CITY OF DALLAS
LANDMARK COMMISSION
Monday, July 2, 2018
AGENDA

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

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

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

BRIEFING ITEM

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

1. Briefing – New AIA policy on Local Architectural Heritage – Norman Alston, AIA
2. Briefing – Possible amendments to historic initiation, designation, and appeal process.
   - Mark Doty, Chief Planner

CONSENT ITEMS

1. 4710 SWISS AVE
Peak's Suburban Addition Historic District
CE178-009(MD)
Mark Doty

Request:
A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of $61,345 in expenditures spent on rehabilitation within the three years prior to the CE approval.
Applicant: Gary Parsons
Application Filed: April 26, 2018
Staff Recommendation: Approval of the Certificate of Eligibility and approval of $61,345 in expenditures spent on rehabilitation within the three years prior to the CE approval.

2. 4725 WORTH ST
Peak's Suburban Addition Historic District
CE178-010(MD)
Mark Doty

Request:
A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of $86,221 in expenditures spent on rehabilitation within the three years prior to the CE approval.
Applicant: Rogelio Gamiz
Application Filed: May 29, 2018
Staff Recommendation: Approval of the Certificate of Eligibility and approval of $86,221 in expenditures spent on rehabilitation within the three years prior to the CE approval.

3. 1300 S. ERVAY ST
Ambassador Hotel
CE178-011(MD)
Mark Doty

Request:
A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of $90,028 in expenditures spent on rehabilitation within the three years prior to the CE approval.
Applicant: Ambassador Hotel Partners, LP
Application Filed: May 3, 2018
Staff Recommendation: Approval of the Certificate of Eligibility and approval of $90,028 in expenditures spent on rehabilitation within the three years prior to the CE approval.

4. 1309 MAIN ST
Republic National Bank (Davis) Building
CA178-682(LC)
Liz Casso

Request:
1. Convert door to window openings on east and west elevations of Cupola.
2. Remove existing exterior lighting and install new exterior lighting on Cupola.
3. Modify height of Conservatory addition on roof.

Applicant: Quimby McCoy Preservation Architecture LLC
Application filed: 06/07/2018
Staff Recommendation:
1. Convert door to window openings on east and west elevations of Cupola. – Approve – Approve drawings dated 6/13/18 with the finding the proposed work is consistent with preservation criteria Section 5 for fenestration, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove existing exterior lighting and install new exterior lighting on Cupola. – Approve – Approve drawings dated 6/13/18 with the finding the proposed work is consistent with preservation criteria Section 3.3 for lighting, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Modify height of Conservatory addition on roof. – Approve – Approve drawings dated 6/13/18 with the finding the proposed work is consistent with

preservation criteria Section 8 for new construction and additions, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Convert door to window openings on east and west elevations of Cupola. – Approve – Approve as submitted.
2. Remove existing exterior lighting and install new exterior lighting on Cupola. – Approve – Approve as submitted.
3. Modify height of Conservatory addition on roof. – Approve – Approve as submitted.

5. 1923 N EDGEFIELD AVE
Struck Residence
CA178-662(LC)
Liz Casso

Request:
Install a concrete driveway and parking pad.
Applicant: Andrew Ramler
Application Filed: 06/07/18
Staff Recommendation:
Install a concrete driveway and parking pad. – Approve – Approve site plan dated 6/13/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Install a concrete driveway and parking pad. – Approve - Approve as submitted.

6. 6116 GASTON AVE
Junius Heights Historic District
CA178-678(MP)
Marsha Prior

Request:
Construct swimming pool in rear yard.
Applicant: Cheryl Spradling
Application Filed: 06/07/2018
Staff Recommendation:
Construct swimming pool in rear yard – Approve – Approve site plan and renderings dated 6/20/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Construct swimming pool in rear yard. – Approve - Approve as shown.

