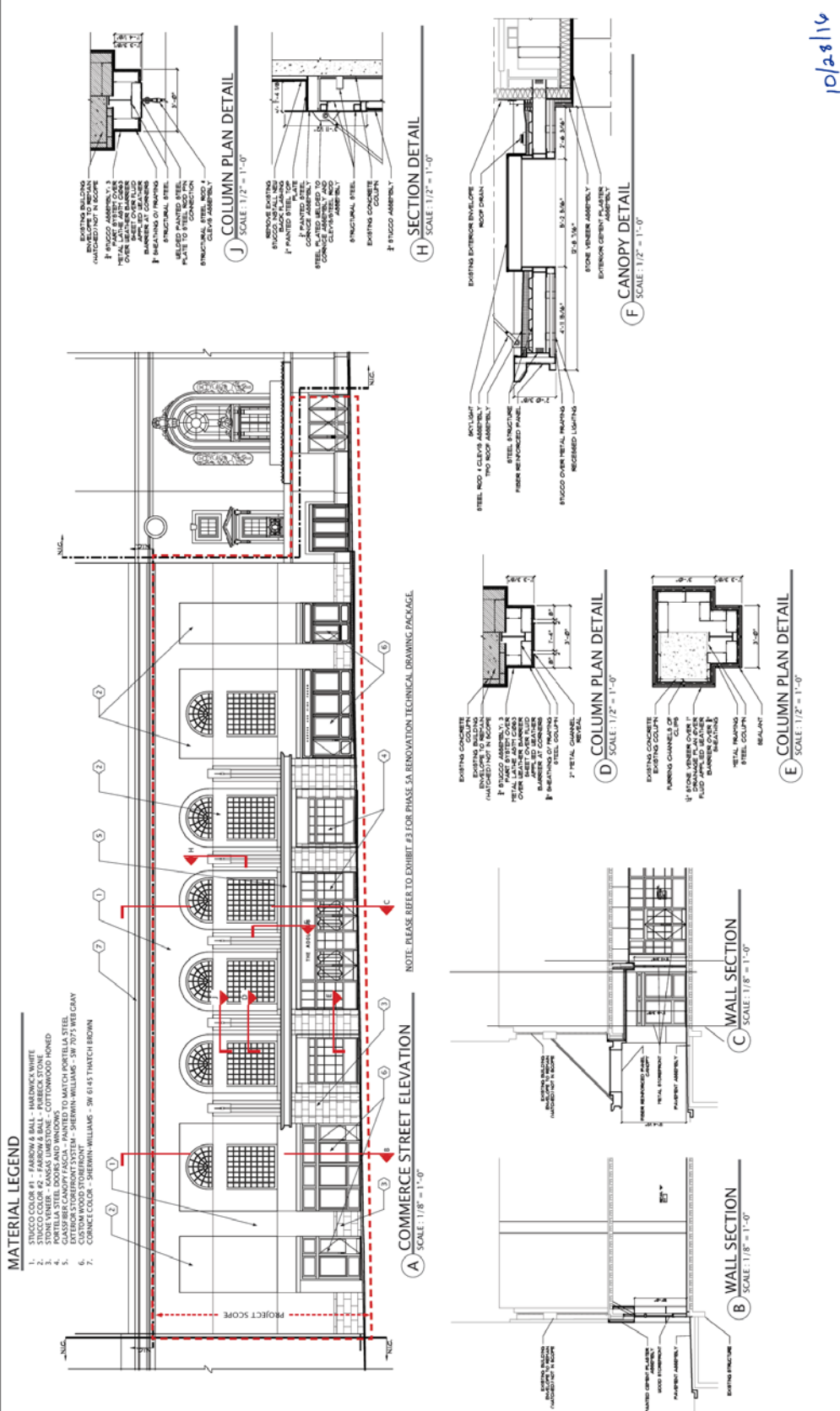
**CONCRETE SIDEWALK FINISH @ ENTRY**



Request #1 - Proposed Elevation, Sections and Column Detail

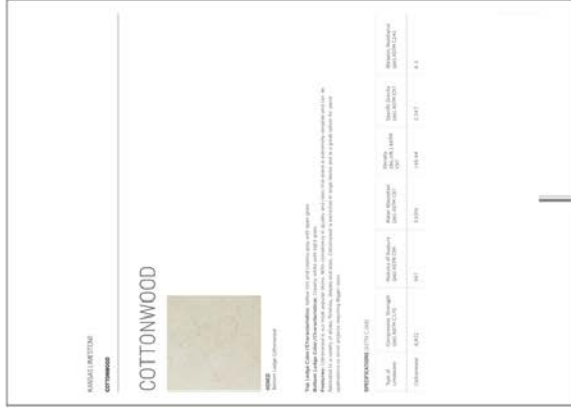
CA167-044(LC)

C1-17





## STONE VENEER





Technical drawing of a door assembly, showing a side elevation and a top-down view. The side elevation shows a door with a transom, a handle, and a lock. The top-down view shows the door's internal structure and the transom's placement. Dimensions are provided for various parts of the door and the transom.

**Side Elevation Dimensions:**

- Overall Height: 80 1/2"
- Overall Width: 36 1/2"
- Door Height: 78 1/2"
- Door Width: 36 1/2"
- Transom Height: 12 1/2"
- Transom Width: 36 1/2"
- Handle Height: 48 1/2"
- Lock Height: 54 1/2"

**Top-Down View Dimensions:**

- Overall Width: 36 1/2"
- Overall Height: 80 1/2"
- Door Width: 36 1/2"
- Door Height: 78 1/2"
- Transom Width: 36 1/2"
- Transom Height: 12 1/2"

**Material and Finish:**

- Material: Solid Pine
- Finish: Stain and Polyurethane

**Hardware:**

- Handle: Brass
- Lock: Brass

**Notes:**

- 1. See page 10 for details of door and transom.
- 2. See page 11 for details of door and transom.

 rbot... inc  
The Adolphus Hotel / Exterior Signage  
\$205 Construction Mount

10/28/16

NOTE: PLEASE REFER TO EXHIBIT #2 FOR FULL EXTERIOR SIGNAGE PACKAGE.

# hc architecture

## The Adolphus Hotel - Phase-5A - Exterior Renovation

1321 Commerce St. Dallas, TX 75202

## HISTORICAL PRESERVATION REVIEW

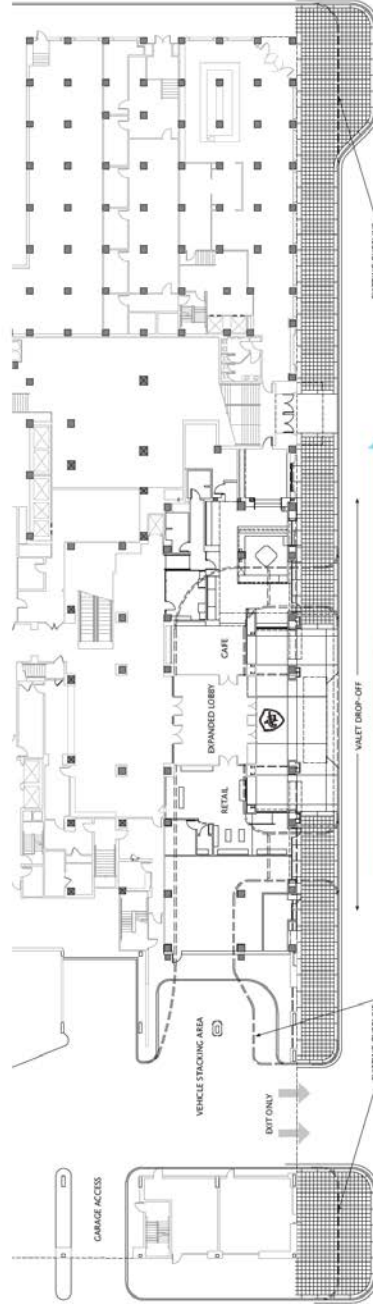
Submission Date: November 7 2016

SHEET NUMBER

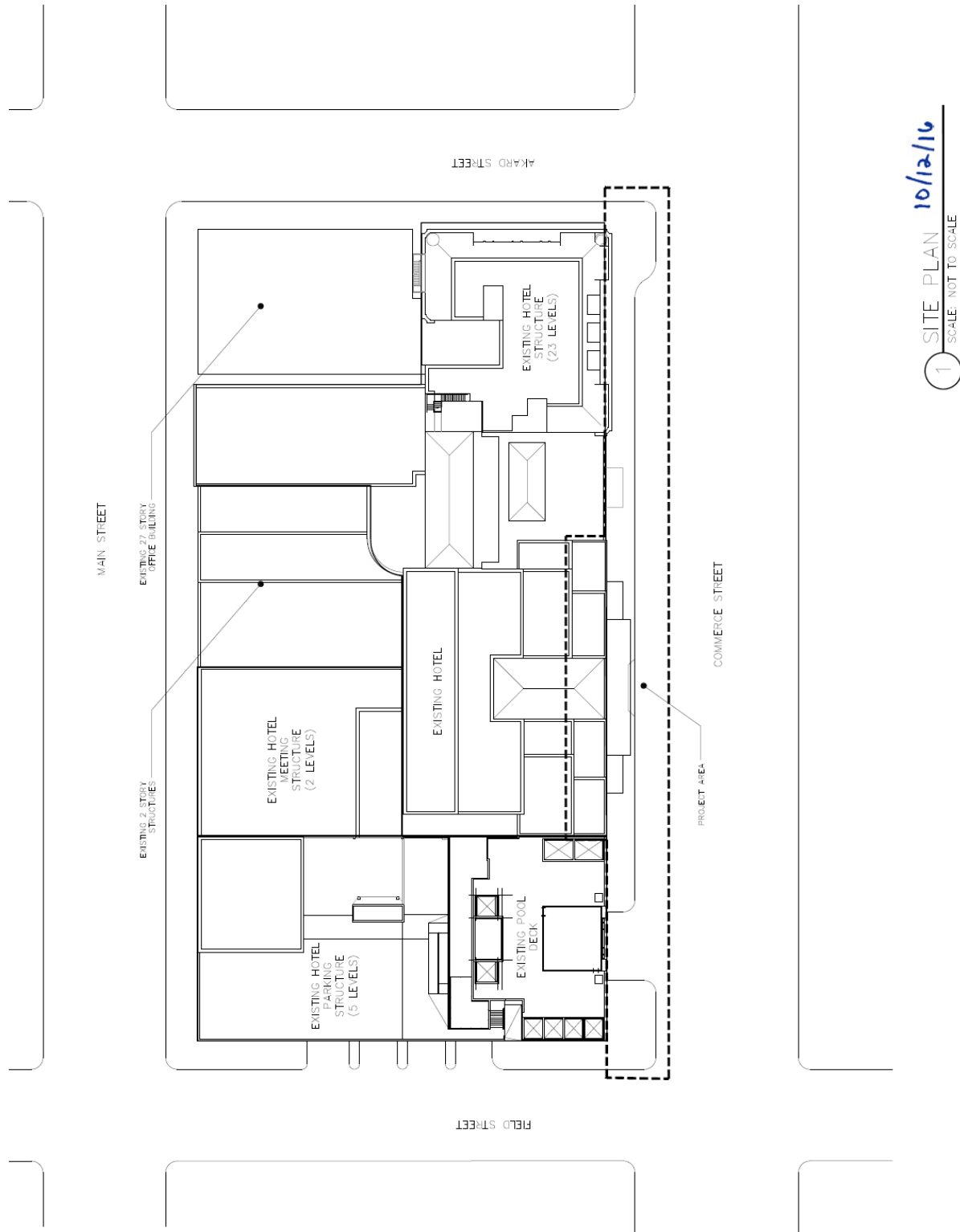
A-08



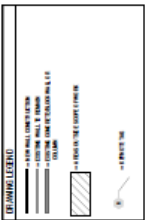
○ COMMERCE STREET COLOR ELEVATION  
SCALE: NTS



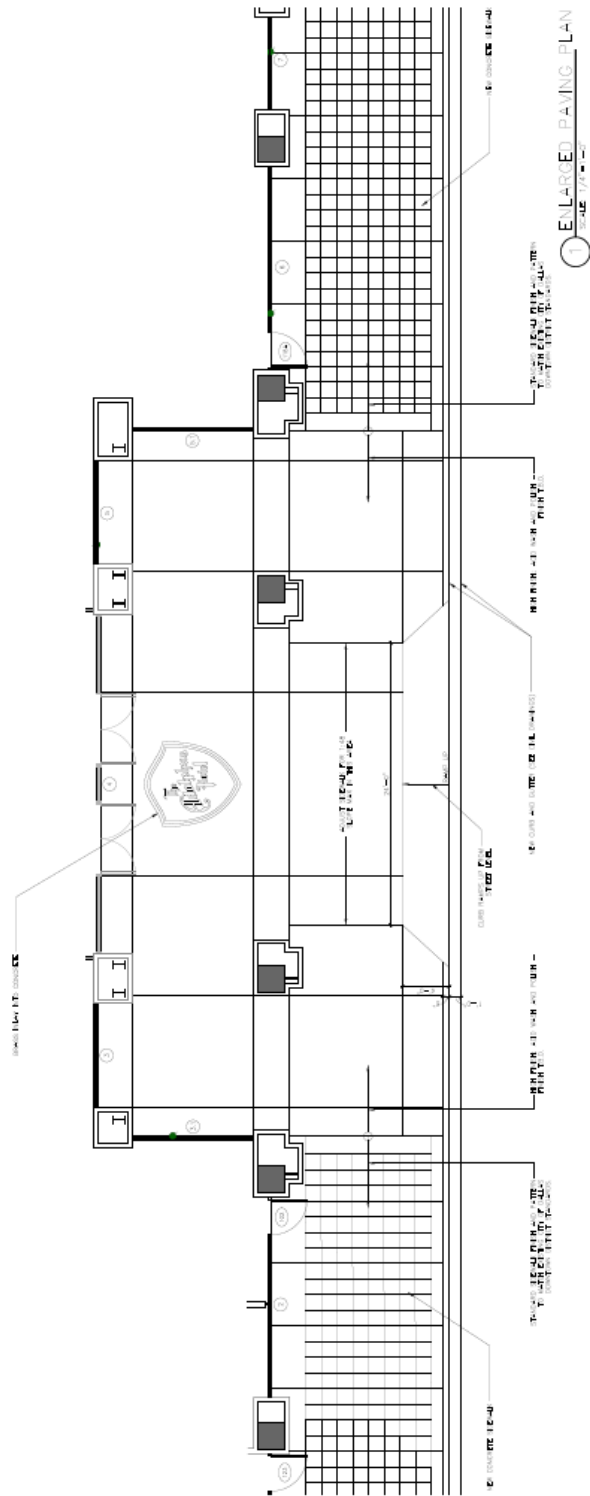
○ SITE PLAN  
SCALE: 1/16" = 1'-0"  
10/28/16



Request #1 - Proposed Site Plan



Request #1 - Proposed Floor Plan







1321 Commerce Street Dallas, TX 75202

## Exterior Signage Design Concept Program

---

10/05/16



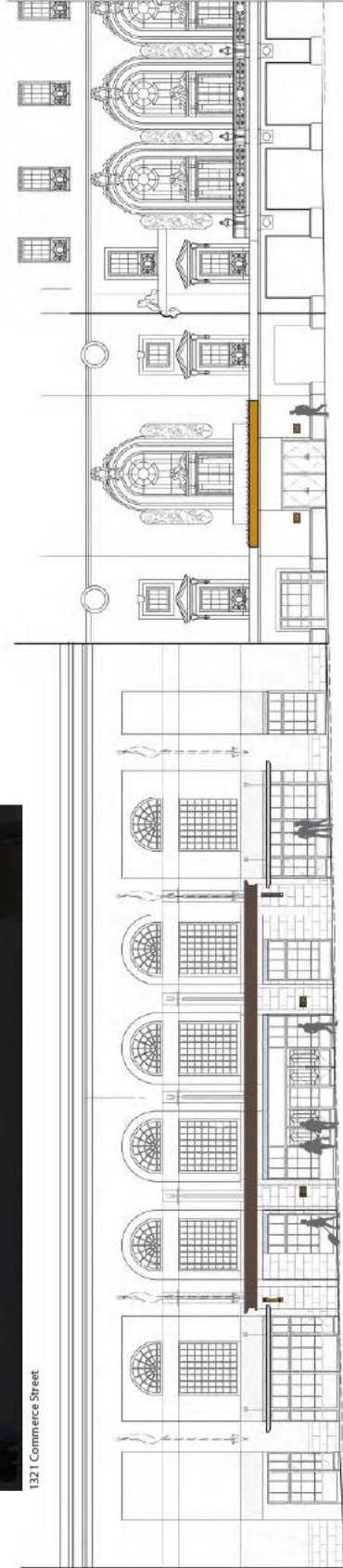


The Adolphus Hotel / Exterior Signage

09/20/16



1321 Commerce Street



10/12/16

Adolphus Hotel / Elevation Sign Location Overview

Request #2 - Proposed Signage Location



The Adolphus Hotel / Exterior Signage

09/30/16



1321 Commerce Street



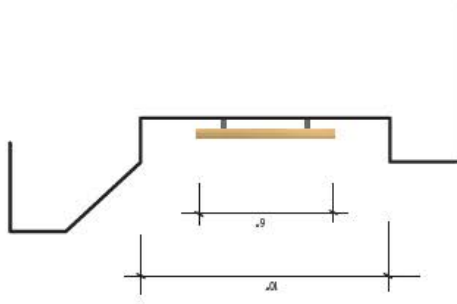
Hotel Marquee Identification /Elevation

(2) required at each side

10/12/16

cutout brass letters in light oxidized finish pin mounted to fascia / typ. 3 sides

no illumination possible / letters are too small



Marquee Sign /Side View

Request #2 - Proposed Canopy Sign

CA167-044(LC)

C1-26



The Adolphus Hotel / Exterior Signage

1321 Commerce Street



Adolphus Hotel / Elevation Sign Location Overview

10/12/16

Request #2 - Proposed Flat Attached Sign over New Lobby Entry



The Adolphus Hotel / Exterior Signage

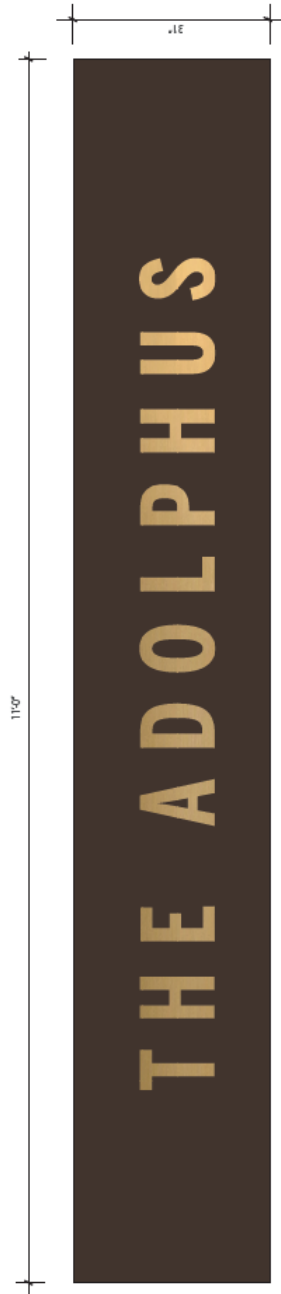
1321 Commerce Street



Hotel Entrance Storefront Sign / Elevation

**option 1**

alum. fabrication cabinet painted bronze with  
white acrylic push-thru letters lighting white  
storefront mounted / electrical required

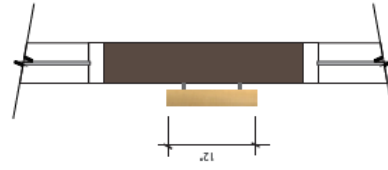
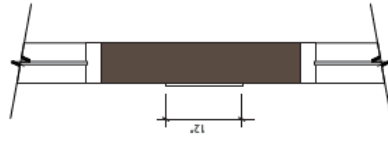


Hotel Entrance Storefront Sign / Elevation

**option 2**

alum. fabrication cabinet painted dark bronze with  
reverse channel letters painted in light bronze lighting white  
storefront mounted / electrical required

10/12/16



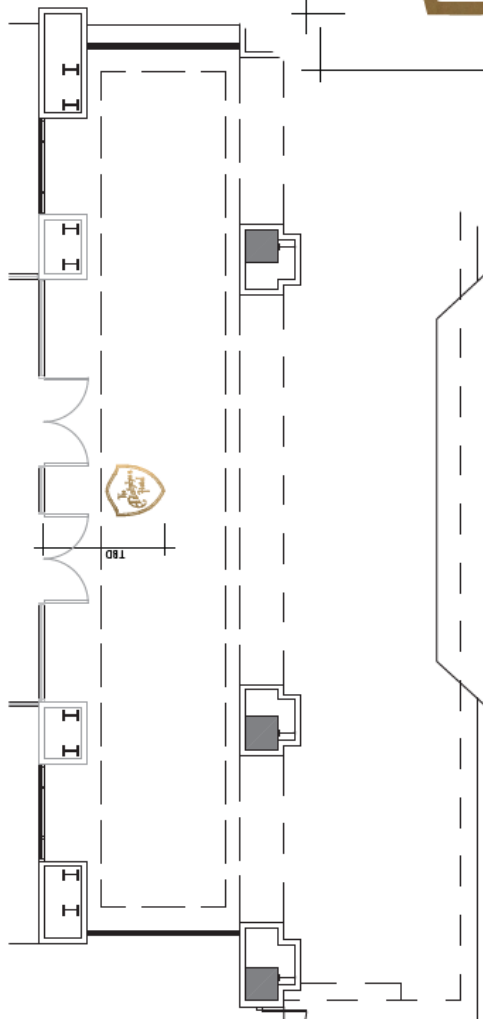
Storefront Sign / Side View

Request #2 – Proposed Flat Attached Sign Options for Lobby Entry



The Adolphus Hotel / Exterior Signage

09/30/16



Adolphus Hotel / Floor logo Location

10/12/16

31'-3 1/8"



36"

Sign Type C3  
Hotel entry / ID  
floor application  
by others  
light oxidized brass  
logo from 1/2" plate

A Hotel Entry Floor ID / Elevation  
(1) required

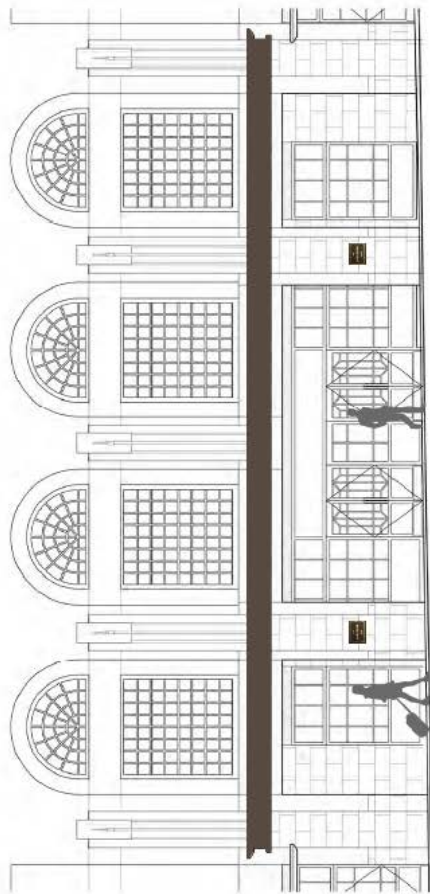
Request #2 - Proposed Floor Sign in Front of New Lobby Entry





The Adolphus Hotel / Exterior Signage

09/20/16

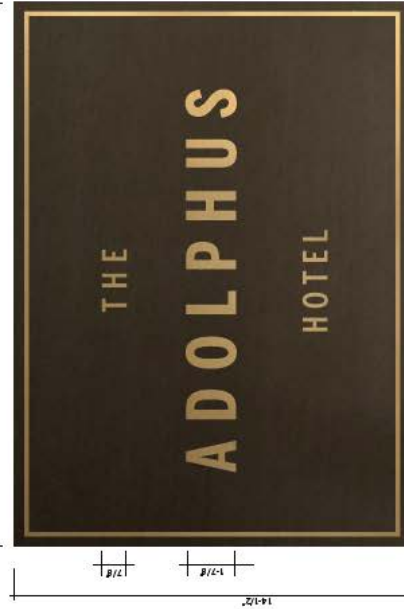


Adolphus Hotel / Sign Location Elevation

10/12/16

New Entrance

20'



option 1

Sign Type C3  
Hotel entry ID plaque  
Hotel entry ID plaque  
mounted on stone columns  
dark oxidized brass  
painted with cutout  
names/number applied  
and copy etc. fill

A Hotel Entry Identification Plaque / Elevation  
(2) required

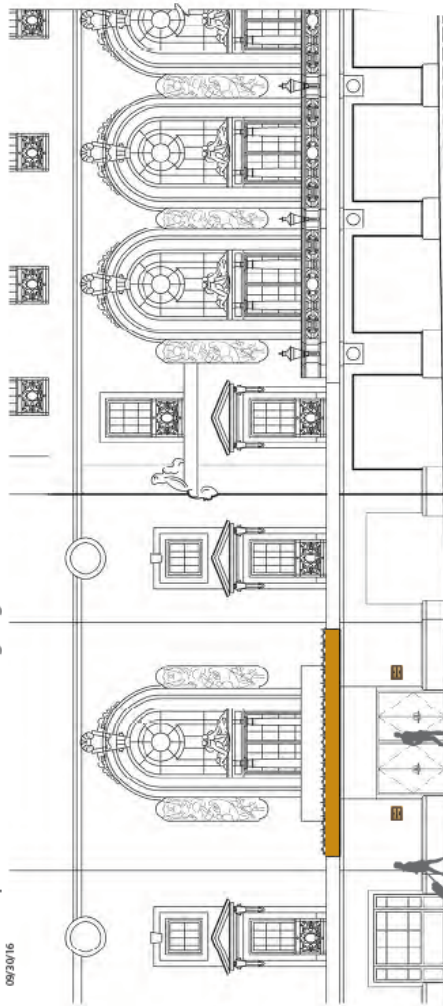


Request #2 - Proposed Plaque Signs on Columns



The Adolphus Hotel / Exterior Signage

08/20/16

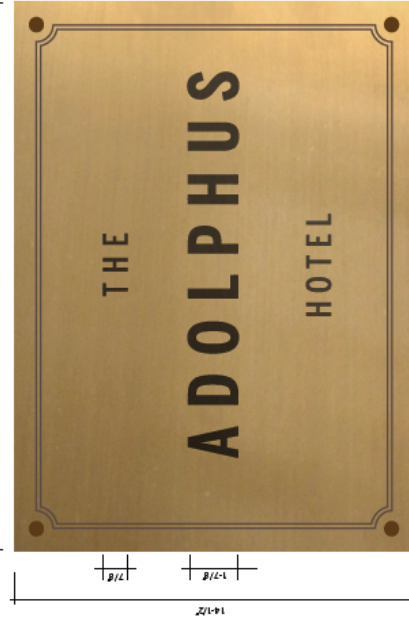


Old Entrance

Adolphus Hotel / Sign Location Elevation

10/12/16

2'

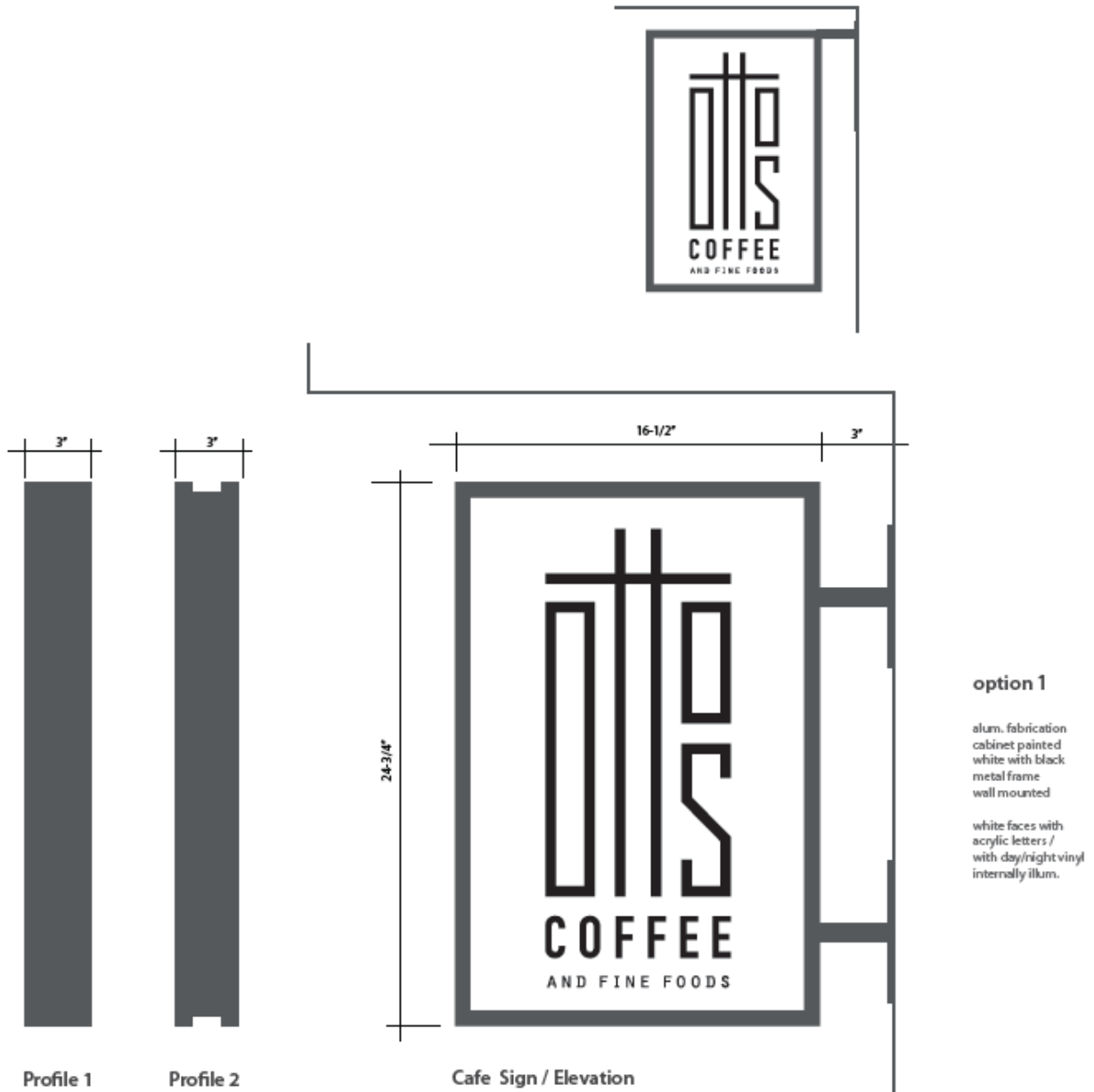


option 2

Sign Type C3  
Hotel entry ID plaque  
mounted on stone columns  
light colored brass  
with antique bed  
borders/fills and  
logo copy

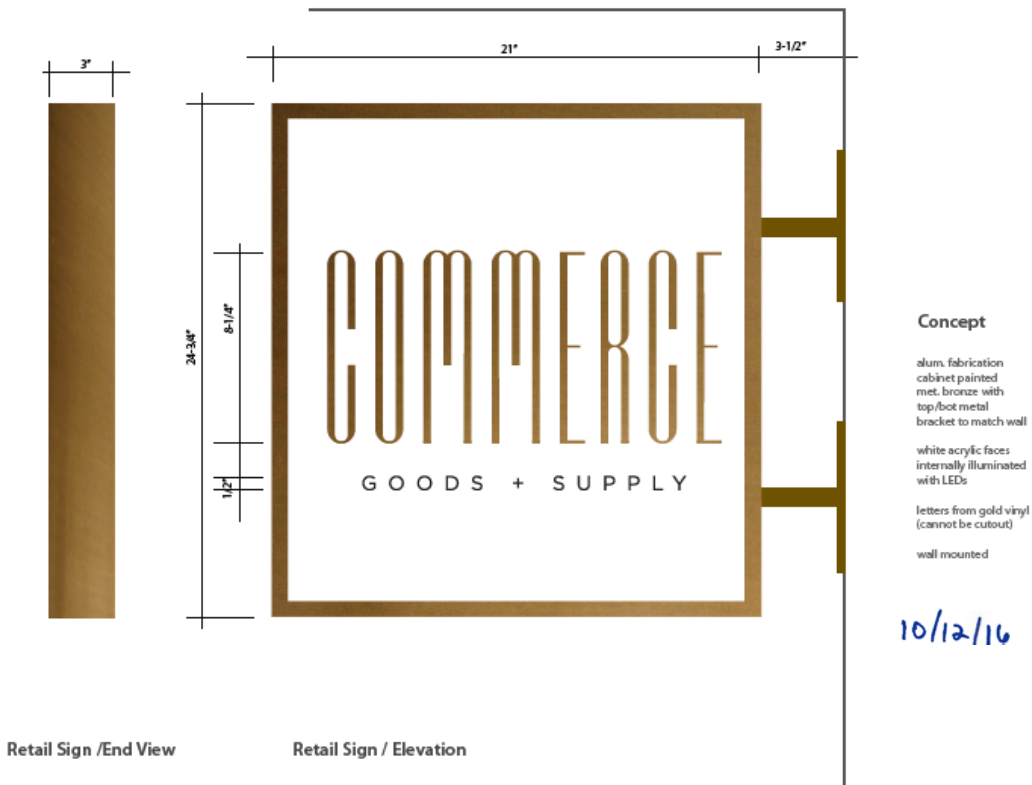
**A** Hotel Entry Identification Plaque /Elevation  
(2) required

Request #2 - Proposed Plaque Signs at Existing Hotel Entry



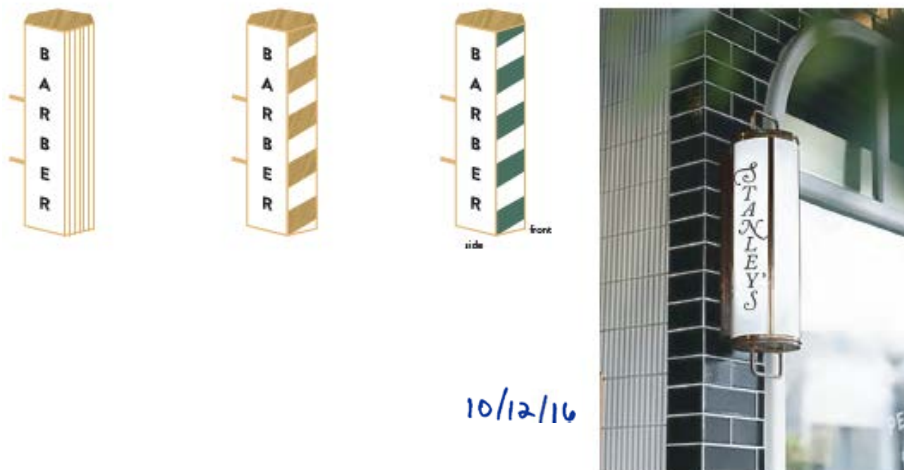
10/12/16

Request #2 - Proposed Projecting Sign for Retail Space



Request #2 - Proposed Projecting Sign for Retail Space

*STANLEY'S*  
BARBER SHOP



SURFACE MOUNTED ON: PANELED WOOD COLUMN  
WALL MOUNTED:  
8" DIAMETER, 18" TALL

Request #2 - Proposed Projecting Sign for Retail Space

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

DATE: 10/12/2016

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: RB Adolphus LLC  
Address: 1321 Commerce St (Adolphus Hotel, H-36)  
Date of CA/CD Request: 10/6/2016

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*as submitted*  
*Approve with conditions*

*1) Sky light be reduced in height so as not to be visible from ~~East~~ Akard & Field intersections w/ Commerce*

*2) Reduce size of Canopy Anchor Mounting Plate*  
*suggest that canopy's be simplified*

*a) Retain the main center canopy*  
*b) Delete the 2 side canopies*

**Task force members present**

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Joseph Piwet	<input type="checkbox"/>
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input checked="" type="checkbox"/> Charles Neel	<input type="checkbox"/> Cathy Dawson (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Justin Curtsinger	<input type="checkbox"/> Anne Stimmel (Alternate)

Ex Officio staff member(s) Present ☒ Liz Casso ☐

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

Maker: *Jay Firsching*  
2nd: *Justin Curtsinger*

Task Force members in favor: *5*

Task Force members opposed: *0*

Basis for opposition:

CHAIR, Task Force

*Gary C. Coffman*

DATE

*10/12/2016*

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00am 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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-043(LC)  
LOCATION: 300 N. Akard Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: CA-1(A)

PLANNER: Liz Casso  
DATE FILED: October 6, 2016  
DISTRICT: Fidelity Union Life (H-126)  
MAPSCO: 45-K  
CENSUS TRACT: 0021.00

**APPLICANT:** Wiedamark LLC

**REPRESENTATIVE:** Mark Reed-Walkup

**OWNER:** WLK MOSAIC OWNER LP

**REQUEST:**

Paint exterior light fixtures on pool deck using Tiger Drylac Metallic Powder Coat, 49/80190 "P7 Glimmer."

**BACKGROUND / HISTORY:**

8/4/2014 – Landmark Commission approved new retail signage and awning.

9/8/2015 – Landmark Commission approved new exterior lighting (CA145-578(MD)).

6/6/2016 – Landmark Commission approved new signage on rooftop penthouse façade (CA156-514(MD)).

**ANALYSIS:**

This submittal is a revision to previously approved exterior lighting. The design, size, location and number of light fixtures is to remain the same. The applicant is requesting to change the finish color of the light fixtures on the north elevation in the pool deck area from a beige tone, which matched the exterior brick, to a charcoal grey color (Tiger Drylac Metallic Powder Coat, 49/80190 "P7 Glimmer"). The pool deck is located on the 9<sup>th</sup> floor, and the light fixtures are not visible from the public right of way. In addition, the north elevation is not a protected façade.

The approved light fixtures on the west and south elevations, at street level along Akard and Bryan streets, will remain beige to match the exterior brick. After the Task Force meeting the applicant revised the submittal based off the recommendations and withdrew their request to change the finish color of the light fixtures on the west and



south elevations, which are protected façades. The preference was for the light fixtures on the protected façades to blend in or “disappear” from the historic structure.

**STAFF RECOMMENDATION:**

Paint exterior light fixtures on pool deck using Tiger Drylac Metallic Powder Coat, 49/80190 “P7 Glimmer.” – Approve – Approve with the finding the proposed work is consistent with the preservation criteria for landscaping in Section 3.4(a), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Paint exterior light fixtures on pool deck using Tiger Drylac Metallic Powder Coat, 49/80190 “P7 Glimmer.” – Approve – Approve change in color for brackets on pool deck interior façade to “P7 Glimmer” by Tiger Drylac.

RECEIVED BY

OCT 06 2016

Current Planning

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

CA <u>167-043(LC)</u>
Office Use Only

Name of Applicant: Wiedamark LLC  
Mailing Address: 4016 Harry Hines Blvd  
City, State and Zip Code: Dallas, TX 75219  
Daytime Phone: 972-650-1855 Fax: 972-767-3299  
Relationship of Applicant to Owner: Consultant-Vendor  
**PROPERTY ADDRESS:** 300 N Akard St, Dallas, TX 75201  
**Historic District:** \_\_\_\_\_

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

**PROPOSED WORK:**

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

Installation of 10 LED ColorReach, 6 ColorReach Compact and 32  
ColorBlast Wall Washers. Heavy duty custom decorative wall brackets  
will mount 16 large fixtures to the building. Request to change the  
finish to charcoal instead of finish to match the brick approved by  
the DLC. Request to paint the balcony and surrounding metal work  
charcoal from the original color of light gray. Fixtures & brackets  
installed into brick mortar.

Signature of Applicant: [Signature] Date: 10-5-16  
Signature of Owner: [Signature] Date: 10-6-16  
(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. **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

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408

**From:** Mark Reed-Walkup  
**To:** [Casso, Liz](#)  
**Cc:** [Doug Palmer](#)  
**Subject:** Mosaic COA  
**Date:** Friday, October 14, 2016 3:48:24 PM

---

Hello Liz,

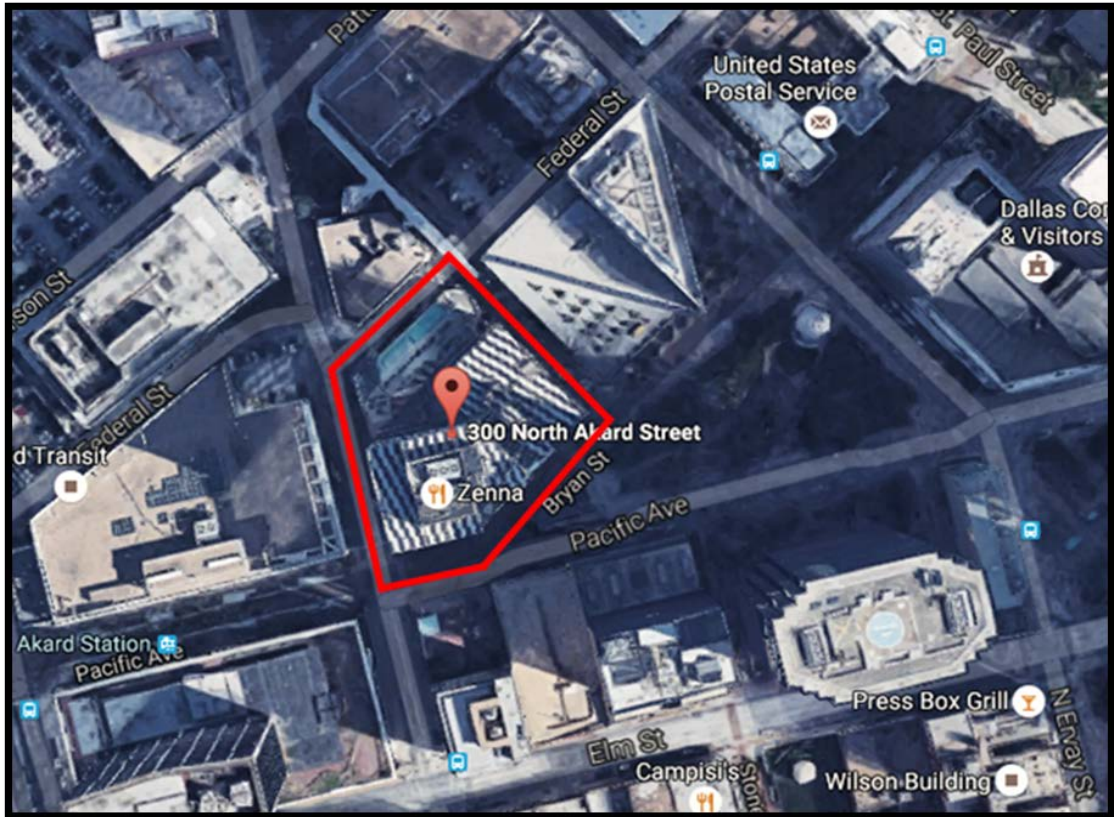
Please amend our COA to remove the request to change the finish for the fixtures located on the street facades of Akard and Pacific per the Task Force recommendation.

Thank you.

--

Mark Reed-Walkup Wiedamark LLC  
Office: 800.893.9787 | Fax: 972-767-3299  
Cell: 972-467-8998

<http://wiedamark.com>

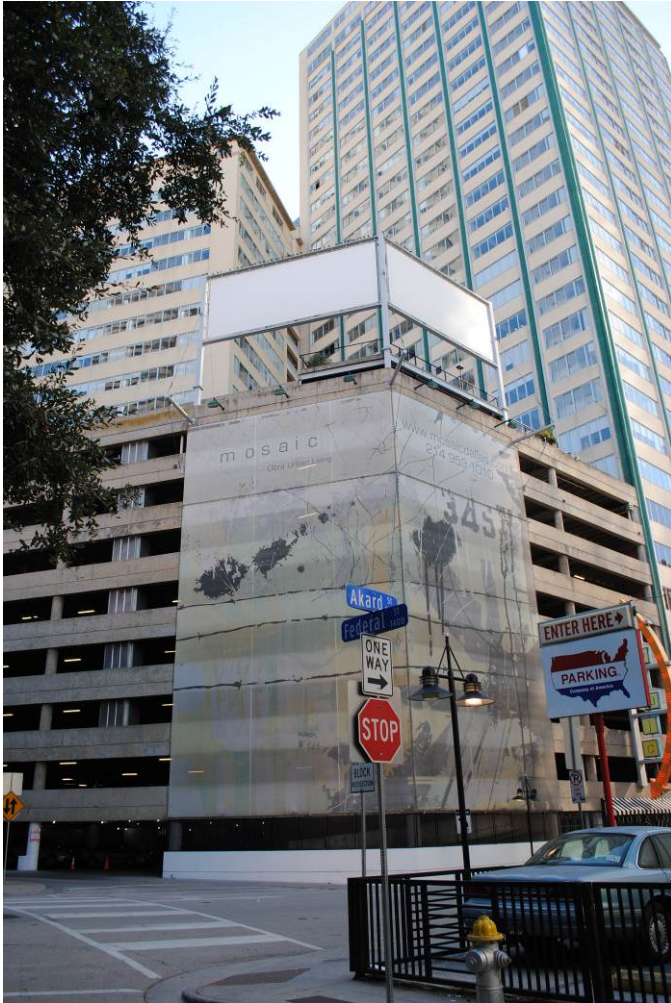


Site Aerial

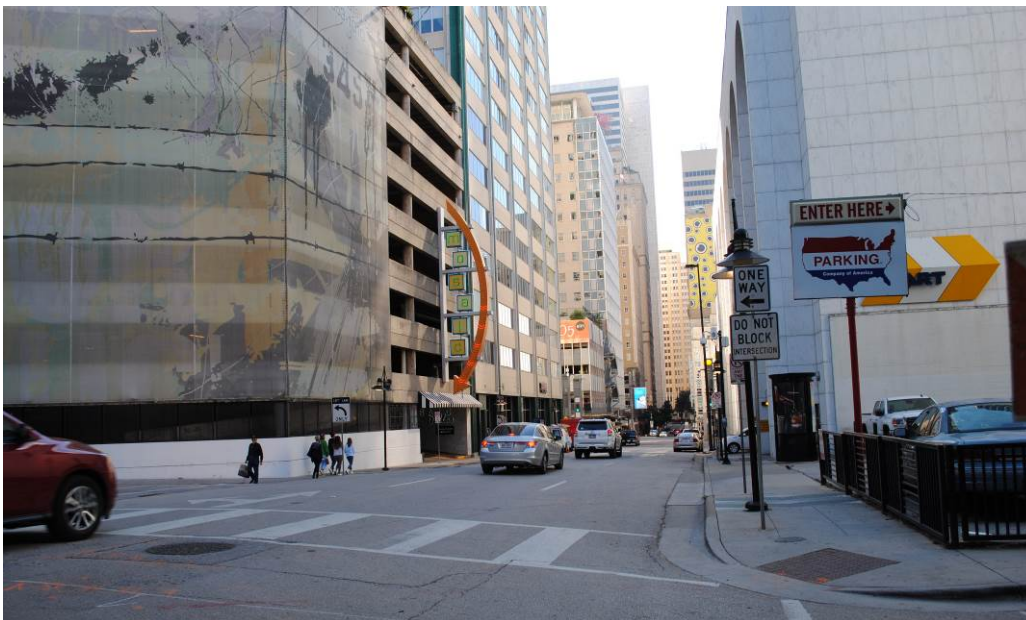


Existing West and South Elevations





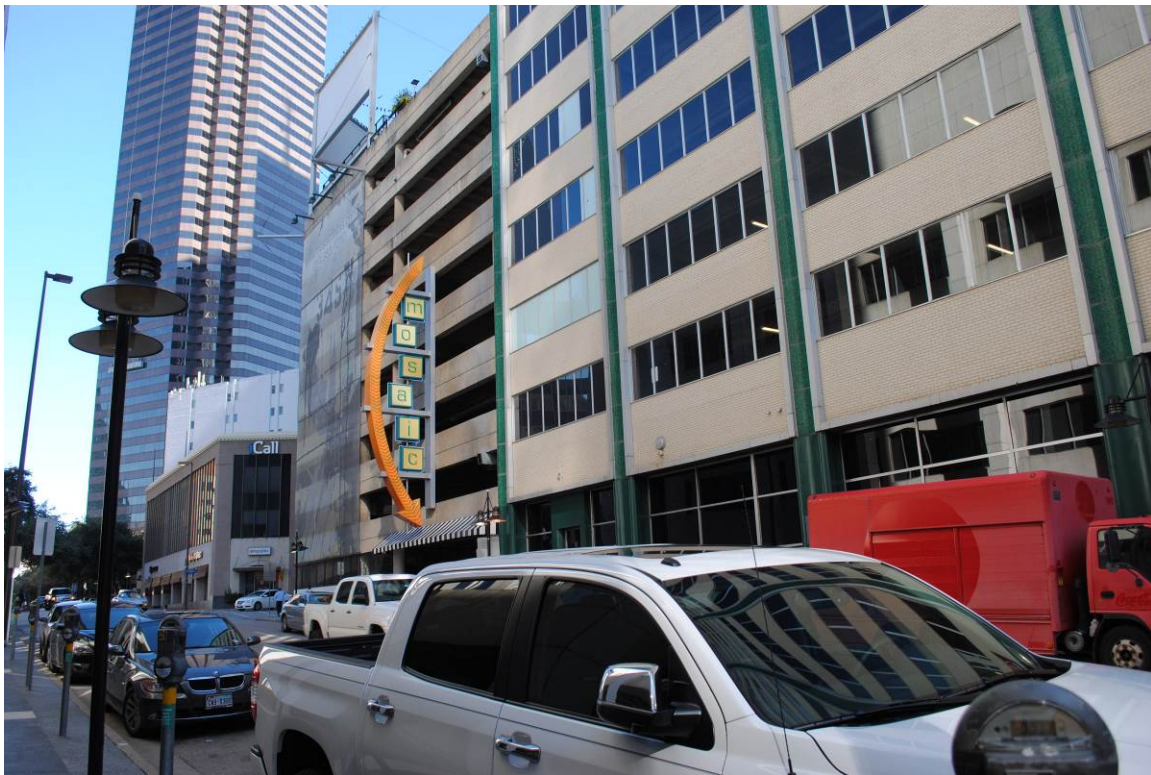
Existing North and West Elevations



Streetscape – Facing Southeast on N Akard Street



Streetscape – Facing Southwest on N Akard Street

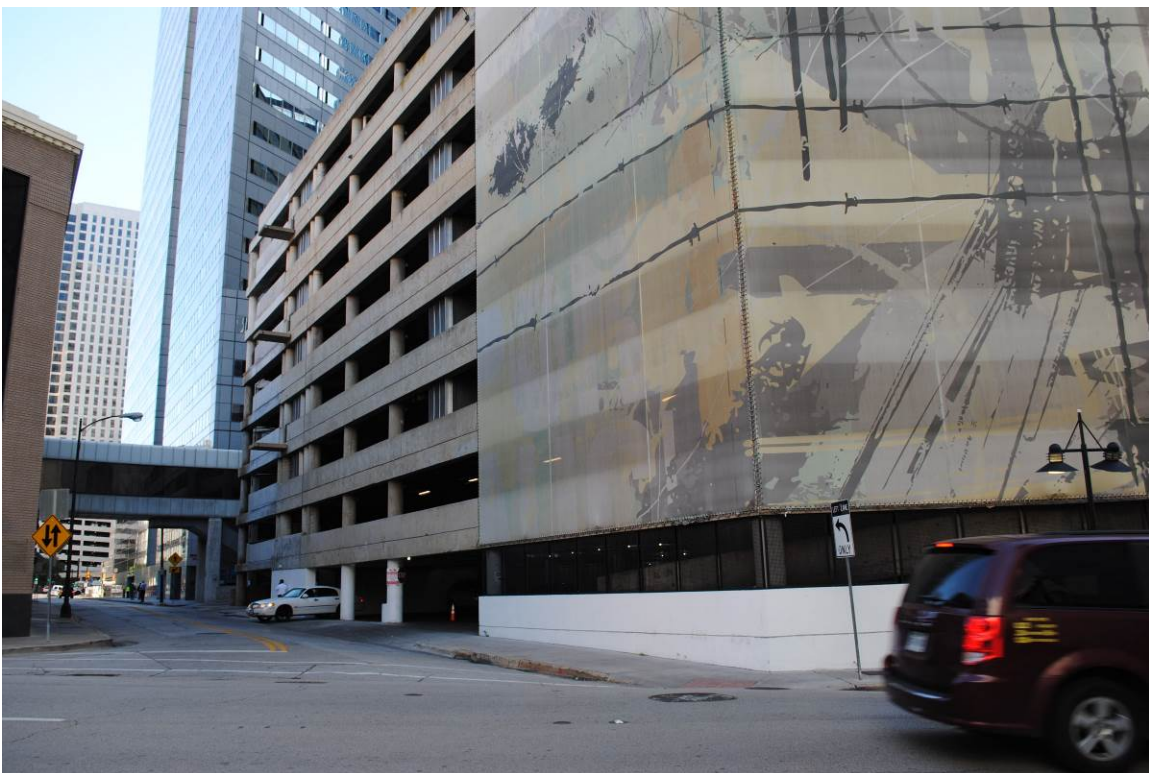


Streetscape – Facing Northeast on N Akard





Streetscape – Facing Northeast on Field Street



Streetscape – Facing Southwest on Field Street



Proposed Light Fixture Finish Color



Previously Approved Finish Color





Proposed Light Fixture Finish Color



Previously Approved Finish Color



Scale Width 3 bricks--approximately 3'

Mockup of Light Fixture in Proposed Color

### IRON GLIMMER



DB 601 Glimmer  
49/50100



P 4 Glimmer  
49/70220



Terra Fine Texture Glimmer  
49/60731



DB 702 Fine Texture Glimmer  
49/70789



DB 702 Glimmer  
49/77790



P 5 Glimmer  
49/80180



Anthracite Fine Texture Glimmer  
49/71334



DB 703 Glimmer  
49/84340



P 6 Glimmer  
49/70210



US1 Fine Texture Glimmer  
49/70785



P 2 Glimmer  
49/70190



P 7 Glimmer  
49/80190



US2 Fine Texture Glimmer  
49/80190



P 3 Glimmer  
49/70200



P 14 Glimmer  
49/70230

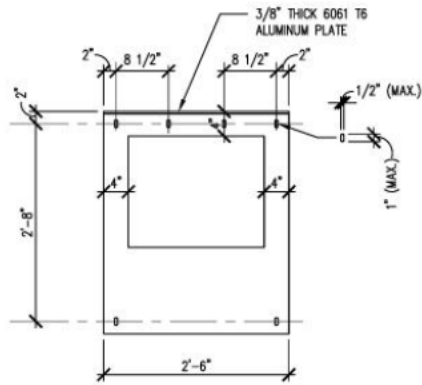


US3 Fine Texture Glimmer  
49/90141

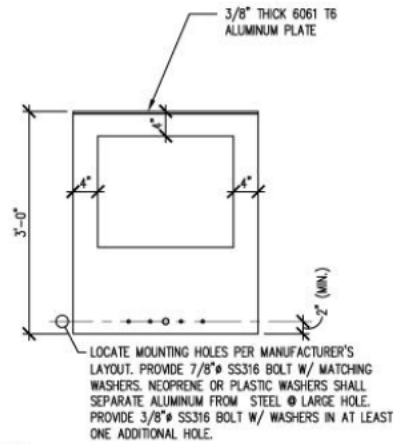
Paper and ink limitations of color samples as well as influence from heat and light account for differences from actual powder coatings

Proposed Finish Color

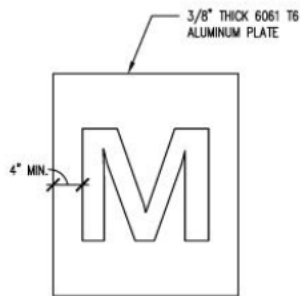




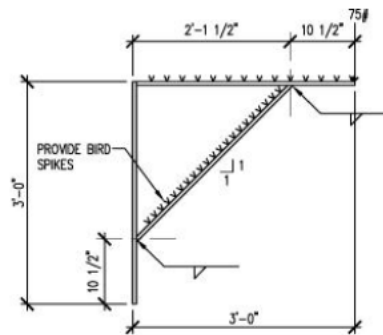
01 BACK PANEL FRONT VIEW  
SCALE: 3/4" = 1'-0"



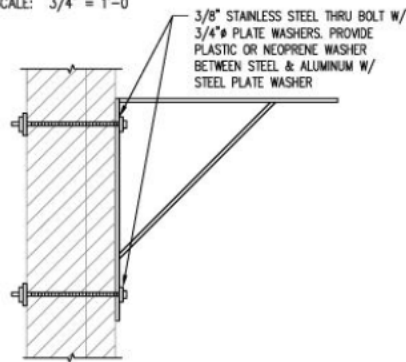
02 TOP PANEL TOP VIEW  
SCALE: 3/4" = 1'-0"



03 ANGLED SUPPORT PANEL  
FRONT VIEW  
SCALE: 3/4" = 1'-0"



04 COMPLETE UNIT SIDE VIEW  
SCALE: 3/4" = 1'-0"



05 COMPLETE UNIT SIDE VIEW  
SCALE: 3/4" = 1'-0"

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written authorization of Brockette/Davis/Drake, Inc. is prohibited.



Brockette/Davis/Drake, Inc.  
4144 N. Central Expy.  
Suite 1100  
Dallas, TX 75204  
Telephone 214-824-3647  
Facsimile 214-824-2586  
Texas Registered Engineering Firm F-941

TITLE: MOSIAC

LED SUPPORT FRAMING

DATE: 09-28-2016

800 Job# 16097

SHEET NUMBER

S1



Sept. 28, 2016

The seal appearing on this document was authorized by Ryan W. Donahue, P.E. 92815 on September 28, 2016. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Act.

Tx. Reg. No. 841

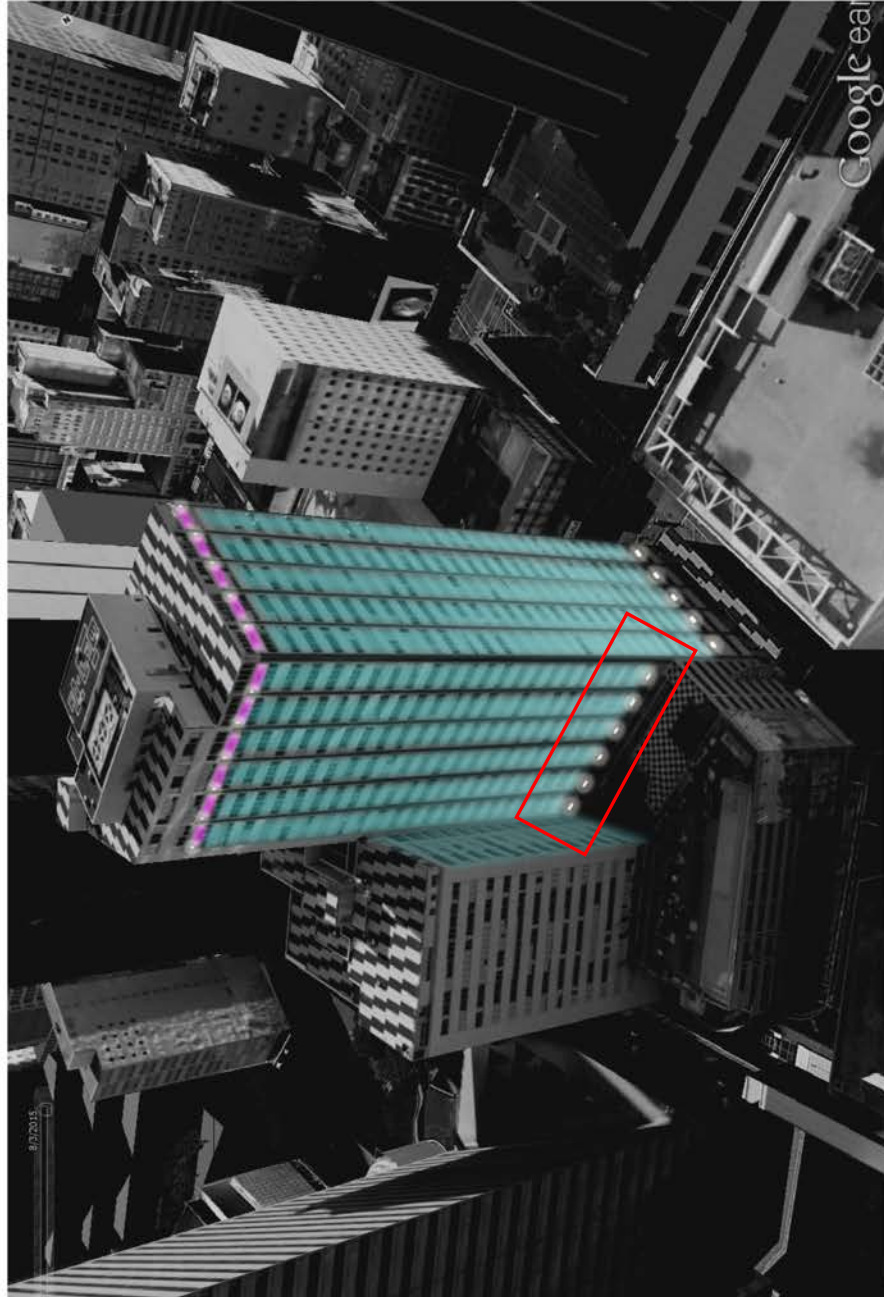
Light Fixture Specifications

**'Mosaic' Dallas — Architectural Illumination / Exterior Feature Lighting**

**PROVISIONAL ILLUMINATION RENDERING**

**NORTH & WEST FACADES**

(Note: subject to dimensional verifications *plus* detailed structural, mechanical & electrical site survey)



North Elevation Light Fixture Location

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

DATE: 10/12/2016

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Mark Reed-Walkup, Wiedamark LLC  
Address: 300 N Akard St (Fidelity Union, H-126)  
Date of CA/CD Request: 10/6/2016

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

- 1) Deny change in color for brackets mounted on street facades
- 2) Approve change in color for brackets on pool deck interior facade to PT Glimmer by Tiger Dry Lock,

**Task force members present**

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" type="checkbox"/> Joseph Piwetz	<input type="checkbox"/>
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input checked="" type="checkbox"/> Charles Neel	<input type="checkbox"/> Cathy Dawson (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Justin Curtsinger	<input type="checkbox"/> Anne Stimmel (Alternate)

Ex Officio staff member(s) Present ☒ Liz Casso ☐

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

Maker: Justin Curtsinger  
2nd: Jay Firsching

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

*Gary C. Coffman*

DATE

*10/12/2016*

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00am 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**

**NOVEMBER 7, 2016**

FILE NUMBER: CA167-042(LC)  
LOCATION: 1900 Elm Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-619

PLANNER: Liz Casso  
DATE FILED: October 6, 2016  
DISTRICT: Harwood District (H-48)  
MAPSCO: 45-L  
CENSUS TRACT: 0031.01

**APPLICANT:** Justin D. Lawrence

**REPRESENTATIVE:** None.

**OWNER:** University of North Texas

**REQUEST:**

Install projecting sign at the southwest corner.

**BACKGROUND / HISTORY:**

12/2/2013 – Landmark Commission denied without prejudice new door openings, new metal awning, and a patio enclosure (CA134-063(MD)).

1/6/2014 – Landmark Commission held under advisement items for installation of door openings in existing window openings on the southwest and south facades, and a patio enclosure; and approved new fabric awnings (CA134-105(MD)).

2/3/2014 – Landmark Commission denied installation of a door opening in existing window opening on the south façade, and a patio enclosure; and approved installation of a door opening on the southwest façade (CA134-105(MD)).

**ANALYSIS:**

After the Task Force meeting, the applicant provided additional drawings showing that the electrical wiring would be routed through the bracket and mortar joints, per the Task Force's comments. In addition, Staff forwarded the signage information to the sign permitting inspectors. They indicated that the proposed signage does meet the requirements in the Harwood signage criteria. Based on that information, Staff is recommending approval.

**STAFF RECOMMENDATION:**

Install projecting sign at the southwest corner. – Approve with condition – Approve drawings dated 10/12/2016 and 10/19/2016 with the condition that the power and electrical wiring will be routed through the bracket and mortar joints, and with the finding the proposed work is consistent with preservation criteria Section 7.1 for signs in Tract A, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Install projecting sign at the southwest corner. – Approve with conditions – Approved with the condition that power is to be routed into building through mortar joints. Attachment bolts and electrical conduit to use holes drilled into mortar joints and not the stone.



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

CA 167 - 042 (LC)  
Office Use Only

Name of Applicant: JD Lawrence Owen + Cellar  
Mailing Address: 1900 Elm St Dallas, TX 75201  
City, State and Zip Code: Dallas, TX 75201  
Daytime Phone: 512-585-4685 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: lessee

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

PROPERTY ADDRESS: 1900 Elm St ste 102 Dallas, TX 75201  
Historic District: CAD

**PROPOSED WORK:**

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

Please sign install info in preservation. Preserve Blade sign on  
approved but we changed door & sign shape from sq to circle

**RECEIVED BY**

Signature of Applicant: [Signature] Date: 10/05/16 OCT 06 2016

Signature of Owner: Cynthia S. Naco Date: 10/5/16  
(IF NOT APPLICABLE) BDT System

**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. **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.

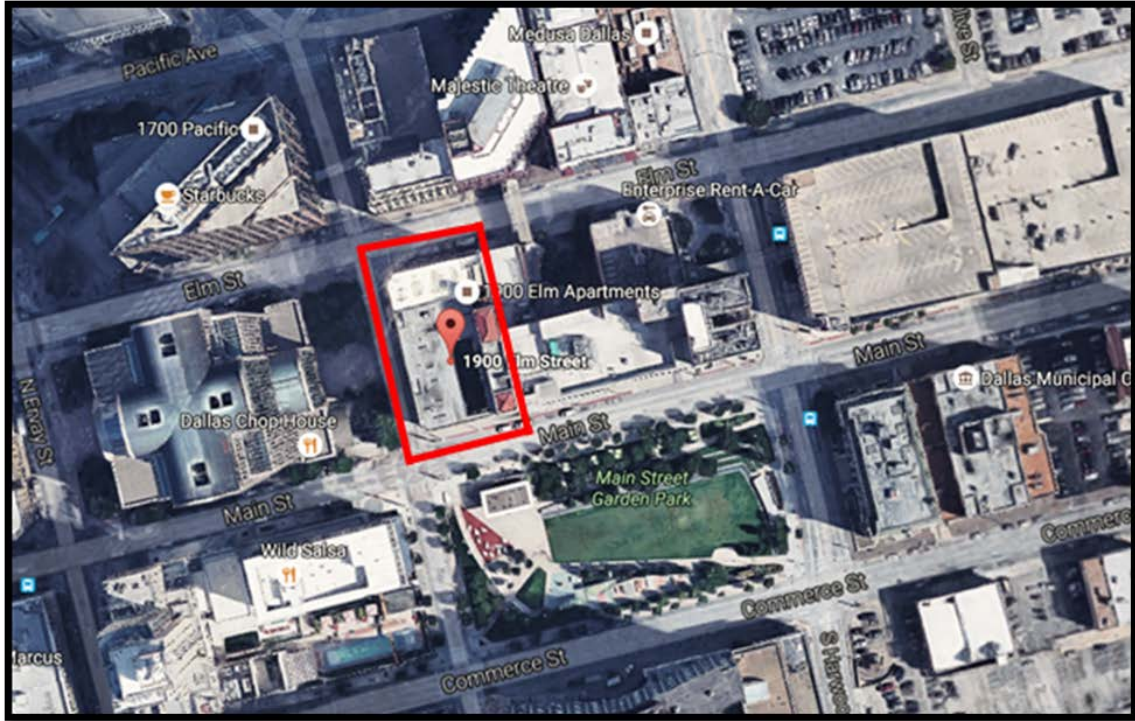
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



Site Aerial



Existing West Elevation



Southwest Elevation



South Elevation





Adjacent Property to the South



Adjacent Property to the Southwest

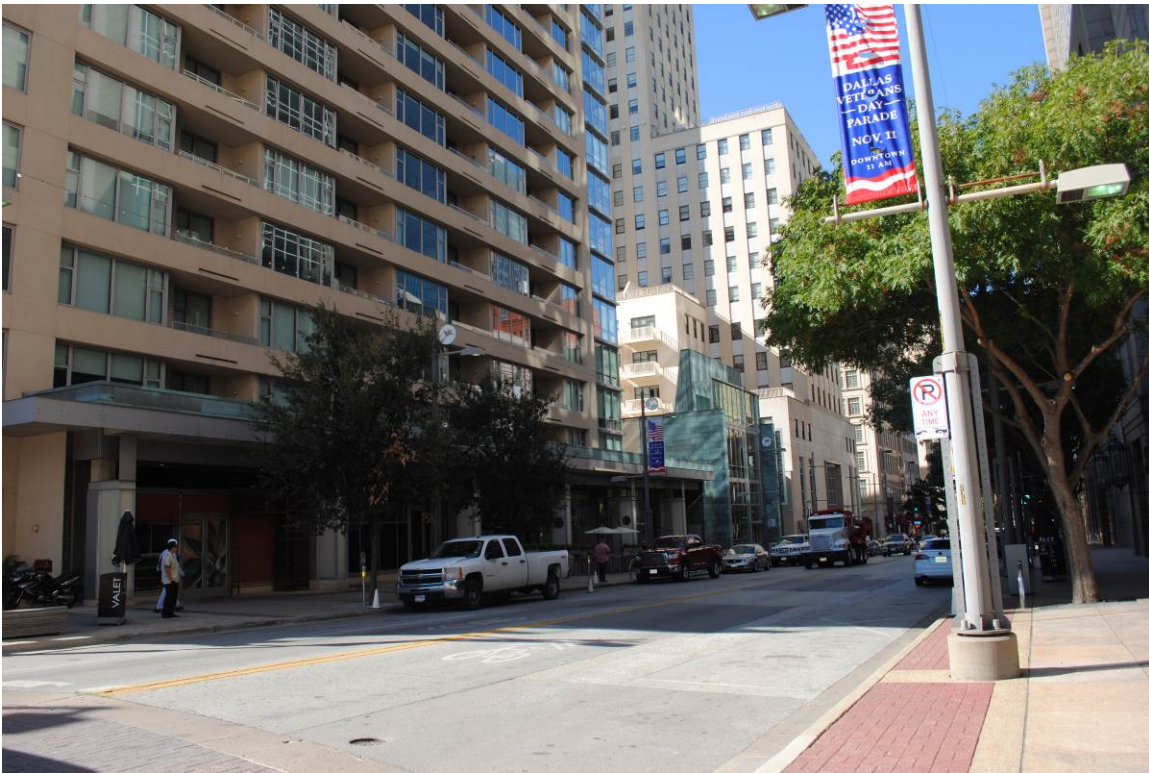


Adjacent Property to the West





Streetscape Facing Northwest



Streetscape Facing Southwest



Streetscape Facing Northeast





**CITY OF DALLAS**  
**SIGNAGE APPROVAL SUBMITTAL**  
10.6.2016

CONTENTS:

- HISTORIC PHOTOS OF BUILDING
- CURRENT PHOTOS OF BUILDING
- SIGN LOCATION PHOTOS
- SITE PLAN
- ENLARGED SITE PLAN
- PROPOSED SIGN ELEVATION, SECTION & DETAILS

CONTACT INFORMATION:

JD LAWRENCE  
DRG CONCEPTS  
1717 MAIN ST. STE 5630  
512.589.4685  
jd@drgconcepts.com



HISTORIC PHOTO WITH BLADE SIGN



HISTORIC PHOTO WITH BLADE SIGN  
MAIN & ST PAUL



CURRENT BUILDING (TAKEN 10/05/16)  
MAIN & ST PAUL







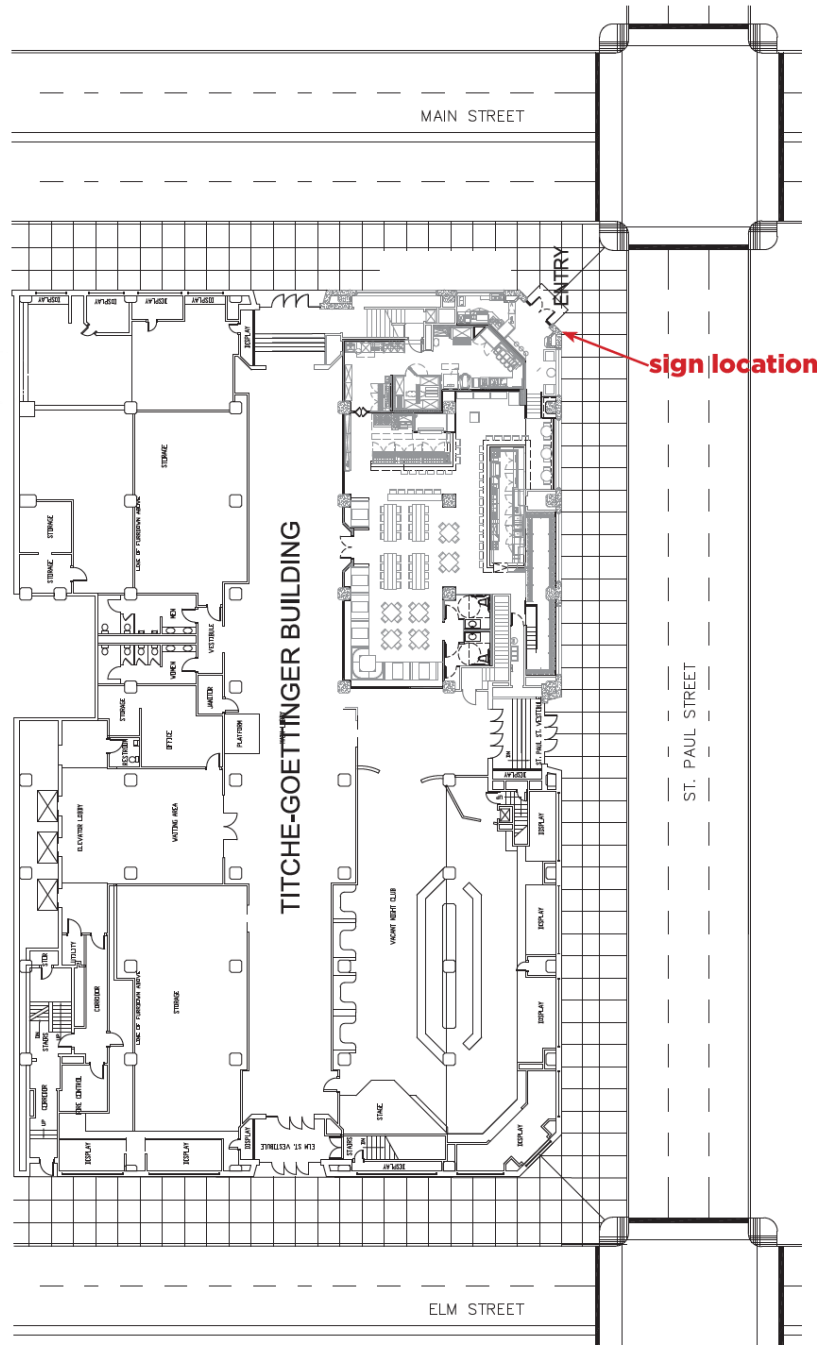
ENTRANCE & PROPOSED SIGN LOCATION  
MAIN & ST PAUL



ENTRANCE & PROPOSED SIGN LOCATION  
MAIN & ST PAUL



Proposed Site Plan



PLAN NORTH



SITE PLAN

10/12/16



13 MAY 2014



13 MAY 2014

13 MAY 2014

13 MAY 2014

13 MAY 2014

13 MAY 2014

13 MAY 2014

13 MAY 2014

13 MAY 2014

13 MAY 2014

13 MAY 2014

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13 MAY 2014

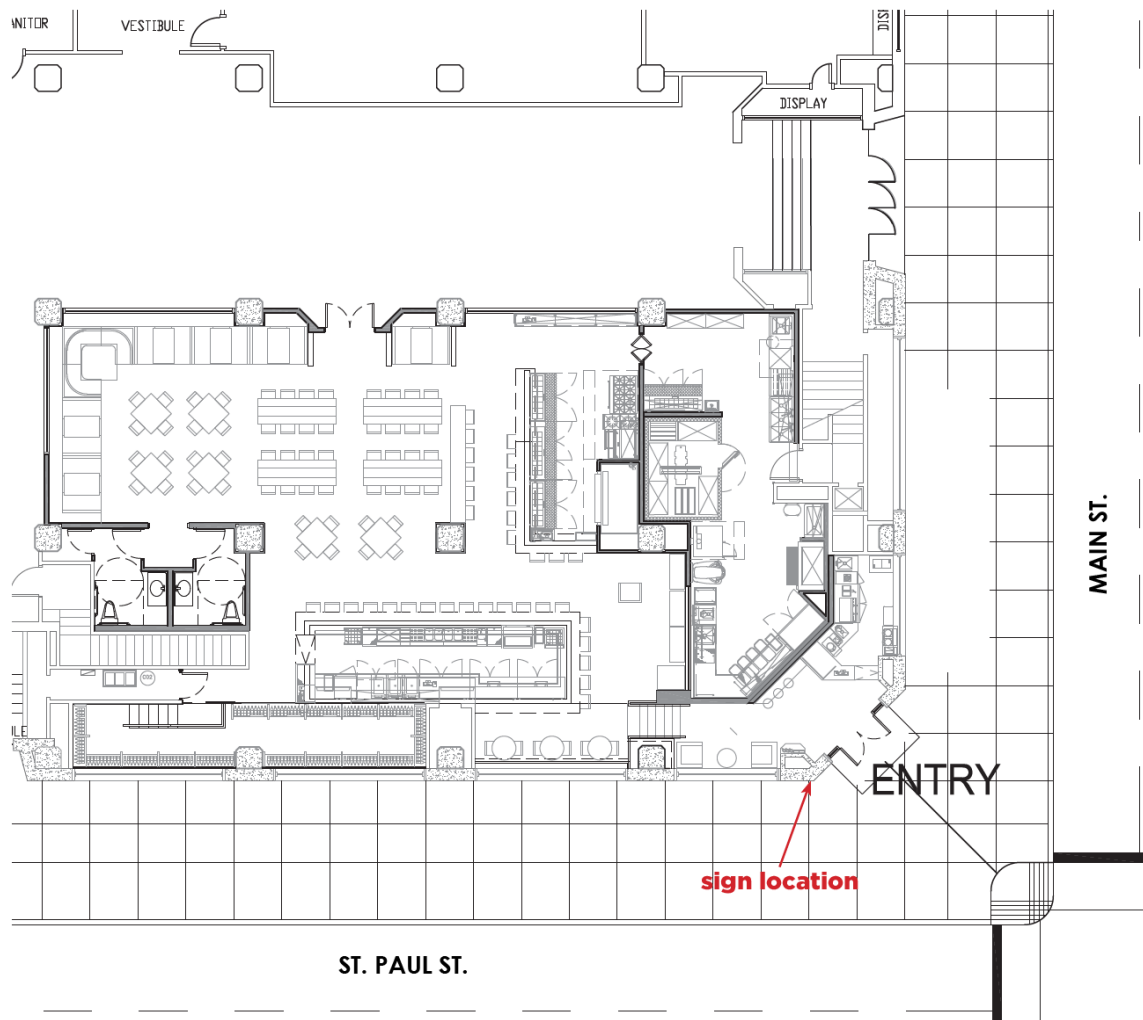
13 MAY 2014

13 MAY 2014

13 MAY 2014

13 MAY 2014

13 MAY 2014



10/12/16

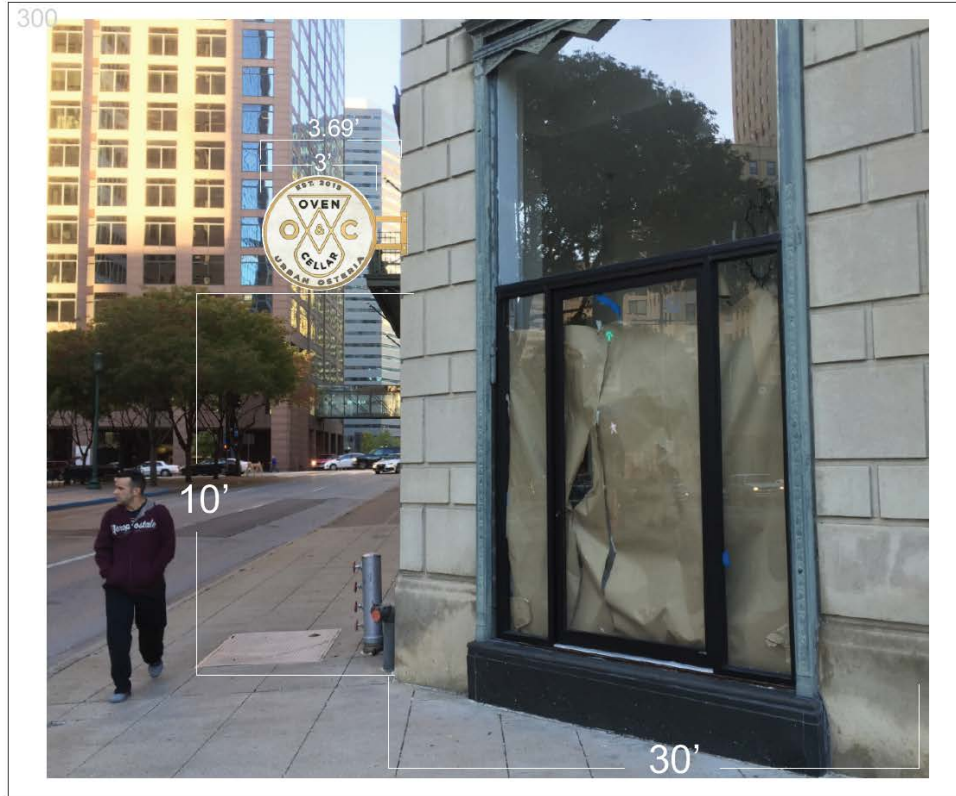
Enlarged Site Plan



PROPOSED SIGN RENDERING

10/19/16

10/12/16



**INTERNALLY ILLUMINATED 2 SIDED BLADE SIGNS**

Customer:	Oven & Cellar	
Company:		
Address:	1900 ELM ST	
City:	Dallas, TX	State/ZIP:
Phone:		

Quantity :.....one [ 1 ]  
 Overall Sign Height :.....36"  
 Overall Sign Length:..... 36"  
 Total Sq. Ft..... 9  
 Returns :.....8" brass powder coated  
 Backs :..... x  
 Trimcap / Flange :..... 1.25" brass powder coated  
 Face :..... Convex Formed  
 Vinyl / Print:..... Translucent graphics  
 Wireway w/ Color :..... x  
 Illumination :..... LED  
 Install with :..... Metal bracket, brass powder coated



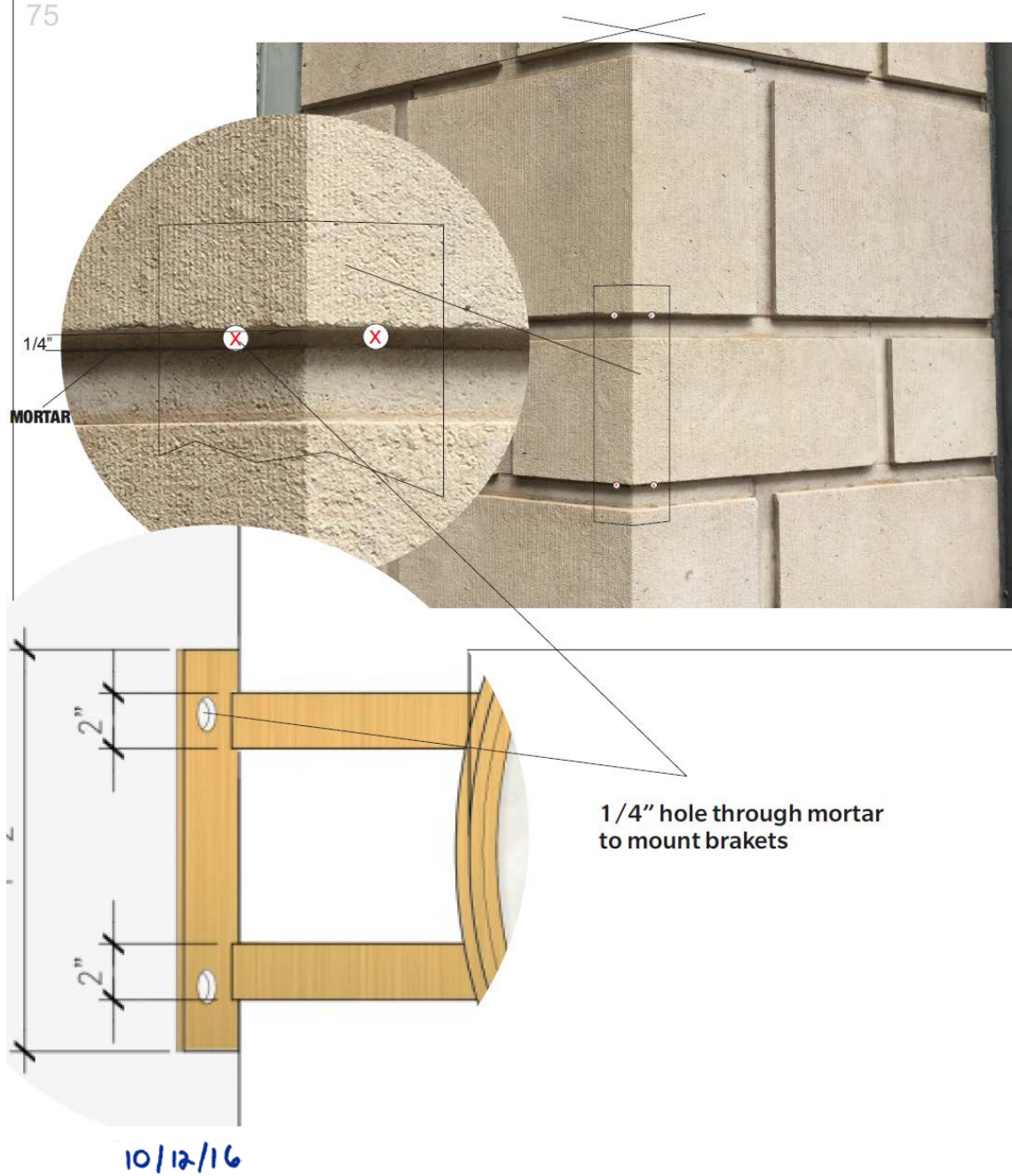
INTERNALLY ILLUMINATED 2 SIDED BLADE SIGNS

10/12/16

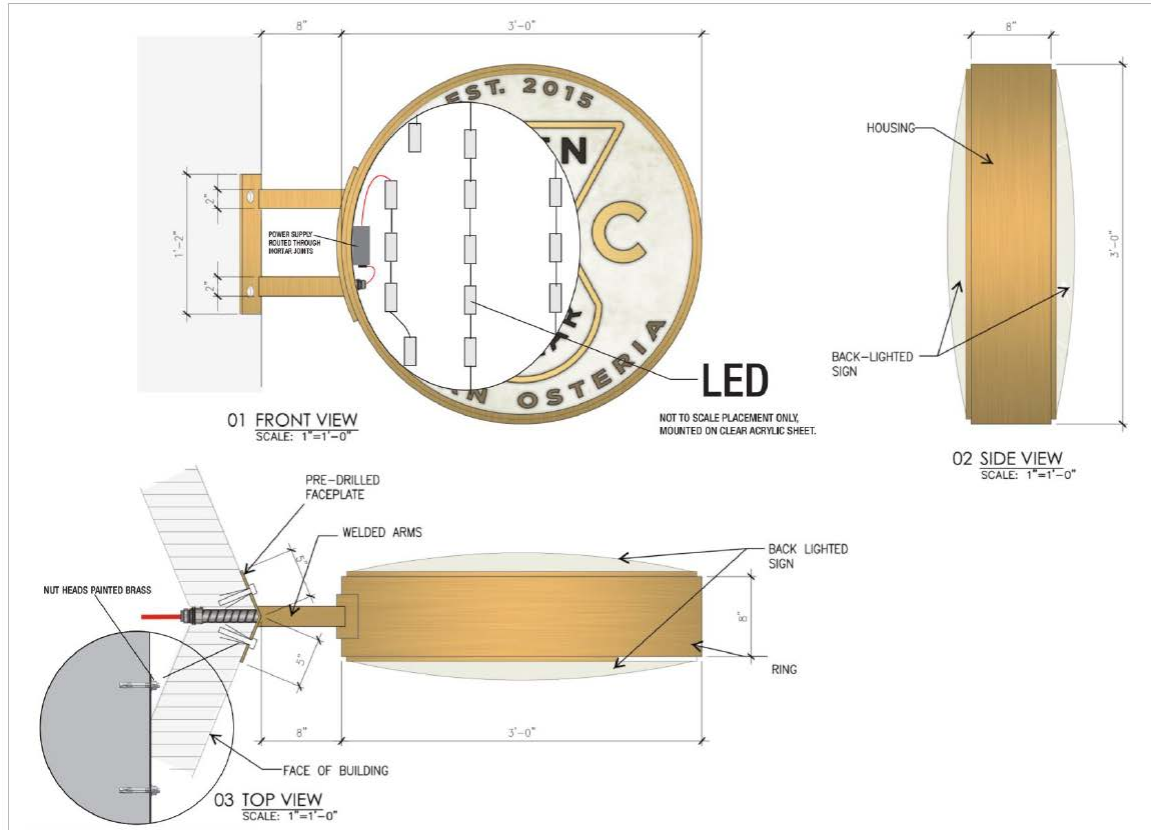


Quantity :.....one [ 1 ]  
36"  
Overall Sign Length:..... 36"  
Total Sq. Ft..... 9  
Returns :.....8" brass powder coated  
Backs :..... x  
Trimcap / Flange :..... 1.25" brass powder coated  
Face :..... Convex Formed  
Vinyl / Print:.....Translucent graphics  
Wireway w/ Color :..... x  
Illumination :..... LED  
Install with :..... Metal bracket, brass powder coated

NOTES : Design shown above [ fonts, texture, out lined letters and graphics ]



10/19/16



### INTERNALLY ILLUMINATED 2 SIDED BLADE SIGNS

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

DATE: 10/12/2016  
TIME: 3:00 pm  
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Justin Lawrence  
Address: 1900 Elm St (Harwood HD)  
Date of CA/CD Request: 10/6/2016

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

Approved with condition that power is to be routed  
into building through mortar joints. Attachment  
bolts & electrical conduit to use holes drilled  
into mortar joints & not the stone.

**Task force members present**

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Joseph Piwetz	<input type="checkbox"/>
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input checked="" type="checkbox"/> Charles Neel	<input type="checkbox"/> Cathy Dawson (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Justin Curtsinger	<input type="checkbox"/> Anne Stimmel (Alternate)

Ex Officio staff member(s) Present ☒ Liz Casso ☐

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

Maker: Jay Firsching  
2<sup>nd</sup>: Charles Neel

Task Force members in favor: 5

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force

DATE

10/12/2016

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00am 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**

**NOVEMBER 7, 2016**

FILE NUMBER: CD167-003(LC)  
LOCATION: 2821 Turtle Creek Boulevard  
STRUCTURE: Accessory & Non-contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-374

PLANNER: Liz Casso  
DATE FILED: October 6, 2016  
DISTRICT: King Mansion (H-29)  
MAPSCO: 45-B  
CENSUS TRACT: 0005.00

**APPLICANT:** Three Architecture

**REPRESENTATIVE:** David Fowler

**OWNER:** MOTC L P

**REQUEST:**

Demolish underground parking garage using the standard demolition of a non-contributing structure because it is newer than the period of significance.

**BACKGROUND / HISTORY:**

9/10/07 – Landmark Commission approved modifications to entry courtyard and patio terrace areas (CA067-572(MD)).

10/1/07 – Landmark Commission approved modifications to an existing sign and installation of a monument sign at the southwest corner of site (CA078-018(MD)).

9/8/08 – Landmark Commission approved construction of two outdoor fireplaces in non-historic patio terrace at the south elevation (CA078-693(MD)).

4/7/14 – Landmark Commission approved monument sign and landscaping beds at the southeast corner of site (CA134-195(MD)).

**ANALYSIS:**

The historic King Mansion was constructed circa 1922. The existing underground garage is located on the north portion of the lot behind the Rosewood hotel. It is accessed from Gillespie Street. The garage's date of construction is unknown, but may have been built when the hotel was constructed in 1979-1981 (prior to historic designation in 1982). The garage is not a historic feature and does not contribute the historic character of the property.

**STAFF RECOMMENDATION:**

Demolish underground parking garage using the standard for demolition of a non-contributing structure because it is newer than the period of significance. – Approve – Approve with the finding the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D) which states that the structure must be noncontributing to the historic overlay district, newer than the period of historic significance for the historic overlay district, and whose demolition will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**TASK FORCE RECOMMENDATION:**

Demolish underground parking garage using the standards for demolition of a non-contributing structure because it is newer than the period of significance. – Approve – Approved as submitted.

**Certificate for Demolition and Removal (CD)**  
**City of Dallas Landmark Commission**

CD <u>167</u> - <u>003</u> (LC)
Office Use Only

1. Name of Applicant: David Fowler Three Architecture  
MAILING Address: 4040 N. Central Exp. City Dallas State TX Zip 75204  
Daytime Phone: 214-559-4080 Fax: 214-559-0990  
Relationship of Applicant to Owner: Architect  
ADDRESS OF PROPERTY TO BE DEMOLISHED: 2821 Turtle Creek Blvd. Zip 75219  
Historic District: H-29

**Proposed Work:**

2. Indicate which 'demolition standard(s)' you are applying:
- ☐ Replace with more appropriate/compatible structure
  - ☐ No economically viable use
  - ☐ Imminent threat to public health / safety
  - ☒ Demolition noncontributing structure because newer than period of significance
  - ☐ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;

Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying:  
(please see attached checklist)

Demolish the existing parking garage and hardscape associated with RO garage.

**RECEIVED BY**

OCT 07 2016

Current Planning

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month, 1500 Marilla SBN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed 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. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: [Signature] Date: 10-7-2016  
5. Signature of Owner: [Signature] Date: 10-7-2016

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal 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.

Date

Sustainable Development and Construction

NOTE: THIS APPLICATION WILL EXPIRE 180 DAYS AFTER THE APPROVAL DATE

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05





Site Aerial - Solid line represents portion of the site with historic designation (H-29).





Existing East Elevation of King Mansion and Residence Tower (from Gillespie St)



Existing One-story Parking Garage on East Elevation





Adjacent Surface Park Lot to the Right of Parking Garage – not included in H-29 Designation



Adjacent Surface Park Lot to the Right of Parking Garage – not included in H-29 Designation





Property Across the Street from Parking Garage – Facing East



Streetscape – Facing Southeast





Streetscape – Facing Northeast



Streetscape – Facing Northwest

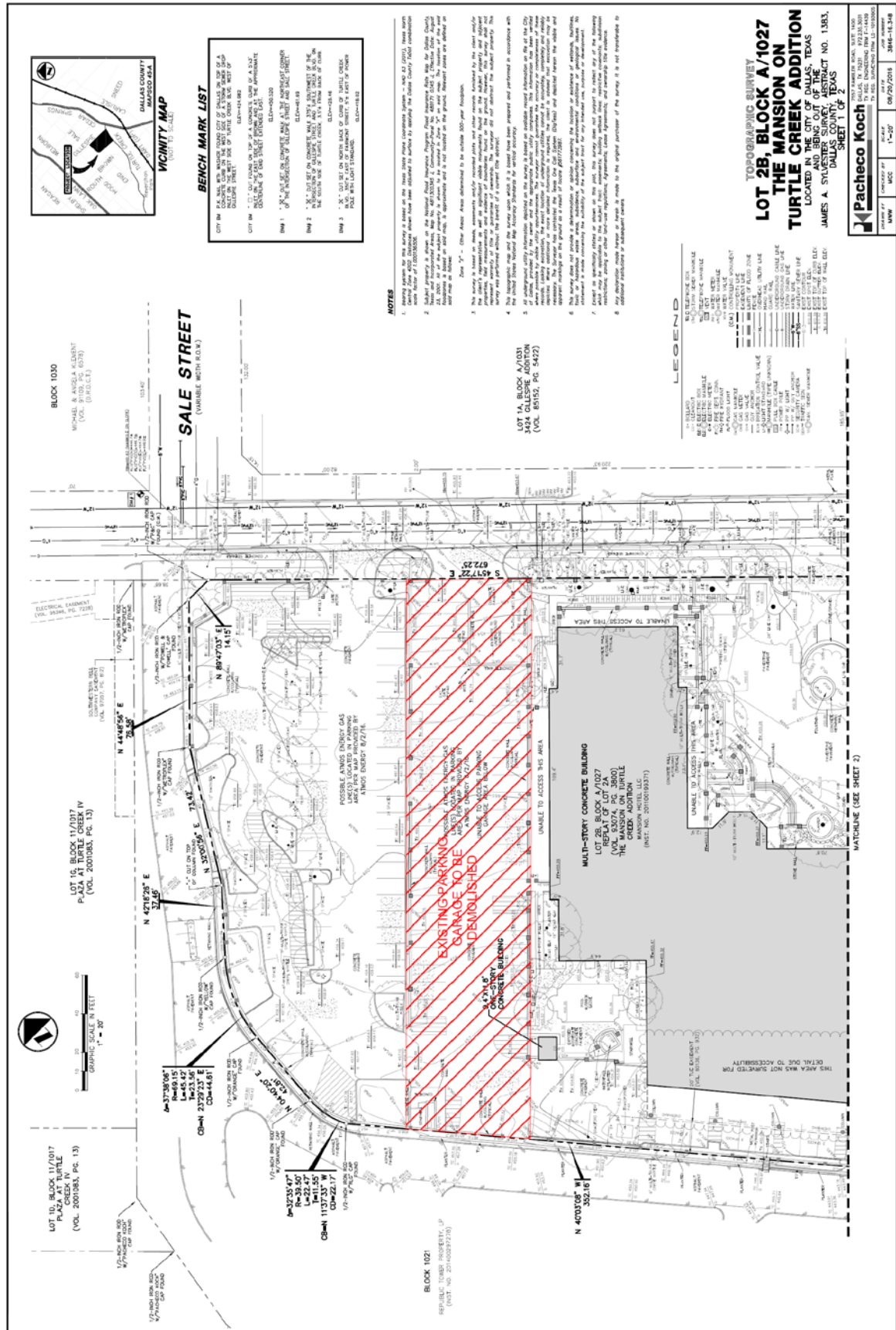




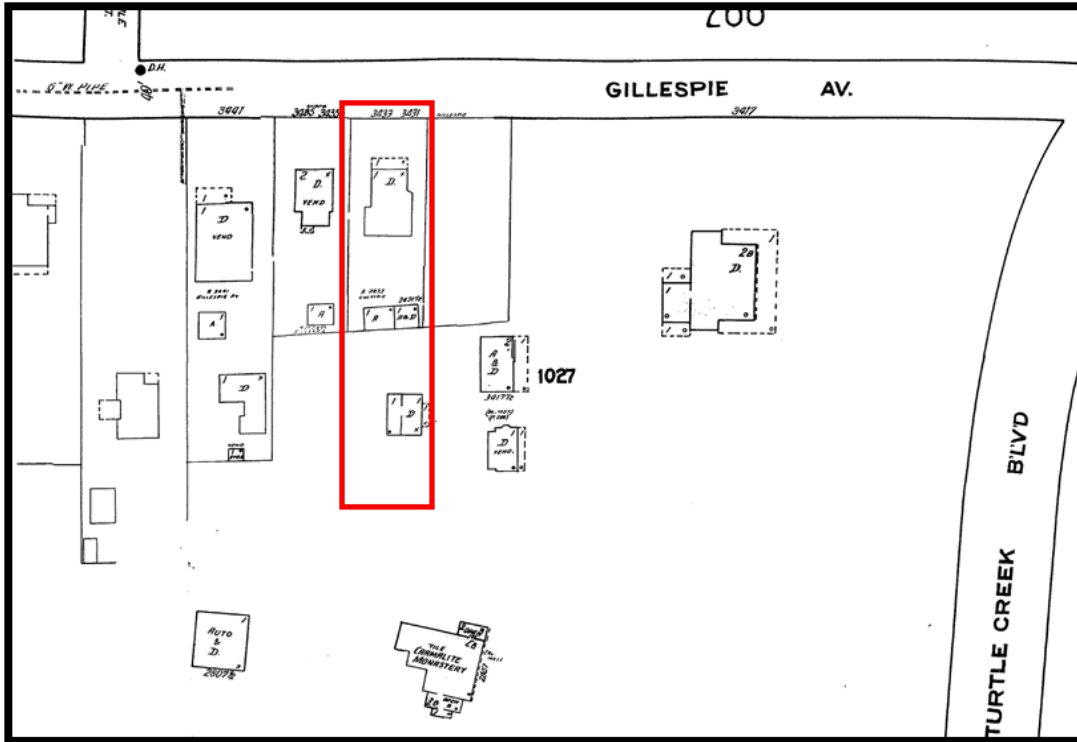
Streetscape – Facing Southwest



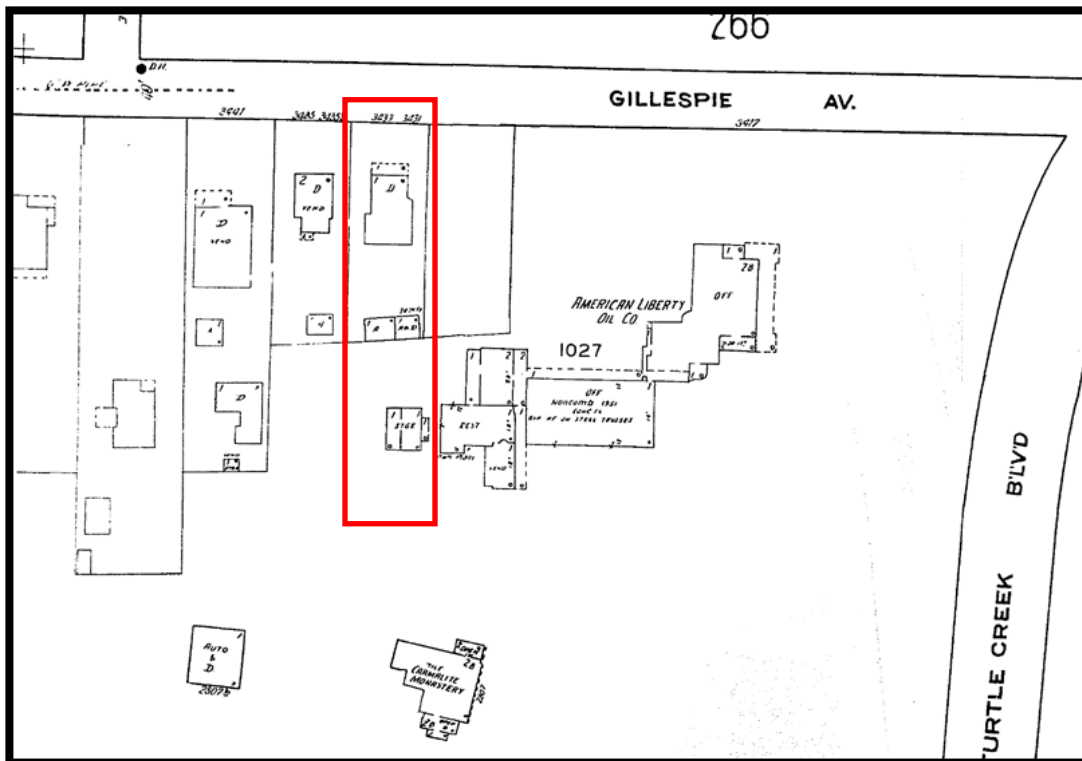




Existing Site Plan



1922 Sanborn Map (Approximate Location of Existing Garage Highlighted Above)



1952 Sanborn Map (Approximate Location of Existing Garage Highlighted Above)



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

There are no specific criteria for demolition in the King Mansion preservation criteria; therefore, Staff is using the general standards for demolition of a non-contributing structure in the Dallas Development Code, 51A-4.501(h)(4)(D):

- i. the structure is non-contributing to the historic overlay district;
- ii. the structure is newer than the period of historic significance for the historic overlay district; and
- iii. demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

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

DATE: 10/12/2016

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Three Architecture, LLC  
Address: 2821 Turtle Creek Blvd (King Mansion, H-29)  
Date of CD Request: 10/6/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*Approved as submitted*

**Task force members present**

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Joseph Piwetz	<input type="checkbox"/>
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input checked="" type="checkbox"/> Charles Neel	<input type="checkbox"/> Cathy Dawson (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Justin Curtsinger	<input type="checkbox"/> Anne Stimmel (Alternate)

Ex Officio staff member(s) Present ☒ Liz Casso ☐

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

Maker: *Jay Firsching*  
2<sup>nd</sup>: *Carolina Pace*  
Task Force members in favor: *5*  
Task Force members opposed: *0*  
Basis for opposition:

CHAIR, Task Force

*Jay C. Coffman*

DATE

*10/12/2016*

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00am 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**

**NOVEMBER 7, 2016**

FILE NUMBER: CA167-046(LC)  
LOCATION: 2821 Turtle Creek Boulevard  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-374

PLANNER: Liz Casso  
DATE FILED: October 6, 2016  
DISTRICT: King Mansion (H-29)  
MAPSCO: 45-B  
CENSUS TRACT: 0005.00

**APPLICANT:** Three Architecture

**REPRESENTATIVE:** David Fowler

**OWNER:** MOTC L P

**REQUEST:**

Construct a three level underground parking garage with an amenities deck on top.

**BACKGROUND / HISTORY:**

9/10/07 – Landmark Commission approved modifications to entry courtyard and patio terrace areas (CA067-572(MD)).

10/1/07 – Landmark Commission approved modifications to an existing sign and installation of a monument sign at the southwest corner of site (CA078-018(MD)).

9/8/08 – Landmark Commission approved construction of two outdoor fireplaces in non-historic patio terrace at the south elevation (CA078-693(MD)).

4/7/14 – Landmark Commission approved monument sign and landscaping beds at the southeast corner of site (CA134-195(MD)).

**ANALYSIS:**

The Rosewood Hotel currently leases space in the parking garage on the adjacent property to the west. This garage is to be demolished to make way for a new structure, creating the need for Rosewood to create additional parking for their guests.

The proposed three level underground parking garage and amenities deck will be located at the north portion of the lot behind the Rosewood Hotel and will replace the existing one level underground parking garage and surface parking lot. The majority of this portion of the property was not part of the original King estate. Multiple single family residences occupied this land until the mid to late 1970s.

The proposed parking garage will be accessed from the west (interior side of the lot). Its entry will not be visible from the public right of way. The lot slopes down towards the west, so the west and northwest edges of the project area will be regraded to accommodate the garage entry and the amenities deck above.

The amenities deck consists of a long lawn (for events), pool, and pavilion (with bathrooms and catering kitchen). The deck will be enclosed by a 7' tall wall. A wrought iron gate will allow access to the lawn from Gillespie Street. On both sides of the gate is a small structure, one to house the stairwell into the parking garage, the other to house the elevator. There will be a driveway for valet drop off and pickup in front of the entry gate area that extends around and along the north and west property line to the new parking garage entrance.

The design of the amenities deck pavilion, stairwell and elevator structures was inspired by the Spanish Eclectic Style King Mansion. Materials (stucco cladding, terracotta roof tile), details (Corinthian style columns, and arched openings) and color palette will match the historic structure and hotel.