7. 727 LIPSCOMB AVE
Junius Heights Historic District
CA178-657(MP)
Marsha Prior

Request:
Plant Asian jasmine beneath tree in front yard.
Applicant: Shirley Whitfield
Application Filed: 06/07/2018
Staff Recommendation:
Plant Asian jasmine beneath tree in front yard – Approve – Approve site plan dated 6/20/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
Task Force Recommendation:
Plant Asian jasmine beneath tree in front yard. – Approve.

8. 711 SKILLMAN ST
Junius Heights Historic District
CA178-661(MP)
Marsha Prior

Request:
Replace two windows on accessory structure.
Applicant: Elizabeth Enriquez
Application Filed: 06/07/2018
Staff Recommendation:
Replace two windows on accessory structure – Approve specifications dated 6/20/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Replace two windows on accessory structure. – Approve - Approve as shown with wood [window] on front.

9. 5316 WORTH ST
Junius Heights Historic District
CA178-658(MP)
Marsha Prior

Request:
Construct wood deck in rear yard. Work completed without a Certificate of Appropriateness.
Applicant: Andrew Ilges
Application Filed: 06/07/2018
Staff Recommendation:
Construct wood deck in rear yard. Work completed without a Certificate of Appropriateness – Approve – Approve completed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Construct wood deck in rear yard. Work completed without a Certificate of Appropriateness. – Approve – Approve as shown.

10. 5523 WORTH ST
Junius Heights Historic District
CA178-656(MP)
Marsha Prior

Request:
Construct second story addition on accessory structure.
Applicant: Kevin Spurgin
Application Filed: 06/07/2018
Staff Recommendation:
Construct second story addition on accessory structure – Approve – Approve drawings and specifications dated 6/20/18 with the finding the work is consistent with preservation criteria Sections 9.2, 9.5, and 9.6 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
Task Force Recommendation:
Construct second story addition on accessory structure. – Approve – Approve as shown with concern that current floor plan with full bath and kitchenette could be used as an apartment rental.

11. 119 E 6TH ST

Request:

Lake Cliff Historic District
CA178-691(JKA)
Jennifer Anderson

1. Replace approximately 40% siding with 4” wood lap siding.
2. Replace 100% of skirting with 6” lap siding.
3. Remove window #5.

Applicant: Nick Victor
Application Filed: 06/08/2018
Staff Recommendation:

1. Replace approximately 40% siding with 4” wood lap siding– Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 4.1(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace 100% of skirting with 6” lap siding – Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 4.1(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove window #5 – Approve – Approve drawings dated 6-19-18 with the finding that the work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Replace approximately 40% siding with 4” wood lap siding – None – No quorum, comments only. No comments.
2. Replace 100% of skirting with 6” lap siding – None – No quorum, comments only. Recommend 6" horizontal lap siding below window sill shelf line, but supportive of one lap of Hardiboard at grade painted to match other wood.
3. Remove window #5 – None – No quorum, comments only. Not enough information to review. Request labels, dimensions, and material information.

12. 418 E 5TH ST
Lake Cliff Historic District
CA178-688(JKA)
Jennifer Anderson

Request:
Construct accessory structure in rear yard.
Applicant: Tom Prohaska
Application Filed:06/08/2018
Staff Recommendation:
Construct accessory structure in rear yard – Approve – Approve site plan dated 6-19-18 with the finding that the proposed work is compatible with preservation criteria Section 9.1 and 9.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
Task Force Recommendation:
Construct accessory structure in rear yard. - No quorum, comments only. Supportive.

13. 4918 JUNIUS ST

Request:

Munger Place Historic District
CA178-680(MLP)
Melissa Parent

Replace rear door with French doors and transom.
Applicant: Beth Bradley
Application Filed:06/07/2018
Staff Recommendation:
Replace rear door with French doors and transom – Approve – Approve specifications dated 6-18-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Replace rear door with French doors and transom. – Approve - Approve as submitted.