**STAFF RECOMMENDATION:**

Construct a three level underground parking garage with an amenities deck on top. – Approve - Approve drawings dated 10/12/16 and 10/19/16 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Construct a three level underground parking garage with an amenities deck on top. – Approve – Approve as submitted.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 046 (LC)  
Office Use Only

Name of Applicant: Three Architecture  
Mailing Address: 4040 N. Central Expressway Suite 200  
City, State and Zip Code: Dallas, TX 75204  
Daytime Phone: 214-559-4080 Fax: 214-559-0930  
Relationship of Applicant to Owner: ARCHITECT

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

PROPERTY ADDRESS: 2821 Turtle Creek Boulevard Dallas TX  
Historic District: H-29 75219

**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.

Build a 3 level underground garage with an amenities  
deck on top. Amenities deck is comprised of an  
event lawn, Pavilion Pool building to house bathrooms, prep  
kitchen, a covered area, a pool, landscape plantings & walls  
and parking w/ auto court drop off.

RECEIVED BY

Signature of Applicant: [Signature] Date: 10-6-16

OCT 06 2016

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(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.

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



Site Aerial - Solid line represents portion of the site with historic designation (H-29).





Existing East Elevation of King Mansion and Residence Tower (from Gillespie St)



Existing One-story Parking Garage on East Elevation





Adjacent Surface Park Lot to the Right of Parking Garage – not included in H-29 Designation



Adjacent Surface Park Lot to the Right of Parking Garage – not included in H-29 Designation





Property Across the Street from Parking Garage – Facing East



Streetscape – Facing Southeast





Streetscape – Facing Northeast



Streetscape – Facing Northwest



Streetscape – Facing Southwest





Historic King Mansion - Date Unknown



Historic King Mansion - Existing Conditions



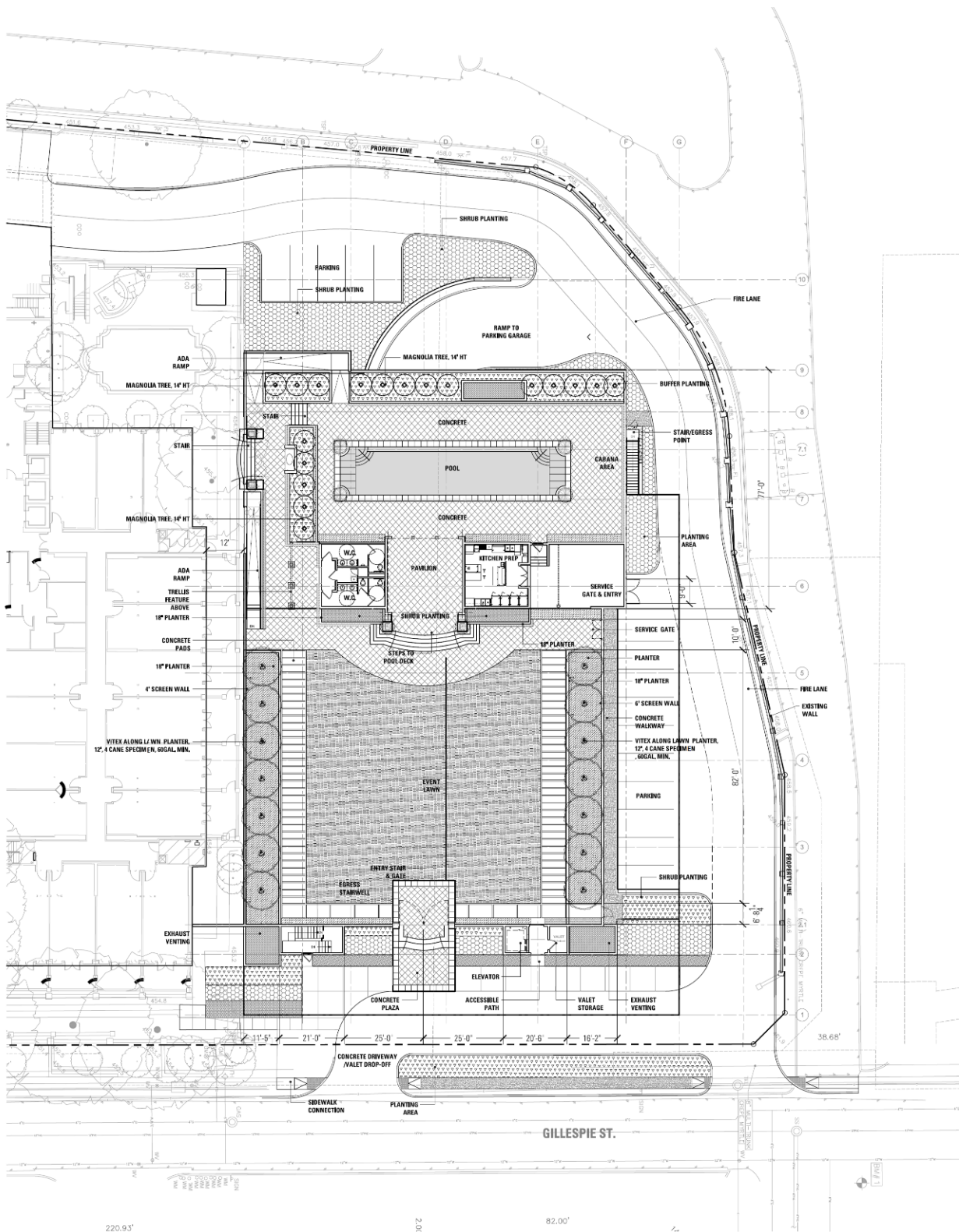


Existing Site Plan – Northwest Portion of Lot

Existing Site Plan – Southeast Portion of Lot





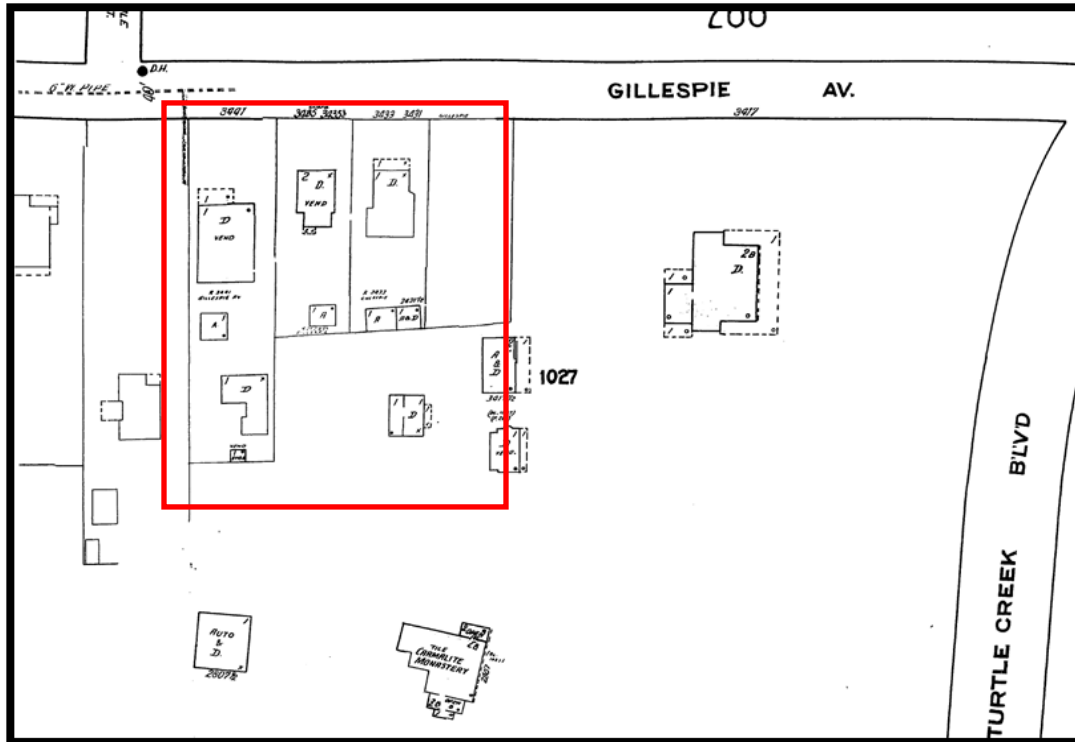




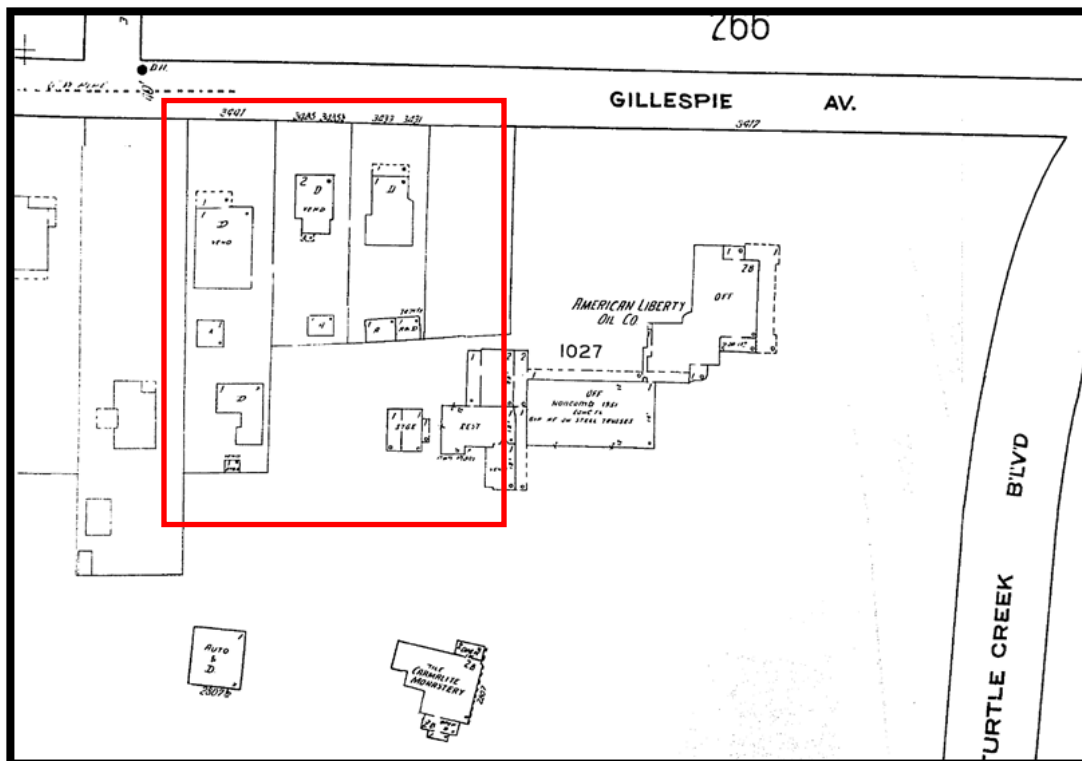








1922 Sanborn Map (Approximate Location of Project Area Highlighted Above)



1952 Sanborn Maps (Approximate Location of Project Area Highlighted Above)

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

DATE: 10/12/2016

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Three Architecture, LLC  
Address: 2821 Turtle Creek Blvd (King Mansion, H-29)  
Date of CA Request: 10/6/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*Approve as submitted*

**Task force members present**

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Joseph Piwetz	<input type="checkbox"/>
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input checked="" type="checkbox"/> Charles Neel	<input type="checkbox"/> Cathy Dawson (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Justin Curtsinger	<input type="checkbox"/> Anne Stimmel (Alternate)

Ex Officio staff member(s) Present ☒ Liz Casso ☐

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

Maker: *Jay Firsching*

2<sup>nd</sup>: *Carolina Pace*

Task Force members in favor: *5*

Task Force members opposed: *0*

Basis for opposition:

CHAIR, Task Force

*Gary C. Coffman* DATE *10/12/2016*

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00am 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**

**NOVEMBER 7, 2016**

FILE NUMBER: CA167-041(LC)  
LOCATION: 100 S Glasgow Drive  
STRUCTURE: No structure  
COUNCIL DISTRICT: 14  
ZONING: PD No. 543

PLANNER: Liz Casso  
DATE FILED: October 6, 2016  
DISTRICT: Woodrow Wilson (H-53)  
MAPSCO: 46-D  
CENSUS TRACT: 0013.01

**APPLICANT:** Dallas Independent School District

**REPRESENTATIVE:** Coy Frazier

**OWNER:** Dallas Independent School District

**REQUEST:**

Install a monument sign and plaza.

**BACKGROUND / HISTORY:**

9/3/2013 - Landmark Commission approved the placement of crepe myrtles with the condition that a new landscaping scheme is submitted for review in 180 days. (CA123-598(MD)).

3/3/2014 – Landmark Commission reviewed a Courtesy Review for a new landscaping master plan (CR134-003(MD)).

6/2/2014 – Landmark Commission approved the installation of a 8'-0" chain link fence along Covington Lane with the condition that the portion of the proposed fence within the no-build zone does not exceed 4' in height as required in the preservation criteria. (CA134-316(MD)).

4/6/2015 – Landmark Commission approved the installation of four canopy trees, moving existing crepe myrtles, and the construction of a 48" chain link fence along Glasgow Dr., south of the parking lot (CA145-221(MD)).

**ANALYSIS:**

The location for the proposed sign and plaza are in-keeping with the Woodrow Wilson High School landscape master plan which states: "Historic planting and flagpole area in addition to low planting area seasonal color, this area may receive additional commemorative paving and benches. Additionally this is the appropriate location for any new landscape feature such as low brick wall with signage or specialty flower beds. All components of this area are restricted to the 3' maximum mature height

requirement.” Though the Commission has conducted a courtesy review of the landscape master plan, it has not yet been adopted as part of the ordinance.

After the Task Force meeting, the applicant submitted additional specifications and drawings per the Task Force’s comments. The Task Force recommended the applicant study the slope of the front lawn to determine if it would affect the design of the sign and plaza. The applicant investigated and found that the slope is minimal and would not be an issue. The paving will be laid to follow the slope, which is preferred for drainage and does not create mowing or maintenance issues. The plaza will be paved with either 8”x8” or 12”x12” cast concrete pavers, per the Task Force’s suggestion. Both sizes are appropriate. The pavers will be replaced with engraved cast stone pavers (sand blasted with painted black lettering) as the commemorative stones are sold. The Task Force also suggested the applicant consider including landscaping around the proposed sign and plaza, per the landscape master plan. However the applicant is not requesting to add landscaping at this time, but may at a later date.

Staff forwarded the signage information to the sign permitting inspectors. They indicated that the proposed signage does meet the requirements of the Dallas City Code.

**STAFF RECOMMENDATION:**

Install a monument sign and plaza. – Approve - Approve drawings dated 10/12/16 and 10/31/16 with the finding the proposed work is consistent with preservation criteria Sections 2.3 and 2.5 for site and site elements, Section 5.1 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Install a monument sign and plaza. – Approve with conditions – Approved with the following conditions:

- 1) Clarify font style and incorporate in drawings;
- 2) Submit details and dimension of plaza (may be done on site plan);
- 3) Update existing elevation drawings to include sign on back/north side of monument sign and correct label on north elevation drawing;
- 4) Consider including landscaping around sign and plaza with a soft edge in accordance with landscape master plan;
- 5) Study the slope of the lawn to determine if it will affect sign and plaza construction and height;
- 6) Consider concrete pavers as an option for plaza paving material; and
- 7) Continue to coordinate improvement projects with the landscape master plan.

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

**CA167 - 041 (LC)**  
Office Use Only

Name of Applicant: Dallas Independent School District  
Mailing Address: 3701 S. Lamar  
City, State and Zip Code: Dallas TX 75215  
Daytime Phone: 972/925/4560 Fax: 972/925/5247  
Relationship of Applicant to Owner: Employee, Director of Grounds Department

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

**PROPERTY ADDRESS:** 6116 Reiger Ave. 75214  
**Historic District:** Junius 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.

Construction of a 3ft. tall Monument sign in the center of the school and centered on the existing flagpole facing Glasgow St., being approx 8-1/2 ft long and approx 2ft wide, constructed with poured concrete block & rebar & concrete interior, and red-brick masonry exterior with pre-cast stone base and top; with cast stone signage on the street side face and the interior face, at the west end of a brick and concrete surrounded plaza enveloping the flagpole and extending east to the sidewalk.

Signature of Applicant: Cay R. Hoji Date: 10/5/2016

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_ OCT 06 2016  
(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





Site Aerial



Existing South Elevation





Streetscape – Facing Northwest



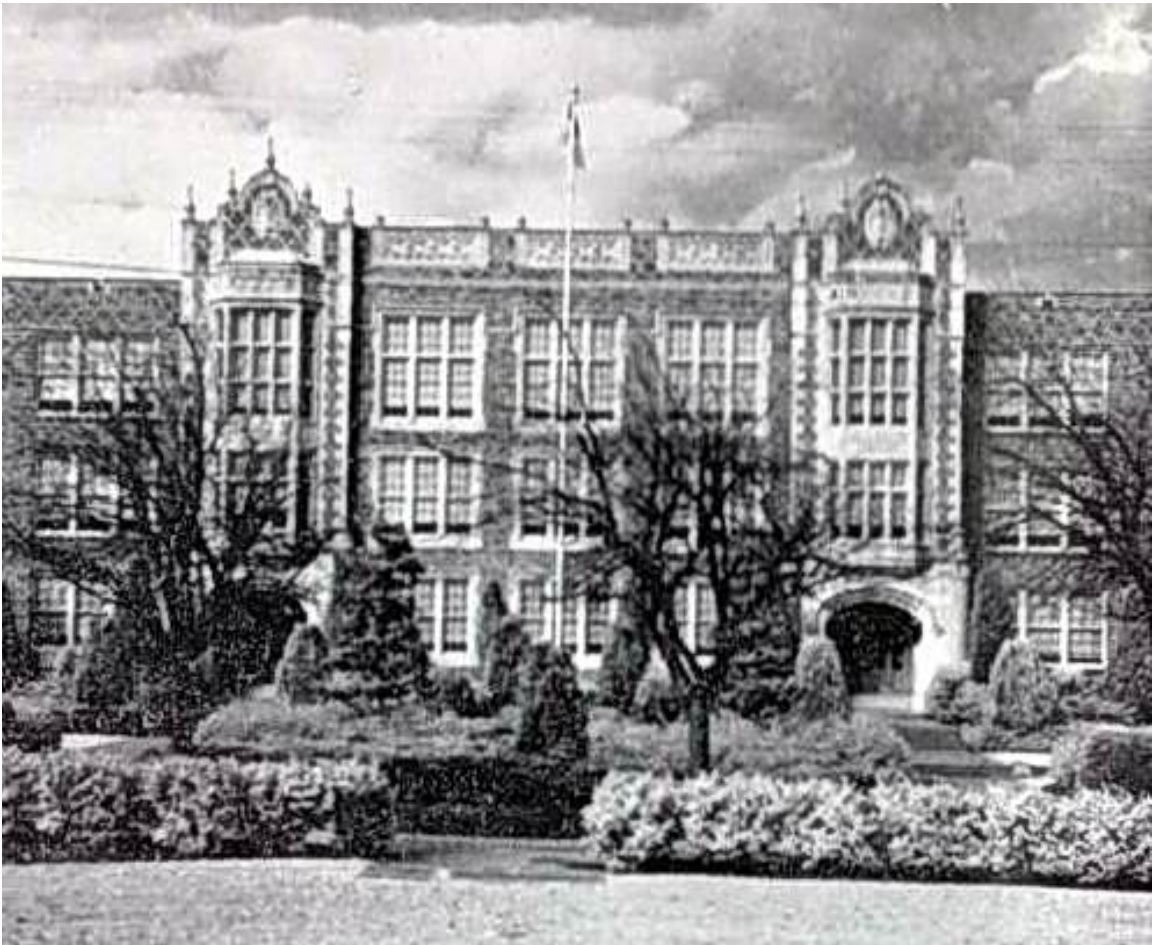
Streetscape – Facing Northeast



Across the Street – Facing Southeast



Streetscape – Facing Southwest



Woodrow Wilson High School 1952





“Historic planting and flagpole area in addition to low planting area seasonal color, this area may receive additional commemorative paving and benches. Additionally this is the appropriate location for any new landscape feature such as low brick wall with signage or specialty flower beds. All components of this area are restricted to the 3’ maximum mature height requirement.”





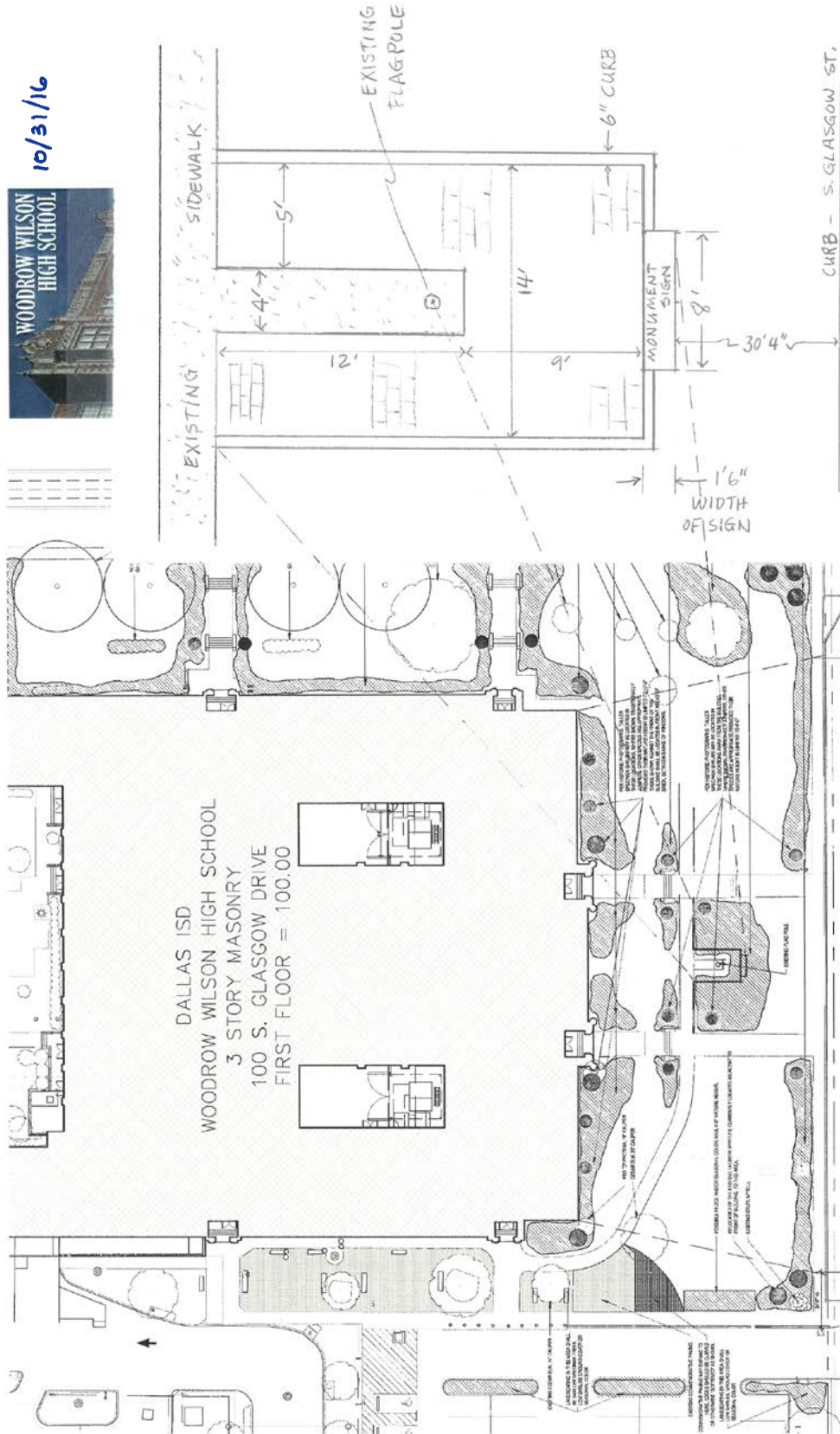
Proposed Signage and Plaza



Proposed Signage (North/Back Side of Sign) and Plaza



10/31/16

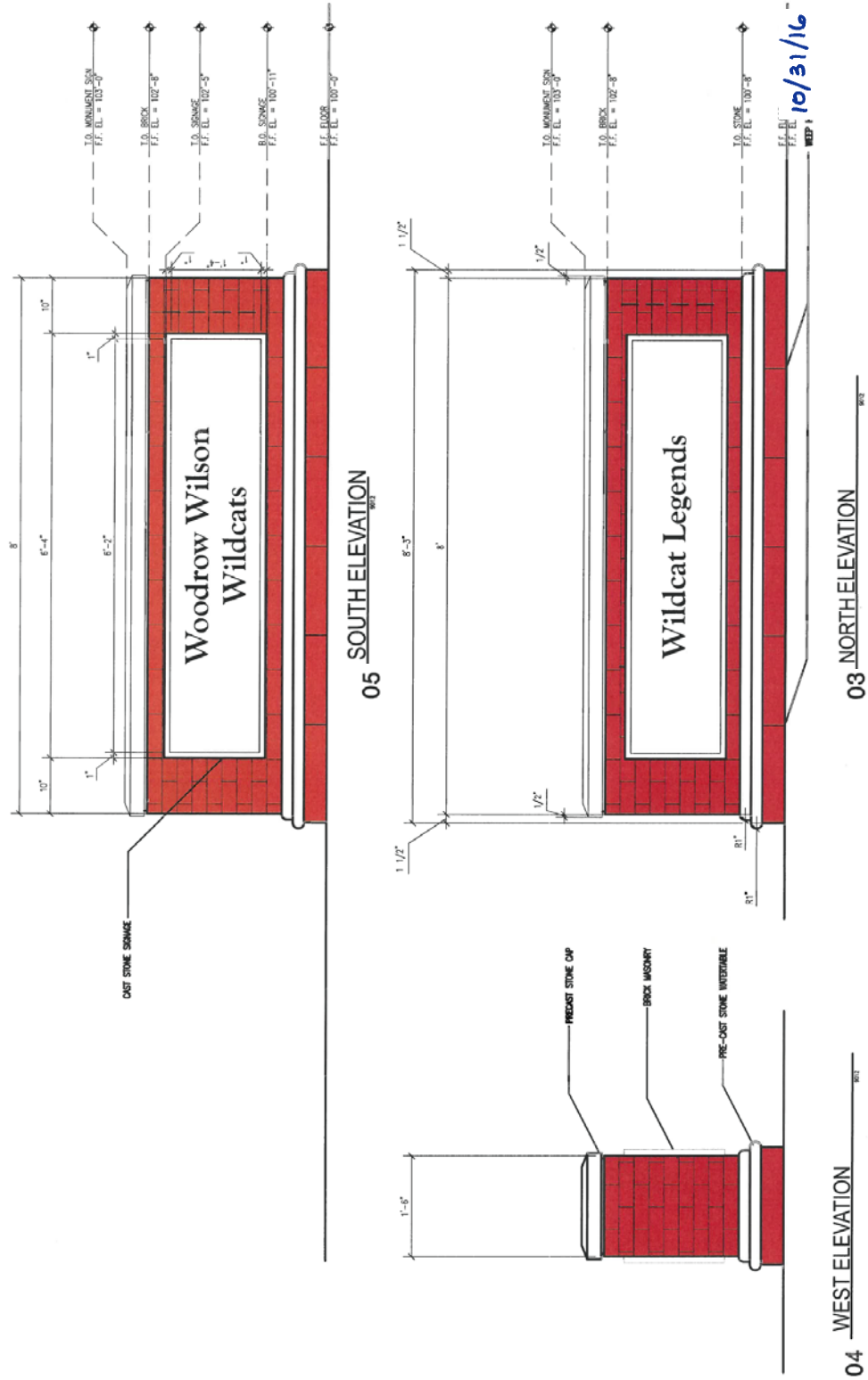


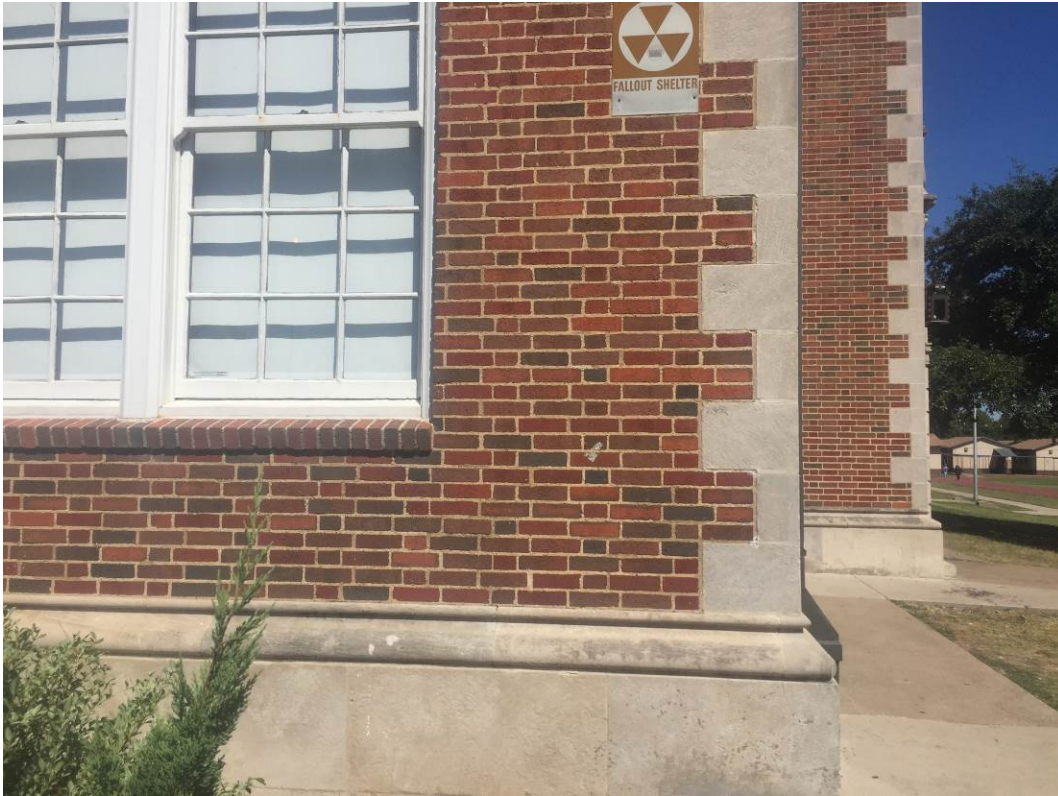
Proposed Site Plan

# Proposed Signage

CA167-041(LC)

C6-10





Existing Woodrow Wilson Historic Brick Cladding



Proposed Brick for Monument Sign  
Acme Brick - Old Rockwall  
Heritage Texture, Modular Size  
DTP918, 810946



Proposed Brick for Monument Sign  
Acme Brick - Mackenzie  
Heritage Texture, Queen Size  
BHP292, 782135



# Woodrow Wilson Wildcats

## Wildcat Legends

Proposed Font for Signage Text (Goudy Old Style)



Example Photos of Similar Type Cast Concrete Pavers



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

DATE: 10/12/2016

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Dallas ISD  
Address: 100 S Glasgow Dr (Woodrow Wilson High School, H-53)  
Date of CA/CD Request: 10/6/2016

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*Approved with conditions attached to this TFR*

**Task force members present**

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Joseph Piwetz	<input type="checkbox"/>
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input checked="" type="checkbox"/> Charles Neel	<input type="checkbox"/> Cathy Dawson (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Justin Curtsinger	<input type="checkbox"/> Anne Stimmel (Alternate)

Ex Officio staff member(s) Present ☒ Liz Casso ☐

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

Maker: *Justin Curtsinger*

2nd: *Carolina Pace*

Task Force members in favor: *5*

Task Force members opposed: *0*

Basis for opposition:

CHAIR, Task Force

*Gary C. Coffman*

DATE

*10/12/16*

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

Task Force conditions for 100 S Glasgow (10/12/16):

1. Clarify font style and incorporate in drawings;
2. Submit details and dimension of plaza (may be done on site plan);
3. Update existing elevation drawings to include sign on back/north side of monument sign and correct label on north elevation drawing;
4. Consider including landscaping around sign and plaza with a soft edge in accordance with landscape master plan;
5. Study the slope of the lawn to determine if it will affect sign and plaza construction and height;
6. Consider concrete pavers as an option for plaza paving material; and
7. Continue to coordinate improvement projects with the landscape master plan.



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**LANDMARK COMMISSION****NOVEMBER 7, 2016**

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FILE NUMBER: CA167-021(MP)  
LOCATION: 704 Nesbitt Drive  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-397

PLANNER: Marsha Prior  
DATE FILED: Oct 6, 2016  
DISTRICT: Junius Heights  
MAPSCO: 36-Y  
CENSUS TRACT: 0014.00

---

**APPLICANT:** Mark Roden

**REPRESENTATIVE:** None

**OWNER:** Mark Roden

**REQUEST:**

- 1) Remove dead Magnolia tree from front yard.
- 2) Plant new tree (Bur Oak, Cedar Elm, or Chinquapin Oak).

**BACKGROUND / HISTORY:**

Contributing to the Junius Heights Historic District.

**ANALYSIS:**

Request #1 – Staff is supportive of the proposal to remove the magnolia tree that has died. The applicant made efforts to save the tree when it was initially distressed by following the advice of a professional arborist. Per the professional arborist, the tree was geriatric (probably 80 to 100 years old) and had suffered from recent ice storms, hail storms, and choking roots – all natural causes for distress.

Request #2 – Staff is supportive of replacing the magnolia with one of three species of trees – Bur Oak, Cedar Elm, or Chinquapin Oak. The City of Dallas arborist commented that any of the three would be suitable for the historic district and properly pruned, would not hinder the visibility of historic features on the house. Although the city arborist believes the Bur Oak to be the most suitable for framing the house upon maturity, with the Chinquapin Oak and Cedar Elm following in that order, he has stated that all three are appropriate and good choices. If Landmark approves, Staff would like to allow the applicant to decide upon one of these three species, based on the health and cost of the trees available when shopping for a new tree.

**STAFF RECOMMENDATION:**

- 1) Remove dead Magnolia tree from front yard – Approve – Approve proposed work with the finding the removal of the tree is consistent with preservation criteria Section 3.5(c) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Plant new tree (Bur Oak, Cedar Elm, or Chinquapin Oak) – Approve – Approve plat survey and specifications dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standard in City Code Section 51A-4.501(g)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Remove dead Magnolia tree from front yard – Approve – Approve.
- 2) Plant new tree (Bur Oak, Cedar Elm, or Chinquapin Oak) – Approve – Approve.



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

CA 167-021 [MP]  
Office Use Only

Name of Applicant: Steven Mark Roden  
Mailing Address: 704 Nesbitt Drive  
City, State and Zip Code: Dallas, TX 75214  
Daytime Phone: 214-335-9056 Fax: 972-516-2528  
Relationship of Applicant to Owner: Owner

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

PROPERTY ADDRESS: 704 Nesbitt Drive  
Historic District: Junius 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.

- 1) Remove dead Magnolia tree from front yard  
Please see report from arborist and photographs.
- 2) Plant new tree in same spot or in parkway, if permissible.  
Arborist recommended Bur Oak, Cedar Elm or similar.

Signature of Applicant: [Signature] Date: 10/5/2016

Signature of Owner: \_\_\_\_\_ Date: OCT 06 2016  
(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.

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**OTHER:**

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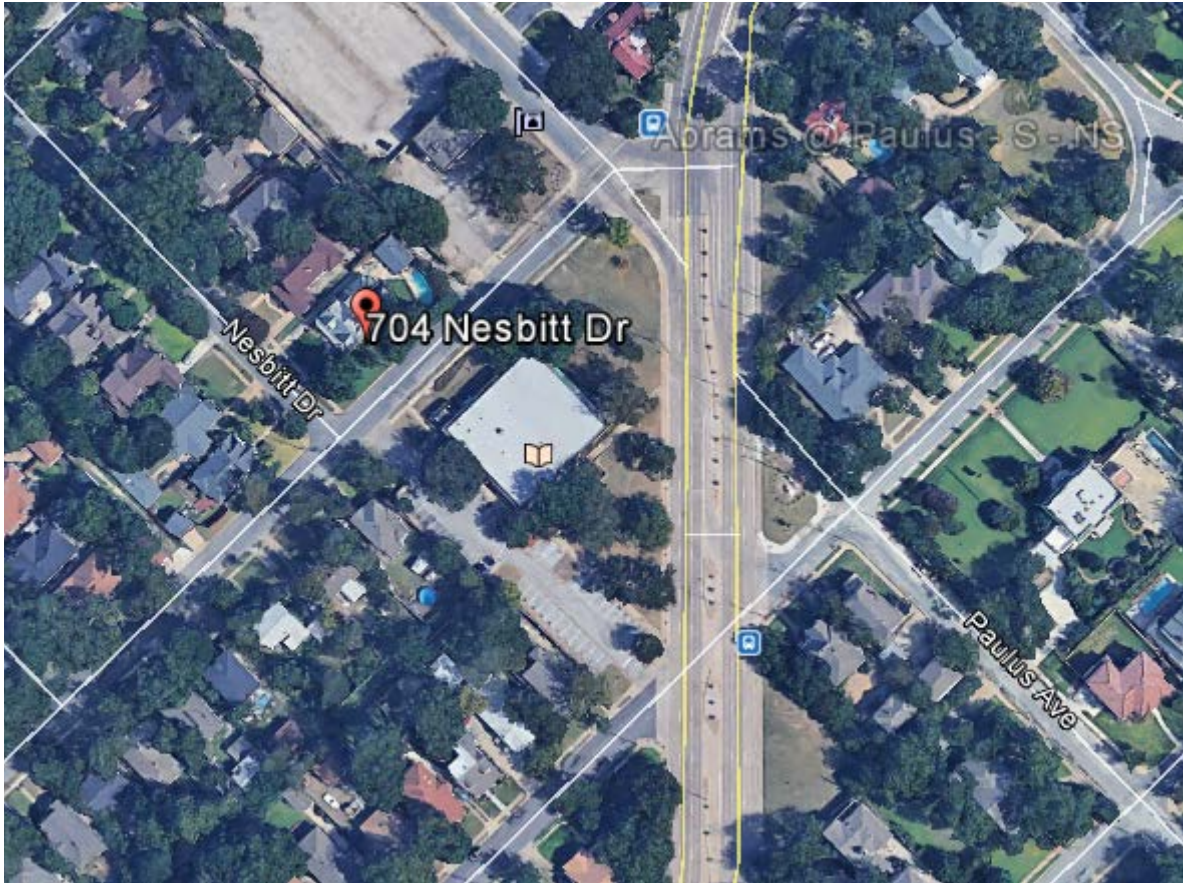
Please review the enclosed Review and Action Form

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.

Sustainable Construction and Development

Date



Aerial view, 704 Nesbitt Drive.





Front (West) elevation.



View to left (North) of 704 Nesbitt.

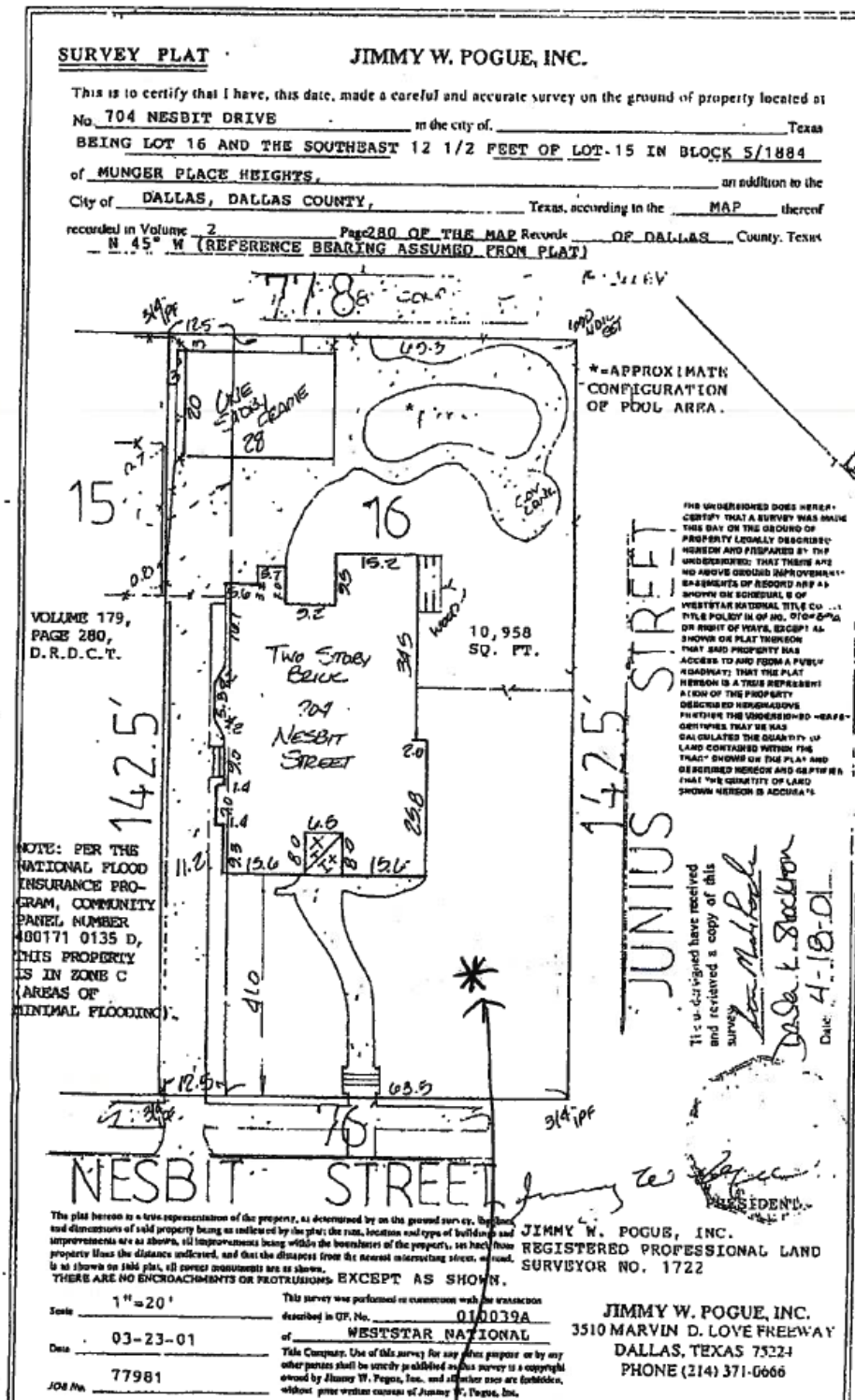


View to right (South) of 704 Nesbitt.





View across (East) from 704 Nesbitt.



Survey plat, showing location of magnolia tree.



Request #1 - current magnolia tree, deceased.





Request #1 - current magnolia tree, deceased.



Request #1 - current magnolia tree, deceased.





Request #1 - current magnolia tree, close up of leaves.

Holistic Tree Care, Inc.  
9090 Skillman St. Suite 182A #309  
Dallas, TX 75243  
(214) 348-7519  
www.holistic-tree-care-inc.com

## PROPOSAL

### ADDRESS

Ms. Daria Roden  
704 Nesbitt Drive  
Dallas, TX 75214

PROPOSAL # 3892

DATE 09-25-2016

### ARBORIST

Chuck

### JOB SITE

see above

DESCRIPTION	AMOUNT
-------------	--------

#### Report

0.00T

Front Magnolia Grandiflora is a very old, geriatric tree that is near the age of the house.

I have been maintaining this tree for the Rodens for many years. The last several years have been difficult for the tree, experiencing many stress factors: loss of large limbs due to an ice storm, defoliation due to a severe hail storm, discovery and removal of several girdling (choking) roots. This is to indicate that said tree has been under pressure for reasons that are beyond the control of the Rodens.

On or about 25 August 2016 I stopped by the Rodens residence to look at their pycnanthus hedge. While there Mr. Roden and I discuss the browning leaves on their front Magnolia. Upon inspection, approx 30% of the interior growth was discoloring ... a mottled brown. The discoloration spread rapidly over the next few days with a larger percentage of the tree canopy browning out and beginning to defoliate.

I returned several days later per clients request to review said tree to discover a larger % of tree canopy browning out and further defoliation occurring. I probed the soil to discover a wet soil. It became apparent that this tree was infected with Phytophthora, a root rot. I applied a systemic fungicide labeled for this disease. The irrigation system for this zone was turned off to allow the soil to dry out in an effort to control the spread. Said tree continued a rapid downward spiral, more leaf browning and leaf drop. Core drilling tree indicated live tissue was still present. The double check valve to irrigation water was turned off for all zones and a systemic fungicide was trunk injected.

I returned several days later to find tree in further rapid decline. Fungicide injection was not taken up, indicating that the vascular system was shutting down due to the pathogen. Returned several days later, no green tissue located. Tree is dead and immediate removal is recommended.

ACCEPTANCE: I accept and agree to have the above described work performed at the location notated.

SUBTOTAL

0.00

#### PLEASE NOTE:

TAX (8.25%)

0.00

We do not accept credit cards.

TOTAL

**\$0.00**

If the tree(s) we are to work in overhang your neighbors' property front or back, please arrange with them to have the area(s) below the overhanging limbs clear of cars and to provide us access to clean up any brush that may fall.

#### STUMP GRINDING DISCLAIMER: 6" to 8" BELOW GRADE:

We cannot be responsible for underground utilities, sprinkler systems, and/or other non-visible items. The mulch created from grinding will be left in place.

This proposal is valid for 30 days from the proposal date.

10/19/2016

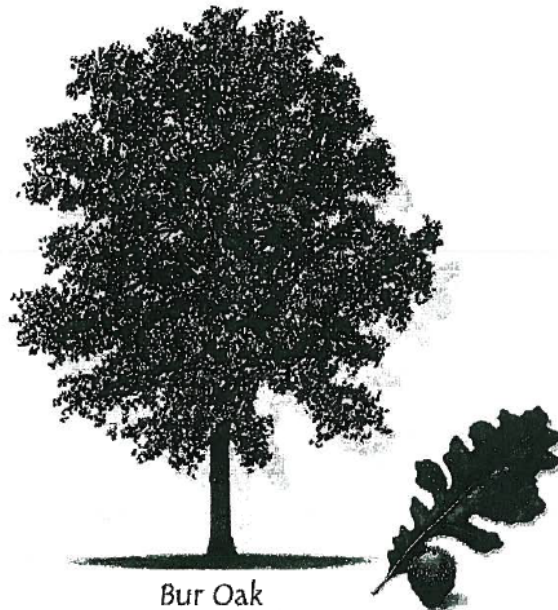
- TOTAL PAYMENT IS DUE AND PAYABLE THE DAY OF COMPLETION -

Request #1 – arborist report on condition of magnolia tree.

Poss: b/c Replacement

## Texas Tree Planting Guide

[HOME](#) | [FAQ](#)



Bur Oak  
*Quercus macrocarpa*

Copyright © Robert O'Brian

<b>Common Name:</b>	Bur Oak (Mossycup Oak)
<b>Latin Name:</b>	<i>Quercus macrocarpa</i>
<b>Tree Size:</b>	Large
<b>Leaf Type:</b>	Deciduous
<b>Growth Rate:</b>	Slow
<b>Water Needs:</b>	Moderate
<b>Tolerances:</b>	Salty soil or sea-spray, drought, alkaline soils (pH > 7.5)
<b>Attributes:</b>	Texas native, reliable fall color, attractive seeds or fruit, seeds or fruit eaten by wildlife
<b>Features:</b>	Unique leaf shape; large acorn is enclosed in a fuzzy cap.
<b>Comments:</b>	Excellent, drought-tolerant native tree, with rough texture and large acorn
<b>Problems:</b>	Acorns and leaves can pose a significant clean-up chore.
<b>Firewise:</b>	Yes

[Back](#) | [Print Results](#) | [Tree Planting Tools](#)

10/19/2016

[http://texastreeplanting.tamu.edu/Display\\_Onetree.aspx?tid=80](http://texastreeplanting.tamu.edu/Display_Onetree.aspx?tid=80)

10/5/2016

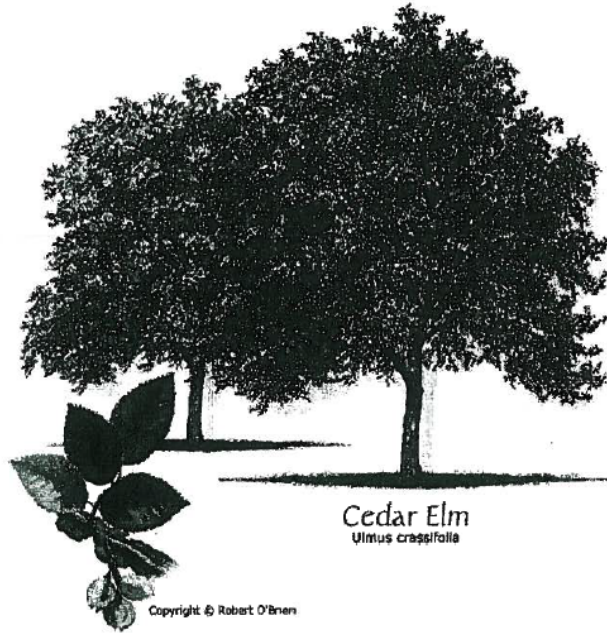
Request #2 – one of three proposed trees for replacement (Bur Oak).



Possible Replacement

## Texas Tree Planting Guide

HQHE | 1AQ



<b>Common Name:</b>	Cedar Elm
<b>Latin Name:</b>	<i>Ulmus crassifolia</i>
<b>Tree Size:</b>	Large
<b>Leaf Type:</b>	Deciduous
<b>Growth Rate:</b>	Moderate
<b>Water Needs:</b>	Moderate
<b>Tolerances:</b>	Salty soil or sea-spray, drought, poorly drained sites, alkaline soils (pH > 7.5)
<b>Attributes:</b>	Texas native, reliable fall color
<b>Features:</b>	Fine textured leaves turn yellow in fall.
<b>Comments:</b>	Tough, drought-tolerant shade tree, well-adapted to a variety of conditions.
<b>Problems:</b>	Drooping branches may require pruning; aphids, powdery mildew, and mistletoe are notable pests.
<b>Firewise:</b>	Yes

10/19/2016

[Back](#) | [Print Results](#) | [Tree Planting Tools](#)

[http://texastreeplanting.tamu.edu/Display\\_Onetree.aspx?tid=100](http://texastreeplanting.tamu.edu/Display_Onetree.aspx?tid=100)

10/5/2016

Request #2 – one of three proposed trees for replacement (Cedar Elm).

Possible Replacement

## Texas Tree Planting Guide

HOME | FAQ



Chinquapin Oak  
*Quercus muehlenbergii*



Copyright © Robert O'Brien

<b>Common Name:</b>	Chinkapin Oak
<b>Latin Name:</b>	<i>Quercus muehlenbergii</i>
<b>Tree Size:</b>	Large
<b>Leaf Type:</b>	Deciduous
<b>Growth Rate:</b>	Moderate
<b>Water Needs:</b>	Moderate
<b>Tolerances:</b>	Drought, alkaline soils (pH > 7.5)
<b>Attributes:</b>	Texas native, reliable fall color, seeds or fruit eaten by wildlife
<b>Features:</b>	Attractive, light-colored bark; deep green leaf color creates a lush appearance.
<b>Comments:</b>	Good for limestone soils; excellent shade tree!
<b>Problems:</b>	Fallen acorns can be a nuisance.
<b>Firewise:</b>	Yes

10/19/2016

[Back](#) | [Print Results](#) | [Tree Planting Tools](#)
[http://texastreeplanting.tamu.edu/Display\\_Onetree.aspx?tid=82](http://texastreeplanting.tamu.edu/Display_Onetree.aspx?tid=82)

10/5/2016

Request #2 – one of three proposed trees for replacement (Chinquapin Oak).

The trees selected should all do fairly well in the environment. The magnolia is a tree which naturally maintains a very low canopy (below 6') unless pruned up to lift for view. Admirably, the property owners maintained the tree with a healthy level of pruning to retain more of its natural form.

I think any of the trees selected will have none of the visual screening of the street view as they approach maturity and will be suitable to the purpose of the district. The trees are also 'easier' to prune to a mature canopy crown which will shade the same area while maintaining a nice view corridor beneath the canopy.

In my opinion, the bur oak has the greatest potential to eventually grow to a substantial mature canopy tree, provide a great frame for view of the structure, and shade the front yard with a great looking majestic appearance. The southern location also helps retain that shade element for the owner. The chinquapin oak would be my second and cedar elm, third.

The photo below suggests the potential of a bur oak in Dallas, but not likely to fully achieve this level in the higher area and shallower soils. This very mature and noble tree is in Kessler Park and is beginning to diminish at this stage. I would suspect the tree to be well over 80 years in age. But you can see the tree naturally rises high before it spans over the yard.



Request # 2 – 10/10/2016 email and photo from City Arborist, commenting on proposed tree choices.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### Request #1 –

#### 3.0 Site and Site Elements

##### 3.5 Landscaping

3.5(c) Existing mature trees in the front yard are protected, except that unhealthy or damaged trees may be removed.

### Request # 2 –

#### 3.0 Site and Site Elements

##### 3.5 Landscaping

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

**TASK FORCE RECOMMENDATION REPORT**  
**JUNIUS HEIGHTS**

DATE: 10/13/2016

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Mark Roden  
Address: 704 Nesbitt

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

1. Approve Mary / Barbara  
2. Approve Mary / Barbara

**Task force members present**

<input checked="" type="checkbox"/> Rene Schmidt (Chair)	<input type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Terri Raith	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Barbara Cohen	<input checked="" type="checkbox"/> Morgan Harrison	<input type="checkbox"/> VACANT

Ex Officio staff members present ☒ Marsha Prior

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE Oct. 13, 2016

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

**LANDMARK COMMISSION****NOVEMBER 7, 2016**

FILE NUMBER: CA167-008(EH)  
LOCATION: 4926 Junius Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Fred DLizarraga

**REPRESENTATIVE:** None.

**OWNER:** DLIZARRAGA FRED E & STACEY C

**REQUEST:**

Plant one Red Oak tree in parkway.

**BACKGROUND / HISTORY:**

06/14/2013- Staff approved the installation of a new composition shingle roof that matched the existing. CA123-545(MD).

The structure is listed as contributing per the Munger Place historic district.

**ANALYSIS:**

Staff is recommending approval of the planting of the red oak tree in the parkway as part of the City of Dallas Urban Reforestation program. The tree is listed as an approvable tree species for planting in the parkway of Munger Place per the ordinance.

**STAFF RECOMMENDATION:**

Plant one Red Oak tree in parkway. – Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Plant one Red Oak tree in parkway. – Approve.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 008 (EH)  
Office Use Only

Name of Applicant: FRED DLIZARRAGA  
Mailing Address: 4926 JUNIUS ST  
City, State and Zip Code: Dallas, TX. 75214  
Daytime Phone: 214-384-1006 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Same

PROPERTY ADDRESS: 4926 JUNIUS ST.  
Historic District: Munger Place

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

**PROPOSED WORK:**

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

Request to plant a Red Oak tree between the sidewalk and street.

Signature of Applicant: [Signature] Date: 9/29/16

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

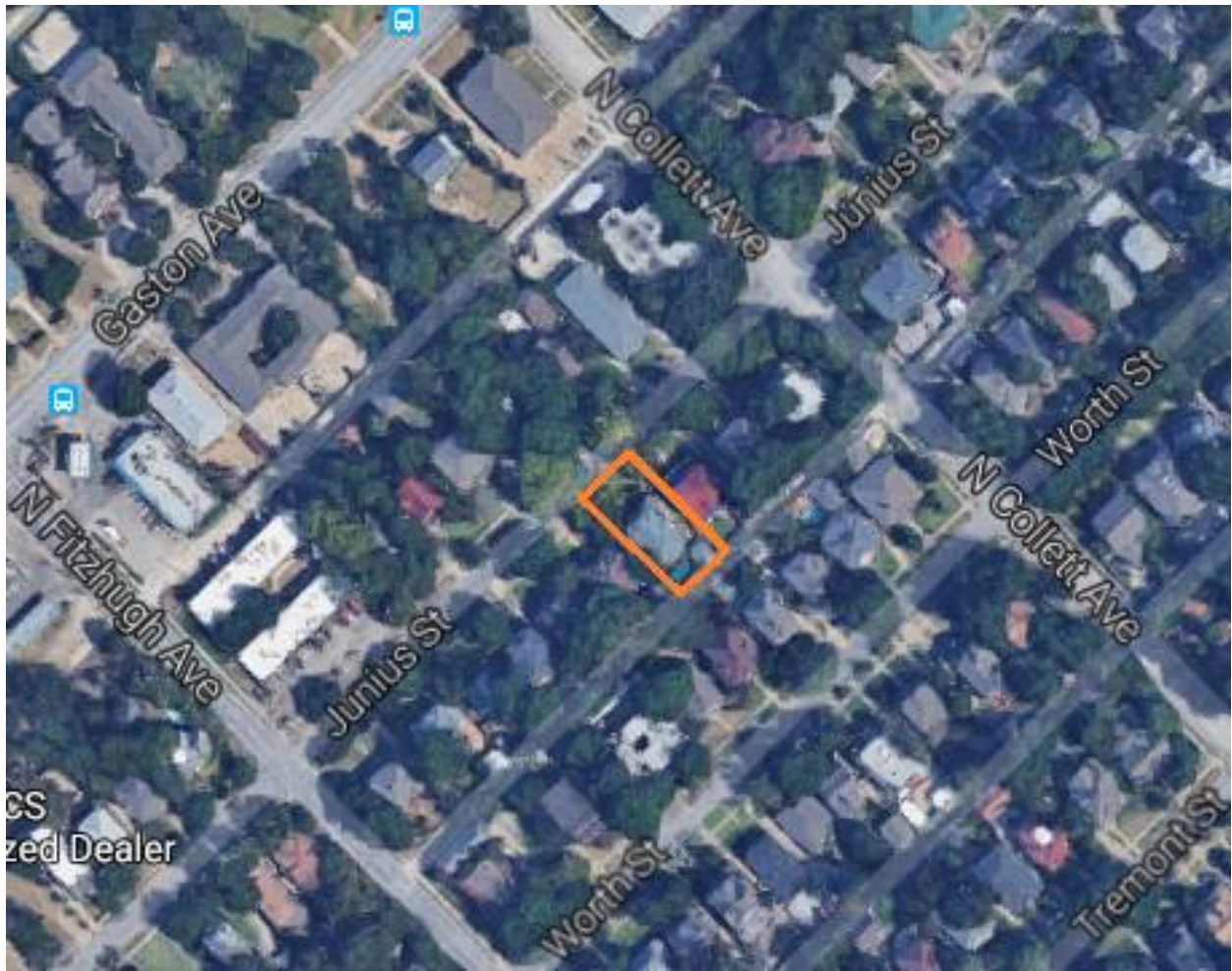
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



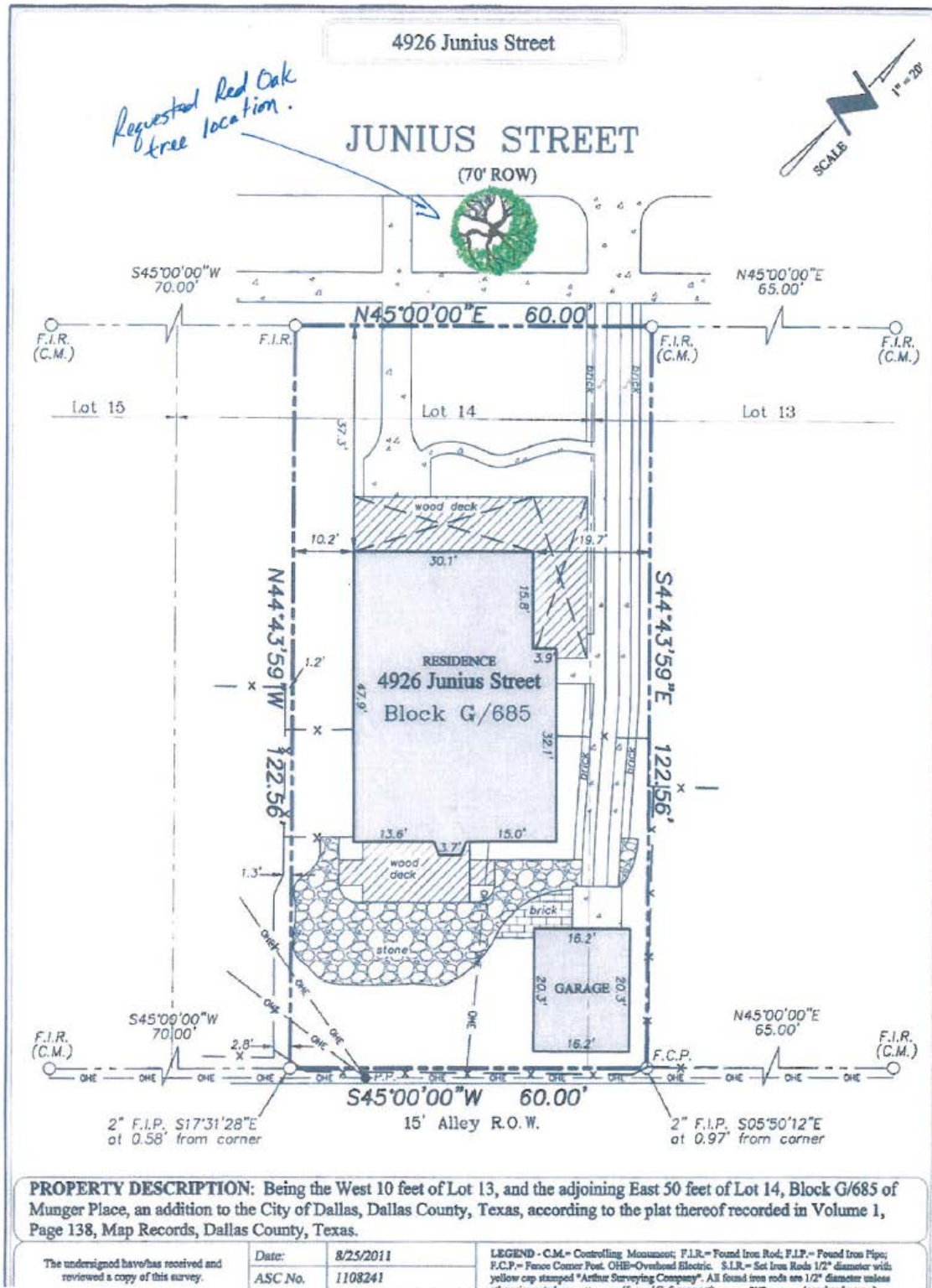
Aerial of 4926 Junius Street and surrounding area.





Front façade of main structure.





Site plan with location of proposed tree.

CA167-008(EH)

C8-5



Proposed location for red oak planting.



Proposed location for red oak planting.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### (5) Plantings.

(A) Only grass, trees, groundcover, and flowers are permitted in the parkway.

(B) All trees in the parkway must be:

(i) selected from the list contained in Exhibit N;

(ii) placed a uniform distance apart; and

(iii) planted along a line parallel to the street.

### EXHIBIT N

The following trees are the only trees permitted in this district:

Aristocrat Pear	Jujube
Atlas Cedar	* Live Oak
Bald Cypress	Mondale Pine
Blue Atlas Cedar	* Pecan
Box Elder	Persimmon (Texas)
Bradford Pear	Photinia
* Burr Oak	Pistachio
Calleryana Pear	Pond Cypress
* Cedar Elm	* Post Oak
Cherry Laurel	Purple Leaf Plum
Chinese Pistachio	Redbud
Chinese Tallow	Red Cedar
Crabapple	* Red Oak
Crape Myrtle	Soapberry
Deciduous Holly or Possum Haw	Southern Catalpa
Deciduous Yaupon Holly	Sweet Gum
Deodar Cedar	Texas Mountain Laurel
Flowering Peach	Vitex
Golden Raintree	Water Oak
Hollywood Juniper	Wax Myrtle
Japanese Black Pine	Yaupon Holly
Japanese Ligustrum	
Japanese Oak	

\* These trees are the only trees allowed in the parkway. Smaller trees will be allowed only if overhead lines determine the larger species will not be appropriate.

**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Fred DLizarraga

Address: 4926 Junius Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTED

**Task force members present**

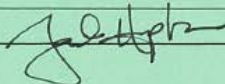
<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: JOANNA HAMPTON  
2<sup>nd</sup>: GREG JOHNSTON  
Task Force members in favor: AU  
Task Force members opposed:  
Basis for opposition:

CHAIR, Task Force



DATE

11 OCT 2016

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**

**NOVEMBER 7, 2016**

FILE NUMBER: CA167-024(EH)  
LOCATION: 5025 Junius Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Camille Barnes

**REPRESENTATIVE:** None.

**OWNER:** BARNES JOHN KELLY & MARGARET CAMILLE

**REQUEST:**

- 1) Install landscaping in front and rear yards.
- 2) Replace section of driveway from gravel to brushed concrete.

**BACKGROUND / HISTORY:**

08/08/16- Staff approved the installation of an 8' cedar board-on-board wood fence along the rear and side yards. CA156-745(EH).

09/14/15- The Landmark Commission approved a landscape plan and light fixtures for the property.

The structure is listed as contributing per the Munger Place historic district.

**ANALYSIS:**

Staff is recommending approval of the landscape plan as all tree and other plant species are allowed per the Munger Place ordinance and no proposed plantings of features will alter or block the visibility of the main architectural features of the structure. Staff is recommending approval of the installation of brushed concrete driveway in the rear section of the driveway as brushed concrete driveways are an allowed material. The only section being replaced is behind the driveway gate which is in the rear 50% of the structure.

**STAFF RECOMMENDATION:**

- 1) Install landscaping in front and rear yards – Approve- Approve site plan dated 10-6-2016 with the finding that the proposed plantings will not obscure or screen significant architectural features of the main structure. The proposed work is consistent with



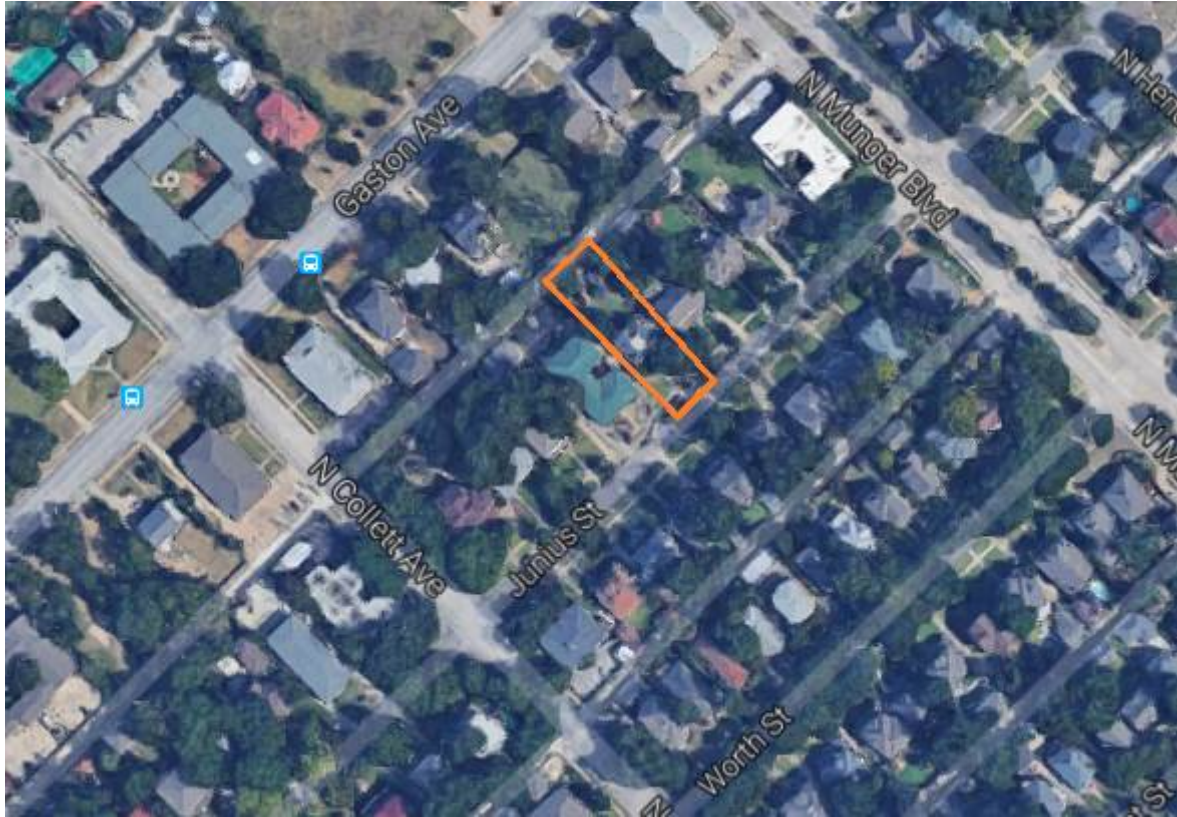
preservation criteria Section 51P-97.111(c)(2)(C) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

2) Replace section of driveway from gravel to brushed concrete – Approve - Approve site plan dated 10-6-2016 with the finding that the proposed work is consistent with preservation criteria Section 51P-97.111(c)(2)(I) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

1) Install landscaping in front and rear yards – Approve.

2) Replace section of driveway from gravel to brushed concrete – Approve.



Aerial of 5025 Junius Street and surrounding area.

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167-024 [EH]  
Office Use Only

Name of Applicant: Carmille Barnes  
Mailing Address: 5025 Junius Street  
City, State and Zip Code: Dallas, TX 75214  
Daytime Phone: 214-717-1987 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Self

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes \_\_\_\_\_ No \_\_\_\_\_

Historic Planner's  
Initials:

PROPERTY ADDRESS: 5025 Junius Street, Dallas, TX 75214  
Historic District: Munger Place

**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.

We want to update our landscaping in the front + back yard. Install flagstone back patio. Replace gravel driveway (behind gate in backyard) with concrete to connect with concrete driveway (existing) from gate to street. We also want to regrade yard for water flow + add a sprinkler system.

Signature of Applicant: Carmille Barnes Date: 10-5-16

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 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





Front façade of main structure.





Front yard detail.



View looking down driveway.





Non-contributing multi-family complex adjacent to property.



Adjacent property to the NE of 5025 Junius with landscaping.



Example landscaping across the street from 5025 Junius.





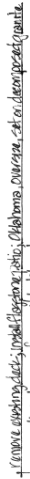
Porch area in rear yard.



Pool and accessory structure viewed from rear porch.



Request #2 - Section of driveway to be replaced.



C9-13



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

(3) Foundation plantings. Foundation plantings may not:

(A) screen significant architectural features of the main building; or

(B) exceed three feet in height unless they are part of an overall landscape plan approved by the commission.

(5) Plantings.

(A) Only grass, trees, groundcover, and flowers are permitted in the parkway.

(B) All trees in the parkway must be:

(i) selected from the list contained in Exhibit N;

(ii) placed a uniform distance apart; and

(iii) planted along a line parallel to the street.

(C) Flower beds and ground cover may not comprise 50 percent or more of the front or cornerside yard unless approved by the commission as part of a landscape plan.

(D) Flower beds and ground cover may not comprise more than 50 percent of the parkway area.

(9) Sidewalks, driveways, and curbing.

(A) Materials.

(i) No exposed aggregate, asphalt, artificially colored concrete, or epoxy resin is permitted as a sidewalk, driveway, or curbing material.

(ii) All public sidewalks and curbing must be constructed of brush-finish concrete.

(iii) All private sidewalks and driveways must be constructed of brush-finish concrete or brick that matches or is compatible in texture, color, and style with the main building.

**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Camille Barnes

Address: 5025 Junius Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTED, WITH REMOVAL OF  
PARKWAY TREE AT FUTURE DATE

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: WES POWELL

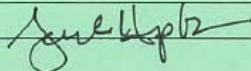
2<sup>nd</sup>: JOHN GORMLEY

Task Force members in favor: All

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force



DATE 11 Oct 2016

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-028(EH)  
LOCATION: 5106 Junius Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Michael Blair

**REPRESENTATIVE:** None.

**OWNER:** BLAIR BRENNAN

**REQUEST:**

Plant one Cedar Elm tree in parkway.

**BACKGROUND / HISTORY:**

05/04/2016- Staff approved the installation of gutters and downspouts and the painting of the main structure. CA156-495(JKA).

The structure is listed as contributing per the Munger Place historic district.

**ANALYSIS:**

Staff is recommending approval of the planting of the Cedar Elm tree in the parkway as part of the City of Dallas Urban Reforestation program. The tree is listed as an approvable tree species for planting in the parkway of Munger Place per the ordinance.

**STAFF RECOMMENDATION:**

Plant one Cedar Elm tree in parkway. – Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Plant one Cedar Elm tree in parkway. – Approve.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 028 [ EH ]  
Office Use Only

Name of Applicant: Michael Blair  
Mailing Address: 5106 Junius St.  
City, State and Zip Code: Dallas Tx 75214  
Daytime Phone: 940-735-2125 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: spouse

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

PROPERTY ADDRESS: 5106 Junius St.  
Historic District: Munger Place

**PROPOSED WORK:**

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

Plant one cedar elm tree in front yard between street  
and sidewalk.

Signature of Applicant: [Signature] Date: 10-3-16

Signature of Owner: Bryan Blair Date: 10-5-16  
(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. **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.

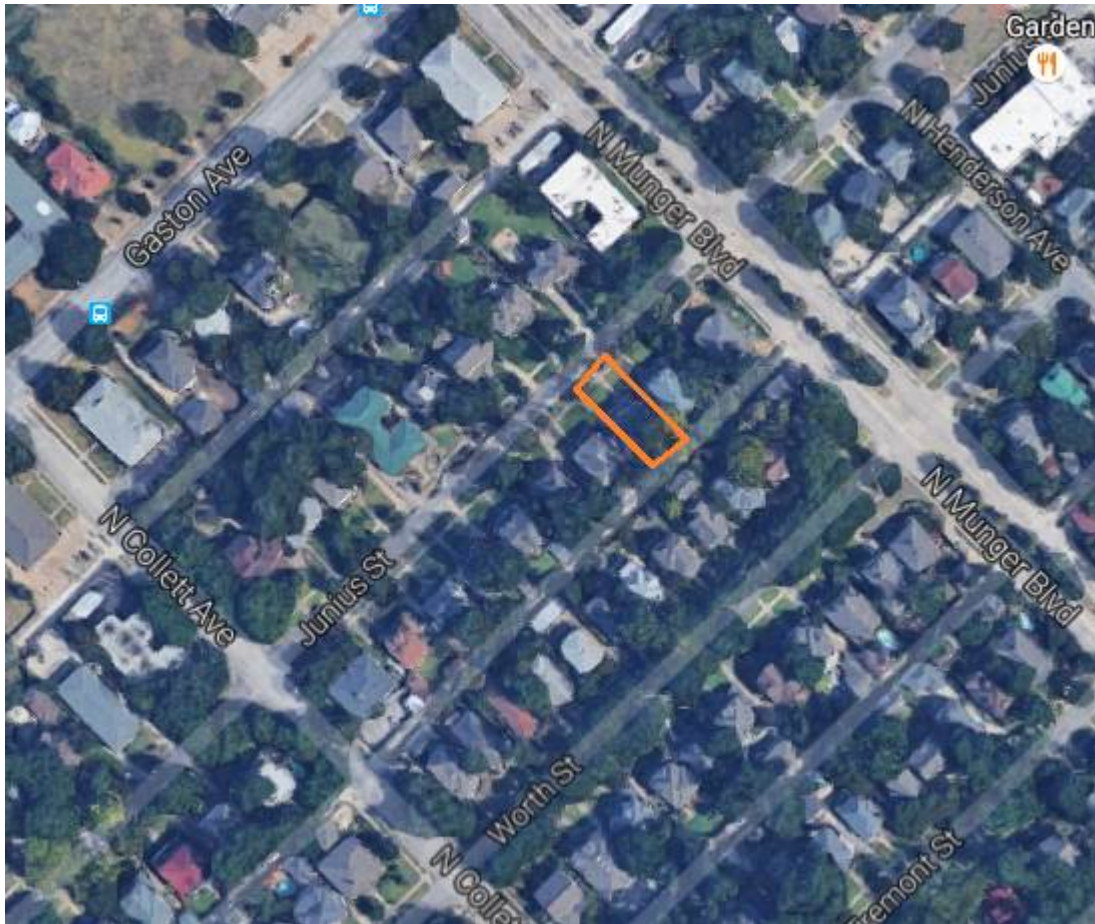
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



Aerial of 5106 Junius Street and surrounding area.

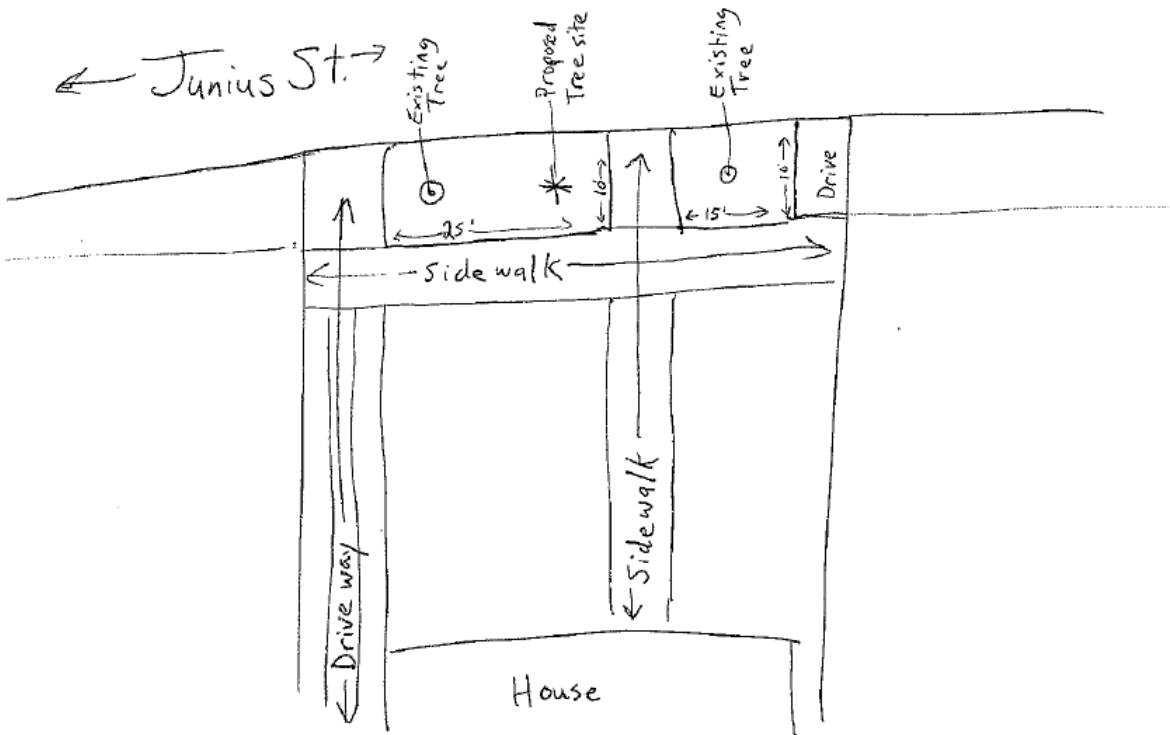




Front façade of main structure.



**Lot Plot:** Please plot out your lot. You will need to indicate if you have a corner or interior lot, the location of any storm drains, fire hydrants, sidewalks, water meters, drive way, and the location of the trees.



Site plan with location of proposed tree.



Proposed location for red oak planting.



Proposed location for red oak planting.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### (5) Plantings.

(A) Only grass, trees, groundcover, and flowers are permitted in the parkway.

(B) All trees in the parkway must be:

(i) selected from the list contained in Exhibit N;

(ii) placed a uniform distance apart; and

(iii) planted along a line parallel to the street.

### EXHIBIT N

The following trees are the only trees permitted in this district:

Aristocrat Pear	Jujube
Atlas Cedar	* Live Oak
Bald Cypress	Mondale Pine
Blue Atlas Cedar	* Pecan
Box Elder	Persimmon (Texas)
Bradford Pear	Photinia
* Burr Oak	Pistachio
Calleryana Pear	Pond Cypress
* Cedar Elm	* Post Oak
Cherry Laurel	Purple Leaf Plum
Chinese Pistachio	Redbud
Chinese Tallow	Red Cedar
Crabapple	* Red Oak
Crape Myrtle	Soapberry
Deciduous Holly or Possum Haw	Southern Catalpa
Deciduous Yaupon Holly	Sweet Gum
Deodar Cedar	Texas Mountain Laurel
Flowering Peach	Vitex
Golden Raintree	Water Oak
Hollywood Juniper	Wax Myrtle
Japanese Black Pine	Yaupon Holly
Japanese Ligustrum	
Japanese Oak	

\* These trees are the only trees allowed in the parkway. Smaller trees will be allowed only if overhead lines determine the larger species will not be appropriate.

**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Michael Blair

Address: 5106 Junius Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTED

**Task force members present**

☒ Joanna Hampton (Chair)

☒ Beth Bradley (Munger Alt.)

☒ John Gormley

☒ Wesley Powell (Vice-Chair)

☒ Virginia Bonifield (Swiss Alt.)

☒ Elizabeth Mast

☒ Cheryl Scott

☒ Greg Johnston

☐ VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: JOANNA HAMPTON

2<sup>nd</sup>: GREG BRADLEY

Task Force members in favor: ALL

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

[Signature]

DATE

11 OCT 2016

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-005(EH)  
LOCATION: 5014 Reiger Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Lenora Moffa

**REPRESENTATIVE:** None.

**OWNER:** MOFFA R LENORA & M CLAIRE MCCALL

**REQUEST:**

Construct addition on rear of main structure.

**BACKGROUND / HISTORY:**

06/12/2012- Staff approved the replacement of the composition shingle roof to match the existing. CA112-323(CH).

The structure is listed as contributing per the Munger Place historic district.

**ANALYSIS:**

Staff is recommending approval of the addition on the rear of the main structure as it will not be visible from the street and it meets the criteria for additions in the Munger Place ordinance.

**STAFF RECOMMENDATION:**

Construct addition on rear of main structure – Approve with conditions - Approve site plan and elevations dated 10-6-16 with the condition that all colors, materials and dimensions match the existing structure. The proposed work is consistent with preservation criteria Section 51P-97.111(c)(1)(B) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Construct addition on rear of main structure – Approve with conditions - Colors, details and materials to match existing. Suggest to hold closet back to allow porch to read as corner element.



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

CA 167 - 005 ( EH )  
Office Use Only

Name of Applicant: Lenora Moffa  
Mailing Address : 5014 Reiger Avenue  
City, State and Zip Code: Dallas, TX 75214  
Daytime Phone: 214-404-4569 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner : same

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

PROPERTY ADDRESS: 5014 Reiger Avenue  
Historic District: Munger Place

## 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.

I propose to add a bedroom on the back of the house to accommodate the needs of my disabled spouse.  
We will match the existing architectural style.

Signature of Applicant: R. Lenora Moffa Date: 09/12/2016  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

## APPLICATION DEADLINE:

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

**Please use the enclosed criteria checklist as a guide to completing the application.** Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 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 of 5014 Reiger Avenue and surrounding area.





Front façade of main structure.





Existing rear elevation of main structure.

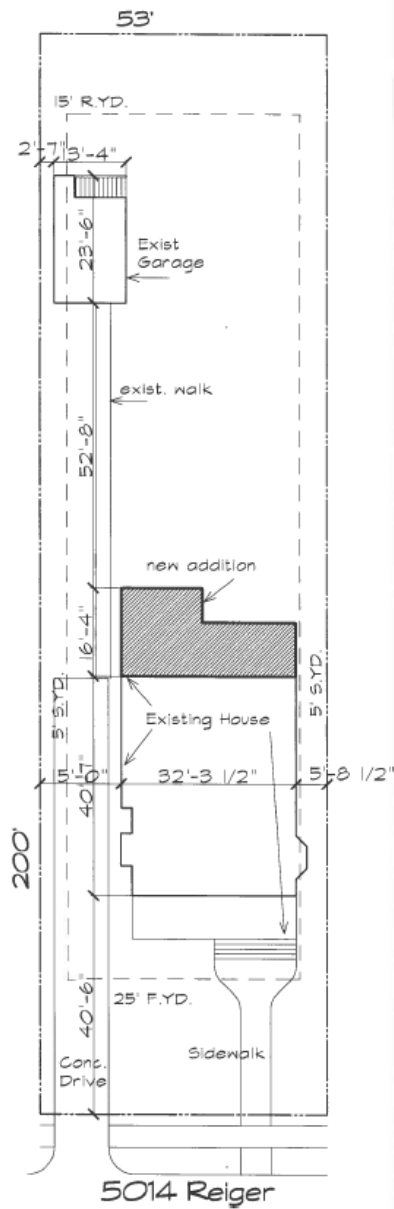




View down the blockface, facing southwest.



Properties across the street from 5014 Reiger.



**creative architects**  
 www.creative-architect.com  
 scott@cr-ar.com  
 972-530-4872

Lot 4  
 Block O/1428

Dallas, Texas

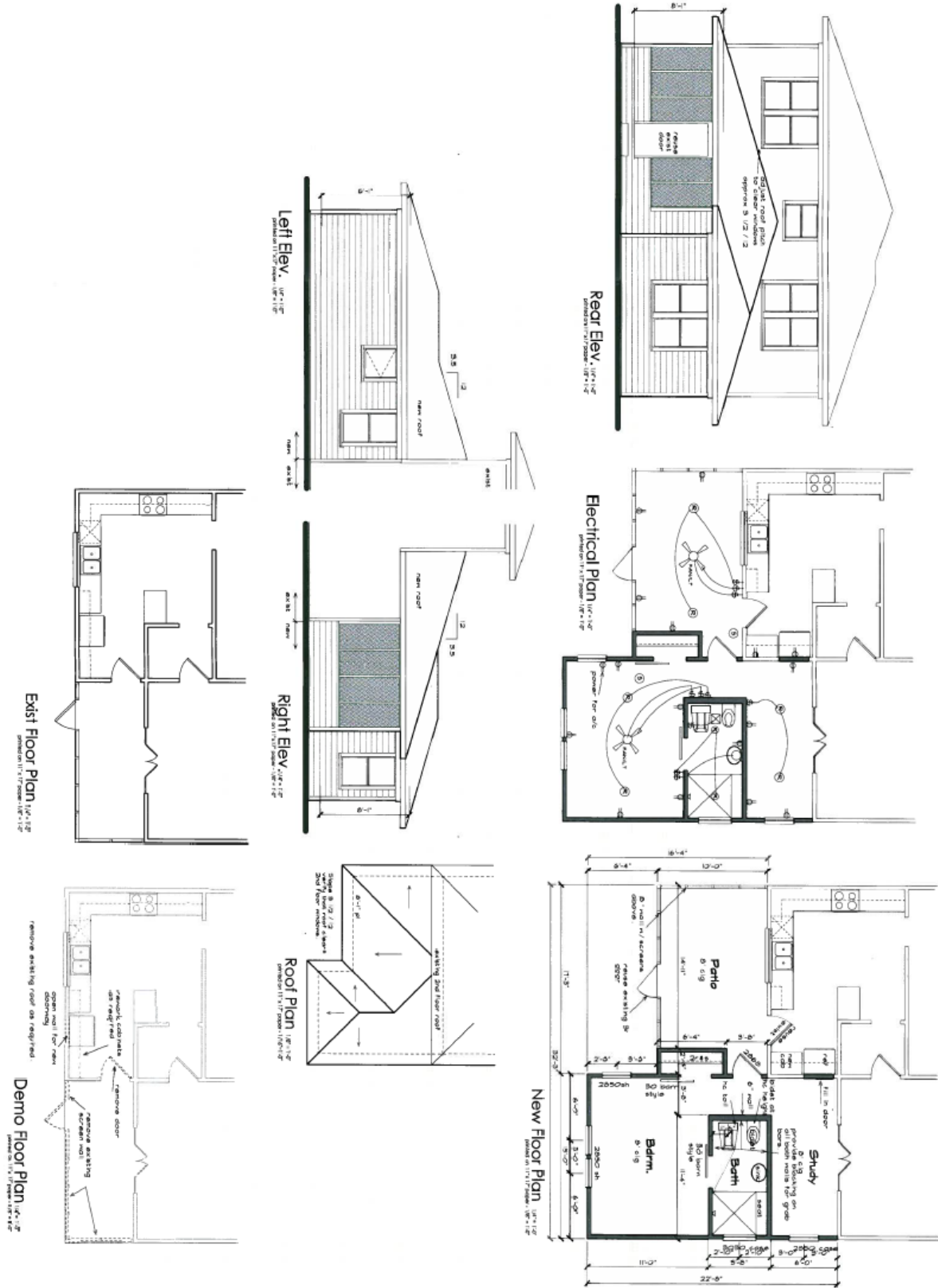
We Work In To Compliance  
 On The Size Until After  
 The City Has Reviewed  
 The Site Plan Verifying All  
 Dimensions. We'll Submit  
 Amendments, Etc. With The  
 Final Plan. And Issue a  
 Building Permit.

**Site Plan**  
 North  
 1"=20'

2016225  
 8/2/16

Existing site plan for property indicating location of rear addition.

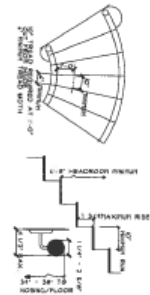




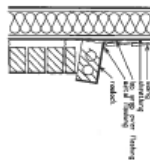
Proposed plans/elevations for addition.

- **1990s:**
  - **1990:** **Stromberg** set the **first** **bar** for **high-end** **garden** **tourism** in **the** **U.S.**
  - **1991:** **Stromberg** **was** **the** **first** **to** **offer** **an** **all-day** **garden** **tour** **in** **the** **U.S.**
  - **1992:** **Stromberg** **was** **the** **first** **to** **offer** **a** **weekend** **garden** **tour** **in** **the** **U.S.**
  - **1993:** **Stromberg** **was** **the** **first** **to** **offer** **a** **night** **garden** **tour** **in** **the** **U.S.**
  - **1994:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **1995:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **1996:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **1997:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
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  - **2001:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2002:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2003:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2004:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2005:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
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  - **2008:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
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  - **2010:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
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  - **2012:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2013:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2014:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2015:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2016:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2017:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2018:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2019:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2020:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2021:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2022:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2023:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2024:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2025:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2026:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2027:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  - **2028:** **Stromberg** **was** **the** **first** **to** **offer** **a** **garden** **tour** **in** **the** **U.S.**
  -

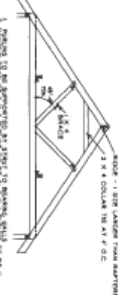
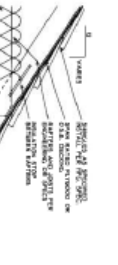
**STAIR RULES** NO SCALE



**SIDING DETAIL** NO SCALE



**PURLIN DETAIL** NO SCALE

[illegible]

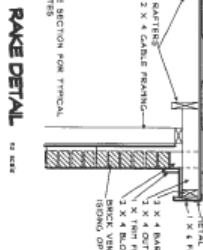
## 2 STORY DETAIL



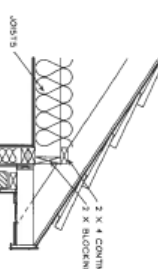
## CONCLUSIONS



### RAKE DETAIL



## 5101575 /



**JOIST ON RAFTER  
DETAIL**



- These plans are intended to provide the basic contribution

- [illegible]

## ELECTRICAL &amp; MECHANICAL NOTES

- **Complicated** – Considerable social stability.

derivative words thereof with our prior permission. The purchase of a list is prohibited. The purchase of a list is prohibited.

- [illegible]

**revisions:**

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

(2) Additions. All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of that building.

(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 main building and compatible with the other buildings on the blockface.

(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**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16  
TIME: 5:30 pm  
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Lenora Moffa  
Address: 5014 Reiger Avenue  
Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

APPROVE

- SUGGEST TO HOLD CLOSET BACK TO ALLOW PORCH TO READ AS CORNER ELEMENT
- CONSIDER 3 DETAILS / MATERIALS TO MATCH EXISTING.

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: GREG JOHNSTON

2<sup>nd</sup>: JOANNA HAMPTON

Task Force members in favor: ALL

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

[Signature]

DATE

11 OCT 2016

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-012(EH)  
LOCATION: 5015 Reiger Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Lisa Johnson

**REPRESENTATIVE:** None.

**OWNER:** JOHNSON LISA C

**REQUEST:**

Plant two Cedar Elm trees in parkway.

**BACKGROUND / HISTORY:**

06/07/2013- Staff approved the replacement of composition roof shingles on the main structure. CA123-539(MD).

The structure is listed as contributing per the Munger Place historic district.

**ANALYSIS:**

Staff is recommending approval of the planting of the Cedar Elm trees in the parkway as part of the City of Dallas Urban Reforestation program. The tree is listed as an approvable tree species for planting in the parkway of Munger Place per the ordinance.

**STAFF RECOMMENDATION:**

Plant two Cedar Elm trees in parkway – Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Plant two Cedar Elm trees in parkway – Approve.

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 012 (EH)  
Office Use Only

Name of Applicant: Lisa Johnson  
Mailing Address: 5015 Reiser Ave  
City, State and Zip Code: Dallas TX 75214  
Daytime Phone: 214 907 2433 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: same

PROPERTY ADDRESS: 5015 Reiser Avenue  
Historic District: Munger Place

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

**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.

Tree Planting in Parkway: Mexican Plum and  
Soapberry (Soapberry) Both Cedar Elms.  
Tree "A": Mexican Plum  
Tree "B": Soapberry

Signature of Applicant: [Signature] Date: 9/27/2014  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 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

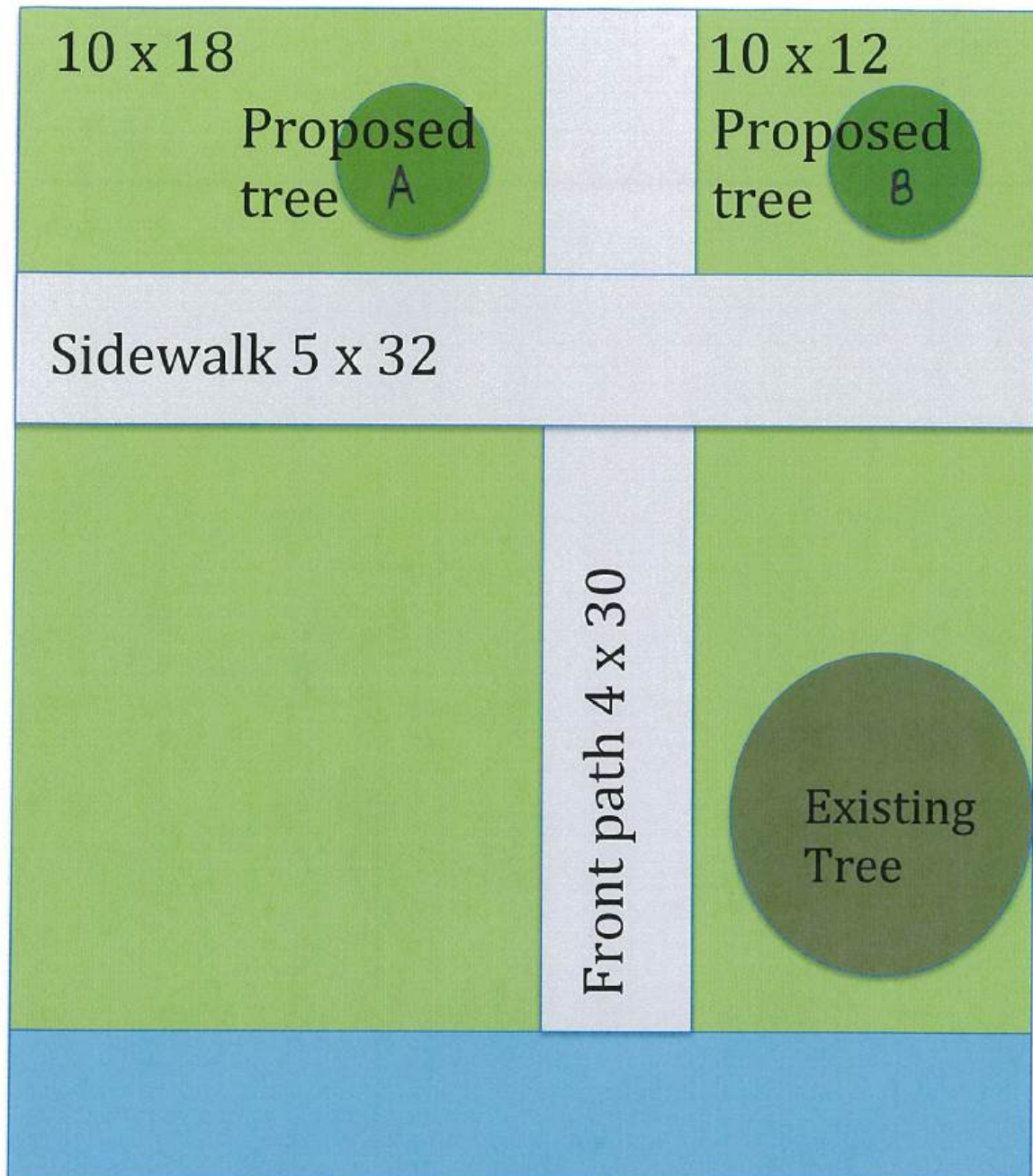




Aerial of 5015 Reiger Avenue and surrounding area.



Front façade of main structure.



Site plan with location of proposed trees.





Proposed locations for tree planting.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### (5) Plantings.

(A) Only grass, trees, groundcover, and flowers are permitted in the parkway.

(B) All trees in the parkway must be:

(i) selected from the list contained in Exhibit N;

(ii) placed a uniform distance apart; and

(iii) planted along a line parallel to the street.

### EXHIBIT N

The following trees are the only trees permitted in this district:

Aristocrat Pear	Jujube
Atlas Cedar	* Live Oak
Bald Cypress	Mondale Pine
Blue Atlas Cedar	* Pecan
Box Elder	Persimmon (Texas)
Bradford Pear	Photinia
* Burr Oak	Pistachio
Calleryana Pear	Pond Cypress
* Cedar Elm	* Post Oak
Cherry Laurel	Purple Leaf Plum
Chinese Pistachio	Redbud
Chinese Tallow	Red Cedar
Crabapple	* Red Oak
Crape Myrtle	Soapberry
Deciduous Holly or Possum Haw	Southern Catalpa
Deciduous Yaupon Holly	Sweet Gum
Deodar Cedar	Texas Mountain Laurel
Flowering Peach	Vitex
Golden Raintree	Water Oak
Hollywood Juniper	Wax Myrtle
Japanese Black Pine	Yaupon Holly
Japanese Ligustrum	
Japanese Oak	

\* These trees are the only trees allowed in the parkway. Smaller trees will be allowed only if overhead lines determine the larger species will not be appropriate.

**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Lisa Johnson

Address: 5015 Reiger Avenue

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*APPROVE AS SUBMITTED*

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: *Joanna Hampton*

2<sup>nd</sup>: *GREG JOHNSTON*

Task Force members in favor: *ALL*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

*[Signature]*

DATE *11 OCT 2016*

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-022(EH)  
LOCATION: 4837 Tremont Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 2  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0015.02

**APPLICANT:** James Gulley III

**REPRESENTATIVE:** None.

**OWNER:** GULLEY JAMES L & MICHELE W

**REQUEST:**

Plant one Red Oak tree in parkway.

**BACKGROUND / HISTORY:**

12/09/2014- The Landmark Commission approved the installation of 6' wood driveway and pedestrian gates with stain. CA145-049(JKA).

The structure is listed as contributing per the Munger Place historic district.

**ANALYSIS:**

Staff is recommending approval of the planting of the red oak tree in the parkway as part of the City of Dallas Urban Reforestation program. The tree is listed as an approvable tree species for planting in the parkway of Munger Place per the ordinance.

**STAFF RECOMMENDATION:**

Plant one Red Oak tree in parkway. – Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Plant one Red Oak tree in parkway. – Approve.

4 pages - Munger Place Historic District Tree Planting Project

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

**CA 167 - 022 (EH)**  
Office Use Only

Name of Applicant: James L. Gully III  
Mailing Address: 4837 Tremont Street  
City, State and Zip Code: Dallas, TX 75246  
Daytime Phone: 214-334-9260 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: OWNER

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes \_\_\_ No \_\_\_  
Planner's Initials

PROPERTY ADDRESS: 4837 Tremont Street  
Historic District: Munger Place

**PROPOSED WORK:**

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

To Plant a single Red Oak tree in front of our  
house between the sidewalk & street.

Signature of Applicant: [Signature] Date: 9/28/2016

Signature of Owner: [Signature] Date: 9/28/2016  
(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. **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.

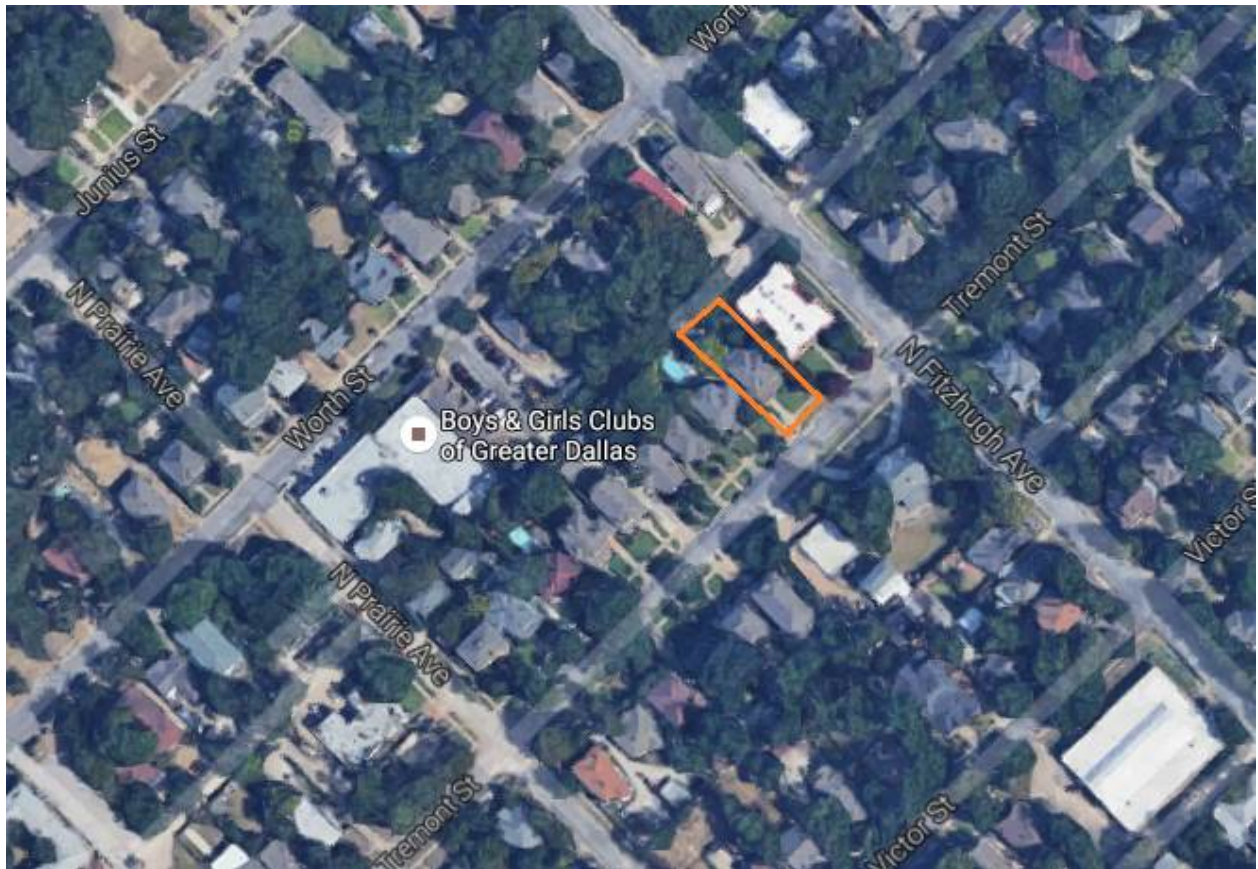
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408

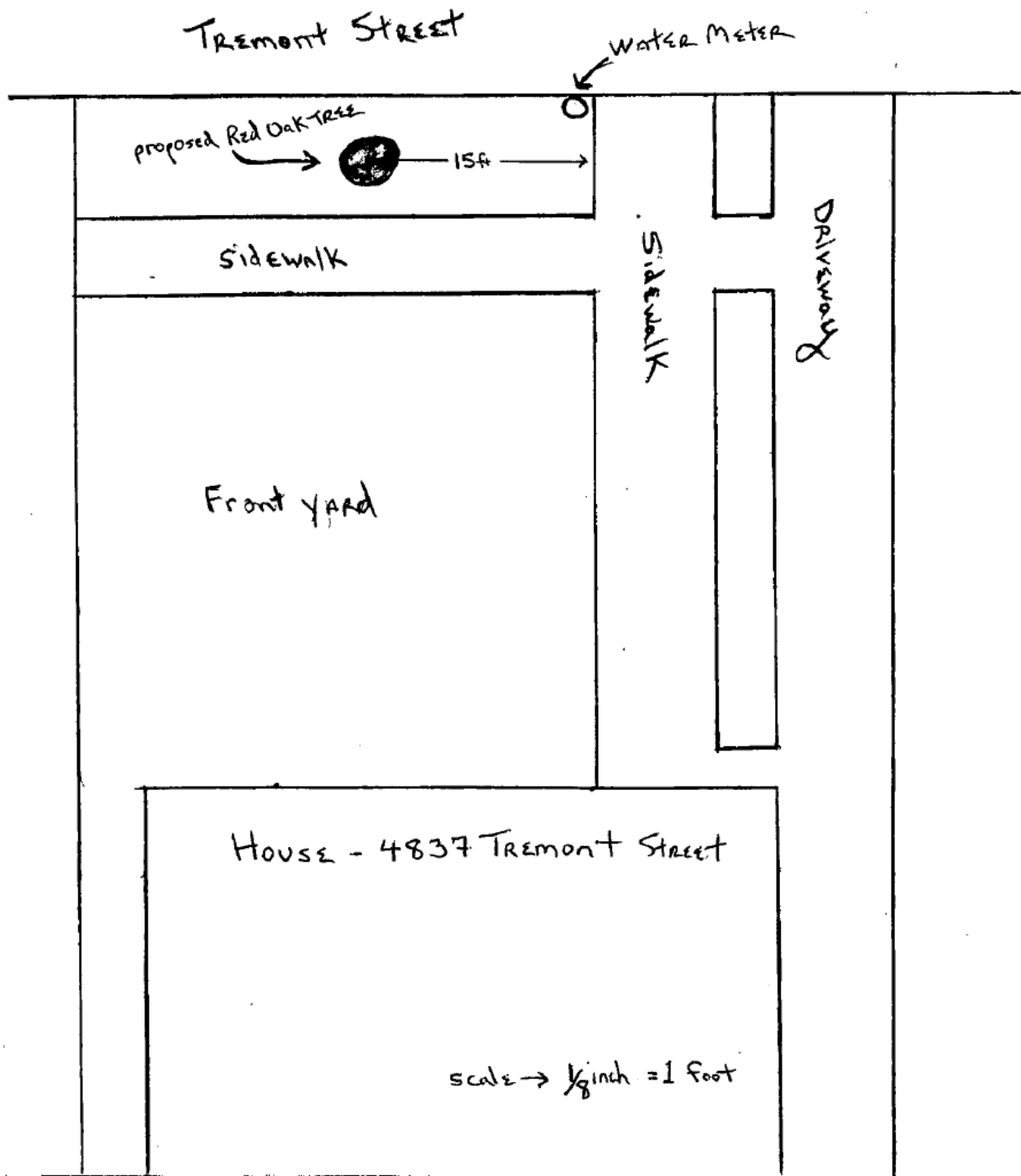


Aerial of 4837 Tremont Street and surrounding area.





Front façade of main structure.



Site plan with location of proposed tree.



Proposed location for red oak planting.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### (5) Plantings.

(A) Only grass, trees, groundcover, and flowers are permitted in the parkway.

(B) All trees in the parkway must be:

(i) selected from the list contained in Exhibit N;

(ii) placed a uniform distance apart; and

(iii) planted along a line parallel to the street.

### EXHIBIT N

The following trees are the only trees permitted in this district:

Aristocrat Pear	Jujube
Atlas Cedar	* Live Oak
Bald Cypress	Mondale Pine
Blue Atlas Cedar	* Pecan
Box Elder	Persimmon (Texas)
Bradford Pear	Photinia
* Burr Oak	Pistachio
Calleryana Pear	Pond Cypress
* Cedar Elm	* Post Oak
Cherry Laurel	Purple Leaf Plum
Chinese Pistachio	Redbud
Chinese Tallow	Red Cedar
Crabapple	* Red Oak
Crape Myrtle	Soapberry
Deciduous Holly or Possum Haw	Southern Catalpa
Deciduous Yaupon Holly	Sweet Gum
Deodar Cedar	Texas Mountain Laurel
Flowering Peach	Vitex
Golden Raintree	Water Oak
Hollywood Juniper	Wax Myrtle
Japanese Black Pine	Yaupon Holly
Japanese Ligustrum	
Japanese Oak	

\* These trees are the only trees allowed in the parkway. Smaller trees will be allowed only if overhead lines determine the larger species will not be appropriate.

**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: James L. Gulley

Address: 4837 Tremont Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTED

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: JOANNA HAMPTON

2<sup>nd</sup>: GREG JOHNSTON

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

[Signature]

DATE 11 OCT 2016

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-013(EH)  
LOCATION: 5003 Tremont Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Chad & Jessica Berry

**REPRESENTATIVE:** None.

**OWNER:** BERRY CHARLES E & JESSICA C

**REQUEST:**

Plant one Red Oak tree in parkway.

**BACKGROUND / HISTORY:**

The structure is listed as contributing per the Munger Place historic district.

**ANALYSIS:**

Staff is recommending approval of the planting of the red oak tree in the parkway as part of the City of Dallas Urban Reforestation program. The tree is listed as an approvable tree species for planting in the parkway of Munger Place per the ordinance.

**STAFF RECOMMENDATION:**

Plant one Red Oak tree in parkway. – Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Plant one Red Oak tree in parkway. – Approve.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 013 (EH)  
Office Use Only

Name of Applicant: Chad & Jessica Berry  
Mailing Address: 5003 Tremont St.  
City, State and Zip Code: Dallas, TX 75214  
Daytime Phone: 214-717-2927 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Owners

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

PROPERTY ADDRESS: 5003 Tremont Street  
Historic District: Munger Place

**PROPOSED WORK:**

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

Plant tree in parkway - in front of house  
as part of the Munger Place tree Planting  
Project.

Signature of Applicant: Jessica Berry Date: 9/26/16  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408



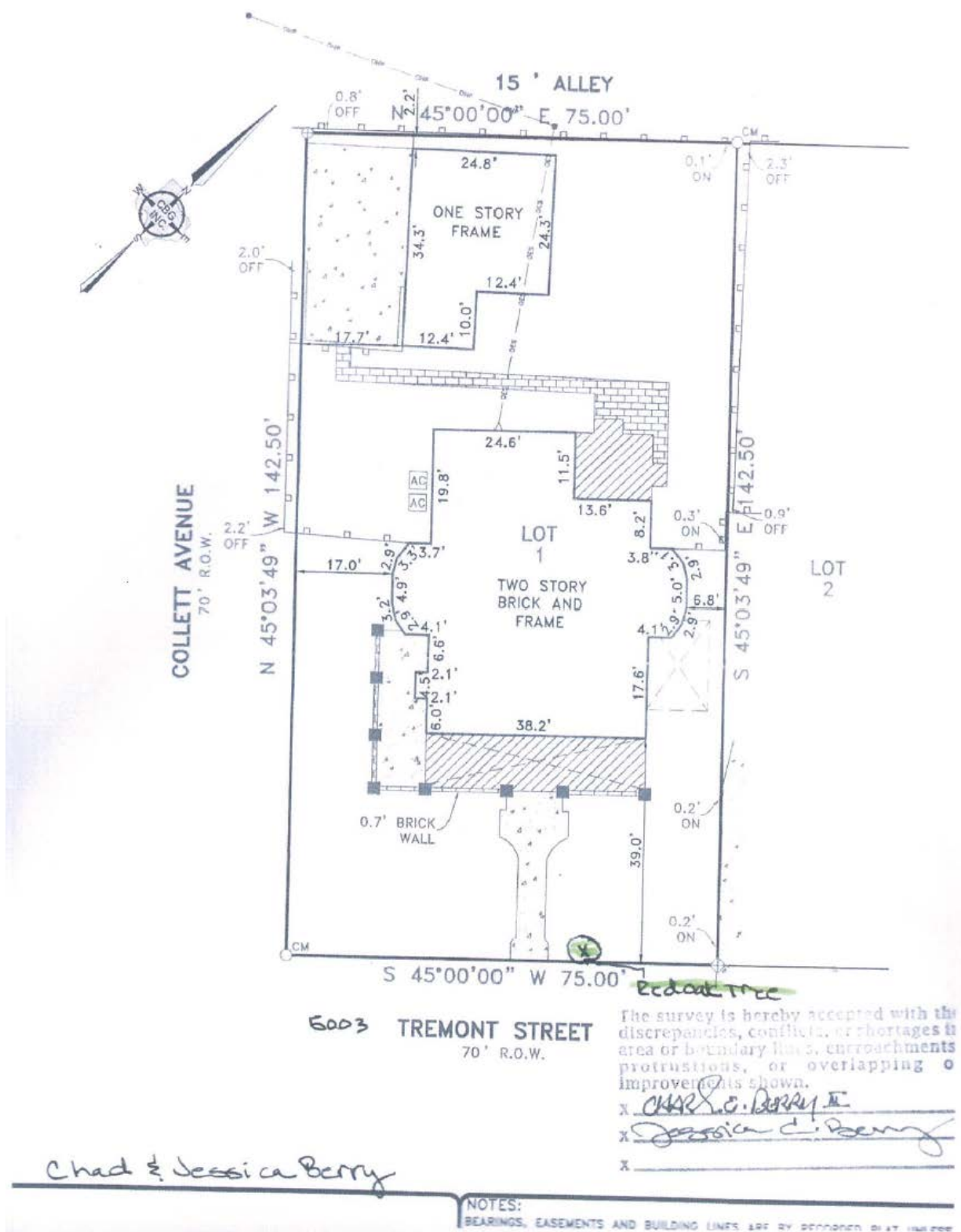
Aerial of 5003 Tremont Street and surrounding area.





Front façade of main structure.





Site plan with location of proposed tree.



Proposed location for red oak planting.

Hill, Eric

---

From: Jessica Berry <jcobry@me.com>  
Sent: Thursday, October 06, 2016 10:05 AM  
To: Hill, Eric  
Subject: Re: Munger Place Tree Project

The tree proposed is between the sidewalk and the street in the parkway.

Thanks,

Jessica Berry

> On Oct 6, 2016, at 10:03 AM, Hill, Eric <[eric.hill@dallascityhall.com](mailto:eric.hill@dallascityhall.com)> wrote:

>

> I received your site plan thank you. Is the tree proposed between the sidewalk and the street in the parkway or in the front yard?

>

> Eric J. Hill

> Historic Preservation Planner, City of Dallas

> 1500 Marilla Street, Dallas, Texas 75201 Office 38N, 3th Floor

> Phone: (214) 671-3094

>

>

> — Original Message —

> From: Jessica Berry [<mailto:jacobry@me.com>]

> Sent: Thursday, October 06, 2016 9:53 AM

> To: Hill, Eric

> Subject: Re: Munger Place Tree Project

>

> Hi Eric,

>

> The site plan for 5003 Tremont Street is attached. Please let me know if you need anything else from me for the Munger Place Tree Project.

>

> Thanks for your help,

>

> Jessica Berry

Email correspondence noting the tree will be planted in the parkway not front yard.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### (5) Plantings.

(A) Only grass, trees, groundcover, and flowers are permitted in the parkway.

(B) All trees in the parkway must be:

- (i) selected from the list contained in Exhibit N;
- (ii) placed a uniform distance apart; and
- (iii) planted along a line parallel to the street.

### EXHIBIT N

The following trees are the only trees permitted in this district:

Aristocrat Pear	Jujube
Atlas Cedar	* Live Oak
Bald Cypress	Mondale Pine
Blue Atlas Cedar	* Pecan
Box Elder	Persimmon (Texas)
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* Burr Oak	Pistachio
Calleryana Pear	Pond Cypress
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Crabapple	* Red Oak
Crape Myrtle	Soapberry
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Golden Raintree	Water Oak
Hollywood Juniper	Wax Myrtle
Japanese Black Pine	Yaupon Holly
Japanese Ligustrum	
Japanese Oak	

- \* These trees are the only trees allowed in the parkway. Smaller trees will be allowed only if overhead lines determine the larger species will not be appropriate.



**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Chad & Jessica Berry

Address: 5003 Tremont Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*APPROVE AS SUBMITTED*

**Task force members present**

☒ Joanna Hampton (Chair)

☐ Beth Bradley (Munger Alt.)

☒ John Gormley

☒ Wesley Powell (Vice-Chair)

☒ Virginia Bonifield (Swiss Alt.)

☒ Elizabeth Mast

☒ Cheryl Scott

☒ Greg Johnston

☐ VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: *Joanna Hampton*

2<sup>nd</sup>: *Joanna Hampton / 2nd Greg Johnston*

Task Force members in favor: *all*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

*Joanna Hampton*

DATE *11 Oct 2016*

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-007(EH)  
LOCATION: 5018 Tremont Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Sharon Jill Donaldson

**REPRESENTATIVE:** None.

**OWNER:** DONALDSON SHARON JILL

**REQUEST:**

Plant one Red Oak tree in parkway.

**BACKGROUND / HISTORY:**

09/06/2012- Staff approved the replacement of a damaged roof to match existing. CA112-890(CH).

The structure is listed as contributing per the Munger Place historic district.

**ANALYSIS:**

Staff is recommending approval of the planting of the red oak tree in the parkway as part of the City of Dallas Urban Reforestation program. The tree is listed as an approvable tree species for planting in the parkway of Munger Place per the ordinance.

**STAFF RECOMMENDATION:**

Plant one Red Oak tree in parkway. – Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Plant one Red Oak tree in parkway. – Approve.

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 007 [EH]  
Office Use Only

Name of Applicant: SHARON JILL DONALDSON  
Mailing Address: 5018 TREMONT ST.  
City, State and Zip Code: DALLAS, TX 75214  
Daytime Phone 214-642-5517 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: SELF

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

PROPERTY ADDRESS: 5018 TREMONT ST. Dallas, 75214  
Historic District: MUNGER PLACE

**PROPOSED WORK:**

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

PLANTING ONE RED OAK TREE IN MY PARKWAY to  
the LEFT of MY DRIVEWAY.  
MY PROPERTY is a Lot and a half. So this tree would BE  
PLANTED IN THE PARKWAY OF THE 1/2 LOT.  
THIS IS PART OF THE DALLAS URBAN REFORESTATION  
Program.

Signature of Applicant: [Signature] Date: 10/3/16

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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Sustainable Construction and Development

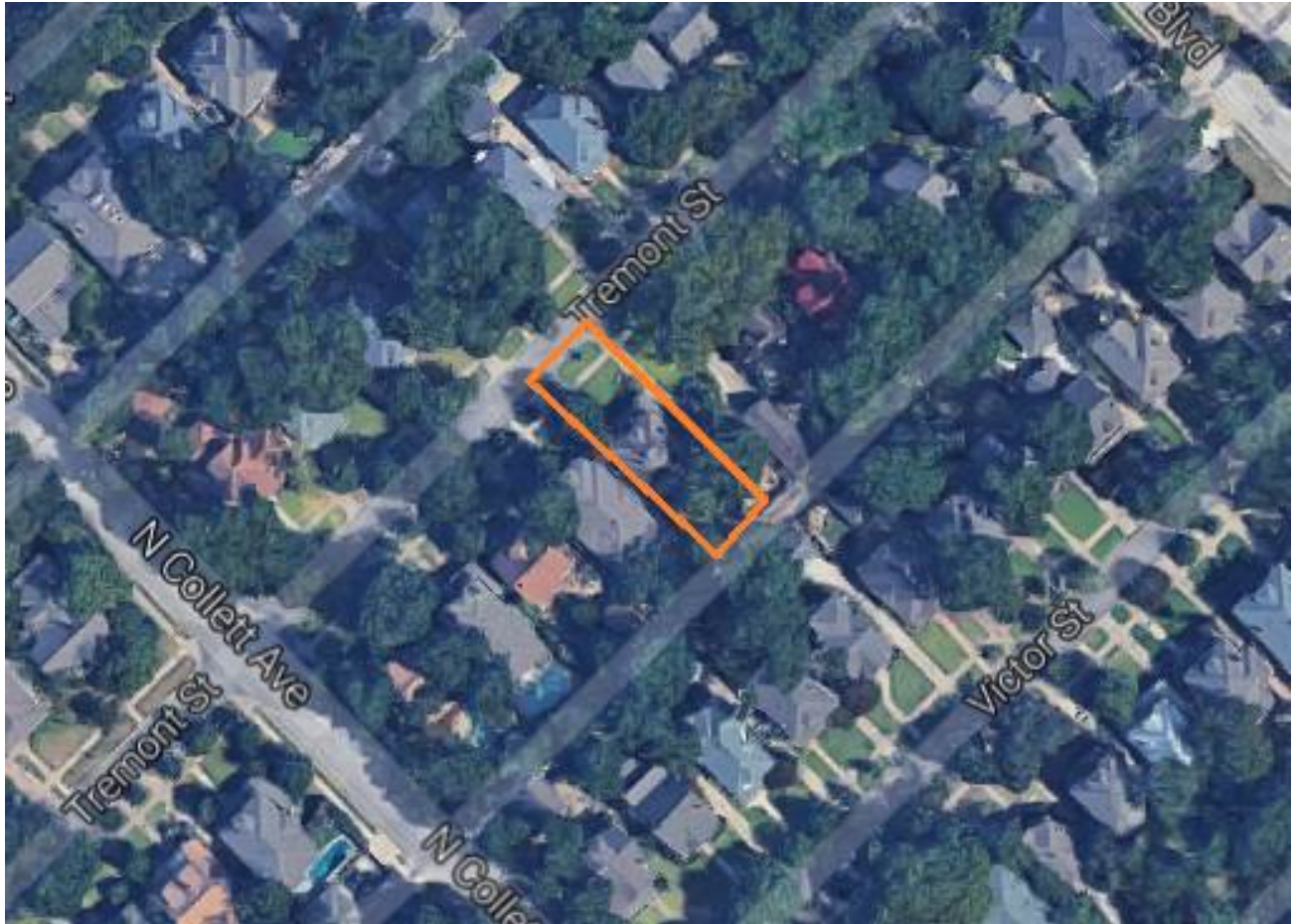
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





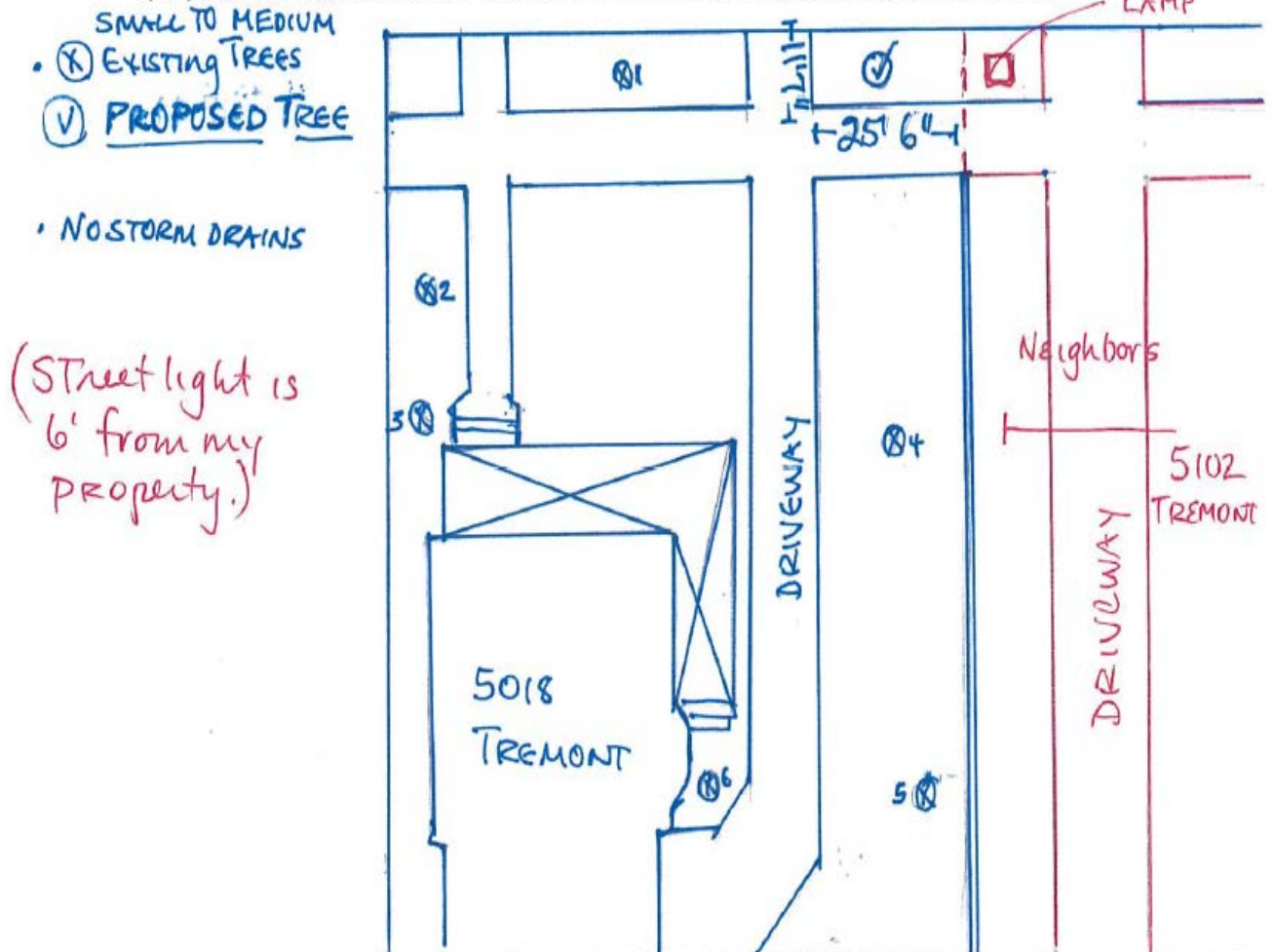
Aerial of 5018 Tremont Street and surrounding area.





Front façade of main structure.

Lot Plot: Please plot out your lot. You will need to indicate if you have a corner or interior lot, the location of any storm drains, fire hydrants, sidewalks, water meters, drive way, and the location of the trees.



Site plan with location of proposed tree.



Proposed location for red oak planting.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### (5) Plantings.

(A) Only grass, trees, groundcover, and flowers are permitted in the parkway.

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The following trees are the only trees permitted in this district:

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Calleryana Pear	Pond Cypress
* Cedar Elm	* Post Oak
Cherry Laurel	Purple Leaf Plum
Chinese Pistachio	Redbud
Chinese Tallow	Red Cedar
Crabapple	* Red Oak
Crape Myrtle	Soapberry
Deciduous Holly or Possum Haw	Southern Catalpa
Deciduous Yaupon Holly	Sweet Gum
Deodar Cedar	Texas Mountain Laurel
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Golden Raintree	Water Oak
Hollywood Juniper	Wax Myrtle
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Japanese Ligustrum	
Japanese Oak	

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**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Sharon Donaldson

Address: 5018 Tremont Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTED

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: Joanna Hampton

2<sup>nd</sup>: GREG JOHNSTON

Task Force members in favor: all

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

[Signature]

DATE

11 OCT 2016

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-009(EH)  
LOCATION: 5120 Tremont Street  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Linda Fisk

**REPRESENTATIVE:** None.

**OWNER:** FISK LINDA MICHELLE

**REQUEST:**

Plant two Red Oak trees in parkway.

**BACKGROUND / HISTORY:**

05/05/2016- The Landmark Commission approved the installation of a pool, planter bed, and other landscaping in the rear of the main structure. CA156-442(JKA).

The structure is listed as non-contributing per the Munger Place historic district.

**ANALYSIS:**

Staff is recommending approval of the planting of the red oak tree in the parkway as part of the City of Dallas Urban Reforestation program. The tree is listed as an approvable tree species for planting in the parkway of Munger Place per the ordinance.

**STAFF RECOMMENDATION:**

Plant two Red Oak trees in parkway.– Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

Plant two Red Oak trees in parkway. – Approve.

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

CA 167 - 009 [EH]  
Office Use Only

Name of Applicant: Linda Fick  
Mailing Address: 1914 Skillman #110, PMB 396  
City, State and Zip Code: Dallas TX 75206  
Daytime Phone: 865 850 5485 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: SELF / OWNER

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

PROPERTY ADDRESS: 5120 Tremont St, Dallas TX.  
Historic District: Munger Place 75214

**PROPOSED WORK:**

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

MPHD (Munger Place Historic District) Tree planting  
program. We are participating in the  
Dallas reforestation project

Signature of Applicant: [Signature] Date: 9/16/16

Signature of Owner: \_\_\_\_\_ Date: 9/16/16  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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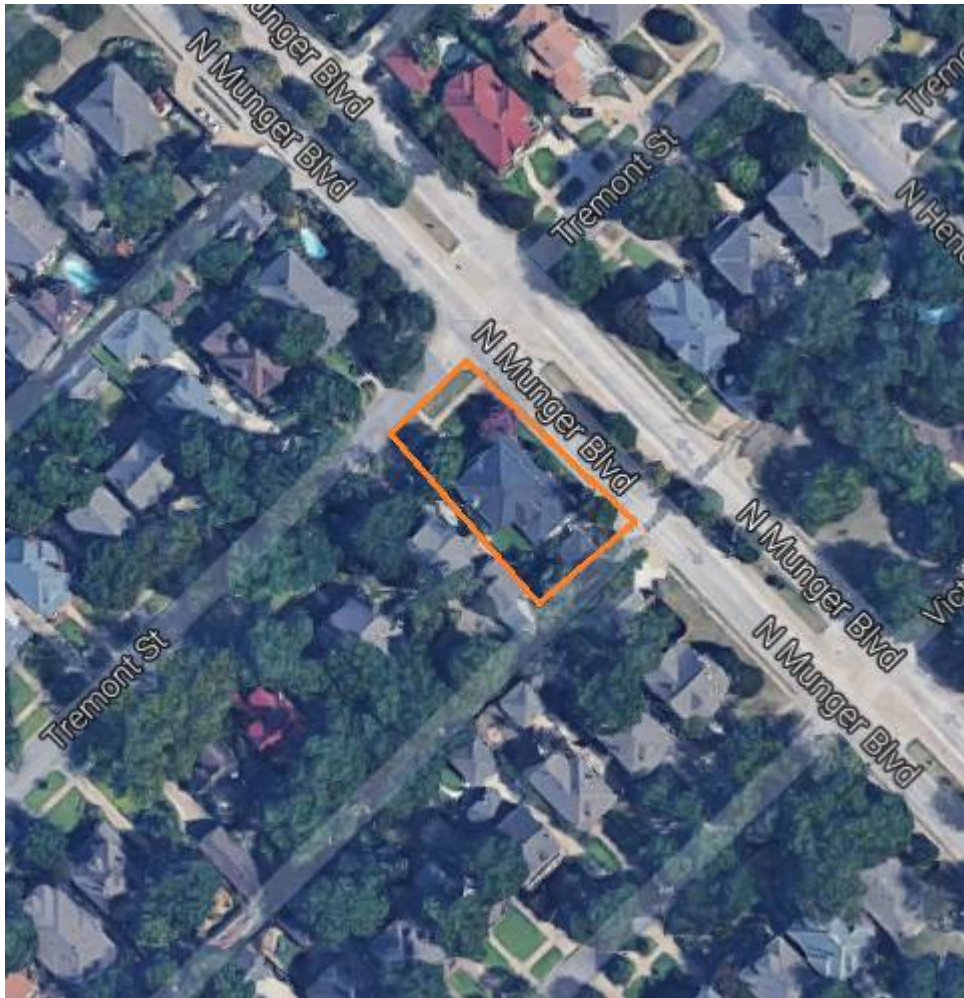
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



Aerial of 5120 Tremont Street and surrounding area.





Front façade of main structure.

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF SAID LOT 11, SAME BEING THE INTERSECTION OF THE SOUTHWEST R.O.W. LINE OF MUNGER BOULEVARD (100' R.O.W.) AND THE SOUTHEAST R.O.W. LINE OF TREMONT STREET (70' R.O.W.);

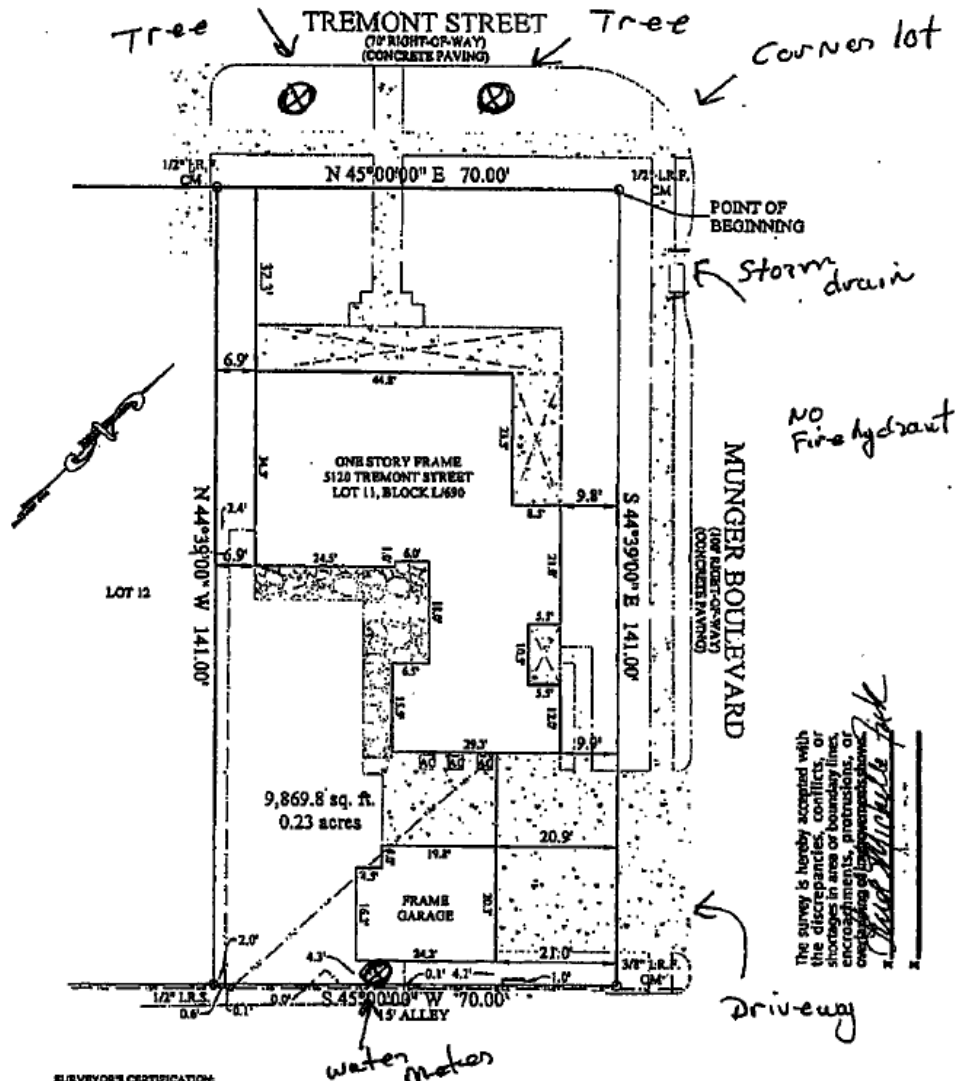
THENCE SOUTH 44 DEGREES 39 MINUTES 00 SECONDS EAST WITH THE NORTHEAST LINE OF SAID LOT 11, SAME BEING THE SOUTHWEST R.O.W. LINE OF MUNGER BOULEVARD, A DISTANCE OF 141.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER AT THE MOST EASTERLY CORNER OF SAID LOT 11 AND THE NORTHWEST R.O.W. LINE OF A 15 FOOT ALLEY;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST WITH THE NORTHWEST R.O.W. LINE OF SAID 15 FOOT ALLEY, A DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 44 DEGREES 39 MINUTES 00 SECONDS WEST, 5 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY LINE OF SAID LOT 11, A DISTANCE OF 141.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHEAST R.O.W. LINE OF SAID TREMONT STREET;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST WITH THE NORTHWEST LINE OF SAID LOT 11, SAME BEING SOUTHEAST R.O.W. LINE OF SAID TREMONT STREET, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,869.8 SQ. FT. OR 0.23 ACRES OF LAND.

**NOTES:**  
1. ALL DIMENSIONS SHOWN ON THIS SURVEY ARE FOR THE ABOVE DESCRIBED PLAT, UNLESS OTHERWISE NOTED.



LEGEND	
△ OVERHEAD ELECTRIC	
△ UNDERGROUND ELECTRIC	
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Property from North Munger Boulevard





Proposed location for red oak planting.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Standard for approval. The landmark commission must approve the application if it determines that:

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

**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Linda Fisk

Address: 5120 Tremont Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*APPROVE AS SUBMITTED*

**Task force members present**

☒ Joanna Hampton (Chair)

☐ Beth Bradley (Munger Alt.)

☒ John Gormley

☒ Wesley Powell (Vice-Chair)

☒ Virginia Bonifield (Swiss Alt.)

☒ Elizabeth Mast

☒ Cheryl Scott

☒ Greg Johnston

☐ VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: *JOANNA HAMPTON*

2<sup>nd</sup>: *GREG JOHNSTON*

Task Force members in favor: *ALL*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

*[Signature]*

DATE

*11 OCT 2016*

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**

**NOVEMBER 7, 2016**

FILE NUMBER: CA167-015(EH)  
LOCATION: 5207 Tremont Street  
STRUCTURE: Accessory & Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Jimmy Malone

**REPRESENTATIVE:** None.

**OWNER:** MALONE J C

**REQUEST:**

Construct accessory storage structure in rear yard.

**BACKGROUND / HISTORY:**

05/05/16- The applicant proposed the construction of storage shed, and staff later withdrew the application due to lack of required documentation. CA156-530(JKA).

The structure is listed as non contributing per the Munger Place historic district.

**ANALYSIS:**

Staff is recommending approval of the construction of the storage shed in the rear yard with the condition that the accessory shed structure roofline is more in line with the existing roofline on the main structure. Staff believes that a gambrel roof on the accessory structure is not seen throughout the Munger Place historic district and the new structure should match that seen on the main structure.

**STAFF RECOMMENDATION:**

Construct accessory storage structure in rear yard – Approve with conditions - Approve proposed site plan and elevations dated 10-6-16 with the condition that the accessory structure is a gabled roofline as opposed to the proposed gambrel roof to match the main structure. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

Construct accessory storage structure in rear yard – Approve with conditions - Roof to match existing gabled roof on main structure and the materials, details, and color to match main structure.

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

**CA 167 - 015 (EH)**  
Office Use Only

Name of Applicant: JIMMY MALONE  
Mailing Address: 5207 TREMONT ST.  
City, State and Zip Code: DALLAS TX. 76137  
Daytime Phone: 214-676-0723 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: APPLICANT IS OWNER

PROPERTY ADDRESS: 5207 TREMONT ST.  
Historic District: MUNGER PLACE

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

**PROPOSED WORK:**

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

Storage Bldg.

Signature of Applicant: [Signature] Date: 9/19/16

Signature of Owner: [Signature] Date: 9/19/16

(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. **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

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial of 5207 Tremont Street and surrounding area.



Front façade of main structure.

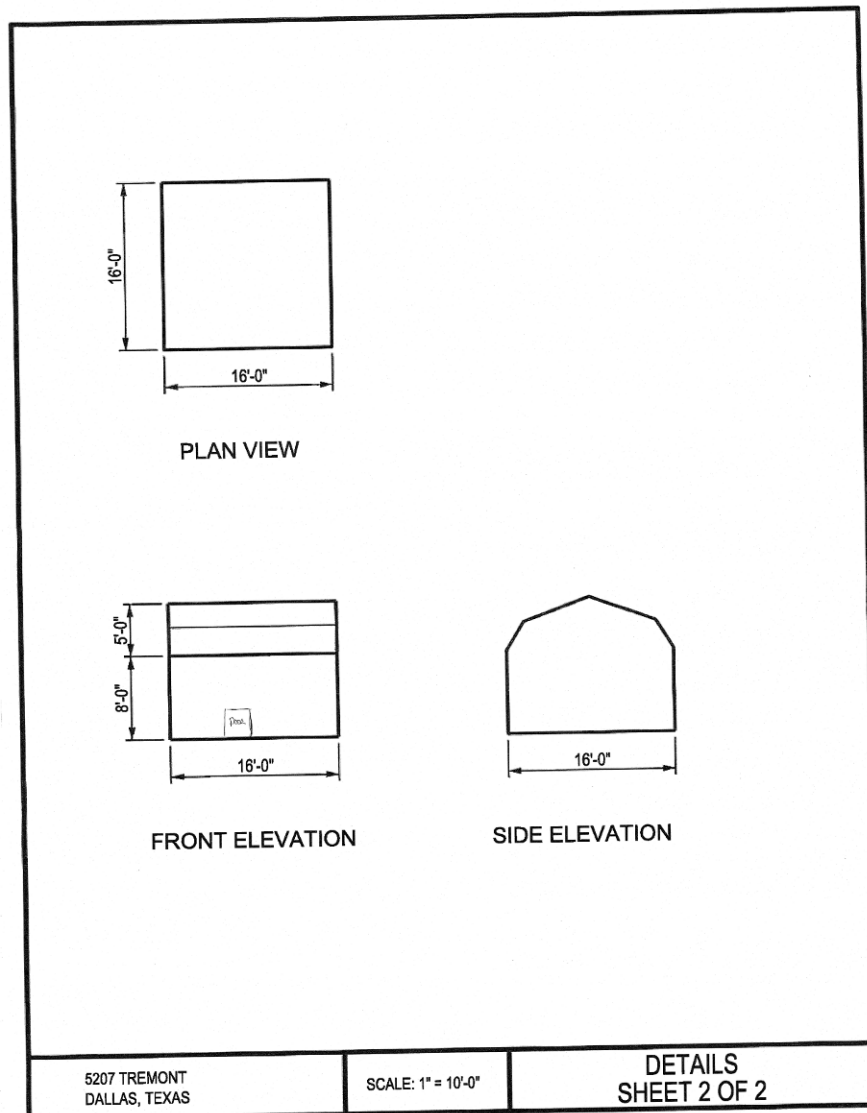




View looking down driveway to rear yard.







Proposed shed elevations and footprint.



Proposed roofing materials.

Model # 0011339 Internet #202089111 Store SKU #744537



## 1 in. x 8 in. x 10 ft. Southern Yellow Pine Siding Board

★★★★★ (1) ▾

[Write a Review](#)

[Questions & Answers \(1\)](#)

**\$19.12** /each

Proposed siding material.

Model # THDJW190900026    Internet #202277435



**JELD-WEN**  
36 in. x 80 in. 12 Lite Primed  
Premium Steel Prehung Front  
Door

★★★★★ (29) [Write a Review](#)    [Questions & Answers \(](#)

**\$325.67** /each

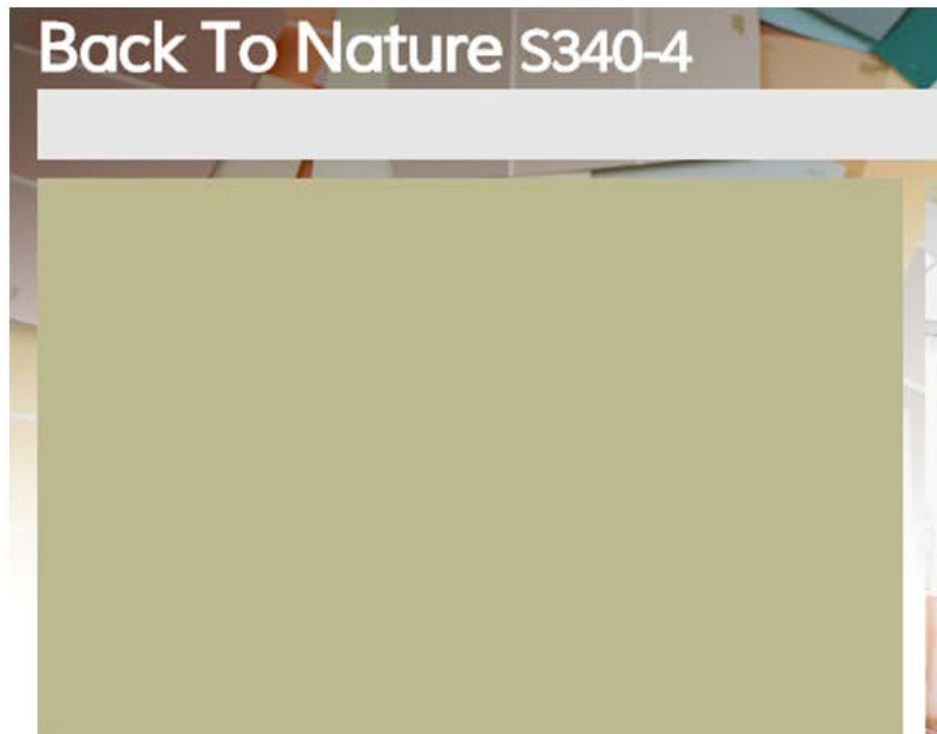
Color/Finish: **Primed White**



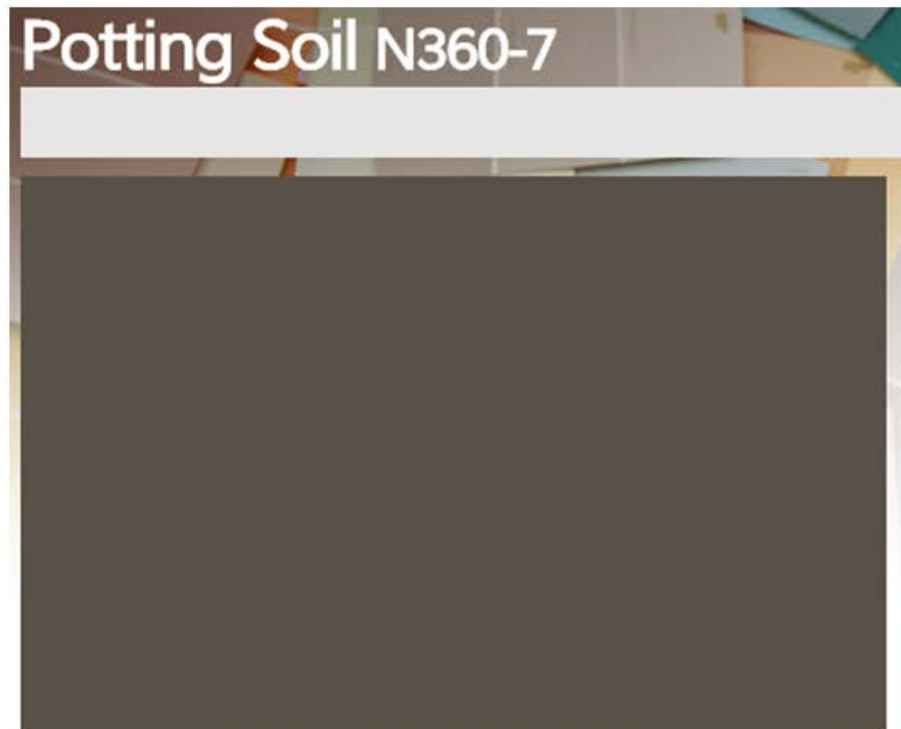
Door Size (WxH) in. 36 x 80	
Door Handing Right-Hand/Outswing	

Proposed door on accessory structure.





Body



Trim

Proposed paint specifications.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

(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**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Jimmy Malone

Address: 5207 Tremont Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

APPROVE WITH CONDITIONS:

• SUGGEST ROOF TO MATCH EXIST. GABLE.

• BUDG MATERIALS, DETAILIZE COLOR TO MATCH EXISTING

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☐

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

Maker: WES POWELL

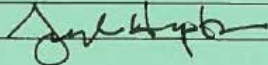
2<sup>nd</sup>: CHERYL SCOTT

Task Force members in favor: ALL

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force



DATE

11 OCT 2016

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-010(EH)  
LOCATION: 5211 Victor Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 2  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Susan Stich

**REPRESENTATIVE:** None.

**OWNER:** STICH SUSAN LEANNE

**REQUEST:**

Plant one Red Oak tree in parkway.

**BACKGROUND / HISTORY:**

The structure is listed as contributing per the Munger Place historic district.

**ANALYSIS:**

Staff is recommending approval of the planting of the red oak tree in the parkway as part of the City of Dallas Urban Reforestation program. The tree is listed as an approvable tree species for planting in the parkway of Munger Place per the ordinance.

**STAFF RECOMMENDATION:**

Plant one Red Oak tree in parkway. – Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Plant one Red Oak tree in parkway. – Approve.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 010 (EH)  
Office Use Only

Name of Applicant: Susan Stich  
Mailing Address: 5211 Victor St  
City, State and Zip Code: Dallas, TX 75214  
Daytime Phone: (214) 563-6965 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: self

PROPERTY ADDRESS: 5211 Victor St, Dallas, TX 75214  
Historic District: Munger Place

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

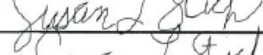

Yes \_\_\_ No \_\_\_

Historic Planner's  
Initials:

**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.

I would like to plant a tree in my parkway, to provide more shade for my yard, my house and those parking in the street and walking the sidewalks. The tree I would like to plant is a Red Oak, in conjunction with my neighborhd "Plant A Tree" initiative.

Signature of Applicant:  Date: 9/20/2016  
Signature of Owner:  Date: 9/20/2016  
(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

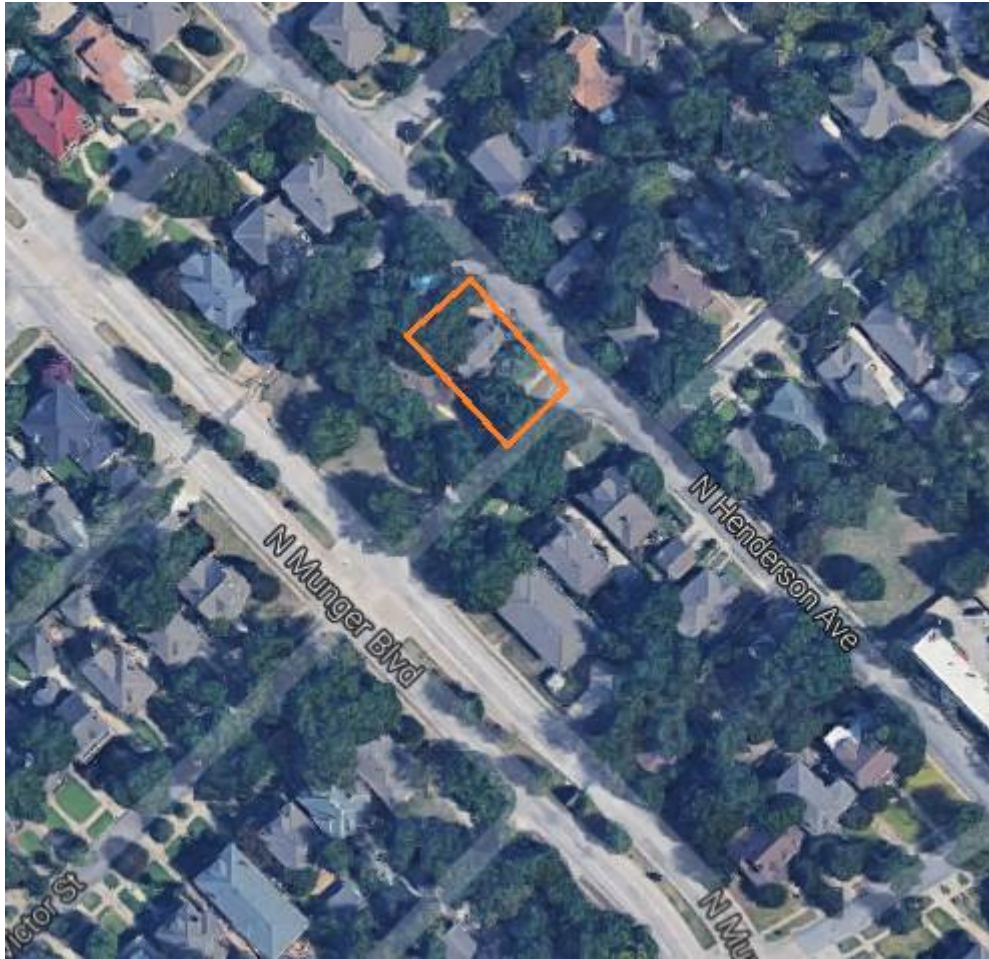
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408

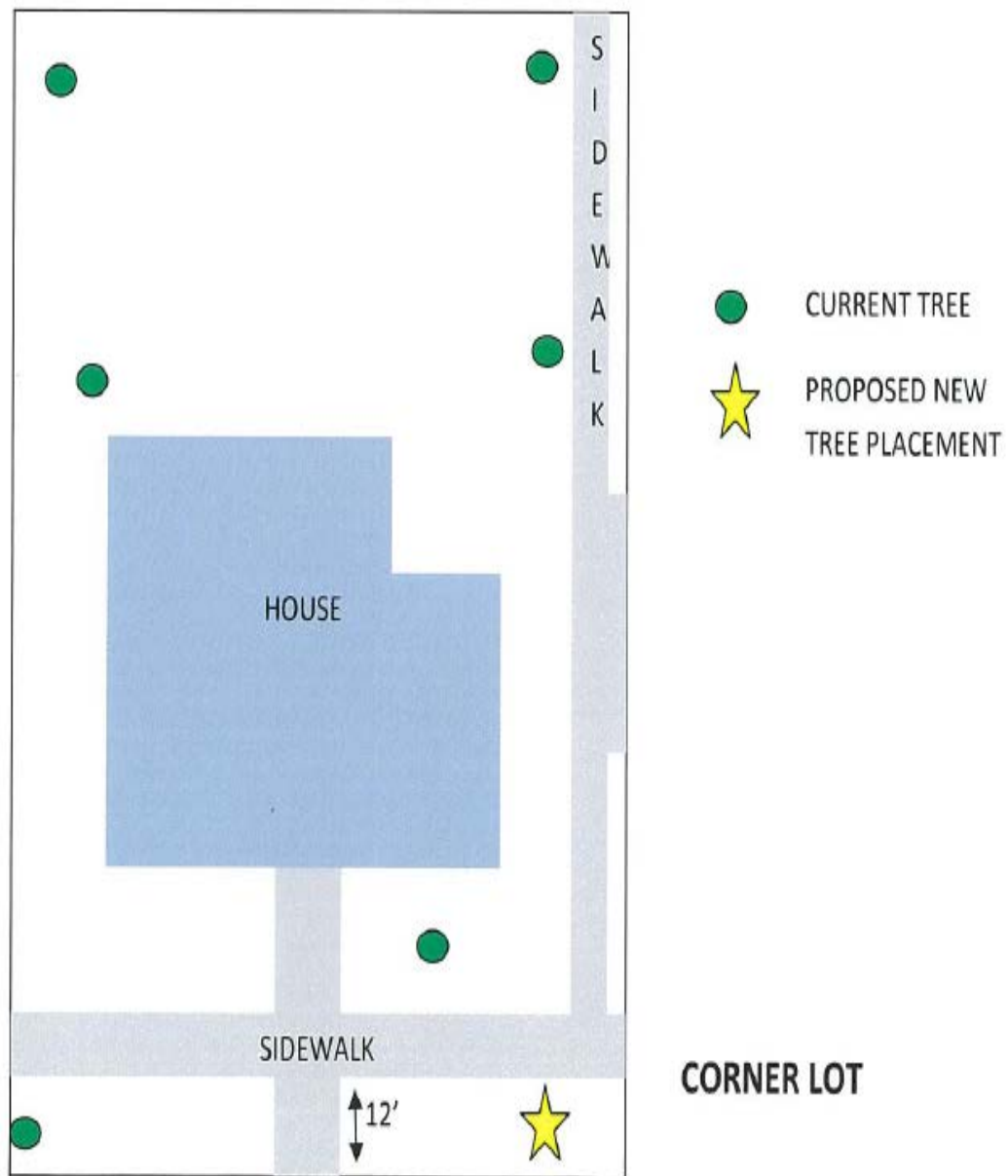


Aerial of 5211 Victor Street and surrounding area.





Front façade of main structure.



Site plan with location of proposed tree.





Proposed location for red oak planting.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### (5) Plantings.

(A) Only grass, trees, groundcover, and flowers are permitted in the parkway.

(B) All trees in the parkway must be:

- (i) selected from the list contained in Exhibit N;
- (ii) placed a uniform distance apart; and
- (iii) planted along a line parallel to the street.

### EXHIBIT N

The following trees are the only trees permitted in this district:

Aristocrat Pear	Jujube
Atlas Cedar	* Live Oak
Bald Cypress	Mondale Pine
Blue Atlas Cedar	* Pecan
Box Elder	Persimmon (Texas)
Bradford Pear	Photinia
* Burr Oak	Pistachio
Calleryana Pear	Pond Cypress
* Cedar Elm	* Post Oak
Cherry Laurel	Purple Leaf Plum
Chinese Pistachio	Redbud
Chinese Tallow	Red Cedar
Crabapple	* Red Oak
Crape Myrtle	Soapberry
Deciduous Holly or Possum Haw	Southern Catalpa
Deciduous Yaupon Holly	Sweet Gum
Deodar Cedar	Texas Mountain Laurel
Flowering Peach	Vitex
Golden Raintree	Water Oak
Hollywood Juniper	Wax Myrtle
Japanese Black Pine	Yaupon Holly
Japanese Ligustrum	
Japanese Oak	

- \* These trees are the only trees allowed in the parkway. Smaller trees will be allowed only if overhead lines determine the larger species will not be appropriate.

**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Susan Stich

Address: 5211 Victor Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTED

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: JOANNA HAMPTON

2<sup>nd</sup>: GREG JOHNSTON

Task Force members in favor: *all*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

*[Signature]*

DATE 11 OCT 2016

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-032(EH)  
LOCATION: 4936 Victor Street  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Rebecca Davis

**REPRESENTATIVE:** None.

**OWNER:** DAVIS REBECCA & COLIN

**REQUEST:**

Plant two Red Oak trees in parkway.

**BACKGROUND / HISTORY:**

The structure is listed as contributing per the Munger Place historic district.

**ANALYSIS:**

Staff is recommending approval of the planting of the Cedar Elm tree in the parkway as part of the City of Dallas Urban Reforestation program. The tree is listed as an approvable tree species for planting in the parkway of Munger Place per the ordinance.

**STAFF RECOMMENDATION:**

Plant two Red Oak trees in parkway – Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

Plant two Red Oak trees in parkway – Approve.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 032 (EH)  
Office Use Only

Name of Applicant: Rebecca Davis  
Mailing Address: 4936 Victor St  
City, State and Zip Code: Dallas, TX 75214  
Daytime Phone: 469-662-7332 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: self

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

PROPERTY ADDRESS: 4936 Victor St  
Historic District: Munger Place

**PROPOSED WORK:**

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

Plant 2 trees in the parkway on either side of our lot as part of the 2016-17 City of Dallas Reforestation Program. Our tree preference is a Red Oak.  
See attached sketch and photo

Signature of Applicant: Rebecca J. Davis Date: 10/6/16

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

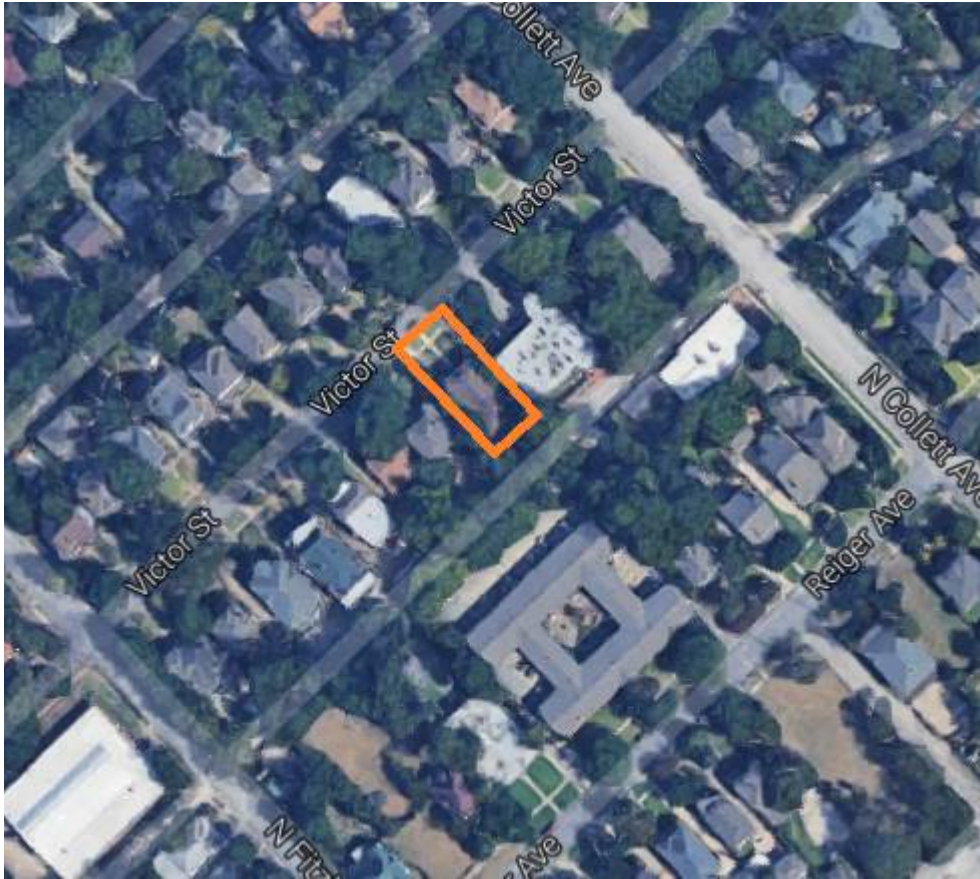
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408

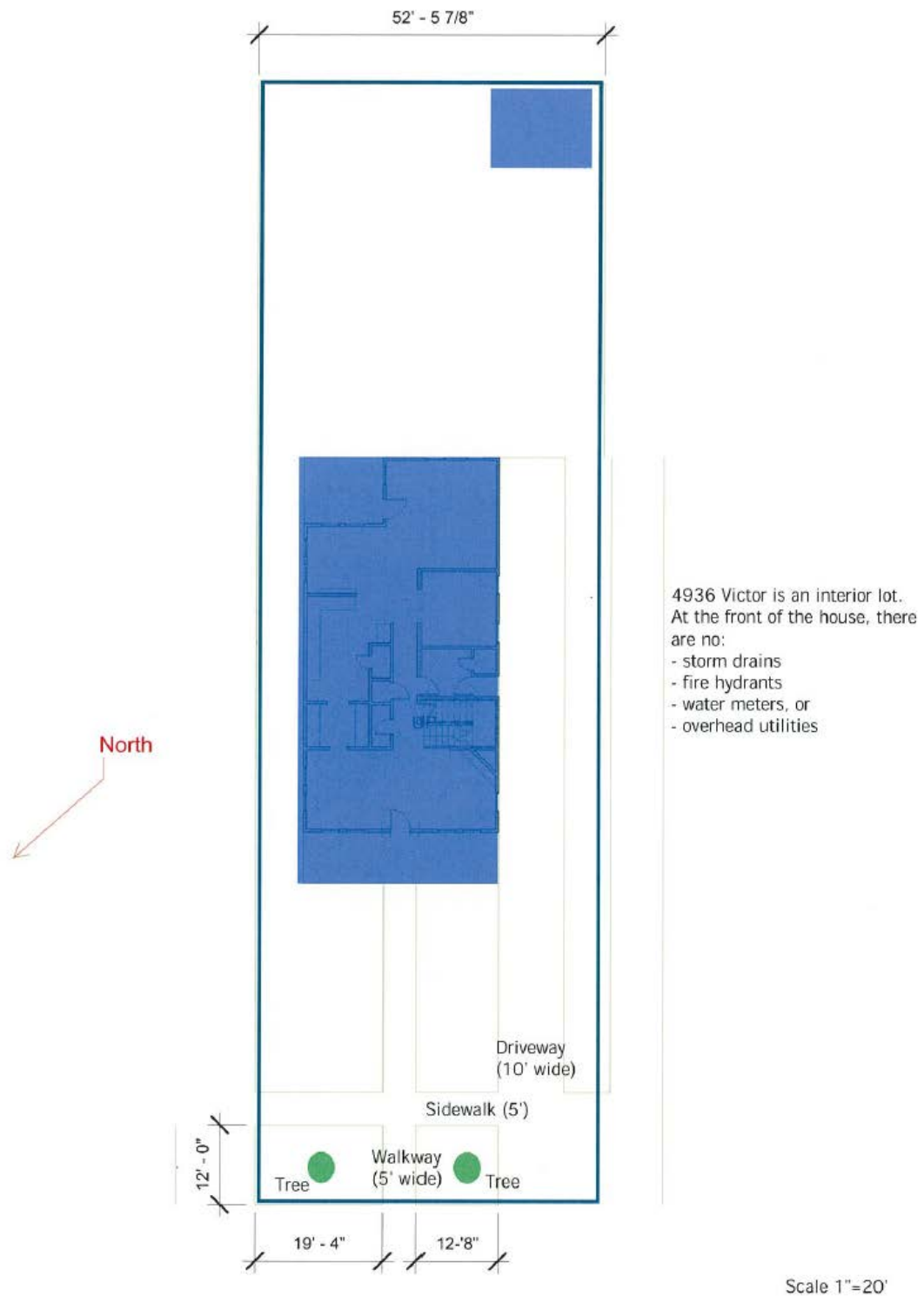


Aerial of 4936 Victor Street and surrounding area.





Front façade of main structure.



Site plan with location of proposed tree.





Proposed location for tree plantings.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Standard for approval. The landmark commission must approve the application if it determines that:

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

**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Rebecca Davis

Address: 4936 Victor Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTED

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☐

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

Maker: JOANNA HAMPTON

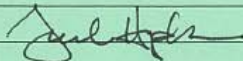
2<sup>nd</sup>: GREG JOHNSTON

Task Force members in favor: ALL

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force



DATE

11 OCT 2016

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-003(EH)  
LOCATION: 5100 Victor Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Paul Ridley

**REPRESENTATIVE:** None.

**OWNER:** RIDLEY PAUL E

**REQUEST:**

Install TV satellite dish on front 50% of roof on main structure.

**BACKGROUND / HISTORY:**

06/28/2012- Staff approved the replacement of the composition shingle roof and gutters/downspouts after storm damage.

The structure is listed as contributing per the Munger Place historic district.

**ANALYSIS:**

The Task Force recommended denial without prejudice with a suggestion that the satellite dish should be located behind the chimney for additional screening. After the Task Force meeting, the Applicant agreed to move the satellite dish behind the chimney. Based on that information, and the fact the ordinance does not expressly refer to satellite dishes; Staff is recommending approval of the installation of the satellite dish on the roof with the condition that it is located on the rear-facing side of the chimney to be screened as much as possible as to not create an adverse effect on the district.

**STAFF RECOMMENDATION:**

Install TV satellite dish on front 50% of roof on main structure - Approve site plan and photos dated 10-6-16 with the condition that the satellite dish is located behind the chimney as to not be visible from the street. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Install TV satellite dish on front 50% of roof on main structure – Deny without prejudice – Review options to conceal from front façade, suggest locating behind chimney.



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

CA 167 - 003 [EH]  
Office Use Only

Name of Applicant: Paul Ridley  
Mailing Address: 5100 Victor St.  
City, State and Zip Code: Dallas, TX 75214  
Daytime Phone: 214-520-6897 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: same

PROPERTY ADDRESS: 5100 Victor St  
Historic District: Munger Place

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

**PROPOSED WORK:**

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

Install Direct TV satellite dish on NW corner of roof, near chimney  
Attachments: 1) photos of roof area for installation  
2) photo of dish installed on another house for illustrative purposes  
3) lot survey

Signature of Applicant: Paul Ridley Date: 9/28/16  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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**OTHER:**

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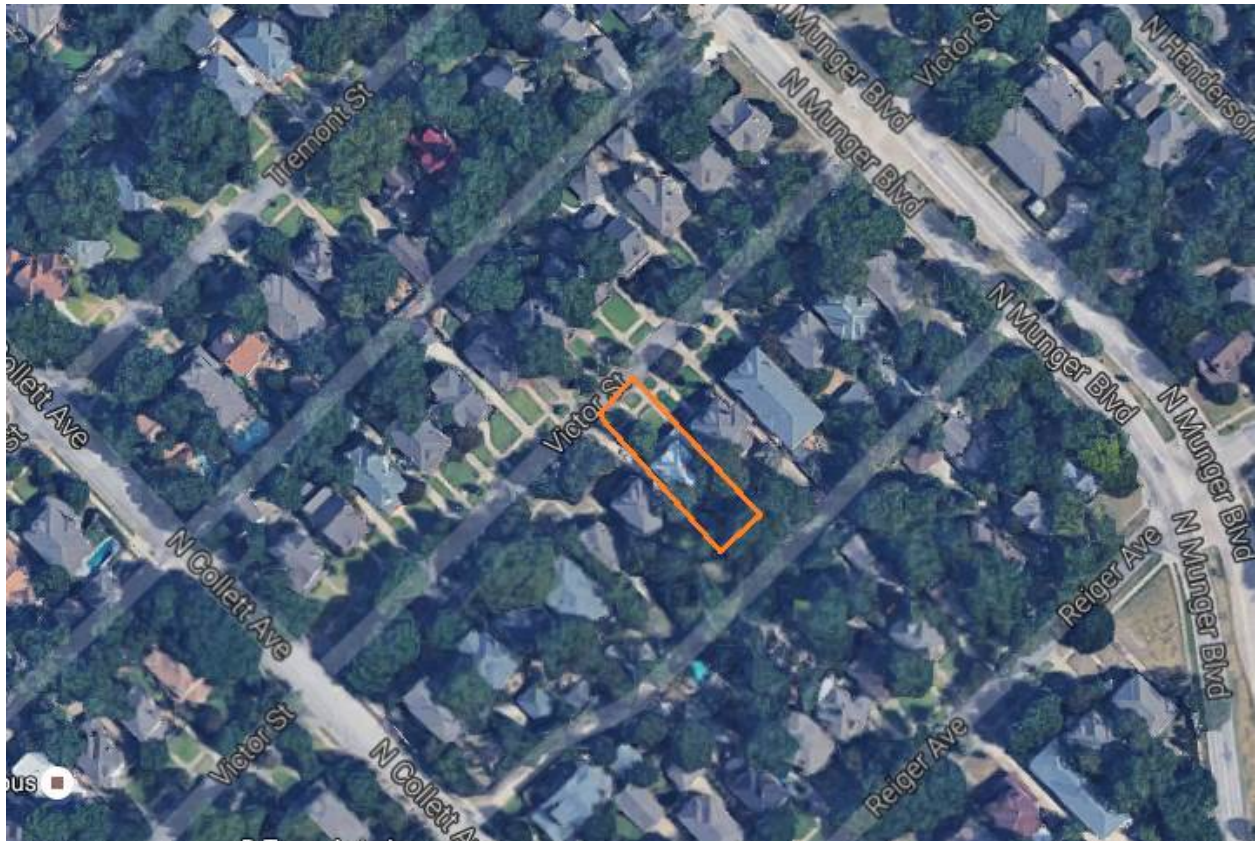
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



Aerial of 5100 Victor Street and surrounding area.





Front façade of main structure.



Proposed location for satellite dish.





Proposed location for satellite dish viewed from neighboring property.



Photo of satellite dish on front 50% of roof on blockface of Victor Street.

Proposed site plan.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

(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**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Paul Ridley

Address: 5100 Victor Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☐ Deny ☒ Deny without prejudice

Recommendation / comments/ basis:

DENY - REVIEW OPTIONS TO CONCERN FROM FRONT  
THAT SUGGEST AS LOCATING BEHIND  
CHAMBER

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker:

2<sup>nd</sup>:

CHERYL SCOTT  
JOHN GORMLEY  
Task Force members in favor: *AW*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

11 OCT 2016

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-011(EH)  
LOCATION: 5115 Victor Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 97

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** James Connell

**REPRESENTATIVE:** None.

**OWNER:** CONNELL JAMES R & JAMIE D

**REQUEST:**

Plant one Pecan tree in parkway.

**BACKGROUND / HISTORY:**

The structure is listed as contributing per the Munger Place historic district.

**ANALYSIS:**

Staff is recommending approval of the planting of the Cedar Elm tree in the parkway as part of the City of Dallas Urban Reforestation program. The tree is listed as an approvable tree species for planting in the parkway of Munger Place per the ordinance.

**STAFF RECOMMENDATION:**

Plant one Pecan tree in parkway – Approve - Approve site plan dated 10-06-16 as the proposed work is consistent with the preservation criteria Section 51P-97.111(c)(2)(E) and it meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Plant one Pecan tree in parkway – Approve.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167-011 (EH)  
Office Use Only

Name of Applicant: JAMES R. CONNELL  
Mailing Address: 5115 VICTOR ST  
City, State and Zip Code: DALLAS, TX 75214  
Daytime Phone: (214) 334-0529 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: SAME

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

PROPERTY ADDRESS: 5115 VICTOR ST  
Historic District: MUNGER PLACE

**PROPOSED WORK:**

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

PLANT ONE TREE IN THE PARKWAY NEAR THE CENTER  
OF OUR LOT... AS PART OF 2016-17 CITY OF DALLAS  
REFORESTATION PROGRAM. OUR TREE PREFERENCE IS  
1) PECAN (1ST CHOICE), 2) SHUMARD RED OAK (2ND CHOICE),  
3) CEDAR ELM (3RD CHOICE).  
SEE ATTACHED SKETCH AND PHOTO.

Signature of Applicant: J R Connell Date: 9/12/2016

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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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:

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☐ **DENIED.** Please do not release the building permit or allow work.  
☐ **DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

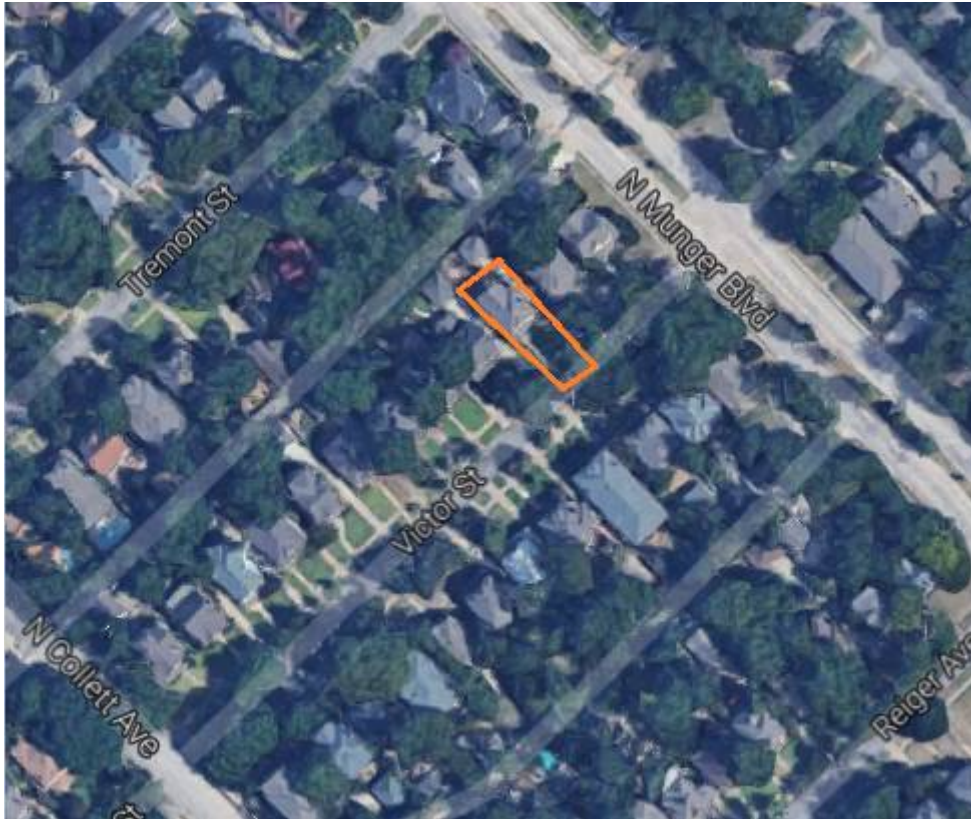
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



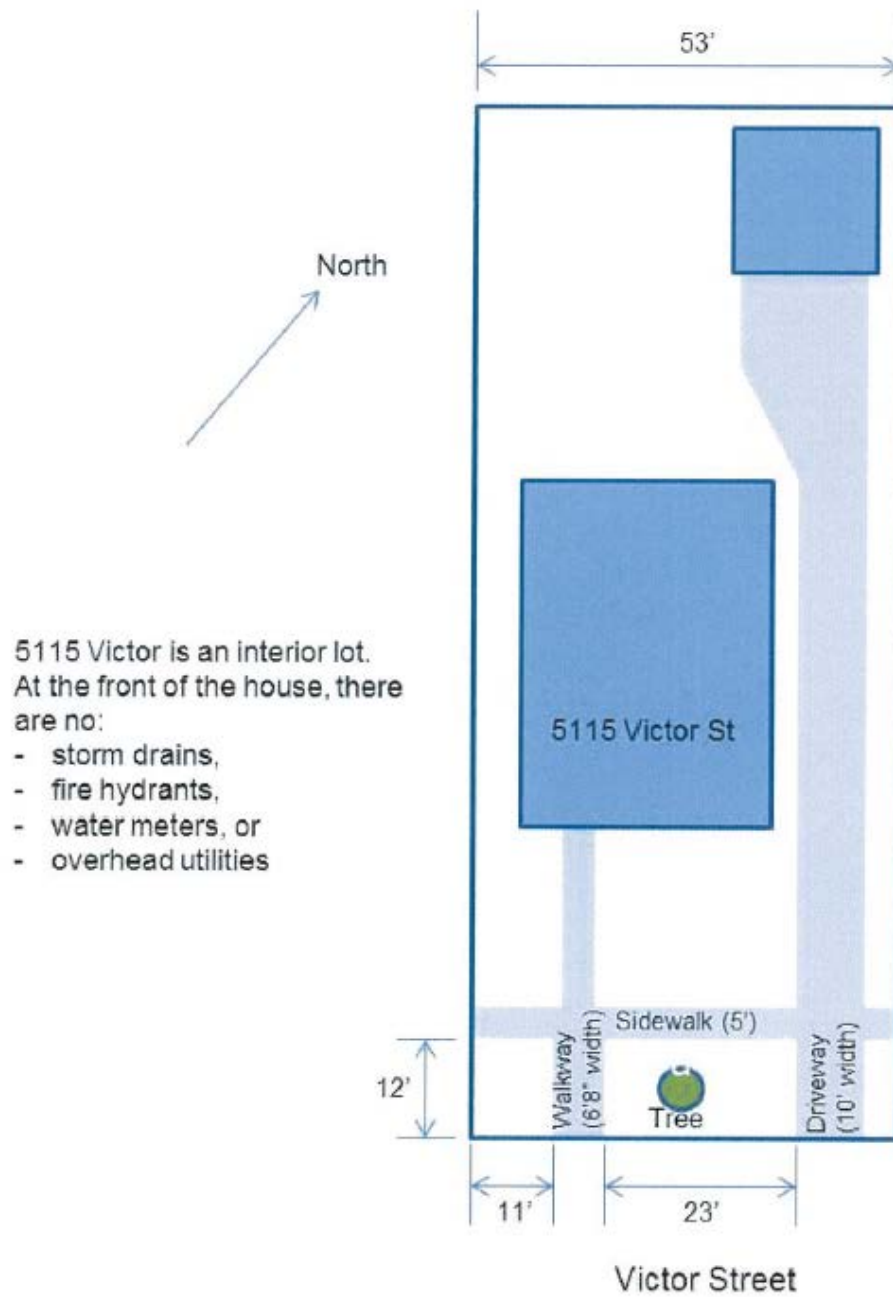
Aerial of 5115 Victor Street and surrounding area.





Front façade of main structure.





Site plan with location of proposed tree.



Proposed location for tree planting.





Proposed location of tree planting from house.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### (5) Plantings.

(A) Only grass, trees, groundcover, and flowers are permitted in the parkway.

(B) All trees in the parkway must be:

(i) selected from the list contained in Exhibit N;

(ii) placed a uniform distance apart; and

(iii) planted along a line parallel to the street.

### EXHIBIT N

The following trees are the only trees permitted in this district:

Aristocrat Pear	Jujube
Atlas Cedar	* Live Oak
Bald Cypress	Mondale Pine
Blue Atlas Cedar	* Pecan
Box Elder	Persimmon (Texas)
Bradford Pear	Photinia
* Burr Oak	Pistachio
Calleryana Pear	Pond Cypress
* Cedar Elm	* Post Oak
Cherry Laurel	Purple Leaf Plum
Chinese Pistachio	Redbud
Chinese Tallow	Red Cedar
Crabapple	* Red Oak
Crape Myrtle	Soapberry
Deciduous Holly or Possum Haw	Southern Catalpa
Deciduous Yaupon Holly	Sweet Gum
Deodar Cedar	Texas Mountain Laurel
Flowering Peach	Vitex
Golden Raintree	Water Oak
Hollywood Juniper	Wax Myrtle
Japanese Black Pine	Yaupon Holly
Japanese Ligustrum	
Japanese Oak	

\* These trees are the only trees allowed in the parkway. Smaller trees will be allowed only if overhead lines determine the larger species will not be appropriate.

**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: James Connell

Address: 5115 Victor Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*APPROVE AS SUBMITTED*

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: *JOANNA HAMPTON*  
2<sup>nd</sup>: *GREG JOHNSTON*

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

*[Signature]*

DATE *11 OCT 2016*

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-026(EH)  
LOCATION: 4304 Junius Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 2  
ZONING: PD No. 98

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Peak's Suburban  
MAPSCO: 46-E  
CENSUS TRACT: 0015.02

**APPLICANT:** David Malekan

**REPRESENTATIVE:** None.

**OWNER:** 4300 JUNIUS LLC

**REQUEST:**

- 1) Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
- 2) Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
- 3) Replace door on rear of main structure.
- 4) Install nine light fixtures on exterior of main structure.

**BACKGROUND / HISTORY:**

06/08/2016- Staff approved the replacement 20% or less of the soffits and fascia boards on the structure and the painting of the trim on the structure "Decorators White". CA156-598(EH).

The structure is listed as contributing per the Peak's Suburban historic district.

**ANALYSIS:**

Staff is recommending approval of all items. The replacement of the existing, non-historic vinyl and aluminum windows with wood windows is in line with the Secretary of the Interior Standards and the Peak's Suburban ordinance. The replacement doors are architecturally appropriate and are located on the rear façade of the structure, not in view of the street. The proposed lights are temporary and if installed in the mortar joints of the siding, will not damage the structures architectural integrity.



**STAFF RECOMMENDATION:**

- 1) Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve the proposed work dated 10-6-16 with the condition that all replaced windows will match the historic openings and the existing solid-to-void ratio will remain. The proposed work is consistent with the preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve - Approve proposed work dated 10-6-16 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Replace door on rear of main structure – Approve - Approve work dated 10-6-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install nine light fixtures on exterior of main structure – Approve with conditions - Approve site plan dated 10-6-16 with the condition that the proposed light fixtures are installed in the mortar. The proposed work is consistent with preservation criteria Section 2.5 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve with condition that the windows fit the opening and the trim is typical of the style and period.
- 2) Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve with condition that the mullions are expressed on the outside of the door.
- 3) Replace door on rear of main structure – Approve.
- 4) Install nine light fixtures on exterior of main structure – Approve with conditions - Approve with condition that the light does not impede on nearby properties and that the fixtures are mounted in mortar joints.

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

CA 167-026 [ EH ]  
Office Use Only

Name of Applicant: David Malekan  
Mailing Address : 4125 Swiss Ave Ste 100  
City, State and Zip Code: Dallas, TX 75204  
Daytime Phone: 214-824-5500 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner : Managing member

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes \_\_\_\_ No \_\_\_\_

Historic Planner's  
Initials:

**PROPERTY ADDRESS:** 4300, 4304, 4310 Junius St, Dallas, TX 75246

**Historic District:** Peak's Suburban

## 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.

1. Replace all windows with Jeld-Wen W-2500 or similar one-over-one (16 single one-over-one, 16 twin one-over-one), wood windows with Low-E or Low-E 366 glass
2. Replace two sets of rear patio doors with Jeld-Wen W-2500 or similar wood patio doors with Low-E or Low-E 366 glass
3. Replace rear entry door with wood door with glass lites and push-button combination lock panel
4. Paint exterior of windows and patio doors with Benjamin Moore Decorator's white (PM-3)
5. Mount nine light fixtures (Lithonia 2-lamp white outdoor flood fixture or similar): eight affixed to underside of soffit, one attached to brick above rear entry door

Signature of Applicant: David Malekan Date: 10/5/2016

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

## APPLICATION DEADLINE:

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

**Please use the enclosed criteria checklist as a guide to completing the application.** Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 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

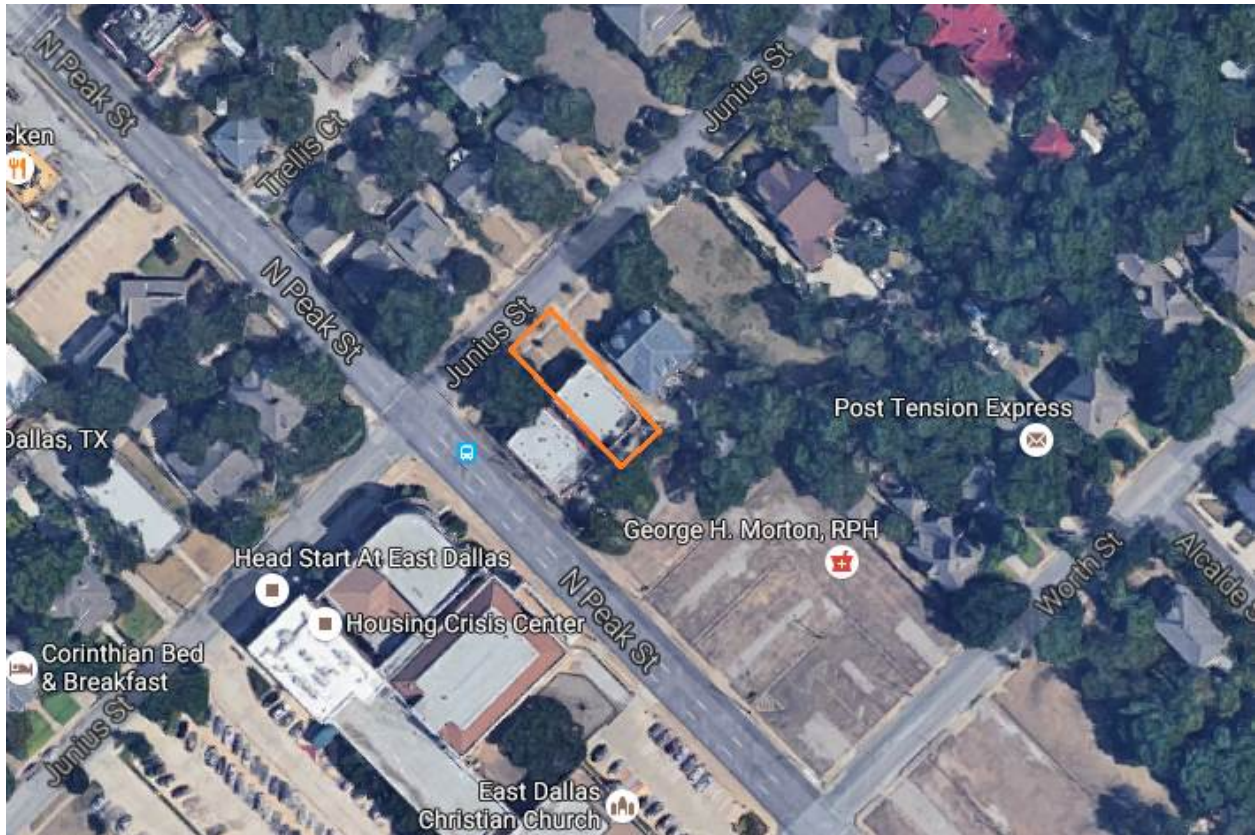
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408



Aerial of 4304 Junius and surrounding area.





Front façade of main structure.

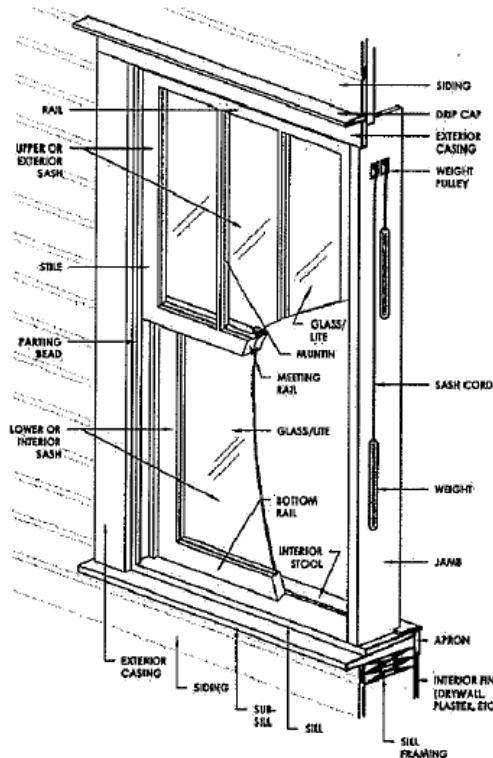
COA— 4304 JUNIUS  
 Applicant Name: DAVID MALEKAN

Date Received: 10-6-16  
 Received by: EH

## Window Survey Form

Have	Basic Requirements
<input type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input type="checkbox"/>	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
<input type="checkbox"/>	3. Condition Evaluation of each window (see reverse).
<input type="checkbox"/>	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
<input type="checkbox"/>	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
<input type="checkbox"/>	6. Other _____

**ALL window openings** on the structure should be assigned a **number** and **described** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in **pairs** or **groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but *not* door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Total Number of Window Openings on the Structure	32
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non-Historic Windows	0
Number of Windows Completely Missing	48
Total Number of Windows to be Replaced	48

Request 1: Window survey 4304 Junius.

**4304 JUNIUS - NW FACADE**



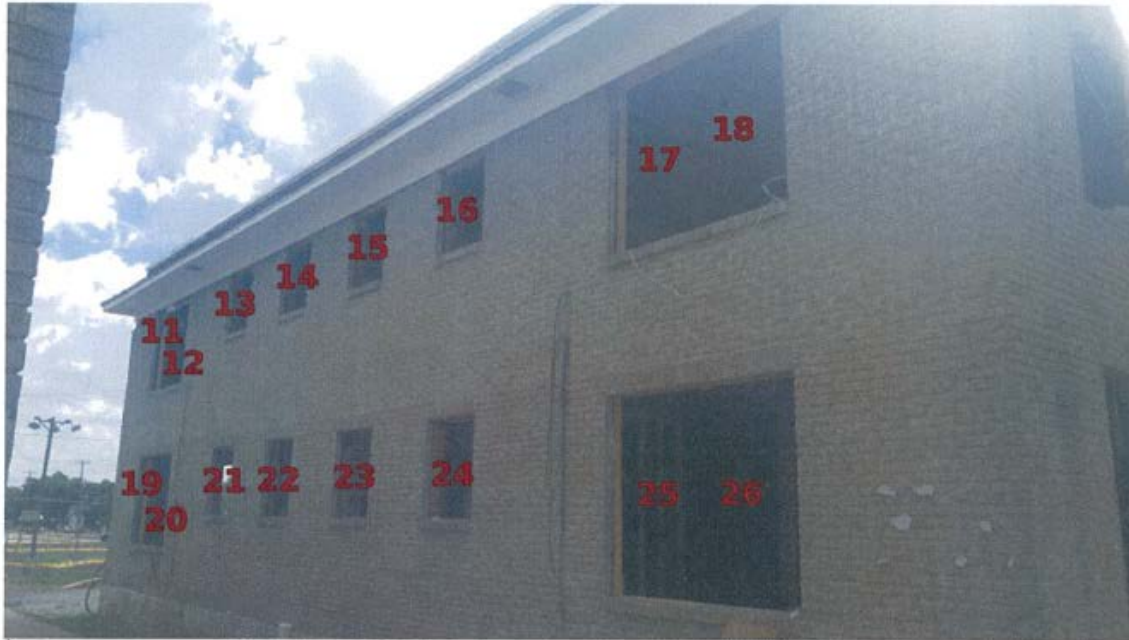
Request 1: Front facade of structure: proposed replacement window locations.





Request 1: Side facade of structure: proposed replacement window locations.

### 4304 JUNIUS - NE FACADE



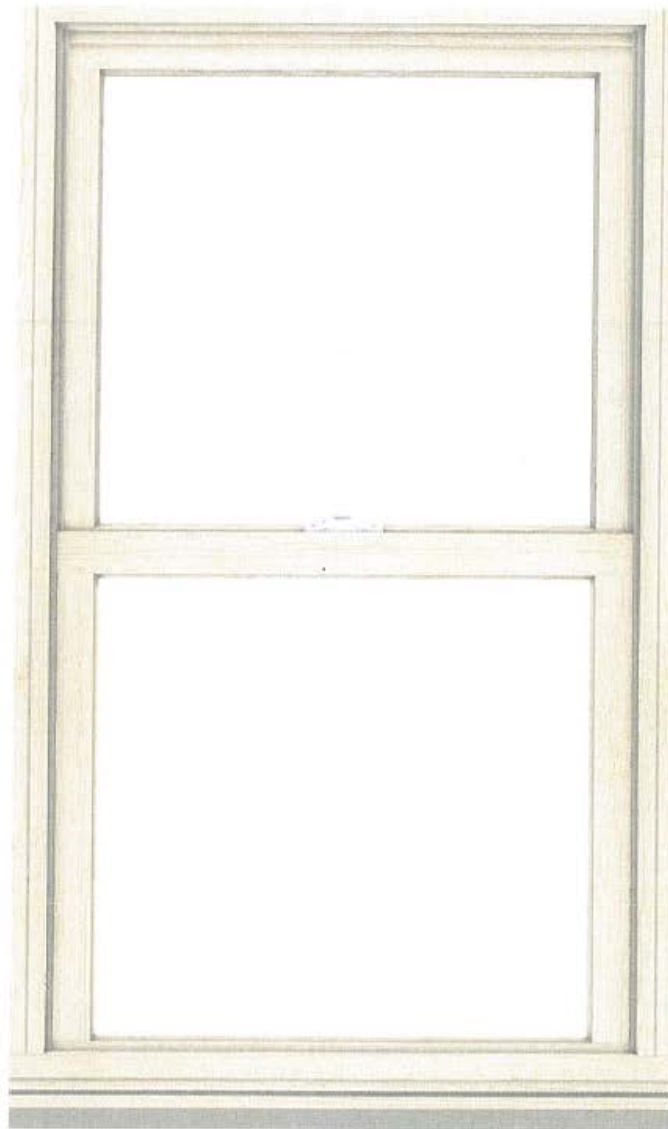
Request 1: Side facade of structure: proposed replacement window locations.

## 4304 JUNIUS - SE FACADE



Request 1: Rear facade of structure: proposed replacement window locations.





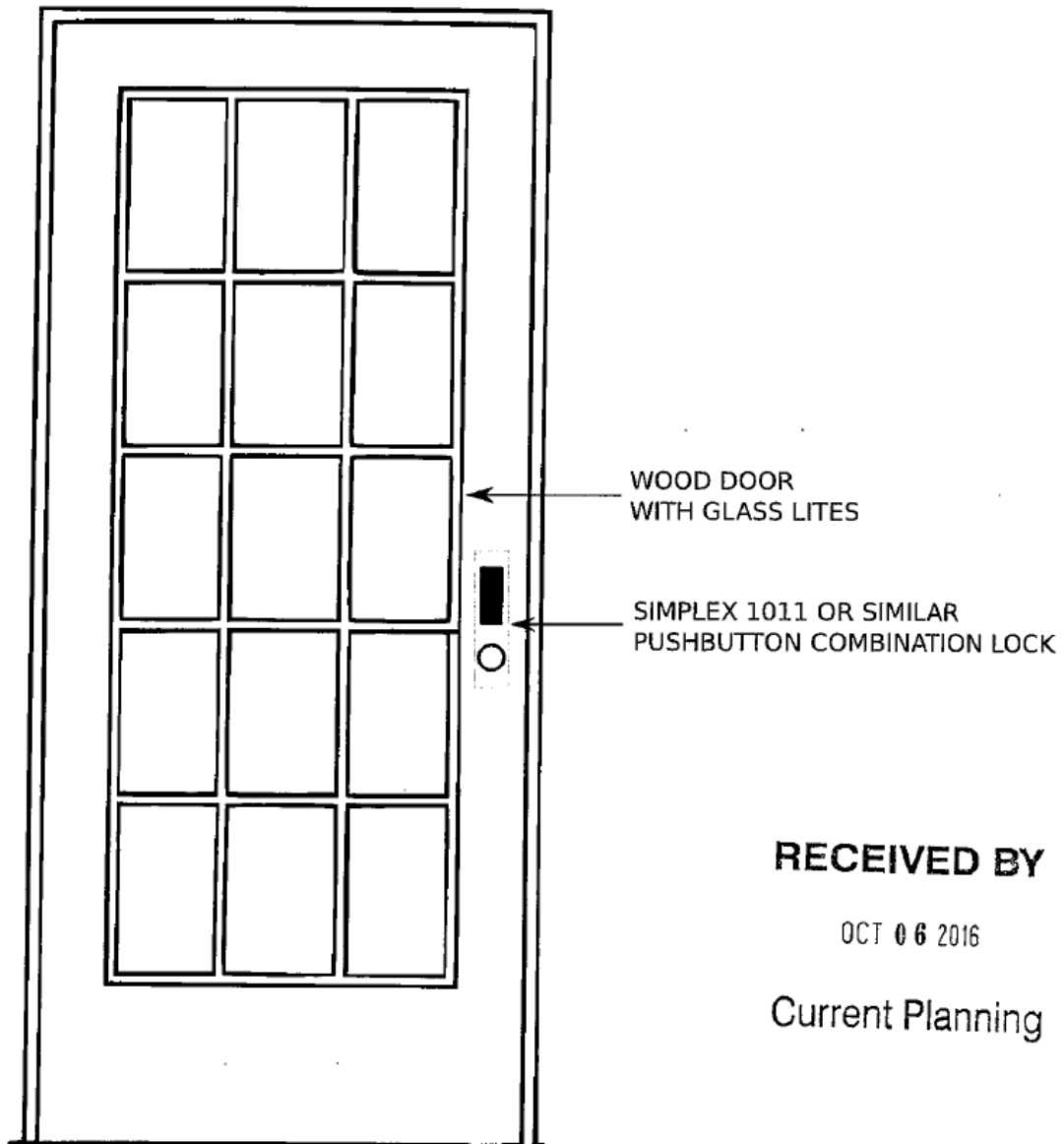
**RECEIVED BY**

OCT 06 2016

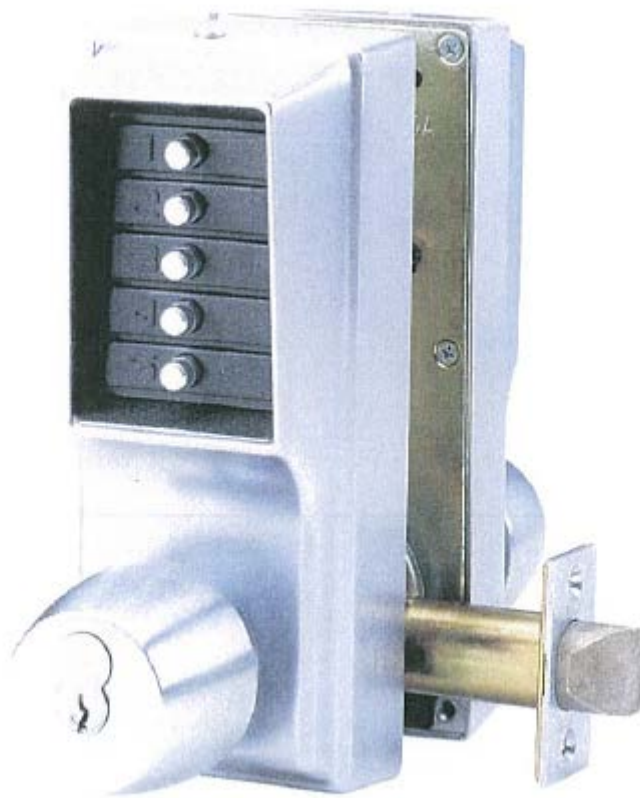
Current Planning

Request 1: Proposed 1/1 window design.

# BACK DOOR DETAIL



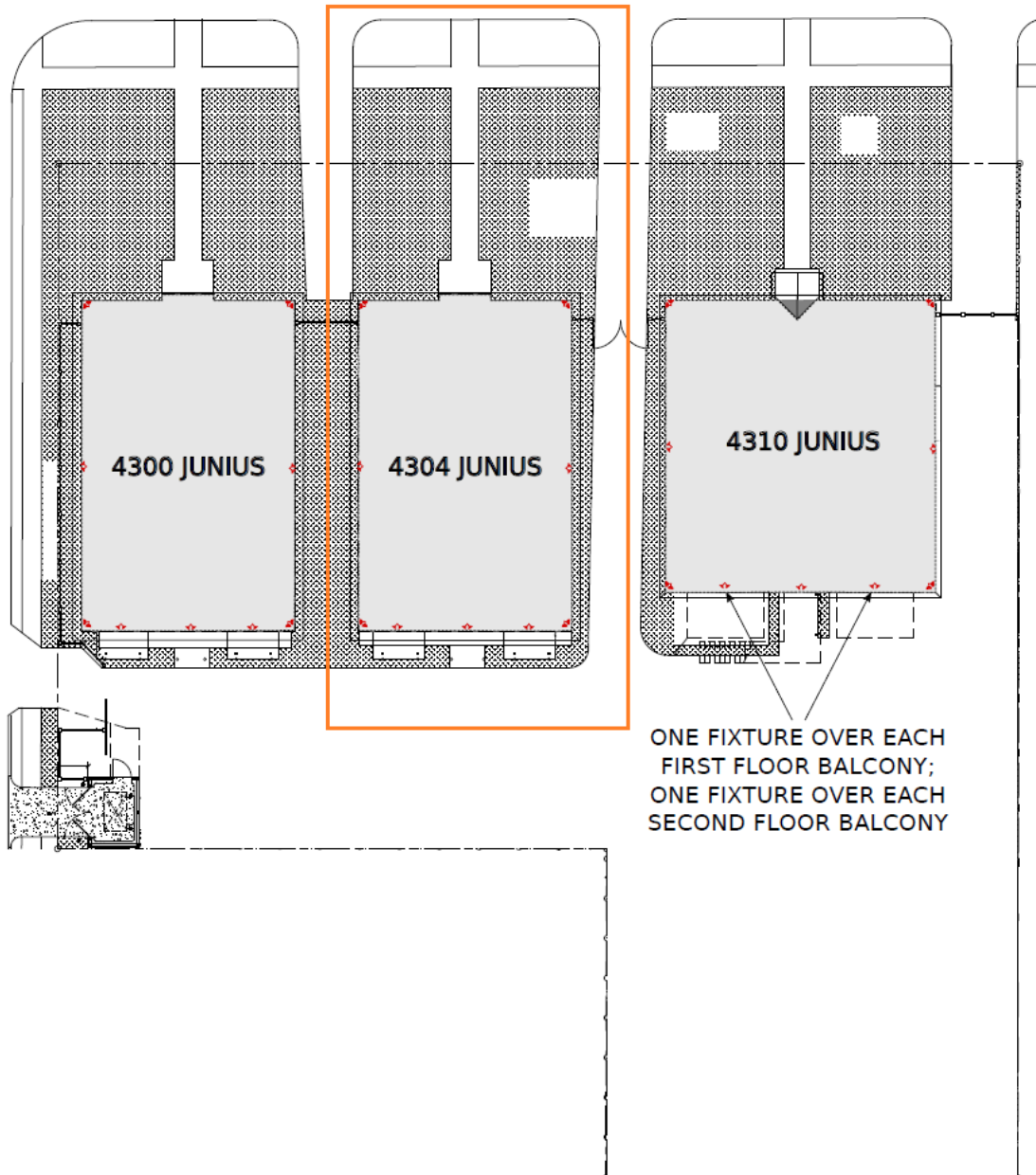
Request 2/3: Details of proposed rear door.



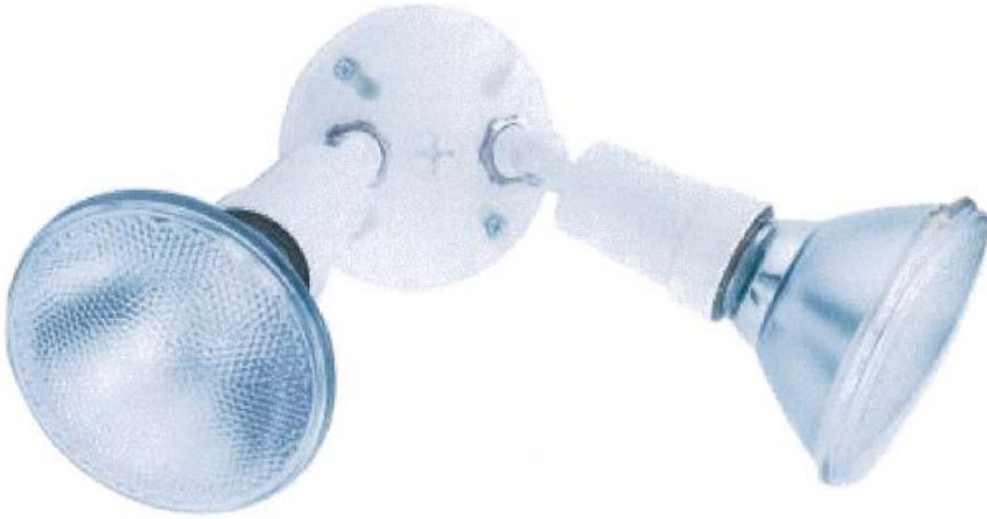
Request 2/3: Details of proposed rear door.



# LIGHT FIXTURE POSITIONS



Request 4: Site plan showing proposed light locations.



Request 4: Proposed light flixtures.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

- 3.3 The existing solid-to-void ratios of non-protected facades must be maintained as much as practical. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.
- 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.
- 2.5 Exterior lighting must be appropriate to and enhance the structure.

(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**  
**PEAK'S SUBURBAN / EDISON - LA VISTA**

DATE: 10/13/2016

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: David Malekan

Address: 4304 Junius Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve    ☒ Approve with conditions    ☐ Deny    ☐ Deny without prejudice

Recommendation / comments/ basis:

- 1 Windows fit the opening window & trim be typical of the style
- 2 Mullions on door expressed on the outside
3. Approved as submitted
4. Light to stay on property, fixtures mounted in mortar joints

**Task force members present**

<input checked="" type="checkbox"/> Norman Alston (Chair)	<input checked="" type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (Edison/LaVista Res)
<input checked="" type="checkbox"/> Michael Karnowski	<input checked="" type="checkbox"/> Kathy Finch	<input checked="" type="checkbox"/> Patricia Simon (Peak's Alt.)
<input checked="" type="checkbox"/> Jennifer Hidden	<input checked="" type="checkbox"/> William Hersch	<input type="checkbox"/> VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☒ Eric Hill

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

Maker: KARNOWSKI

2<sup>nd</sup>: HERSCH

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

*Unanimous approval*

CHAIR, Task Force

DATE

*10/13/16*

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**

**NOVEMBER 7, 2016**

FILE NUMBER: CA167-025(EH)  
LOCATION: 4310 Junius Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 2  
ZONING: PD No. 98

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Peak's Suburban  
MAPSCO: 46-E  
CENSUS TRACT: 0015.02

**APPLICANT:** David Malekan

**REPRESENTATIVE:** None.

**OWNER:** 4300 JUNIUS LLC

### **REQUEST:**

- 1) Replace all 59 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
- 2) Replace four sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
- 3) Replace door on rear of main structure.
- 4) Install eleven light fixtures on exterior of main structure.

### **BACKGROUND / HISTORY:**

06/08/2016- Staff approved the replacement 20% or less of the soffits and fascia boards on the structure and the painting of the trim on the structure "Decorators White". CA156-598(EH).

The structure is listed as contributing per the Peak's Suburban historic district.

### **ANALYSIS:**

Staff is recommending approval of all items. The replacement of the existing, non-historic vinyl and aluminum windows with wood windows is in line with the Secretary of the Interior Standards and the Peak's Suburban ordinance. The replacement doors are architecturally appropriate and are located on the rear façade of the structure, not in view of the street. The proposed lights are temporary and if installed in the mortar joints of the siding, will not damage the structures architectural integrity.

### **STAFF RECOMMENDATION:**

- 1) Replace all 59 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve

the proposed work dated 10-6-16 with the condition that all replaced windows will match the historic openings and the existing solid-to-void ratio will remain. The proposed work is consistent with the preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**2)** Replace four sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve - Approve proposed work dated 10-6-16 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**3)** Replace door on rear of main structure – Approve - Approve work dated 10-6-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**4)** Install eleven light fixtures on exterior of main structure – Approve with conditions - Approve site plan dated 10-6-16 with the condition that the proposed light fixtures are installed in the mortar. The proposed work is consistent with preservation criteria Section 2.5 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

#### **TASK FORCE RECOMMENDATION:**

**1)** Replace all 59 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve with condition that the windows fit the opening and the trim is typical of the style and period.

**2)** Replace four sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve with condition that the mullions are expressed on the outside of the door.

**3)** Replace door on rear of main structure – Approve.

**4)** Install eleven light fixtures on exterior of main structure – Approve with conditions - Approve with condition that the light does not impede on nearby properties and that the fixtures are mounted in mortar joints.

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

CA 167-025 [EH]  
Office Use Only

Name of Applicant: David Malekan  
Mailing Address: 4125 Swiss Ave Ste 100  
City, State and Zip Code: Dallas, TX 75204  
Daytime Phone: 214-824-5500 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Managing member

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes \_\_\_ No \_\_\_

Historic Planner's  
Initials:

PROPERTY ADDRESS: 4300, 4304, 4310 Junius St, Dallas, TX 75246  
Historic District: Peak's Suburban

## 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.

1. Replace all windows with Jeld-Wen W-2500 or similar one-over-one (15 single one-over-one, 16 twin one-over-one, 4 triple one-over-one) wood windows with Low-E or Low-E 366 glass
2. Replace four sets of rear patio doors with Jeld-Wen W-2500 or similar wood patio doors with glass side panels and Low-E or Low-E 366 glass
3. Replace rear entry door with wood door with glass lites and push-button combination lock panel
4. Paint windows, entry doors and patio doors with Benjamin Moore Decorator's white (PM-3).
5. Mount eleven light fixtures (Lithonia 2-lamp white outdoor flood fixture or similar): eight affixed to underside of soffit, one attached to brick above rear entry door, two attached to brick above rear first-floor balconies

Signature of Applicant: David Malekan Date: 10/5/2016

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

## APPLICATION DEADLINE:

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

**Please use the enclosed criteria checklist as a guide to completing the application.** Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 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

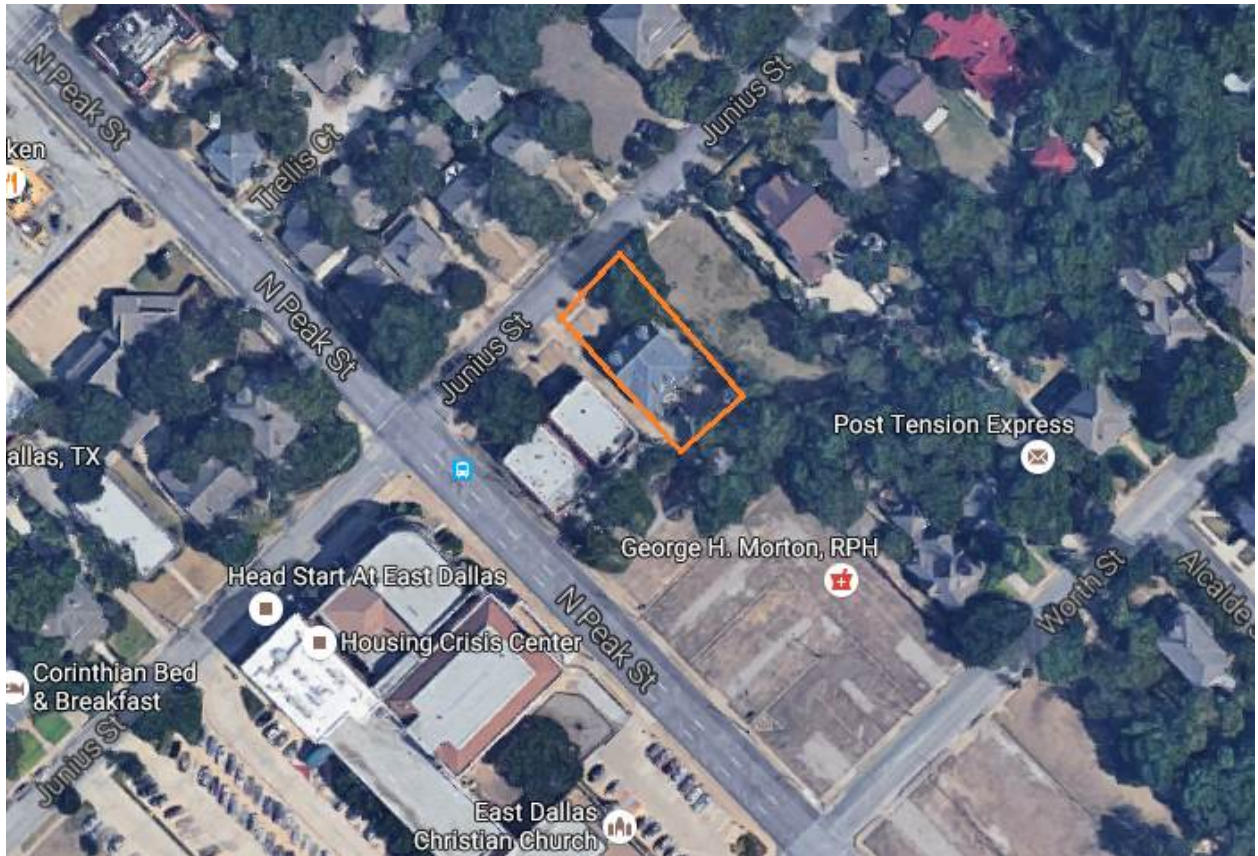
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial of 4310 Junius and surrounding area.