14. 5212 WORTH ST

Munger Place Historic District
CA178-685(MLP)
Melissa Parent

Request:
Install landscaping in front and side yards, including two flagstone pathways and a wood lattice screen.
Applicant: Julie Simons
Application filed: 06/07/2018
Staff Recommendation:
Install landscaping in front and side yards, including two flagstone pathways and a wood lattice screen – Approve – Approve site plan and photos dated 6-18-18 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-97.111(c)(2)(E)(ii), 51P-97.111(c)(2)(E)(iii), 51P-97.111(c)(2)(B)(i) and 51P-97.111(c)(2)(B)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
Task Force Recommendation:
Install landscaping in front and side yards, including two flagstone pathways and a wood lattice screen. – Approve - Approve as submitted.

15. 617 N CARROLL AVE

Peak's Suburban Addition Neighborhood Historic District
CA178-672(MLP)
Melissa Parent

Request:
Install new landscaping in front and side yard.
Applicant: Paul Sanders
Application Filed: 06/07/2018
Staff Recommendation:
Install new landscaping in front and side yard – Approve – Approve site plans dated 6-18-18 with the finding that the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Install new landscaping in front and side yard. – Approve- As previously approved by task force, with the finding this is a very small lot with a lot of shade, grass will not grow in much of the lot.

16. 4304 JUNIUS ST

Request:

Peak's Suburban Addition Neighborhood Historic District
CA178-684(MLP)
Melissa Parent

Install aluminum sign on fencing.
Applicant: David Malekan
Application Filed: 06/07/2018
Staff Recommendation:
Install aluminum sign on fencing – Approve – Approve specifications dated 6-18-18 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Sections 7.2 and 7.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Install aluminum sign on fencing. – Approve - Approve as submitted.

17. 4422 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-670(MLP)
Melissa Parent

Request:
1. Install wood bases on front porch columns.
2. Install wood siding and trim on porte cochere.

Applicant: Robert Smith
Application Filed: 06/07/2018
Staff Recommendation:
1. Install wood bases on front porch columns – Approve – Approve drawings dated 6-18-18 with the finding the proposed work is consistent with the criteria for new construction and addition in the preservation criteria Sections 4.2 and 4.4 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2. Install wood siding and trim on porte cochere – Approve – Approve drawings dated 6-18-18 with the finding the proposed work is consistent with the criteria for new construction and addition in the preservation criteria Sections 4.2 and 4.4 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:
1. Install wood bases on front porch columns. - Approve
2. Install wood siding and trim on porte cochere.
Approve - Approve with conditions Wood fascia on porte-cochere to be the same dimensions as brick element on drawing.

18. 4500 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District
CA178-683(MLP)
Melissa Parent

Request:
1. Install two security cameras adjacent to front and rear entrances.
2. Install key FOB access control panel at front and rear entrances.

Applicant: Susan Hesseltine
Application Filed: 06/07/2018
Staff Recommendation:
1. Install two security cameras adjacent to front and rear entrances – Approve – Approve images and specifications dated 6-18-18 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

2. Install key FOB access control panel at front and rear entrances – Approve – Approve images and specifications dated 6-18-18 with the finding the proposed work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

1. Install two security cameras adjacent to front and rear entrances. – Approve - Approve as submitted.
2. Install key FOB access control panel at front and rear entrances. – Approve - Approve as submitted.

19. 4603 SYCAMORE ST

Peak's Suburban Addition Neighborhood Historic District
CA178-674(MLP)
Melissa Parent

Request:
Install and stain 6'-0" wood fence, and car and pedestrian gates in rear and side yard.
Applicant: Ryan Glenn
Application Filed: 06/07/2018
Staff Recommendations:
Install and stain 6'-0" wood fence, and car and pedestrian gates in rear and side yard - Approve – Approve site plan and specifications dated 6-18-18 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Sections 2.9 and 2.12, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendation:
Install and stain 6'-0" wood fence, and car and pedestrian gates in rear and side yard. – Approve with conditions - Move fence forward to screen the A/C unit. Recommend clear stain.

20. 4619 WORTH ST

Peak's Suburban Addition Neighborhood Historic District
CA178-669(MLP)
Melissa Parent

Request:
Replace wood stair in rear of main structure.
Applicant: Charaka Dharmagunaratne
Application Filed: 06/07/2018
Staff Recommendations:
Replace wood stair in rear of main structure – Approve – Approve drawings dated 6-18-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendations:
Replace wood stair in rear of main structure. – Approve - Approve as submitted.