Front façade of main structure.



Window surround detail.

COA— 4310 JUNIUS  
Applicant Name: DAVID MALEKAN

Date Received: 10-6-16  
Received by: EH

### Window Survey Form

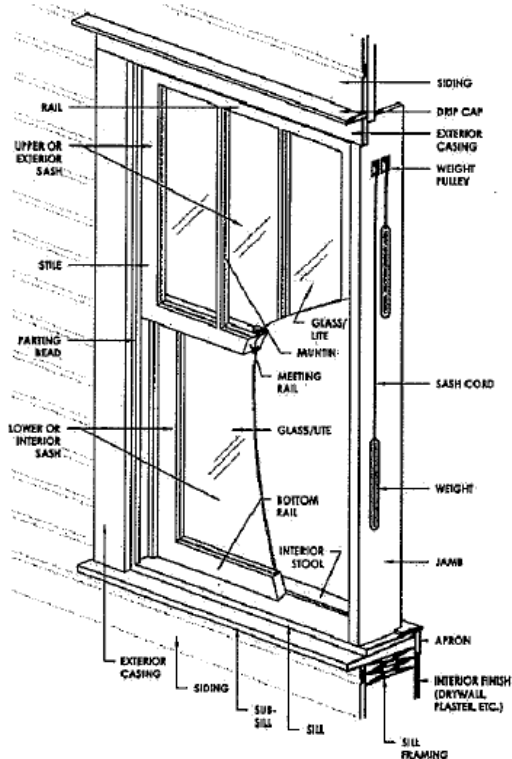
Have	Basic Requirements
<input type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input type="checkbox"/>	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
<input type="checkbox"/>	3. Condition Evaluation of each window (see reverse).
<input type="checkbox"/>	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
<input type="checkbox"/>	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
<input type="checkbox"/>	6. Other _____

**ALL window openings** on the structure should be assigned a **number** and **described** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.

Windows in **pairs** or **groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but *not* door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of each window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.



Total Number of Window Openings on the Structure	59
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non-Historic Windows	59
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	59

Request 1: Window survey 4304 Junius.



## 4310 JUNIUS - NW FACADE



Request 1: Front facade of structure: proposed replacement window locations.

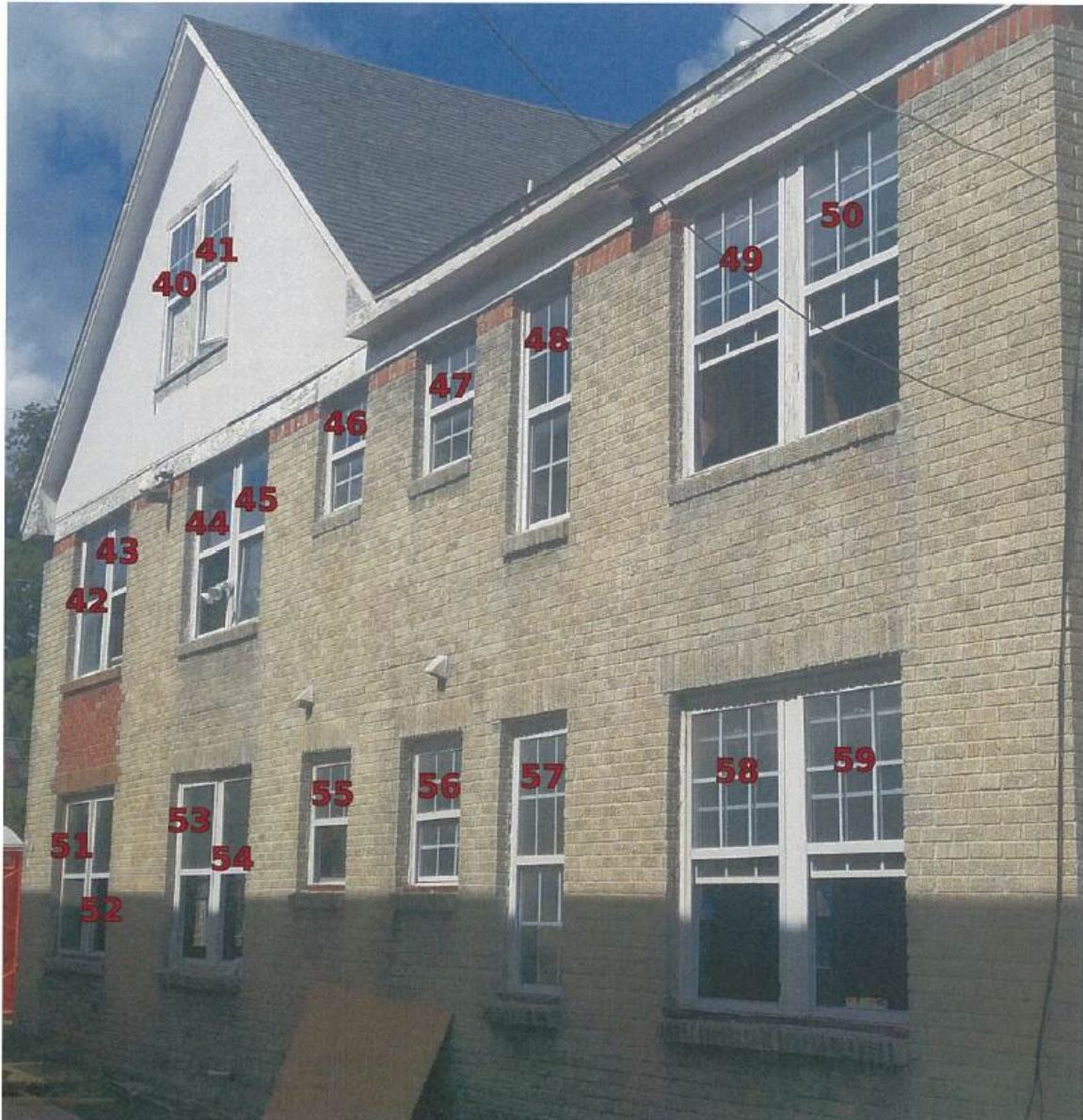
## 4310 JUNIUS - NE FACADE



Request 1: Side facade of structure: proposed replacement window locations.



## 4310 JUNIUS - SW FACADE



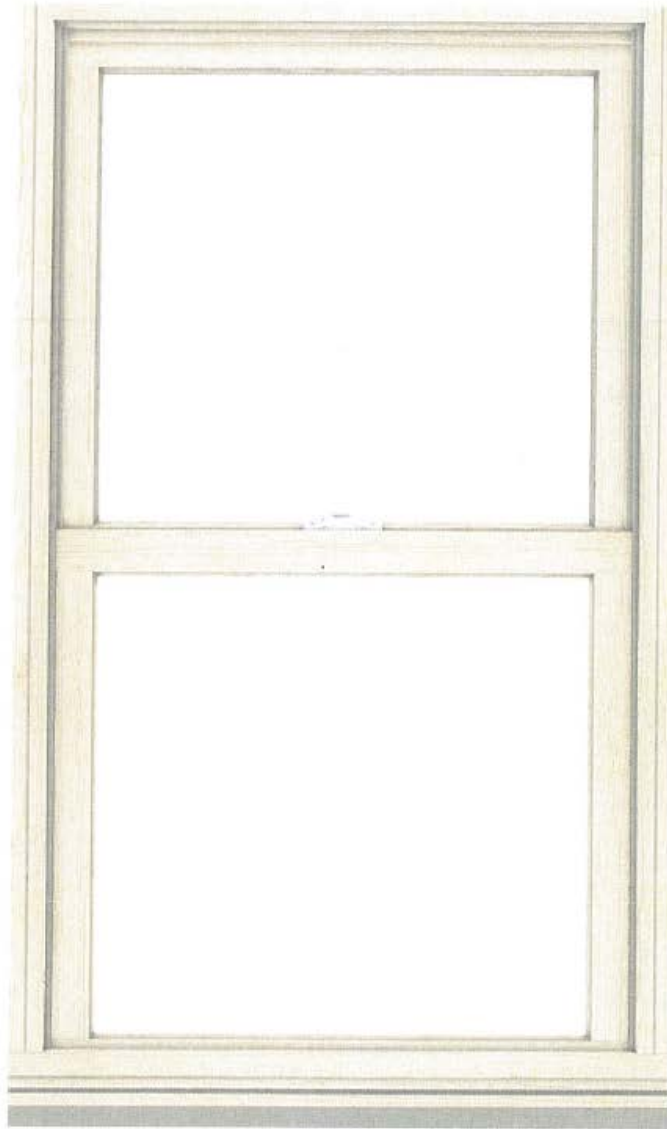
Request 1: Side facade of structure: proposed replacement window locations.

## 4310 JUNIUS - SE FACADE



Request 1: Rear facade of structure: proposed replacement window locations.





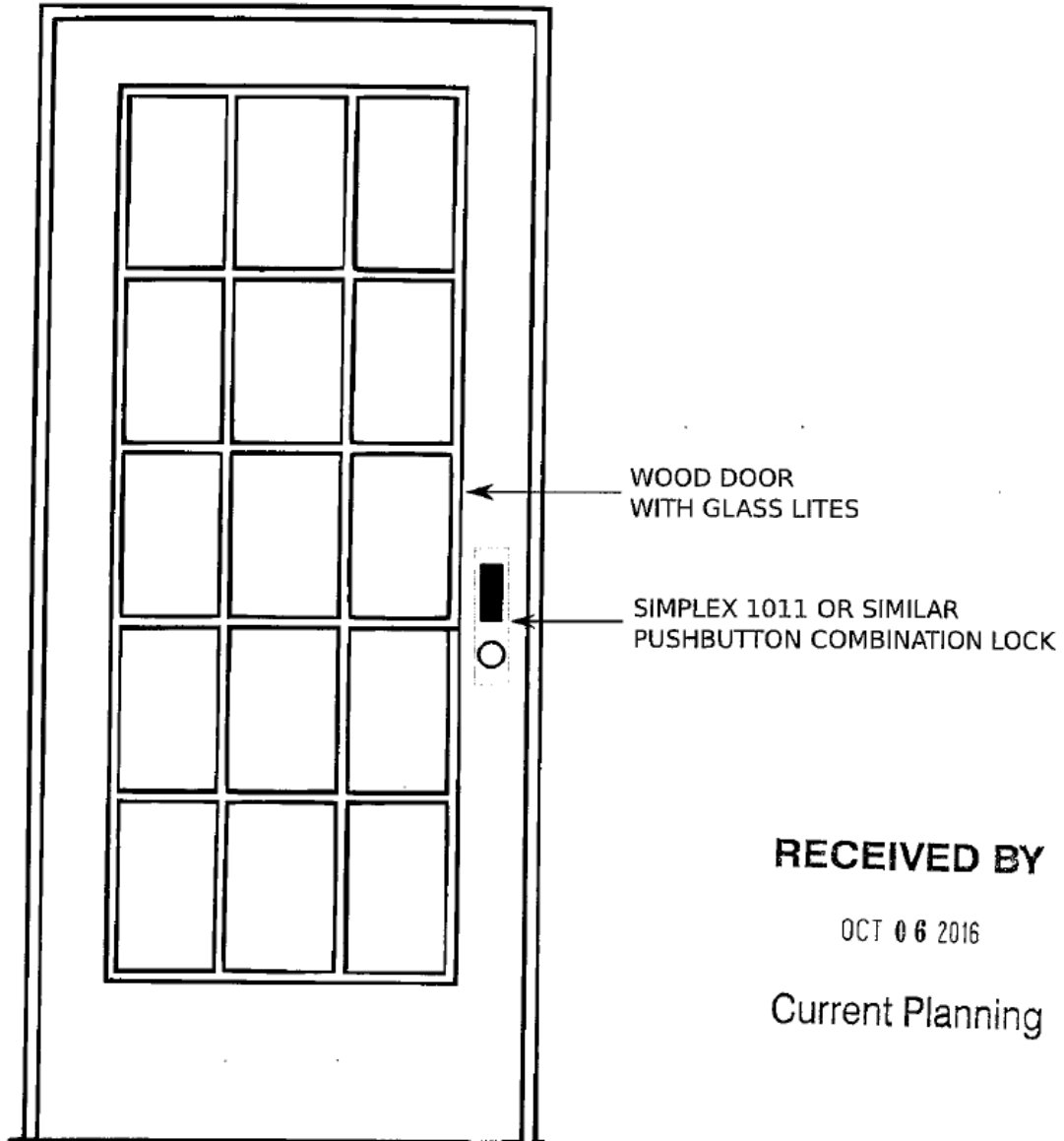
**RECEIVED BY**

OCT 06 2016

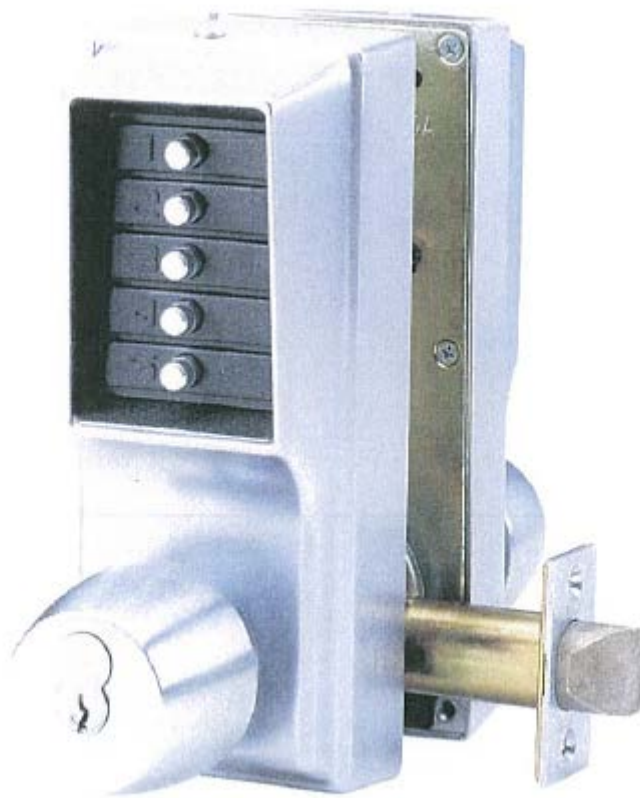
Current Planning

Request 1: Proposed 1/1 window design.

# BACK DOOR DETAIL

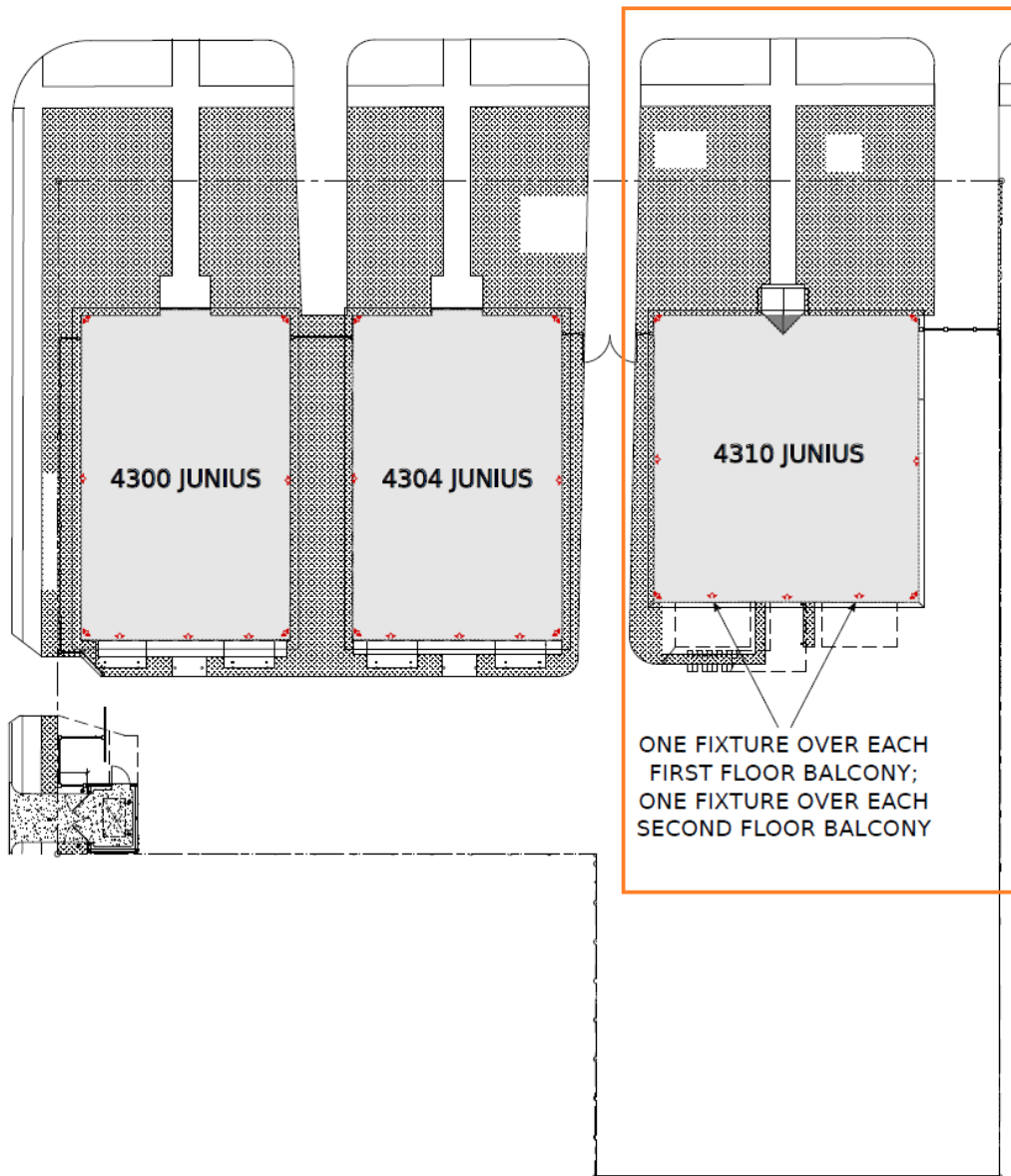


Request 2/3: Details of proposed rear door.



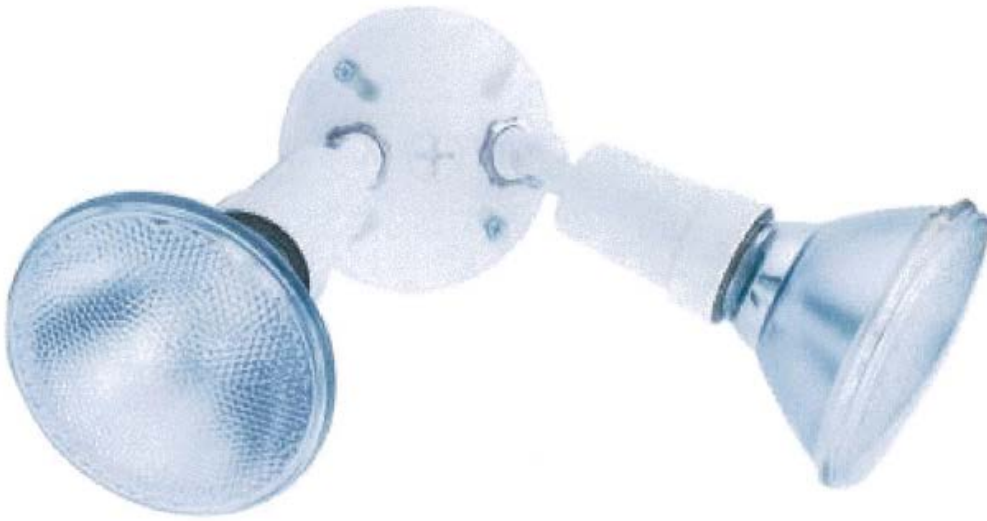
Request 2/3: Details of proposed rear door.

# LIGHT FIXTURE POSITIONS



Request 4: Site plan showing proposed light locations.





Request 4: Proposed light flixtures.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

- 3.3 The existing solid-to-void ratios of non-protected facades must be maintained as much as practical. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.
- 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.
- 2.5 Exterior lighting must be appropriate to and enhance the structure.

(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**  
**PEAK'S SUBURBAN / EDISON - LA VISTA**

DATE: 10/13//2016

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: David Malekan

Address: 4310 Junius Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

1. Windows to fit the opening. Window & trim to be typical of the style
2. Mullions on door expressed on the outside
3. Approved as submitted
4. Light to stay on properly, fixtures mounted in mortar joints

**Task force members present**

☒ Norman Alston (Chair)

☒ Jim Anderson

☐ VACANT (Edison/LaVista Res)

☒ Michael Karnowski

☒ Kathy Finch

☐ Patricia Simon (Peak's Alt.)

☒ Jennifer Hidden

☒ William Hersch

☐ VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☒ Eric Hill

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

Maker: HERSCH

2<sup>nd</sup>: KARNOWSKI

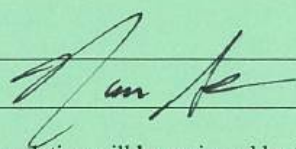
Task Force members in favor:

Task Force members opposed:

Basis for opposition:

*Unanimous approval*

CHAIR, Task Force



DATE

*10/13/2016*

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-027(EH)  
LOCATION: 4300 Junius Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 2  
ZONING: PD No. 98

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Peak's Suburban  
MAPSCO: 46-E  
CENSUS TRACT: 0015.02

**APPLICANT:** David Malekan

**REPRESENTATIVE:** None.

**OWNER:** 4300 JUNIUS LLC

**REQUEST:**

- 1) Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
- 2) Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White".
- 3) Replace door on rear of main structure.
- 4) Install nine light fixtures on exterior of main structure.

**BACKGROUND / HISTORY:**

06/08/2016- Staff approved the replacement 20% or less of the soffits and fascia boards on the structure and the painting of the trim on the structure "Decorators White". CA156-598(EH).

The structure is listed as contributing per the Peak's Suburban historic district.

**ANALYSIS:**

Staff is recommending approval of all items. The replacement of the existing, non-historic vinyl and aluminum windows with wood windows is in line with the Secretary of the Interior Standards and the Peak's Suburban ordinance. The replacement doors are architecturally appropriate and are located on the rear façade of the structure, not in view of the street. The proposed lights are temporary and if installed in the mortar joints of the siding, will not damage the structures architectural integrity.



**STAFF RECOMMENDATION:**

- 1) Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve the proposed work dated 10-6-16 with the condition that all replaced windows will match the historic openings and the existing solid-to-void ratio will remain. The proposed work is consistent with the preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve - Approve proposed work dated 10-6-16 with the finding that the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Replace door on rear of main structure – Approve - Approve work dated 10-6-16 with the finding that the proposed work is consistent with preservation criteria Section 3.10 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install nine light fixtures on exterior of main structure – Approve with conditions - Approve site plan dated 10-6-16 with the condition that the proposed light fixtures are installed in the mortar. The proposed work is consistent with preservation criteria Section 2.5 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Replace all 48 windows on structure with wood 1/1 windows and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve with condition that the windows fit the opening and the trim is typical of the style and period.
- 2) Replace two sets of patio doors on rear of main structure with wood patio doors and paint. Brand: Benjamin Moore. Color: PM-3 "Decorator's White" – Approve with conditions - Approve with condition that the mullions are expressed on the outside of the door.
- 3) Replace door on rear of main structure – Approve.
- 4) Install nine light fixtures on exterior of main structure – Approve with conditions - Approve with condition that the light does not impede on nearby properties and that the fixtures are mounted in mortar joints.

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

CA 167 - 027 (EH)  
Office Use Only

Name of Applicant: David Malekan  
Mailing Address: 4125 Swiss Ave Ste 100  
City, State and Zip Code: Dallas, TX 75204  
Daytime Phone: 214-824-5500 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Managing member

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes \_\_\_\_ No \_\_\_\_

Historic Planner's  
Initials:

PROPERTY ADDRESS: 4300, 4304, 4310 Junius St, Dallas, TX 75246

Historic District: Peak's Suburban

## 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.

1. Replace all windows with Jeld-Wen W-2500 or similar one-over-one (16 single one-over-one, 16 twin one-over-one), wood windows with Low-E or Low-E 366 glass
2. Replace two sets of rear patio doors with Jeld-Wen W-2500 or similar wood patio doors with Low-E or Low-E 366 glass
3. Replace rear entry door with wood door with glass lites and push-button combination lock panel
4. Paint exterior of windows and patio doors with Benjamin Moore Decorator's white (PM-3)
5. Mount nine light fixtures (Lithonia 2-lamp white outdoor flood fixture or similar): eight affixed to underside of soffit, one attached to brick above rear entry door

Signature of Applicant: David Malekan Date: 10/5/2016

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

## APPLICATION DEADLINE:

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

**Please use the enclosed criteria checklist as a guide to completing the application.** Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 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.

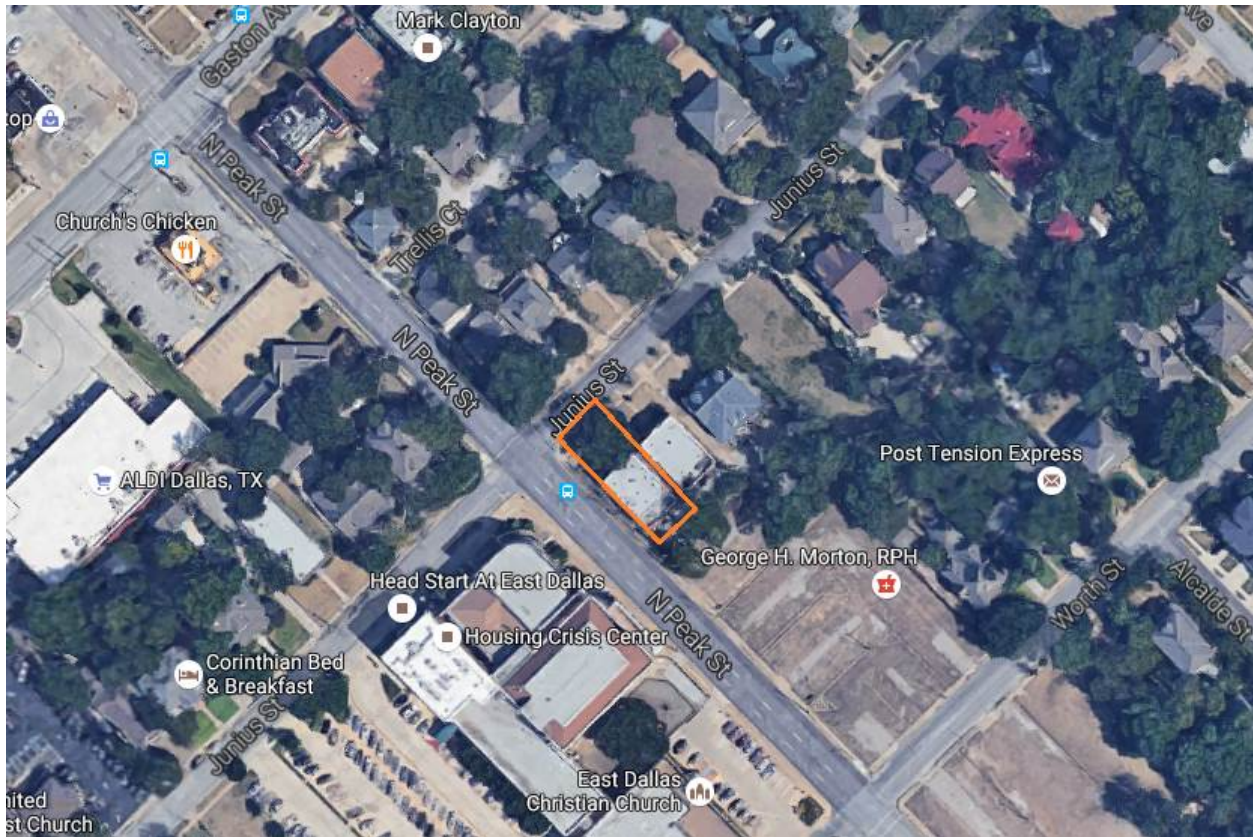
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



Aerial of 4300 Junius and surrounding area.





Front façade of main structure.



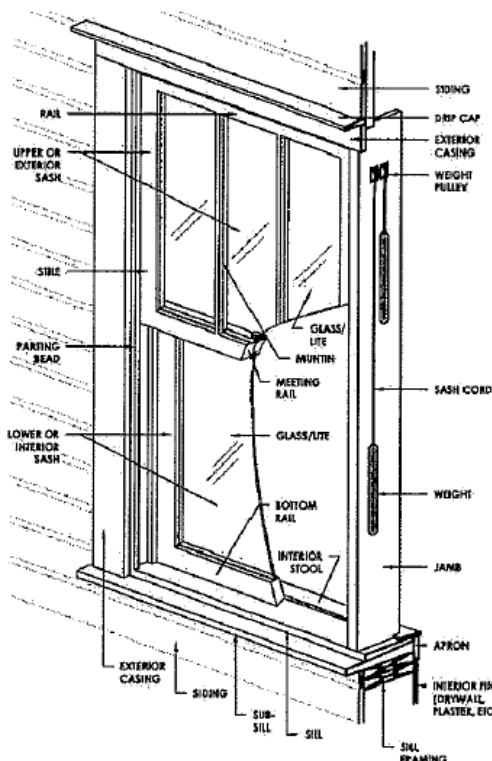
COA— 4300 JUNIUS  
Applicant Name: DAVID MALEKAN

Date Received: 10-6-16  
Received by: EH

## Window Survey Form

Have	Basic Requirements
<input type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input type="checkbox"/>	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
<input type="checkbox"/>	3. Condition Evaluation of each window (see reverse).
<input type="checkbox"/>	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
<input type="checkbox"/>	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
<input type="checkbox"/>	6. Other _____

**ALL window openings** on the structure should be assigned a **number** and **described** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in **pairs** or **groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows should also be included, but not door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of each window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. **Additional close-up photographs**, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

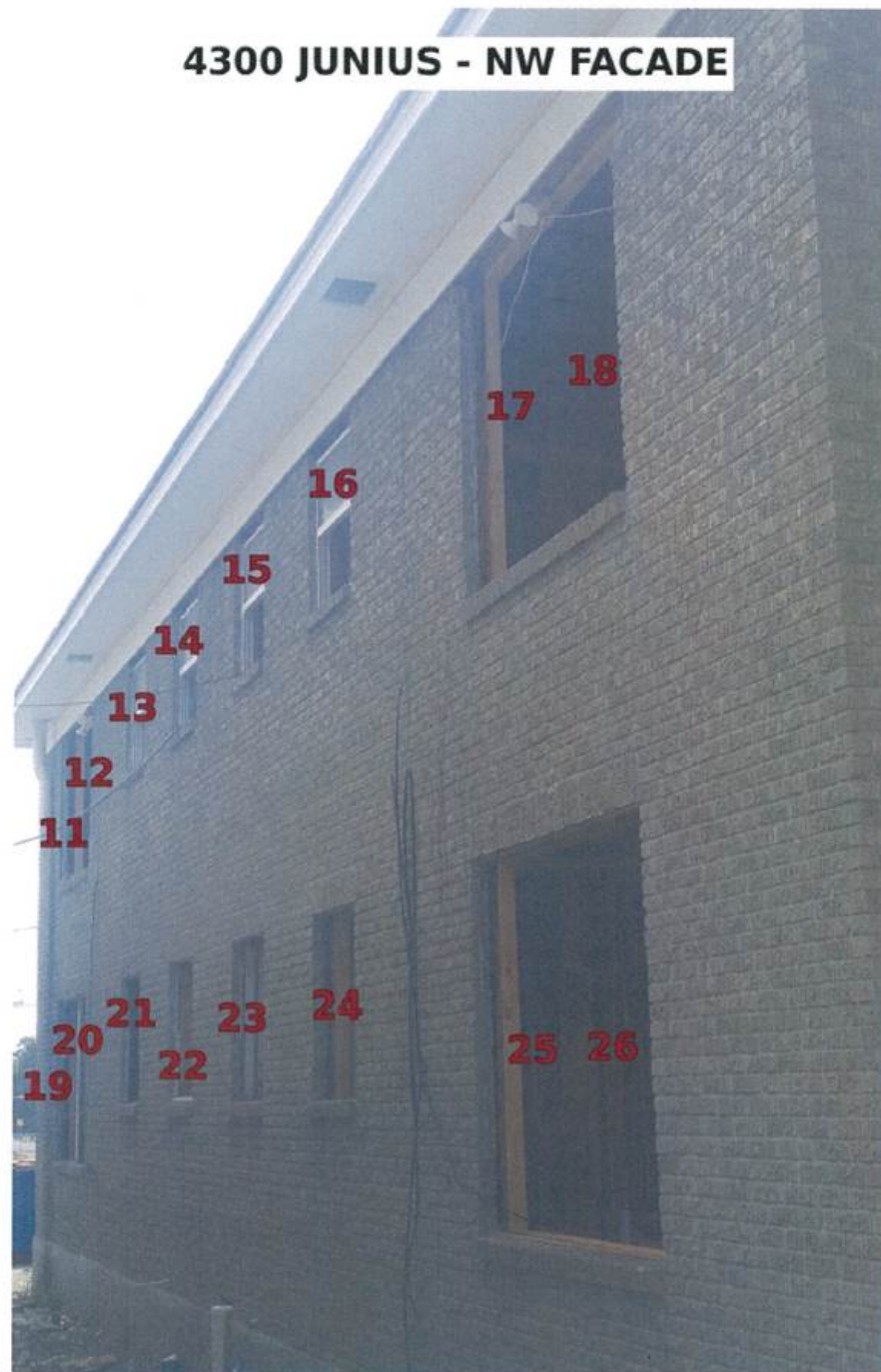
Total Number of Window Openings on the Structure	32
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non-Historic Windows	12
Number of Windows Completely Missing	36
Total Number of Windows to be Replaced	48

Request 1: Window survey 4300 Junius.

**4300 JUNIUS - NW FACADE**



Request 1: Front facade of structure: proposed replacement window locations.



Request 1: Side facade of structure: proposed replacement window locations.

## 4300 JUNIUS - SW FACADE



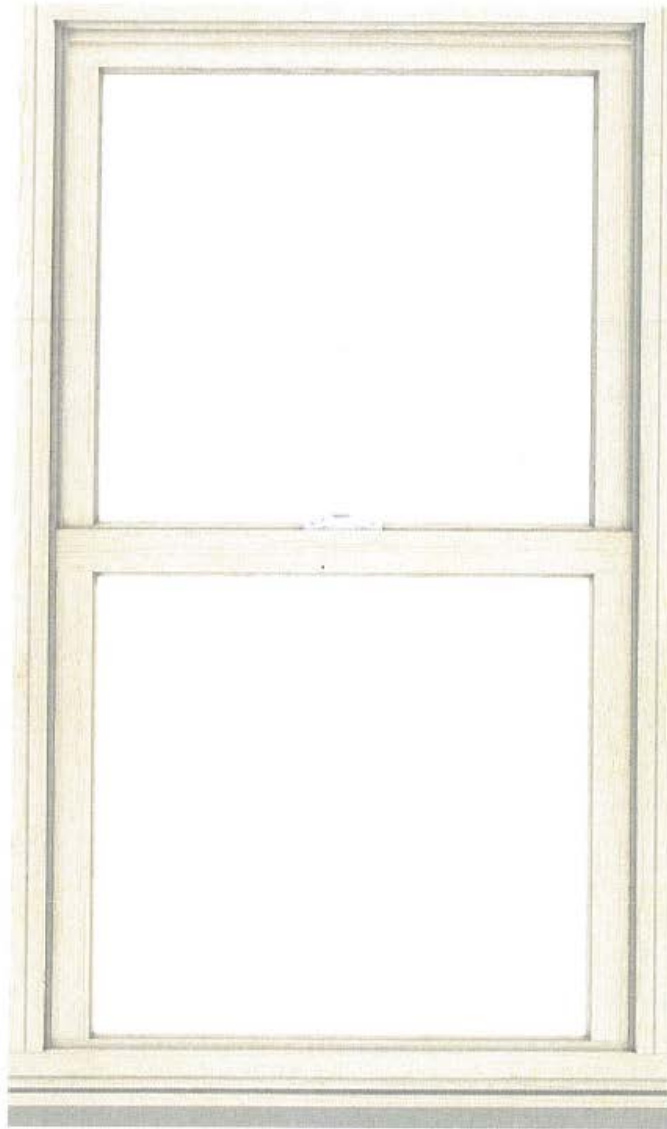
Request 1: Side facade of structure: proposed replacement window locations.



**4300 JUNIUS - SE FACADE**



Request 1: Rear facade of structure: proposed replacement window locations.



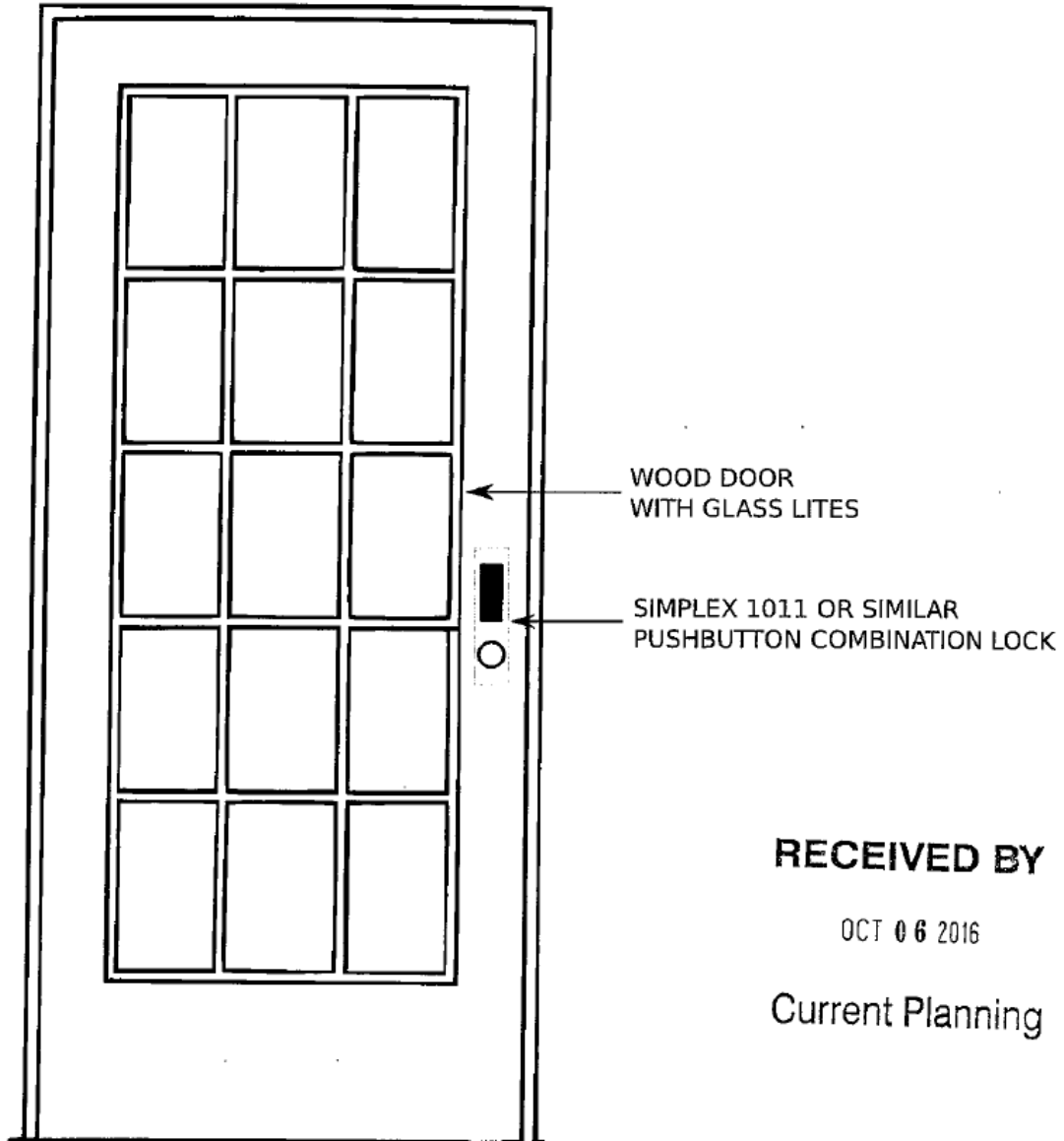
**RECEIVED BY**

OCT 06 2016

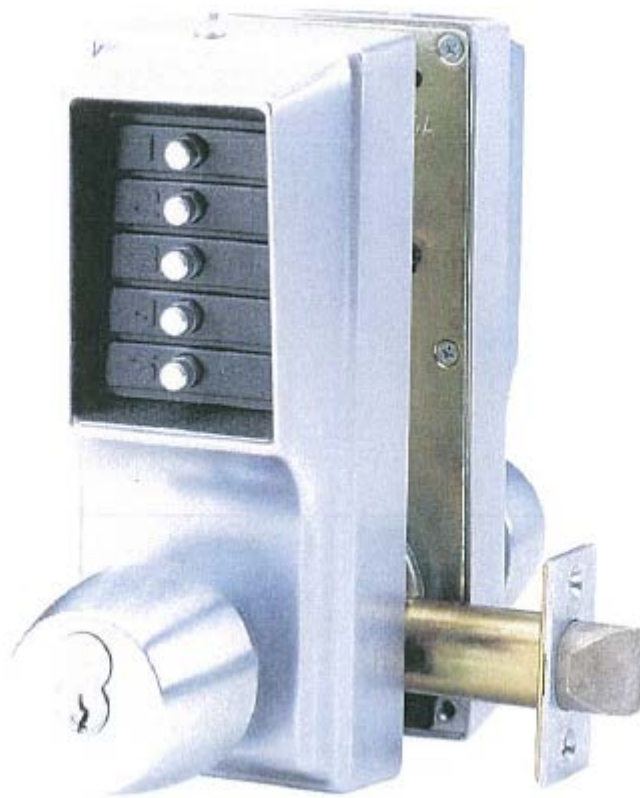
Current Planning

Request 1: Proposed 1/1 window design.

# BACK DOOR DETAIL



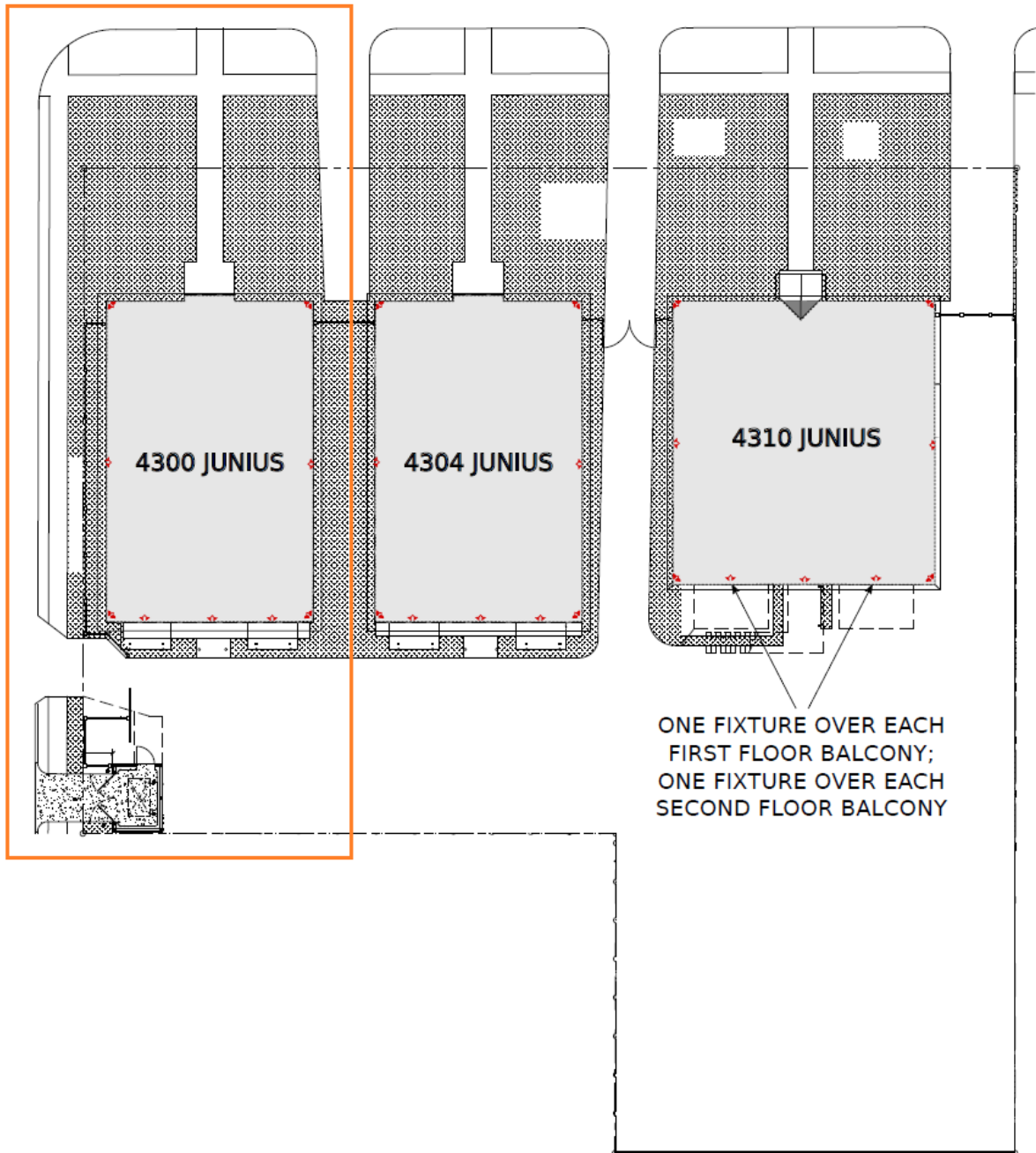
Request 2/3: Details of proposed rear door.



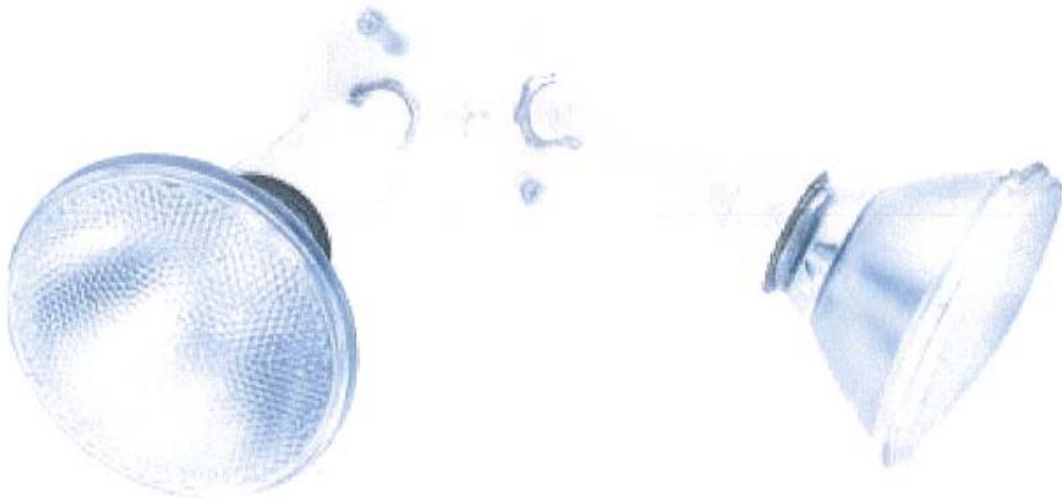
Request 2/3: Details of proposed rear door.



# LIGHT FIXTURE POSITIONS



Request 4: Site plan showing proposed light locations.



Request 4: Proposed light flixtures.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

- 3.3 The existing solid-to-void ratios of non-protected facades must be maintained as much as practical. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.
- 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.
- 2.5 Exterior lighting must be appropriate to and enhance the structure.

(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**  
**PEAK'S SUBURBAN / EDISON - LA VISTA**

DATE: 10/13/2016

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: David Malekan

Address: 4300 Junius Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

1. ~~REMOVES~~ WINDOWS FIT THE OPENING WINDOW + TOWN OF  
TYPICAL OF THE STYLE
2. MULLIONS ON POOR EXPRESSION ON THE OUTSIDE
3. APPROVE AS SUBMITTED
4. LIGHT TO STAY ON PROPERTY, PICTURES MOUNTED IN HALLWAY  
JOINTLY

Task force members present

<input checked="" type="checkbox"/> Norman Alston (Chair)	<input checked="" type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (Edison/LaVista Res)
<input checked="" type="checkbox"/> Michael Karnowski	<input checked="" type="checkbox"/> Kathy Finch	<input checked="" type="checkbox"/> Patricia Simon (Peak's Alt.)
<input type="checkbox"/> Jennifer Hidden	<input checked="" type="checkbox"/> William Hersch	<input type="checkbox"/> VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☐ Eric Hill

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

Maker: H. R. S. M.

2<sup>nd</sup>: ALSTON

Task Force members in favor: 6

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force

DATE

10/13/16

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**

**NOVEMBER 7, 2016**

FILE NUMBER: CA167-002(EH)  
LOCATION: 4525 Worth Street  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 2  
ZONING: PD No. 98

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Peak's Suburban  
MAPSCO: 46-E  
CENSUS TRACT: 0015.02

**APPLICANT:** Bernardo Santacruz

**REPRESENTATIVE:** None.

**OWNER:** SANTACRUZ BERNARDO & ANTONIA

**REQUEST:**

Install new porch railing and paint. Brand: Olympic. Color: "OL107 "Delicate White".

**BACKGROUND / HISTORY:**

07/05/2016- The Landmark Commission denied the previously completed work including: Installing porch railings and columns and stain, replace window trim and stain, and install composition shingles due to lack of information provided. No representative was present at the Landmark Commission. CA156-584(EH).

08/26/2016- Staff approved the installation of shingles on the main structure and the replacement and repainting of rotten fascia boards. CA156-761(EH).

The structure is listed as not contributing per the Peak's Suburban historic district.

**ANALYSIS:**

Staff is recommending approval of the proposed porch railing and columns as it appears to match what was existing on the structure prior to the most recent alteration completed without a Certificate of Appropriateness.

**STAFF RECOMMENDATION:**

Install new porch railing and paint. Brand: Olympic. Color: "OL107 "Delicate White". - Approve - Approve proposed work dated 10-6-16 with the finding that the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

Install new porch railing and paint. Brand: Olympic. Color: "OL107 "Delicate White"  
- Approve with conditions - Approve with condition that the top rail is a horizontal 2x4.

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

CA 167 - 002 (EH)  
Office Use Only

Name of Applicant: Bernardo Santacruz  
Mailing Address: 4525 Worth St.  
City, State and Zip Code: Dallas, TX 75246  
Daytime Phone: 469-767-6104 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: owner

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes \_\_\_\_ No \_\_\_\_

Historic Planner's  
Initials:

PROPERTY ADDRESS: 4525 Worth St. Dallas, TX 75246  
Historic District: PS

**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.

I changed the front porch support post due to the fact that they were too old and rotten. As well as the railing; we also added wood trimming around windows. Therefore I propose to install the railing 36in long with 3in apart from each other. Color would be Delicate white 01207 N31 from the OLYMPIC brand. See back page ->

Signature of Applicant: \_\_\_\_\_ Date: 8-24-16

Signature of Owner: Bernardo Santacruz Date: 8-24-16  
(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 of 4525 Worth and surrounding area.





Front façade of main structure.





Existing porch detail.

CA167-002(EH)

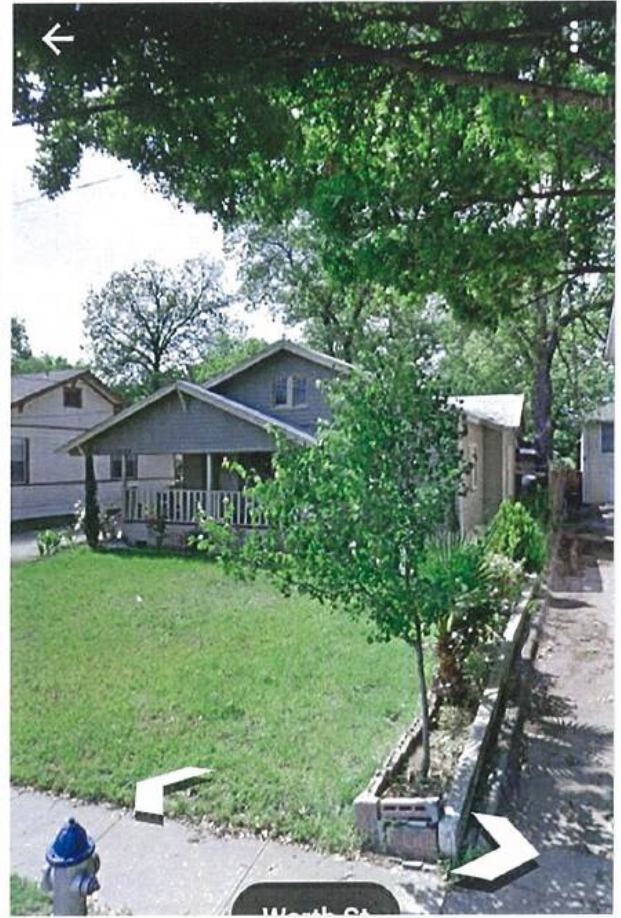
C25-5



OCT 06 2016

★ TRIM AROUND WINDOWS WILL BE 4 in. WIDE ★





Above : photos of existing windows and porch before alterations.

Front facade of structure before work was completed without CA.



Starting Your  
Project ▾

Find Your  
Inspiration ▾

Explore Paint  
Colors ▾

## Delicate White OL107

*Part of the Grays & Blacks Collection*

The Delicate White paint color is great for application in your painting or renovation project. Looking for project inspiration? You've come to the right place! Explore our other colors or learn how to really add color to your home with our online visualizer which you can use to paint your room, digitally.

[Paint Your Room](#)

[Find a Lowe's](#)

Proposed paint specification.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

- (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**  
**PEAK'S SUBURBAN / EDISON - LA VISTA**

DATE: 10/13/2016

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Bernardo Santacruz

Address: 4525 Worth Street

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve    ☒ Approve with conditions    ☐ Deny    ☐ Deny without prejudice

Recommendation / comments/ basis:

*Approved as submitted. Top rail to be horizontal 2x4*

**Task force members present**

☒ Norman Alston (Chair)

☒ Jim Anderson

☐ VACANT (Edison/LaVista Res)

☒ Michael Karnowski

☒ Kathy Finch

☐ Patricia Simon (Peak's Alt.)

☒ Jennifer Hidden

☒ William Hersch

☐ VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☒ Eric Hill

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

Maker: *KARNOWSKI*

2<sup>nd</sup>: *HERSCH*

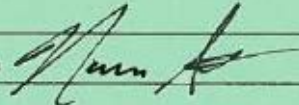
Task Force members in favor:

Task Force members opposed:

Basis for opposition:

*Unanimous approval*

CHAIR, Task Force



DATE

*10/13/2016*

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.



## **LANDMARK COMMISSION**

**NOVEMBER 7, 2016**

FILE NUMBER: CD167-002 (MP)  
LOCATION: 2521 Park Row Avenue  
STRUCTURE: Accessory & Contributing  
COUNCIL DISTRICT: 7  
ZONING: PD No. 595, Subdistrict R-7.5(A)

PLANNER: Marsha Prior  
DATE FILED: October 6, 2016  
DISTRICT: South Blvd/Park Row  
MAPSCO: 46-S  
CENSUS TRACT: 0203.00

**APPLICANT:** Jeanette Bolden

**REPRESENTATIVE:** None

**OWNER:** Jeanette Bolden

**REQUEST:**

Demolish accessory structure using the standard 'imminent threat to public health/safety.'

**BACKGROUND / HISTORY:**

Contributing to the South Boulevard Park Row Historic District.

**ANALYSIS:**

Based on photographs and the architect's report, Staff is recommending approval for demolition of the accessory structure due to imminent threat to public health and safety.

**STAFF RECOMMENDATION:**

Demolish accessory structure using the standard 'imminent threat to public health/safety' – Approve – The proposed demolition meets all the standards in City Code Section 51A-4.501(h)(4)(C). The structure constitutes a documented major and imminent threat to public health and safety; the demolition or removal is required to alleviate the threat to public health and safety; and there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

**TASK FORCE RECOMMENDATION:**

Demolish accessory structure using the standard 'imminent threat to public health/safety' – Approve – Recommend approval of demolition per imminent threat to public safety; cracked, unreinforced concrete slab and floods during rain.

**Certificate for Demolition and Removal (CD)**  
**City of Dallas Landmark Commission**

CD 167 - 002 [ MP ]  
Office Use Only

1. Name of Applicant: Jeanette Bolden  
MAILING Address: 2521 Park Row Av. City Dallas State TX Zip 75215  
Daytime Phone: 214-421-2602 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Wife  
ADDRESS OF PROPERTY TO BE DEMOLISHED: 2521 Park Row Av. Zip 75215  
Historic District: \_\_\_\_\_

**Proposed Work:**

2. Indicate which 'demolition standard(s)' you are applying:
- ☒ Replace with more appropriate/compatible structure
  - ☐ No economically viable use
  - ☒ Imminent threat to public health / safety
  - ☐ Demolition noncontributing structure because newer than period of significance
  - ☐ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;
- Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying:  
(please see attached checklist)

Imminent threat to public safety, original garage is propped  
up by other boards to prevent falling.

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission the first Monday of the following month, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, DO NOT FAX PHOTOGRAPHS.

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed 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. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: Jeanette Bolden Date: 10-5-16  
5. Signature of Owner: Jeanette Bolden Date: 10-5-16  
(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal 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 Development and Construction

Date

**NOTE: THIS APPLICATION WILL EXPIRE 180 DAYS AFTER THE APPROVAL DATE**

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05



**Affidavit**

Before me the undersigned on this day personally appeared  
Jeanette Bolden who on his or her oath certifies that  
the statements contained in the application for a certificate of demolition  
and removal are true and correct to the best of his or her knowledge and  
that he or she is the owner, principle, or authorized representative of the  
subject property.

Jeanette Bolden

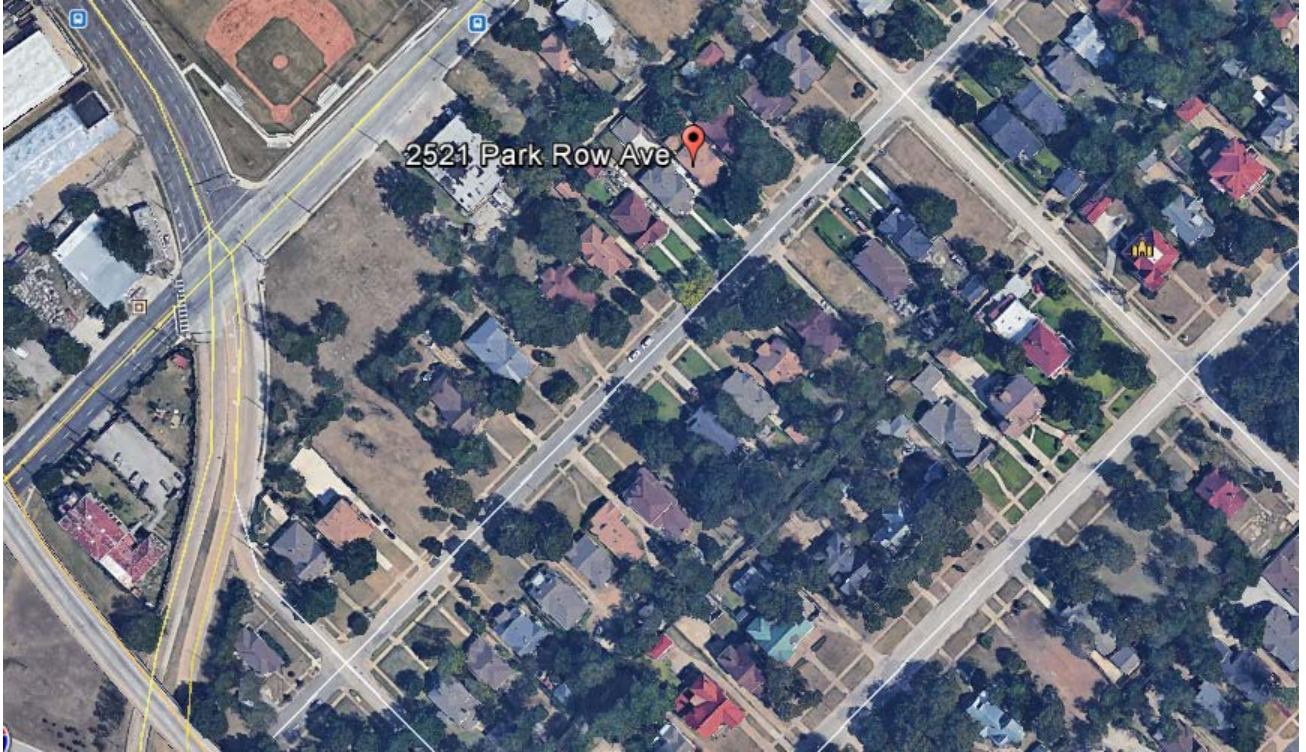
Affiant's signature

Subscribed and sworn to before me this 31<sup>st</sup> day of August, 2016

Annie Favors

Notary Public





Aerial view, 2521 Park Row.



Front (South) elevation.





View to the left (West) of 2521 Park Row.





View to right (East) of 2521 Park Row.

1529 E. I-30, STE. 106  
GARLAND, TX 75043

FIRM REGISTRATION NO. 10194052

## SURVEY PLAT



**RHODES**  
Surveying

WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2521 PARK ROW AVENUE, in the city of DALLAS, DALLAS COUNTY Texas.

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEING a portion of Lot 14 and Lot 15, Block 3/1283, of the Edgewood Addition an addition to the city of Dallas, Dallas County, Texas according to the map thereof as recorded in Volume 2, Page 112, map records, Dallas County, Texas, being conveyed to Isaac and Janette Bolden as recorded in C.C. # 201000174199, official public records, Dallas County, Texas as shown on survey and being more particularly described by metes and bounds as follows:

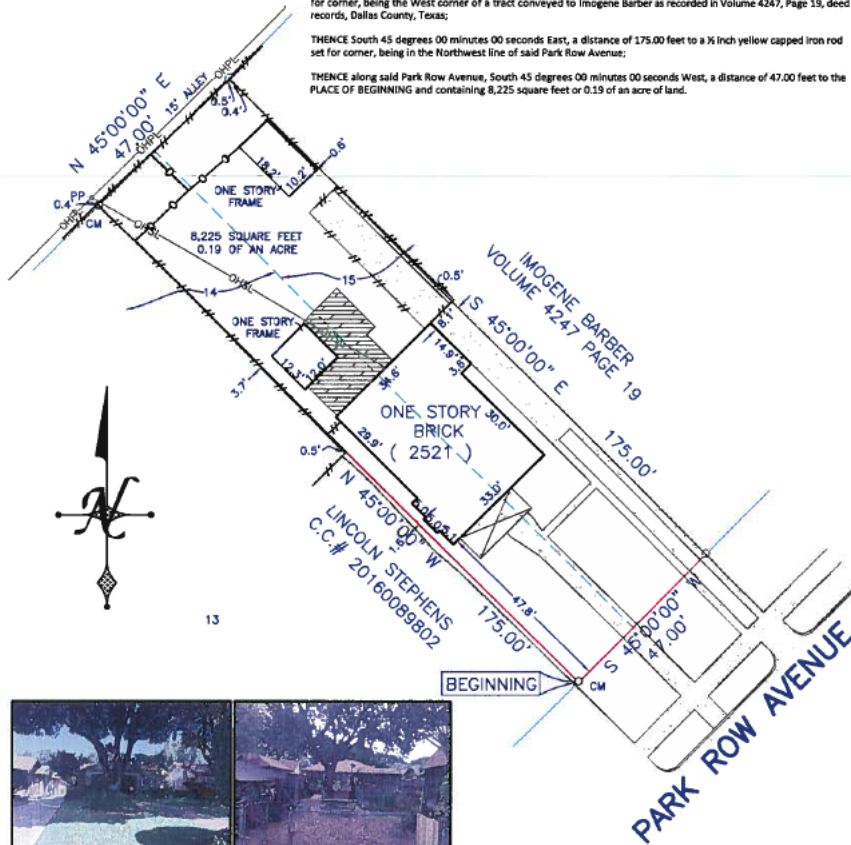
BEGINNING at a 1/2 inch iron pipe found for corner, being in the Northwest line of Park Row Avenue, being the East corner of a tract conveyed to Lincoln Stephens as recorded in C.C. # 20160089802, official public records, Dallas County, Texas and being the South corner of said Bolden tract;

THENCE North 45 degrees 00 minutes 00 seconds West, a distance of 175.00 feet to a 1/2 inch yellow capped iron rod found for corner, being in the Southeast line of a 15 foot alley;

THENCE North 45 degrees 00 minutes 00 seconds East, a distance of 47.00 feet to a 1/2 inch yellow capped iron rod set for corner, being the West corner of a tract conveyed to Imogene Barber as recorded in Volume 4247, Page 19, deed records, Dallas County, Texas;

THENCE South 45 degrees 00 minutes 00 seconds East, a distance of 175.00 feet to a 1/2 inch yellow capped iron rod set for corner, being in the Northwest line of said Park Row Avenue;

THENCE along said Park Row Avenue, South 45 degrees 00 minutes 00 seconds West, a distance of 47.00 feet to the PLACE OF BEGINNING and containing 8,225 square feet or 0.19 of an acre of land.



THIS CERTIFICATION DOES NOT  
TAKE INTO CONSIDERATION  
ADDITIONAL FACTS THAT AN  
ACCURATE TITLE SEARCH AND OR  
EXAMINATION MIGHT DISCLOSE.

NOTE: BEARINGS ARE ASSUMED

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY JEANETTE BOLDEN

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR JEANETTE BOLDEN

Scale: 1" = 30'

Date: 8/29/2016

G. F. No.: 96247

Job no.: 96247

LEGEND	
WOOD FENCE	--- TEXT
CHAIN LINE	--- IMPROVEMENTS
IRON FENCE	--- BOUNDARY LINE
WIRE FENCE	--- EASEMENT/SETBACK
1/2" YELLOW CAPPED IRON ROD FOUND	--- EASEMENT
1/2" YELLOW CAPPED IRON ROD SET	---
FOUND "X"	---
1/4" IRON PIPE FOUND	---
1/4" PIPE FOUND	---
CM - CONTROL MONUMENT	---
CD - CROWN DIRT	PP - POOL EQUIP
SM - GAS METER	PP - POWER POLE
PM - TRAIL HYDRANT	WM - WIND METER
LP - LIGHT POLE	WV - WATER VALVE
---	---



Survey plat.

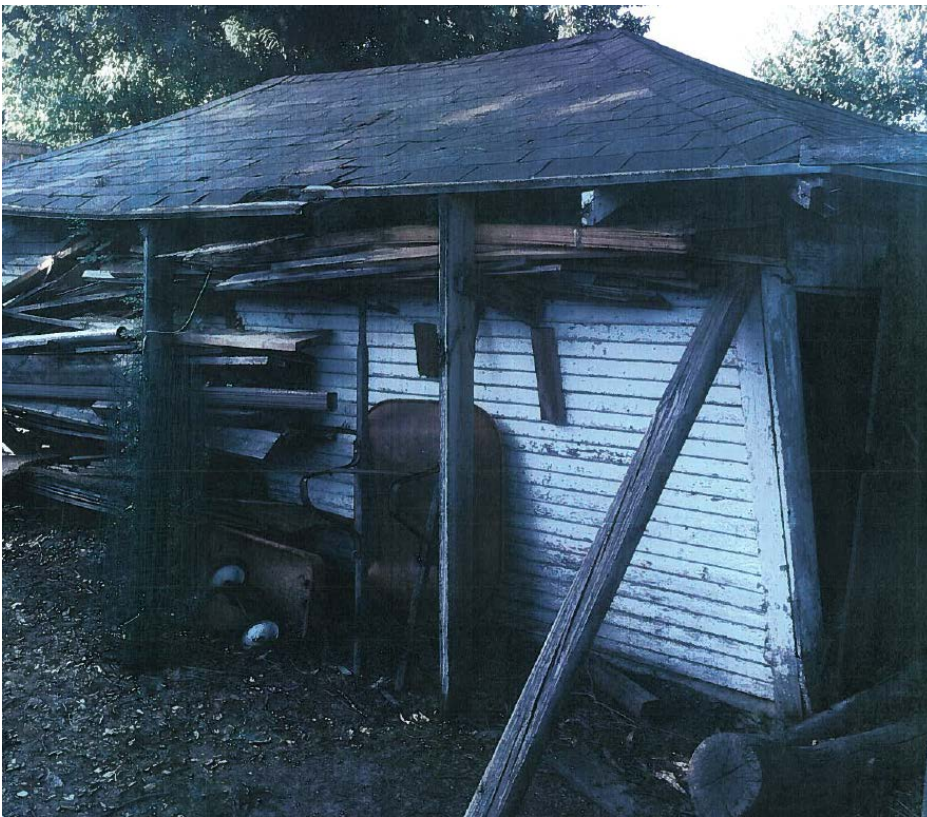
10/19/2016





Existing accessory structure.

10/19/2016



Existing accessory structure.





Existing accessory structure.

10/19/2016



Existing accessory structure.

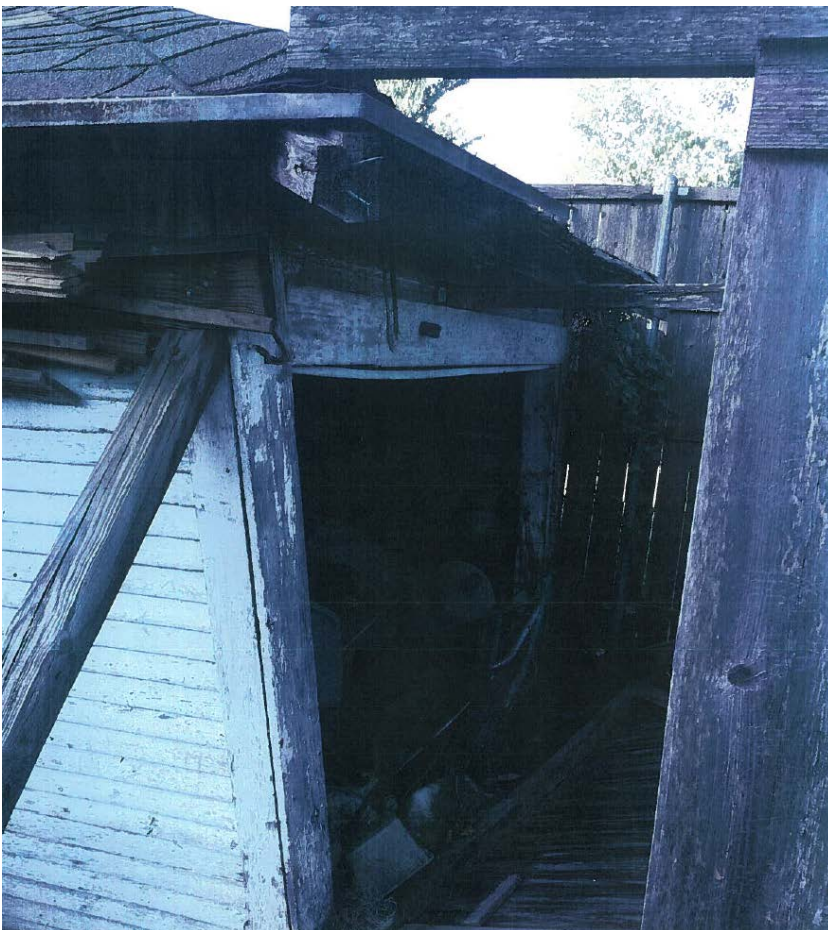
10/19/2016





Existing accessory structure.

10/19/2016



Existing accessory structure.

10/19/2016



Existing accessory structure.

10/19/2016



Existing accessory structure.

10/19/2016





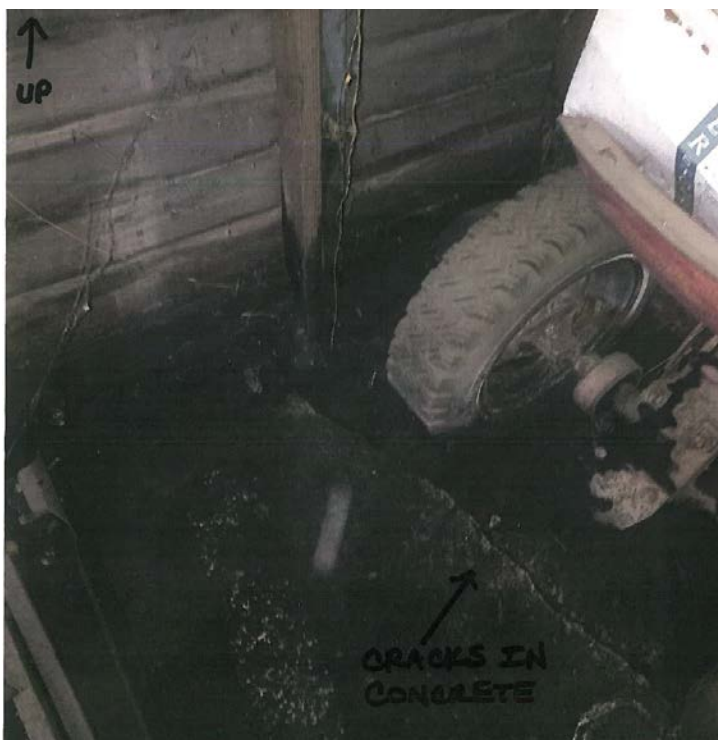
Existing accessory structure (interior).

10/19/2016



Existing accessory structure (interior).

10/19/2016



Existing accessory structure (interior).

10/19/2016



Existing accessory structure (interior).





Existing accessory structure (interior).

10/19/2016



Existing accessory (interior).

10/19/2016

## STUART MUT ARCHITECTS

### ASSESSMENT REPORT FOR GARAGE STRUCTURE

LOCATED AT

2521 PARK ROW AVENUE, DALLAS, TEXAS

### ANALYSIS OF EXISTING STRUCTURE

#### Description

The existing accessory building, now functioning as a storage shed, was most likely the original pine frame and siding, cedar shingle roofed auto ( one car ) or implement storage garage. Its hip form roof and low wall plate suggest economical construction used for a simple, functional accessory to the main residence, a substantial brick veneer multi bedroom home.

#### Condition

In general, the existing wood frame structure is out of level, not plumb or square and now decrepit and unstable. The roofing is either damaged or at normal end of life and rests on compromised nailing lath which has either sagged or rotted. Some rafters, plates and studs evidence water damage and dry rot ( ref. Exhibit 6 ). Siding is original but needs complete restoration and or replacement in cases of rot. ( ref. Exhibits 1 & 2 ). Drainage away from the structure ( lack thereof ) has contributed to its current failure ( ref. Exhibit 6 ).

The building stands today only as a result of propping up with lumber stays and stakes ( ref. Exhibits 3A, 3B & 4 ) and is not safe to use even as such. Removal of these supports would precipitate collapse of the structure on its own accord due to its frame being twisted and original nailing connections deficient. The foundation, an unreinforced thin concrete slab being most likely added after the fact on the original dirt/gravel floor is now deformed and broken by soil movement leading to the shambles now seen. Reference is made to the photographs ( Exhibits 4, 5 & 7 ).

Previous efforts to stabilize and level the structure have been temporarily effective, but in time have not withstood the original inadequacies of the lack of substantial footings and proper drainage.

2705 SWISS AVENUE SUITE 230 DALLAS, TEXAS 75204

### Potential for Reuse/Reconstruction

The existing dimensions of the structure, designed in a different era, will not accommodate most modern vehicles and would necessarily need to be enlarged as a single bay and added onto to house a second bay. The condition of the building components make the economics of relocation to the desired placement on the lot and reconstruction on a proper base would have to be considered significantly negative while providing a unreasonably compromised solution to the Owners present needs.

### Conclusion & Recommendation

At present working in or being near or around the current structure should be considered hazardous at best. Any efforts to truly remedy the situation with the given conditions point toward complete deconstruction and re-build and are predictably fraught with potential for injury or worse unless performed by specialized demolition contractors.

Suggested reclamation of useable original materials by types is the only viable reuse of the present structure but may be only marginally cost-effective. It is, nonetheless, a specified material source and the Owners are amenable to those efforts and costs.

Report performed and submitted by:

 date: October 12, 2016  
Stuart Mut. Jr., R.A.  
Stuart Mut Architects



- seal -

STUART MUT ARCHITECTS . 214-599-0009 . smarchitects@gmail.com





5/14/07

BOLDEN GARAGE

EXHIBIT 1 ▲

▲ EXHIBIT 2





▲ EXHIBITS 3A & 3B ▼



BOLDEN GARAGE



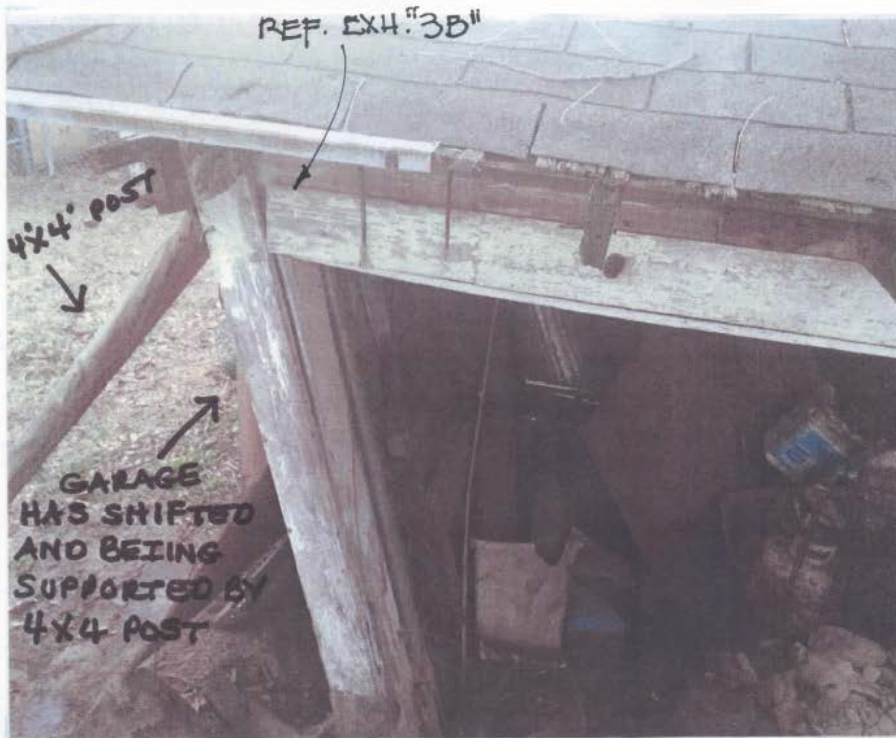


EXHIBIT 4



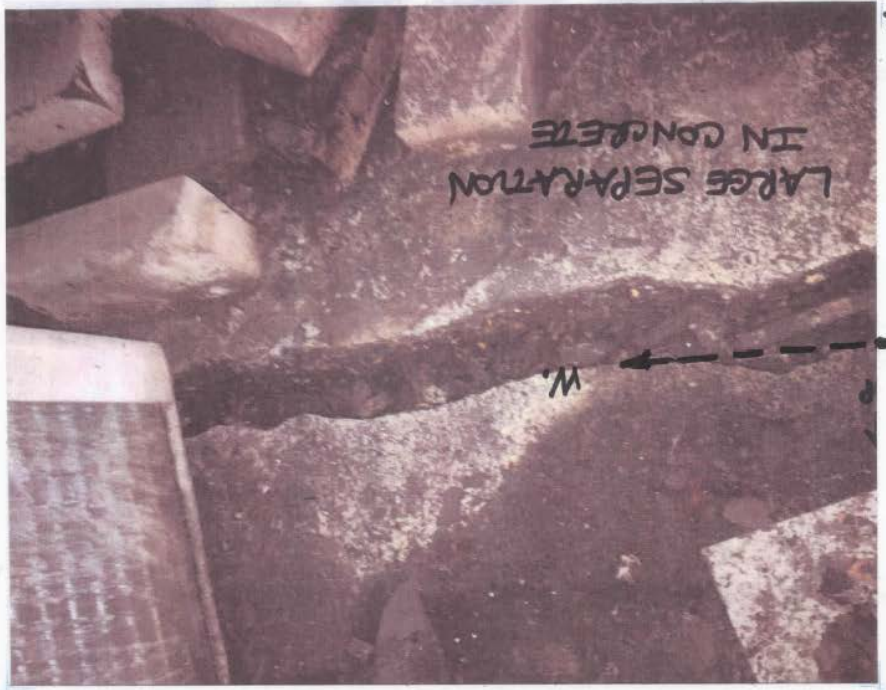
EXHIBIT 5

BOLDEN GARAGE



SMA/OCT. 2016





3

SMA/OCT. 2016

BOLDEN GARAGE



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(C).

- (i) the structure constitutes a documented major and imminent threat to public health and safety;
- (ii) the demolition or removal is required to alleviate the threat to public health and safety; and
- (iii) there is no reasonable way, other than demolition or removal, to eliminate the threat in a timely manner.

SOUTH BOULEVARD/PARK ROW

DATE: 10/14/2016

TIME: 2:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla, 5CN

Applicant Name: Jeanette Bolden

Address: 2521 Park Row (demolition & new construction)

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

\_\_\_ Approve ☒ Approve with conditions \_\_\_ Deny \_\_\_ Deny without prejudice

Recommendation / comments/ basis:

RECOMMEND APPROVAL OF DEMOLITION  
1. ~~APPROVE~~ PER IMMINENT THREAT TO PUBLIC SAFETY: CRACKED, UNREINFORCED  
CONCRETE SLAB & FLOODS DURING RAIN.

2. ~~RECOMMEND~~ APPROVAL OF NEW GARAGE DESIGN IS VERY COMPLIMENTARY TO  
HOUSE & APPROPRIATE TO NEIGHBORHOOD. RECOMMEND MORE INFORMATION BE  
PROVIDED ON WINDOWS, DOORS & GARAGE DOORS.  
TASK FORCE IS SUPPORTIVE OF GARAGE SET BACK LESS THAN 7'-0".

**Task force members present**

___ Tammy Johnston	___ VACANT	___ VACANT
<input checked="" type="checkbox"/> Michael Karnowski	___ VACANT	___ VACANT
<input checked="" type="checkbox"/> Jason Brown	___ VACANT	___ VACANT

Ex Officio staff members Present \_\_\_ Marsha Prior ☒

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

Maker: KARNOWSKI

2<sup>nd</sup>: BROWN

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force MICHAEL KARNOWSKI DATE 10/14/2016

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**

**NOVEMBER 7, 2016**

FILE NUMBER: CA167-033(EH)  
LOCATION: 5500 Swiss Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 63

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Swiss Avenue  
MAPSCO: 46-B  
CENSUS TRACT: 0014.00

**APPLICANT:** Dallas County Medical Society Alliance

**REPRESENTATIVE:** None.

**OWNER:** DALLAS CO MEDICAL SOCIETY WOMENS AUXILIARY

**REQUEST:**

Install Texas Historical Commission historical marker in front yard of main structure.

**BACKGROUND / HISTORY:**

09/20/2006- Landmark Commission approved the planting of two trees in the front yard. CA056-472(JA).

The structure is listed as contributing per the Swiss Avenue historic district.

**ANALYSIS:**

Staff is recommending approval of the signage as it is temporary in nature, it will not obscure or have a physical impact on the architectural features of the structure, and will not have an adverse effect on the structure, blockface, or neighborhood.

**STAFF RECOMMENDATION:**

Install Texas Historical Commission historical marker in front yard of main structure – Approve with conditions - Approve site plan and proposed work dated 10-6-16 with the condition that the sign face is parallel to the street and the sign is located outside of the visibility triangle. The proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Install Texas Historical Commission historical marker in front yard of main structure – Approve with conditions - Height to match approximately McAlester residence. Roughly 3' pole exposed under signage.



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

CA 167-033 (EH)  
Office Use Only

Name of Applicant: Dallas County Medical Society Alliance  
Mailing Address: 5500 Swiss Avenue  
City, State and Zip Code: Dallas TX 75214  
Daytime Phone: 972 955 4325 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Same

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

PROPERTY ADDRESS: 5500 Swiss Ave  
Historic District: Swiss Avenue

**PROPOSED WORK:**

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

Texas Historical Subject Marker to be  
installed on post on grounds of Aldreda House  
5500 Swiss Ave. Dallas, TX 75214. We would like to  
place the marker in a location that mirrors the  
placement of a similar marker located in Sage  
Park (wording attached)

Signature of Applicant: Wendy Hanson Date: 10/6/16

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

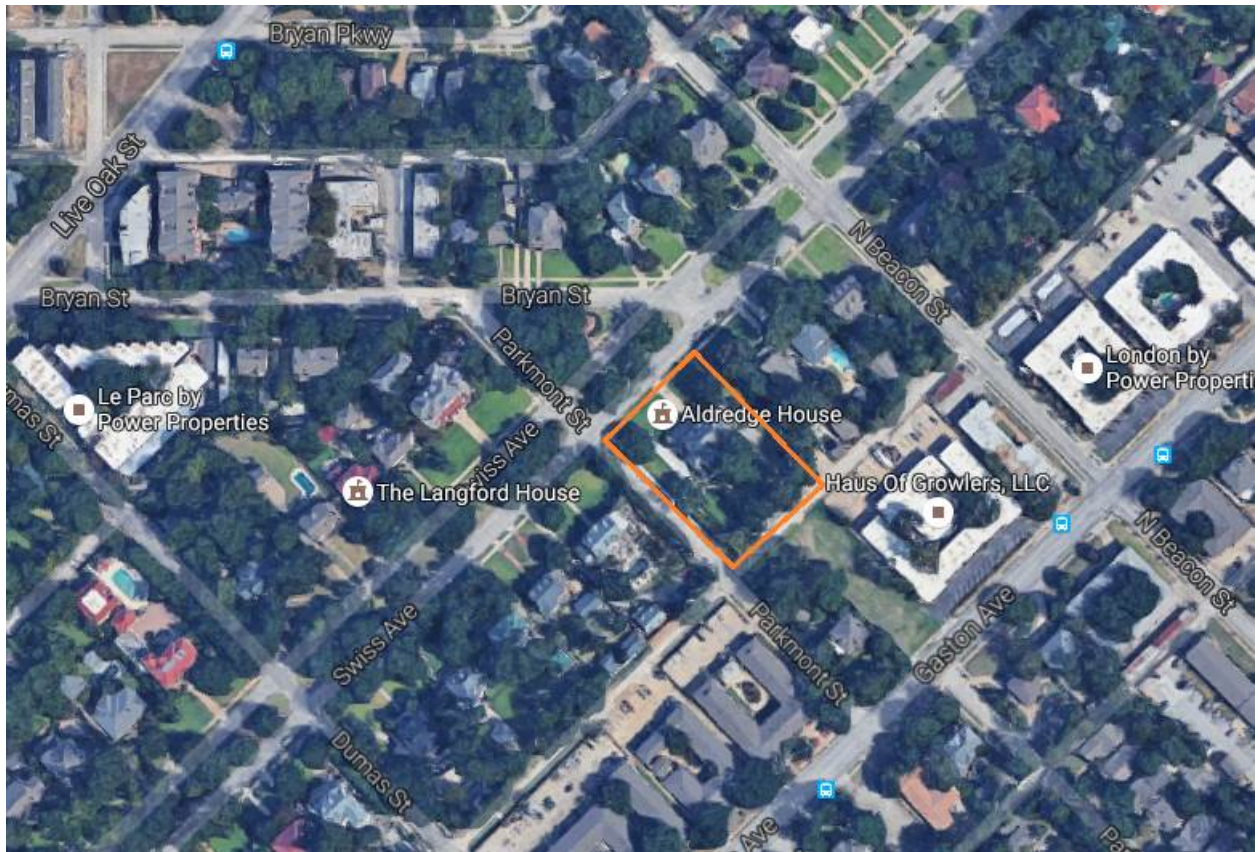
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



Aerial of 5500 Swiss Avenue and surrounding area.



Front façade of main structure.





Location of proposed THC marker.



Location of proposed THC marker. Looking southwest.



Location of proposed THC marker.





**DALLAS COUNTY MEDICAL SOCIETY ALLIANCE FOUNDATION**

ON MAY 4, 1917, A GROUP OF 17 DOCTORS' WIVES MET TO DISCUSS A PROPOSAL BY MRS. JOHN O. McREYNOLDS TO FORM A WOMAN'S AUXILIARY TO THE DALLAS COUNTY MEDICAL SOCIETY - THE FIRST GROUP OF ITS KIND IN THE COUNTRY. WITH THE NATION'S ENTRY INTO WWI AND INCREASING NEEDS OF THE RED CROSS, MRS. McREYNOLDS SAW THAT THERE WERE MANY OPPORTUNITIES FOR YEAR-ROUND VOLUNTEERING INCLUDING PROMOTING BETTER HYGIENE, NUTRITION AND HOME SAFETY.

THEIR WORK INSPIRED THE FORMATION OF AUXILIARIES IN McLENNAN AND BEXAR COUNTIES THAT SAME YEAR. THE THREE COUNTIES MET ON MAY 15, 1918, TO FORM AN AUXILIARY TO THE TEXAS MEDICAL ASSOCIATION, WITH MRS. EDWARD H. CARY OF DALLAS SERVING AS THE FIRST PRESIDENT. WHEN THE AMERICAN MEDICAL ASSOCIATION MET ON MAY 24, 1922, DR. EDWARD H. CARY PROPOSED A RESOLUTION TO FORM THE WOMAN'S AUXILIARY TO THE AMA, WHICH WAS APPROVED. MRS. McREYNOLDS WAS ELECTED PRESIDENT OF THE NATIONAL AUXILIARY IN 1927.

THE DALLAS COUNTY AUXILIARY FOCUSED ON CHILDREN AND IMPROVEMENTS TO MEDICAL FACILITIES IN THE AREA. A COTTAGE WAS BUILT AT SAVAGE LAKE AND DONATED TO THE SALVATION ARMY FOR HOUSING UNDERPRIVILEGED CHILDREN DURING THE SUMMER. THROUGHOUT THE FIFTIES, THE AUXILIARY'S EFFORTS WENT TO COMMUNITY HEALTH AND EDUCATION. IN 1964, IN RESPONSE TO THE NURSING SHORTAGE, THE EDITH CAVELL NURSING SCHOLARSHIP FUND WAS ESTABLISHED.

IN 1973, THE NATIONAL ORGANIZATION REVISED ITS BYLAWS TO ALLOW THE MEMBERSHIP OF MALE SPOUSES. IN NOVEMBER 1974, THE FAMILY OF RENA MUNGER AND GEORGE N. ALDREDGE FINALIZED THE DONATION OF ALDREDGE HOUSE, BUILT IN 1917, TO THE AUXILIARY. IN 2003, THE LOCAL ORGANIZATION'S NAME WAS CHANGED TO THE DALLAS COUNTY MEDICAL SOCIETY ALLIANCE FOUNDATION.

(2016)

MARKER IS PROPERTY OF THE STATE OF TEXAS

Proposed text on historic marker.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

(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**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Dallas County Medical Society Alliance (Wendy Hansen)

Address: 5500 Swiss Avenue

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

APPROVE w/

HEIGHT TO MATCH APPROX. H. CUMESTER RESIDENCE

+/- 3 FT RUP EXPOSED

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: GREG JOHNSTON

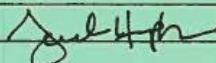
2<sup>nd</sup>: ELIZ. MAST

Task Force members in favor: All

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force



DATE

11 OCT 2016

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**

**NOVEMBER 7, 2016**

FILE NUMBER: CA167-037(JKA)  
LOCATION: 220 N. Clinton Avenue  
STRUCTURE: Main, Accessory, Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson  
DATE FILED: October 6, 2016  
DISTRICT: Winnetka Heights  
MAPSCO: 54-B  
CENSUS TRACT: 0046.00

**APPLICANT:** David Chen and Rebecca Wong

**OWNER:** DAVID TAWEI CHEN & REBECCA WONG

**REQUEST:**

1. Install 8' fence on northwest side of the main structure.
2. Install electric gate in rear of the main structure.
3. Stain fence. Brand: Standard Paints. Color: "Mesa Gray."
4. Install exterior lighting on front and rear of the main structure.
5. Install fans on front porch of the main structure.
6. Install exterior lighting on accessory structure.

**BACKGROUND / HISTORY:**

09/28/2016 – An 8' fence wood fence was approved via Routine Maintenance (CA156-824(JKA)).

09/06/2016 – Landmark Commission approved paint colors for the main and accessory structure (CA156-723(JKA)).

6/1/2015 – Landmark Commission approved various exterior renovations on the exterior of the main structure, including paint colors, but denied without prejudice the construction of a new front porch (CA145-377(MD)).

7/6/2015 – Landmark Commission approved the demolition of an existing accessory structure and the construction of a new accessory structure (CA145-443(MD)).

8/3/2015 – Landmark Commission approved the construction of a new front porch (CA145-529(MD)).

2/1/2016 – Landmark Commission approved new front and back door design and construction of a rear covered patio, but denied without prejudice the replacing of all the wood siding on the structure (CA156-214(MD)).

3/7/2016 – Landmark Commission approved with conditions replacing the exterior wood siding and installation of wood trim around the front door and windows (CA156-261(MD)).

04/04/16 – Landmark Commission approved the construction of a rear addition (CA156-350(MD)).

The structure is considered 'compatible' or 'non-contributing' to the Winnetka Heights historic overlay district.

**ANALYSIS:** The applicant would like to extend the fence on the northwest side further forward than the 50% mark of the side façade in order to screen two AC units. The fence would be behind the existing fireplace. Staff believes the request is reasonable and is recommending approval of the work with the finding that it is compatible with the historic overlay district and City Code.

Staff believes that the style and placement of the light fixtures and the fans are compatible with the historic overlay district and is recommending approval with the finding that the work meets City Code. Staff is also recommending approval of the fence stain color with the finding that it is compatible with the historic overlay district.

**STAFF RECOMMENDATION:**

1. Install 8' fence on northwest side of the main structure – Approve – Approve site plan and specifications dated 10-18-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install electric gate in rear of the main structure – Approve – Approve site plan and specifications dated 10-18-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Stain fence. Brand: Standard Paints. Color: "Mesa Gray – Approve – Approve specifications dated 10-18-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Install exterior lighting on front and rear of the main structure – Approve – Approve site plan and specifications dated 10-18-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Install fans on front porch of the main structure – Approve – Approve site plan and specifications dated 10-18-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Install exterior lighting on accessory structure – Approve – Approve site plan and specifications dated 10-18-16 with the finding that the work is compatible with the historic overlay district and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

1. Install 8' fence on northwest side of the main structure – None – No quorum, comments only. Recommend fence be moved no further up to enclose A/C unit.
2. Install electric gate in rear of the main structure – None – None – No quorum, comments only. Support.
3. Stain fence. Brand: Standard Paints. Color: "Mesa Gray – None – No quorum, comments only. Support.
4. Install exterior lighting on front and rear of the main structure – None – No quorum, comments only. Support.

5. Install fans on front porch of the main structure – None – No quorum, comments only. Support.
6. Install exterior lighting on accessory structure – None – No quorum, comments only. Support.



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

CA 167 - 037 (JKA)  
Office Use Only

Name of Applicant: DAVID CHEN  
Mailing Address : 2735 W 10<sup>TH</sup> STREET  
City, State and Zip Code: DALLAS TX 75211  
Daytime Phone: 214-728-4521 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner : OWNER

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes \_\_\_\_ No \_\_\_\_

Historic Planner's  
Initials:

**PROPERTY ADDRESS:** 220 N CLINTON  
**Historic District:** WINNETKA 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.

1. EXTEND FENCE ON NW SIDE
2. BUILD MOTORIZED GATE ON BACK OF ALLEY SIDE ( 20 FT)
3. ADD EXTERIOR LIGHTS TO FRONT, BACK, AND GARAGE
4. ADD CEILING FANS TO FRONT PORCH
5. STAIN FENCE COLOR (MESA COLOR)

**RECEIVED BY**

OCT 06 2016

\* Application reproduced by staff to correct printing error. Original signed application on back.

Signature of Applicant: DAVID CHEN \* Date: 9/20/16

Signature of Owner: \_\_\_\_\_ 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:

- ☐ **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

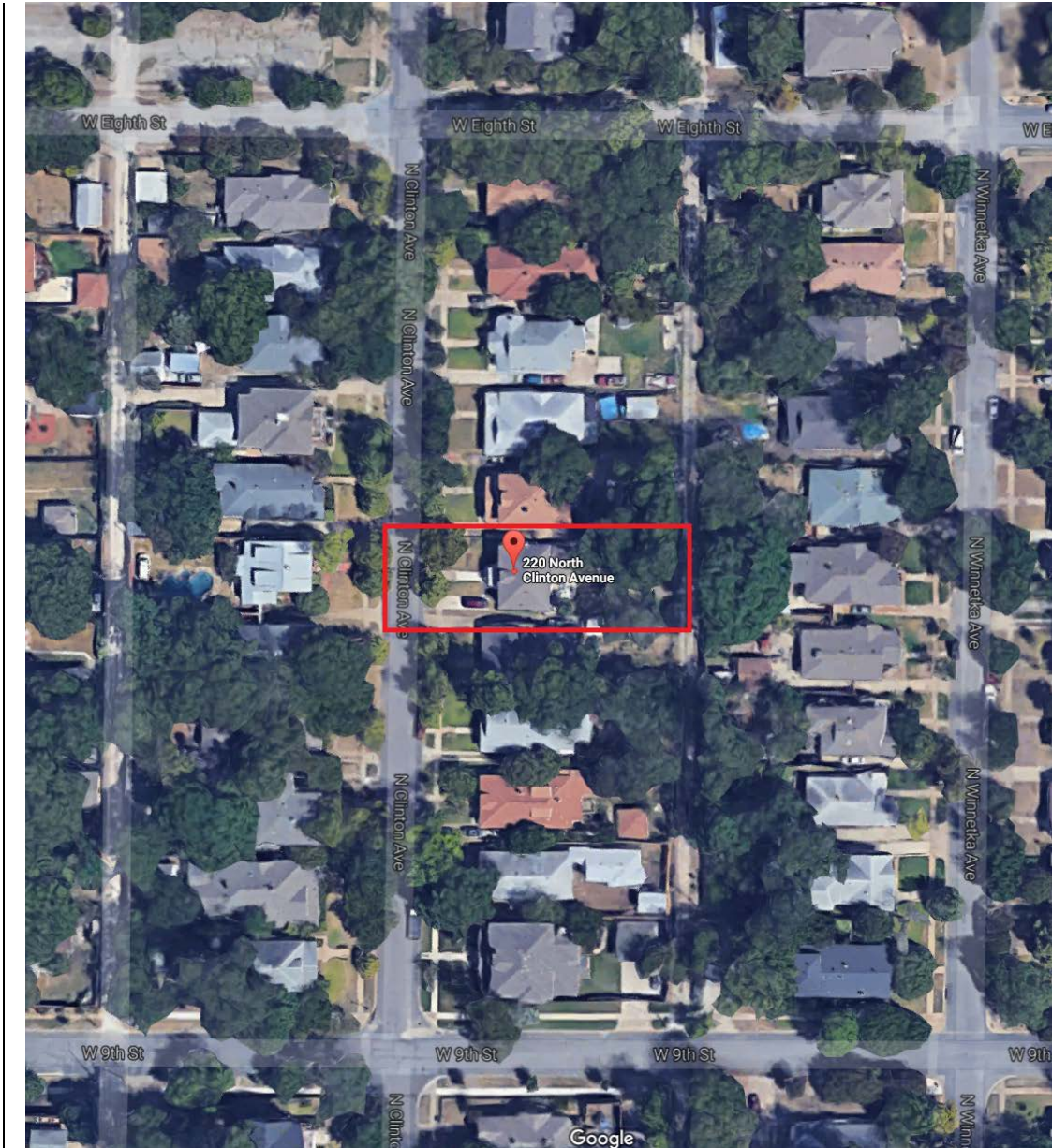
Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408

## AERIAL MAP



Aerial view for 220 N Clinton





Main structure



## SURROUNDING NEIGHBORHOOD





Home: 220 N Clinton Ave Dallas, TX 75208

Summary of proposed updates

1. Build 8ft cedar board over board fence around rear of home stained Mesa Gray. Extend northwest corner 10 ft to cover AC units that needed to be placed 10' apart per building code.
2. Approve exterior lights
  - a. 1 Pendant light
  - b. 2 front lights
  - c. 3 rear lights
  - d. 1 garage light in rear of building
3. Approve 2 ceiling fans on front porch.



Request #1: AC units on the northwest side that the applicant would like to screen with wood fence.





Request #1: The fence would be placed between the AC unit and the fireplace.

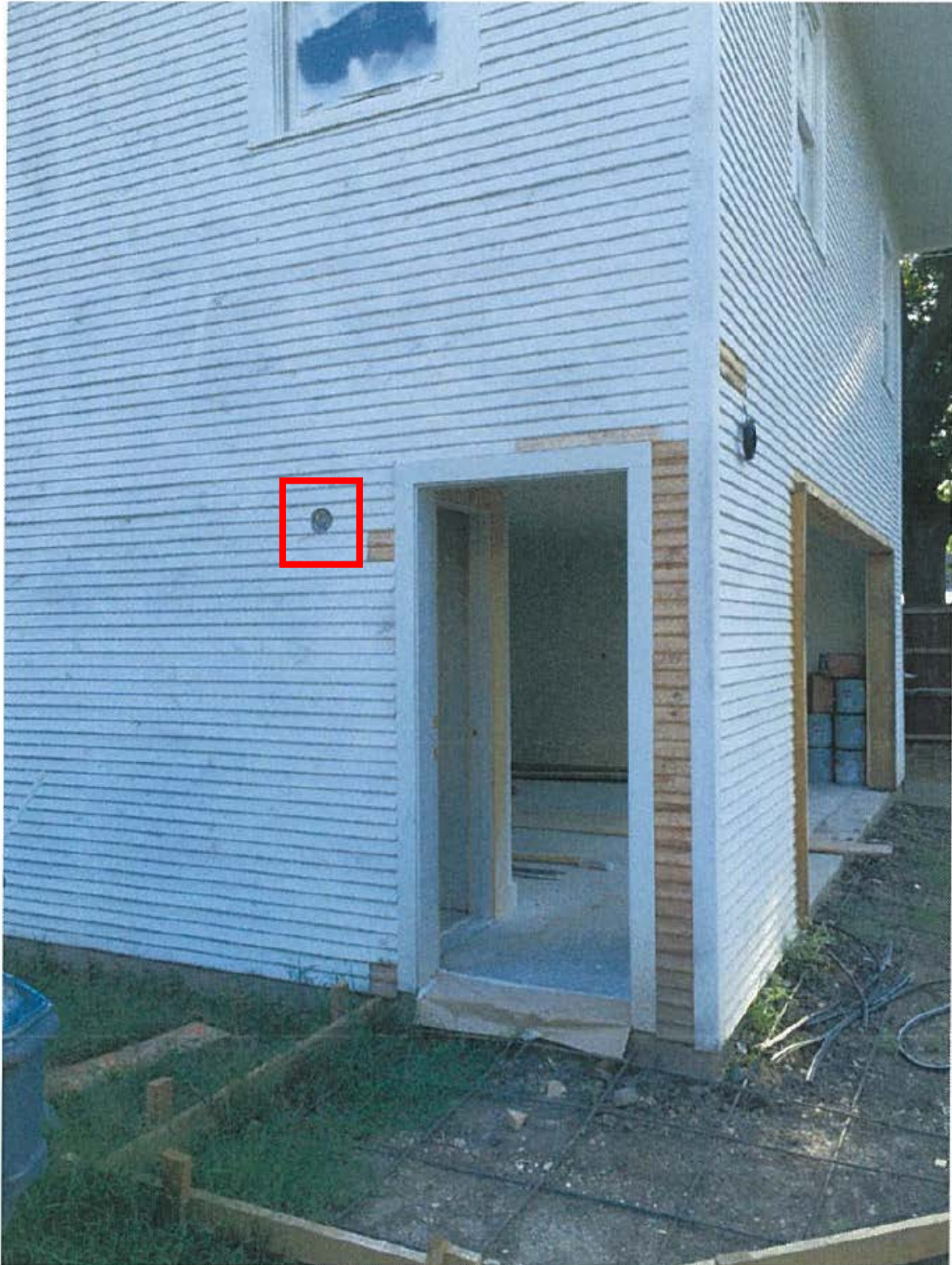


Request #4-5: Front and rear porches. Proposed lighting location in red, proposed fan locations in green.





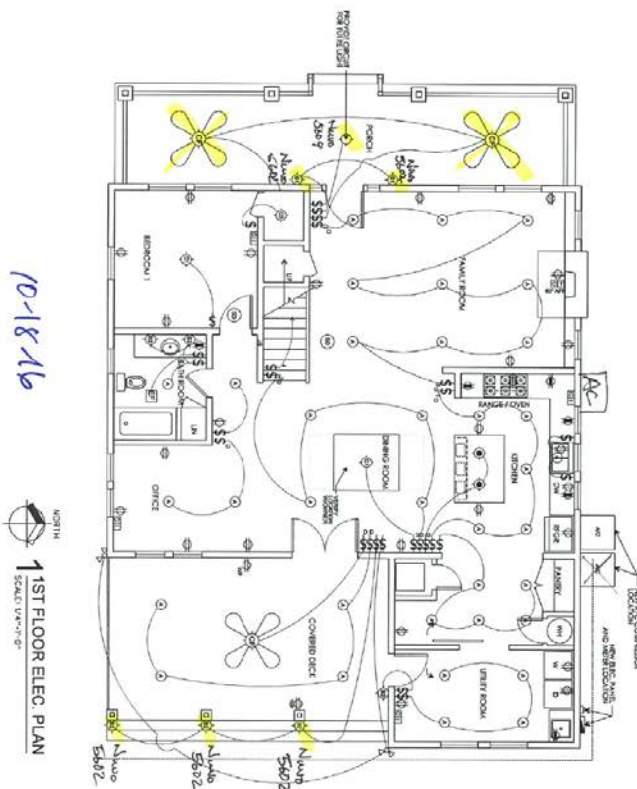
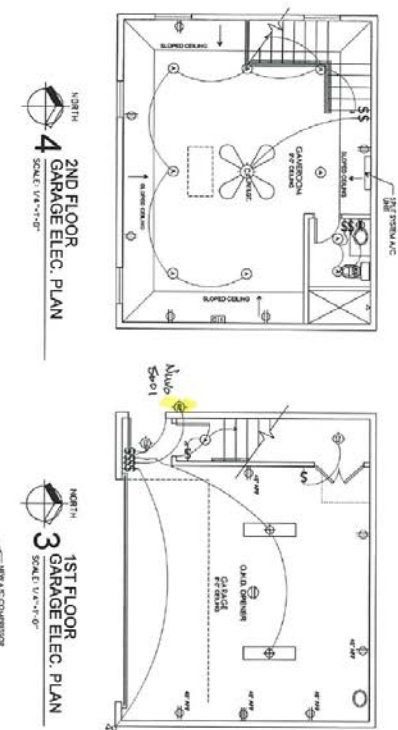
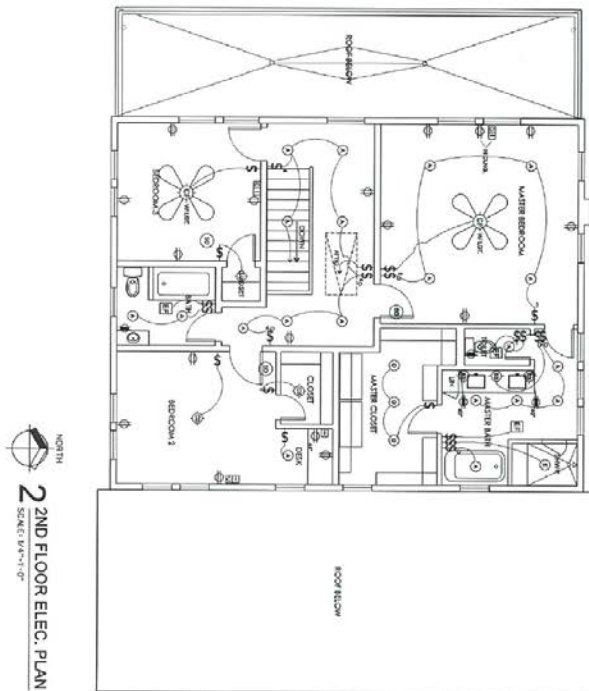
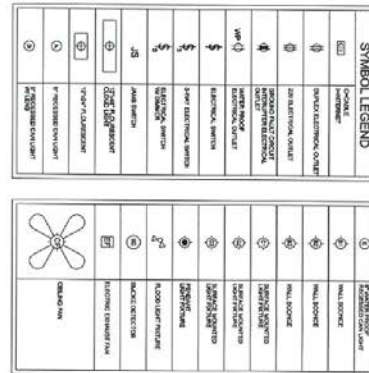
Request #4-5: Front and rear porches. Proposed lighting location in red, proposed fan locations in green.



Request 6: Front and rear porches. Proposed lighting location in red







Request #4-6: location of fans and lighting highlighted

Proposal for: 220 N Clinton Ave, Dallas, TX

<p>Exterior Lights on the front of the house on either side of the front doors and on the columns at the back of the home.</p> <p>Name: Nuvo Lighting 60/5602 Size: 14"H x 9"W x 10.5"D</p>	
<p>This Pendant light will go over the front door alongside the Nuvo Lighting 60/5602</p> <p>Name: Nuvo Lighting 60/5604 Size: 16"H x 10"W</p>	

10-18-16

Request #4 & 6:

Top: Proposed light for front façade walls.

Bottom: Proposed light for front porch overhead ceiling.

One smaller wall sconce will go above the side entry door on the garage.

Model: Nuvo Lighting Drexel 60/5601  
Size: 10.5"H x 7"W x 8.5"D



2 Ceiling fans will go on front porch.  
Above the front windows.

Brand: Home Decorators Collection  
Model Name: Marshlands 52"  
Store: Home Depot  
Model Number: AL499-WH




























10-18-16

Request #4-6:

Top: Lighting proposed for garage.

Bottom: Fans proposed for front and rear porches.



<p>Fence Color</p> <p>Mesa Gray 808415</p>	<p><b>Semi-Transparent Fence Stain</b></p> <table border="1"> <tr> <td> Desert Sand 808403</td> <td> Rustic Oak 808404</td> <td> Golden Rod 808402</td> </tr> <tr> <td> Yellow Straw 808401</td> <td> Sedona 808407</td> <td> Sierra 808406</td> </tr> <tr> <td> Coronado 808405</td> <td> Wrangler 808408</td> <td> Sable Brown 808409</td> </tr> <tr> <td> Graystone 808413</td> <td> Prairie Grey 808412</td> <td> Coffee Brown 808410</td> </tr> <tr> <td> Cumberland Brown 808411</td> <td> Barn Red 808414</td> <td> Mesa Gray 808415</td> </tr> </table>	 Desert Sand 808403	 Rustic Oak 808404	 Golden Rod 808402	 Yellow Straw 808401	 Sedona 808407	 Sierra 808406	 Coronado 808405	 Wrangler 808408	 Sable Brown 808409	 Graystone 808413	 Prairie Grey 808412	 Coffee Brown 808410	 Cumberland Brown 808411	 Barn Red 808414	 Mesa Gray 808415
 Desert Sand 808403	 Rustic Oak 808404	 Golden Rod 808402														
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 Coronado 808405	 Wrangler 808408	 Sable Brown 808409														
 Graystone 808413	 Prairie Grey 808412	 Coffee Brown 808410														
 Cumberland Brown 808411	 Barn Red 808414	 Mesa Gray 808415														
<p>Board over Board Cedar Fence 8 ft tall</p>																

7-0-18-16

Request #3: Proposed fence color in red

## **PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION**

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**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 10/12/2017

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,  
Conference Room

APPLICANT NAME: DAVID CHEN  
PROPERTY ADDRESS: 220 N CLINTON  
DATE of CA / CD REQUEST: 10/06/2017

**RECOMMENDATION:**

☐ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

*Support Requests as stated #2 to #6  
#1 Recommend fence be moved no further  
up to enclose A/C unit*

**Task force members present**

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Heidi Maher	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input type="checkbox"/> Alfred Pena	<input type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☐ Jennifer Anderson

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 10-12-16

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-040(JKA)  
LOCATION: 411 N. Clinton Avenue  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson  
DATE FILED: October 6, 2016  
DISTRICT: Winnetka Heights  
MAPSCO: 54-B  
CENSUS TRACT: 0046.00

---

**APPLICANT:** Kathy Jack

**OWNER:** JACK KATHRYN J &

**REQUEST:**

- 1) Paint main structure. Brand: Behr. Body and metal columns: N400-4 "Forest Path;" Trim: PPU4-09 "Cafe Cream;" Window sashes: S150-6 "Spiced Berry."
- 2) Stain main entry door using Varathane gel stain in color "Golden Oak."

**BACKGROUND / HISTORY:**

07/12/2005 – Landmark Commission approved existing paint colors (CA045-384(JA)).

The structure is contributing to the Winnetka Heights Historic District.

**ANALYSIS:** The Winnetka Heights preservation criteria allows for up to three colors on a main structure. The applicant was not planning to change the color of the main entry door or metal columns, which are black. That would have pushed the number of colors on the main structure to four total colors. Therefore, after the Task Force, the applicant decided to paint the metal columns to match the proposed body color of the house, and to stain the front door. Stain on doors do not count as a "color." Staff believes that the proposed colors and stain are appropriate and is recommending approval of both requests.

**STAFF RECOMMENDATION:**

- 1) Paint main structure. Brand: Behr. Body and metal columns: N400-4 "Forest Path;" Trim: PPU4-09 "Cafe Cream;" Window sashes: S150-6 "Spiced Berry" – Approve – Approve specifications dated 10-18-16 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Stain main entry door using Varathane gel stain in color "Golden Oak" – Approve – Approve specifications dated 10-18-16 with the finding that the work is consistent with

preservation criteria Section 51P-87.111(a)(8)(F) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Paint main structure. Brand: Behr. Body and metal columns: N400-4 "Forest Path;" Trim: PPU4-09 "Cafe Cream;" Window sashes: S150-6 "Spiced Berry" – None – No quorum, comments only. Support colors as requested with accent color for window sash.
- 2) Stain main entry door using Varathane gel stain in color "Golden Oak" – None – Not reviewed by Task Force.

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

CA 167 - 040 (JKA)  
Office Use Only

Name of Applicant: KATHY J JACK  
Mailing Address: 411 N. CLINTON AVE.  
City, State and Zip Code: DALLAS TX 75208  
Daytime Phone: 214-543-1477 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: SAME

PROPERTY ADDRESS: 411 N. CLINTON AVE.  
Historic District: WINNETKA HEIGHTS

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

**PROPOSED WORK:**

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

REPAINT HOUSE SAME COLOR BUT CHANGE TRIM FROM WHITE TO AN EGGSHELL OR SOMETHING SIMILAR. ALSO ADD A THIRD COLOR TO ACCENT SMALL TRIM AROUND WINDOWS AND ACCENT TRIM. REPLACE ANY ROTTED BOARDS.

**RECEIVED BY**

Signature of Applicant: [Signature] Date: 8/11/16 OCT 06 2016

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(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**

**Certificate of Appropriateness**

**City of Dallas**

**Historic Preservation**

Rev. 111408



## AERIAL VIEW



Aerial view for 411 N Clinton



Main Structure



## SURROUNDING NEIGHBORHOOD



To the left of main structure



To right of main structure





Across street from main structure



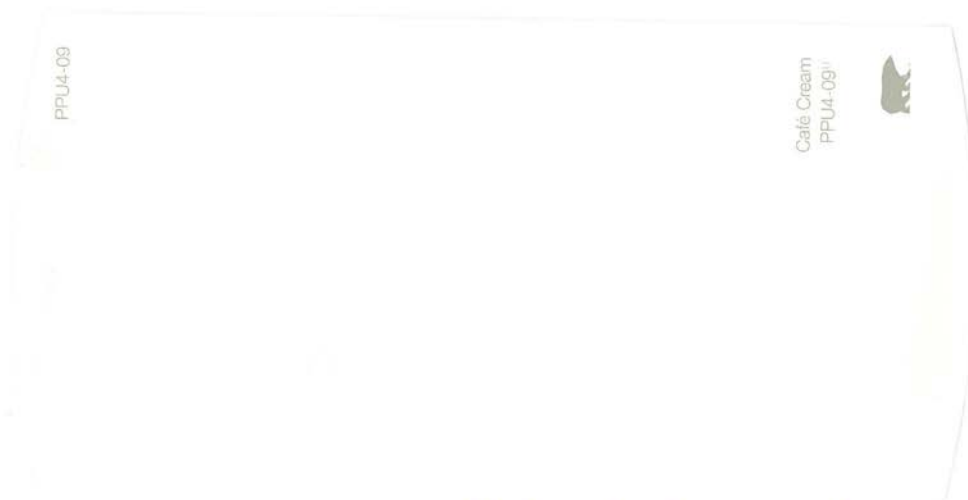
Sides of main structure.



Body  
Metal columns



Accent  
(Sashes)



Trim (outer window trim, fascia,  
soffits, misc trim).

10-18-16

Proposed paint colors





10-18-16

Proposed paint color locations.

10/25/2016

Varathane 1 qt. Golden Oak Gel Stain-266339 - The Home Depot



You're shopping  
Common Ave

Search

My Account Cart | 0 items

[Home](#) / [Paint](#) / [Interior Stain & Waterproofing](#) / [Interior Stain](#)

Model # 266339 Internet #203368490 Store SKU #129770



Varathane

1 qt. Golden Oak Gel Stain



[Write the first Review](#)

[Ask the first question](#)

10-18-16

Quantity

-

1

+

Pick Up In Store

We'll Ship It to You

Proposed stain color for main entry door

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a)(8)(C) – Preservation Criteria for Tract I – Dominant trim and colors

Section 51P-87.111(a)(8)(F) – Stain

(C) Dominant and trim colors. All structures must have a dominant color and no more than two trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

(F) Stain. The use and color of stain must be typical of the style and period of the structure.



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

DATE: 10/12/2017  
TIME: 5:30pm  
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,  
Conference Room

APPLICANT NAME: KATHY JACK  
PROPERTY ADDRESS: 411 N CLINTON  
DATE of CA / CD REQUEST: 10/06/2017

**RECOMMENDATION:**

☐ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

*Support colors as requested  
Accent for window sash.*

**Task force members present**

<input checked="" type="checkbox"/> Christine Escobedo	<input type="checkbox"/> Jeff Cummings (Chair)	<input type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Heidi Maher	<input checked="" type="checkbox"/> Rachel Hoehn	<input type="checkbox"/> VACANT
<input type="checkbox"/> Alfred Pena	<input type="checkbox"/> Harry Nicholls	<input type="checkbox"/> VACANT (Alt)

Ex Officio staff members present ☐ Jennifer Anderson

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE *10-12-16*

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-035(JKA)  
LOCATION: 333 S. Edgefield  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87, Tract 1

PLANNER: Jennifer Anderson  
DATE FILED: October 6, 2016  
DISTRICT: Winnetka Heights  
MAPSCO: 54-E  
CENSUS TRACT: 0052.00

**APPLICANT:** Madeline Nissen

**OWNER:** NISSEN TYLER & MADELINE

**REQUEST:** Install two laps of Hardiboard skirting on the main structure. Work completed without a Certificate of Appropriateness.

**BACKGROUND / HISTORY:**

09/06/2016 – Landmark Commission denied the installation of Hardiboard skirting up to the water table on the main structure (CA156-725(JKA)).

05/03/2016 – A Routine Maintenance CA was issued for foundation repair and an unstained wood fence (CA156-483(MD)).

01/11/2013 – Landmark Commission approved painting, porch balustrades, and handrails for the main structure (CA123-180(MD)).

The house is considered to be contributing to the Winnetka Heights Historic District.

**ANALYSIS:** The applicant replaced the metal skirting around the main structure with Hardiboard skirting during the course of foundation repairs. The Hardiboard is smooth textured with a 6" exposure. Four laps of Hardiboard was installed on the side and rear facades, and two laps of Hardiboard were installed on the front facade. Staff is supportive of two laps of Hardiboard around the perimeter of the main structure since the Landmark Commission has historically been supportive of such requests in the past. A Routine Maintenance application would then be written to restore the 117 wood siding above the two laps of Hardiboard.

Therefore, Staff is recommending approval of the work with the finding that it will not adversely affect the historic character of the property or the district, and is consistent with City Code.

**STAFF RECOMMENDATION:** Install two laps of Hardiboard skirting on the main structure. Work completed without a Certificate of Appropriateness – Approve – Approve specifications dated 10-18-16. The proposed work does not comply with CA167-035(JKA)

Section 51P-87.111(a)(10) stating that the only permitted facade materials are brick, rood siding, cut stone, and stucco, but it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**TASK FORCE RECOMMENDATION:** Install two laps of Hardiboard skirting on the main structure. Work completed without a Certificate of Appropriateness – None – No quorum, comments only. Support 2 laps of Hardiboard skirting on the main structure.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 035 JKA  
Office Use Only

Name of Applicant: Madeline and Tyler Nissen  
Mailing Address: 333 S. Edgefield Avenue  
City, State and Zip Code: Dallas, TX 75208  
Daytime Phone: 214-218-0662 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Owners

PROPERTY ADDRESS: 333 S. Edgefield Ave.  
Historic District: Winnetka Heights

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

**PROPOSED WORK:**

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

Add wood siding above bottom two laps of hardiboard up to existing siding.  
Paint to match existing siding with Glidden GL6111. The siding is Hawn Millwork Novelty  
Siding dh117 yp, or the same. Please see attached photos of ALL sides of the house,  
including existing siding. The siding will be in pieces 65" long, cut to fit the home. The width/  
height is 6". The hardiboard is 7" wide/height, spanning the house. For reference on siding,  
please see davis-hawn.com/millwork/historical-materials/ and Pattern 117.

Signature of Applicant: [Signature] Date: 09/30/2016

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

RECEIVED BY

OCT 06 2016

**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. **You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.**

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**OTHER:**

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Memorandum to the Building Official, a Certificate of Appropriateness has been:

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Sustainable Construction and Development

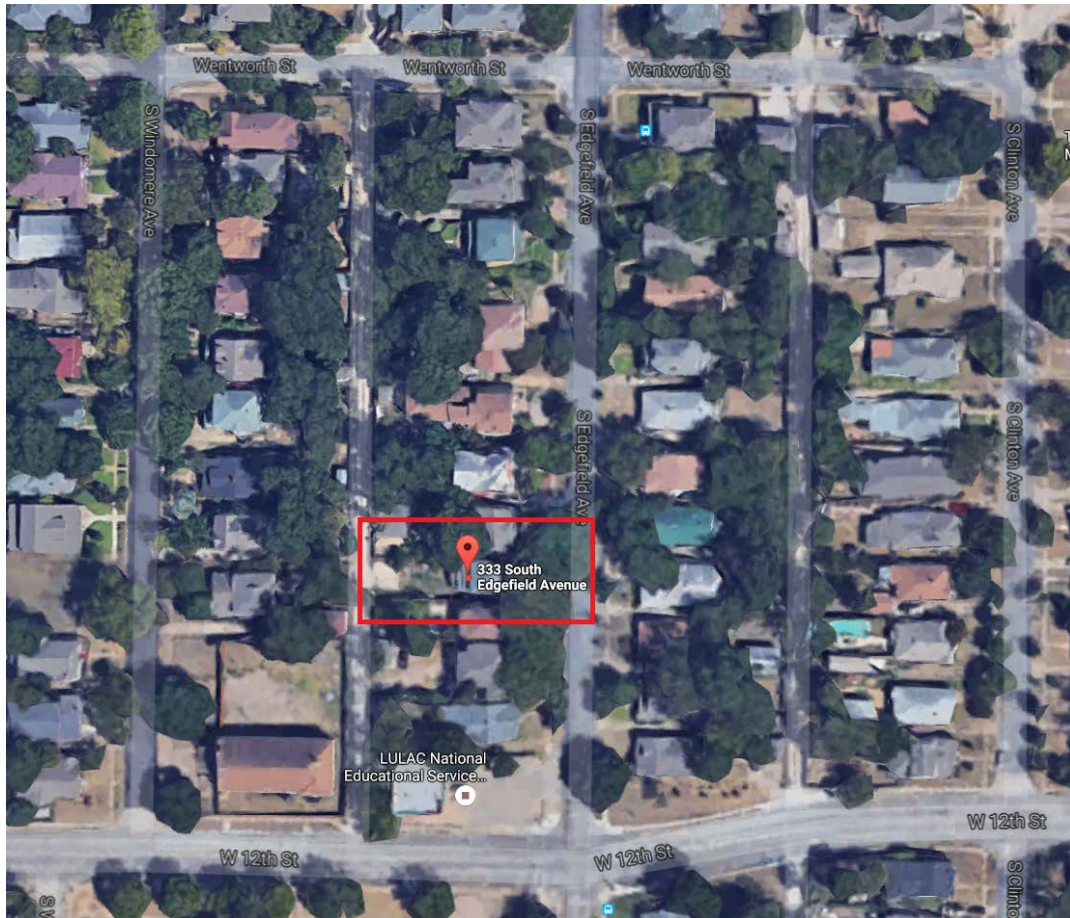
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408

## AERIAL VIEW



Aerial view of 333 S Edgefield





Main structure with Hardiboard Skirting installed.



## SURROUNDING NEIGHBORHOOD



To right of main structure



To left of main structure





Across street from main structure



Across street from main structure





Main structure with Hardiboard skirting installed.





Hardiboard installed in front façade.



Hardiboard installed on side façade.



**Previous metal skirting.**

Photo submitted by applicant indicating previous metal skirting condition.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### Section 51P-87.111(a)(10) – Preservation Criteria for Tract I – Façade materials

(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.



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

DATE: 10/12/2017

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,  
Conference Room

APPLICANT NAME: TYLER NISSEN

PROPERTY ADDRESS: 333 S EDGEFIELD

DATE of CA / CD REQUEST: 10/06/2017

**RECOMMENDATION:**

☐ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

*Support 2 laps of Hardi board skirting on  
main structure*

**Task force members present**

☒ Christine Escobedo

☐ Jeff Cummings (Chair)

☐ Barbara Roy (Alternate)

☒ Heidi Maher

☒ Rachel Hoehn

☐ VACANT

☐ Alfred Pena

☐ Harry Nicholls

☐ VACANT (Alt)

Ex Officio staff members present ☐ Jennifer Anderson

Simply Majority Quorum: ☐ yes ☒ no


Maker:

2<sup>nd</sup>,

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force 

DATE

*10-12-16*

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**

**NOVEMBER 7, 2016**

FILE NUMBER: CR167-001(EH)  
LOCATION: 2214 Routh Street  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-225

PLANNER: Eric Hill  
DATE FILED: November 6, 2016  
DISTRICT: State Thomas  
MAPSCO: 45-F  
CENSUS TRACT: 0017.03

**APPLICANT:** Paul Yazbeck

**REPRESENTATIVE:** Chris Johnson

**OWNER:** RESI PROPERTY INTERESTS LLC

**REQUEST:**

Courtesy Review- Construct duplex on vacant lot.

**BACKGROUND / HISTORY:**

05/15/2007- The Landmark Commission approved the demolition of an existing duplex structure on the lot, built in 1934, which was constructed outside of the period of significance for the district (1870-1920) and was thus considered non-contributing. CD067-015(JA).

**ANALYSIS:** During the Task Force hearing, the applicant proposed a multi-lite French door style garage door for the four garage ports as opposed to a traditional garage door. Staff is supportive of the overall design and approves conceptually given that the final plans are submitted to the Landmark Commission.  
The lot is within the Transition sub-district.

The applicant will go to the Board of Adjustment for a variance to allow for enclosed garage ports within 20' from the lot line as stated in Section 51A-4.301 (Off Street Parking Regulations).

**STAFF RECOMMENDATION:**

Courtesy Review- Construct duplex on vacant lot - Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

**TASK FORCE RECOMMENDATION:**

Courtesy Review- Construct duplex on vacant lot- Comments only, no quorum.

## Courtesy Review Form (CR)

CR167-001(EH)

### 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: Paul Yazbeck  
Mailing Address: 2608 Thomas Avenue, Unit G  
City, State and Zip Code: Dallas, TX, 75204  
Daytime Phone: 972-310-1032 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: owner  
Property Address: 2214 Ruth, Dallas, TX  
Zip Code: 75201

#### PROPOSED WORK:

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

Construct 2.5 Story Duplex  
See Preliminary Design

Signature of Applicant: Paul A. Yazbeck Date: 9-13-16  
Signature of Owner: Paul A. Yazbeck Date: 9-13-16  
(IF NOT APPLICANT)

#### APPLICATION DEADLINE:

Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 5:00 p.m., 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. You may also fax this form to 214/670-0728. Please do not fax paint colors or color 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.

\*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**

4-28-10





Aerial of 2214 Routh Street and surrounding area.





Photos of lot. Top: Google Streetview Feb. 2014. Bottom: Staff photo October 2016.





Top: Home at corner of Thomas and Routh with main frontage along Thomas.  
Bottom: Same home/carport from in front of applicant's lot.





Home on 2208 Routh (only other Routh frontage on blockface) proposed duplex will be on left side lot.

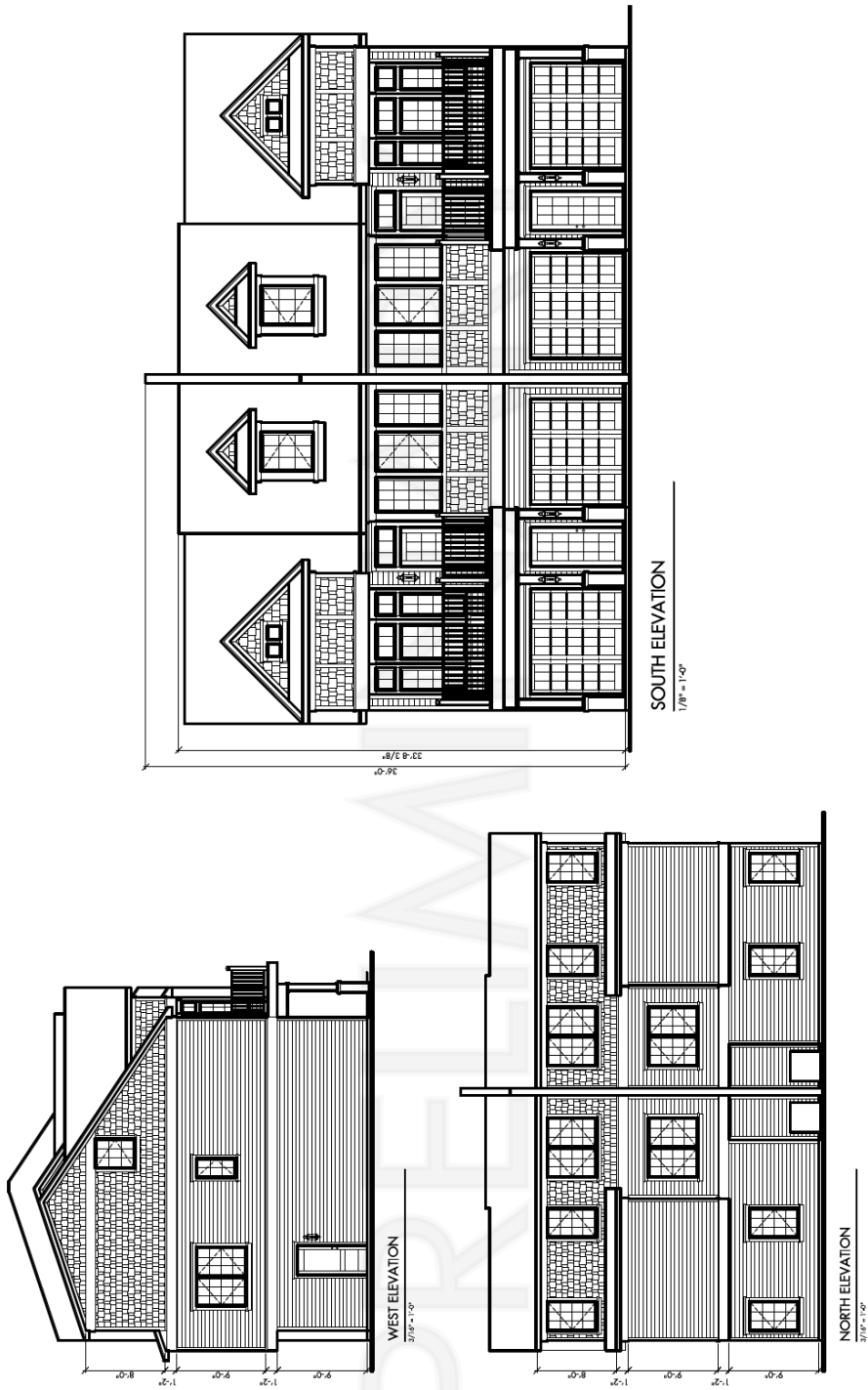


Complex to the SE of 2214 Routh, viewed from lot.

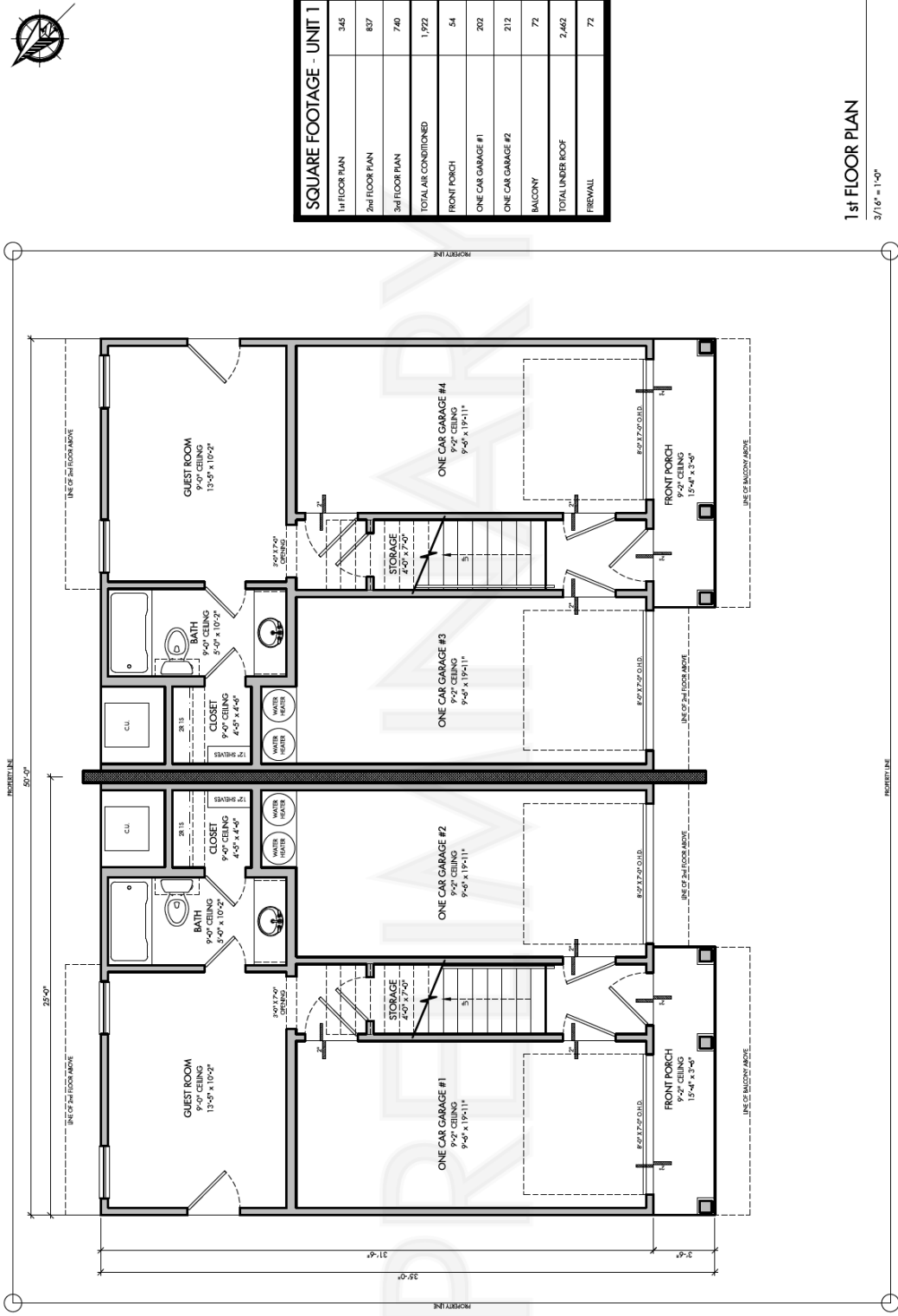




REVISION BY	2214 ROUTH STREET DALLAS, TX 75201	PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.	CUMMINGS & ASSOCIATES ARCHITECTS, P.C. 10000 N. CENTRAL EXPRESSWAY, SUITE 1000 DALLAS, TEXAS 75203-1000 PHONE: 214.443.1111 FAX: 214.443.1112 WWW.CUMMINGS-ARCHITECTS.COM	DATE 10.14.16	SCALE VARIES	DRAWN BY CHJ	SHEET NAME ELEVATIONS	SHEET NO. A4



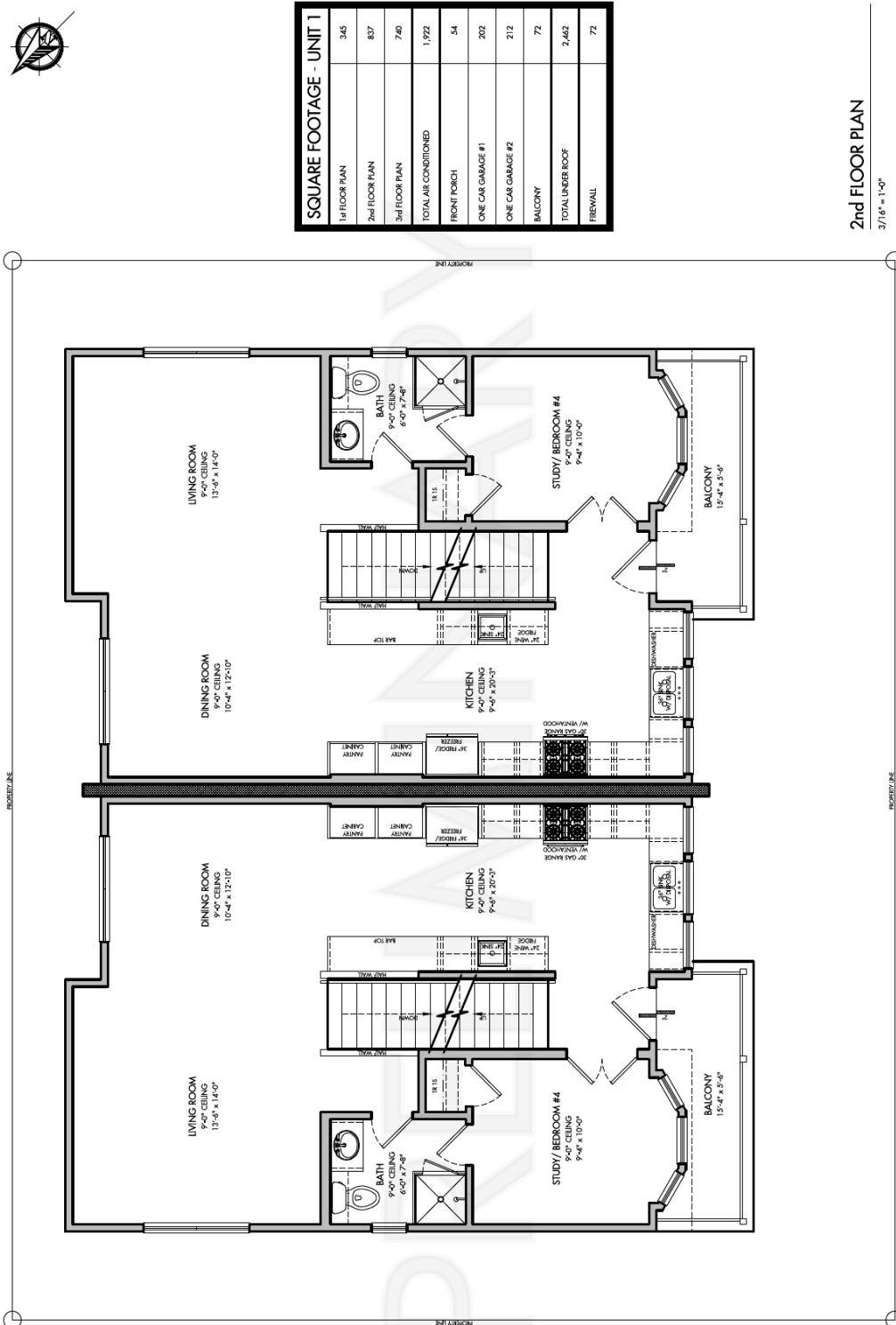
Proposed elevations



SQUARE FOOTAGE - UNIT 1	
1st FLOOR PLAN	346
2nd FLOOR PLAN	837
3rd FLOOR PLAN	740
TOTAL AIR CONDITIONED	1,922
FRONT PORCH	54
ONE CAR GARAGE #1	202
ONE CAR GARAGE #2	212
BALCONY	72
TOTAL UNDER ROOF	2,462
PER WALL	72

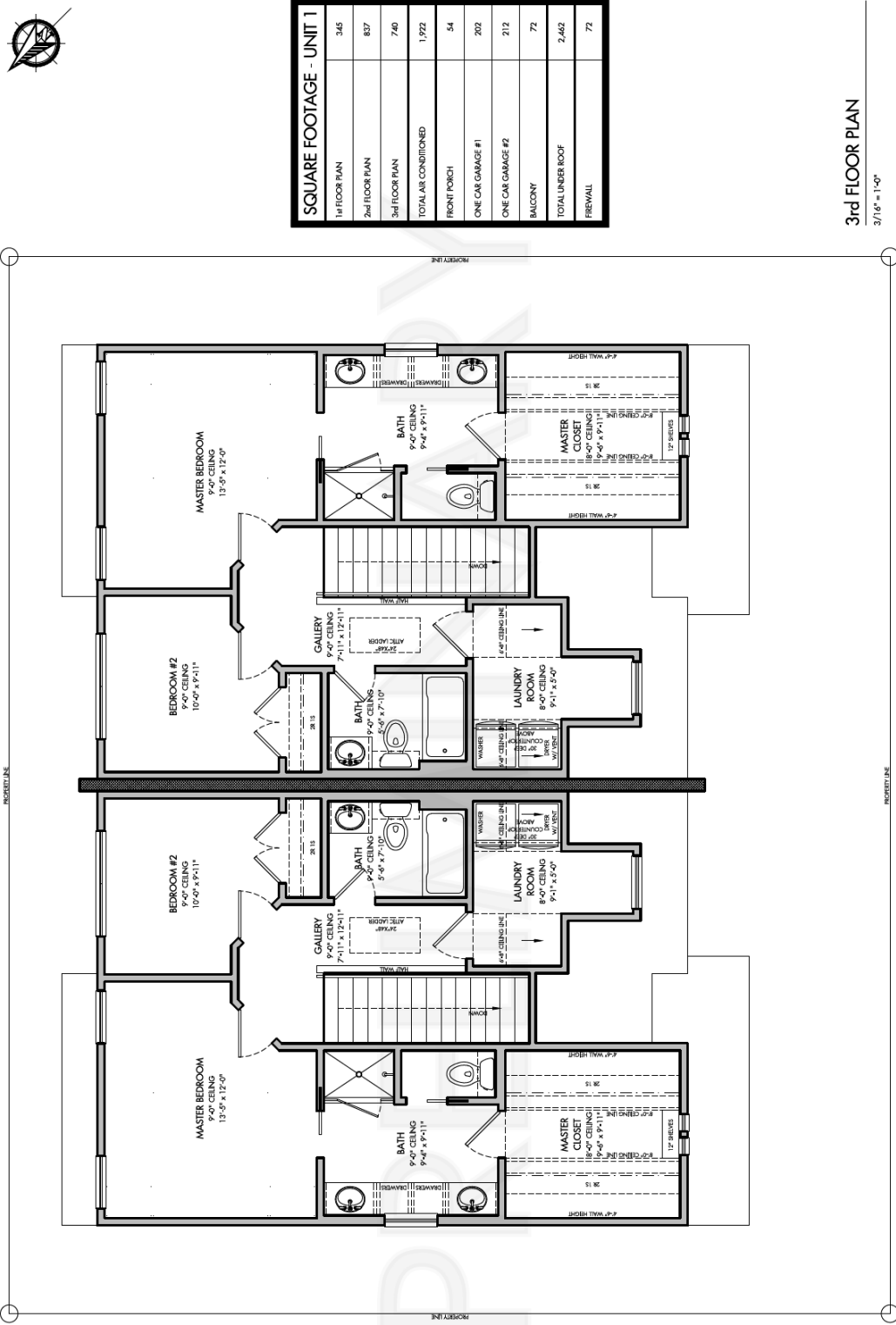
Proposed 1<sup>st</sup> floor plan.

SHEET NO.	A2
PLAN	2nd FLOOR
SHEET NAME	
DRAWN BY	CHU
SCALE	3/16" = 1'-0"
DATE:	10.14.16
CUMMINGS & ASSOCIATES ARCHITECTS P.C. 1700 WEST 19TH STREET SUITE 200 DALLAS, TEXAS 75201 TEL: 214-871-1111 FAX: 214-871-1112 WWW.CUMMINGSANDASSOCIATES.COM	
PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.	
2214 ROUTH STREET DALLAS, TX 75201	
REVISION	BY



Proposed 2<sup>nd</sup> floor plan.





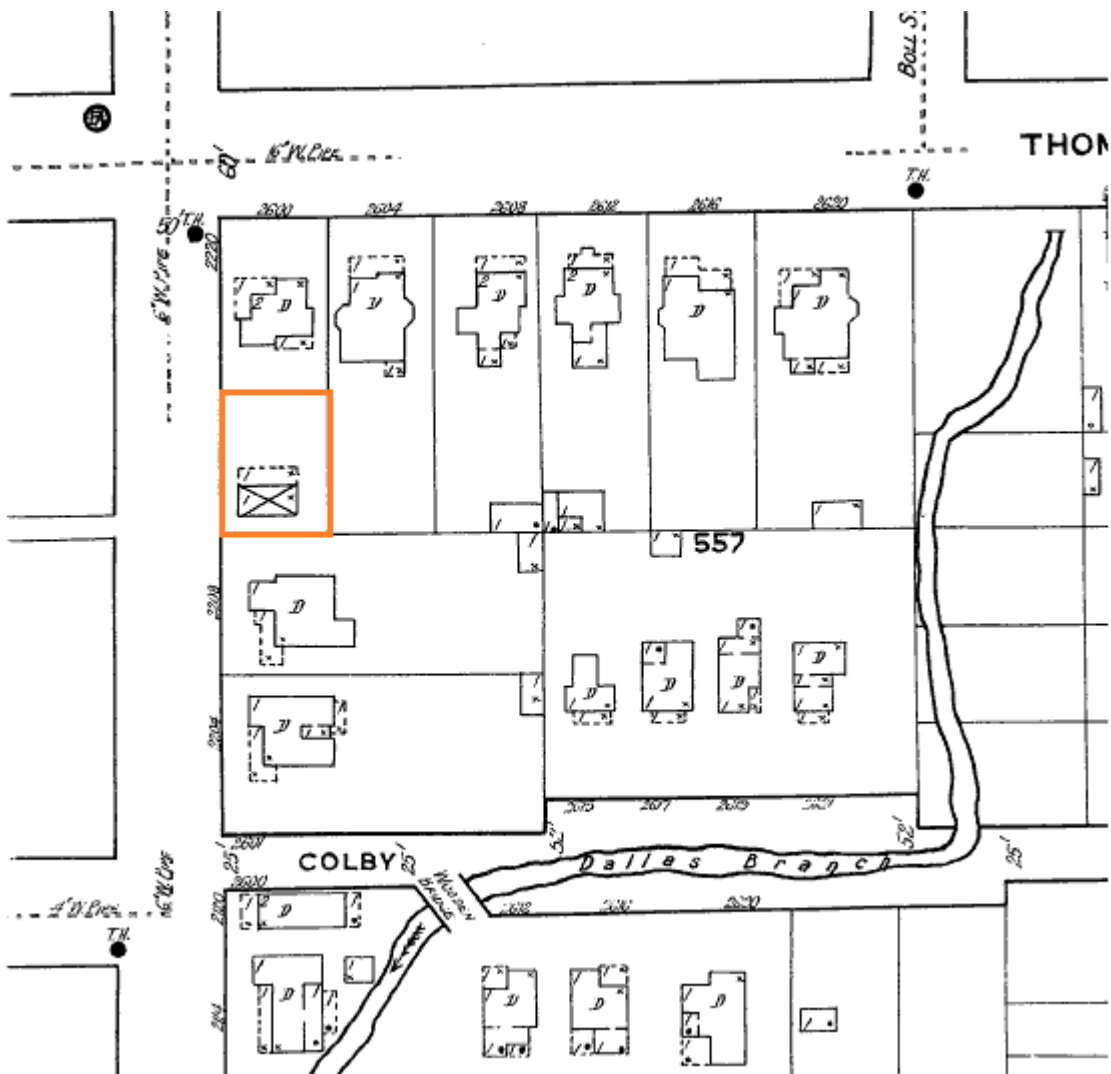
SQUARE FOOTAGE - UNIT 1	
1st FLOOR PLAN	345
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3rd FLOOR PLAN	740
TOTAL AIR CONDITIONED	1,922
FRONT PORCH	54
ONE CAR GARAGE #1	202
ONE CAR GARAGE #2	212
BALCONY	72
TOTAL UNDER ROOF	2,462
PER WALL	72

3rd FLOOR PLAN  
3/16" = 1'-0"

Proposed 3<sup>rd</sup> floor plan.

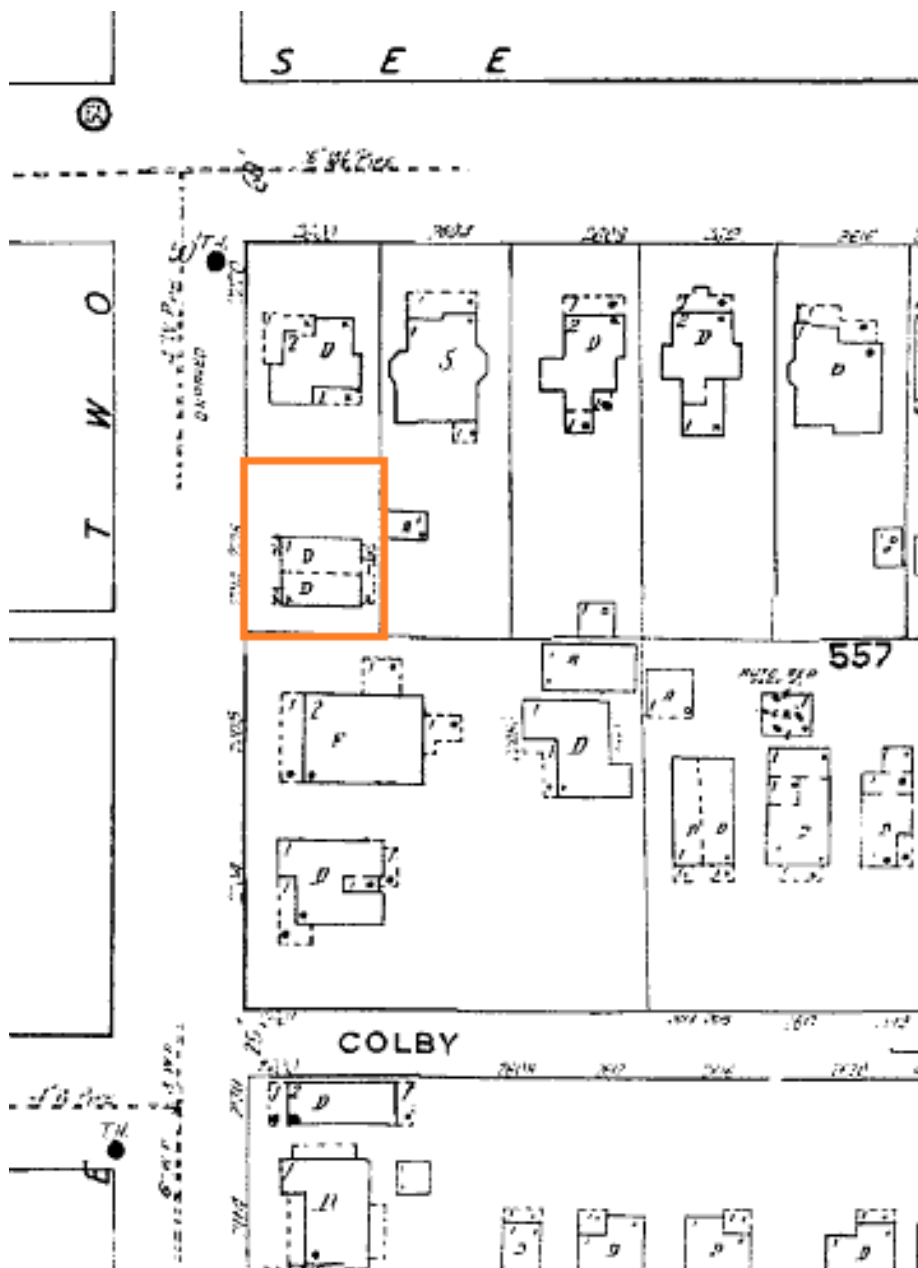


Example of proposed garage door design.



Approximate location of proposed lot. Sanborn dated 1921-1927.





Approximate location of proposed lot. Sanborn dated 1951.

CD067-015(WA)

# Certificate for Demolition and Removal (CD)

City of Dallas Landmark Commission

RECEIVED BY

APR 05 2007

Development Services

1. Name of Applicant: Park Cities Development Inc.  
Mailing Address: 5019 McKinney Ave # 200 Dallas TX 75205  
Daytime Phone: 214-526-6100 Fax: 214-526-6105  
Relationship of Applicant to Owner: owner rep / Developer  
Property Address: 2214-2216 South  
Historic District: State Thomas

## Proposed Work:

2. Indicate which 'demolition standard' you are applying: (please check one)
- ☒ Replace with more appropriate/compatible structure
  - ☐ No economically viable use
  - ☐ Imminent threat to public health / safety
  - ☒ Demolition noncontributing structure because newer than period of significance

3. Describe work and submit required documents for the demolition standard you are applying: (please see attached checklist)  
Demolition of Existing structure + replace at a later date

## Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation must be filed by the first Thursday of each month so it may be reviewed by the Landmark Commission on the first Monday of the following month, 1500 Marilla 5CN, Dallas, Texas, 75201. You may also fax this form to 214/670-0728. Please do not fax paint colors or color photographs.

Please use Section 51A-3.103 OF THE Dallas City Code and the enclosed 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. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: [Signature] Date: 4-5-07  
5. Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

Please review the enclosed Review and Action Form  
Memorandum to the Building Official, a Certificate for Demolition and Removal 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.

[Signature]  
Department of Development Services

5/11/07  
Date

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

Old CD application 2007.





Photos of structure in 2006/2007. Top: DCAD photo. Bottom: Details of structure in demolition application.



(c) Height.

(2) Transition Subdistrict. Maximum permitted height for all buildings and structures is determined by the slope beginning at a line parallel to and 36 feet above the boundary line of the Historic Core Subdistrict and extending perpendicularly from that line over the transition subdistricts two feet horizontally for every one floor of vertical rise, to a maximum height of 48 feet.

(d) Story limitation. For purposes of this subsection, story is not a term of measurement, and one-half of a story means the interior floor level that is at or above the eave line of the primary roof structure.

(2) Transition Subdistricts. Maximum permitted number of stories is three and onehalf.

(2) Transition Subdistricts.

(A) Front yard.

(i) All structures except as provided in Subparagraph (A)(ii) below must have a minimum front yard setback of eight feet and a maximum front yard setback of 18 feet.

(ii) All structures on a corner lot in a blockface that includes lots in the Core Subdistrict must have a front yard (or where applicable, a corner side yard) setback that is within five percent of the average setback of all main buildings on the same blockface.

(B) Rear yard. All structures must have a minimum rear yard setback of five feet.

(C) Side yard. No minimum side yard requirement, unless a corner side yard occurs on a blockface that includes lots in the Core Subdistrict, when a corner side yard setback is required in accordance with Subparagraph (A)(ii) above.

(g) Off-street parking.

(1) Minimum number of spaces required.

(A) Residential uses. Residential uses must provide one off-street parking space for each dwelling unit.

(3) Access to off-street parking.

(A) Generally. A public alley, access easement, or private driveway may be used for two-way access to and from off-street parking, and for maneuvering space, without the approval of the director of public works and transportation. Driveways providing access to off-street parking must be at least eight feet wide.

(B) Structured parking. In all Historic Subdistricts, vehicular access to parking structures is not permitted to or from the street on which the main building fronts, unless the lot abuts no other street or alley.

**TASK FORCE RECOMMENDATION REPORT**  
**STATE THOMAS/WILSON BLOCK**

DATE: 10/12/16  
TIME: 3:30 pm  
MEETING PLACE: Dallas City Hall, 1500 Marilla, 5BN

Applicant Name: Paul Yazbeck  
Address: 2214 Routh Street  
Date of CA/CD Request: 10/12/16

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*Support the overall plan with materials shown on drawings.*

*Concern with garage doors in front are likely to cause neighborhood pushback. Suggest changes to garage doors that give illusion of being a porch and a part of the front facade*

**Task force members present**

<input checked="" type="checkbox"/> Judy Hearst (Chair)	<input checked="" type="checkbox"/> Deborah Carpenter	<input type="checkbox"/> VACANT (Architect)
<input type="checkbox"/> Nancy Starr	<input type="checkbox"/> VACANT (WB)	<input type="checkbox"/> VACANT (State Thomas Alt.)
<input type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (WB)	<input type="checkbox"/> VACANT (Wilson Block Alt.)

Ex Officio staff members Present ☐ Eric Hill

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

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**

**NOVEMBER 7, 2016**

FILE NUMBER: CA167-045(LC)  
LOCATION: 2214 Bryan Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: CA-1(A)

PLANNER: Liz Casso  
DATE FILED: October 6, 2016  
DISTRICT: Crozier Tech (H-101)  
MAPSCO: 45-L  
CENSUS TRACT: 0017.01

**APPLICANT:** Kristian Teleki

**REPRESENTATIVE:** None.

**OWNER:** MSW CROZIER TECH OWNER LP

**REQUEST:**

- 1) Construct a vestibule addition on the east elevation.
- 2) Regrade site and construct a patio at the west elevation.
- 3) Install four doors with transom windows at ground level on west elevation.

**BACKGROUND / HISTORY:**

2/1/2016 – Landmark Commission approved the installation of low-E glazing in existing window sashes, installation of four ground level doors on west elevation, site paving and landscaping, an accessible ramp on west property line, vestibule addition on east elevation, and exterior building and site lighting (CA156-209(MD)).

8/1/2016 – Landmark Commission approved the installation of concrete pavers with cast granite chips (CA156-640(MD)).

**ANALYSIS:**

The proposed vestibule addition is to be constructed on the east elevation of the 1911 rear addition to the structure, which is not a protected façade. However, the location of the addition is within the no build zone. The addition will accommodate an accessible ramp and stairs to transition to level 1 from grade, and may house a security desk. Originally, this addition was to be constructed on the southeast east corner of the structure outside the H-101 designation boundary. It is shown on the drawings approved by the commission in February 2016. However, the Commission has never reviewed the design. The addition was moved further north on the east elevation, and into the designation boundary, in order to improve circulation of the interior programming.



Per direction from the Texas Historical Commission, the design of the vestibule should be compatible with the historic structure, but differentiated as a new addition. The proposed design is contemporary with clean lines and materials chosen to compliment the historic structure. Two existing window openings on the east elevation will be modified into two door openings (width of openings unaltered). Materials include polished concrete floors, Equitone fiber-cement ceiling and exterior soffit, buff and ivory white stacked Arriscraft masonry on the north elevation, and cast stone sill beneath frameless southern glass storefront windows and doors on the south and east elevations. The Texas Historical Commission has reviewed the design and details of the addition and is recommending approval to the National Park Service.

Staff believes that the proposed vestibule addition would not have an adverse impact on the character of the historic site. The addition meets the Secretary of the Interior's Standard for Rehabilitation #9, which states that new additions shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property. It also meets Standards #10, which states that new additions shall be undertaken in a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Overall Staff is in support of the design and location of the proposed addition. However, the preservation criteria specifically does not allow the construction of additions in the no build zone. Therefore, Staff is recommending denial of this item.

The request to regrade the site, construct a patio and install four doors on the west elevation is a revision to a previously approved submittal. The site will be regraded to match level 1, eliminating the need for new stairs on the interior. The patio is slightly smaller to allow for pedestrian access from the parking level. In addition, the parking elevation will be readjusted to allow for minimal elevation change between the patio and pedestrian access. In order to maintain the header height of the four approved doors after the site has been regraded, transom windows will be added to each opening. The Texas Historical Commission has reviewed the revision and has recommended approval to the National Park Service.

#### **STAFF RECOMMENDATION:**

- 1) Construct a vestibule addition on the east elevation. – Deny – Deny with the finding the proposed work is inconsistent with preservation criteria Section 3.1 that states that new construction is prohibited in the no-build zone, Section 9.3 that states that horizontal additions are not permitted, and does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Regrade site and construct a patio at the west elevation. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install four doors with transom windows at ground level on west elevation. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Section 5.7 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Construct a vestibule addition on the east elevation. – Approve – Approve as submitted.
- 2) Regrade site and construct a patio at the west elevation. – Approve – Approve as submitted.
- 3) Install four doors with transom windows at ground level on west elevation. – Approve – Approve as submitted.

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

**CA 167 - 045 (LC)**  
Office Use Only

Name of Applicant: Kristian Teleki  
Mailing Address : 320 W. Main Street  
City, State and Zip Code: Lewisville, TX 75057  
Daytime Phone: 972-221-1199 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Senior V.P.

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

**PROPERTY ADDRESS:** 2214 Bryan Street  
**Historic District:** Dallas High School Historic District

**PROPOSED WORK:**

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

Since the original Dallas High School Landmark application, the patio and vestibule design have changed. The new vestibule is the same design but moved to window bays north, maximizing the usable space on level 1.

Additionally, the exterior patio along the west side of the building is to be regraded in order for the patio level to match the level 1 floor elevation. Please see the attached renderings and drawings.

OCT 06 2016

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of Owner: KF 2 Date: Oct 6, 2016  
(IF NOT APPLICANT)

Current Plannin

**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. **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

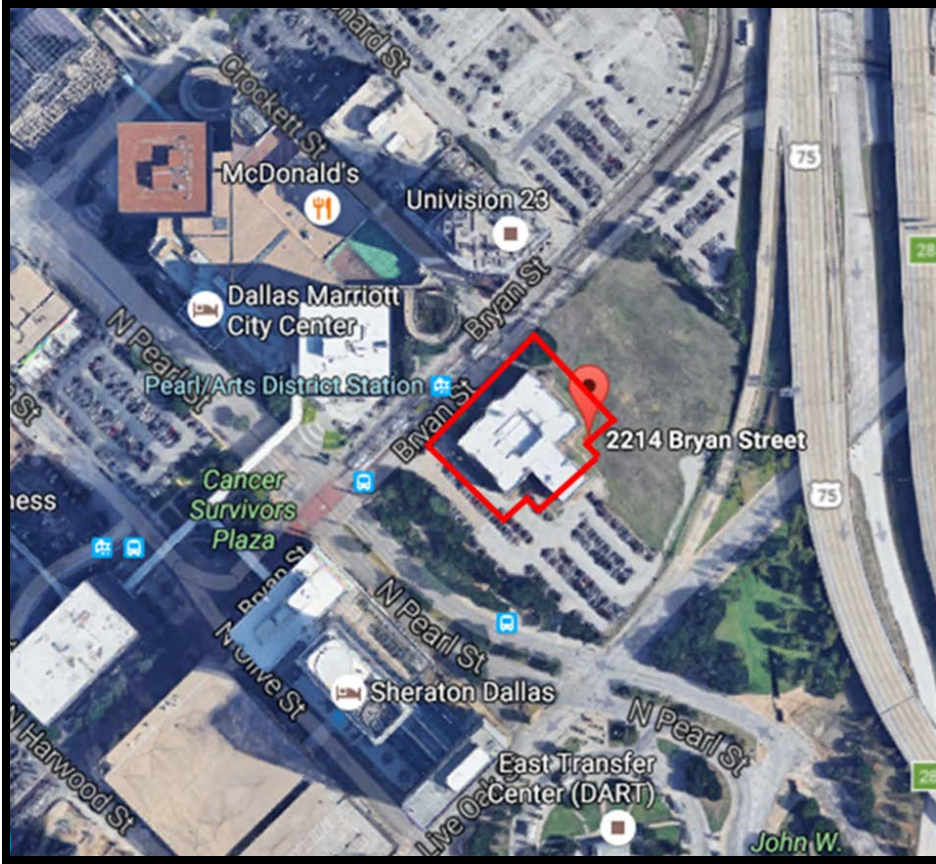
Date

Certificate of Appropriateness

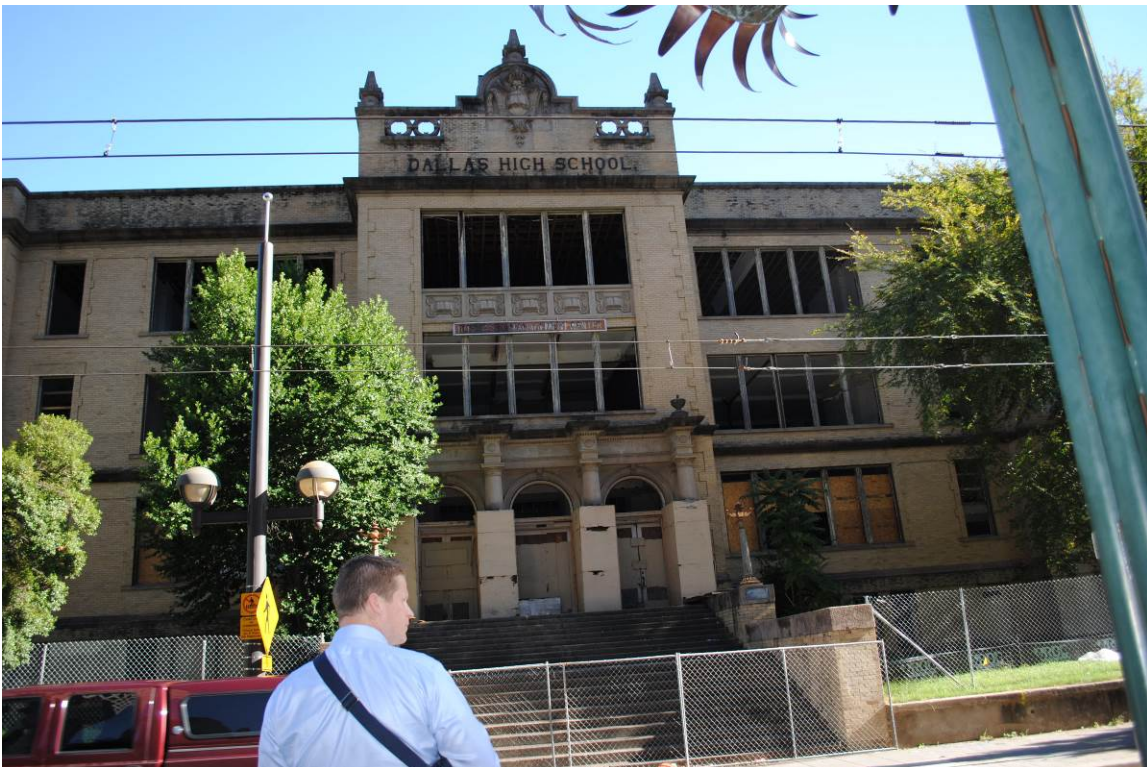
City of Dallas

Historic Preservation  
Rev 111408





Site Aerial

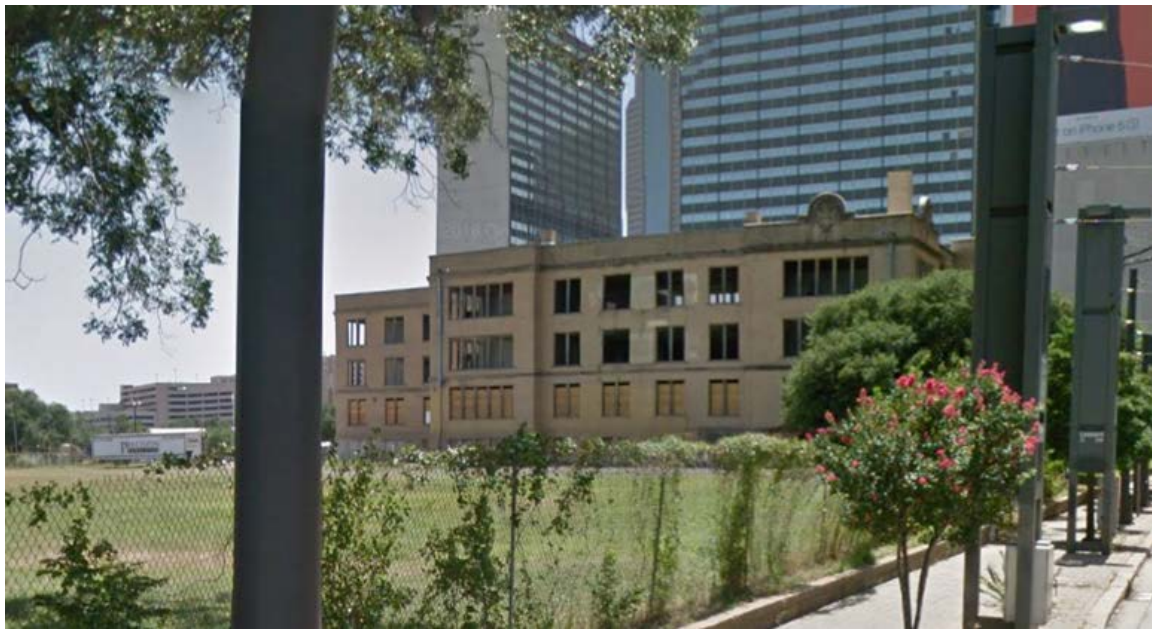


Existing North Elevation





Existing West Elevation



Existing East Elevation



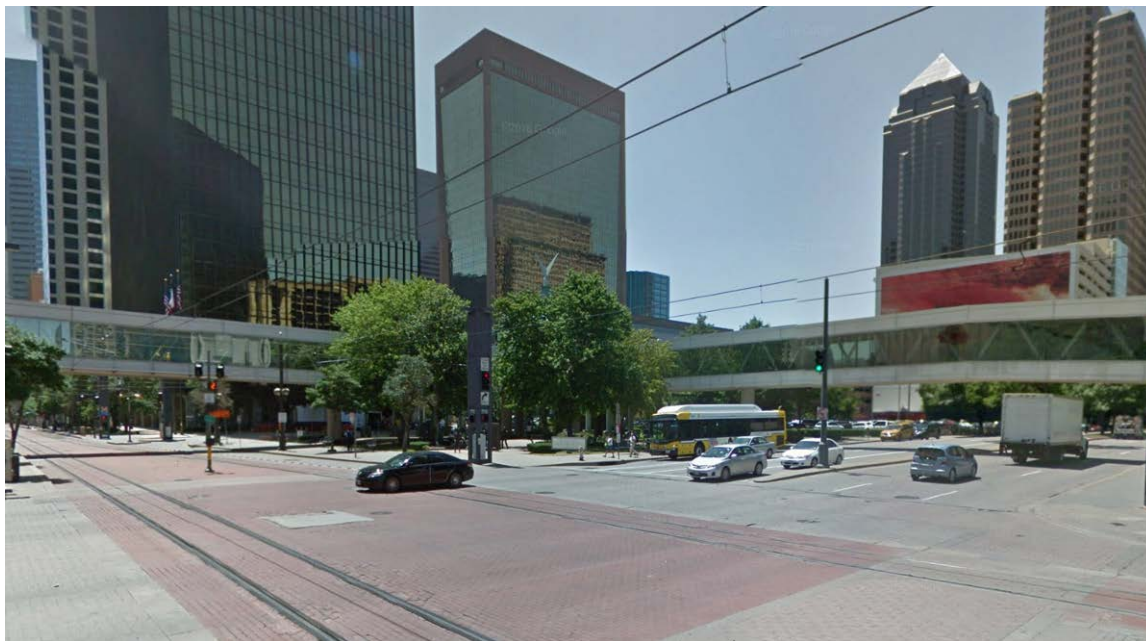


Streetscape – Facing Southwest

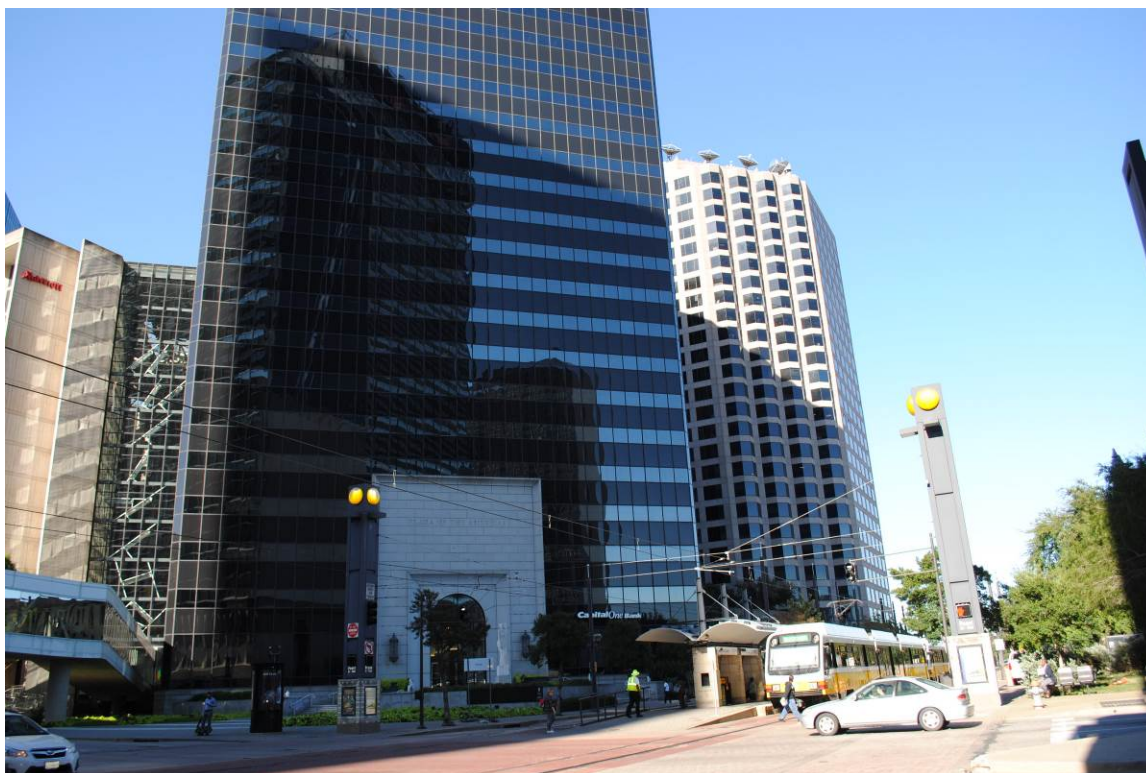


Streetscape – Facing Southeast

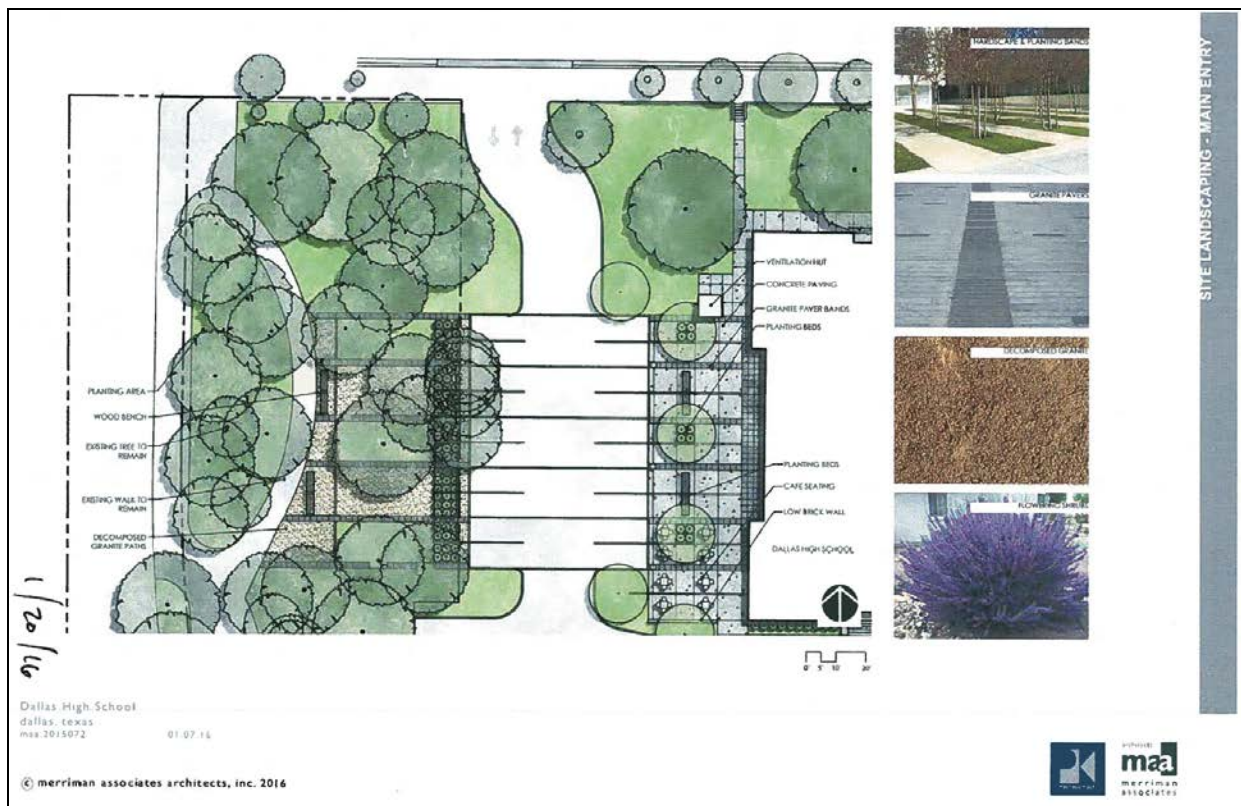
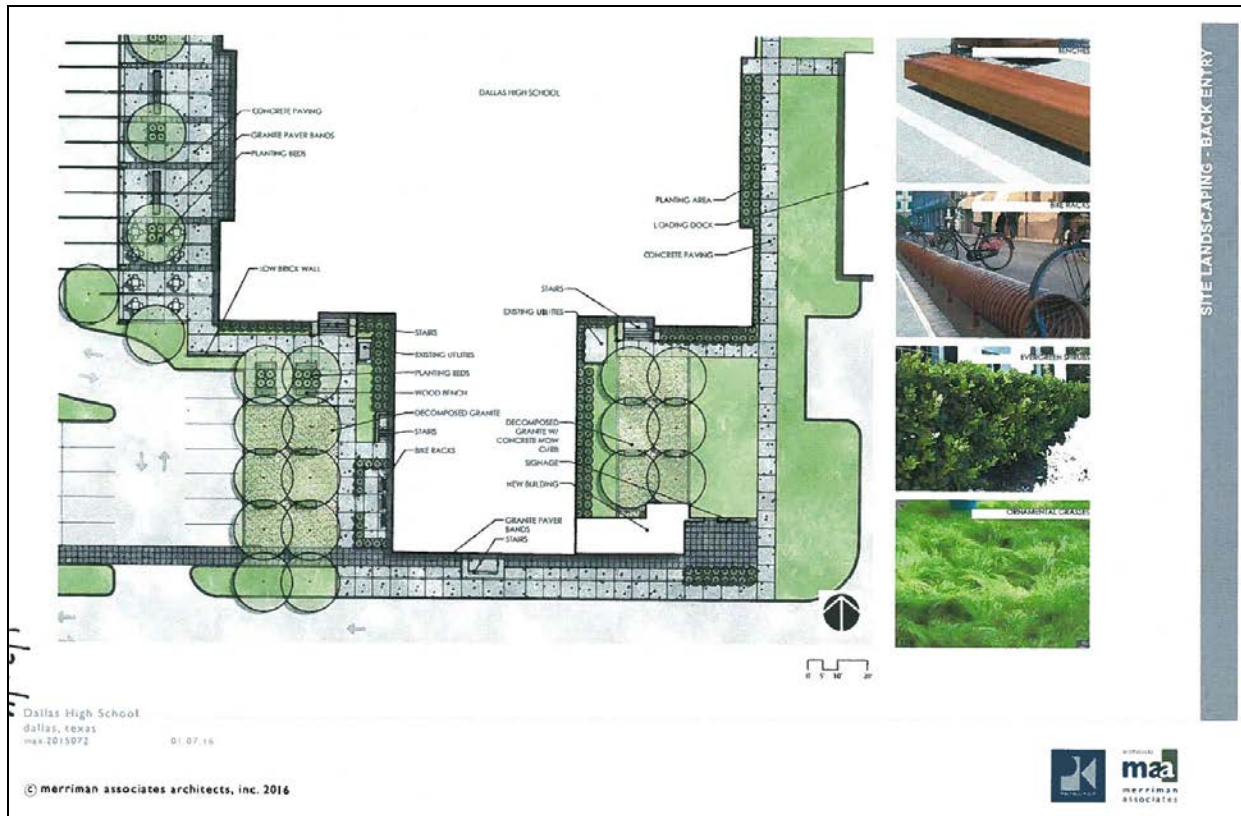




Streetscape – Facing Northwest



Across the Street – Facing Northeast



Approved Site Plans (2/1/16)

CA167-045(LC)

D1-9



1/20/16



DALLAS HIGH SCHOOL - SOUTH ELEVATION

Dallas High School  
dallas, texas  
mas.2015072

01.07.16

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Approved South Elevation (2/1/16)

EXTERIOR ELEVATION

1/20/16



DALLAS HIGH SCHOOL - WEST ELEVATION

Dallas High School  
dallas, texas  
mas.2015072

01.07.16

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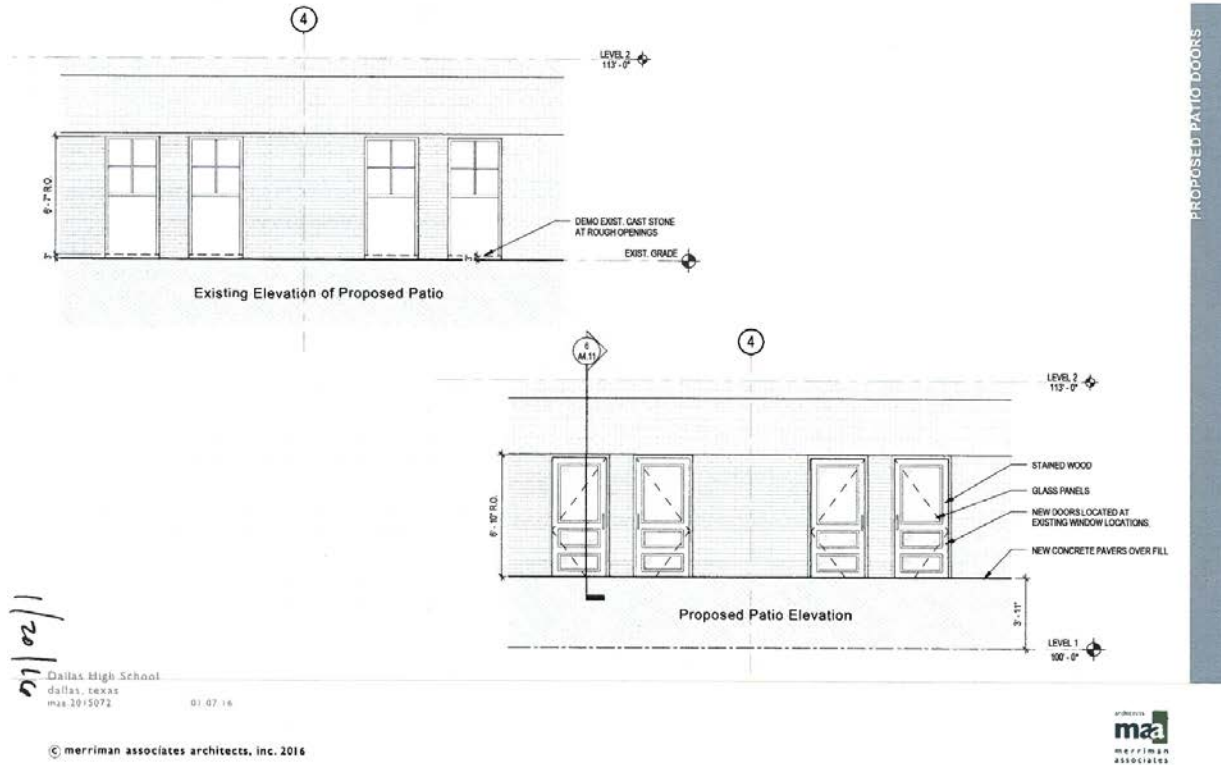
Approved West Elevation (2/1/16)

CA167-045(LC)

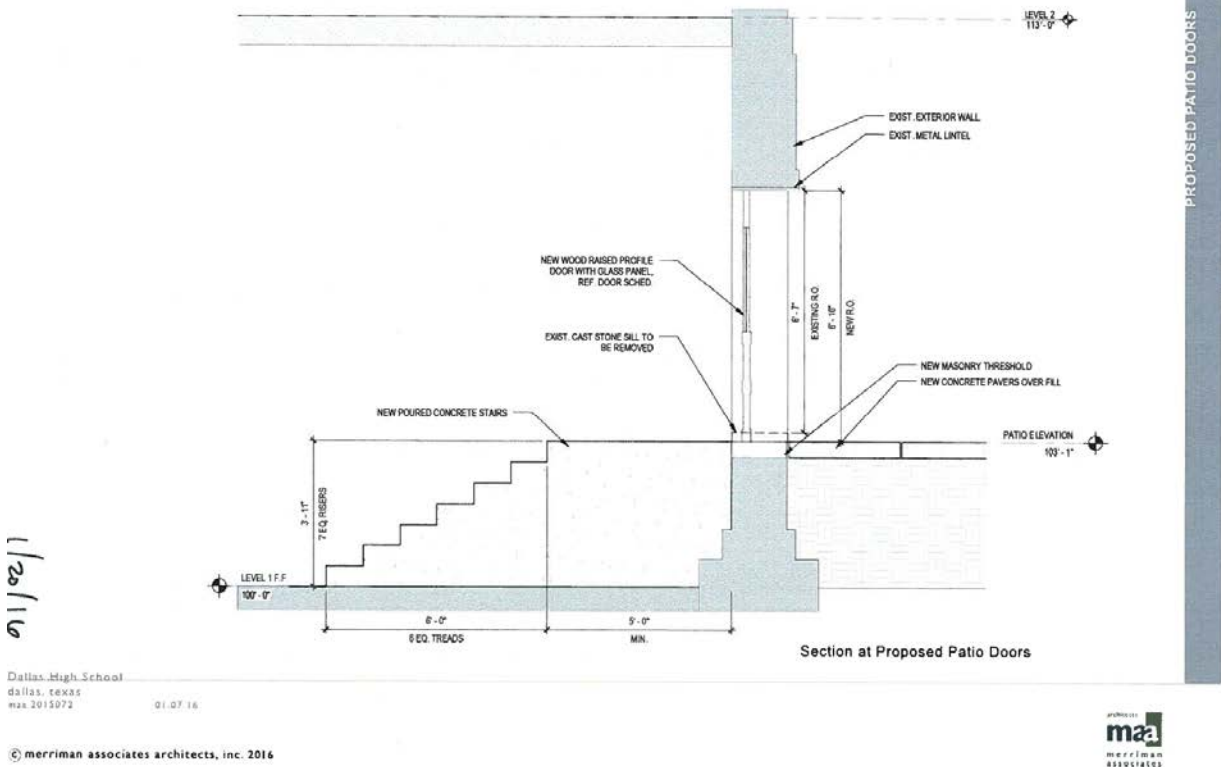
D1-10

EXTERIOR ELEVATION

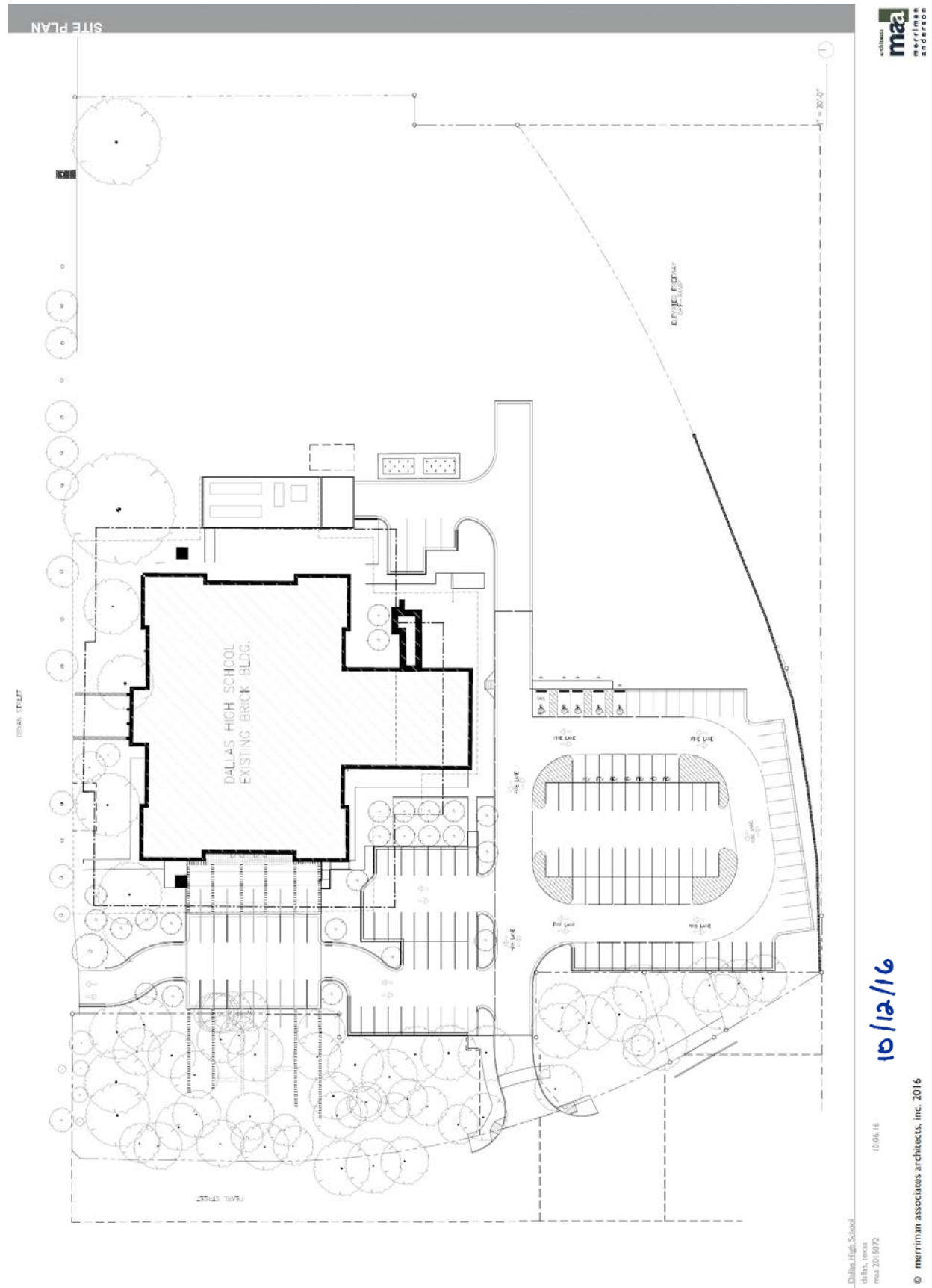


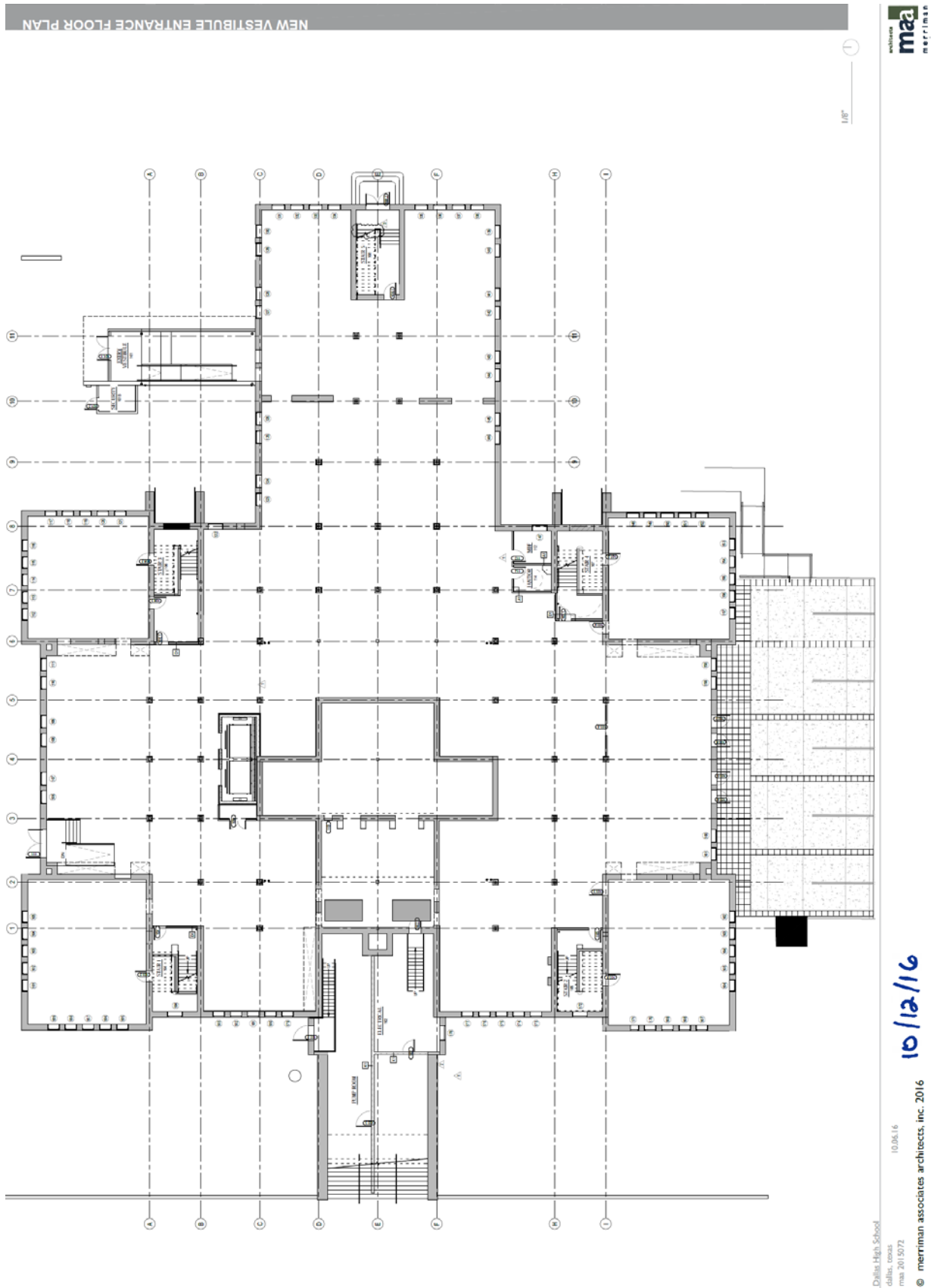


Approved West Elevation (2/1/16)



Approved Section (2/1/16)





Proposed Floor Plan

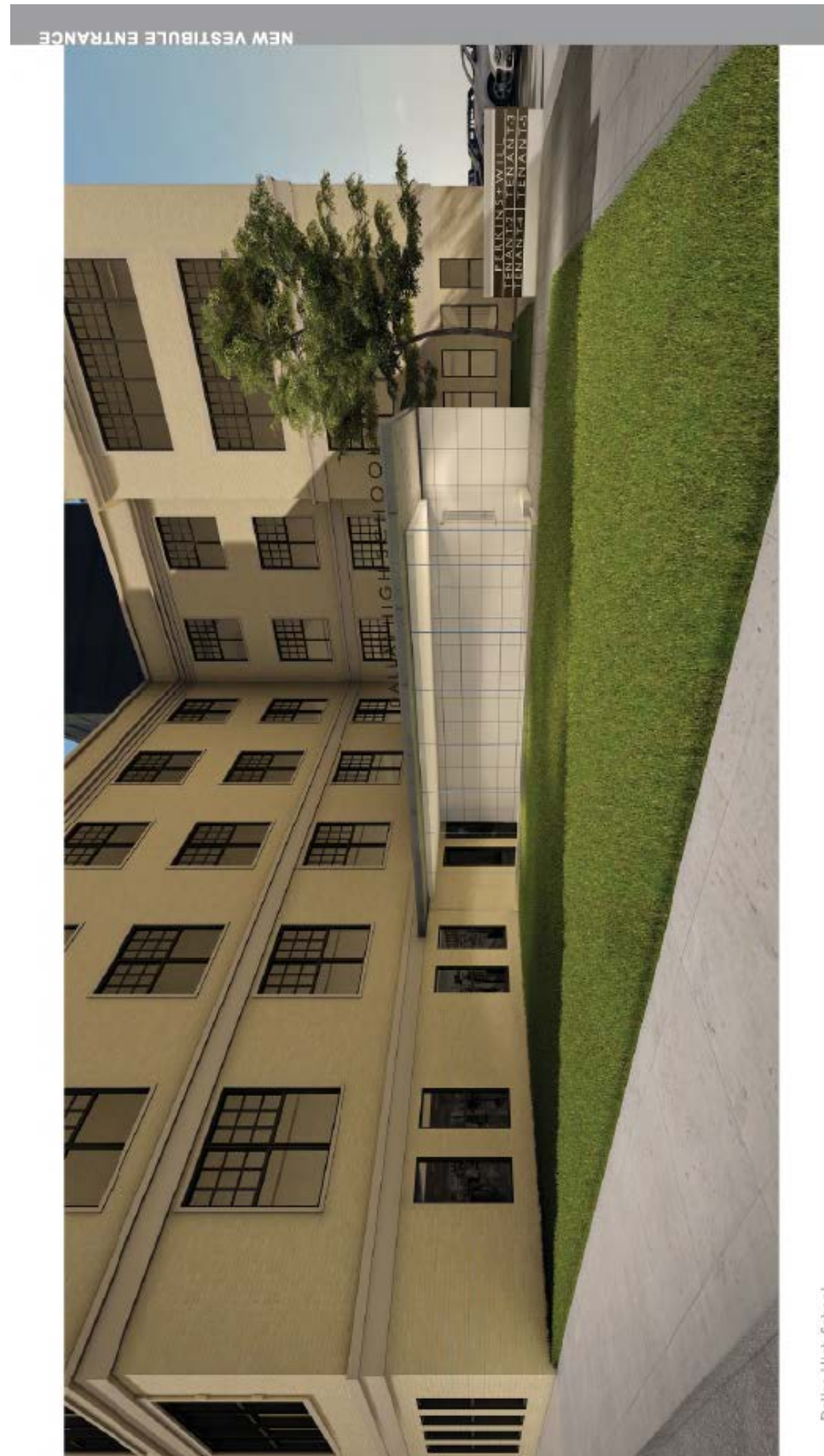
CA167-045(LC)

D1-13





Proposed Floor Plan



NEW VESTIBULE ENTRANCE

Dallas High School

dallas, texas  
maa.2015072

08.29.16

10/12/16

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001240021  
maa  
MERRIMAN  
ASSOCIATES

Proposed Vestibule Addition

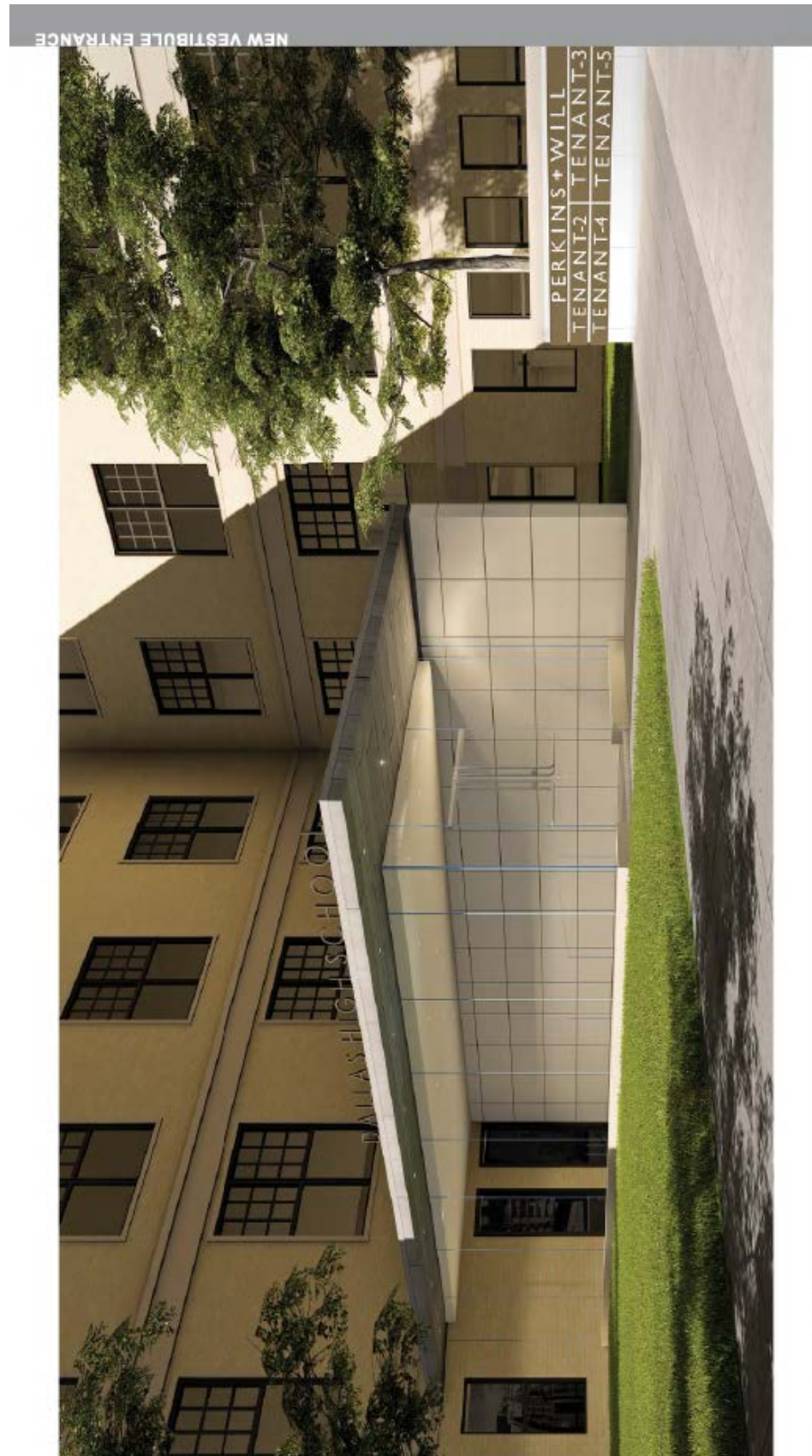
CA167-045(LC)

D1-15

Proposed Vestibule Addition

CA167-045(LC)

D1-16



Dallas High School  
dallas, texas  
maa.2015072

08.29.16

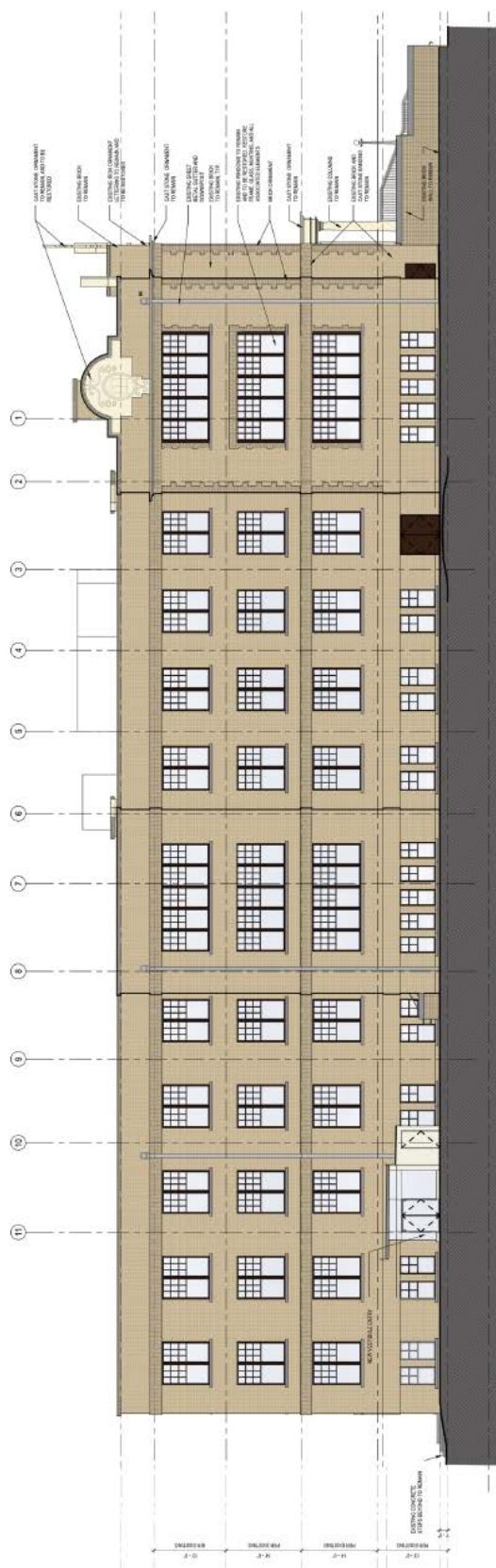
10/12/16

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architect  
**ma**  
merriman  
associates



## EXTERIOR ELEVATION



## DALLAS HIGH SCHOOL - EAST ELEVATION

Dallas High School  
dallas, texas  
mar.2015072

10.24.16

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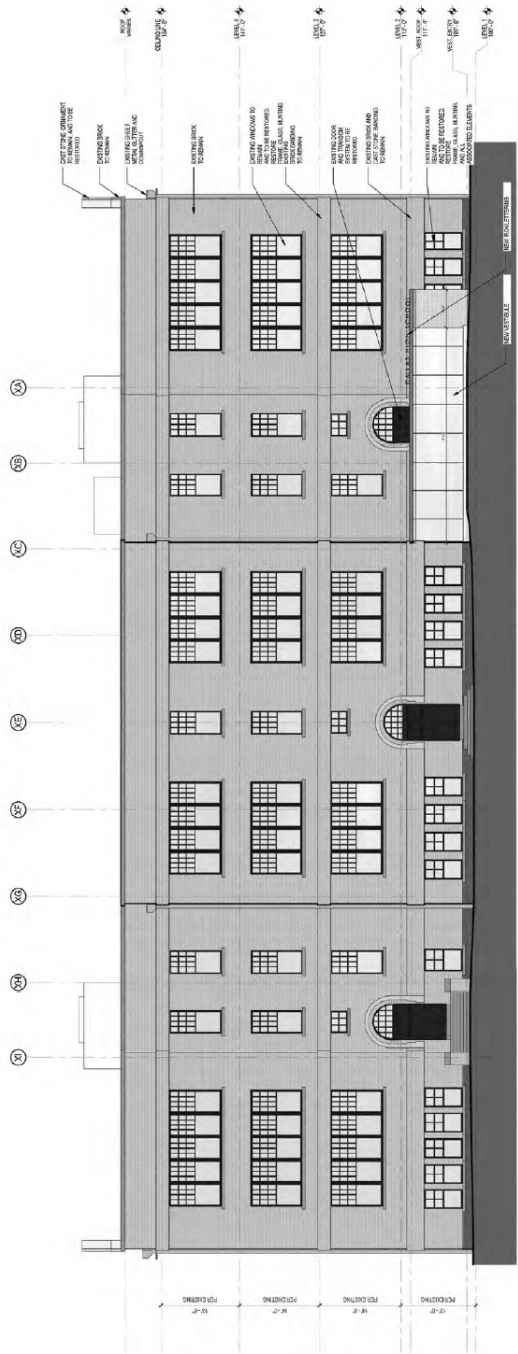


Proposed South Elevation

CA167-045(LC)

D1-18

EXTERIOR ELEVATION

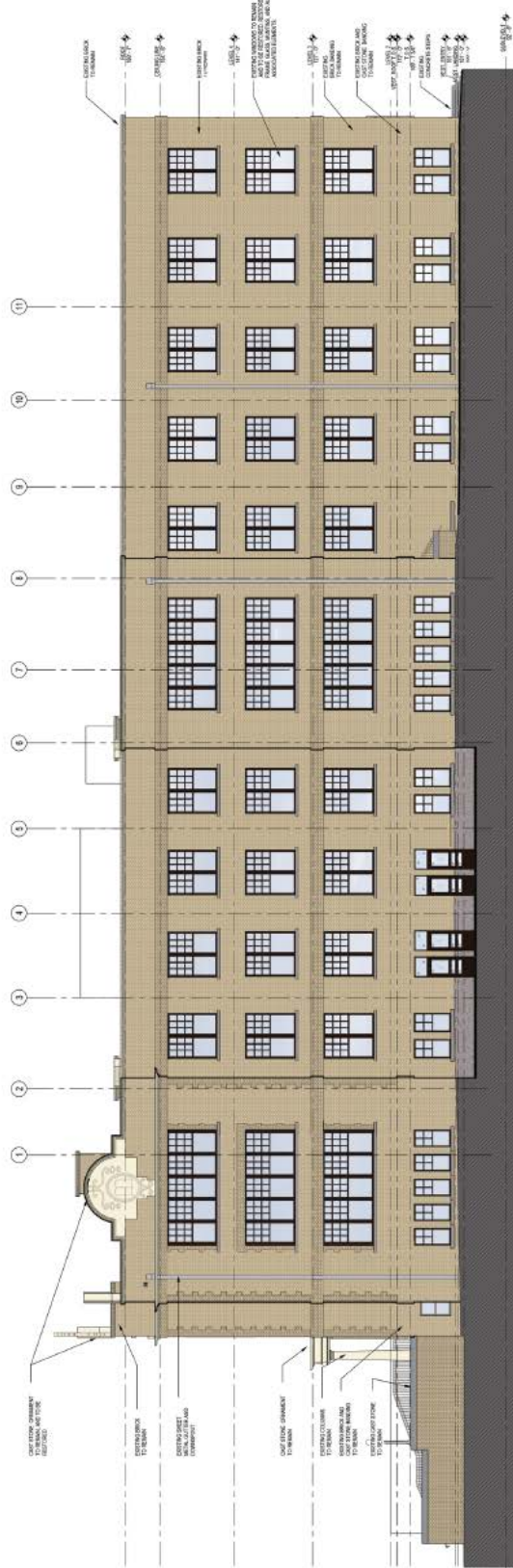


DALLAS HIGH SCHOOL - SOUTH ELEVATION

Dallas High School  
dallas, texas  
maa.2015072.

10.24.16

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CA167-045(LC)



## Proposed West Elevation and Section

### CA167-045(LC)

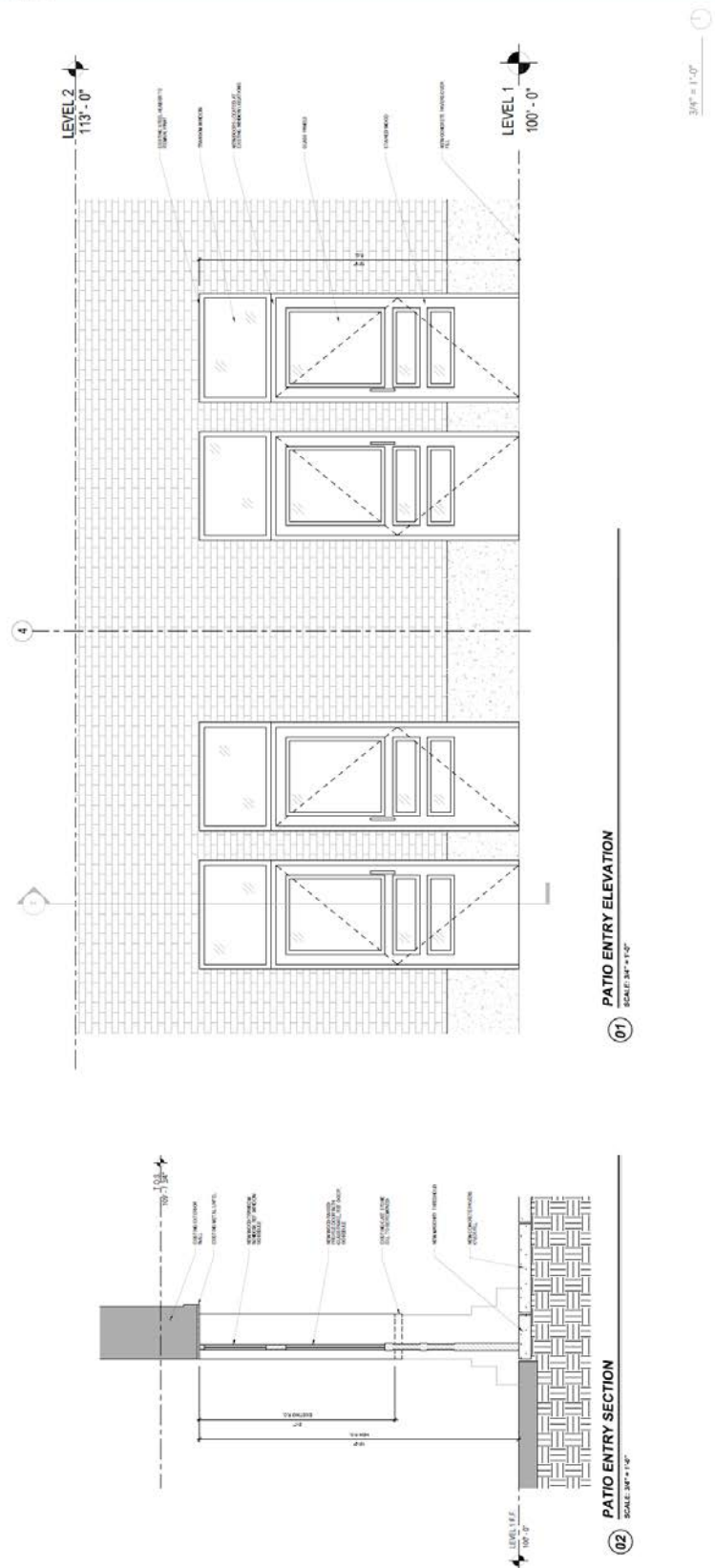
Dallas High School  
dallas, texas  
mar 2015072

10.06.16

10/12/16

© merriman associates architects, inc. 2015

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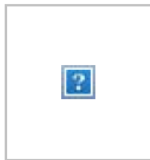
**From:** [Abigail Mitchell](#)  
**To:** [Casso, Liz](#); [Doty, Mark](#)  
**Cc:** [Aimee Sanborn](#)  
**Subject:** FW: Dallas High School Amendment  
**Date:** Monday, October 10, 2016 3:14:53 PM

---

Liz,

Please see the email below from Caroline Wright at DHS regarding the revised patio and vestibule. We have not formally submitted an amendment with these two changes, but will be doing so shortly.

Thanks,  
Abby



**ABIGAIL MITCHELL** AIA

300 N. FIELD ST. DALLAS, TX 75202  
(214) 347-8088  
[merriman-maa.com](http://merriman-maa.com)

---

*"Combining Urbanism and Design for Excellence"*

---

**From:** Caroline Wright [mailto:Caroline.Wright@thc.texas.gov]  
**Sent:** Monday, October 10, 2016 1:22 PM  
**To:** Abigail Mitchell <abigailm@merriman-maa.com>; Aimee Sanborn <aimees@merriman-maa.com>  
**Subject:** Dallas High School Amendment

Abby,

The Texas Historical Commission received your recent amendment, containing plans pertaining to new entrance vestibule and patios, among other work items, on August 22, 2016. We reviewed that amendment and sent it to the National Park Service on August 30<sup>th</sup>. The amendment was recommended to the NPS as approved with conditions, although none of the recommended conditions relate to the new vestibule or patios. The THC has no concerns with the relocation of the new entrance vestibule further to the north along the 1911 addition. We similarly have no concerns over the proposal to regrade the site to allow the western patio to be constructed at the same elevation as Level 1 of the building.

Please let me know if you have any questions.

Thank you,  
Caroline

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

DATE: 10/12/2016

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Kristian Teleki  
Address: 2214 Bryan St (Crozier Tech/ Dallas High School, H-101)  
Date of CA/CD Request: 10/6/2016

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*Approve as submitted*

**Task force members present**

<input checked="" type="checkbox"/> Gary C. Coffinan (Chair)	<input type="checkbox"/> Joseph Piwetz	<input type="checkbox"/>
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input checked="" type="checkbox"/> Charles Neel	<input type="checkbox"/> Cathy Dawson (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Justin Curtsinger	<input type="checkbox"/> Anne Stimmel (Alternate)

Ex Officio staff member(s) Present ☒ Liz Casso ☐

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

Maker: *Jay Firsching*  
2<sup>nd</sup>: *Justin Curtsinger*  
Task Force members in favor: *5*  
Task Force members opposed: *0*  
Basis for opposition:

CHAIR, Task Force *Gary C. Coffinan* DATE *10/12/2016*

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00am 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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-030(MP)  
LOCATION: 5609 Reiger Ave  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-397

PLANNER: Marsha Prior  
DATE FILED: Oct 6, 2016  
DISTRICT: Junius Heights  
MAPSCO: 46-C  
CENSUS TRACT: 0013.01

**APPLICANT:** Chris LaMont

**REPRESENTATIVE:** None

**OWNER:** Chris LaMont

**REQUEST:**

Add dormer with two windows to front elevation.

**BACKGROUND / HISTORY:**

CA156-729(MP) was approved by the Landmark Commission September 6, 2016 for the following items:

- Construct an 800 sq ft addition on rear
- Replace the existing stucco with wood 117 siding
- Replace vinyl windows with wood 1/1
- Replace secondary front door
- Replace brown roof shingles to gray shingles
- Construct detached garage
- Construct brush finish concrete walkway in rear
- Install 8ft wood gate in rear

CD156-016(MP) was approved September 6, 2016 by Landmark Commission for demolishing a shed in rear of property.

Noncontributing to the Junius Heights Historic District.

**ANALYSIS:**

Staff would be supportive of adding a dormer with stained glass windows, but efforts to clarify the roof design have not been successful. Applicant was not at Task Force meeting to clarify; Staff sent two emails (10/14 and 10/18) explaining the dilemma. Although applicant acknowledged emails and indicated that

additional information would be forthcoming, Staff did not receive the necessary clarification.

**STAFF RECOMMENDATION:**

Add dormer with two windows to front elevation – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because information on the submitted drawings is conflicting and unclear.

**TASK FORCE RECOMMENDATION:**

Add dormer with two windows to front elevation – Deny without prejudice – Deny without prejudice due to unclear plans.

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

CA 167 - 030 (MP)  
Office Use Only

Name of Applicant: Chris Leonard  
Mailing Address: 3509 Cedar Spring Rd #449  
City, State and Zip Code: 75219  
Daytime Phone: 214-713-9852 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Owner

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes \_\_\_ No \_\_\_

Historic Planner's  
Initials: \_\_\_\_\_

PROPERTY ADDRESS: 5609 Reiser  
Historic District: \_\_\_\_\_

**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.

Add a dormer with 2  
windows to the front elevation

**RECEIVED BY**

OCT 06 2016

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Current Planning

Signature of Owner: \_\_\_\_\_

Date: \_\_\_\_\_

(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 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

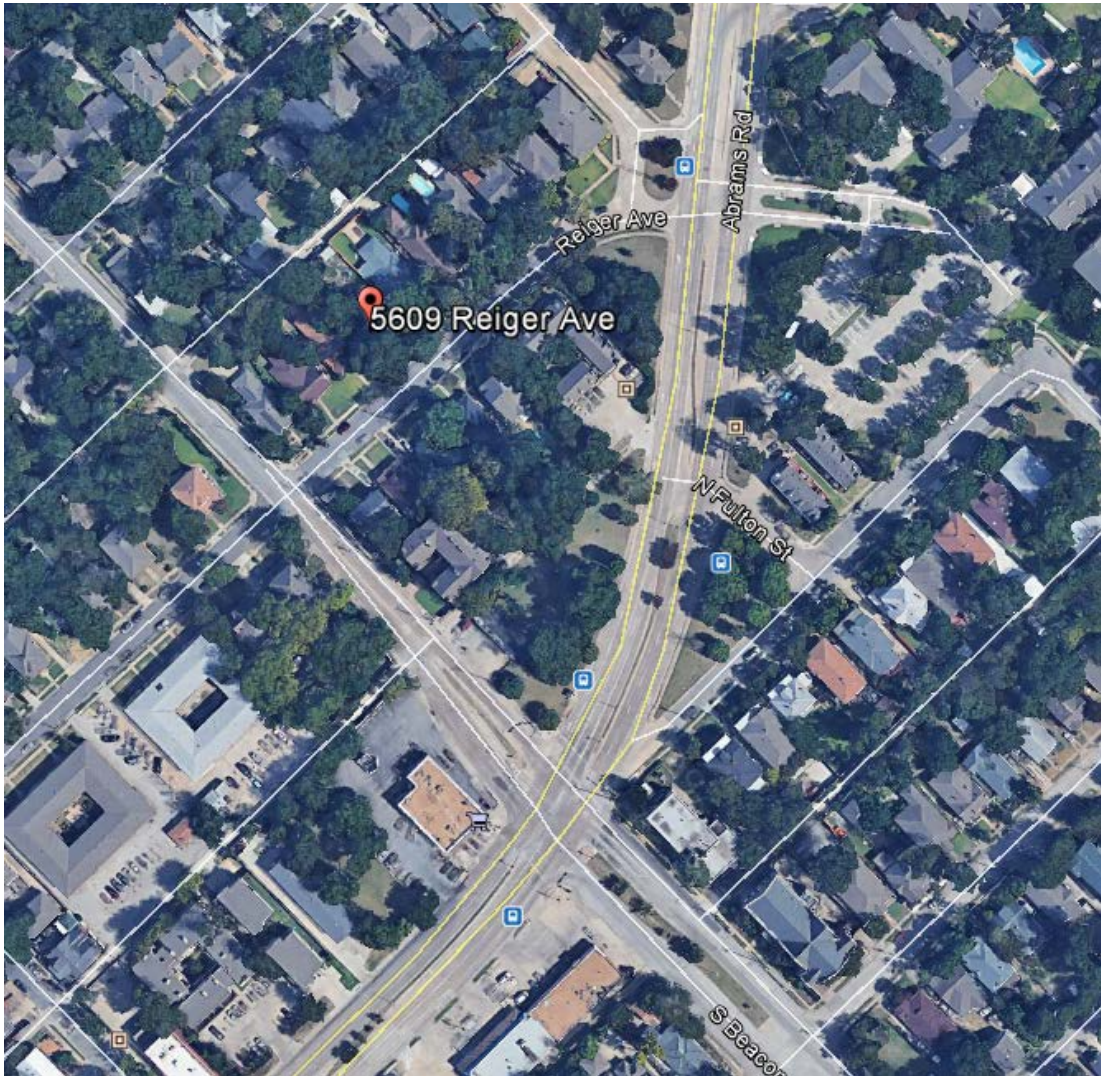
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation





Aerial view, 5609 Reiger.



Front (South) elevation.





View to left (West) of 5609 Reiger.

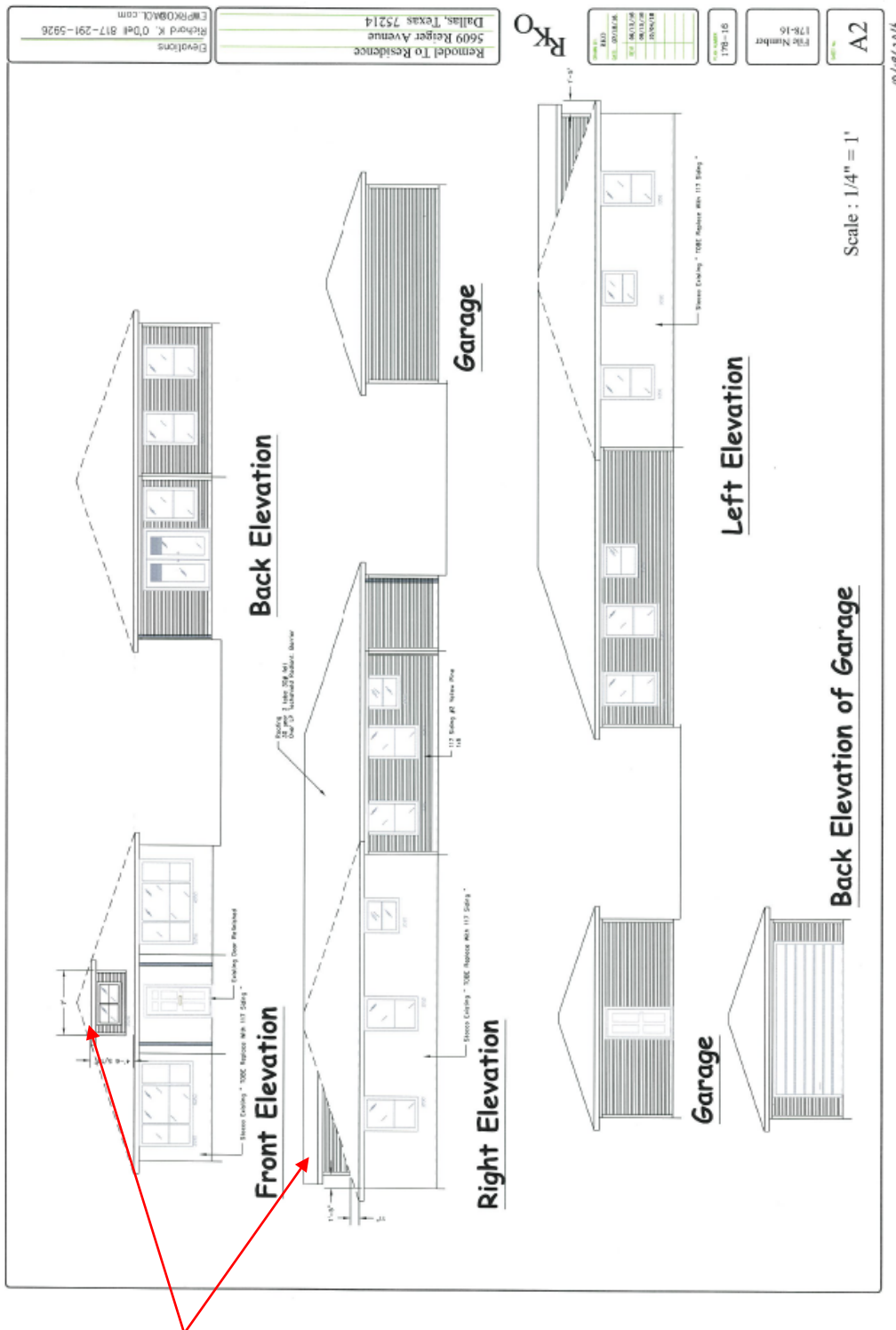


View to right (East) of 5609 Reiger.

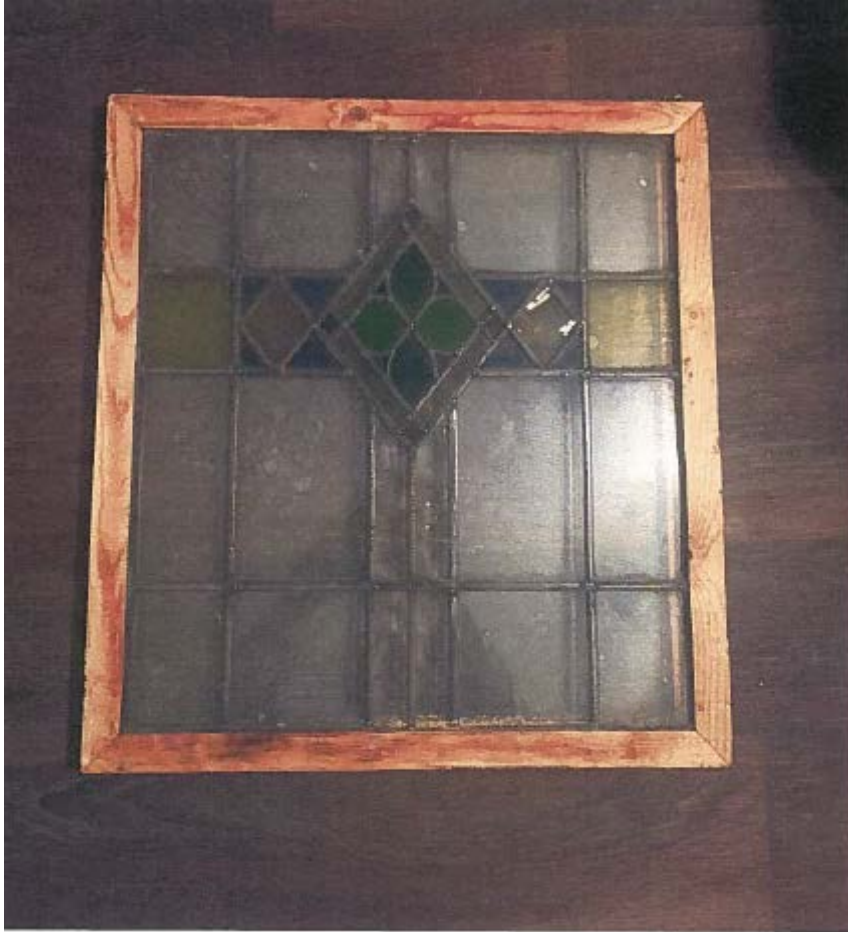




View across the street (South) from 5609 Reiger.



Plans submitted for adding dormer to front of house. Note top front elevation suggests a dormer roof that is worked into the hipped roof; the right and left elevation plans suggest a gable roof for the dormer. Staff was unable to get clarification.



10/19/2014

Proposed stain glass window; there will be two matching windows, each 2ft x 2ft.





House to the right of 5609 Reiger with stained glass windows.



House across the street from 5609 Reiger with stained glass windows.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

There is no specific criteria for this structure in the Junius Heights 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**  
**JUNIUS HEIGHTS**

DATE: 10/13/2016

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Chris LaMont

Address: 5609 Reiger

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

Deny without pre. due to unclear plans

Mary / Terri



**Task force members present**

☒ Rene Schmidt (Chair)

☒ Mary Mesh

☒ Barbara Cohen

☐ Laura Koppang

☒ Terri Raith

☒ Morgan Harrison

☐ VACANT

☐ VACANT

☐ VACANT

Ex Officio staff members present ☒ Marsha Prior

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

Oct. 13, 2014

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-023(MP)  
LOCATION: 5835 Reiger Ave  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-397

PLANNER: Marsha Prior  
DATE FILED: Oct 6, 2016  
DISTRICT: Junius Heights  
MAPSCO: 46-C  
CENSUS TRACT: 0013.01

**APPLICANT:** Dale Coonrod

**REPRESENTATIVE:** None

**OWNER:** Dale Coonrod

**REQUEST:**

Remove existing sidewalk on Ridgeway Street and replace with new sidewalk two feet from existing fence.

**BACKGROUND / HISTORY:**

CA156-156(MP) to construct a 9-ft cedar wood, horizontal fence in rear and up to the front of house in the interior and cornerside yards was denied without prejudice January 5, 2016. The work had been completed without a certificate of appropriateness. The ruling was based on the finding that: The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(ii) because locating a cornerside yard fence beyond the rear 50%, installing cornerside yard fence over 8 feet within the front cornerside yard, and installing a cornerside fence within a two-foot setback from cornerside yard sidewalk are not compatible with the historic overlay district and would have an adverse effect, and must be reviewed by Building Inspection before resubmitting to the Landmark Commission.

Due to a concern for safety, the applicant pursued another CA (CA156-247(MP)) for approval of the 9-ft fence to remain in its location (up to the front of the house on the interior and cornerside yards), less than 2ft from the Ridgeway sidewalk, and with no visibility triangle at the alley. The Landmark Commission approved a 9-ft high fence, allowing it to be located up to the front of the side and corner side yards; however, the 2-ft setback from the sidewalk and a visibility triangle were upheld. The applicant appealed the Landmark Commission ruling with the City Plan Commission (CPC) on July 21, 2016. The CPC upheld the Landmark

decision and the applicant was notified of this in a letter dated August 12, 2016 via Certified and regular mail.

The current CA (CA167-023(MP)), is a proposal to move the sidewalk so that there is a space of 2 feet from fence to sidewalk and to create a visibility triangle at the alley and Ridgeway Street.

Noncontributing to the Junius Heights Historic District.

**ANALYSIS:**

Staff was concerned that should Landmark Commission approve the proposal to move the sidewalk, other City Departments would not be able to abide by the decision due to their own requirements. The proposal was submitted to the City Dallas Mobility and Street Services and the email on D3-11 is the response expressing concern for the proposed relocation.

Staff reviewed other sidewalk configurations in the neighborhood and the proposed sidewalk next to the street is not typical to the historic district. Therefore, Staff is recommending to deny because this type of sidewalk configuration is not compatible with the historic district.

**STAFF RECOMMENDATION:**

Remove existing sidewalk on Ridgeway Street and replace with new sidewalk two feet from existing fence – Deny – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is incompatible with the historic overlay district.

**TASK FORCE RECOMMENDATION:**

Remove existing sidewalk on Ridgeway Street and replace with new sidewalk two feet from existing fence – Deny – Deny removal of existing sidewalk. Proposed sidewalk appears to run into telephone pole and sign. Fence is illegally built.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167-023 (MP)  
Office Use Only

Name of Applicant: Dale Conrad  
Mailing Address: 5835 Reiger Ave  
City, State and Zip Code: Dallas, TX 75214  
Daytime Phone: 469-236-5999 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Owner of property

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

PROPERTY ADDRESS: 5835 Reiger Avenue, Dallas, TX 75214  
Historic District: Junius 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.

Remove existing sidewalk on Richey way street and replace  
with new sidewalk which will be two feet from  
existing fence. Work to be completed by Easley's  
Concrete & Sons. 4000psi concrete, #3 rebar every 24 inches,  
joints every 40ft, 4 feet wide with brush finish.

Signature of Applicant: \_\_\_\_\_

RECEIVED BY \_\_\_\_\_

Signature of Owner: Dale Conrad  
(IF NOT APPLICANT)

Date: 10-4-16

OCT 06 2016

**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.

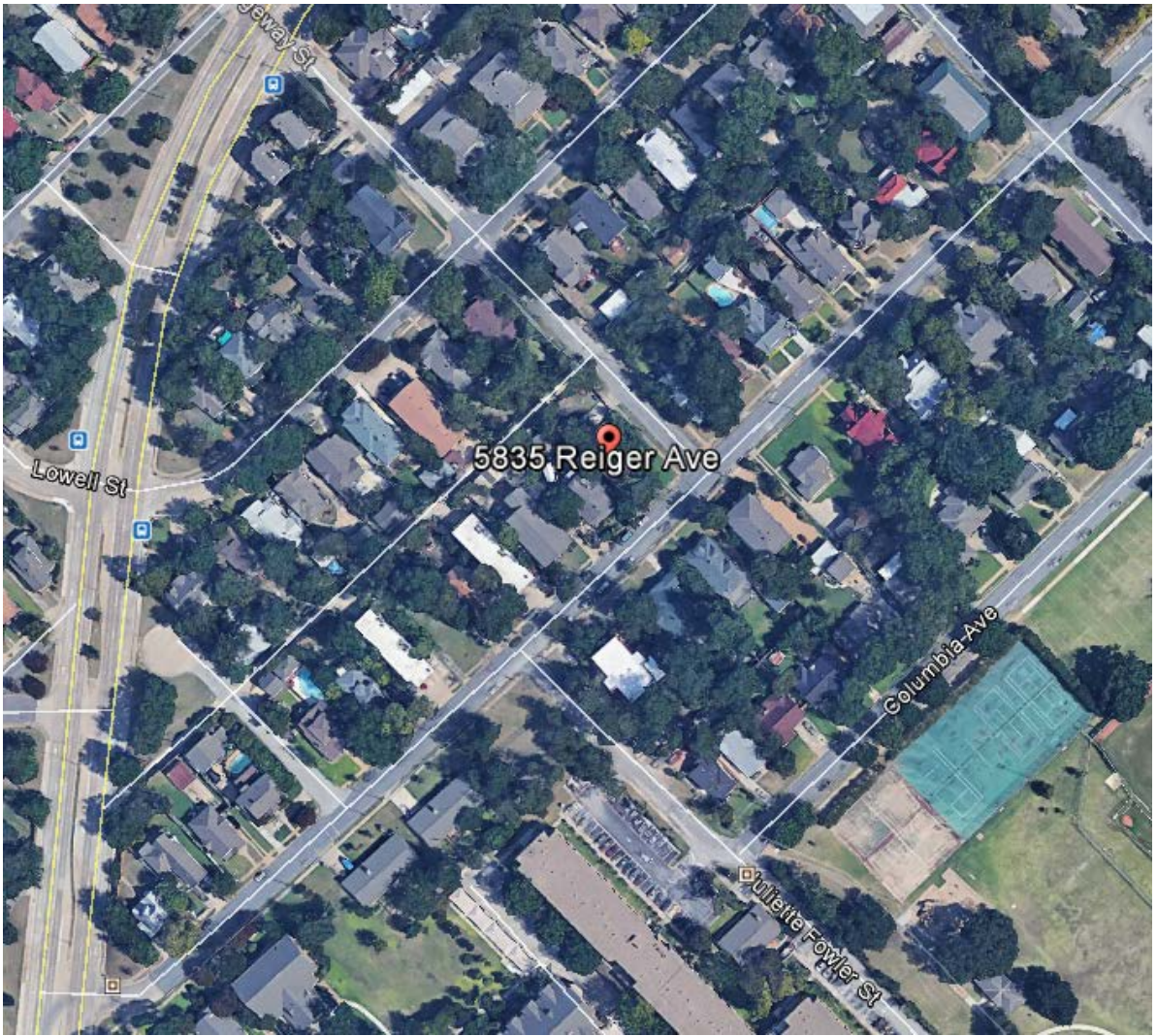
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



Aerial view, 5835 Reiger Ave.





Front (South) elevation.





View to the left (West) of 5835 Reiger.



View to the right (East) of 5835 Reiger.



View across the street (South) from 5835 Reiger.



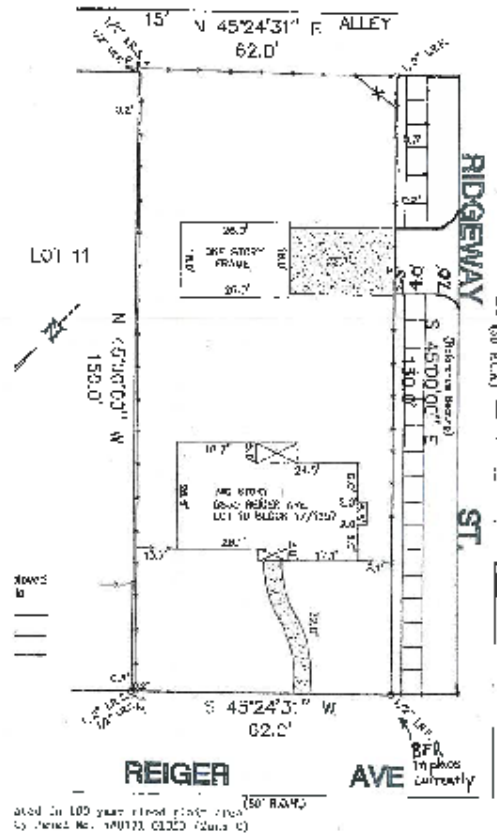


Cornerside fence on Ridgeway, showing proximity of fence to sidewalk and location of telephone pole and stop sign.





Cornerside fence on Ridgeway, showing proximity of fence to sidewalk and location of telephone pole and stop sign.



**Prior, Marsha**

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**From:** Smith, Kimberly  
**Sent:** Thursday, October 20, 2016 12:40 PM  
**To:** Prior, Marsha; Cherryholmes, Steve  
**Cc:** Doty, Mark; Dean, Neva  
**Subject:** RE: 5835 Reiger - sidewalk relocation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

There is not sufficient parkway to move the sidewalk. According to the Complete Streets Manual, adopted by Council in January 2016, it requires a minimum 6 feet or preferred 8 to 15 feet of sidewalk clear zone on a residential street; which does not appear to have been met by the photos that were shared. According to the survey that was attached the fence looks to be in the public right-of-way.

---

Kimberly Smith  
Senior Transportation Planner  
City of Dallas  
Mobility and Street Services Department – Mobility Planning  
214.671.8172  
[Kimberly.Smith@DallasCityHall.com](mailto:Kimberly.Smith@DallasCityHall.com)

*Note our URL has changed:*

**Thoroughfare/CBD Plan:**

<http://dallascityhall.com/departments/mobilitystreetservices/Pages/TransportationPlanning>

**Complete Streets:**

<http://dallascityhall.com/departments/mobilitystreetservices/Pages/Complete-Streets>

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Google shot of sidewalk configuration and fence at south end of Worth and Glasgow intersection.



Google shot of sidewalk configuration and fence at north end of Worth and Glasgow intersection.



Google shot of sidewalk configuration and fence at east end of Tremont and Fulton intersection.



Google shot of sidewalk configuration and fence at north end of Tremont and Ridgeway intersection.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

There is no specific criteria for this structure in the Junius Heights 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**  
**JUNIUS HEIGHTS**

DATE: 10/13/2016

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Dale Coonrod  
Address: 5835 Reiger

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☒ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

Deny. removal of existing ~~weather~~ side wall.

1. ~~App~~ Proposed sidewalk appear to run into  
~~power~~ telephone pole and sign.

2. Fence is illegally built.

Morgan/Mary

**Task force members present**

<input checked="" type="checkbox"/> Rene Schmidt (Chair)	<input checked="" type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Terri Raith	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Barbara Cohen	<input checked="" type="checkbox"/> Morgan Harrison	<input type="checkbox"/> VACANT

Ex Officio staff members present ☐ Marsha Prior

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

Oct. 13, 2016

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****NOVEMBER 7, 2016**

---

FILE NUMBER: CA167-018(MP)  
LOCATION: 5807 Reiger Ave  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-397

PLANNER: Marsha Prior  
DATE FILED: Oct 6, 2016  
DISTRICT: Junius Heights  
MAPSCO: 46-C  
CENSUS TRACT: 0013.01

---

**APPLICANT:** Peggy Webster

**REPRESENTATIVE:** None

**OWNER:** Peggy Webster

**REQUEST:**

Replace existing 8 ft and 4 ft fences with cedar wood fences of same heights in same location and stain, using Brand: Wooddefender, 809504 "Oxford Brown."

**BACKGROUND / HISTORY:**

Contributing to the Junius Heights Historic District.

**ANALYSIS:**

Current location of fence appears to have been grandfathered in. Applicant desires to maintain the current location due to an apartment complex adjacent to her house. Task Force understood the reasoning for having the 8ft portion run to the front of the house and the 4ft portion running to the sidewalk. Staff has denied without prejudice because the ordinance does not allow fences beyond the 50% rear side yard, but would be supportive if Landmark were to make an exception.

**STAFF RECOMMENDATION:**

Replace existing 8 ft and 4 ft fences with cedar wood fences of same heights in same location and stain, using Brand: Wooddefender, 809504 "Oxford Brown" – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.6(a)(2) which states interior side yards must be located in the rear 50 percent of the side yard.

**TASK FORCE RECOMMENDATION:**

Replace existing 8 ft and 4 ft fences with cedar wood fences of same heights in same location and stain, using Brand: Wooddefender, 809504 "Oxford Brown" – Approve – Approve replacing fence in exact same location. Fence on apartment side to reach to sidewalk or visible setback from sidewalk (apartment complex next door).



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167-018(MP)  
Office Use Only

Name of Applicant: Peggy Webster  
Mailing Address: 5807 Reiger Ave  
City, State and Zip Code: Dallas, TX 75214  
Daytime Phone: 214-823-4184 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: self

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

PROPERTY ADDRESS: 5807 Reiger Ave  
Historic District: Junius 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 existing 8ft pine fence (picket) with  
red cedar board on board capped and stained fence  
with galvanized posts. New fence will be exactly  
same height and footprint including single gate to  
alley and double gate to driveway.

**RECEIVED BY**

Signature of Applicant: Peggy Webster Date: 9/21/2016

Signature of Owner: \_\_\_\_\_ Date: OCT 06 2016  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

Application material must be completed and submitted by the Current Planning 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.

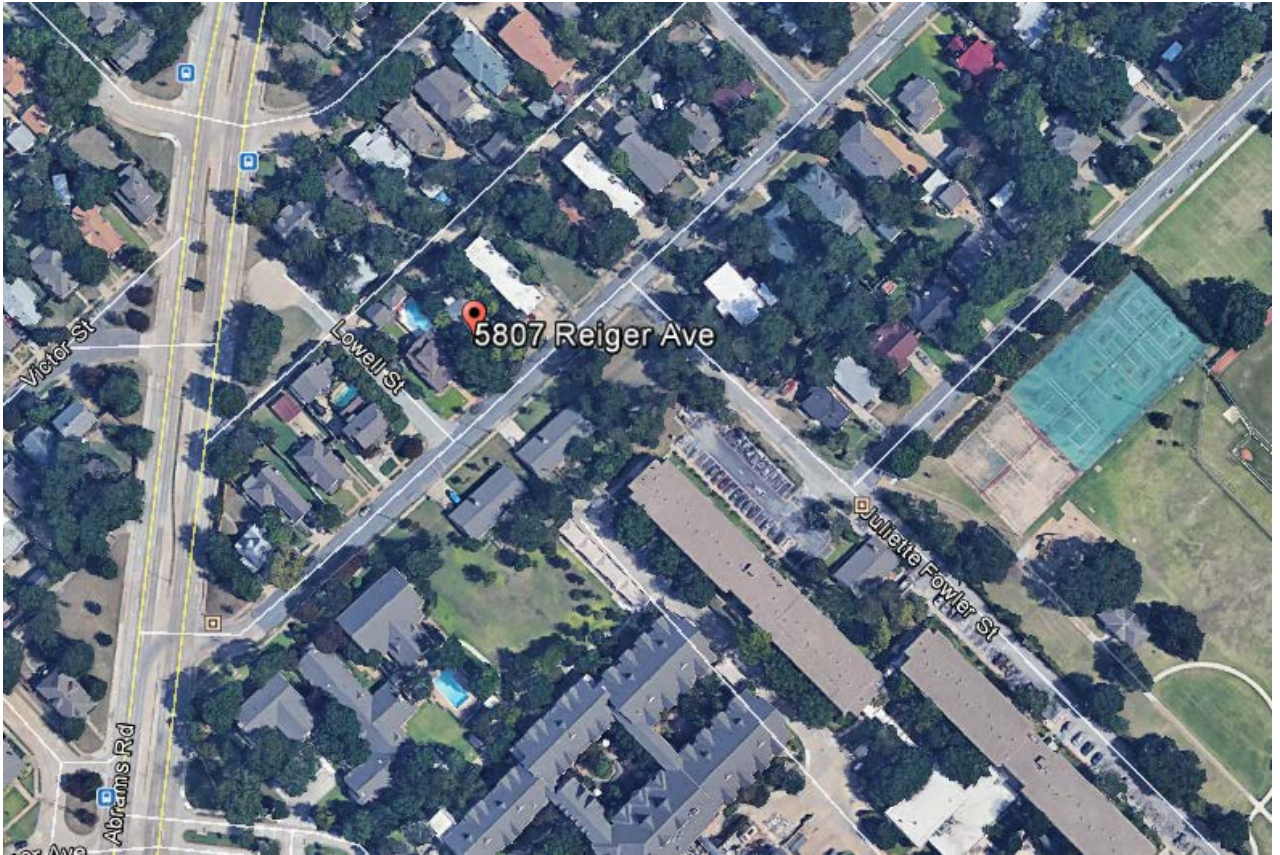
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev 111406



Aerial view, 5807 Reiger.





Front (South) elevation.





View to left (West) of 5807 Reiger.



View to right (East) of 5807 Reiger.



View across the street (South) from 5807 Reiger.





Current driveway gate on right (East) side.





Right (East) side, showing adjacent apartment complex.



Right (East) side showing adjacent apartment complex and 4ft fence coming to sidewalk.



Close up of current fence separating 5807 Reiger from adjacent apartment complex.

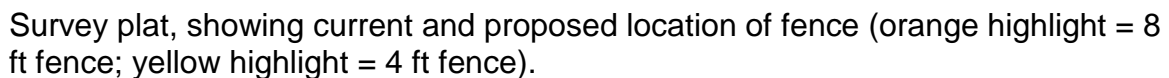




Close up of current fence separating 5807 Reiger from adjacent apartment complex.



This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at  
No. 5807 Reiger Avenue in the city of Dallas, Texas,  
Loc No. 17 Block No. 17 City Block No. 1657 of  
Junius Heights,  
an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof  
recorded in Volume 1 at Page 114 of the Map Records of Dallas County, Texas.





Current fence, showing deterioration.



Current fence, showing deterioration.





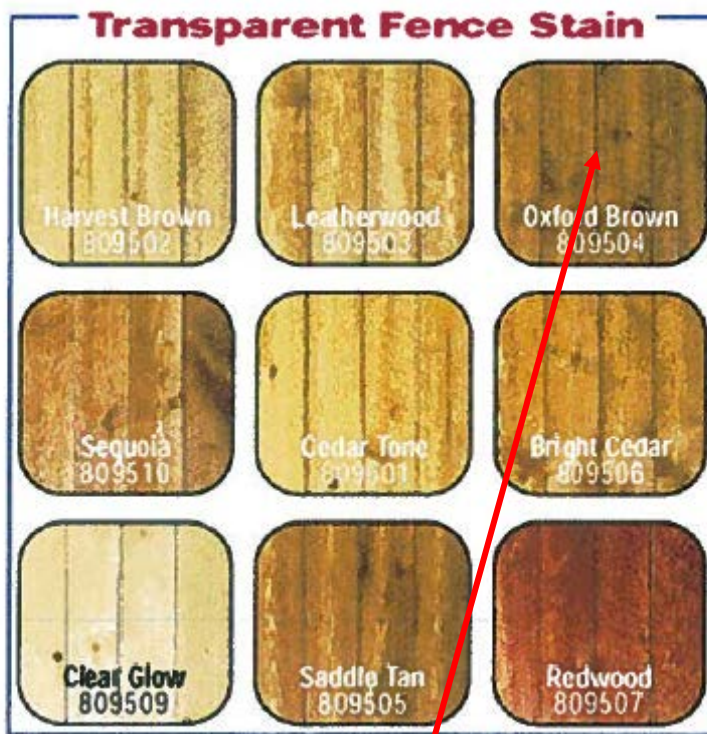
Current fence, showing deterioration.





10/19/2016

Proposed style for new fence.



10/19/2016

Proposed stain, Oxford Brown.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### 3.0 Site and Site Elements

#### 3.6 Fences

3.6(a)(2) Except as provided in Item 3.6(a)(4), fences in interior side yards must be located in the rear 50 percent of the side yard and behind the open front porch of an adjacent house as shown in Exhibit E. If more screening is required for additional security or privacy, the Landmark Commission may allow a fence that is located five feet behind the porch of the house requesting the fence.



**TASK FORCE RECOMMENDATION REPORT**  
**JUNIUS HEIGHTS**

DATE: 10/13/2016

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Peggy Webster  
Address: 5807 Reiger

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

Approve replacing fence in exact same location.  
fence on apartment side to reach to sidewalk  
or visible setback from sidewalk. (Apartment complex  
next door.) Morgan / Mary

**Task force members present**

<input checked="" type="checkbox"/> Rene Schmidt (Chair)	<input checked="" type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Terri Raith	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Barbara Cohen	<input checked="" type="checkbox"/> Morgan Harrison	<input type="checkbox"/> VACANT

Ex Officio staff members present ☒ Marsha Prior

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE Oct. 13, 2016

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****NOVEMBER 7, 2016**

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FILE NUMBER: CA167-019(MP)  
LOCATION: 728 Skillman Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-397

PLANNER: Marsha Prior  
DATE FILED: Oct 6, 2016  
DISTRICT: Junius Heights  
MAPSCO: 36-Y  
CENSUS TRACT: 0014.00

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**APPLICANT:** Debby Chiang

**REPRESENTATIVE:** None

**OWNER:** Debby Chiang

**REQUEST:**

- 1) Extend right side yard fence into front 50%.
- 2) Replace front portion of concrete driveway with pavers.
- 3) Remove ribbon driveway from side and rear yards.

**BACKGROUND / HISTORY:**

Contributing to the Junius Heights Historic District.

**ANALYSIS:**

Request # 1 – Neither Task Force nor Staff are supportive of locating the side yard fence to within the front 50% as it is not consistent with the preservation criteria.

Request # 2 – Task Force does not believe that the proposed pavers to be a type of brick, nor do they qualify as an “other appropriate material” as stipulated in the preservation criteria. Staff believes the pavers to be a type of brick. Thus, Staff is supportive of the proposal to use the pavers for the solid portion of the front part of the driveway that extends slightly beyond the porch.

Request # 3 – Originally this request was part of Request #2 to make changes to the overall driveway. Staff made it a separate request upon further review. Since ribbon driveways are a character defining feature, Staff is not supportive of removing it. Although Task Force did not specifically address this issue for this case, in the past, they have also viewed ribbon driveways as character defining features and have not been supportive of their removal.

**STAFF RECOMMENDATION:**

- 1) Extend right side yard fence into front 50% -- Deny without prejudice – The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because locating a side yard fence within the front 50 percent is inconsistent with preservation criteria Section 3.6(a)(2) which states that interior side yard fences must be located in the rear 50 percent.
- 2) Replace front portion of concrete driveway with pavers – Approve – Approve survey plat and paver photos dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 3.2 for driveways and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove ribbon driveway from side and rear yards – Deny without prejudice – The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) on the basis that ribbon driveways are a character defining feature, and thus, removal would have an adverse effect on the district.

**TASK FORCE RECOMMENDATION:**

- 1) Extend right side yard fence into front 50% -- Deny – Deny the fence extending past the rear 50% of the house (protected façade).
- 2) Replace front portion of concrete driveway with pavers – Deny – Driveway to be replaced with concrete per 3.2.
- 3) Remove ribbon driveway from side and rear yards – no Task Force recommendation.



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

CA 167-019 (MP)  
Office Use Only

Name of Applicant: DEBBY CHIANG  
Mailing Address: 728 SKILLMAN ST.  
City, State and Zip Code: DALLAS TX 75214  
Daytime Phone: 469 358 3325 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: SELF

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

PROPERTY ADDRESS: 728 SKILLMAN ST. DALLAS TX 75214  
Historic District: JUNIUS HEIGHTS

**PROPOSED WORK:**

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

- REPAINT EXTERIOR DOORS (FRONT & SIDES) **RECEIVED BY**  
- REPLACE FRONT DOOR LOCKSET  
- EXTEND FENCE  
- REPLACE / FIX COMPROMISED FENCE BOARDS OCT 06 2016  
- REPLACING / REMOVING CRACKED DRIVEWAY WITH PAVERS

Current Planning

Signature of Applicant: [Signature] Date: 10/5/2016  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

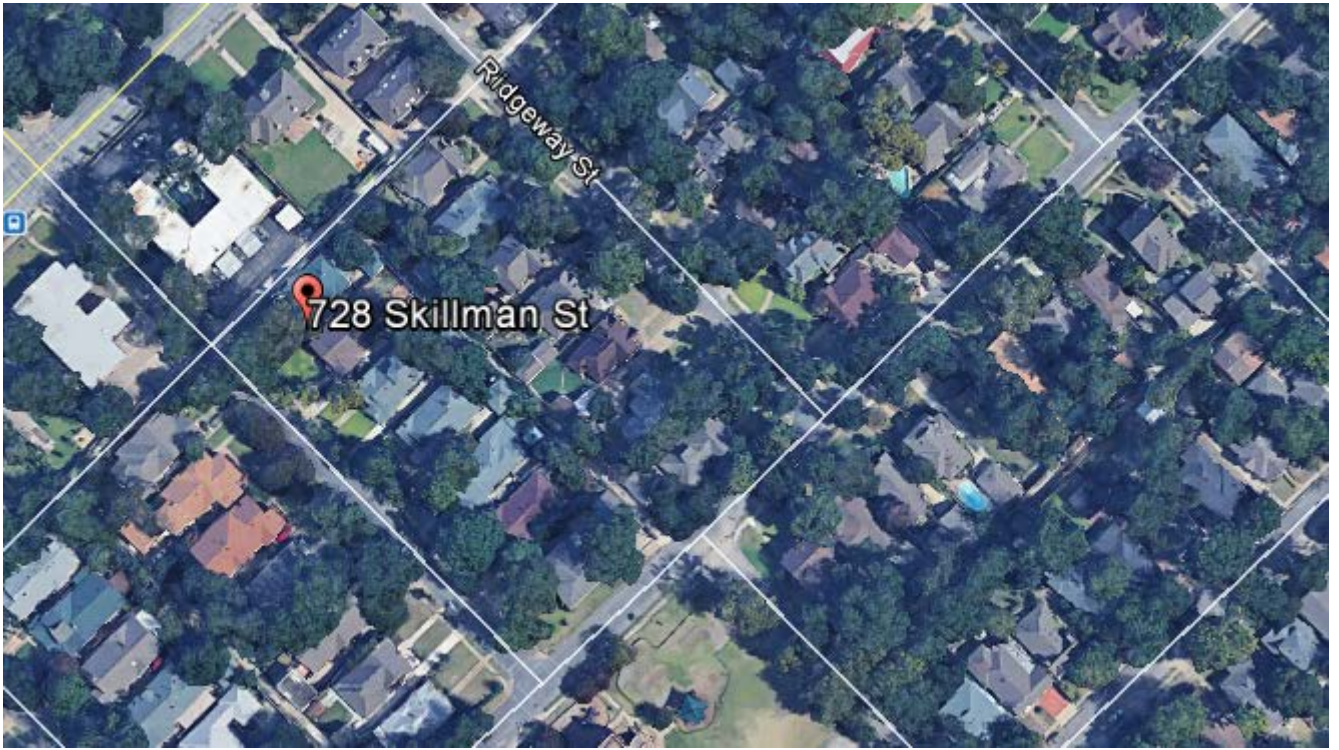
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



Aerial view, 728 Skillman.





Front (West) elevation.





View to the left (North) of 728 Skillman.

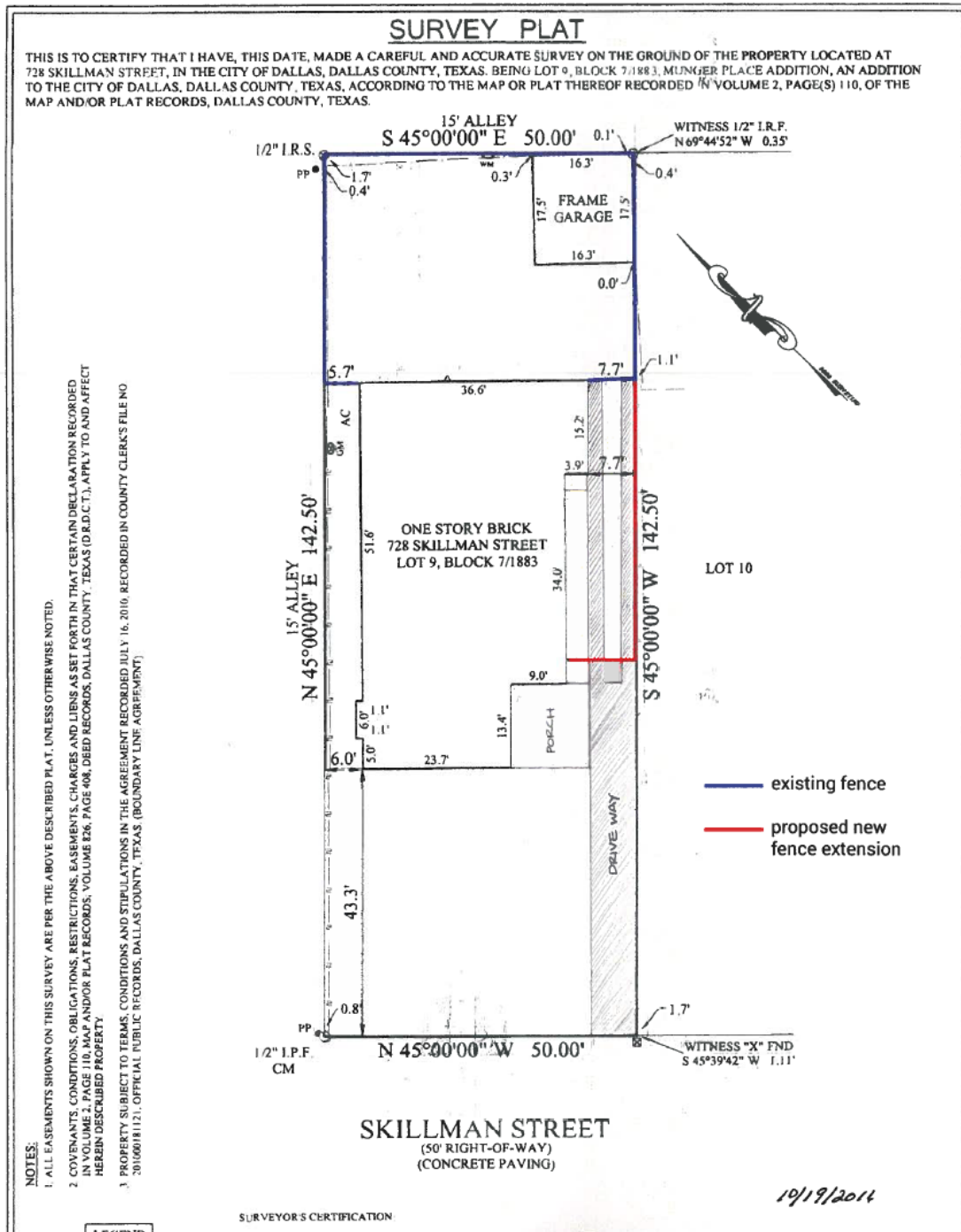


View to the right (South) of 728 Skillman.





View across (West) of 728 Skillman.



Request #1 – survey plat demonstrating existing fence (blue) and proposed fence (red) to extend to front portion of side yard.



#### EXTEND FENCE:

The fence will match existing fence in style and color. This allows privacy to the master bedroom which currently has an exterior door visible from the street. Removing the drive way in the side yard will alleviate rain water being directed towards the house and causing further foundation damage.

Current:



Proposed:



10/19/2016

Request #s 1 and #3 - photos submitted by applicant with proposed fence photo shopped into bottom photograph.

**EXTEND FENCE:**

Some examples of homes in the neighborhood with fences towards the front of the house:



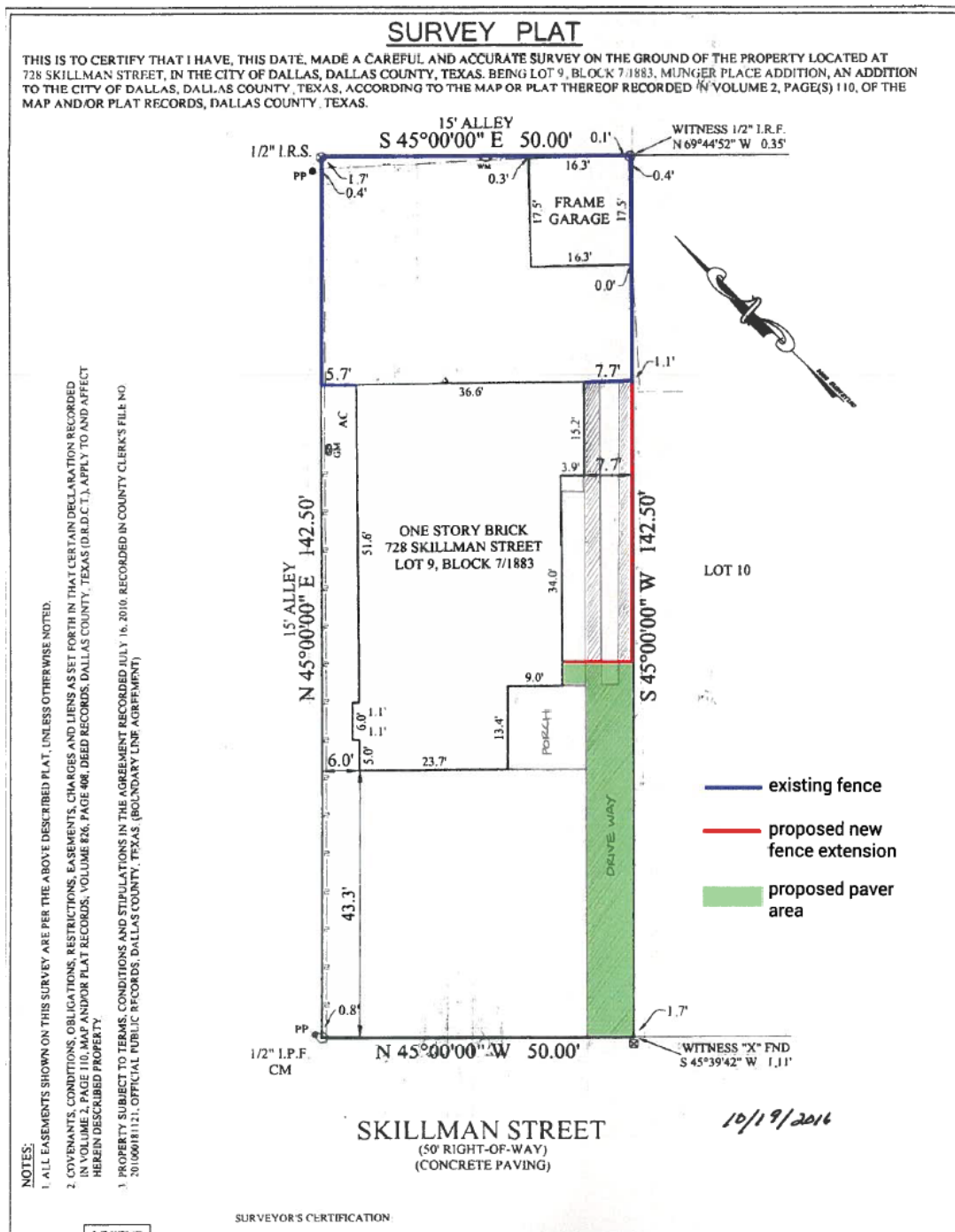
*10/19/2016*

Request #1 – photos submitted by applicant of houses with fences within front 50% of side yard.

Top: 727 Skillman – no CA.

Middle: 726 Ridgeway – no CA.

Bottom: 707 Skillman – LMC approved for noncontributing structure.



Request # 2 – Survey plat showing area of driveway proposed for pavers.



### DRIVEWAY:

Remove all the cracked concrete driveway that is currently directing water towards the foundation, compromising the integrity of the home. Replacing with permeable pavers that has a longer lifespan. Pavers will be cream colored to match the house. The pattern will be herringbone with a straight border, as inspired by other homes in the neighborhood.

Current driveway:



Proposed pattern:



Proposed pavers color:



10/29/2014

Request #3 – proposed pavers and pattern for layout. Note: bottom photo is a sample photograph.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### Request #1 –

#### 3.0 Site and Site Elements

##### 3.6 Fences

3.6(a)(2) Except as provided in Item 3.6(a)(4), fences in interior side yards must be located in the rear 50 percent of the side yard and behind the open front porch of an adjacent house as shown in Exhibit E. If more screening is required for additional security or privacy, the Landmark Commission may allow a fence that is located five feet behind the porch of the house requesting the fence.

### Request # 2 –

#### 3.0 Site and Site Elements

3.2 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted. Replacement of existing walkways and steps must be consistent with the original style.

### Request #3 –

There is no specific criteria for this structure in the Junius Heights 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)(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.

**TASK FORCE RECOMMENDATION REPORT**  
**JUNIUS HEIGHTS**

DATE: 10/13/2016

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Debby Chiang  
Address: 728 Skillman

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

1. ☒ Deny ~~without~~ ~~pass~~ the fence <sup>extending</sup> ~~pass~~ the rear 50% of the house. Mary/Terri  
(Protected facade)

2. ☒ Deny. Driveway to be replaced with concrete. Por 3.2 Morgan/Barbara

**Task force members present**

<input checked="" type="checkbox"/> Rene Schmidt (Chair)	<input type="checkbox"/> Laura Koppang	<input type="checkbox"/> VACANT
<input type="checkbox"/> Mary Mesh	<input checked="" type="checkbox"/> Terri Raith	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Barbara Cohen	<input checked="" type="checkbox"/> Morgan Harrison	<input type="checkbox"/> VACANT

Ex Officio staff members present ☒ Marsha Prior

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

Oct. 13, 2016

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****NOVEMBER 7, 2016**

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FILE NUMBER: CA167-016(MP)  
LOCATION: 5327 Worth Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-397

PLANNER: Marsha Prior  
DATE FILED: Oct 6, 2016  
DISTRICT: Junius Heights  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

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**APPLICANT:** Brian Eichler (& Jim Record)

**REPRESENTATIVE:** None

**OWNER:** Brian Eichler

**REQUEST:**

- 1) Remove historic wood windows and replace with 1/1 vinyl windows with applied wood. Work initiated without a Certificate of Appropriateness.
- 2) Reduce opening size of Window #15 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness.
- 3) Reduce opening size of Window #26 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness.
- 4) Install two new 1/1 vinyl windows (#25 and #27) with applied wood on either side of Window #26. Work initiated without a Certificate of Appropriateness.
- 5) Repair siding beneath Windows #6 and #7, using wood with Hardie board on bottom row.
- 6) Install landscaping beds in front yard. Work initiated without a Certificate of Appropriateness.

**BACKGROUND / HISTORY:**

Contributing to the Junius Heights Historic District.

**ANALYSIS:**

Request #1 – Staff and Task Force are not supportive of replacing original wood windows with vinyl because it is not supported in the Junius Heights ordinance. Applicant has proposed applying wood to the vinyl strips to make the windows look more like the original material, but it remains that a natural, historic material would be replacing a man-made, non-historic material. Applicant has also noted that other houses in the historic district, including 5319 Worth, have installed vinyl

windows with wood cladding; however, in checking City of Dallas records, no Certificate of Appropriateness has been submitted for this work.

Request # 2 – Both Staff and Task Force are supportive of reducing the size of Window #15, but with the condition that the smaller window is wood instead of vinyl. Window #15 is in the rear, and thus, not on a protected elevation. The reduction in size would match the adjacent windows on the rear and because it is in the rear, it would not have an adverse effect on the historic district.

Request #3 – Neither Task Force nor Staff are supportive of altering the size of Window #26 as it is on the front elevation which is a protected façade.

Request #4 – Staff and Task Force are not supportive of adding new voids on the front elevation because it is a protected façade.

Request #5 – Task Force and Staff are supportive of the proposed repair work with Hardie board used only for the bottom 6 inches and with the smooth side out.

Request #6 – Staff is supportive of the proposed landscaping because it will enhance the historic structure. Task Force preferred a more natural looking stone for the hardscaping around the new flower beds, thus denied without prejudice.

**STAFF RECOMMENDATION:**

- 1) Remove historic wood windows and replace with 1/1 vinyl windows with applied wood. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because replacing historic wood windows is inconsistent with preservation criteria Sections 4.5 which states historic materials must be repaired if possible and 5.1 which states that historic windows on protected elevations must be preserved. Window #s 1, 2, 3, 4, 5, 6, 7, 21, 22, 23, 24, and 26 are on protected elevations.
- 2) Reduce opening size of Window #15 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness – Approve with conditions – Approve window survey and photo dated 10/19/2016 with the condition that the replacement for Window #15 is wood 1/1 instead of vinyl with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Reduce opening size of Window #26 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because altering the size of the window is inconsistent with preservation criteria Section 4.1(c) which states that historic solid-to-void ratios must be maintained on protected elevations.

- 4) Install two new 1/1 vinyl windows (#25 and #27) with applied wood on either side of Window #26. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(i) because installing two new windows is inconsistent with preservation criteria Section 4.1(c) which states that historic solid-to-void ratios must be maintained on protected elevations.
- 5) Repair siding beneath Windows #6 and #7, using wood with Hardie board on bottom row – Approve with conditions – Approve proposed work with condition that new wood replacement is an exact match in profile and dimension as existing, that Hardie board be installed with smooth side out and installed only for the bottom 6 inches of the siding with the finding the work is consistent with preservation criteria Section 4.3 for wood siding and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Install landscaping beds in front yard. Work initiated without a Certificate of Appropriateness – Approve – Approve photos and specifications dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 3.5(b) for landscaping and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Remove historic wood windows and replace with 1/1 vinyl windows with applied wood. Work initiated without a Certificate of Appropriateness – Deny without prejudice – Deny without prejudice replacing on the front and 50% of the protected sides.
- 2) Reduce opening size of Window #15 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness – Approve – Approve (back of house).
- 3) Reduce opening size of Window #26 from 40 in. to 30 in. and install 1/1 vinyl window with applied wood. Work initiated without a Certificate of Appropriateness – Deny without prejudice – Deny without prejudice (front 50% of house).
- 4) Install two new 1/1 vinyl windows (#25 and #27) with applied wood on either side of Window #26. Work initiated without a Certificate of Appropriateness – Deny without prejudice – Deny without prejudice.
- 5) Repair siding beneath Windows #6 and #7, using wood with Hardie board on bottom row – Approve – Approve repair and siding to match existing; Hardie board to be smooth side out.
- 6) Install landscaping beds in front yard. Work initiated without a Certificate of Appropriateness – Deny without prejudice – Deny without prejudice.



Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

167-  
CA ~~167~~ - 016 (MP)  
Office Use Only

Name of Applicant: BRIAN EICKER  
Mailing Address: 6327 RICHMOND AVE  
City, State and Zip Code: DALLAS TX 75214  
Daytime Phone: 949-485-1360 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: OWNER

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

PROPERTY ADDRESS: 5327 WORTH ST DALLAS TX 75214  
Historic District: JANUS 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.

① CHANGE WINDOWS ② WINDOW #15 CUT DOWN FROM 40' TO 30" ③ WINDOW #26 CUT DOWN FROM 40' TO 30" ADD WINDOW #25 + 27 TO MATCH WINDOWS 1, 2, 3  
④ PAINT ALL TRIM <sup>SEMI-GLOSS</sup> ~~WHITE~~ <sup>WHITE</sup> BOARDS 75000 (OUT) ⑤ REPAIR SIDING UNDER WINDOWS 6 + 7 PUT 6" HARDIBOARD ON BOTTOM. ⑥ INSTALL ~~NEW~~ <sup>NEW</sup> ~~TRIM~~ <sup>TRIM</sup> ⑦ REPAIR FIREPLACE CHIMNEY + REPAINT ~~SEMI-GLOSS~~ <sup>WHITE</sup>.

RECEIVED BY

Signature of Applicant: \_\_\_\_\_ Date: OCT 06 2016  
Signature of Owner: Brian Eicker Date: Current Planning  
(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.

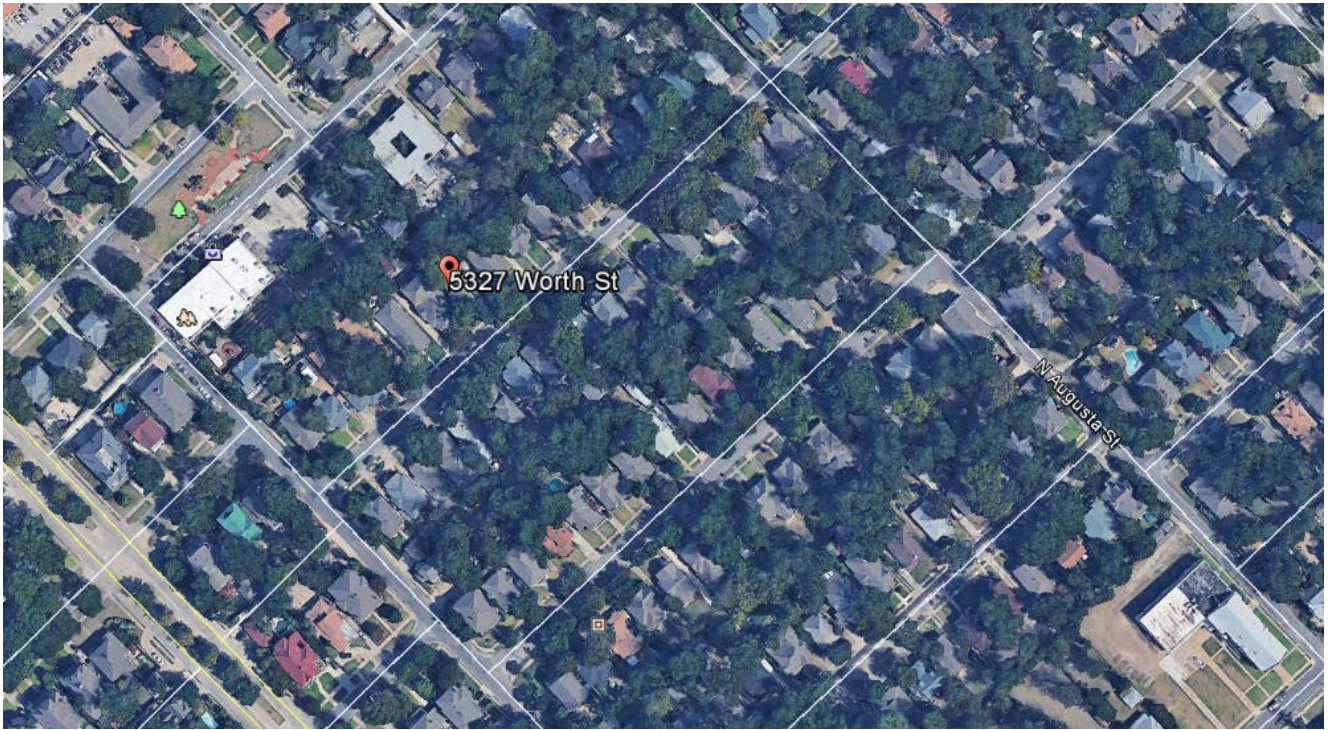
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



Aerial view, 5327 Worth.





Front (South) elevation.





View to left (West) of 5327 Worth.



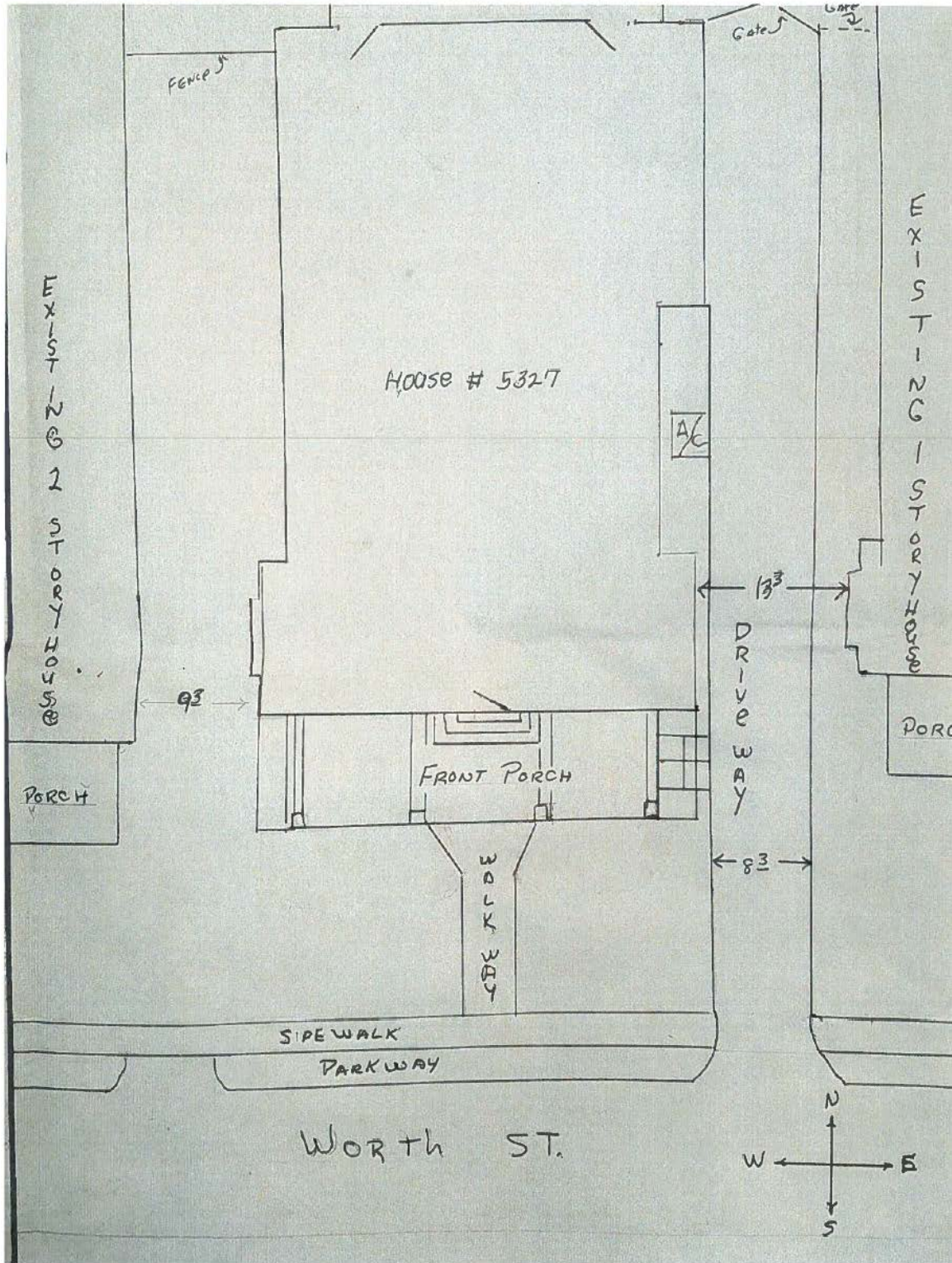
View to right (East) of 5327 Worth.





View across (South) of 5327 Worth.





Site plan.

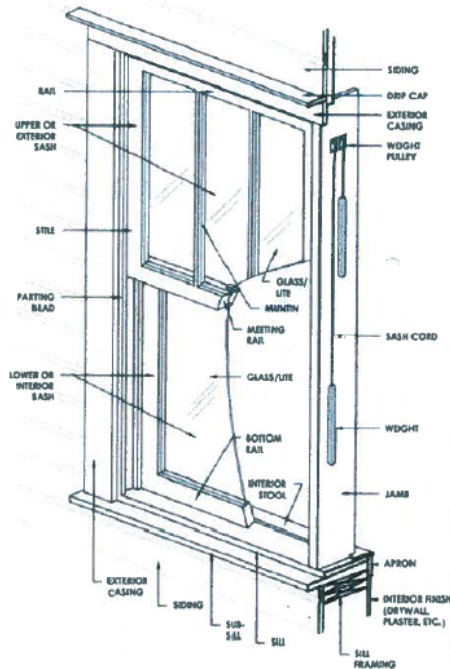


COA— Applicant Name: <u>Brian Eichler</u>	Date Received: _____ Received by: _____
--	--

### Window Survey Form

Have	Basic Requirements
<input checked="" type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input checked="" type="checkbox"/>	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from # 1.
<input checked="" type="checkbox"/>	3. Condition Evaluation of each window (see reverse).
<input checked="" type="checkbox"/>	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.), materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
<input checked="" type="checkbox"/>	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
<input type="checkbox"/>	6. Other _____

**ALL window openings** on the structure should be assigned a **number** and **described** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in **pairs** or **groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but not door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of each window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. **Additional close-up photographs**, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Total Number of Window Openings on the Structure	<del>20</del> 25
Number of Historic Windows on the Structure	<del>18</del> 22
Number of Existing Replacement/Non-Historic Windows	2
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	24

10/19/2014

Window survey.

COA—

Applicant Name: BRIAN EICHLER

Date Received: \_\_\_\_\_

Received by: \_\_\_\_\_

**Window Survey Form—Window Condition Report**

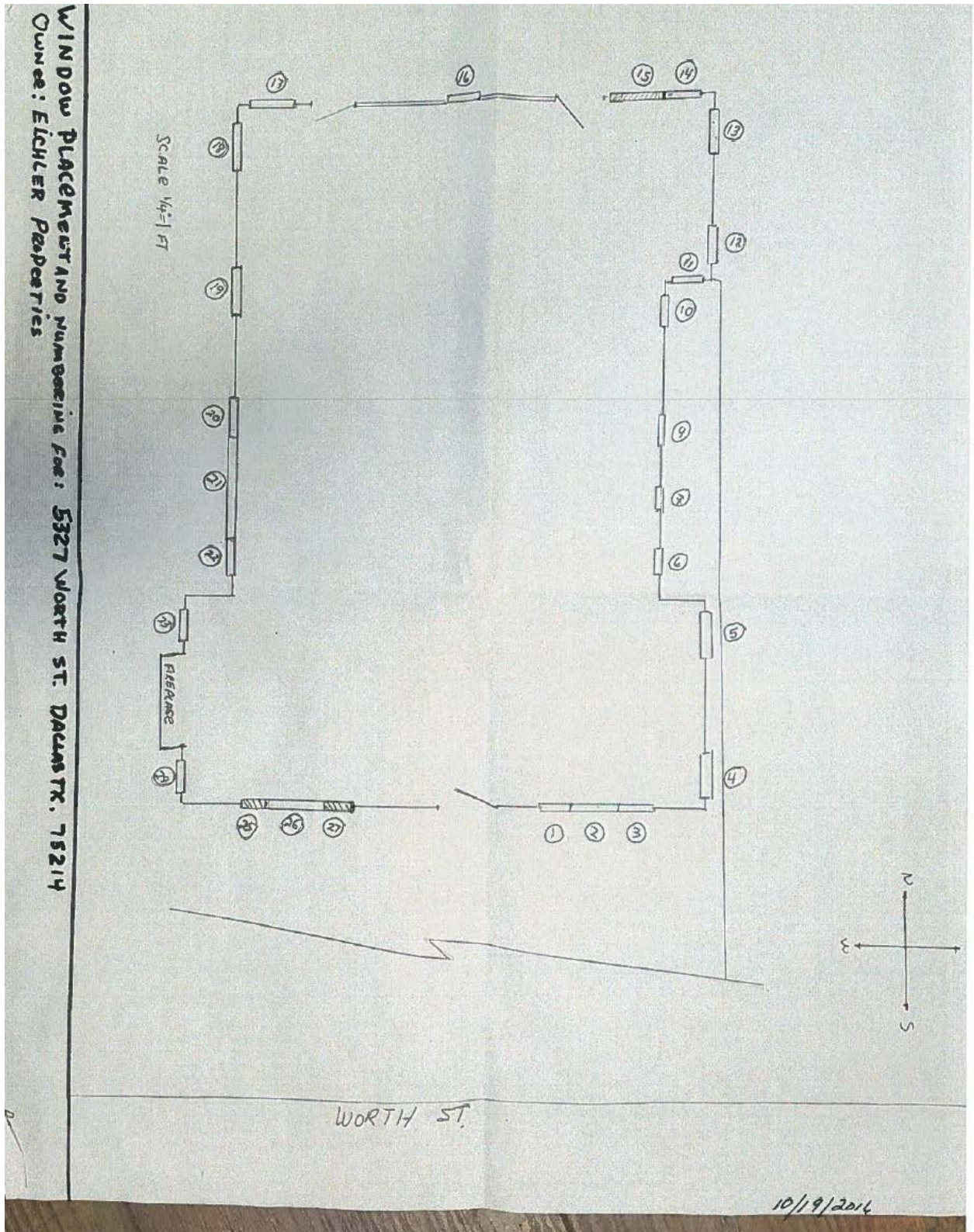
Window #	Window Condition
1	20"X37 5/8 NAILED CLOSED COUNTER-WEIGHTS GONE
2	29X 7/8 X 57 5/8 NON-OPENING MOUNTIN = 5
3	20X37 5/8 COUNTER-WEIGHTS GONE - WOULD NOT OPEN WITHOUT DAMAGE TO FRAME
4	29 7/8 X 57 5/8 WEIGHTS GONE PAINTED CLOSED
5	29X 7/8 X 57 5/8 NAILED SHUT WOULD NOT OPEN WITHOUT DAMAGING WINDOWS
6	<del>19 7/8 X 20 X 37 5/8</del> BOTH ROOM FRAMES FALLING AWAY FROM WATER DAMAGE UNOPERABLE
7	BOTH ROOM SAME AS ABOVE
8	MISTAKE IN # 20 to 9
9	29 7/8 X 57 5/8 FAIR CONDITION UNOPERABLE - PAINTED SHUT
10	29 7/8 X 57 5/8 - FAIR CONDITION PAINTED SHUT
11	29 7/8 X 57 5/8 - POOR CONDITION TERMITE DAMAGE - UNOPERABLE
12	29 7/8 X 57 5/8 POOR CONDITION TERMITE DAMAGE - WOULD NOT OPEN
13	29 7/8 X 57 5/8 POOR CONDITION WOULD NOT OPEN - PAINTED SHUT
14	29 7/8 X 57 5/8 POOR CONDITION DUE TO TERMITE DAMAGE TO ENTIRE WALL SEE 15
15	<del>20 X 37 5/8</del> 40 X 57 5/8 WALL IS COLLAPSING ON WINDOWS - UNSAFE NOT REINFORCE STRUCTURE SUPPORT
16	#23 7/8 X 36 ALUMINUM WINDOW IN GOOD SHAPE - OPERABLE REAR BATHROOM
17	34 1/2 X 47 ALUMINUM WINDOW IN GOOD SHAPE - OPERABLE KITCHEN
18	46 X 57 - GOOD CONDITION - BUT NOT ABLE TO OPEN WITHOUT DAMAGING FRAME
19	31 7/8 X 37 5/8 - FAKE STAIN GLASS OVER SINK NON-OPERABLE
20	27 7/8 X 33 5/8 - UNOPERABLE POOR CONDITION TERMITE DAMAGE - PAINTED SHUT

Window #	Window Condition
21	71 X 24 NON-OPENING
22	27 7/8 X 33 5/8 WILL OPEN PAINTED SHUT & HAD TERMITE DAMAGE
23	27 7/8 X 33 5/8 - POOR CONDITION DUE TO TERMITE DAMAGE TO WALLS NAILED CLOSED - BROKEN GLASS
24	27 7/8 X 33 5/8 HAD FAKE STAIN GLASS WAS ALSO NAILED CLOSED FAIR CONDITION
25	19 7/8 X 57 5/8 NOT ORIGINAL CUT IN TO MATCH WINDOW #1
26	WAS A 46 X 57 5/8 ORIGINAL CHANGED TO MATCH WINDOW #2 WAS IN (HAS MUNTIN) POOR CONDITION WEIGHTS WERE GONE
27	19 7/8 X 57 5/8 NOT ORIGINAL CUT IN TO MATCH WINDOW #3
28	
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10/19/2016

Window survey.



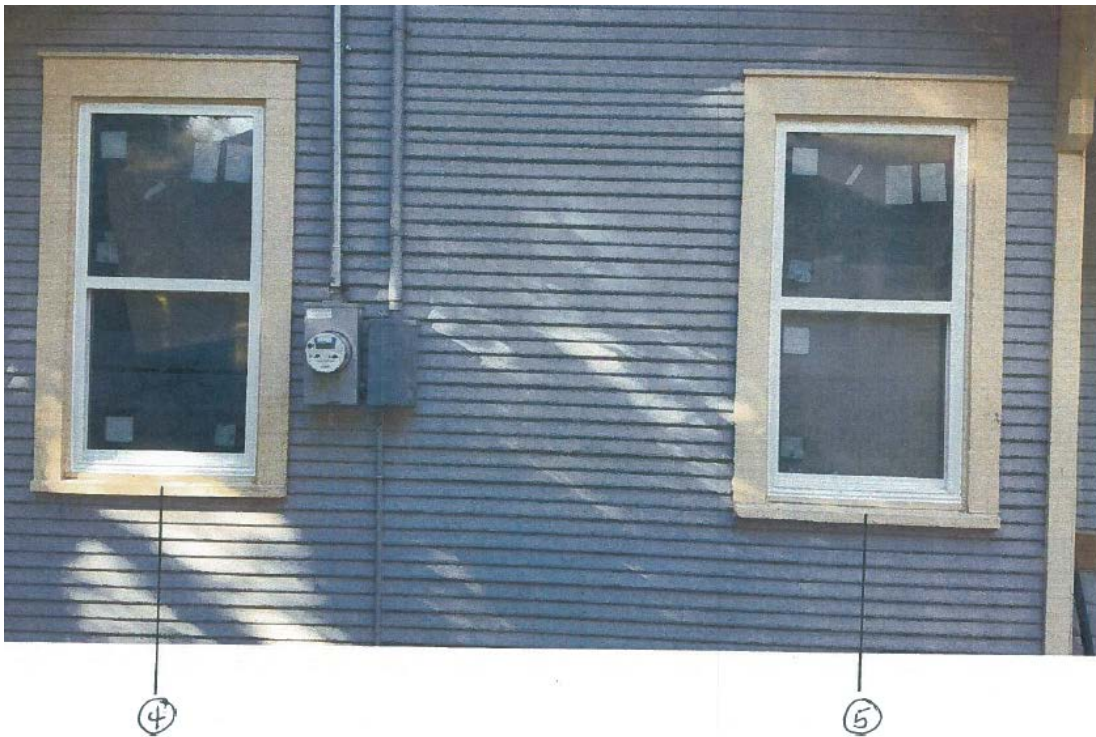


Window numbering system.

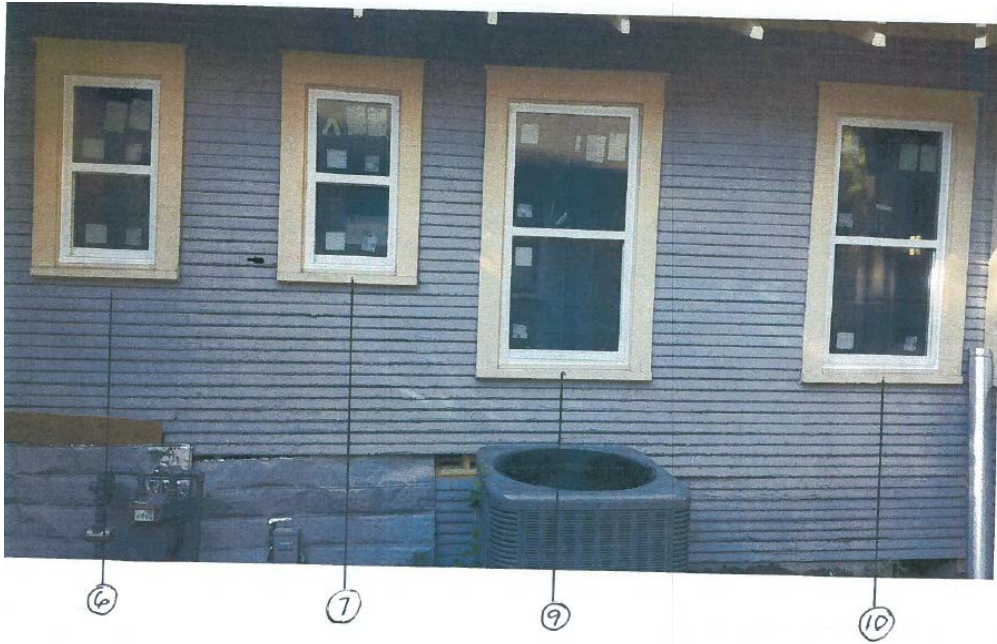




Window #s 1, 2, and 3 on front (South) elevation.

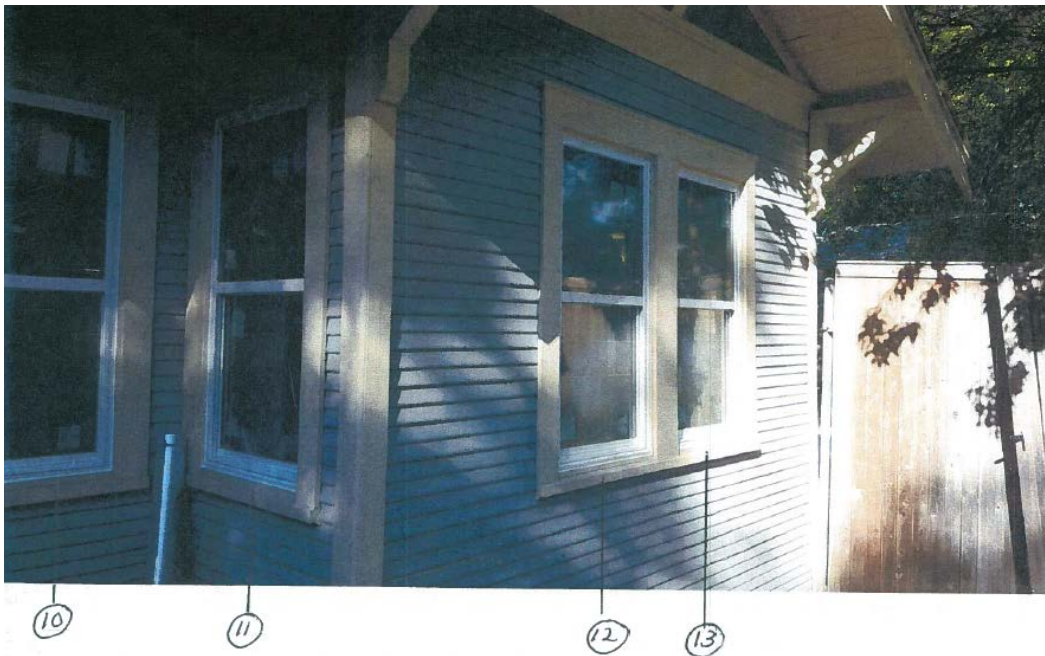


Window #s 4 and 5 on front 50% of right (East) elevation.



10/19/2014

Window #s 6, 7, 9, and 10 on right (East) elevation. Window #s 6 and 7 are within the front 50% of the side elevation.



10/19/2014

Window #s 10, 11, 12, and 13 on right (East) elevation. These windows are on the rear 50% of the side elevation.





10/19/2016

Window #s 14 and 15 on rear elevation. Window #15 was reduced in size to match Window #14.



10/19/2016

Window #16 on rear elevation.





17

10/19/2016

Window #17 on rear elevation.

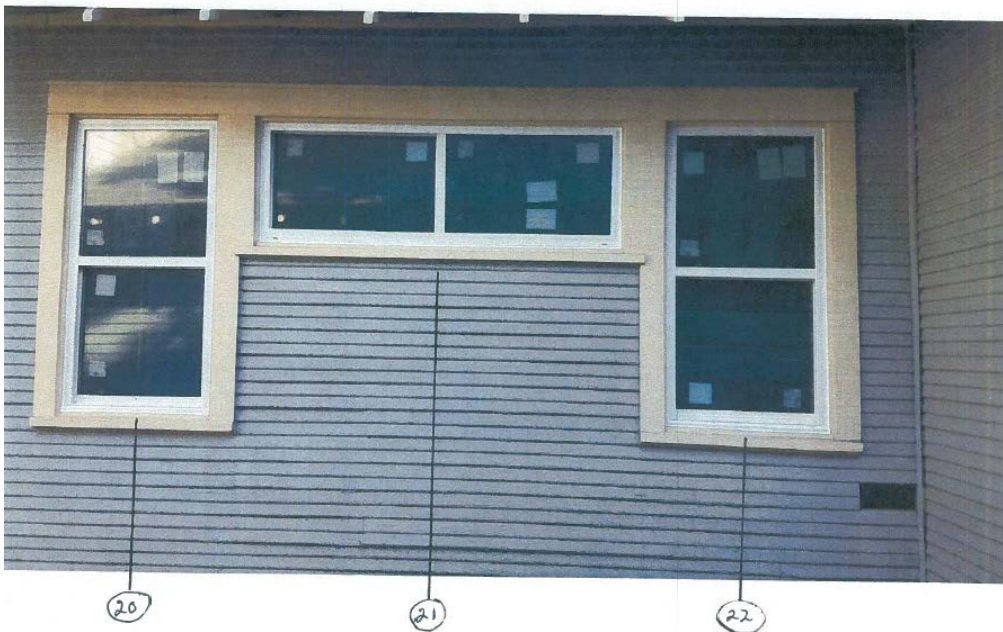


18

19

10/19/2016

Window #s 18 and 19 on rear 50% of left (West) elevation.



10/19/2016

Window #s 20, 21, and 22 on left (West) elevation. Window # 20 is within the rear 50% of the side elevation; Window #s 21 and 22 are within the front 50% of the side elevation.



Window #s 23 and 24 on front 50% of left (West) elevation.





Window #s 25, 26, and 27 on front (South) elevation. Window #26 was reduced in size and Window #s 25 and 27 are newly created.



# Urban Design + Remodel, LLC

Laura Fetrow, General Contractor

6406 Desco Drive, Dallas, TX 75225

(469) 371-0975

July 14, 2016

Re: Estimate for Window Purchase and Installation

Fichter Properties  
Brian Fichter  
5327 Worth Street  
Dallas, TX 75214

## Window Specifications:

Option A	Size	Material	Labor
(2) Teerview AC Single Hung	19 7/8 x 57 5/8		
(10) Teerview AC Single Hung	29 7/8 x 57 5/8		
Teerview AC Single Hung (tempered)	29 7/8 x 57 5/8		
Teerview AC Single Hung	30 x 37 5/8		
(2) Teerview AC Single Hung (tempered)	20 x 37 5/8		
Teerview AC Single Hung	23 7/8 x 36		
Teerview AC Single Hung	34 1/2 x 47		
Teerview AC Single Hung	24 x 45 5/8		
Teerview AC Single Hung	31 7/8 x 37 5/8		
Teerview AC Single Slider	71 3/4 x 24		
(2) Teerview AC Single Hung	27 7/8 x 33 5/8		
Teerview AC Single Hung	40 x 57	\$5898.00	\$3278.00
<b>Total</b>			
<b>Option B for front windows (add to above)</b>			
Teerview AC Single Hung	19 7/8 x 57 5/8		
Teerview AC Single Hung	29 7/8 x 57 5/8		
Teerview AC Single Hung	19 7/8 x 57 5/8		
<b>Total</b>		\$540.00	\$256.00

PECS → Included in labor pricing approximately \$200.00 for color-matched tubes of caulk. Manufactured by Burris Windows.  
Includes - Low-E 366 glass with PRL-SI-RV1 and Argon, nite vents, half screens.  
Additional framing/carpentry not included for new openings. → WINDOW INFORMATION

We appreciate you and your business!

10/19/2016

Request #1 – window specifications.



#### About Burris

Burris Windows manufactures custom quality windows and doors for Texas and surrounding states. With a product offering including several types of window styles including, single-hung, double hung, slider, casement, picture and geometric windows you can be confident you've selected superior windows that will perform throughout the life of the product.

An advanced design is increasingly in demand with homeowners everywhere. Made to fit precisely, our strong, secure windows offer optimum energy efficiency and easy cleaning features with tilt-in sashes.

Burris Windows are manufactured with traditional craftsmanship and quality that stands alone in the Southwestern new construction and replacement vinyl window market.

A closer look at our handcrafted windows reveals that they are made even stronger through advanced engineering details.

When you choose a window from Burris you can be assured of a lasting partnership from the beginning of the manufacturing process through the installation of your new Vinyl Windows.

In business in the Dallas/Ft. Worth area for over 30 years, Burris Windows is a name you can trust.

#### Limited Lifetime Warranty TectView Products



##### Vinyl Frames and Sashes

All vinyl components have a lifetime warranty not to chip, crack, peel, or blister. Fading is warranted to be within generally accepted industry standards.

##### Insulated Glass

Insulated glass units have a lifetime warranty against material obstruction from the degradation of the LoE coating or moisture. Minor imperfections such as scratches or blemishes in the LoE coating are warranted to be within generally accepted industry standards.

Laminated glass is warranted against discoloration of the interlayer for five years and against seal failure for twenty years.

##### Screens

Screens are warranted not to rust or rot for five years. This warranty does not cover torn or damaged screens.

##### Parts and Components

All other components of the window are covered for lifetime to be free of manufacturing defects.

Contact Burris Windows for detailed warranty information.

Burris Windows • 3905 McDermott Drive, Suite 100 • Carrollton, TX 75006  
Tel: (972) 355-6411 • Fax: (972) 355-6402 • [www.burriswindows.com](http://www.burriswindows.com)



10/17/2014

Request #1 – window specifications.

BURRIS WINDOWS

# TectView Ac

Side View      Picture      Single Hung

Let us work with you in designing your next window project!

**Features**

- 3/4" Insulated DSB Glass Unit
- LoE Glass / Argon
- XL Edge
- Sloped Sill
- Equal Glass in Operating Sash
- Reinforced Meeting Rails
- Adjustable Constant Force Balance
- Covered Weep Slots
- Fusion Welded Frames
- Interlocking Center Rail
- Night Vents on Single Hungs

**Four colors to choose from**

Gray      Tan      White      Bronze / White

**Styles / Options**

- The TectView Ac window is available as either a new construction or as a replacement unit.
- Geometrics, operating and fixed windows are made to exact sizes down to 1/8".
- Four mulling options as well as custom matched accessory options are available.

TectView Ac™ Single Hung		No Grids		Standard Grids		Contour Grids	
DSB Glass 3/4" EAT	XL Edge®	U	SHGC	U	SHGC	U	SHGC
340 Argon	XL Edge®	0.30	0.15	0.30	0.13	0.32	0.13
270 Argon	XL Edge®	0.30	0.30	0.30	0.27	0.31	0.27
366 Argon	XL Edge®	0.29	0.22	0.29	0.20	0.31	0.20
TectView Ac™ Single Slider		No Grids		Standard Grids		Contour Grids	
DSB Glass 3/4" EAT	XL Edge®	U	SHGC	U	SHGC	U	SHGC
340 Argon	XL Edge®	0.29	0.15	0.29	0.13	0.30	0.13
270 Argon	XL Edge®	0.29	0.30	0.29	0.27	0.30	0.27
366 Argon	XL Edge®	0.29	0.22	0.29	0.20	0.30	0.20



TectView Ac™ Picture Window		No Grids		Standard Grids		Contour Grids	
DSB Glass 3/4" EAT	XL Edge®	U	SHGC	U	SHGC	U	SHGC
340 Argon	XL Edge®	0.27	0.15	0.27	0.14	0.29	0.14
270 Argon	XL Edge®	0.27	0.31	0.27	0.28	0.29	0.28
366 Argon	XL Edge®	0.27	0.23	0.27	0.21	0.28	0.21
TectView Ac™ Picture Window		No Grids		Standard Grids		Contour Grids	
3/16" Glass 3/8" EAT	XL Edge®	U	SHGC	U	SHGC	U	SHGC
340 Argon	XL Edge®	0.28	0.16	0.30	0.15	0.30	0.28
270 Argon	XL Edge®	0.29	0.31	0.30	0.28	0.32	0.28
366 Argon	XL Edge®	0.28	0.24	0.29	0.21	0.32	0.21

10/19/2014

Request #1 – window specifications.





Request #1 – sample window.

## 5327 Worth

1915



Request #s 1, 3, and 4 – photo from Junius Heights survey, ca. 2003, showing style and size of windows on front elevation.



Request #s 1, 3, and 4 – photo from Google Earth dated June 2014, showing size and style of windows on front elevation.





Request #s 1, 3, and 4 – photo from June 2016 CA for foundation repair which shows style of windows on front (South) elevation.



Request #s 1, 3, and 4 – photo from June 2016 CA for foundation repair which shows style and size of windows on front (South elevation).





Request #1 – photo from June 2016 CA for foundation repair which shows wood windows on right (East) elevation.



Request #5 – area on left (East) elevation where replacement siding and Hardie board are proposed.





10/19/2014

Request #6 – landscaping.



10/19/2016

Request #6 – landscaping.





10/19/2014

Request #6 – landscaping.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### Request # 1 –

#### 4.0 Facades

- 4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.

#### 5.0 Fenestrations and Openings

- 5.1 Historic doors and windows must remain intact and their openings must be preserved on protected facades except that doors and windows may be replaced if necessary due to damage or deterioration.

### Request # 2 –

There is no specific criteria for this structure in the Junius Heights 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)(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.

### Request # 3 –

#### 4.0 Facades

##### 4.1 Protected facades

- 4.1(c) Historic solid-to-void ratios of protected facades must be maintained.

Request # 4 –

4.0 Facades

4.1 Protected facades

4.1(c) Historic solid-to-void ratios of protected facades must be maintained.

Request # 5 –

4.0 Facades

4.3 Wood siding, trim and detailing must be restored whenever practical.

Request # 6 –

3.0 Site and Site Elements

3.5 Landscaping

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



**TASK FORCE RECOMMENDATION REPORT**  
**JUNIUS HEIGHTS**

DATE: 10/13/2016

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Brian Eichler/Jim Record

Address: 5327 Worth

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

1. Deny without Prejudice <sup>rejection</sup> on the front and 30% <sup>protected</sup> of the sides.

① Barbara/Mesh.

2. Approve (Back of House) Terri/Morgan

①

3. Deny without Prejudice - (front 50% of House)

① Morgan/Mary

**Task force members present**

☒ Rene Schmidt (Chair)

☒ Mary Mesh

☒ Barbara Cohen

☒ Laura Koppang

☒ Terri Raith

☒ Morgan Harrison

☐ VACANT

☐ VACANT

☐ VACANT

Ex Officio staff members present ☒ Marsha Prior

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

Above & Over.

CHAIR, Task Force

DATE

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.

4. Dong with pro.



~~Barba~~ / Terri  
Barba / Terri

5. Approu

✓ Mary / Mary

Repair on siding to match existing  
hardy board etc. ~~may~~ be  
Smooth side out.

6. Dong without pro.



Barba / Mary

**LANDMARK COMMISSION****NOVEMBER 7, 2016**

FILE NUMBER: CA167-038 (MP)  
LOCATION: 2521 Park Row Avenue  
STRUCTURE: Accessory & Non-Contributing  
COUNCIL DISTRICT: 7  
ZONING: PD No. 595, Subdistrict R-7.5(A)

PLANNER: Marsha Prior  
DATE FILED: October 6, 2016  
DISTRICT: South Blvd/Park Row  
MAPSCO: 46-S  
CENSUS TRACT: 0203.00

**APPLICANT:** Jeanette Bolden

**REPRESENTATIVE:** None

**OWNER:** Jeanette Bolden

**REQUEST:**

Construct accessory structure in rear yard.

**BACKGROUND / HISTORY:**

Contributing to the South Boulevard Park Row Historic District.

**ANALYSIS:**

Task Force is recommending approval and was very complimentary of the design. While Staff is supportive of the design and materials for the garage, denying without prejudice is being recommended due to the stipulation in the preservation criteria that buildings are located at least seven feet from the side yard property line. The proposed accessory structure will be 20 inches from the side property line.

Plans submitted to Building Inspections for review; BI comments for requirements are:

- 4 inches MAX O.H. @ property side lot line
- 1 hour fire rated construction required @ property side lot line
- Min. 3 ft setback from alley

**STAFF RECOMMENDATION:**

Construct accessory structure in rear yard – Deny without prejudice – The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3(b)(9) which states that no building shall be constructed nearer than seven feet to a side property line.



**TASK FORCE RECOMMENDATION:**

Construct accessory structure in rear yard. – Approve – Recommend approval of new garage. Design is very complimentary to house and appropriate to neighborhood. Recommend more information be provided on windows, doors, and garage doors. Task Force is supportive of garage set back less than 7'-0".

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

CA 167-038 (MP)  
Office Use Only

Name of Applicant: Jeanette Bolden  
Mailing Address: 2521 Park Row Av.  
City, State and Zip Code: Dallas TX 75215  
Daytime Phone: 817-917-6396 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Wife

PROPERTY ADDRESS: 2521 Park Row Av.  
Historic District: 7

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

**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.

CONSTRUCT NEW GARAGE

**RECEIVED BY**

OCT 06 2016

**Current Planning**

Signature of Applicant: Jeanette Bolden Date: 10-5-16  
Signature of Owner: Jeanette Bolden Date: 10-5-16  
(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.

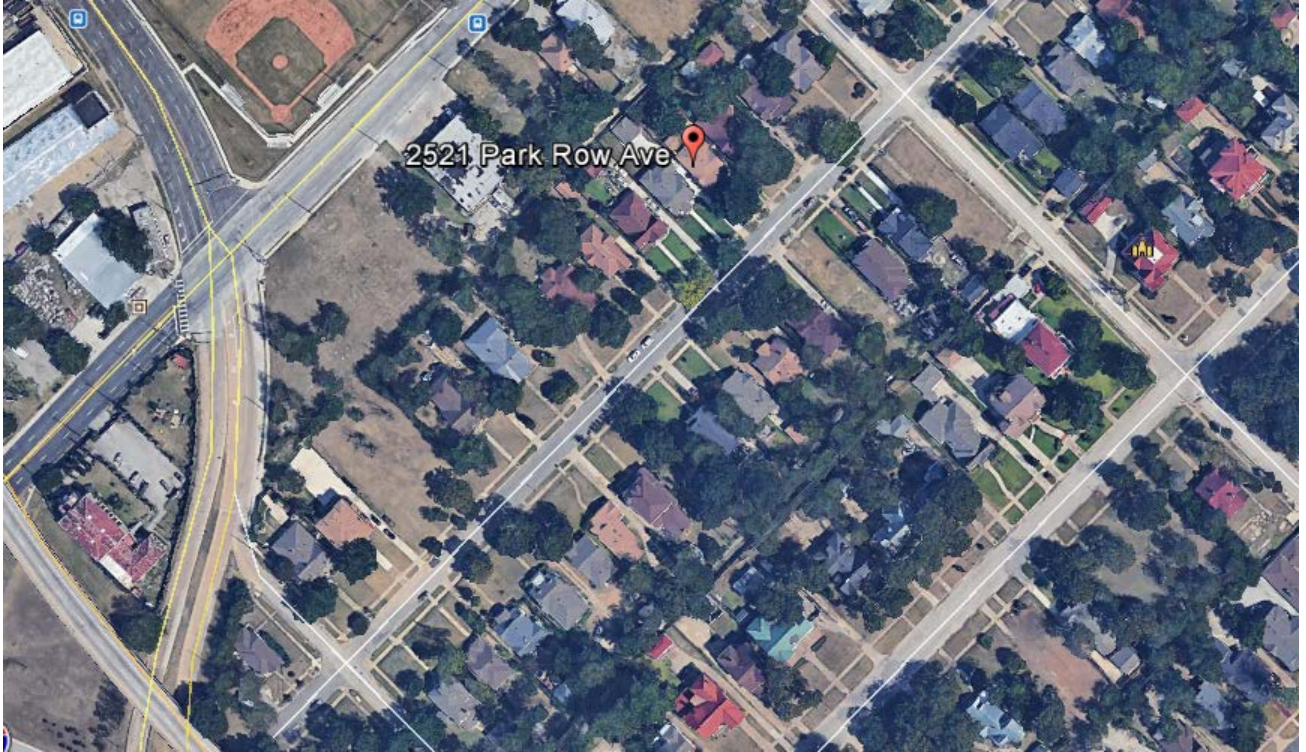
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



Aerial view, 2521 Park Row.





Front (South) elevation.



Right (East) elevation.





Right (East) elevation.



1529 E. I-30, STE. 106  
GARLAND, TX 75043

FIRM REGISTRATION NO. 10194052

## SURVEY PLAT



**RHODES**  
Surveying

WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2521 PARK ROW AVENUE, in the city of DALLAS, DALLAS COUNTY Texas.

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEING a portion of Lot 14 and Lot 15, Block 3/1283, of the Edgewood Addition an addition to the city of Dallas, Dallas County, Texas according to the map thereof as recorded in Volume 2, Page 112, map records, Dallas County, Texas, being conveyed to Isaac and Janette Bolden as recorded in C.C. # 201000174199, official public records, Dallas County, Texas as shown on survey and being more particularly described by metes and bounds as follows:

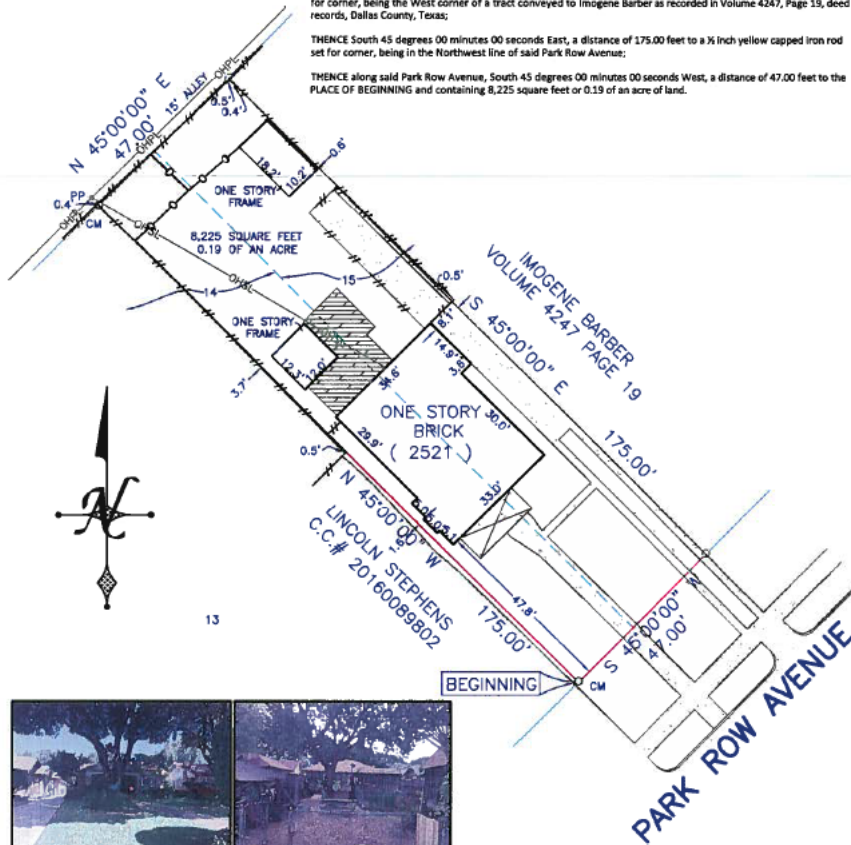
BEGINNING at a 1/2 inch iron pipe found for corner, being in the Northwest line of Park Row Avenue, being the East corner of a tract conveyed to Lincoln Stephens as recorded in C.C. # 20160089802, official public records, Dallas County, Texas and being the South corner of said Bolden tract;

THENCE North 45 degrees 00 minutes 00 seconds West, a distance of 175.00 feet to a 1/2 inch yellow capped iron rod found for corner, being in the Southeast line of a 15 foot alley;

THENCE North 45 degrees 00 minutes 00 seconds East, a distance of 47.00 feet to a 1/2 inch yellow capped iron rod set for corner, being the West corner of a tract conveyed to Imogene Barber as recorded in Volume 4247, Page 19, deed records, Dallas County, Texas;

THENCE South 45 degrees 00 minutes 00 seconds East, a distance of 175.00 feet to a 1/2 inch yellow capped iron rod set for corner, being in the Northwest line of said Park Row Avenue;

THENCE along said Park Row Avenue, South 45 degrees 00 minutes 00 seconds West, a distance of 47.00 feet to the PLACE OF BEGINNING and containing 8,225 square feet or 0.19 of an acre of land.



THIS CERTIFICATION DOES NOT  
TAKE INTO CONSIDERATION  
ADDITIONAL FACTS THAT AN  
ACCURATE TITLE SEARCH AND OR  
EXAMINATION MIGHT DISCLOSE.

NOTE: BEARINGS ARE ASSUMED

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY JEANETTE BOLDEN  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

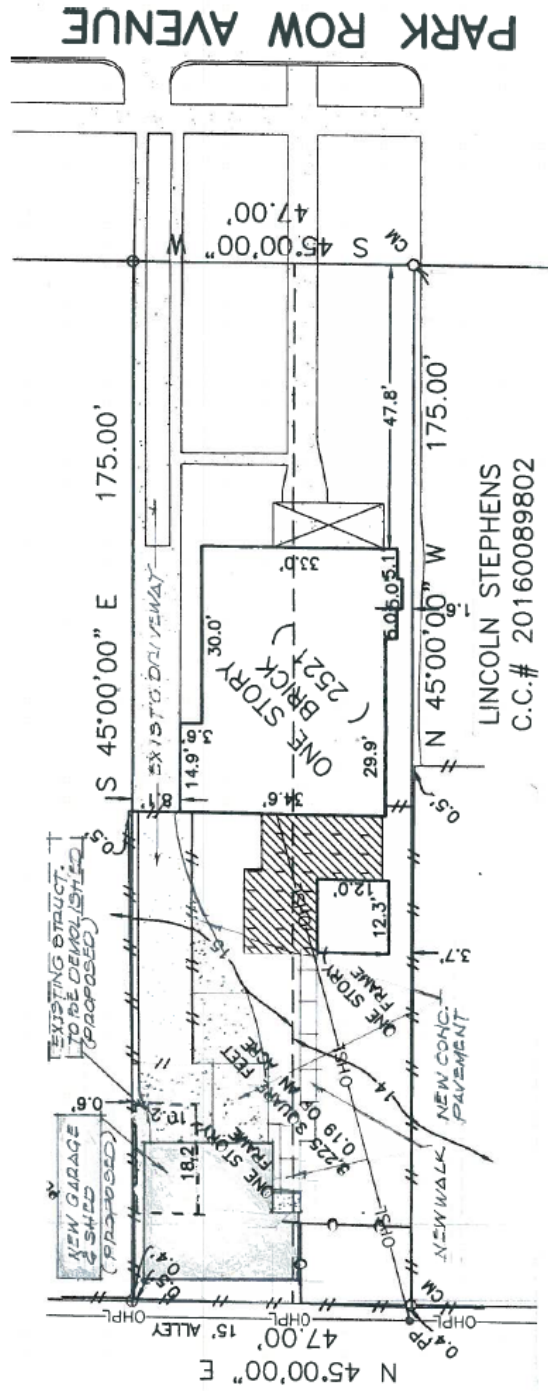
Scale: 1" = 30'  
Date: 8/29/2016  
G. F. No.:  
Job no.: 96247

USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
OR OTHER PARTIES SHALL BE AT THEIR RISK AND  
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR  
ANY LOSS RESULTING THEREFROM  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
JEANETTE BOLDEN

LEGEND	
WOOD FENCE	--- TEXT
CHAIN LINE	--- IMPROVEMENTS
IRON FENCE	--- BOUNDARY LINE
WIRE FENCE	--- EXISTING EASEMENT
1/2" YELLOW CAPPED IRON ROD FOUND	
1/2" YELLOW CAPPED IRON ROD SET	
FOUND "X"	
1/4" IRON PIPE FOUND	
PP MAIL FOUND	
CM - CONTROL MONUMENT	
CD - CROWN DIRT	PE - POOL EQUIP
SM - GAS METER	PP - POWER POLE
PM - TRAIL METER	WM - WATER METER
LP - LIGHT POLE	WV - WATER VALVE
---	---

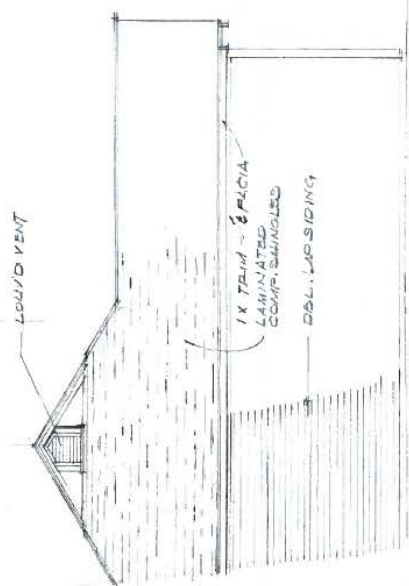


Survey plat.

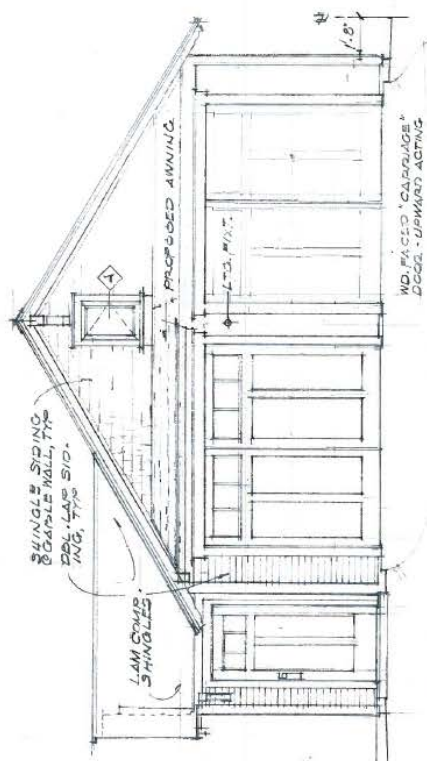


Proposed site plan.

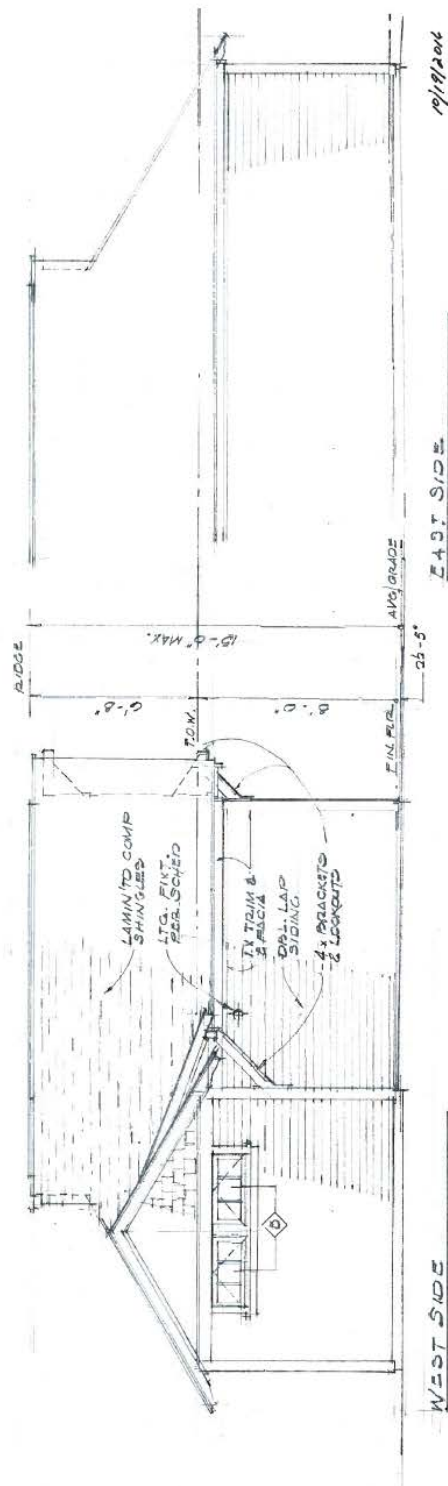
## ELEVATIONS



及至42



FRONT-SOUTH



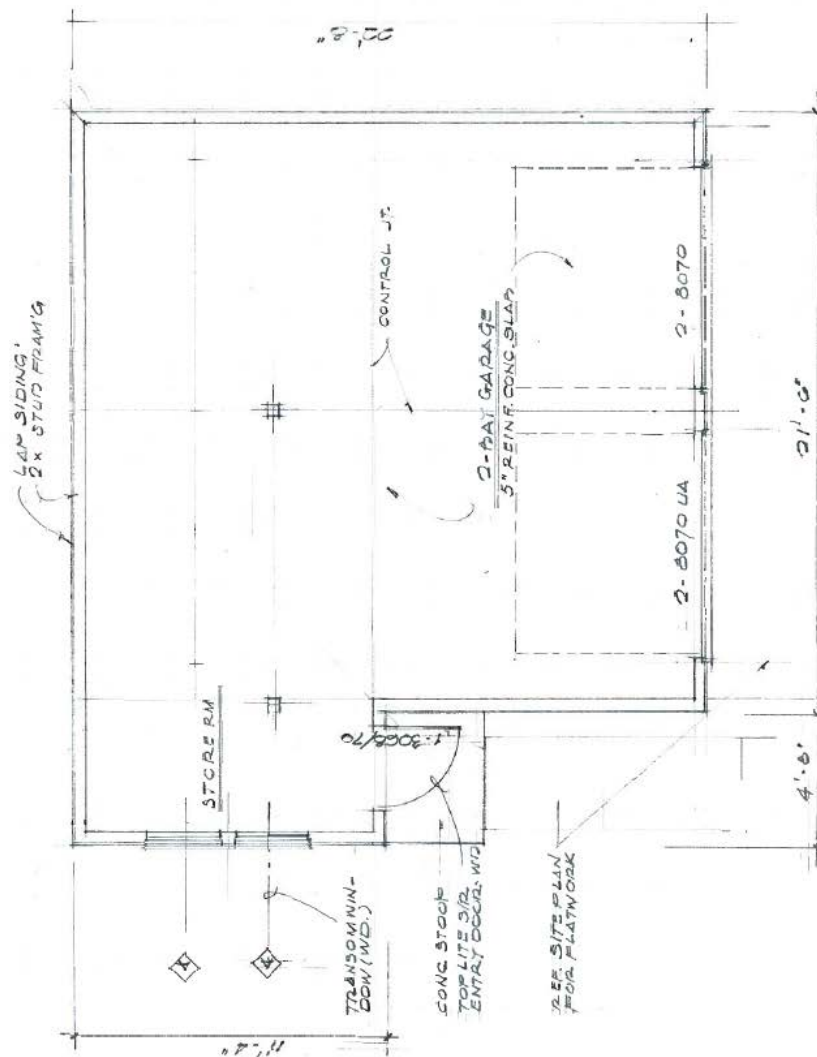
West Side

7437 S/D

10/19/2016

D7 -10





FLOOR PLAN  
SCALE 1/4" = 1'-0"

10/19/2006

## FLOOR PLAN

Proposed floor plan.

# SPECIFICATIONS

## SIDING AND TRIM

Siding to be lap ( wedge section ) style, double lap to resemble or match the existing material found on the present structure. Shingle siding to be bundle or panelized wood or composite material. Corner, frieze, rake, casing and fascia to be nominal 1" lumber material. Architectural features such as brackets, beams and back-plates to be from 4x lumber or as reclaimed units

Source(s): milled lumber as new product, reclaimed from site or salvage vendors  
Composite siding and trim from James Hardie, L-P Smart Side or Shakerstown meeting above dimensional and style specifications may be considered as an equal alternate.

## DOORS AND WINDOWS

Entry doors ( exterior, hinged ) to have stile and rail construction with traditional glazed openings where indicated in the style, layout and size drawn or similar and capable of finishing with paint or stain products.

Sources : Reclaimed fir or dense pine unit from salvage vendors or new products from traditional manufacture companies as Rogue Valley, Simpson or Sundor

Upward Acting Sectional doors ( vertical track ) to be wood clad with fir, cypress or cedar milled lumber and semi-traditional glazed openings in the style, layout and dimensions drawn or similar and capable of finishing with paint or stain products

Sources : custom and semi-custom manufacturers such as Jeld-wen, Wayne Dalton or QDServices/DFW

Operable Windows to have traditional wood sash dimension, profile and glazing and operation as drawn.

Sources: reclaimed from salvage vendors

## ROOFING

Shingle roofing to be composite ceramic-asphalt-fiberglass laminated type with medium exposure ( 5 > 6" ) to match style, weight and color of roofing on the primary residence ( main structure ) as manufactured by GAF / Timbeline™ series or equal.

## PAINT AND STAIN

Paint and Stain products as manufactured by the Sherwin-Williams Corp. as appropriate coatings to the surfaces to be finished will match the submitted color schedule as either custom blend or standard chart products and will be located as indicated on the drawings.

10/19/2014

Specifications for siding, doors/windows, roofing, and paint.



Proposed style of wood garage doors.



# ROGUE VALLEY Door

(<https://www.roguevalleydoor.com/>)

(<https://www.roguevalleydoor.com/products/>)

HOME (<https://www.roguevalleydoor.com/>)

(<https://www.roguevalleydoor.com/>)



Proposed wood entry door.



Salvaged windows to install in proposed garage.

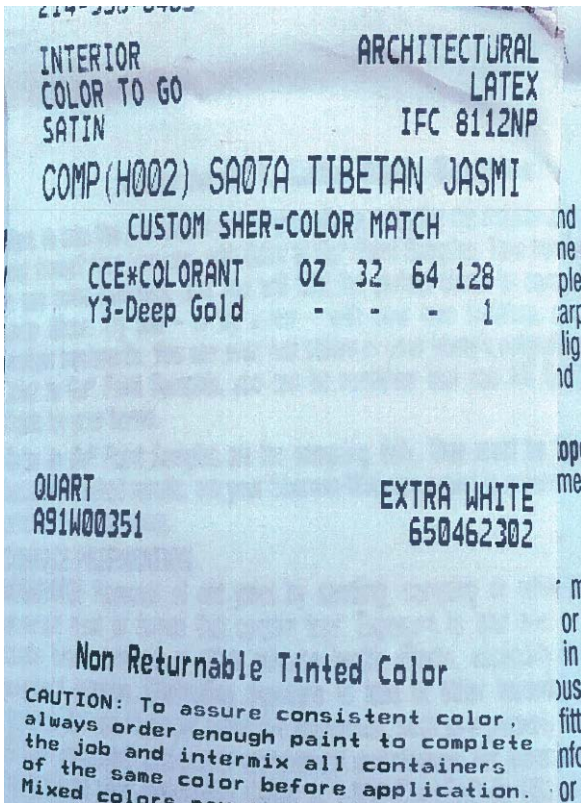


Salvaged windows to install in proposed garage.





Proposed roofing shingles, Timberline, Natural Shadow, Shakeswood.



Custom paint to match body on main structure (color is a light cream).

SHERWIN-WILLIAMS 7265 04/28/15  
 214-398-6463 Order# 0096249

INTERIOR ARCHITECTURAL  
 COLOR TO GO LATEX  
 SATIN IFC 8112NP

MANUAL UNDERSEAS 11/02  
 CUST OM MANUAL MATCH

CCE*COLORANT	OZ	32	64	128
W1-White	-	14	-	1
B1-Black	-	11	1	1
G2-New Green	-	5	1	-
N1-Raw Umber	-	-	-	1
Y3-Deep Gold	-	4	-	1

QUART DEEP  
 A91W00353 650462328

Non Returnable Tinted Color

CAUTION: To assure consistent color,  
 always order enough paint to complete

Custom paint to match trim on main structure (color is a bluish-green).



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

### Section 3(b)(9) – Side yard set back:

No building or structure shall be constructed nearer than seven feet to a side property line.

# SOUTH BOULEVARD/PARK ROW

DATE: 10/14/2016  
TIME: 2:00 pm  
MEETING PLACE: Dallas City Hall, 1500 Marilla, 5CN

Applicant Name: Jeanette Bolden  
Address: 2521 Park Row (demolition & new construction)  
Date of CA/CD Request: 10/06/2016

## RECOMMENDATION:

Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice ☐

Recommendation / comments/ basis:

RECOMMEND APPROVAL OF DEMOLITION  
1. ~~APPROVE~~ PER IMMINENT THREAT TO PUBLIC SAFETY; CRACKED, UNREINFORCED CONCRETE SLAB & FLOODS DURING RAIN.  
2. ~~RECOMMEND~~ APPROVAL OF NEW GARAGE DESIGN IS VERY COMPLIMENTARY TO HOUSE & APPROPRIATE TO NEIGHBORHOOD. RECOMMEND MORE INFORMATION BE PROVIDED ON WINDOWS, DOORS & GARAGE DOORS.  
TASK FORCE IS SUPPORTIVE OF GARAGE SET BACK LESS THAN 7'-0".

## Task force members present

<input type="checkbox"/> Tammy Johnston	<input type="checkbox"/> VACANT	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Michael Karnowski	<input type="checkbox"/> VACANT	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Jason Brown	<input type="checkbox"/> VACANT	<input type="checkbox"/> VACANT

Ex Officio staff members Present ☐ Marsha Prior ☒

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

Maker: KARNOWSKI

2<sup>nd</sup>: BROWN

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force MICHAEL KARNOWSKI DATE 10/14/2016

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-014 (EH)  
LOCATION: 6322 Bryan Parkway  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 63- Tract B

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Swiss Avenue  
MAPSCO: 36-Y  
CENSUS TRACT: 0011.02

**APPLICANT:** Anthony Barbieri & Catherine Sang

**REPRESENTATIVE:** None.

**OWNER:** BARBIER ANTHONY J II & CATHERINE SANG

**REQUEST:**

Install rock garden in flower beds in front of main structure. Work completed without Certificate of Appropriateness.

**BACKGROUND / HISTORY:**

09/20/2006- Landmark Commission approved the planting of two trees in the front yard. CA056-472(JA).

The structure is listed as contributing per the Swiss Avenue historic district.

**ANALYSIS:**

Staff is recommending denial of both items completed without a Certificate of Appropriateness. The Swiss Avenue ordinance states that rock gardens are not allowed in the front yards and only trees are allowed in the parkway within the district. The applicant informed staff that the rock garden was installed in the front yard to help combat run-off and erosion as the grass there never takes root due to the lack of sunlight in the front yard.

As of 11/1/16, the applicant removed the small rock garden from the parkway of the property.

**STAFF RECOMMENDATION:**

Install rock garden in flower beds in front of main structure. Work completed without Certificate of Appropriateness – Deny - Deny proposed work dated 10-6-16 with the finding that the proposed work does not meet the standard in City Code Section 51A-



4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria Section 51P-63.116(2)(A) which prohibits rock or sculpture gardens in the front yard.

**TASK FORCE RECOMMENDATION:**

Install rock garden in flower beds in front of main structure. Work completed without Certificate of Appropriateness – Deny - Not consistent with ordinance. Section 14 (2)(B) under items prohibited in the front yard.

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

CA 167-014 (EH)  
Office Use Only

Name of Applicant: Anthony J. Barbieri II & Catherine Sang

Mailing Address : 6322 Bryan Parkway

City, State and Zip Code: Dallas, Texas 75214

Daytime Phone: 214-952-6489 Fax: 214.379.0783

Relationship of Applicant to Owner : Owner

PROPERTY ADDRESS: 6322 Bryan Parkway, Dallas, Texas 75214

Historic District: Swiss Avenue Historic District

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes      No     

Historic Planner's  
Initials:

## 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.

Owner was experiencing erosion and mudslides in the front of its house. This was causing a dangerous situation by exposing tree roots, and creating slipper conditions every time it rained. Owner tried various remedies, however none worked. So, in order to mitigate erosion and mudslides, Owner engaged a professional landscaper to install small (1-2 inch long) rocks and mulch on top of plastic sheets in the affected areas in a professional, first-class manner. In order to maintain existing slope and structure, the rocks were placed around existing vegetation, as well as new seasonal vegetation. This work has stopped the erosion and potentially dangerous conditions. The installation of the rocks and mulch was due to necessity and to prevent further damage to the house and to cure an unsafe condition. Since installing these rocks and mulch in September, 2016, Owner has received numerous unsolicited compliments from neighbors and passersby. If you have any questions or need more information, do not hesitate to contact us. We love Dallas and the Swiss Avenue Historic District and want to be good neighbors!

Signature of Applicant: 

Date: 10/5/16

Signature of Owner:   
(IF NOT APPLICANT)

Date: 10/5/16

## 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

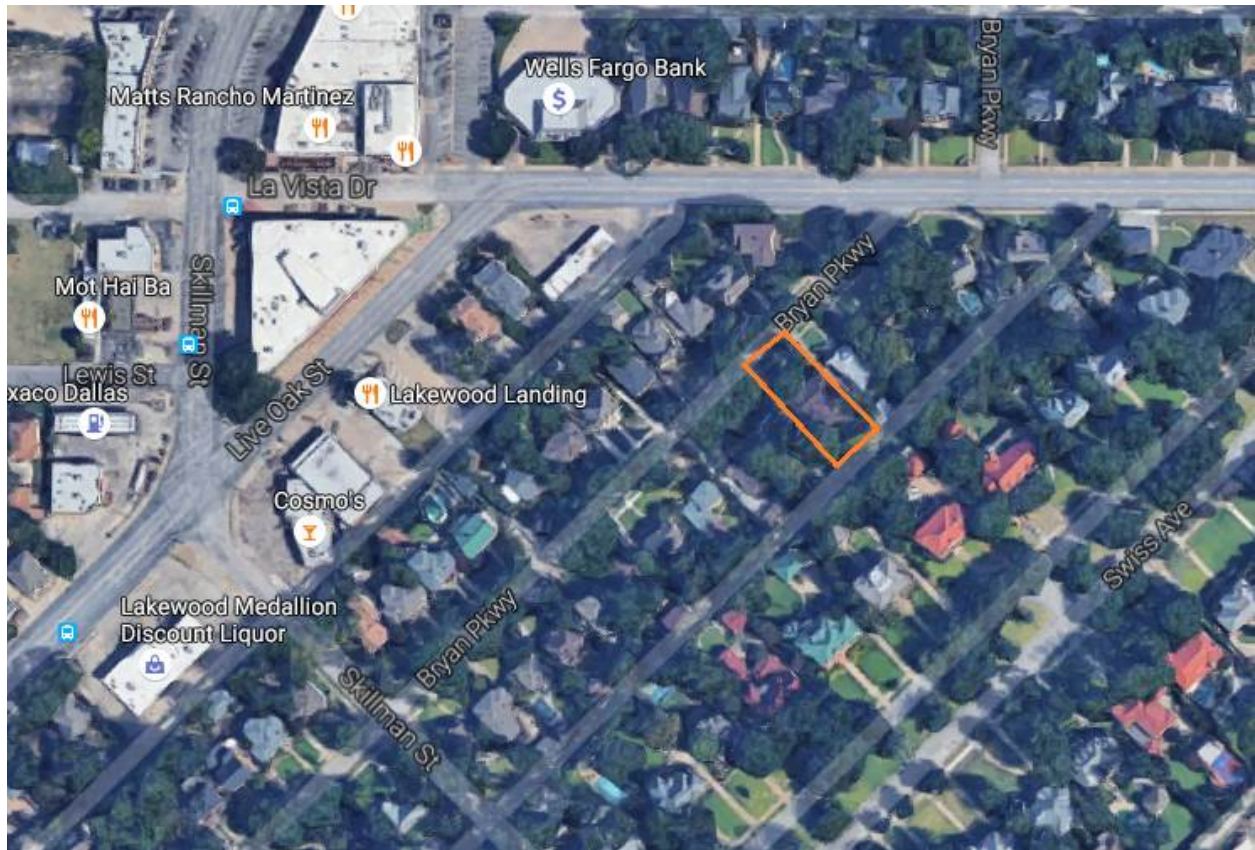
Certificate of Appropriateness

City of Dallas

Date

Historic Preservation

Rev. 111408



Aerial of 6322 Bryan Parkway and surrounding area.

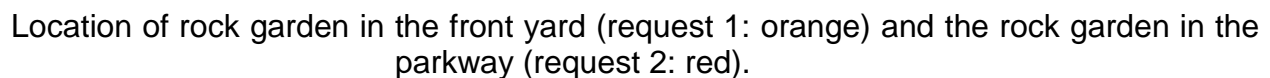




Front façade of main structure. Dated 10/20/16.



Photo submitted by applicant 11/1/16 showing the removal of the rocks in the parkway.







Request 1: Rock garden installed in front yard without a CA.



Request 1: Rock garden installed in front yard without a CA.



Request 1: Rock garden installed in front yard without a CA.





Request 2: Small rock garden installed in parkway without CA.



Request 2: Small rock garden installed in parkway without CA.



Request 2: Small rock garden installed in parkway without CA.





Google Street view dated June 2014 showing no rock garden and grass where item 1 is located currently and what appears to be the remains of a tree stump in the parkway where item 2 is located.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

(2) Landscaping.

(A) Certain items prohibited in front and corner side yards. The following items are not permitted in the front and corner side yards:

- (i) Above-ground meters.
- (ii) Berms.
- (iii) Pylons and similar structures.
- (iv) Rock or sculpture gardens.

(b) Vegetation restrictions. A person commits an offense if he places or maintains a plant in this district in violation of one of the following vegetation restrictions:

(1) A vegetable garden is prohibited in the front yard and may not be located in a side yard unless it is totally screened.

(2) Foundation plantings may not exceed two feet in height above the first story finish floor.

(3) Only grass, trees, ground cover, and flowers are permitted in the parkway. All trees in the parkway must be placed a uniform distance apart and be planted along a line parallel to the street. Flower beds may not comprise more than 50 percent of the parkway area.

(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**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Anthony Barbieri & Catherine Sang

Address: 6322 Bryan Parkway

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☐ Approve with conditions ☒ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

DENY - NOT CONSISTENT WITH ORDINANCE  
SECTION 4. b (3) FOR ITEM 2  
SECTION 14. b LANDSCAPE. ITEMS PROHIBITED IN THE  
FRONT YARD.

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: GREG JOHNSTON

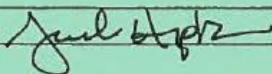
2<sup>nd</sup>: WES POWELL

Task Force members in favor: All

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force



DATE 11 OCT 2016

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-006(EH)  
LOCATION: 6048 Bryan Parkway  
STRUCTURE: Accessory, Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 63

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Swiss Avenue  
MAPSCO: 36-X  
CENSUS TRACT: 0014.00

**APPLICANT:** Robert Thomas

**OWNER:** Robert Thomas

**REQUEST:**

Construct accessory structure in rear yard. Work partially completed without Certificate of Appropriateness.

**BACKGROUND / HISTORY:**

05/02/2016- The Landmark Commission approved the demolition of the accessory structure in the rear yard, which was completed without a Certificate of Appropriateness with the standard, "replace structure with a more appropriate structure". CD156-011(JKA)

05/02/2016- The Landmark Commission approved the construction of a new accessory structure with the condition that the new garage meets the requirements in the Swiss Avenue ordinance which states new construction accessory structures must have at least a 5 foot setback. CA156-447(JKA).

The structure is listed as contributing per the Swiss Avenue historic district.

**ANALYSIS:**

The proposed accessory structure is a reconstruction of the original accessory structure that was demolished without a Certificate of Appropriateness, and will contain the same board and batten siding. The applicant originally wished to reconstruct the accessory structure in the same footprint as the original structure which was located on the lot line, but current side yard setback for newly built structures in Swiss Avenue Area B is 5 feet. The owner would be required to obtain a variance from the Board of Zoning Adjustments to build in the original footprint. The owner contends that the original structure was not salvageable due to a water intrusion issue caused when the City of Dallas paved the alley next to the structure. Staff believes that the new structure is more appropriate than the original structure and is recommending approval of the partially

completed work with the condition that it is located 5' from the side yard per the ordinance. Staff has determined that the work meets the preservation criteria and City Code.

The applicant is proposing the same application as the previous CA for the construction of the accessory structure with the request that the structure can be located on the lot line of the property where the original was. A large tree is located in the backyard which the applicant believes will make the construction of the accessory structure with the 5' setback infeasible.

**STAFF RECOMMENDATION:** Construct accessory structure in rear yard. Work partially completed without Certificate of Appropriateness – Approve with conditions - Approve plans and specifications dated 10-06-16 with the condition that the structure has a minimum 5' rear yard setback. The partially completed work is consistent with preservation criteria Section 51P-63.119(a)(1), Section 51P-63.119(a), and Section 51P-63.118(f)(2) and meets the requirements in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:** Construct accessory structure in rear yard. Work partially completed without Certificate of Appropriateness – Approve.

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

CA 167 - 006 ( EH )  
Office Use Only

Name of Applicant: ROBERT THOMAS  
Mailing Address: 6048 BRYAN PARKWAY  
City, State and Zip Code: DALLAS, TX 75206  
Daytime Phone: 972-757-9557 Fax: RTHOMAS001@ATT.NET  
Relationship of Applicant to Owner: OWNER

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

PROPERTY ADDRESS: 6048 BRYAN PARKWAY  
Historic District: SWISS AVENUE HISTORIC DISTRICT

**PROPOSED WORK:**

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

SEE 2 ATTACHED PAGES: (1) PROPOSED WORK, (2) TODD DUECKSEN MEMO

Signature of Applicant: Robert W. Thomas Date: 09-16-16

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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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.

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Sustainable Construction and Development

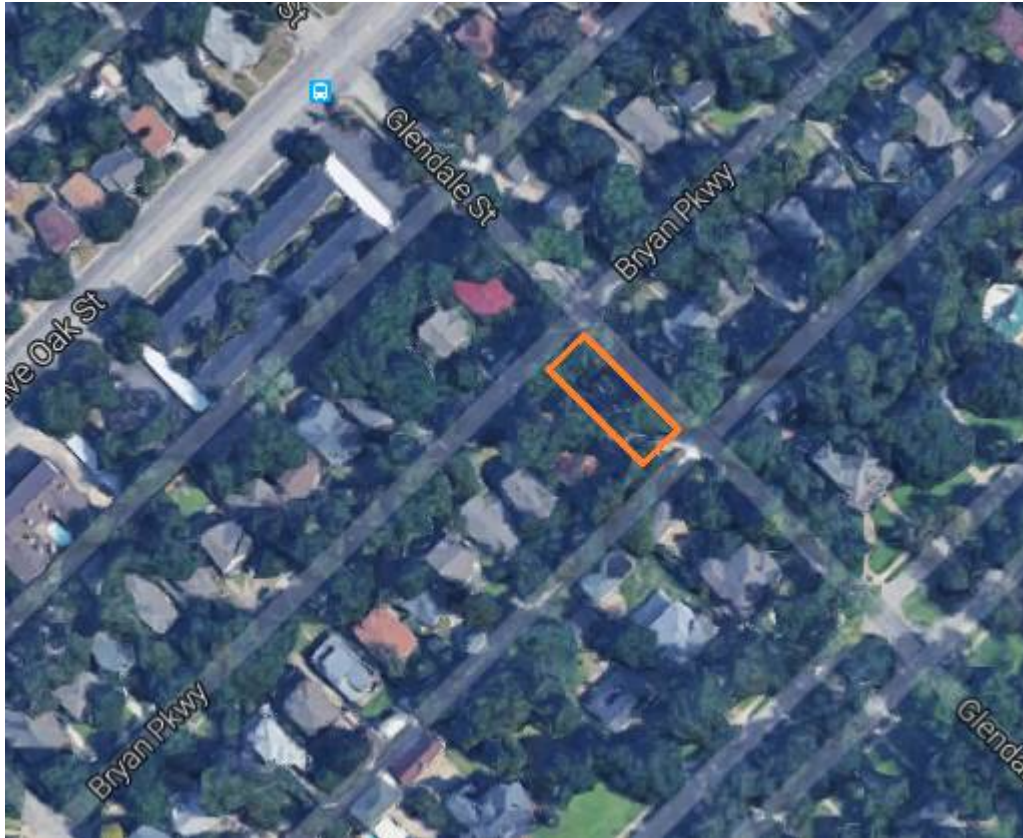
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial of 6048 Bryan Parkway and surrounding area.



Front façade of main structure.





The owner started to rebuild the accessory structure without a CA. (Photo from previous staff report).





## **6048 Bryan Parkway**

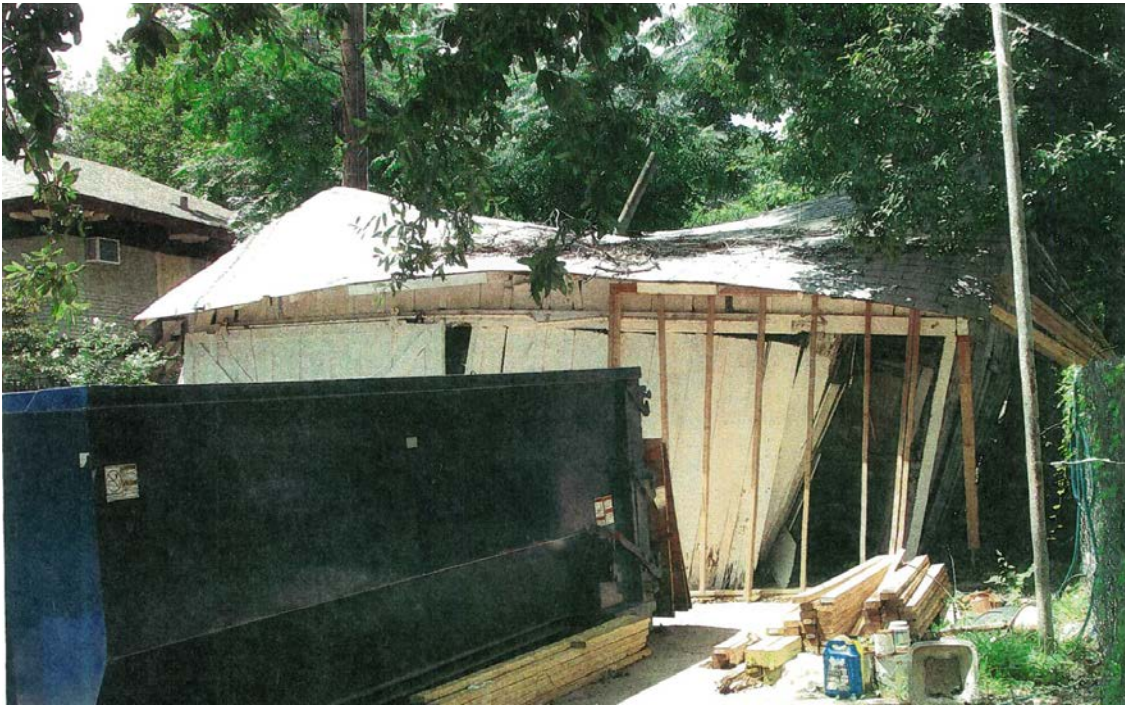
The owner started to rebuild the accessory structure without a CA. (Photo from previous staff report).



## **6048 Bryan Parkway**

The owner started to rebuild the accessory structure without a CA. (Photo from previous staff report).





Accessory structure proposed for replacement, demolished without a CA. (Photo from previous staff report).





This wall is positioned on the original footprint of the original accessory structure.

This vertical board is positioned to show the location of the wall with a 5' setback from the original foundation of the accessory structure.

Pecan Tree is approx 32" in dia. and 8'3" in circ. It shades much of the back yard and a some of the neighbor's yard. Oncor has to trim it in the alley.

Site element details provided by applicant.



Fence /driveway gate as viewed from sidewalk facing rear yard.



Photo of driveway approach to proposed garage with alley to the left.





Alley behind the proposed structure.

CA: 6048 Bryan Parkway, Dallas, TX 75206

**Proposed Work:** Rebuild quarters / accessory structure / garage / on existing foundation footprint, on or near property line so as to:

- (1) Maintain clearance of easements for both storm sewer line and 6" sanitary sewer line (see survey plat)
- (2) Ordinance 18563, section 4, page 10 allows the structure which had quarters with utilities to be 'rebuilt without the approval of the board of adjustment'. I've reviewed this in person with Todd Duerksen (City of Dallas, Jefferson St., Board of Adjustment) on August 18, 2016.
- (3) Moving the structure in 5' per the CA that was approved in May 2016 would negatively impact an enormous pecan tree (8'3" circumference) and its root zone. The tree is currently 8' from the foundation. The 5' setback would place the foundation 3' from the base of the tree.

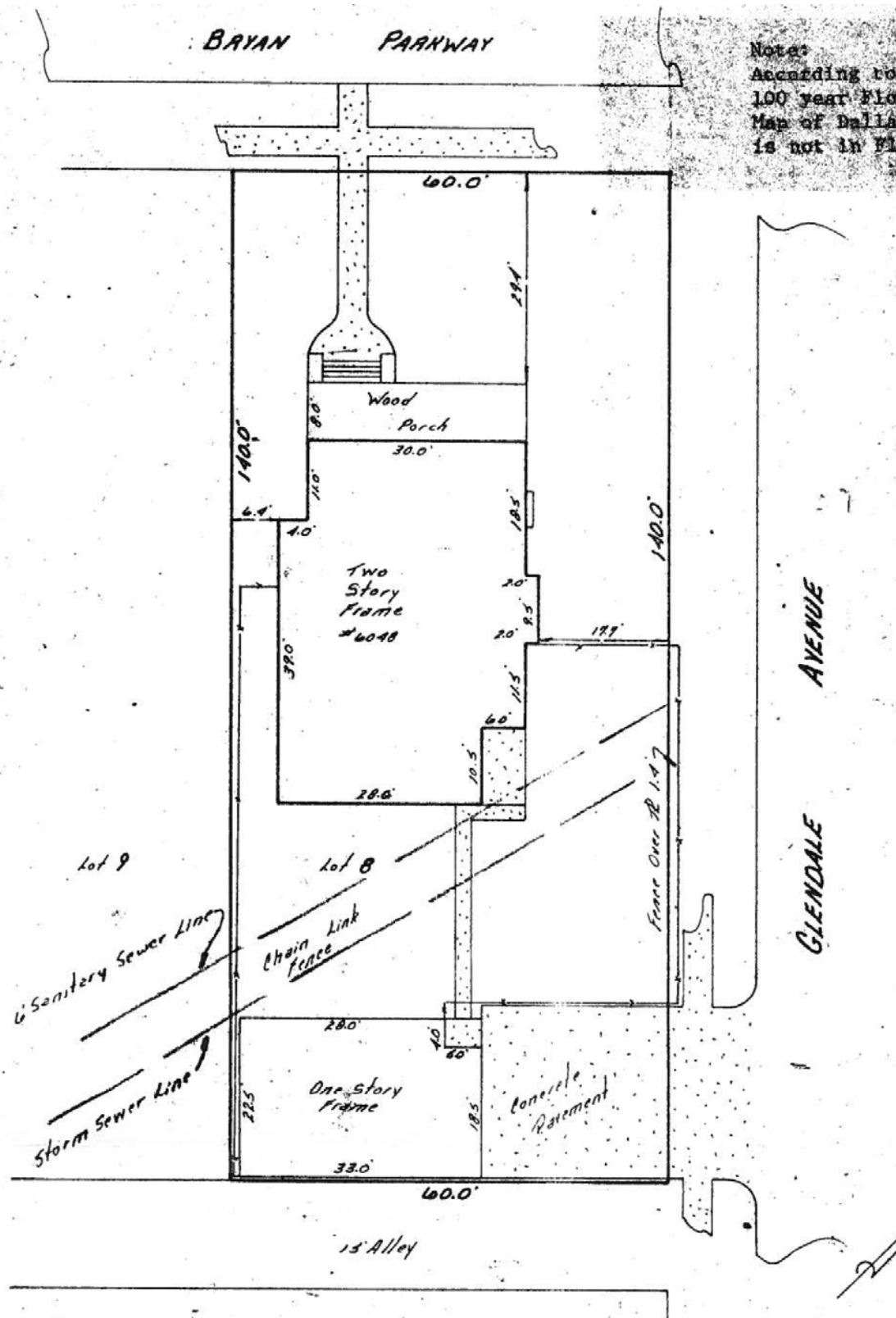
All other features submitted on the CA approved in May 2016 will remain the same – no changes to the exterior look (siding, paint color, roof, windows, doors, etc.)

Finished look will match the 1" x 12" vertical with 1" x 3" strips (exterior plywood / Hardisiding). Sliding door on front, barn door style. Roof line the same. Walls the same. Finished product will match the previous look as close as possible.

Thank you,

Robert Thomas

Request from applicant.

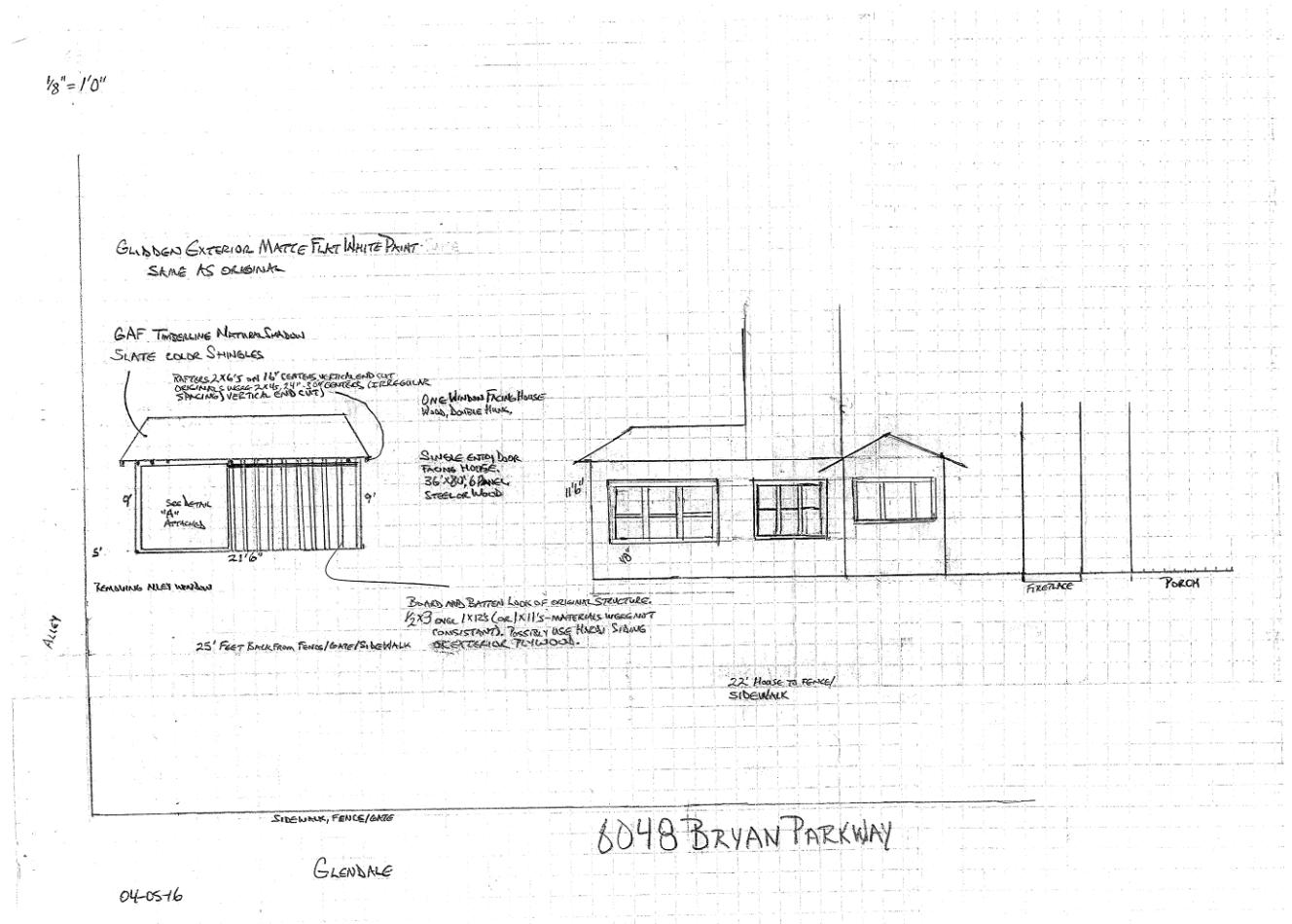


Site survey.

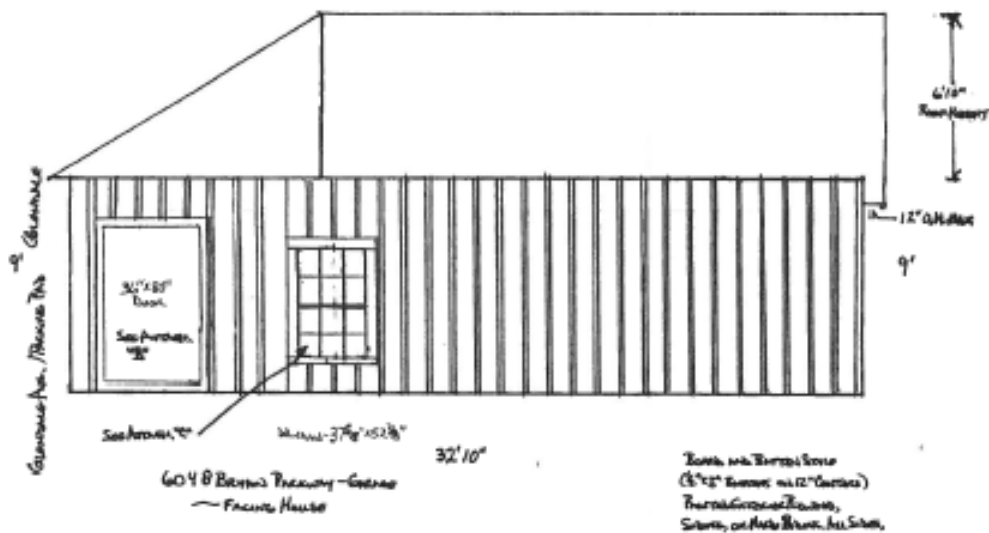
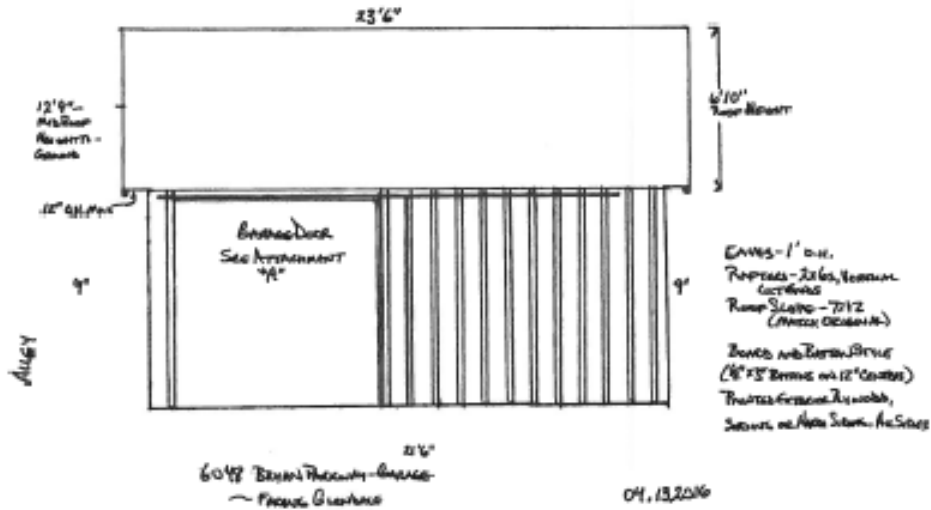




# Proposed site plan



Proposed front elevation facing Glendale Avenue, showing context with main structure.

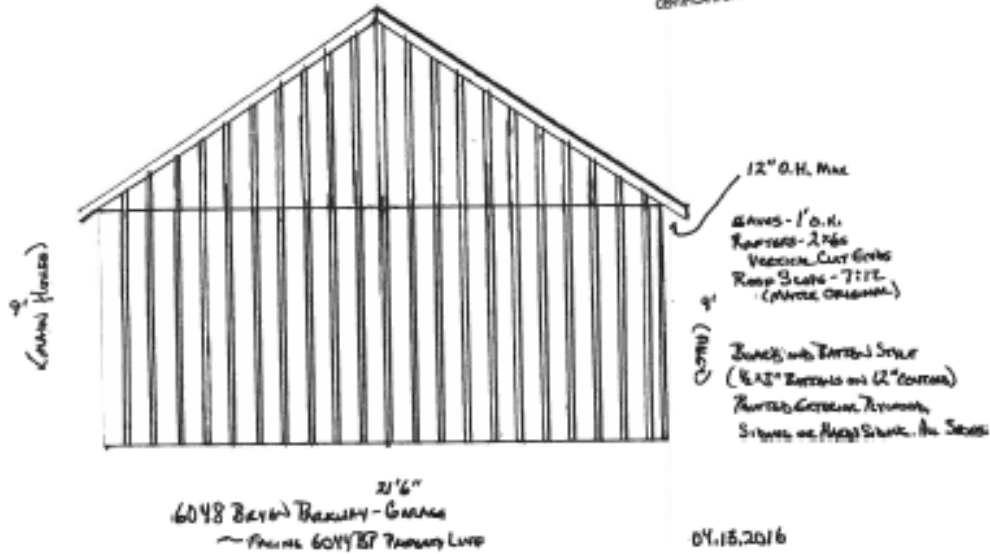


Proposed and previously approved front and side elevations.

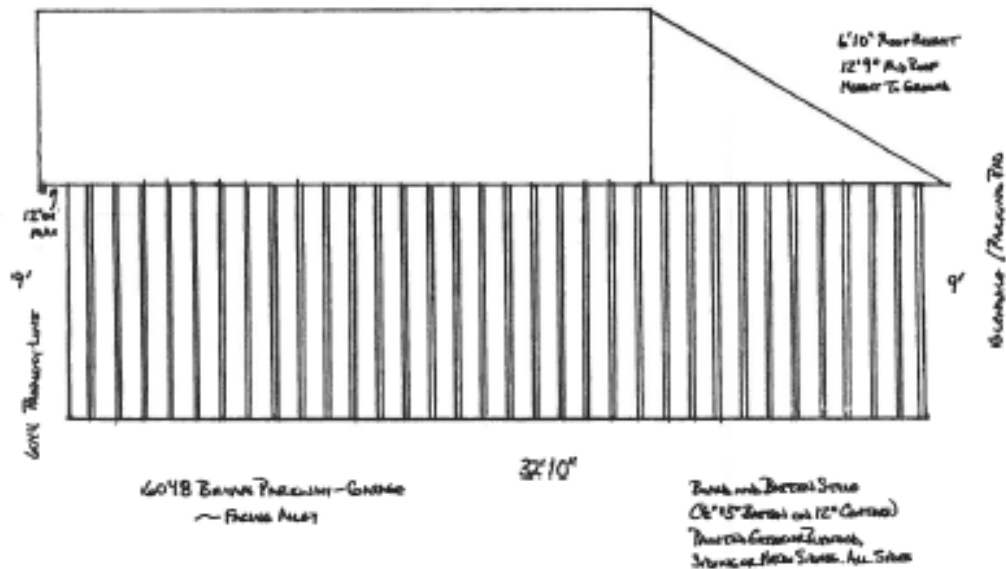


$\frac{1}{4}" = 1'0"$

APPROVED BY  
*[Signature]*  
 MAY 13 2016  
 Sustainable Development & Construction  
 Long Range Planning  
 CERTIFICATE OF ADEQUACY



$\frac{1}{4}" = 1'0"$

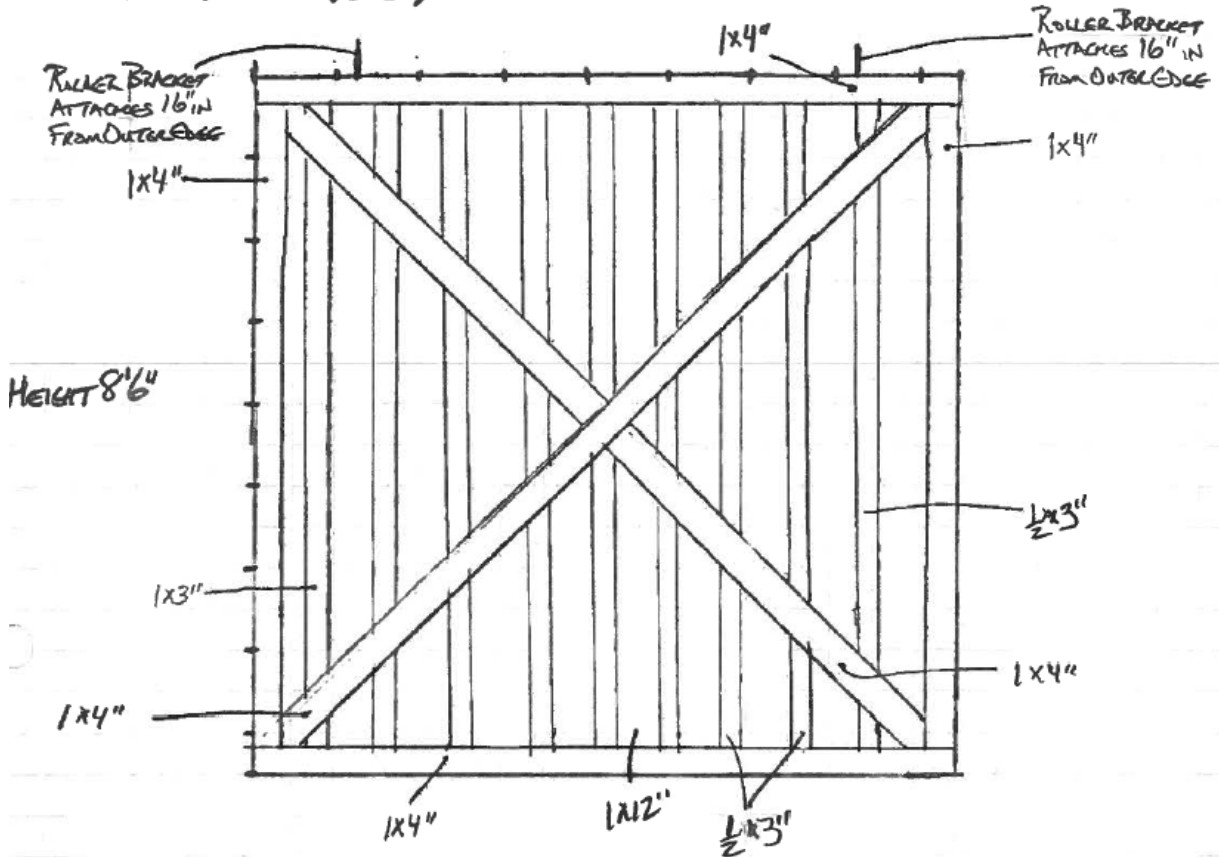


Proposed and previously approved rear and side elevations.

# "BARN DOOR" STYLE SLIDING GARAGE DOOR DETAIL "A"

6048 BRYAN PARKWAY GARAGE

Width 102" (8'6")



**APPROVED BY**

*[Signature]*  
MAY 13 2016

Sustainable Development & Construction  
Long Range Planning  
CERTIFICATE OF APPROPRIATENESS

Proposed and previously approved garage door design matches the original garage door.

**6048 Bryan Parkway CA – Detail Info**

Paint – Glidden, Exterior Matte Flat White on all surfaces (as on original structure)



Shingles – GAF Natural Shadow, color: Slate (to match house color when it is re-roofed)



Rafters – 2 x 6s on 16" centers with vertical end cuts. Originals were 2 x 4s on irregular spacing (24" – 30" centers) with vertical end cuts. Prefer to use 2 x 6s do to the long run of the rafter length (structural integrity) and hoping they will not sag as the previous roof did. Accommodations can be made for 2 x 4 rafter tails if that is required.

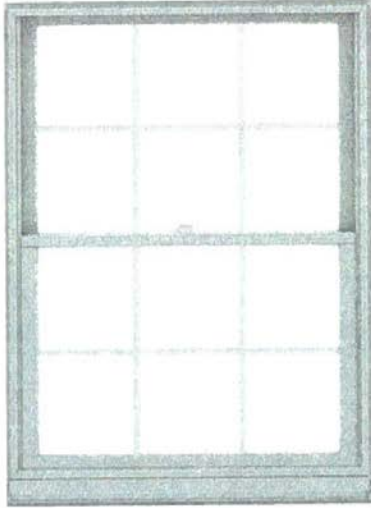
Previously approved paint and roof specifications.



Pg. 2

One single window facing the house, wood frame, double hung.

**400 Series Tilt-Wash Double-Hung Window**



Window on the alley side removed for safety reasons.

Door facing the house. Six panel steel or wood. 36" x 80".

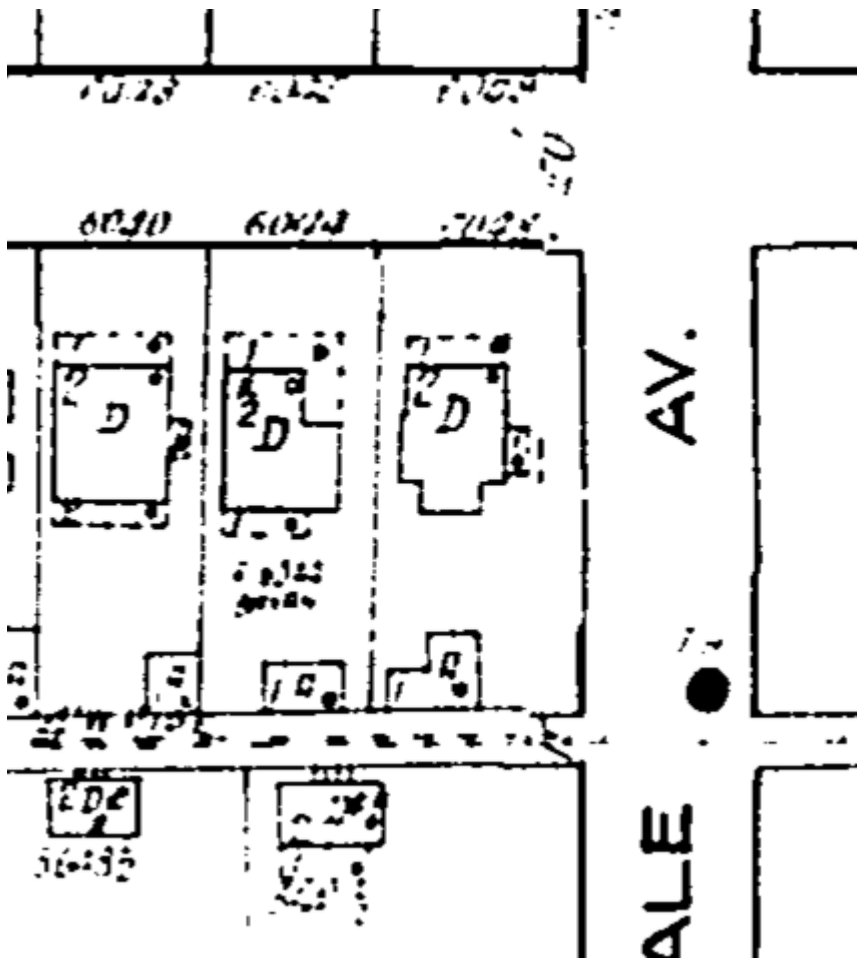


Previously approved window and door specifications.

Pg. 3

Maintain the 'board and batten' look of the original structure which had vertical 1" x 12"s (many boards were 11" wide or less) with ½" x 3" vertical strips covering the joints. Hence, the spacing between the ½" x 3" strips were not always the same – it could vary up to an inch or so depending upon the 'base' layer. It was not perfectly symmetrical. Use Hardi siding or exterior plywood to continue the 'board and batten' look.

Rebuild the 'sliding barn door' to the dimensions copied in attachment "A". Hardware has been saved, as has been most of the door itself.



Sanborn of property dated 1952.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### **Section 51P-63.119**

(a) In general. The preservation criteria in this article applicable to Area A apply to all property in Area B except as expressly modified in this section.

(b) Building placement, form, and treatment.

(1) Accessory buildings. Accessory buildings may be located closer than 15 feet to a main building.

### **Section 51P-63.118(f)(2)**

(f) Minimum rear yard. Minimum permitted rear yard setbacks for buildings and structures are:

(1) 35 feet for a main building; and

(2) five feet for an accessory building or structure.

### **Relevant preservation criteria from Area A - Section 51P-63.116(1)(A)(ii):**

(ii) must be compatible with the scale, shape, roof form, materials, detailing, and color of a main building.

**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16  
TIME: 5:30 pm  
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Robert Thomas  
Address: 6048 Bryan Parkway  
Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☒ Approve ☐ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*Opposed as submitted.*

**Task force members present**

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☒

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

Maker: *Joanna H.*  
2<sup>nd</sup>: *John G.*

Task Force members in favor: *all*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

*Wesley Powell*

DATE

*10/11/16*

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**

**NOVEMBER 7, 2016**

FILE NUMBER: CA167-004 (EH)  
LOCATION: 5643 Swiss Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 63

PLANNER: Eric Hill  
DATE FILED: October 6, 2016  
DISTRICT: Swiss Avenue  
MAPSCO: 36-X  
CENSUS TRACT: 0014.00

**APPLICANT:** Halee Belz

**REPRESENTATIVE:** None.

**OWNER:** BROWN DAVID C & ANN H WILLIS-BROWN

**REQUEST:**

Install mail slot on front facade of main structure.

**BACKGROUND / HISTORY:**

08/05/2016- Landmark Commission approved a landscape plan in the front and side yards of the structure. CA156-657(EH).

The structure is listed as contributing per the Swiss Avenue historic district.

**ANALYSIS:**

Staff is recommending denial of the installation of a mail slot on the brick front façade of the structure as it will have an adverse effect on the future preservation of the structure, block face and district. Staff did not see sufficient examples of mail slots located in brick siding to justify approval. The Swiss Avenue ordinance does not expressly state mail slots or other small openings as an allowed or prohibited feature.

**STAFF RECOMMENDATION:**

Install mail slot on front facade of main structure – Deny without prejudice - Deny proposed work dated 10-6-16 with the finding that it does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria section 51P-63.116(1)(K)(v) stating, "an entrance treatment, including transoms, sidelights, stained glass, trim, and hardware, must be retained in its original location".

**TASK FORCE RECOMMENDATION:**

Install mail slot on front facade of main structure – Approve with conditions – To be installed at door knob height.



# Certificate of Appropriateness (CA)

## City of Dallas Landmark Commission

haleebelz@theedjarrettcompany.com

Name of Applicant: Halee Belz - The Ed Jarrett Company

Mailing Address : 5646 Milton Suite 604

City, State and Zip Code: Dallas, TX 75206

Daytime Phone: 214-691-0622 Fax: 214-739-5437

Relationship of Applicant to Owner : General Contractor

PROPERTY ADDRESS: 5643 Swiss Ave.

Historic District: Swiss Avenue Historic District

CA 167 - 004 | EH

Office Use Only

### Building

#### Inspection:

Please see signed drawings before issuing permit:

Yes ☐ No ☐

Historic Planner's Initials:

### 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.

Install a through the wall mail slot to the left of the front door. Attached are photos of the proposed mail slot and the front door of the home.

Signature of Applicant: Halee Belz Date: 09/13/2016

Signature of Owner: Nancy Luth Date: 9/13/16

(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.

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### 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.
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Sustainable Construction and Development

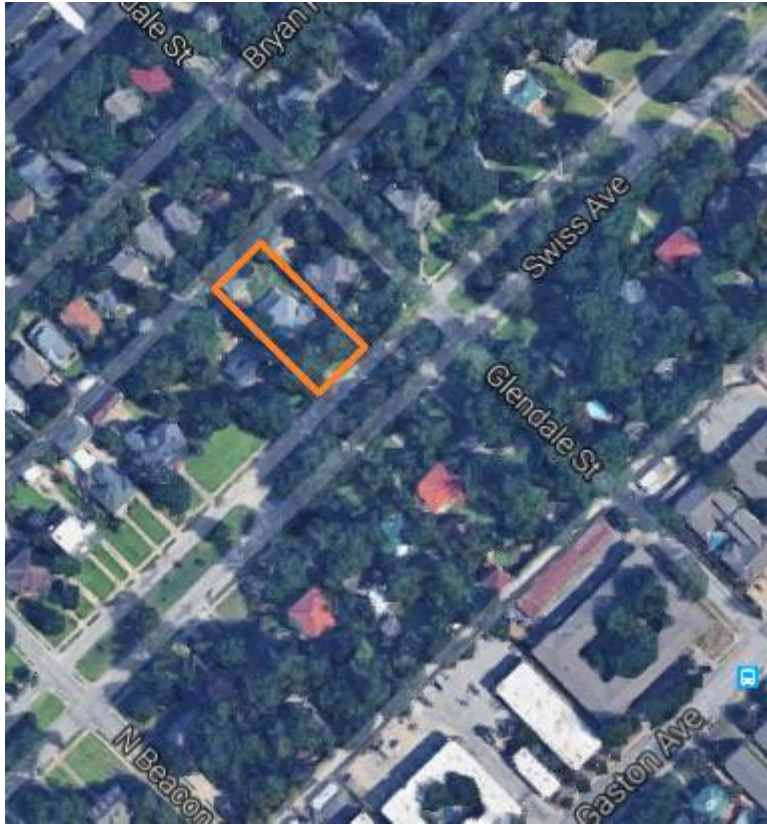
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408



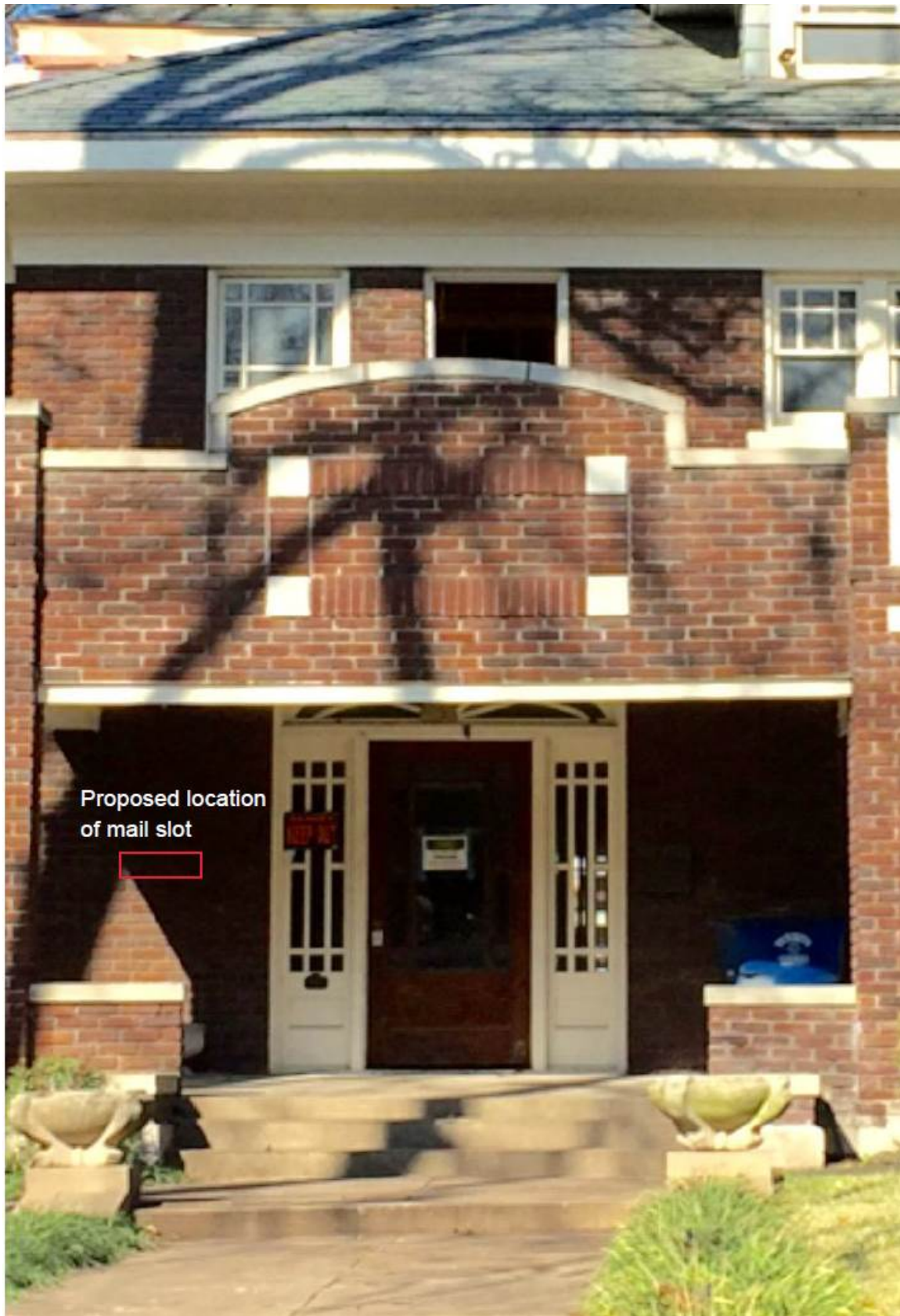
Aerial of 5643 Swiss Avenue and surrounding area.





Front façade of main structure.





Proposed location of mail slot installation.



Proposed mail slot hardware.



Entry detail.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### (10) Facade materials.

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

(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**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 10/11/16

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Halee Belz

Address: 5643 Swiss Avenue

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

*Approved with condition that mail slot  
be installed at doorknob height.*

**Task force members present**

<input type="checkbox"/> Joanna Hampton (Chair)	<input type="checkbox"/> Beth Bradley (Munger Alt.)	<input checked="" type="checkbox"/> John Gormley
<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> Virginia Bonifield (Swiss Alt.)	<input checked="" type="checkbox"/> Elizabeth Mast
<input type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Greg Johnston	<input type="checkbox"/> VACANT

Ex Officio staff members present : Eric Hill ☐

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

Maker: *Greg*

2<sup>nd</sup>: *Elizabeth*

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force *Wesley Powell*

DATE *10/11/16*

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-034(MP)  
LOCATION: 1033 E Ninth Street  
STRUCTURE: Main, Accessory & Noncontributing  
COUNCIL DISTRICT: 4  
ZONING: PD No. 388, Tract 1

PLANNER: Marsha Prior  
DATE FILED: October 6, 2016  
DISTRICT: Tenth Street  
MAPSCO: 55-A  
CENSUS TRACT: 0041.00

**APPLICANT:** Jay Taylor

**REPRESENTATIVE:** None

**OWNER:** JUXTA DEVELOPMENTS LLC

**REQUEST:**

- 1) Construct two-story house.
- 2) Construct accessory structure.
- 3) Construct 8ft wood fence up to front of house on left side yard and within front 50% of right side yard.
- 4) Install landscaping in front and side yards.

**BACKGROUND / HISTORY:**

Vacant lot in Tenth Street.

**ANALYSIS:**

The Tenth Street Historic District preservation criteria allows for new construction of a single family house in Tract 1 if it is appropriate to the historic overlay district. The proposed house does not strictly follow any of the architectural styles found in the Tenth Street Historic District, but with its narrow front elevation and long, footprint, it is reminiscent of a shotgun house (though it is two-stories). Staff met with the applicant October 13 to make a few suggestions on the original design, which included putting a gable roof on the rear side wing instead of a flat roof and ensuring that the proposed windows would be multi-light.

The applicant was also informed that staff would have to deny the proposal for an accessory structure due to it being located in the front of the property and that only the Landmark Commission could make an exception to the ordinance. The applicant was to revise drawings and resubmit to the staff along with specifications for several items. A follow up email was sent October 19 as a



reminder. Staff has not received the revised plans or specifications that were requested.

Two-story structures are not common in the Tenth Street district, but one of the few that exists is located three houses to the right of the proposed new construction. Thus, the proposed two-story house would not seem out of place. Furthermore, both its design and number of stories would help to differentiate this newly constructed home from the historic homes in the district.

Other criteria relevant to the proposed new construction are setback rules that stipulate a setback within five percent of the average front, rear, and side yard setbacks for other buildings on the block face. The structure to the right of 1033 E. Ninth has an approximate 30 to 35 foot setback from the street to the building wall. In addition, Staff would prefer to see wood siding rather than Hardie board since the wood siding is an historically accurate material.

**STAFF RECOMMENDATION:**

- 1) Construct two-story house – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because the applicant has provided insufficient information for Staff to determine the specifications for rear entry door, casement windows, exterior lighting, and additional information on the painting scheme, nor has applicant submitted revised plans or information on average setbacks.
- 2) Construct accessory structure – Deny without prejudice – The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(ii) because locating a garage in the front yard is inconsistent with preservation criteria Section 4.1 for accessory structures and applicant has provided insufficient information for Staff to determine specifications for the garage door.
- 3) Construct 8ft wood fence up to front of house on left side yard and within front 50% of right side yard – Approve with conditions – Approve site plan dated 10/19/2016 with the condition that the 8 ft fence is located a minimum of 10 ft back from the front façade and that fencing less than 10ft back from the front façade is no higher than 3ft 6 in with the finding the work is consistent with preservation criteria Section 1.11 for fences and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 4) Install landscaping in front and side yards – Approve – Approve site plan dated 10/19/2016 with the finding the work is consistent with preservation criteria Section 1.6 for landscaping and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

- 1) Construct two-story house – Approve – Approve.
- 2) Construct accessory structure – Approve with conditions – Move garage back to rear 50% of main structure.

- 3) Construct 8ft wood fence up to front of house on left side yard and within front 50% of right side yard – Approve with conditions – Stop 8ft high wood fence at 10ft-0in back from front of structure per ordinance.
- 4) Install landscaping in front and side yards – Approve – Approve.

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

CA 167 - 034 (MP)  
Office Use Only

Name of Applicant: Jay Taylor  
Mailing Address: 3721 PILOT DRIVE  
City, State and Zip Code: PLANO, TX 75025  
Daytime Phone: 972-816-3530 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: \_\_\_\_\_

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

PROPERTY ADDRESS: 1033 E. WINTH ST. DALLAS, TX  
Historic District: 16 STREET HISTORIC DISTRICT

**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.

SINGLE FARMING HOUSE

**RECEIVED BY**

OCT 06 2016

**Current Planning**

Signature of Applicant: [Signature] Date: 10-06-2016  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 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**

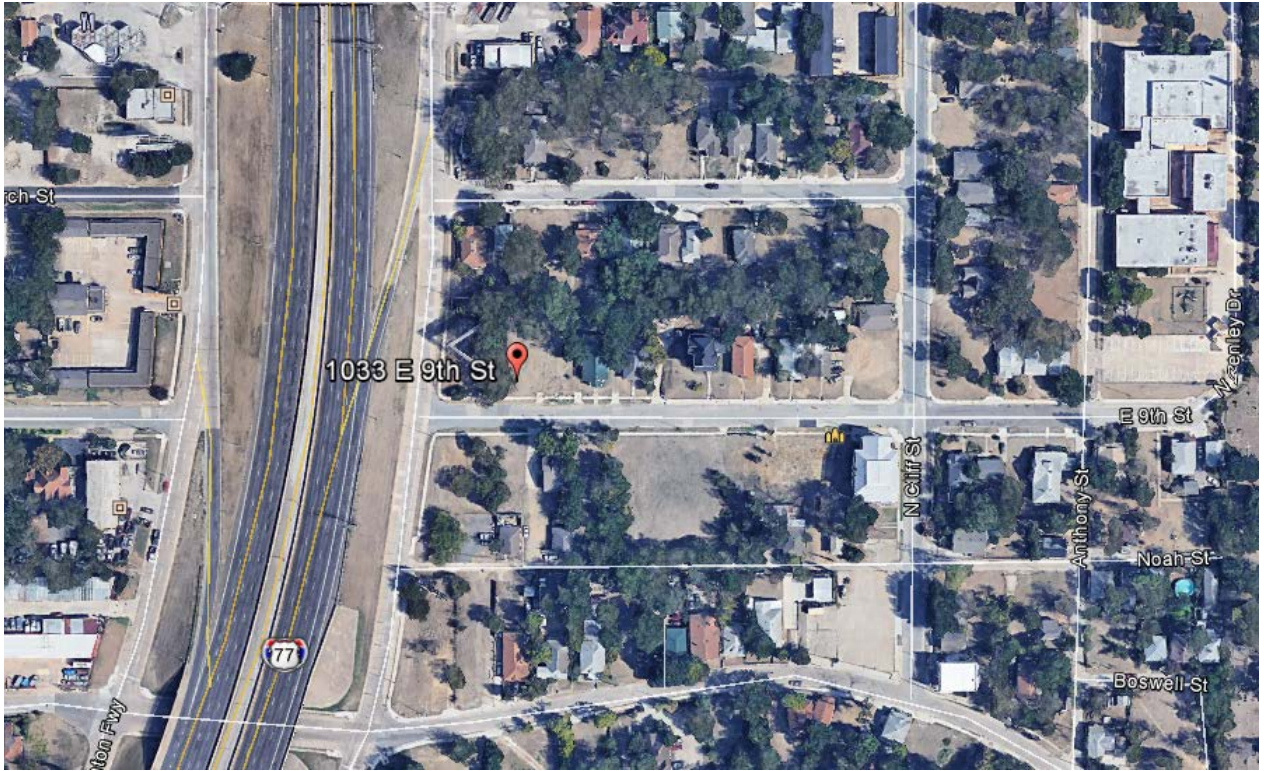
**Date**

**Certificate of Appropriateness**

**City of Dallas**

**Historic Preservation**  
Rev. 111408





Aerial view of 1033 E. Ninth.



1033 E. Ninth, looking north.





View to the left (West) of 1033 E. Ninth.



View to the right (East) of 1033 E. Ninth.





View across the street (South) from 1033 E. Ninth.



Adjacent building to the right (East) of 1033 E. Ninth.





Two story house, third building to the right (East) of 1033 E. Ninth.





Greater El Bethel Church, across the street and to the right (East) of 1033 E. Ninth.



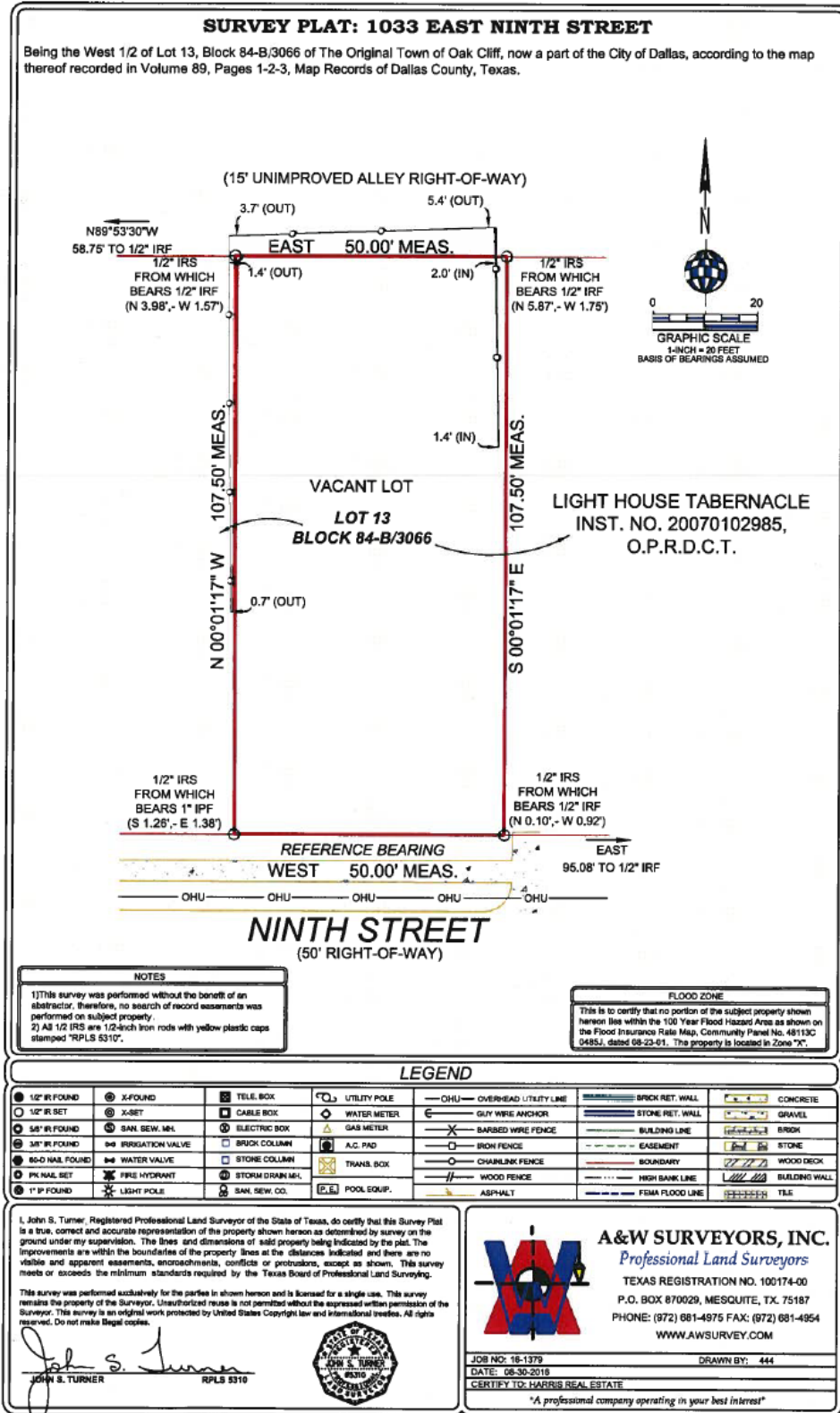
Two story building on Cliff Street.



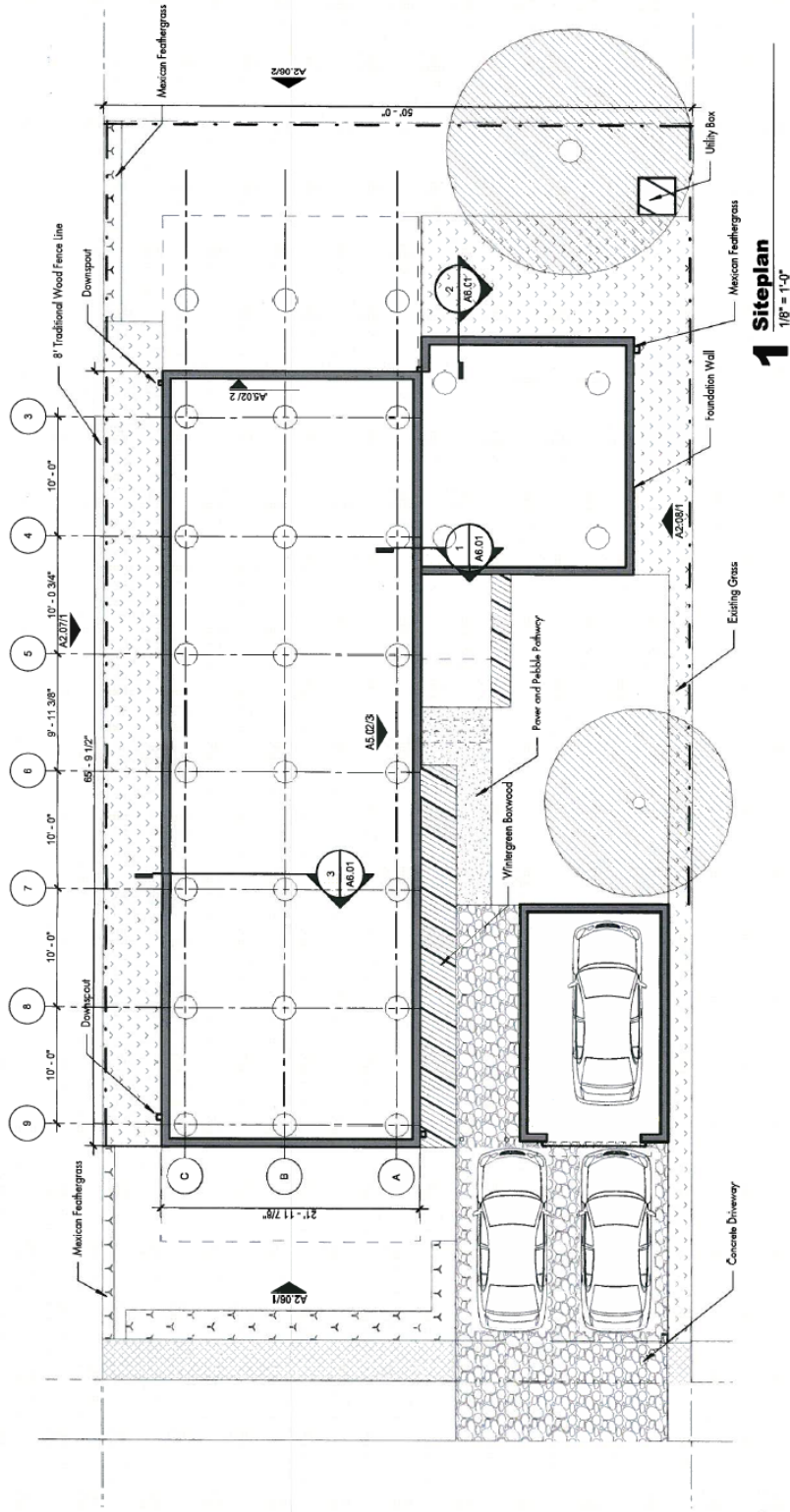


Two story house on 9<sup>th</sup> Street.

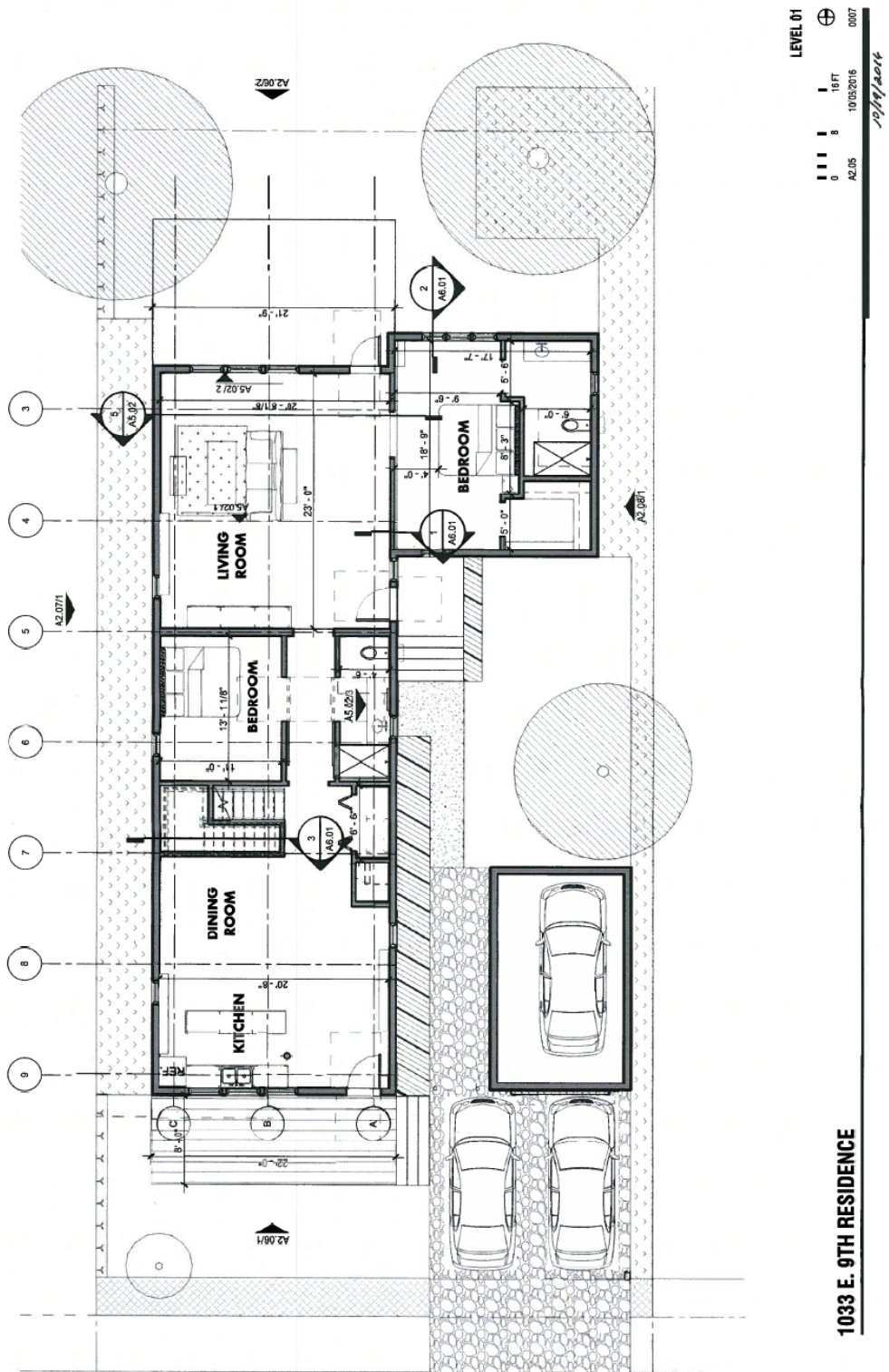




Survey plat.



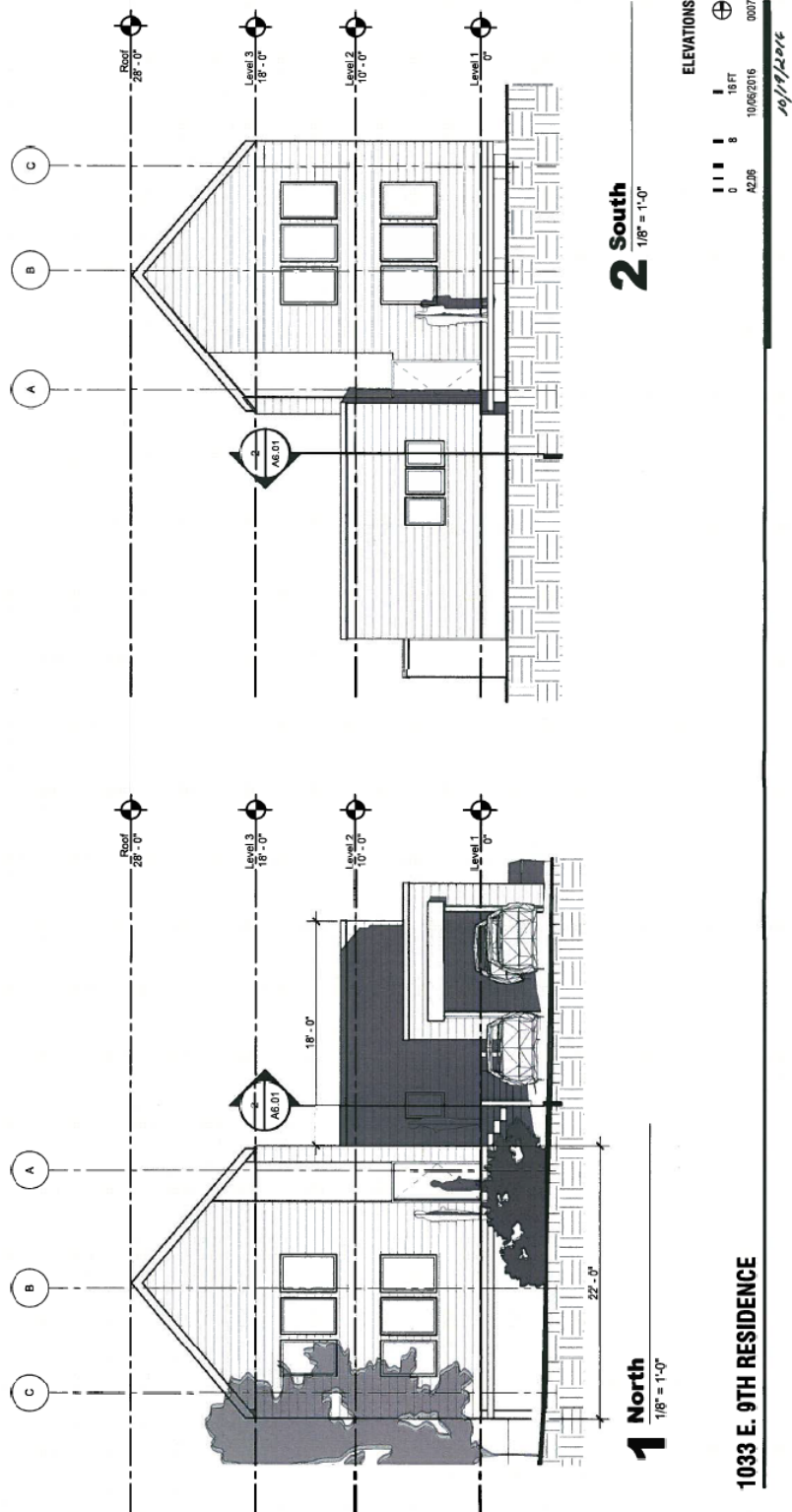
Proposed site plan.



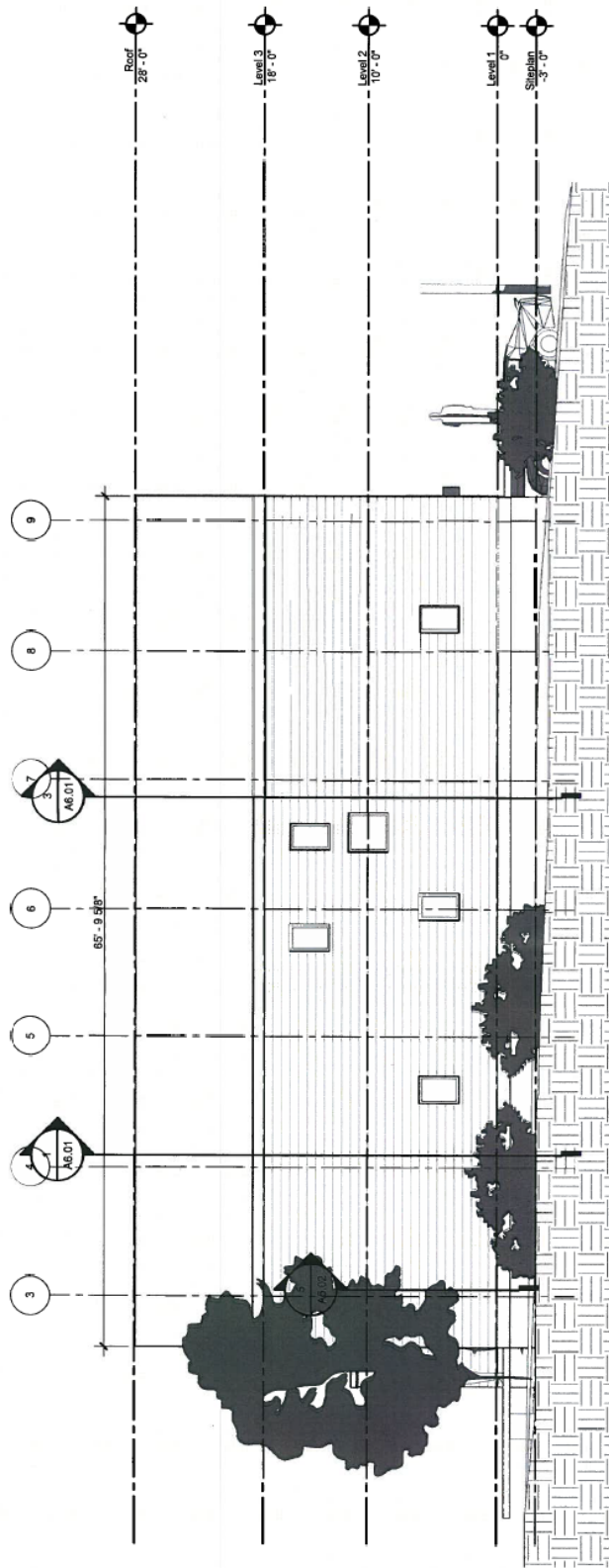
Proposed first floor plan.







Proposed elevations.



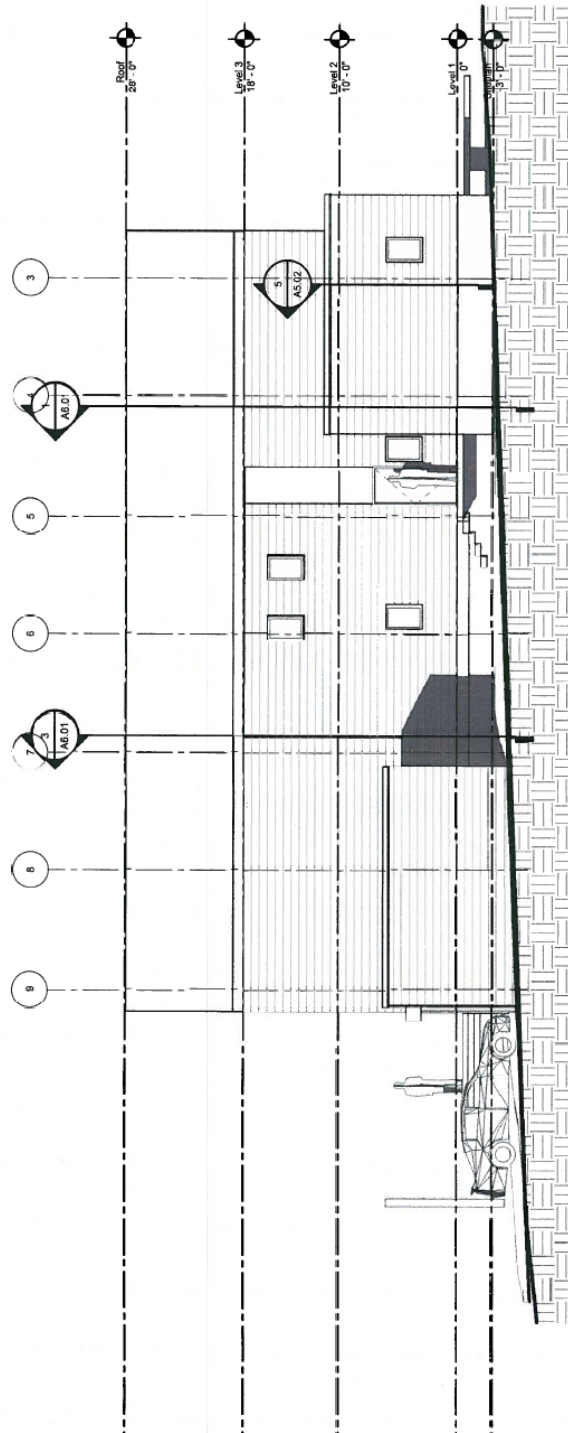
**1 East**  
1/8" = 1'-0"



**1033 E. 9TH RESIDENCE**

Proposed elevations.



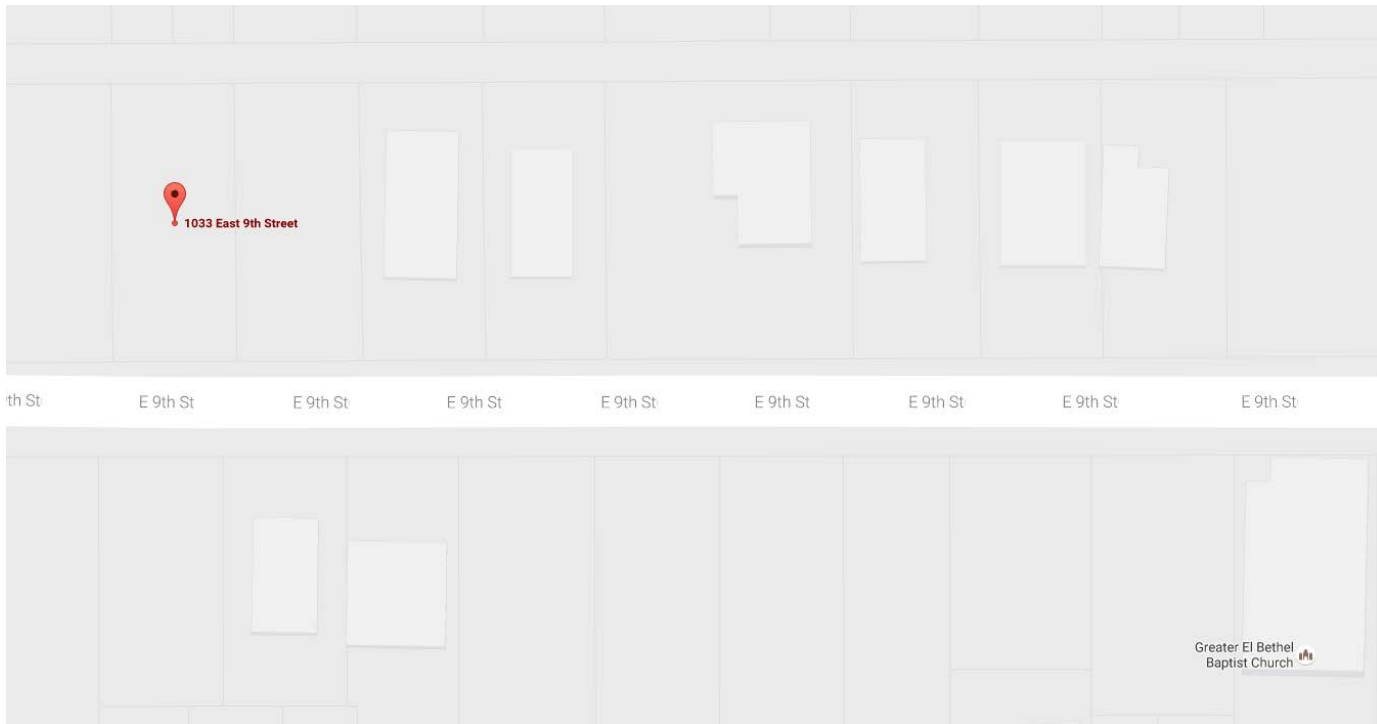


**1 West**  
1/8" = 1'-0"

ELEVATIONS  
0 6 12 18 24 30 36 42 48 54 60 66 72 78 84 90 96 102 108 114 120 126 132 138 144 150 156 162 168 174 180 186 192 198 204 210 216 222 228 234 240 246 252 258 264 270 276 282 288 294 300 306 312 318 324 330 336 342 348 354 360 366 372 378 384 390 396 402 408 414 420 426 432 438 444 450 456 462 468 474 480 486 492 498 504 510 516 522 528 534 540 546 552 558 564 570 576 582 588 594 600 606 612 618 624 630 636 642 648 654 660 666 672 678 684 690 696 702 708 714 720 726 732 738 744 750 756 762 768 774 780 786 792 798 804 810 816 822 828 834 840 846 852 858 864 870 876 882 888 894 900 906 912 918 924 930 936 942 948 954 960 966 972 978 984 990 996 1000

1033 E. 9TH RESIDENCE

Proposed elevations.



Map showing setbacks of other structures on north side of E. Ninth Street. The structure to the right of 1033 E. Ninth is approximately 30 to 35 feet from the street.

1033 E. 9<sup>th</sup> Street  
Dallas, Texas

SECTION 01 - PREFINISHED FLUSH WOOD DOORS

**Section Includes:** Prefinished flush wood doors and supplementary items necessary for installation.

**Image:**



**Product Data:** Manufacturer's technical literature for each product and system indicated.

*10/19/2016*

**Brand:** Pella

**Description:**

Pella's Traditional Collection of wood entry doors  
Rustic Walnut: A908 2 36" x 96"

Request # 1 – Proposed wood entry door specification



1033 E. 9<sup>th</sup> Street  
Dallas, Texas

## SECTION 02 - PREFINISHED FLUSH WOOD WINDOWS

**Section Includes:** Prefinished flush wood windows and supplementary items necessary for installation.

**Image:**



**Product Data:** Manufacturer's technical literature for each product and system indicated.

**Brand:** Pella

**Description:**

1.) Pella's 450 Series Wood Windows  
Double Hung: 36" x 60"

2.) Pella's 450 Series Wood Windows  
Casement: 24" x 36"

*10/19/2014*

Request # 1 – Proposed wood window specifications.

1033 E. 9<sup>th</sup> Street  
Dallas, Texas

### SECTION 03 – EXTERIOR SHEATING

**Section Includes:** Exterior siding and panels and supplementary items necessary for installation.

**Image:**



**Brand:** James HardiePlank

**Description:**  
HardiePlank® Colonial Roughsawn

*10/19/2016*

**Product Data:** Manufacturer's technical literature for each product and system indicated.

#### Dimensions

Product Depth (in.)	144	Product Width (in.)	8
Product Height (in.)	0.312	Thickness (in.)	.312
Product Length (in.)	144		

#### Details

Color Family	White	Siding Features	Pre-Primed Wood Grain Surface
Material	Cement	Siding Type	Lap Siding
Paintable/Stainable	yes	UV Protected	No
Profiles	Clapboard	Vertical or Horizontal	Horizontal

Request # 1 – Proposed Hardie board siding.

1033 E. 9<sup>th</sup> Street  
Dallas, Texas

### SECTION 03 – EXTERIOR SHEATING

**Section Includes:** Exterior siding and panels and supplementary items necessary for installation.

**Image:**



**Brand:** James HardiPlank

**Description:**  
HardiBoard Panel  
48" x 96"

*10/19/2016*

**Product Data:** Manufacturer's technical literature for each product and system indicated.

#### Dimensions

Product Depth (in.)	96	Product Width (in.)	48
Product Height (in.)	0.312	Thickness (in.)	.312
Product Length (in.)	96		

#### Details

Color Family	White	Siding Features	Pre-Primed
Material	Cement	Siding Type	Panel
Paintable/Stainable	Yes	UV Protected	No
Profiles	Panel	Vertical or Horizontal	Vertical

Request # 1 – Proposed Hardie board siding.



1033 E. 9<sup>th</sup> Street  
Dallas, Texas

SECTION 05 – ROOFING AND GUTTUERS

**Section Includes:** Exterior roof shingles selections with metal gutter selections and supplementary items necessary for installation.

**Image:**



**Brand:** GAF

**Description:** Royal Sovereign Gray Weathered Stain Guard 3-Tab Shingles

**Product Data:** Manufacturer's technical literature for each product and system indicated.

**Dimensions**

Product Depth (in.)	36	Product Width (in.)	12
Product Height (in.)	2.5		

10/19/2016

**Details**

Attic ventilation required	Yes	Material	Asphalt
Color Family	Gray	Number of bundles per 100 sq. ft.	3
Color/Finish	Weathered Gray	Number of pieces per bundle	25
Commercial / Residential	Residential	Shingle Style	3-Tab
Fire Rating	Listed Class A Fire-UL 790	Underlayment Required	Yes
Impact Resistant	No		

Request # 1- Proposed roof shingle specifications.

1033 E. 9<sup>th</sup> Street  
Dallas, Texas

SECTION 05 – ROOFING AND GUTTUERS

**Section Includes:** Exterior roof shingles selections with metal gutter selections and supplementary items necessary for installation.

**Image:**



**Brand:** Amerimax Home

**Description:** 2 in. x 3 in. White Vinyl Downspout

**Product Data:** Manufacturer's technical literature for each product and system indicated.

**Dimensions**

Gutter Size	5 in.	Product Length (in.)	120
Product Depth (in.)	120	Product Width (in.)	6.125
Product Height (in.)	120		

**Details**

Color	White	Material	Vinyl
Color Family	White	Product Weight (lb.)	2.6 lb

10/19/2016

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Request # 1 – Proposed gutters.

1033 E. 9<sup>th</sup> Street  
Dallas, Texas

#### SECTION 04 - EXTERIOR PAINT

**Section Includes:** Exterior paint selections and supplementary items necessary for installation.

**Image:**



**Brand:** BEHR Premium Plus Ultra

**Description:** 1-Gal. Ultra Pure White Semi-Gloss Enamel Exterior

**Product Data:** Manufacturer's technical literature for each product and system indicated.

10/19/2016

#### Details

Color Family	Whites	Paint/Stain Key Features	Low Temperature, Mildew Resistant, Spatter Resistant, Tintable, UV/Fade Resistant
Color/Finish	Ultra Pure White	RGB Value	246 248 245
Dry to touch (min.)	120.0	Returnable	Non-Returnable
Interior/ Exterior Paint	Exterior Paint	Sheen	Semi-Gloss
Minimum Temperature for Use (F)	35.0	Time before recoating (hours)	5.0
Paint/Stain Clean Up	Soap & Water	Transparency	Solid

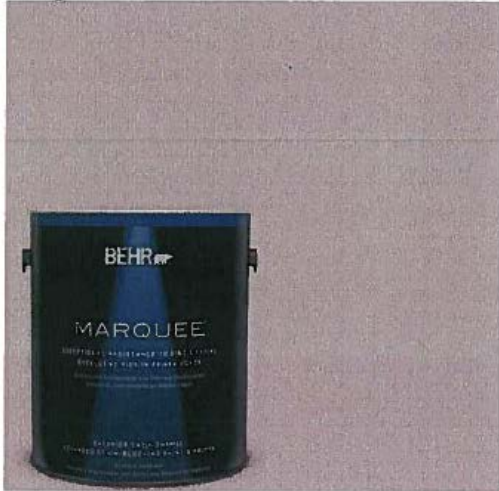
Request # 1 – Proposed paint for main body.



## SECTION 04 – EXTERIOR PAINT

**Section Includes:** Exterior paint selections and supplementary items necessary for installation.

**Image:**



**Brand:** BEHR MARQUEE

**Description:** 1-gal. #MQ2-56 Abbey Stone Satin Enamel Exterior Paint

**Product Data:** Manufacturer's technical literature for each product and system indicated.

*10/19/2016*

### Details

Color Family	Grays	Paint/Stain Key Features	Low Temperature, Mildew Resistant, Splatter Resistant, UV/Fade Resistant
Color/Finish	Abbey Stone	RGB Value	175-163-152
Dry to touch (min.)	60	Returnable	Non-Returnable
Interior/ Exterior Paint	Exterior Paint	Sheen	Satin
Minimum Temperature for Use (F)	35	Time before recoating (hours)	2
Paint/Stain Clean Up	Soap & Water	Transparency	Solid

Request #1 – Proposed paint for trim.

1033 E. 9<sup>th</sup> Street  
Dallas, Texas

SECTION 06 – HARDSCAPE AND LANDSCAPE

**Section Includes:** Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

**Image:**



**Brand:** Pewter Concrete

**Description:** 12 in. x 12 in. Pewter Concrete Step Stone

**Product Data:** Manufacturer's technical literature for each product and system indicated.

10/19/2016

**Dimensions**

Product Depth (in.)	12.00	Product Width (in.)	12.00
Product Height (in.)	2.00		

**Details**

Base Required	Yes	Package Quantity	1
Color Family	Gray	Packaging Type	Individual
Color/Finish	Gray	Square Feet per Piece	1.00
Concrete Type	Drycast	Vehicular Traffic Rated	No
Landscape Supply Type	Step Stone		

Request #3 – Proposed pavers for landscaping.

1033 E. 9<sup>th</sup> Street  
Dallas, Texas

## SECTION 06 – HARDSCAPE AND LANDSCAPE

**Section Includes:** Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

**Image:**



**Brand:** Rain Forest

**Description:** 1 in. x 3 in. Pebble Stone

**Product Data:** Manufacturer's technical literature for each product and system indicated.

10/19/2014

Dimensions			
Coverage Area (sq. ft.)	1.33	Product Height (in.)	22
Product Depth (in.)	5.5	Product Width (in.)	8.5
Details			
Bag Capacity/Dry Volume (cu. ft.)	0.4	Returnable	90-Day
Bag Weight (lb.)	30	Rock Size	Mediums
Color/Family	Gray	Rock Type	Pebbles

Request # 3 – Proposed pebbled stone for landscaping.

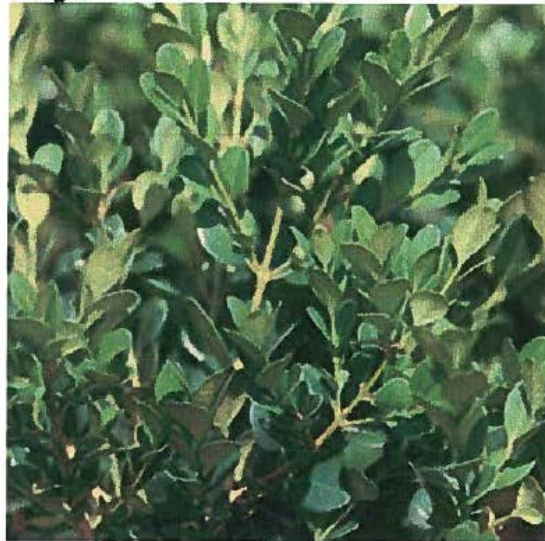


1033 E. 9<sup>th</sup> Street  
Dallas, Texas

SECTION 06 – HARDSCAPE AND LANDSCAPE

**Section Includes:** Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

**Image:**



**Brand:** Dallas Rose Nursery

**Description:** 3 gallon Wintergreen Boxwood

**Product Data:** Manufacturer's technical literature for each product and system indicated.

**Dimensions**

Mature Height (in.)	36	Mature Width (in.)	36
---------------------	----	--------------------	----

10/19/2014

**Details**

Additional Characteristics	Deer Resistant, Evergreen	Hardiness Zone	5, 6, 7, 8
Annual / Perennial	Perennial	Optimal Soil Condition	Neutral
Blossom Color	No Blossoms	Returnable	90 Day
Botanical Name	Buxus microphylla 'Wintergreen'	Shipped As	Container
Common Name	Boxwood	Sun Tolerance	Part Sun
Evergreen or Deciduous	Evergreen		

Request # 3 – Proposed plantings.

1033 E. 9<sup>th</sup> Street  
Dallas, Texas

## SECTION 06 – HARDSCAPE AND LANDSCAPE

**Section Includes:** Exterior hardscape ground selections and plants selection and supplementary items necessary for installation.

**Image:**



**Brand:** Proven Winners

**Description:** Mexican Feathergrass Stipa 4.5 in. Quart

**Product Data:** Manufacturer's technical literature for each product and system indicated.

**Dimensions**

Container Size (in.)	4.5	Mature Width (in.)	20
Mature Height (in.)	24		

**Details**

Additional Characteristics	None Listed	Returnable	90-Day
Blossom Color	No Blossoms	Shipped As	Container
Botanical Name	Nasella	Sun Tolerance	Full Sun
Common Name	Nasella	Water Requirements	Medium
Hardiness Zone	10,7,8,9		

Request # 3 – Proposed plantings.

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### Request # 1 –

There is insufficient information for approval, so Staff is using the general standard for denial located in the Dallas Development Code.

City Code Section 51A-4.501(g)(6)(C)(ii) – for noncontributing structures:  
The proposed work is compatible with the historic overlay district.

### Request #2 –

#### 4.0 Accessory Buildings

4.1 Accessory buildings are only permitted in the rear yard.

### Request # 3 –

#### 1.0 Site and Site Elements

1.11 Side yard fences above three feet, six inches in height must be located a minimum of ten feet back from the front façade of the main building. Fences with a maximum height of three feet, six inches may be located anywhere in the side yard and may connect to a front yard fence.

### Request # 4 –

#### 1.0 Site and Site Elements

1.6 Landscape plant material must be appropriate and compatible, must enhance the structure and surroundings, and must not obscure significant views of the main building or from the main building. It is recommended that landscape modifications reflect the original historic landscaping design when appropriate.



**TASK FORCE RECOMMENDATION REPORT**  
**WHEATLEY PLACE / TENTH STREET**

DATE: **10/11/2016**

TIME: **4:00 pm**

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

Applicant Name: Jay Taylor

Address: 1033 E. Ninth St. (Tenth Street HD)

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve    ☒ Approve with conditions    ☐ Deny    ☐ Deny without prejudice

Recommendation / comments/ basis:

1) MOVE GARAGE BACK TO REAR 50% OF  
STRUCTURE

2) STOP 8' HIGH <sup>WOOD</sup> FENCE @ 10'-0" BACK FROM  
FRONT OF STRUCTURE PER ORDINANCE

3) APPROVE

**Task force members present**

☐ Kathleen Lenihan    ☒ Alonzo Harris

☐ Patricia Williams    ☐

☒ Alicia Quintans    ☐

Ex Officio staff members Present    ☒ Marsha Prior    ☐

Simply Majority Quorum: ☒ yes    ☐ no (two makes a quorum)

Maker: Alicia

2<sup>nd</sup>: ALONZO

Task Force members in favor: ALL

Task Force members opposed: —

Basis for opposition:

CHAIR, Task Force [Signature]

DATE 10/11/16

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****NOVEMBER 7, 2016**

FILE NUMBER: CA167-017(MP)  
LOCATION: 2830 Tanner Street  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 7  
ZONING: PD No. 595

PLANNER: Marsha Prior  
DATE FILED: October 6, 2016  
DISTRICT: Wheatley Place  
MAPSCO: 46-T  
CENSUS TRACT: 0037.00

**APPLICANT:** Jose Robledo

**REPRESENTATIVE:** None

**OWNER:** QUEEN CITY INVESTING

**REQUEST:**

Construct one-story house.

**BACKGROUND / HISTORY:**

Vacant lot in Wheatley Place.

**ANALYSIS:**

Staff and Task Force are supportive of the overall design, but as originally submitted, there were some concerns with the proposed materials and uncertainty with measurements. In an email to the applicant (sent October 18, 2016), it was noted that wood siding and wood windows are more appropriate historic materials and supported in the Wheatley Place ordinance. The applicant revised the drawings and proposed wood case windows instead of vinyl and Hardie board instead of plywood for siding. Staff is recommending to deny without prejudice because Hardie board is not an historically accurate material.

**STAFF RECOMMENDATION:**

Construct one-story house – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(6)(C)(ii) because it is inconsistent with preservation criteria Section 9.7 which states that material on new construction must be of the same predominant material.

**TASK FORCE RECOMMENDATION:**

Construct one-story house – Approve with conditions – Approve with condition that porch height and steps are verified, use siding appropriate for neighborhood, and suggest additional windows in living and bedrooms.

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167-017 [MP]  
Office Use Only

Name of Applicant: FINE LINE DRAFTING  
Mailing Address: 1157 N. MORRIS AVE.  
City, State and Zip Code: DALLAS, TX 75211  
Daytime Phone: 214-790-5015 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: CLIENT

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

PROPERTY ADDRESS: 2930 TANNER ST.  
Historic District: WHEATLEY PLACE HISTORIC DISTRICT

**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 ON VACANT LOT.  
FOUNDATION - PIER & BEAM  
EXTERIOR - WOOD SIDING

**RECEIVED BY**

OCT 06 2016

Signature of Applicant: [Signature] Date: CURRENT PLANNING  
Signature of Owner: QUEEN CITY INVESTING Date: 10/4/16  
(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.

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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.

Sustainable Construction and Development

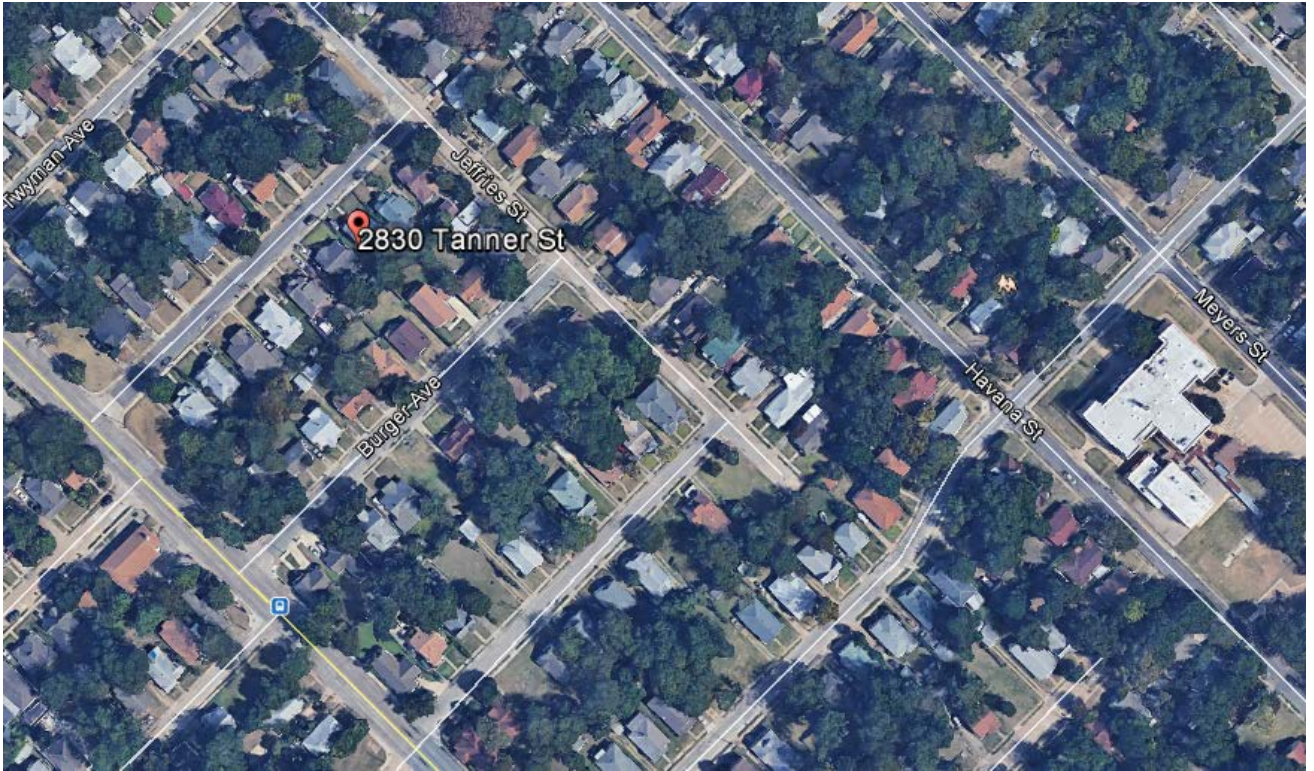
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408





Aerial view, 2830 Tanner.



2830 Tanner, view toward South.



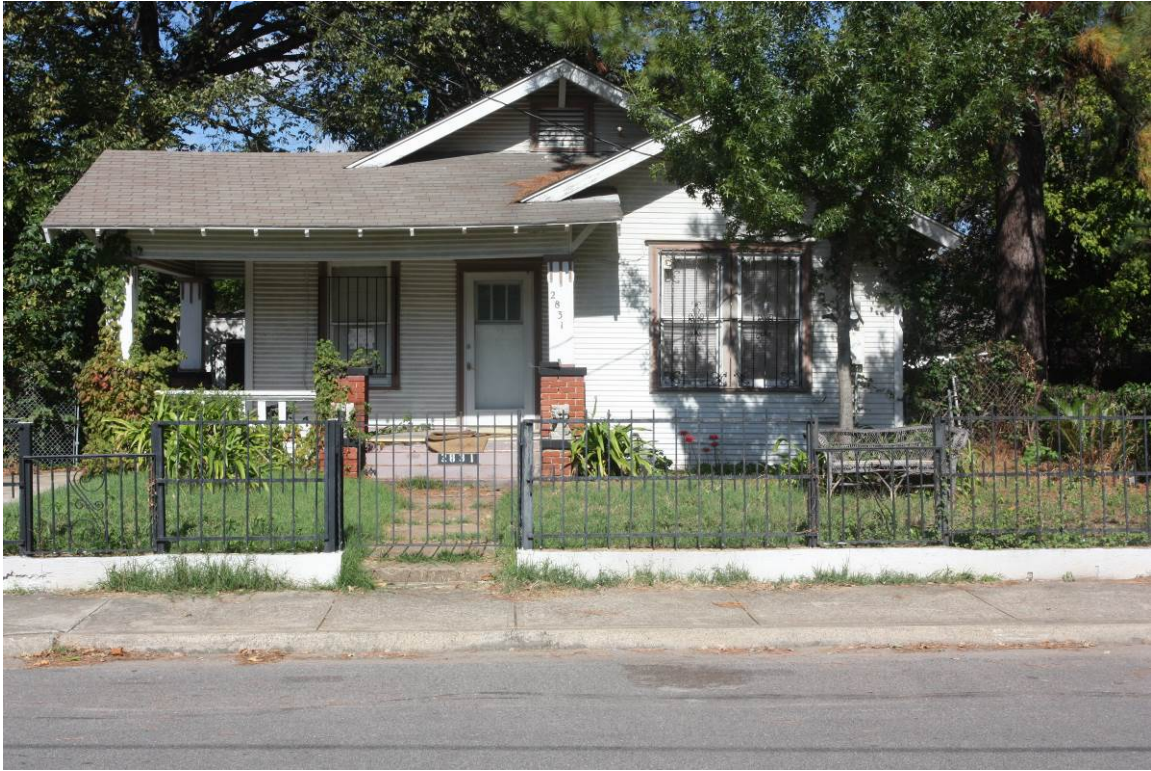


View to left (East) of 2830 Tanner.

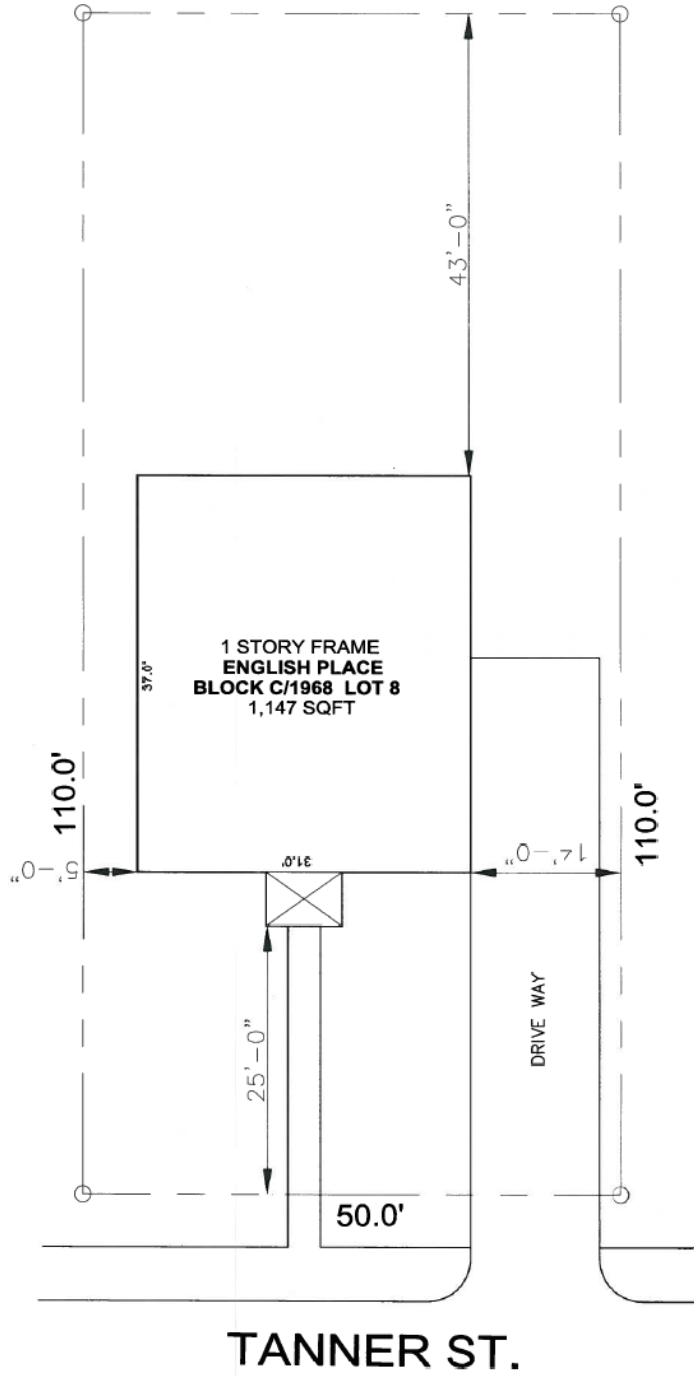


View to right (West) of 2830 Tanner.





View across the street (North) from 2830 Tanner.

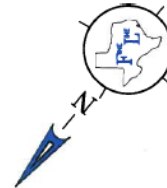


DATE	2/1/17
BY	1
CHECKED	
APPROVED	
SCALE	
1"=10'	

**FINE LINE**  
WWW.DALLASFINELINE.COM  
214-621-7109

2830 TANNER ST.  
DALLAS, TEXAS

LEGAL DESCRIPTION  
ENGLISH PLACE  
BLOCK C/1968 LOT 8

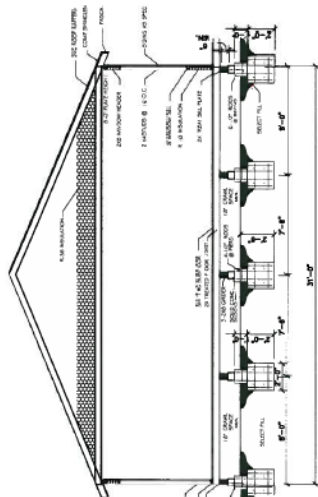


**Site Plan**

SCALE:  
1"=10' (SHEET 11X17)

Proposed site plan. 25ft setback appears to be compatible with average setback of other houses that range from 20 to 30 ft.

1. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW AND APPROVAL ALL MATERIALS, METHODS, AND EQUIPMENT TO BE USED IN THE CONSTRUCTION OF THE FOUNDATION. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW AND APPROVAL ALL MATERIALS, METHODS, AND EQUIPMENT TO BE USED IN THE CONSTRUCTION OF THE FOUNDATION. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW AND APPROVAL ALL MATERIALS, METHODS, AND EQUIPMENT TO BE USED IN THE CONSTRUCTION OF THE FOUNDATION.
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Section 'A'

## Foundation Plan

SCALE:  
1/4"=1'-0" (22'X34" SHEET)  
1/8"=1'-0" (11'X17" SHEET)

## FOOTPRINT NOTES

DO NOT SCALE THESE DOCUMENTS.  
REFER TO WRITTEN DIMENSIONS AND  
NOTATIONS.

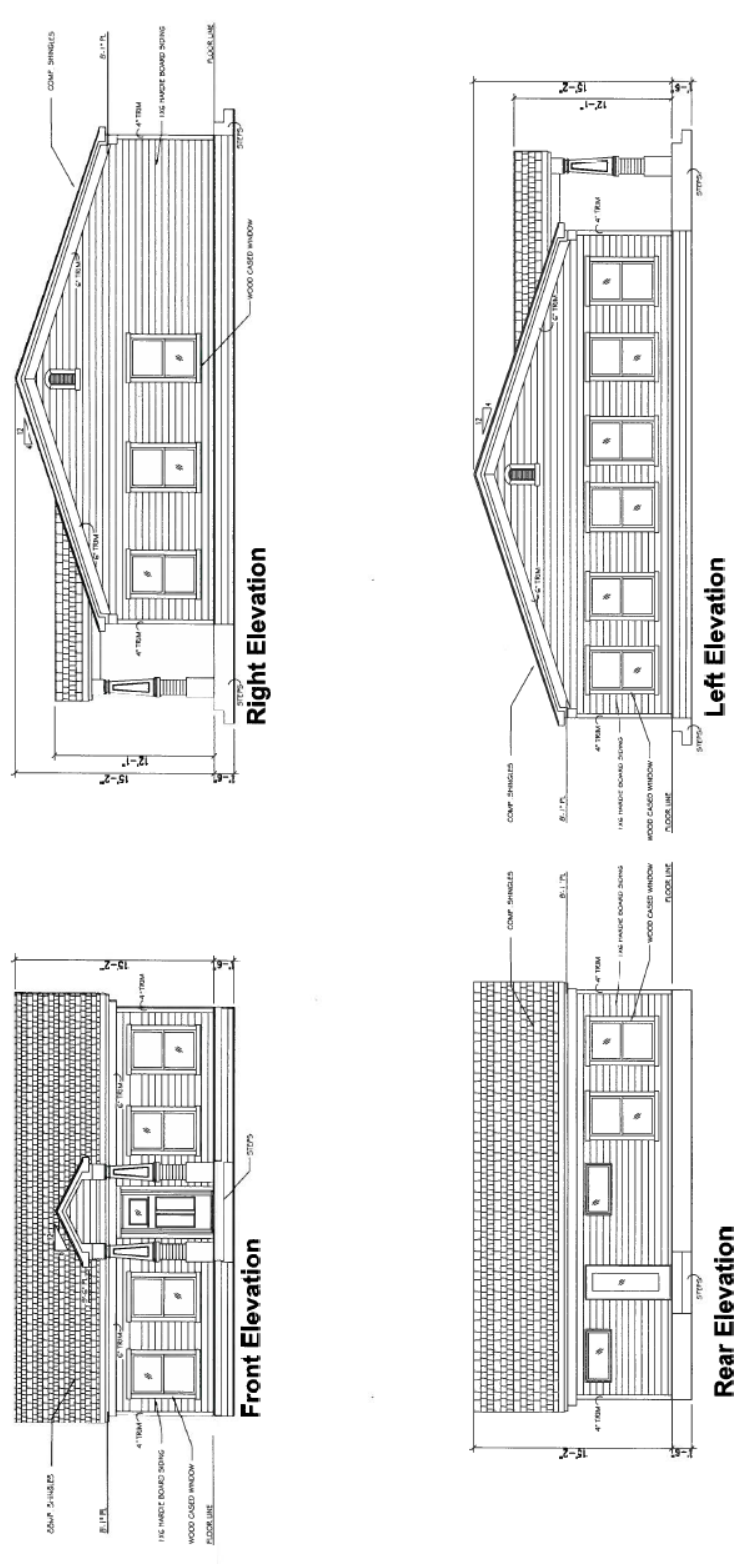
NOTES:  
ALL FILL BENEATH STRUCTURE SHALL BE SELECT MATERIAL  
COMPACTED TO 95% STANDARD PROCTOR DENSITY.

NOTE:  
CONTRACTOR TO VERIFY ALL DIMENSIONS  
PRIOR TO FOUNDATION CONSTRUCTION.

10/19/2014

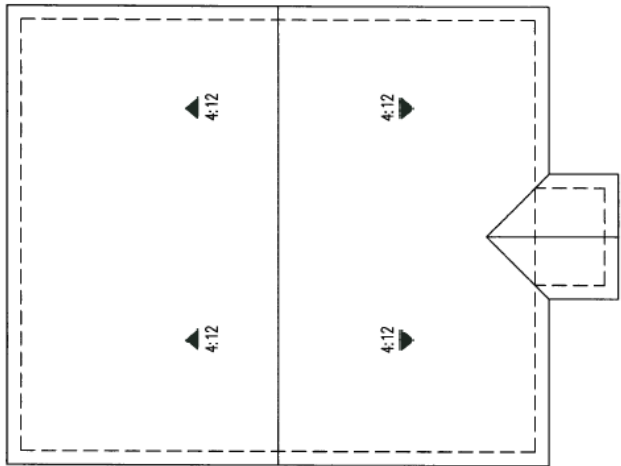
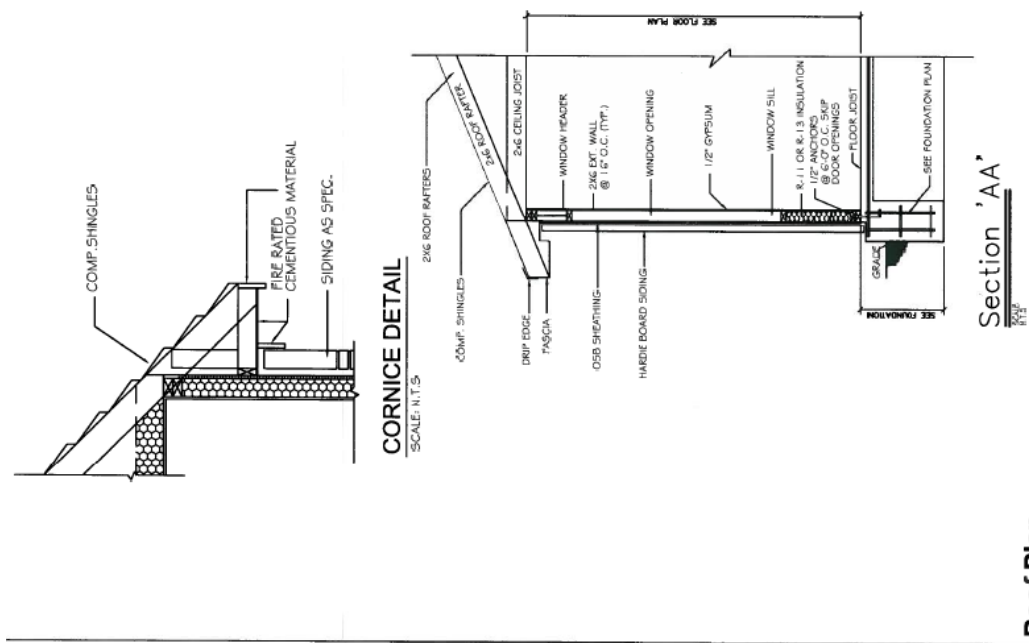


Proposed elevations.



**Elevation Plan**  
SCALE:  
1/4" = 1'-0" (22X34" SHEET)  
1/8" = 1'-0" (11X17" SHEET)

10/18/2014



Proposed roof plan.

**NOTE:**  
CONTRACTOR TO VERIFY ALL DIMENSIONS  
PRIOR TO FOUNDATION CONSTRUCTION.

## Floor Plan

SCALE:  
1/4" = 1'-0" (22"X34" SHEET)  
1/8" = 1'-0" (11"X17" SHEET)

10/19/2016



10/4/2016

JELD-WEN 36 in. x 80 in. Craftsman 6-Lite Primed Premium Steel Prehung Front Door with Brickmould and Dentil Shelf-N11445 - The Home Depot

Home Services

DIY Projects &amp; Ideas

Credit Services

Pro Xtra

Store Finder

Order Status

Local Ad

Products  
and Services

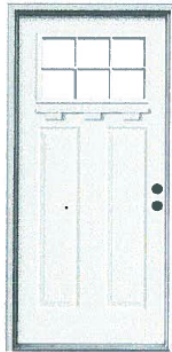
What can we help you find?

Your Store  
Lemmon AveSign in  
or Register

JELD-WEN Model N11445 Internet #203188828

## 36 in. x 80 in. Craftsman 6-Lite Primed Premium Steel Prehung Front Door with Brickmould and Dentil Shelf

★★★★★ (17)

[Write a Review](#)[Questions & Answers \(18\)](#)Was ~~\$434.03~~**\$368.93** /each

Save \$65.10 (15%) through 10/05/2016

Save 15% from JELD-WEN

Product Not Sold In Stores

[Open Expanded View](#)[Click Image to Zoom](#)<http://www.homedepot.com/p/JELD-WEN-36-in-x-80-in-Craftsman-6-Lite-Primed-Premium-Steel-Prehung-Front-Door-with-Brickmould-and-Dentil-Shelf-N11445/203188828>

1/6

10/19/2016

## Product Overview

JELD-WEN Premium Steel doors offer that relied-upon strength, durability and ease of maintenance that complement your home's style. Their high definition panels create an upscale look that adds architectural interest for increased curb appeal. Our strong and secure steel doors are built to prevent water absorption and resist rust to enhance your home for many years.

California residents: see [Proposition 65 information](#)

- Strong and secure steel with high definition panels for a high-end look
- Energy efficient core to help lower heating and cooling cost
- Polystyrene core provides long-lasting insulation
- Brickmould (trim) is primed and ready to paint
- Galvanized steel resists rust and corrosion
- Grids are adhered to interior and exterior of glass to provide an authentic divided lite appearance that adds charm to any home
- Grids are white on both interior and exterior of door
- 2-coats of neutral, low-sheen, baked-on enamel primer enables easier finishing
- Primed doors give you the design flexibility to choose any finish color
- Door is prehung in frame for easier installation
- Predrilled double bore hole for lock installation (lock sold separately)
- From the outside, door opens into the home with hinges on the left

<http://www.homedepot.com/p/JELD-WEN-36-in-x-80-in-Craftsman-6-Lite-Primed-Premium-Steel-Prehung-Front-Door-with-Brickmould-and-Dentil-Shelf-N11445/203188828>


2/5

10/19/2016

Specifications for proposed front entry door.

10/4/2016

JELD-WEN 36 in. x 80 in. Craftsman 6-Lite Primed Premium Steel Prehung Front Door with Brickmould and Dentil Shelf-N11445 - The Home Depot

Door Style	Craftsman	Number of Hinges	3.0	 Feedback
Door Type	Exterior Prehung	Panel Type	2 Panel	
Features	Brickmould,Weatherstripping	Product Weight (lb.)	90 lb	
Finish Type	Primed	Returnable	90-Day	
Glass Caming Finish	No caming			

**Warranty / Certifications**

Energy Star Qualified	North-Central,Northern,South-Central,Southern	Manufacturer Warranty	10-Year Limited Warranty
Fire rating	None		

10/19/2016

Specifications for proposed front entry door.



32 in. x 80 in. White 15 Lite Primed  
Steel Prehung Front Door with No  
Brickmold

★★★★★ (1)

[Write a Review](#)

[Ask the first question](#)

**\$247.00** /each

Color/Finish: Primed White



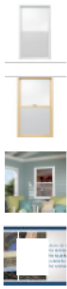
Door Size (WxH) in.  
32 x 80

Door Handing  
Right-Hand/Inswing

Specifications for proposed rear entry door.



Home / Doors & Windows / Windows / Double Hung Windows  
Model # W49689 Internet #202985794



**JELD-WEN**

33.375 in. x 56 in. W-2500 Series  
Double Hung Wood Window -  
White

★★★★★ (1)

[Write a Review](#)

[Questions & Answers \(6\)](#)

**\$331.31** /each

Width (in.) x Height (in.)  
33.375 x 56

Exterior Color/Finish Family  
White

Quantity

-

1

+

Specifications for proposed windows.

GAF Model 0601180 Internet #100658149 Store SKU #775276

## Timberline Natural Shadow Charcoal Lifetime Shingles (33.3 sq. ft. per Bundle)

★★★★★ (37)

[Write a Review](#)

[Questions & Answers \(42\)](#)



**\$27.00** / bundle

If you buy 36 or more

**\$21.60** / bundle

- Lifetime Limited Warranty
- Features the classic Natural Shadow® effect
- Shingles warranted to withstand winds up to 130 mph

In Stock At Your Selected Store

**Lemmon Ave #589**  
Dallas, TX 75209

**In Stock**

[Open Expanded View](#)

[Click Image to Zoom](#)

<http://www.homedepot.com/p/GAF-Timberline-Natural-Shadow-Charcoal-Lifetime-Shingles-33-3-sq-ft-per-Bundle-0601180/100658149>



1/5

10/19/2014

Specifications for proposed roofing shingles.



## 1 gal. #MQ3-25 Gray Shimmer Semi-Gloss Enamel Exterior Paint

★★★★★ (50)

[Write a Review](#)

[Ask the first question](#)

Was ~~\$48.08~~

**\$46.48** /each

Save \$2.50 (5%)

Interior/ Exterior Paint  
Exterior Paint

Container Size  
1 GA-Gallon

Sheen  
Semi-Gloss

Proposed paint color for main body.



BEHR MARQUEE

## 1-gal. #MQ5-58 Velvet Rope Satin Enamel Exterior Paint

★★★★★ (107)

[Write a Review](#)

[Questions & Answer](#)

Was ~~\$47.08~~

**\$45.58** /each

Save \$2.40 (5%)

Interior/ Exterior Paint  
Exterior Paint

Container Size  
1 GA-Gallon

Sheen  
Satin

Proposed paint color for trim.



## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

### 9.0 New Construction and Additions

- 9.7 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios. New construction should be of the same predominant material. Details can be of other materials, except as otherwise noted.

**TASK FORCE RECOMMENDATION REPORT**  
**WHEATLEY PLACE / TENTH STREET**

DATE: **10/11/2016**

TIME: **4:00 pm**

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

Applicant Name: Jose Robledo

Address: 2830 Tanner Street (Wheatley Place)

Date of CA/CD Request: 10/06/2016

**RECOMMENDATION:**

☐ Approve ☒ Approve with conditions ☐ Deny ☐ Deny without prejudice

Recommendation / comments/ basis:

- 1) VERIFY PORCH HEIGHT & STEPS
- 2) <sup>USE</sup> SIDING APPROPRIATE FOR NEIGHBORHOOD
- 3) SUGGEST ADDITIONAL WINDOWS IN LIVING & BEDROOMS

**Task force members present**

☐ Kathleen Lenihan ☒ Alonzo Harris  
☐ Patricia Williams ☐  
☒ Alicia Quintans ☐

Ex Officio staff members Present ☒ Marsha Prior ☐


Simply Majority Quorum: ☒ yes ☐ no (two makes a quorum)

Maker: **ALICIA**  
2<sup>nd</sup>: **ALONZO**

Task Force members in favor: **ALL**

Task Force members opposed: **—**

Basis for opposition:

CHAIR, Task Force 

DATE **10/11/16**

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

**LANDMARK COMMISSION****NOVEMBER 7, 2016**

FILE NUMBER: CA167-036(JKA)  
LOCATION: 107 N Clinton Avenue  
STRUCTURE: Accessory, Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson  
DATE FILED: August 4, 2016  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0046.00

**APPLICANT:** Quimby McCoy Preservation Architects

**REPRESENTATIVE:** Nancy McCoy

**OWNER:** Daniel Sherman

**REQUEST:** Construct accessory structure and attached carport in rear of the main structure.

**BACKGROUND / HISTORY:**

08/04/2008 – Landmark approved a fence extension on the south side of the house (CA078-581(MV)).

12/11/2009 – Landmark approved an 8' wood fence and driveway gate (CA090-141(MF)).

06/23/2008 – A Routine Maintenance application was issued for siding repair on the accessory structure. Amount of replacement not specified (CA078-589(MW)).

10/12/16 – A Routine Maintenance application was issued for siding repair on the accessory structure. Amount of replacement not specified (CA numbers not issued at this time).

08/23/1985 – Landmark approved the accessory structure to be rebuilt, but plans are not on file. The roof was changed from a side gable to front gable, ganged wood windows were added to the front façade, a composition shingle was installed, and 117 siding that had been installed vertically was installed horizontally (CA numbers not issued at this time).

The house is contributing to the Winnetka Heights Historic District.

**ANALYSIS:** Staff does not believe that the board-on-batten siding proposed for the replacement accessory structure is compatible with the lap siding on the main structure. Staff believes that the existing 117 siding is more compatible with lap siding. The applicant is open to changing the siding, but prefers the proposed board-on-batten siding. While supportive of the replacement of the carport, staff does not believe that the



proposed accessory structure is more compatible than the existing structure. While it has been altered over the years, the existing structure is compatible with the main structure and with the Winnetka Heights historic district, and is in its original footprint. Therefore, staff is recommending Denial without Prejudice of the proposed replacement.

**STAFF RECOMMENDATION:** Construct accessory structure and attached carport in rear of the main structure – Deny without Prejudice – The proposed demolition does not meet the standards in City Code Section 51A-4.501(h)(4)(A) because the owner has not shown that the new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed.

**TASK FORCE RECOMMENDATION:** Construct accessory structure and attached carport in rear of the main structure – None – No quorum, comments only. Support accessory structure and attached carport in rear of the main structure.

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 167 - 036 [JKA]  
Office Use Only

Name of Applicant: Quimby McCoy Preservation Architecture, LLP

Mailing Address : 3200 Main Street #3.6

City, State and Zip Code: Dallas, TX 75226

Daytime Phone: 214-977-9118 Fax: 214-977-9119

Relationship of Applicant to Owner : Architect

PROPERTY ADDRESS: 107 North Clinton

Historic District: Winnetka Heights

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

Yes ☐ No ☐

Historic Planner's  
Initials:

**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.

Construct a new carport and storage room at rear of main structure.

**RECEIVED BY**

OCT 06 2016

**Current Planning**

Signature of Applicant: Nancy M. Zee Date: 10-5-16

Signature of Owner: Steve Lynn Sherman Date: 10-5-16  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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☐ **DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

Sustainable Construction and Development

Date

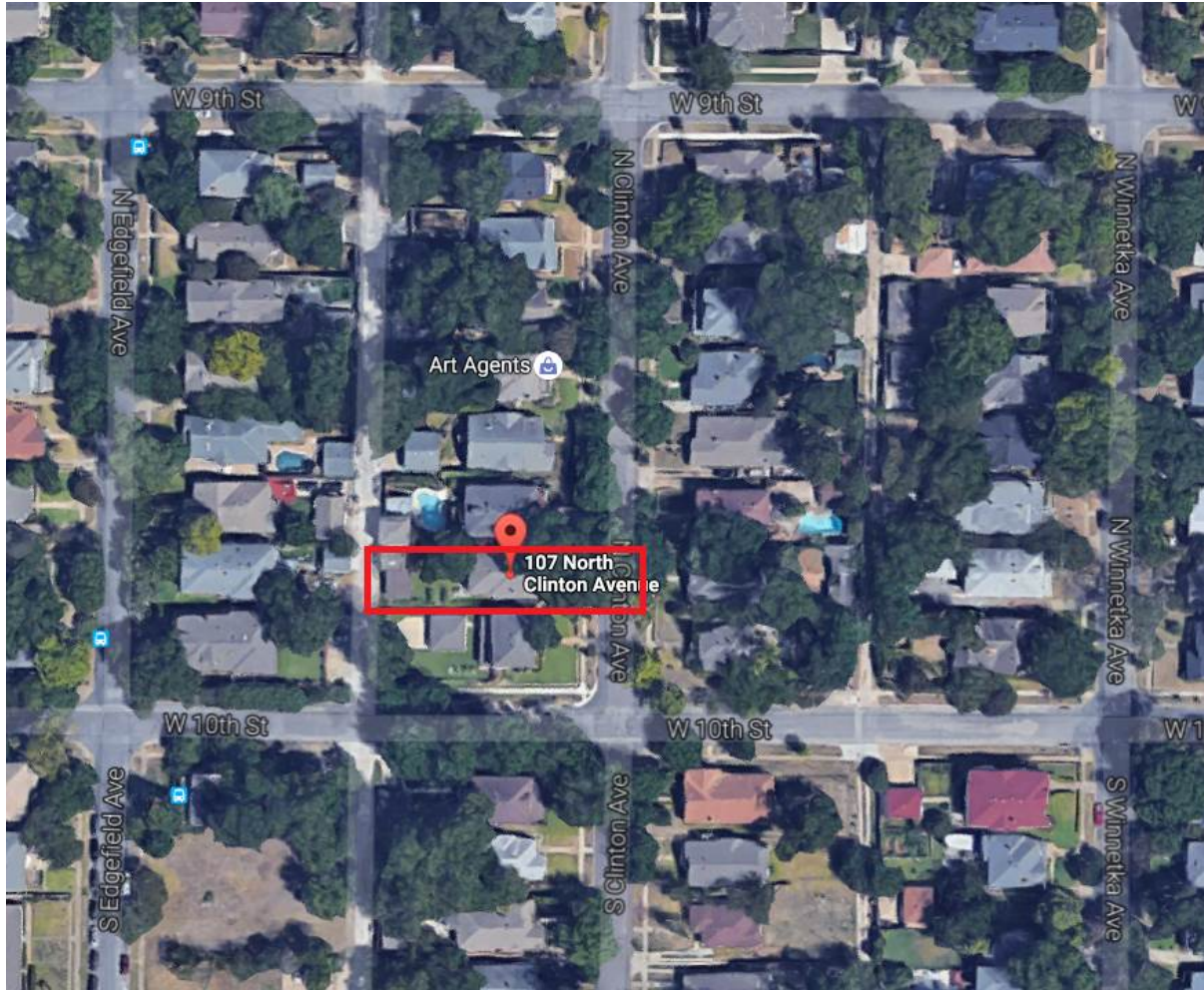
Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408

## AERIAL VIEW



Aerial view of 107 N. Clinton





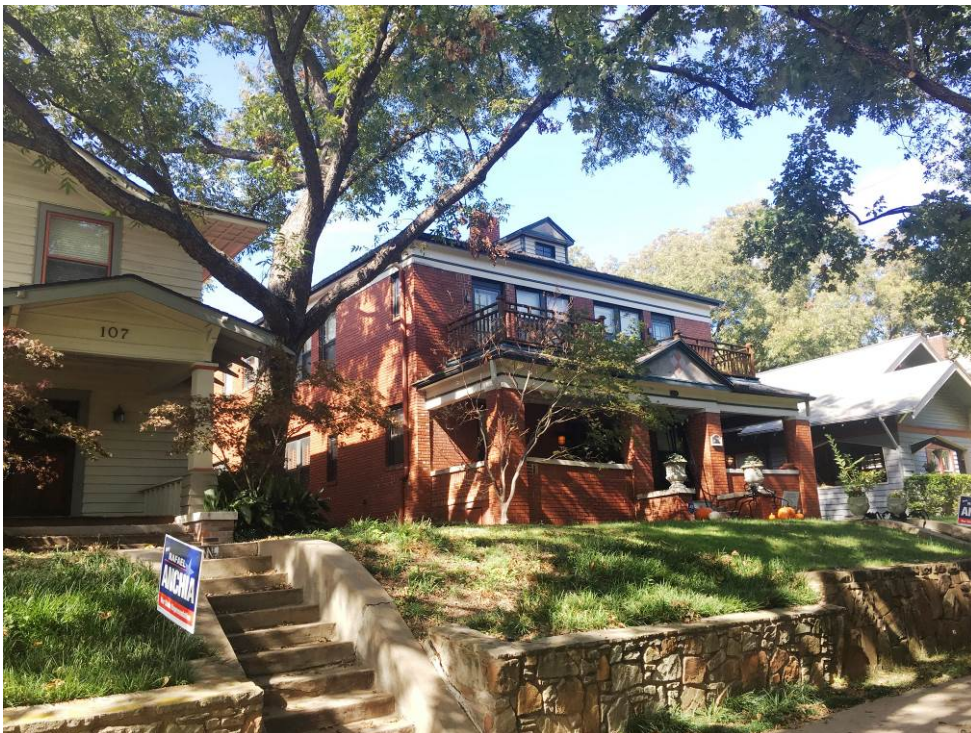
Main Structure



## SURROUNDING NEIGHBORHOOD



To left of main structure



To right of main structure





Across street from main structure



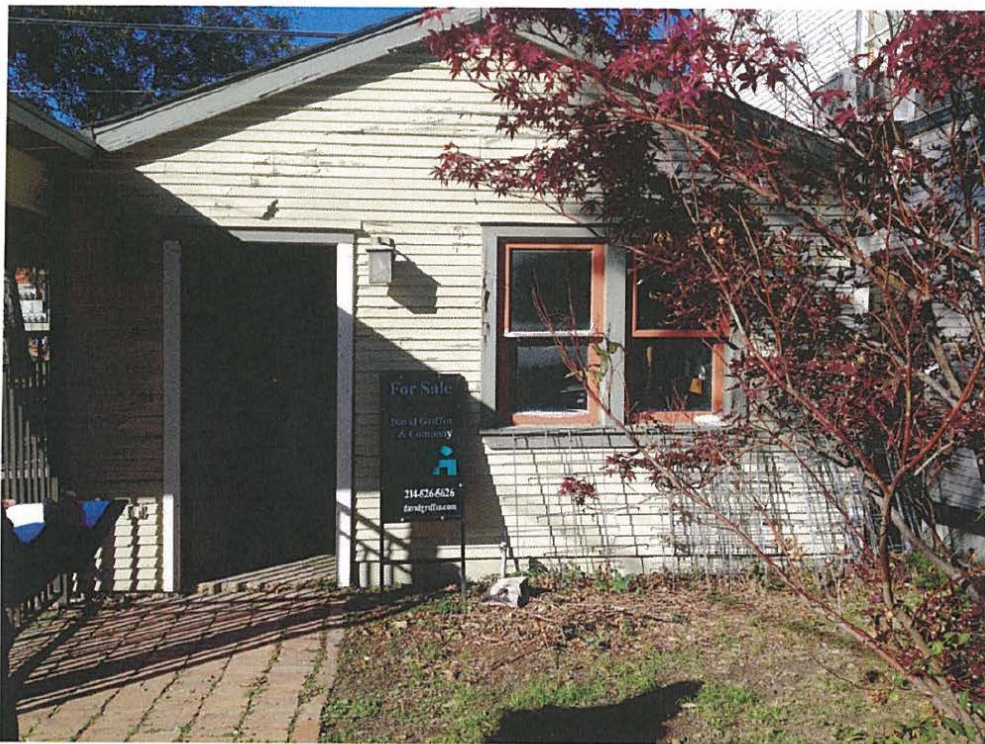


Main Building from North Clinton Avenue. Carport is at right in the rear and cannot be seen from the street



Accessory structure and lean-to carport from alley; two story structure is on adjacent property





Accessory structure from rear yard



View of existing carport from alley, with main structure behind it and existing fencing, at left



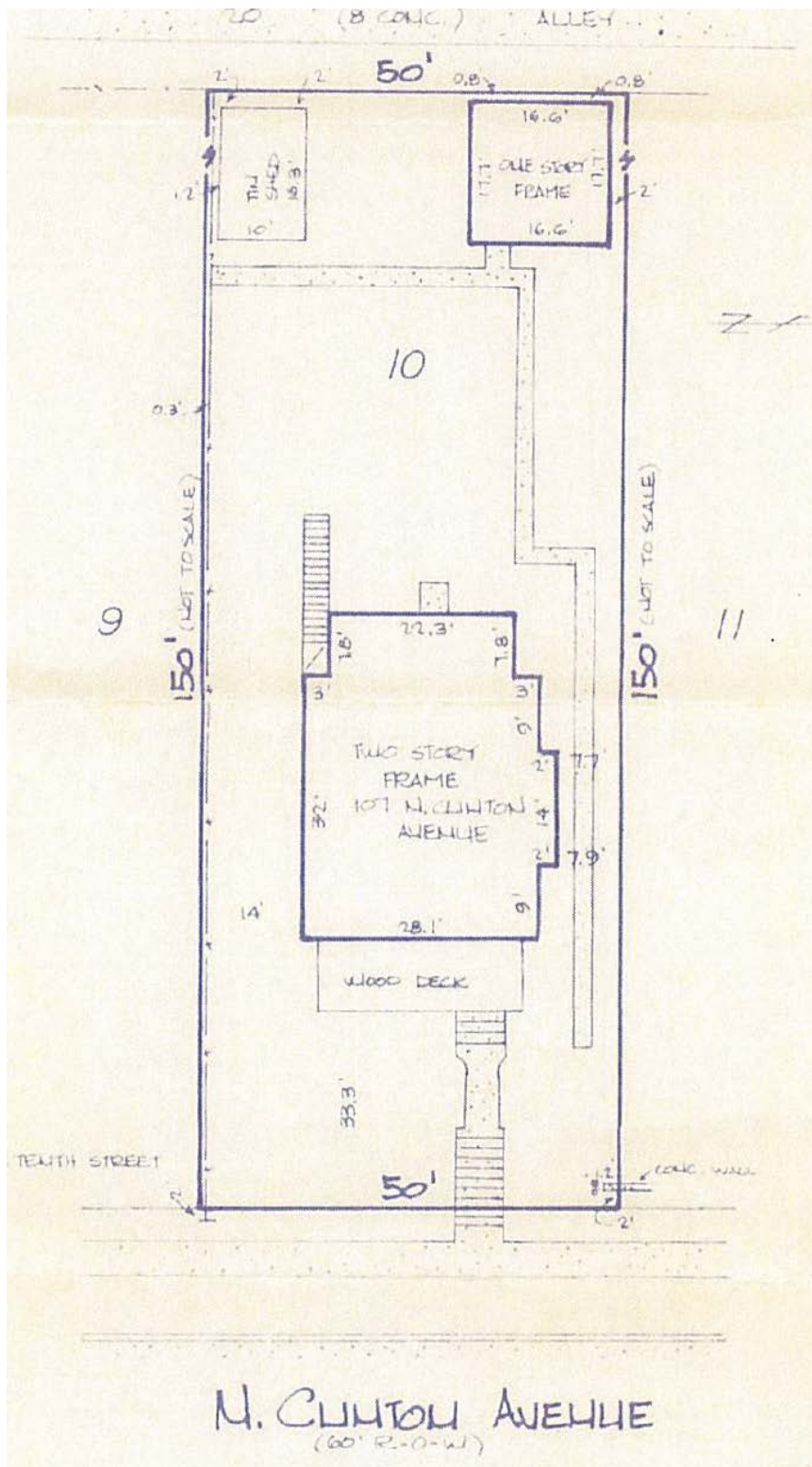


Non-historic light fixture to be relocated to proposed new structure

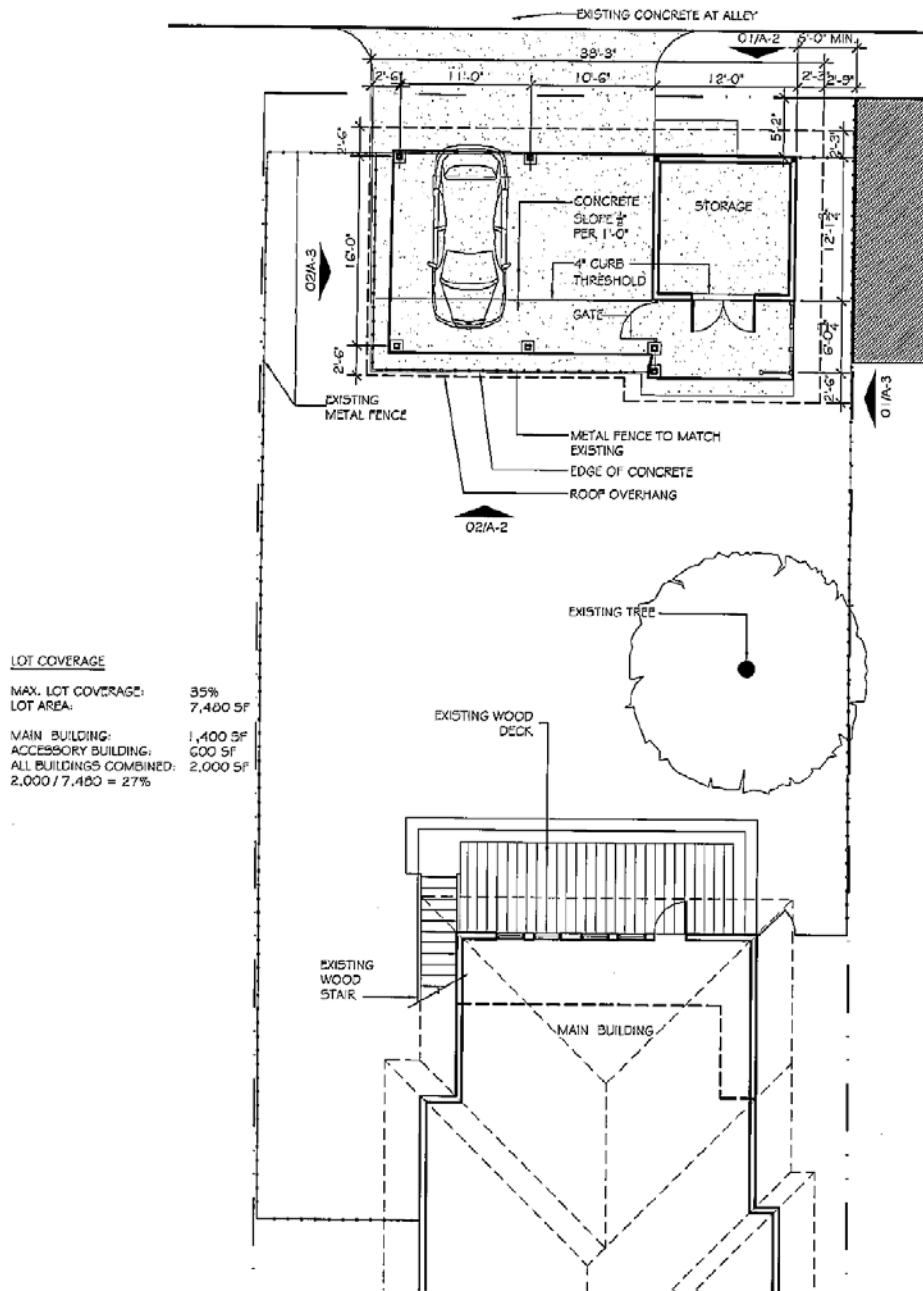


Cracked slab at servant's quarters and deteriorated siding





Existing site plan (carport not shown)

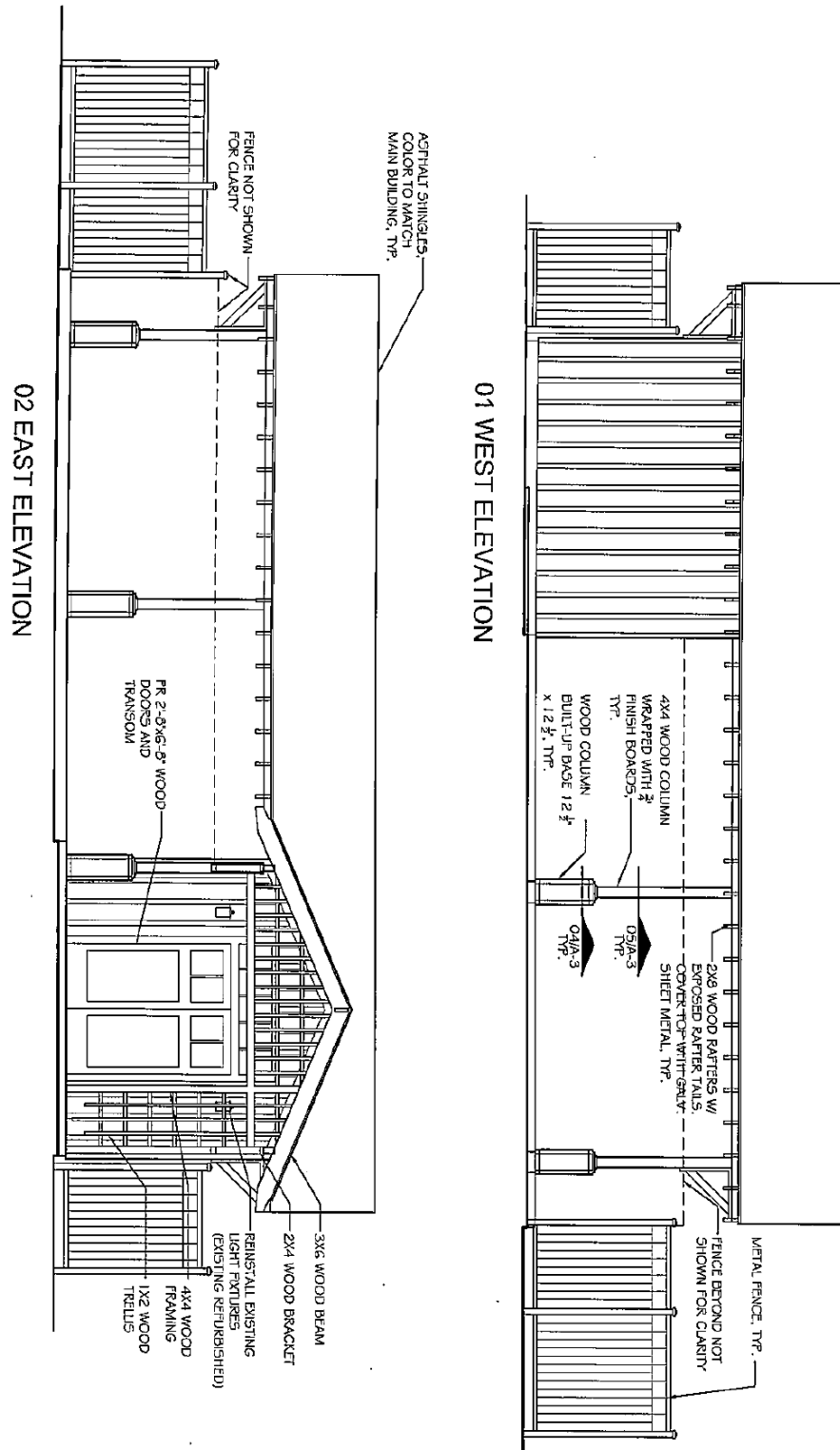


SITE AND FLOOR PLAN

FOR LANDMARK COMMISSION REVIEW ONLY

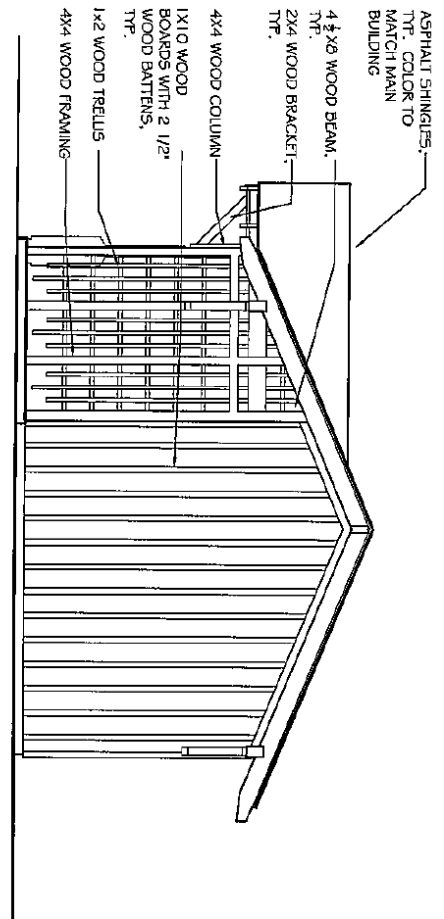


Proposed site plan

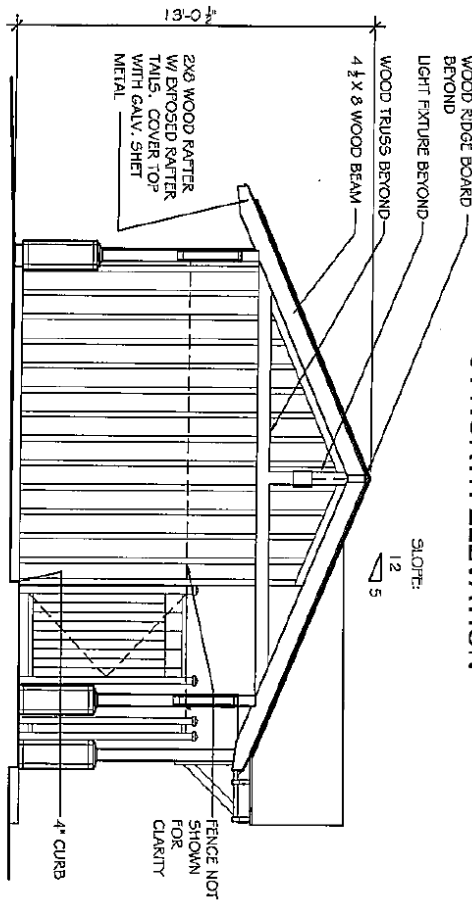


Proposed accessory structure

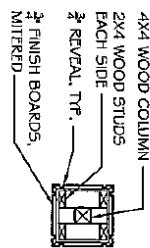




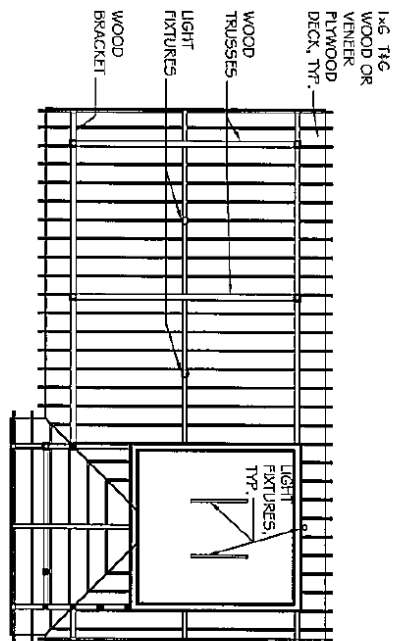
01 NORTH ELEVATION



02 SOUTH ELEVATION

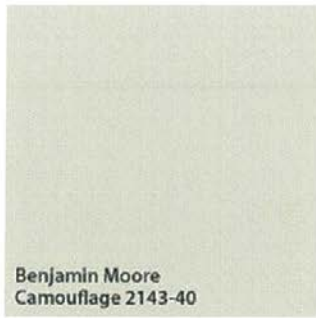


04 COLUMN BASE 05 COLUMN WRAP



03 REFLECTED CEILING PLAN

Proposed accessory structure

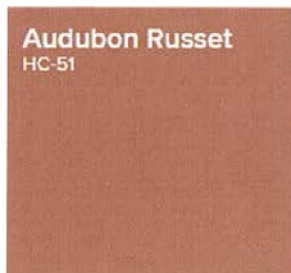


BODY



Storm Cloud Grey  
2140-40

TRIM



ACCENT

Proposed paint colors to match existing main structure



**GAF**

Timberline HD Weathered Wood  
Lifetime Shingles (33.3 sq. ft. per  
Bundle)

★★★★★ (609) [Write a Review](#) [Questions & Answers \(48\)](#)

- Lifetime Limited Warranty
- Enhanced shadow effect for a genuine wood shake look
- Shingles warranted to withstand winds up to 130 mph

Proposed shingles to match existing main structure



### **107 North Clinton Avenue: CA Application – Supplemental Information**

Historic condition: 107 N. Clinton was the home of George W. Ledbetter, a County Commissioner and youngest son of O. V. Ledbetter, a Dallas pioneer. The main building is a four square Prairie style two-story house with Craftsman influences, built in 1913, according to the owner's research. At the rear of the site, on the rear and side property lines, are a one-story accessory structure presumed to have been a servant's quarters built before 1922 and a lean-to carport, built in 1985; refer to the Certificate of Demolition Application for additional information.

Existing condition: The condition of the accessory structures is poor; refer to the CD Application for additional information.

Proposal: Construct a new attractive and functional carport and storage room in generally the same location as the existing structures and designed to be architecturally compatible with the main building and appropriate for a rear yard structure. The new construction will be set back from the rear and side property lines per current zoning set back requirements, with the 2'-6" overhang of the roof over the building line (3'-0" is permitted to overhang). The new construction will be of wood, with wood columns set on wood bases of a design that is compatible, but not a copy, of that at the main building. The roof framing at the carport will be exposed and painted. The roof rafters will have short extensions with exposed rafter tails similar in shape to those of the main building but not as attenuated nor as long. The roof will be a pitched roof, similar in slope to the main building, and the roofing will match the main building's composition shingle color and style (Timberline Weathered Wood). The siding on the storage room will be board and batten wood to distinguish it from the main building and to be compatible, but subservient. The doors and windows will be custom made wood, single glazed with true divided lights and clear glass. The paint colors will match the colors of the main building as follows:

Body: Benjamin Moore 2143-40 "Camouflage" – for board and batten, columns, lattice  
Trim: Benjamin Moore 2140-40 "Storm Cloud Gray" for rafters and brackets  
Accent: Benjamin Moore HC-51 "Audubon Russet" for door

New fencing will enclose the carport and will be used to enclose the back of the property from the alley. The new fencing will match the open bar metal fencing that currently exists on the south and west property lines, painted in the same color. Refer to CD for photographs of the existing fencing and other conditions.

The combined lot coverage, including the main building and all the accessory structures, falls well below the maximum permitted lot coverage of 35% (coverage was calculated to be 27%).

The Task Force and staff have suggested that we consider the use of 117 novelty siding in lieu of board and batten. The owner would agree to clad the new building in 117 novelty siding if required but respectfully asks the LC to approve the board and batten. Board and batten structures were most likely more common in the district at one time, but are disappearing as materials are replaced; refer to examples provided on the following pages.

Refer to architectural drawings for the proposed design of the new carport and storage room.

Additional information provided by the applicant



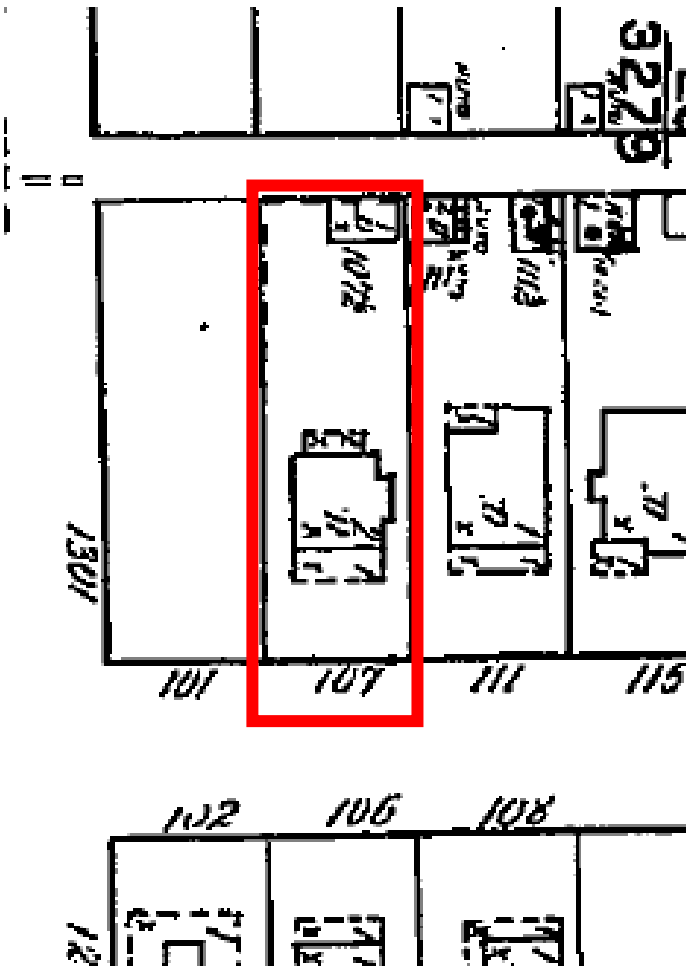
The examples above are located on service alleys within the Winnetka Heights Historic District and are believed to be examples of original rear yard structures. These structures, which can include animal housing, garages, dwellings, storage sheds and lean-to covered areas, are typically constructed in the same or less expensive materials than the main house, including novelty siding and different types board and batten siding. The older siding can be identified by the profile of the batten and by the width of the boards in some cases. These structures are often located on the rear property line and can extend across the entire width of the property, are most often one story in height, and have simplified trim and rafter tails that are otherwise similar to the main house. The above photographs represent a small sampling of the extant board and batten structures in the district.



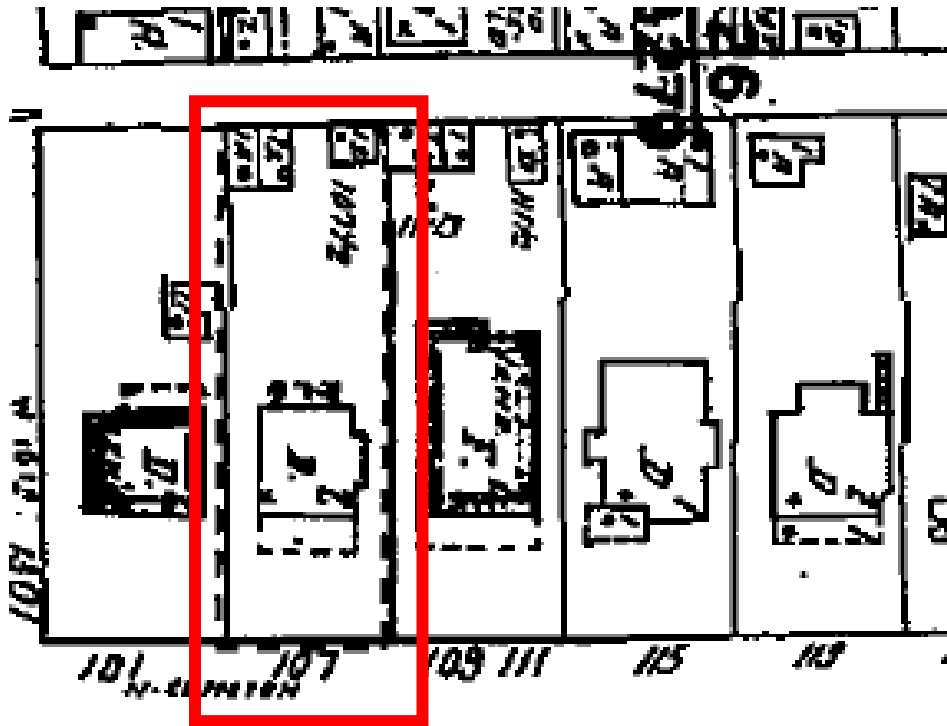


Most of the rear yard structures in the district have been altered and in many cases the structure is either in very poor condition or most of the materials have been replaced. This two-story example appears to retain the original board and batten siding, despite other alterations.





1922 Sanborn Map showing accessory structure



1950 Sanborn Map showing accessory structure

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 51A-4.501(h)(4)(A) – Standard for approval to replace structure with a more appropriate and compatible structure:

(4) Standard for approval. The landmark commission shall deny the application unless it makes the following findings:

(A) The landmark commission must deny an application to replace a structure with a new structure unless it finds that:

(i) the new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed; and

(ii) the owner has the financial ability and intent to build the new structure. The landmark commission must first approve the predesignation certificate of appropriateness or certificate of appropriateness for the proposed new structure and the guarantee agreement to construct the new structure before it may consider the application to demolish or remove.



# TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 10/12/2017

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,  
Conference Room

APPLICANT NAME: QUIMBY MCCOY ARCHITECTURE

PROPERTY ADDRESS: 107 N CLINTON (CA)

DATE of CA / CD REQUEST: 10/06/2017

## RECOMMENDATION:

☐ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

*Support the accessory structure & attached carport  
in rear of main structure*

## Task force members present

☒ Christine Escobedo

☒ Heidi Maher

☐ Alfred Pena

☐ Jeff Cummings (Chair)

☒ Rachel Hoehn

☐ Harry Nicholls

☐ Barbara Roy (Alternate)

☐ VACANT

☐ VACANT (Alt)

Ex Officio staff members present ☒ Jennifer Anderson

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 10-12-16

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****NOVEMBER 7, 2016**

FILE NUMBER: CD167-001(JKA)  
LOCATION: 107 N Clinton Avenue  
STRUCTURE: Accessory, Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson  
DATE FILED: October 6, 2016  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0046.00

**APPLICANT:** Quimby McCoy Preservation Architects

**REPRESENTATIVE:** Nancy McCoy

**OWNER:** Daniel Sherman

**REQUEST:** Demolish accessory structure using the standard "replace with more appropriate/compatible structure."

**BACKGROUND / HISTORY:**

08/04/2008 – Landmark approved a fence extension on the south side of the house (CA078-581(MV)).

12/11/2009 – Landmark approved an 8' wood fence and driveway gate (CA090-141(MF)).

06/23/2008 – A Routine Maintenance application was issued for siding repair on the accessory structure. Amount of replacement not specified (CA078-589(MW)).

10/12/16 – A Routine Maintenance application was issued for siding repair on the accessory structure. Amount of replacement not specified (CA numbers not issued at this time).

08/23/1985 – Landmark approved the accessory structure to be rebuilt, but plans are not on file. The roof was changed from a side gable to front gable, ganged wood windows were added to the front façade, a composition shingle was installed, and 117 siding that had been installed vertically was installed horizontally (CA numbers not issued at this time).

The house is contributing to the Winnetka Heights Historic District.

**ANALYSIS:** The accessory structure proposed for demolition is original to the site according to the 1922 Sanborn map, but has been significantly altered over the years (the carport is not original to the site and was built in 1985). The applicant stated that approximately 90% of the siding was replaced during renovations in the 1980s to 1990s. Staff does not normally recommend replacement or demolition of a structure based on

the extent of past repairs when the repairs were in kind, so is not concerned that much of the siding is not original. Staff feels that the existing 117 siding is historically appropriate and that the board-and-batten siding proposed on the new structure is not compatible with the main structure, which has lap siding. Additionally, the alterations made to the structure, including the 1-over-1 ganged windows and modification of the roof, were historically appropriate. The existing structure also sits in its original footprint.

Staff is supportive of rebuilding the carport, but does not believe that the proposed accessory structure is more compatible than the existing structure. Therefore, staff is recommending Denial without Prejudice.

**STAFF RECOMMENDATION:** Demolish accessory structure using the standard "replace with more appropriate/compatible structure" – Deny without Prejudice – The proposed demolition does not meet the standards in City Code Section 51A-4.501(h)(4)(A) because the owner has not shown that the new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed.

**TASK FORCE RECOMMENDATION:** Demolish accessory structure using the standard "replace with more appropriate/compatible structure" – None – No quorum, comments only. Maher and Horn: support demolition of accessory structure. Escobedo: oppose demolition based on contributing structure and original to the building (Sanborn map 1922).



**Certificate for Demolition and Removal (CD)**  
**City of Dallas Landmark Commission**

CD 167-001 JKA  
Office Use Only

1. Name of Applicant: Quimby McCoy Preservation Architecture, LLP

MAILING Address: 3200 Main Street #3.6 City Dallas State TX Zip 75226  
Daytime Phone: 214-977-9118 Fax: 214-977-9119  
Relationship of Applicant to Owner: Architect

ADDRESS OF PROPERTY TO BE DEMOLISHED: 107 North Clinton Zip 75208  
Historic District: Winnetka Heights

**Proposed Work:**

2. Indicate which 'demolition standard(s) you are applying:

- ☒ Replace with more appropriate/compatible structure  
☐ No economically viable use  
☐ Imminent threat to public health / safety  
☐ Demolition noncontributing structure because newer than period of significance  
☐ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code

Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying:  
(please see attached checklist)

Demolition of accessory servant's quarters and lean-to carport.

RECEIVED BY

OCT 06 2016

Current Planning

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month, 1500 Marilla SBN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed 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. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: Nancy McCoy Date: 10-5-16

5. Signature of Owner: Diane Lynn Sherman Date: 10/5/16

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal 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.

Date

Sustainable Development and Construction

**NOTE: THIS APPLICATION WILL EXPIRE 180 DAYS AFTER THE APPROVAL DATE**

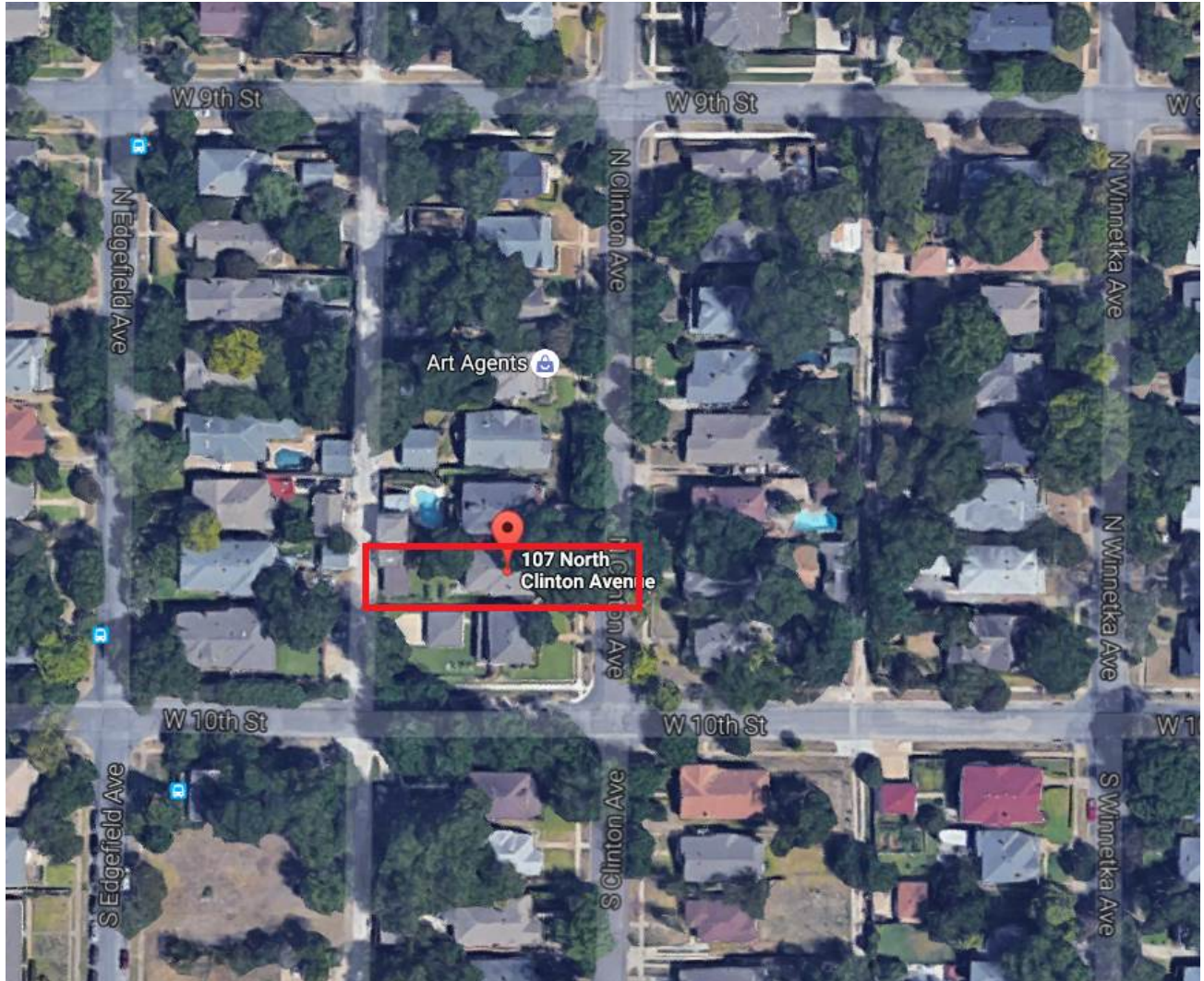
Certificate for Demolition & Removal

City of Dallas

Historic Preservation

Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

AERIAL IMAGE



Aerial image of 107 N Clinton





Main Structure



## SURROUNDING NEIGHBORHOOD



To left of main structure

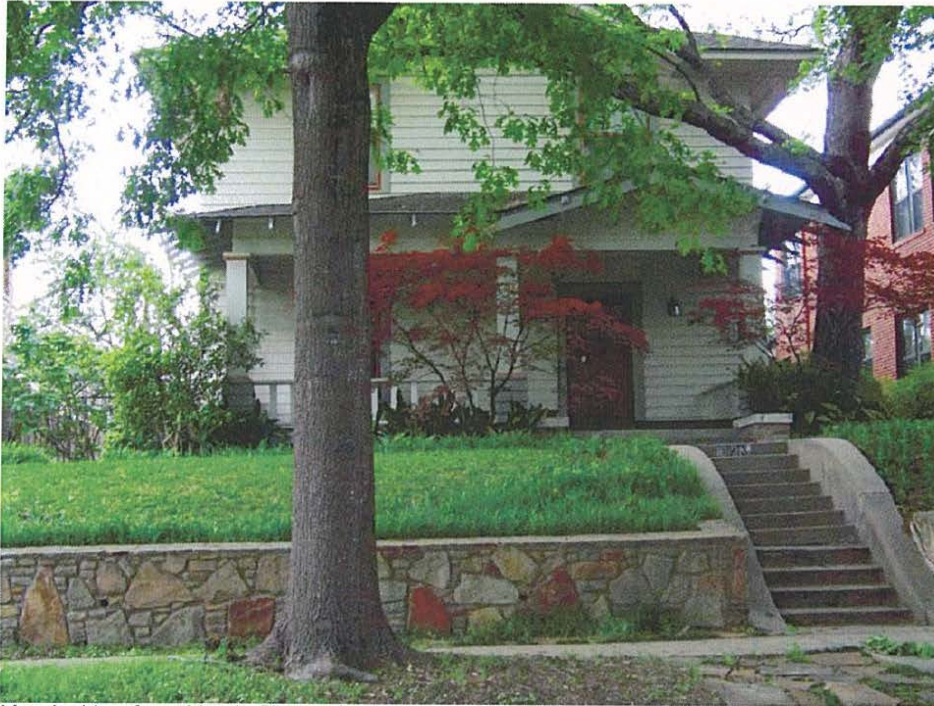


To right of main structure





Across street from main structure



Main building from North Clinton Avenue. Carport is at right in the rear and cannot be seen from the street



Accessory structure and lean-to carport from alley; two story structure is on adjacent property





Accessory structure from rear yard



Carport from alley, with main structure behind it and existing fencing, at left

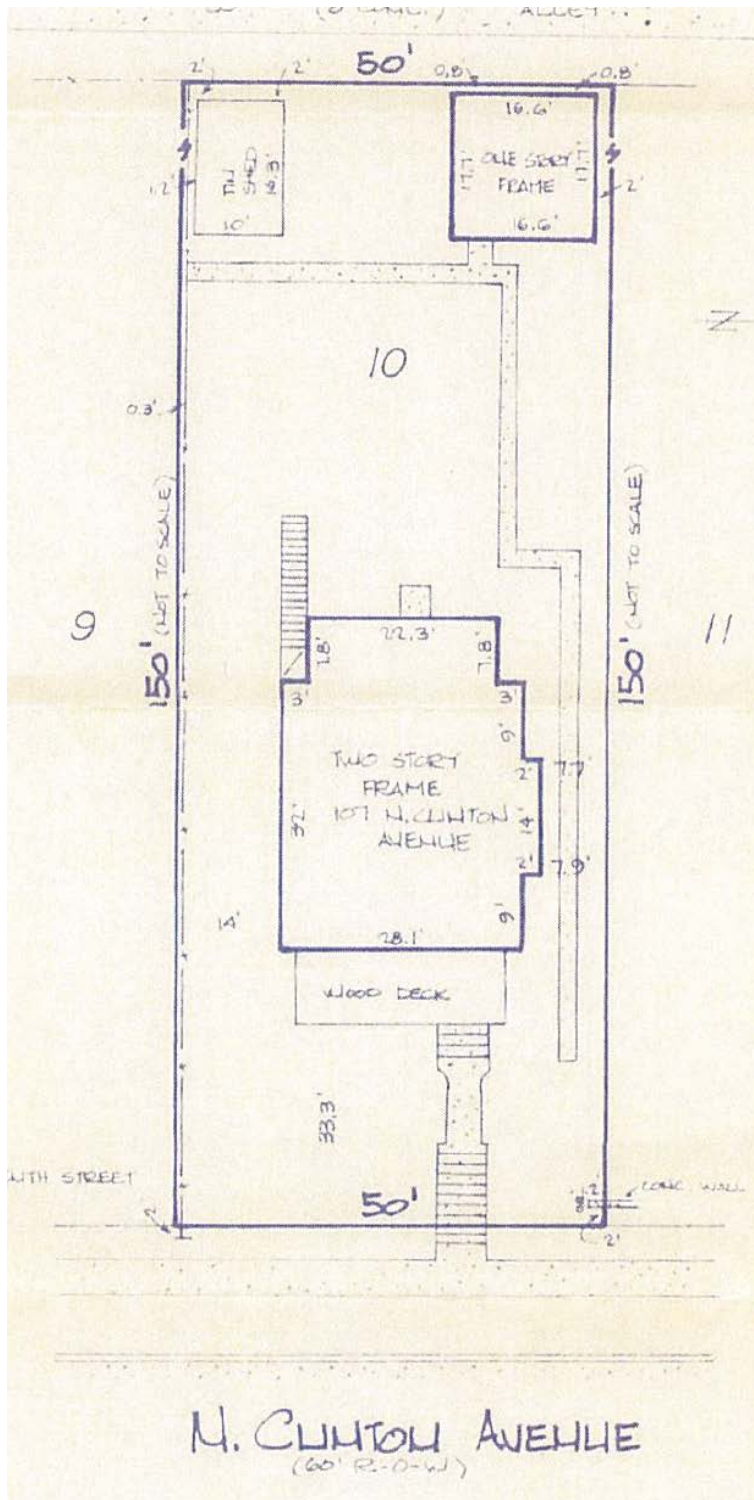




Non-historic light fixture to be relocated

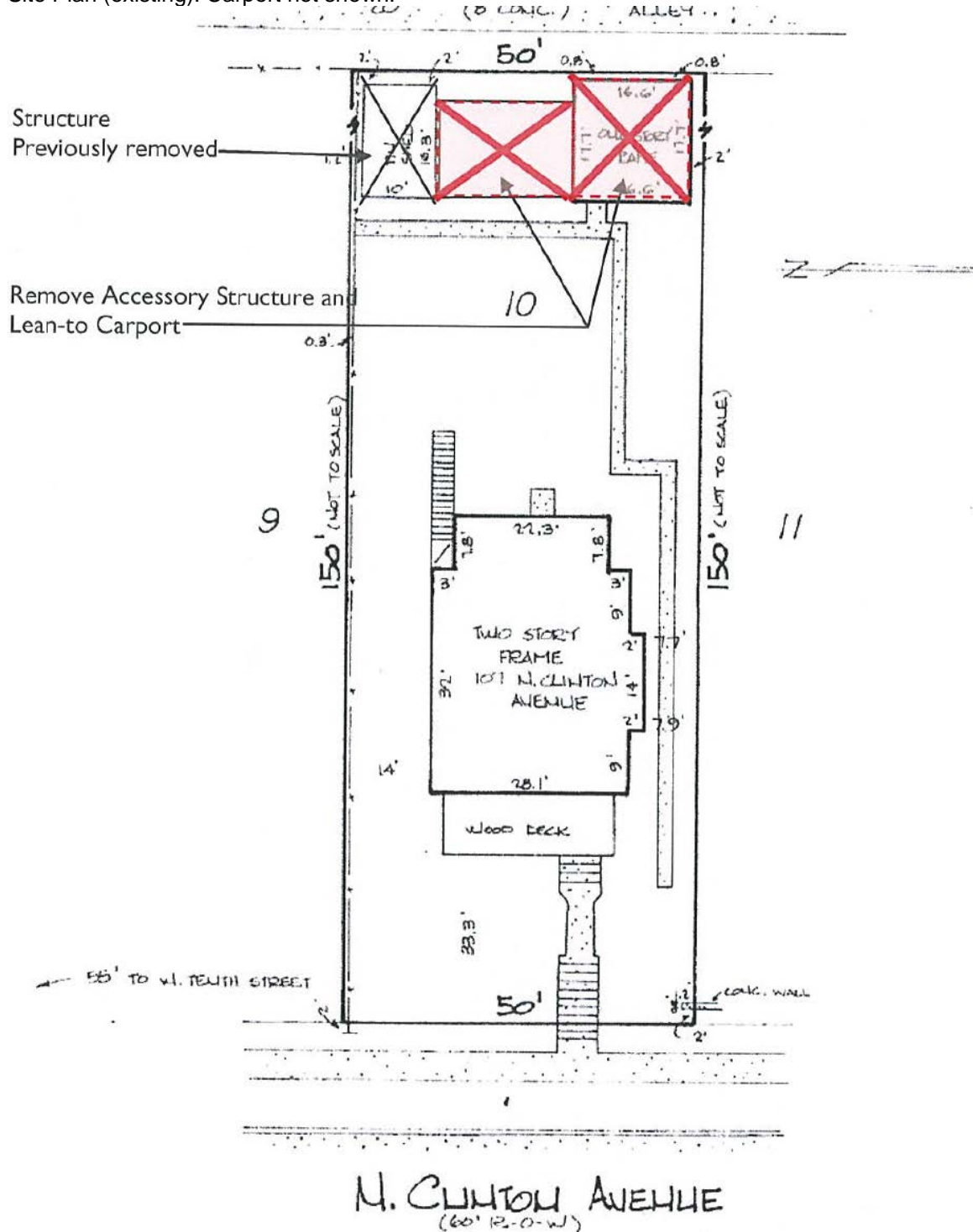


Cracked slab at servant's quarters and deteriorated siding





Site Plan (existing). Carport not shown.





The accessory structure in 1983 prior to existing alterations.

**107 North Clinton Avenue: Carport**

Historic condition: 107 N. Clinton was the home of George W. Ledbetter, a County Commissioner and youngest son of O. V. Ledbetter, a Dallas pioneer. The main building is a four square Prairie style two-story house with Craftsman influences, built in 1913, according to the owner's research. At the rear of the site, on the rear and side property lines, are a one-story accessory structure presumed to have been a servant's quarters built before 1922 and a lean-to carport, built in 1985. The accessory structure falls within the period of significance and thus could be considered to be a contributing structure. However, the accessory structure is proposed to be removed because 1.) the structure has been significantly altered and the majority of the materials have been replaced, leaving it with minimal historic integrity, 2.) a CA is sought to replace the carport and to improve the accessory structure at the same time, but the owner is reluctant to make more improvements to the structure without addressing the condition of the foundation, which would need to be replaced (necessitating lifting the structure to enable the new slab to be constructed, and 3.) replacement of the slab, if the investment were to be made, would leave the structure with roughly 20% original material, in addition to the form and design changes that are described below.

1.) Significant alterations

- a. The accessory structure is shown with a different configuration in the 1922 Sanborn map than in the 1950 Sanborn map. It is not known if either the Sanborn map is incorrect as to the form of the accessory structure, or if the accessory structure was re-built between 1922 and 1950 or if there had been a shed or addition to the structure that gave it a rectangular footprint that was later removed.
- b. The owner recalls there being a tin shed on one side of the rear yard and the accessory structure on the other when the property was purchased in 1979. The 1922 and 1950 Sanborn maps show this structure as having the address of 107 ½ Clinton and, even though the Land Use map, prepared in connection with PD#87, established in 1975, does not show it as a grandfathered permissible separate dwelling.
- c. According to the owner, the accessory structure contained an old toilet and remnants of a shower. Best described as squalid, the structure appeared to have been in nowhere near habitable condition for a long time. The concrete floor slab was already seriously cracked in 1979 and has only gotten worse since. As a result of the address and presence of a bathroom, the structure is thought to have been a servant's quarters at one time.
- d. As part of an approved CA in 1985, the owner chose to make some improvements and changes in order to enable use of the structure for storage. The changes include:
  - Reframing of the roof and turning the gable end from the north-south orientation to the east-west orientation, with changes to the eave overhang and roofing replacement. A skylight was also added to the roof.
  - Removal of one window on the alley side for security reasons in order to use the structure for storage.
  - Installation of a pair of new windows, custom made of Poplar wood (that is deteriorated today) on the rear yard facing wall and in the style of the house; these are not original windows and only one of them is in an original location.
  - Replacement of the siding on three sides of the structure with matching novelty siding; the siding on the property line (north) wall was partially replaced and repaired on the



advice of the City to retain 40% of the original material (the siding constituted approximately 20% and the floor slab was used to account for the remaining 20%).

- Replacement of the door.
- The slab was not replaced at this time due to the cost of lifting the structure and the owner's desire to retain it, and to not rebuild it at the time. Since it would be used for storage, the condition of the slab was not a significant issue. The structure has served as a yard equipment shed storage unit for the past 31 years.

2. Condition of the foundation

- a. The foundation consists of a slab on grade that has separated into two parts as a result of a substantial crack through the slab that runs from the north wall to the south wall. The crack is in width from approximately 1 inch to over 3 inches. Dirt is being pushed up through the crack and into the structure, presumably from suspected insect or animal activity under the slab.
- b. The slab to the west, separated from the rest, is sinking. This is causing separation between trim boards and has pushed some of the siding out of plumb.
- c. The concrete slab edge around the perimeter of the structure is also cracked, particularly in the area where the separation has occurred.
- c. The condition of the slab is progressive and notably worse 37 years after the owner purchased the house. The condition also makes it virtually impossible to maintain water-tight conditions and a clean, rodent-free environment for storage. Refer to diagram on the following pages for an illustration of the crack.

3. Replacement of the floor slab

- a. In order to replace the floor slab, the existing structure would need to be lifted off the existing slab sufficiently to enable the construction of a new slab in the same location, then lowered again onto the new slab. This effort represents an illogical investment with respect to the compromised condition and historic integrity of the accessory structure and imposes limitations on the design of a new carport.
- b. Although technically possible to replace the slab and repair the structure, the owner would prefer to replace it, despite losing a significant amount of storage and yard space due to the new set back requirements at the side and rear yards.
- c. Not replacing the slab will continue to contribute to the deterioration of the structure and will severely limit the owner's ability to use it for any practical purpose.

In addition to the above primary reasons described above for this application to demolish the accessory structure, it could be noted that the structure is not visible from the street (is only visible from the service alley); refer to images below.

This application uses the standard that something more appropriate will be constructed in place of the demolished structure because it was not correct to suggest that the existing structure is an "imminent threat: (although it would be in time if the foundation is not replaced) and because there is no real need for an "economically viable use" although, the owner would like to utilize the structure for storage purposes without concern for foundation failure, bug and other critter infestation, moisture coming through the slab, and the lack of level surface for storage.

The carport, built in 1985, is not a contributing structure and is proposed to be replaced with a more appropriate carport incorporating a storage area in a design with board and batten siding to give it a compatible but subservient appearance relative to the main building and to reflect the original board and batten accessory structures that were once more common in the historic district; refer to the CA Application Attachment.

Existing condition: The accessory structure is built as a slab-on-grade structure of wood frame with wood double ogee (novelty) siding and wood windows. The double ogee siding differs from the beveled siding on the main building. A door to the structure and two windows are located on the yard side. The form, design and materials of the facades has been altered, as described above.

The condition of the accessory structure is poor. The majority of the structure was replaced in 1985 and additional repairs and replacement would be required to bring it into good condition. The description above describes the changes. The condition of materials is as follows:

Original parts of accessory structure that remain:

- Concrete slab on grade, cracked in two, making further investment impractical (requires replacement)

- Studs within walls – fair condition

- A small percentage of the wood siding, estimated at 20% of the total siding area is in fair condition, requiring some additional replacement and repairs

Alterations and replacement materials:

- All windows on alley side removed for security reasons

- Siding, double ogee type – in fair condition

- Windows, pair, on interior of lot side, not in their original location – in poor condition/requiring replacement

- Door – owner would like to replace with something more compatible

- Roof framing - good

- Roofing – will require replacement within the next 5 or so years

The lean-to carport is constructed of wood with a very low pitch shed roof. There is no paving; the driveway and parking area are of gravel. The condition is fair, but the lack of paving at the driveway and parking area does not drain properly, leading to ponding after heavy rains. The size of the carport is minimal and not ideal for today's larger cars and the low pitch on the roof has proven to be impractical to maintain as water ponds at the lower south side and regularly deteriorates the wood roof deck.

Proposal: Demolish the accessory structures replace with more appropriate/compatible structures. Refer to Certificate of Appropriateness Application for the proposed design for the replacement structures.



View of accessory structure taken between 1979 and 1985. Note eave overhang and orientation of gable on the accessory structure, at left, since altered.





Cracked slab and poor siding conditions at south wall of accessory structure, at left, and sunken northwest corner, at right



Crack at foundation wall of accessory structure near carport post, at left, and additional three cracks toward the west, at right. These exterior views are in the location of the crack that runs north-south through the entire slab, visible on the interior.



Slab foundation crack from interior; crack runs across structure sub-dividing it into two parts

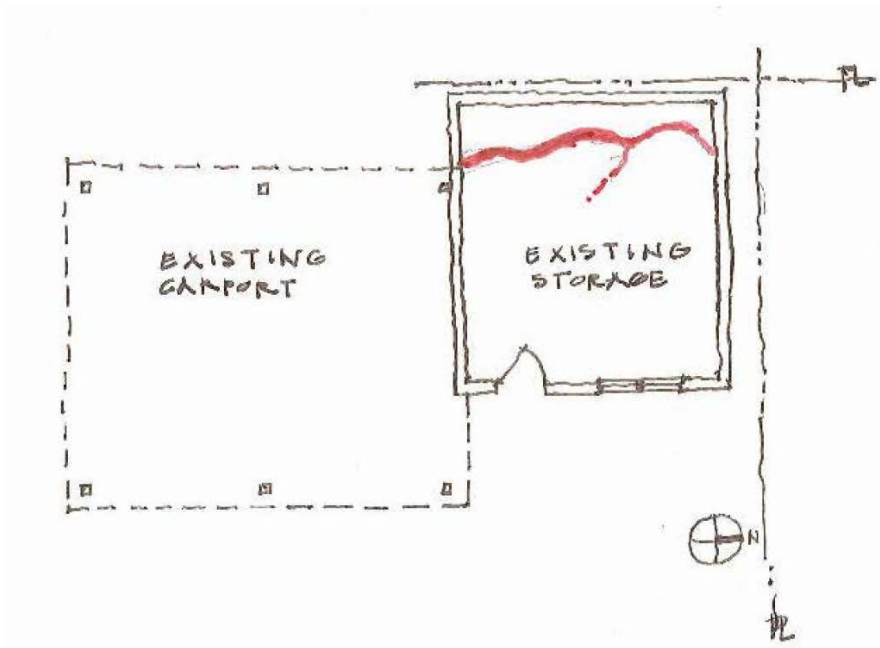
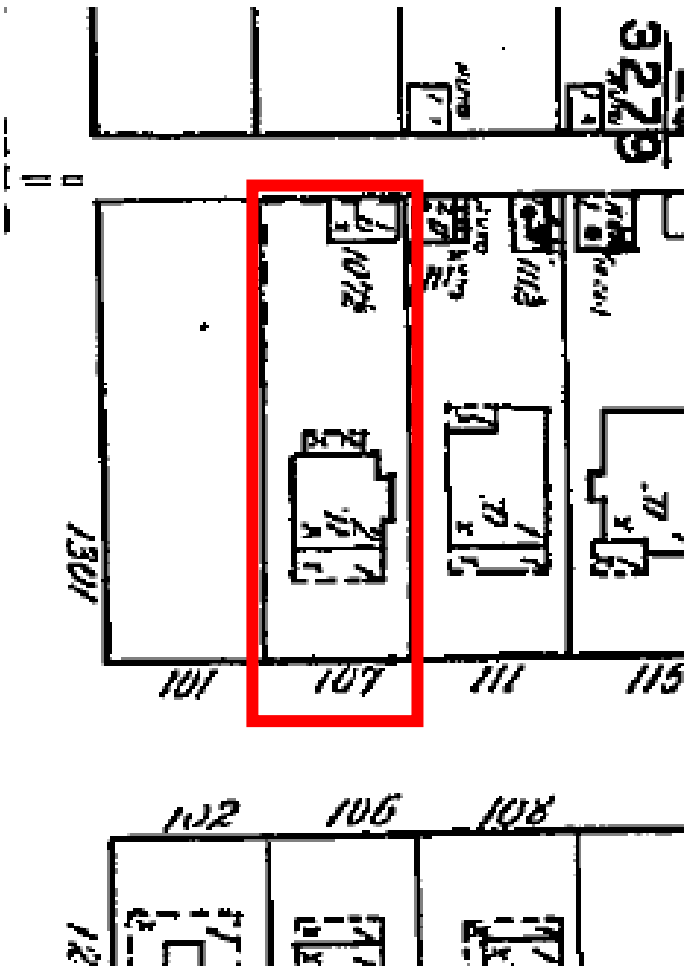
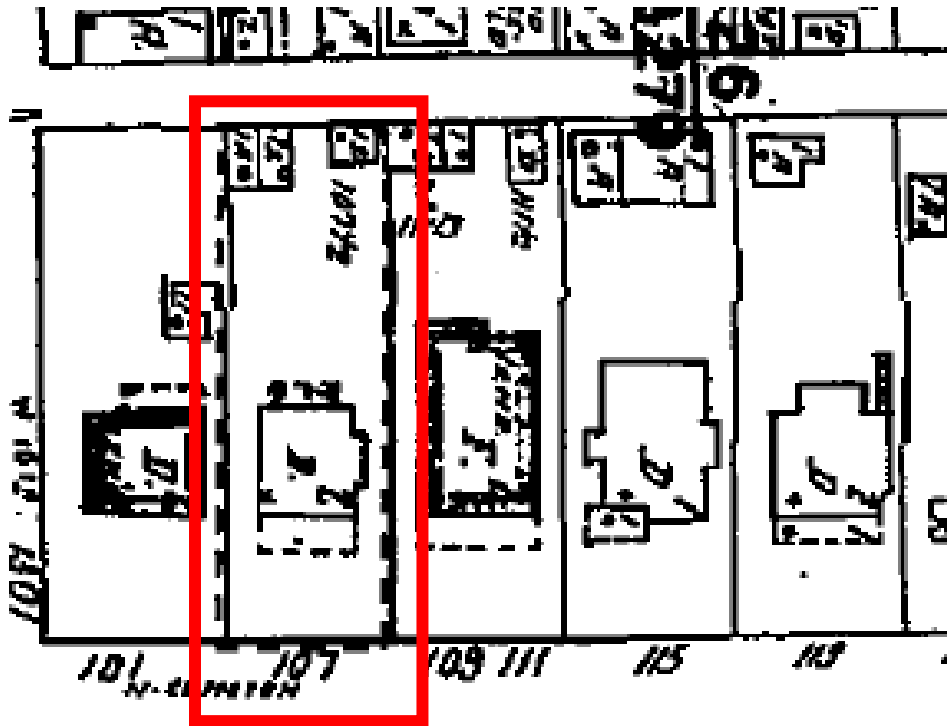


Diagram of crack through existing storage building



1922 Sanborn Map showing accessory structure





1950 Sanborn Map showing accessory structure

### Affidavit

Before me the undersigned on this day personally appeared

Diane Lyons Sherman who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the owner, principle, or authorized representative of the subject property.

Diane Lyons Sherman

Affiant's signature

Subscribed and sworn to before me this 5th day of October, 2016

[Signature]

Notary Public



### GUARANTEE AGREEMENT

**WHEREAS**, the structure located at 107 N. Clinton Ave (Street Address), Dallas, Texas has been altered to the extent that it is no longer a contributing structure to Historic Overlay District No. \_\_\_\_\_ (Name of District);

**WHEREAS**, Diane Lynn Sherman ("Owner") wishes to demolish the structure and intends to replace it with a new structure that is more appropriate and compatible with the historic overlay district;

**WHEREAS**, on \_\_\_\_\_, 20\_\_ the Landmark Commission granted a certificate for demolition for the structure;

**WHEREAS**, on \_\_\_\_\_, 20\_\_ the Landmark Commission approved a certificate of appropriateness for the replacement structure.

**NOW, THEREFORE**, Owner and the City of Dallas ("City") enter the following guarantee agreement pursuant to Dallas Development Code § 51A-4.501(h)(2)(C)(v) documenting the owner's intent and financial ability to construct the new structure.

#### I.

Owner agrees to replace the structure by May 31, 2017 (Date) with a new structure in accordance with architectural drawings approved by City through the certificate of appropriateness process. The approved architectural drawings are attached as Exhibit A.

#### II.

Owner agrees that Owner or Owner's construction contractor will post a performance and payment bond, letter of credit, escrow agreement, cash deposit, or make other arrangements acceptable to the Director of Development Services to ensure the construction of the replacement structure. Documentation evidencing the financial arrangements entered pursuant to this paragraph is attached as Exhibit B.

#### III.

Owner acknowledges that City has the right to enforce this agreement by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against any person violating or attempting to violate this agreement, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce this agreement against a person, Owner agrees that City shall be entitled to recover damages, reasonable attorney's fees, and court costs from that person.



IV.

Owner agrees to defend, indemnify, and hold harmless City from and against all claims or liabilities arising out of or in conjunction with this agreement and City granting, revoking, or withholding a building permit and/or demolition permit by reason of this agreement.

V.

Owner and City understand and agree that this agreement is governed by the laws of the State of Texas.

VI.

The definitions and provisions of CHAPTER 51A of the Dallas City Code, as amended, apply and are incorporated into this agreement as if recited in this agreement.

**OWNER**

Diane Lyons Sherman  
By: Diane Lyons Sherman  
Printed Name: Diane Lyons Sherman  
Title: <sup>BL</sup> n/a Owner

Date: 10/5/16

**CITY OF DALLAS**

**DAVID COSSUM**

~~THERESA O'DONNELL~~, Director of Development Services

Date: \_\_\_\_\_

**APPROVED AS TO FORM**

**LARRY CASTO**  
~~THOMAS P. PERKINS, JR.~~, City Attorney

By: \_\_\_\_\_  
Assistant City Attorney

ATTACH THE APPROPRIATE ACKNOWLEDGEMENTS FOR ALL SIGNATORIES.

Revised 6-20-05

## PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 51A-4.501(h)(4)(A) – Standard for approval to replace structure with a more appropriate and compatible structure:

(4) Standard for approval. The landmark commission shall deny the application unless it makes the following findings:

(A) The landmark commission must deny an application to replace a structure with a new structure unless it finds that:

(i) the new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed; and

(ii) the owner has the financial ability and intent to build the new structure. The landmark commission must first approve the predesignation certificate of appropriateness or certificate of appropriateness for the proposed new structure and the guarantee agreement to construct the new structure before it may consider the application to demolish or remove.

## TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 10/12/2017

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,  
Conference Room

APPLICANT NAME: QUIMBY MCCOY ARCHITECTURE

PROPERTY ADDRESS: 107 N CLINTON (CD)

DATE of CA / CD REQUEST: 10/06/2017

### RECOMMENDATION:

☐ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

*Maier & Hoehn: support demolition of accessory structure  
Escobedo: oppose demolition, based on contributing structure  
and original to building (Sanborn map 1922)*

### Task force members present

☒ Christine Escobedo

☒ Heidi Maier

☐ Alfred Pena

☐ Jeff Cummings (Chair)

☒ Rachel Hoehn

☐ Harry Nicholls

☐ Barbara Roy (Alternate)

☐ VACANT

☐ VACANT (Alt)

Ex Officio staff members present ☐ Jennifer Anderson

Simply Majority Quorum: ☐ yes ☒ no

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 10-12-16

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.