21. 2516 THOMAS ST

State Thomas Historic District
CA178-665(MLP)
Melissa Parent

Request;
Install six lights on front porch. Work initiated without Certificate of Appropriateness.
Applicant: Daniel Hernandez
Application Filed: 06/07/2018
Staff Recommendations:
Install six lights on front porch. Work initiated without Certificate of Appropriateness – Approve – Approve with

the finding the partially completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

Install six lights on front porch. Work initiated without Certificate of Appropriateness. Approve - Recessed lighting approved.

22. 1105 E 9TH ST

Tenth Street Neighborhood Historic District
CD178-015(MP)
Marsha Prior

Request:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

Applicant: City of Dallas Attorney Office - Allen Griffin
Application Filed: 06/07/2018

Staff Recommendations:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve – The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the court has issued a final order requiring the demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

Task Force Recommendations:

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Approve – Approve demolition.

23. 208 N MARKET ST

West End Historic District
CA178-679(LC)
Liz Casso

Request:

Install a double-sided video monitor at DART station.

Applicant: Dallas Area Rapid Transit - Ken Caswell
Application Filed: 06/07/2018

Staff Recommendations:

Install a double-sided video monitor at DART station. – Approve – Approve drawings dated 6/13/18 with the finding the proposed meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendations: Install a double-sided video monitor at DART station. – Approve - Approved as submitted.

24. 337 S EDGEFIELD AVE

Winnetka Heights Historic District
CA178-709(JKA)
Jennifer Anderson

Request:

1. Replace front door with wood door.
2. Paint main structure. Brand: Behr. Body: N510-5 "Liquid Mercury;" Trim: 1850 "Ultra-Pure White;" N180-7 "Oiled Teak."

Applicant: Mary Magdeleno
Application Filed:06/08/2018

Staff Recommendations:

1. Replace front door with wood door – Approve – Approve image labeled “Option A” with the finding that the work is consistent with preservation criteria

Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Paint main structure. Brand: Behr. Body: N510-5 "Liquid Mercury;" Trim: 1850 "Ultra-Pure White;" N180-7 "Oiled Teak" – Approve – Approve paint specifications dated 6-19-18 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).

Task Force Recommendations:

1. Replace front door with wood door – Not reviewed due to lack of time.
2. Paint main structure. Brand: Behr. Body: N510-5 "Liquid Mercury;" Trim: 1850 "Ultra-Pure White;" N180-7 "Oiled Teak." – Not reviewed due to lack of time.

25. 121 S MONTCLAIR AVE

Winnetka Heights Historic District
CA178-687(JKA)
Jennifer Anderson

Request:

1. Paint main structure. Brand: Glidden. Body: GLN39 "Forest Khaki;" Trim: GLC24 "Muslin White;" Accent: GLN07 "Smoky Mauve".
2. Install Timberline composition shingles in color "Hickory".
3. Install 8' board-on-board fence and stain using RediSeal in color "Pecan".

Applicant: Roger Lopez
Application Filed: 06/08/2018
Staff Recommendations:

1. Paint main structure. Brand: Glidden. Body: GLN39 "Forest Khaki;" Trim: GLC24 "Muslin White;" Accent: GLN07 "Smoky Mauve." – Approve – Approve specifications dated 6-19-18 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. Install Timberline composition shingles in color "Hickory." – Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install 8' board-on-board fence and stain using RediSeal in color "Pecan." – Approve – Approve site plan and specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(2)(C)(ii) and Section 51P-87.111(b)(2)(G)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendations:

1. Paint main structure. Brand: Glidden. Body: GLN39 "Forest Khaki;" Trim: GLC24 "Muslin White;" Accent:

GLN07 "Smoky Mauve" – No quorum, comments only. Supportive of paint colors as submitted.
2. Install Timberline composition shingles in color "Hickory" – No quorum, comments only. Supportive of roof colors as submitted.
3. Install 8' board-on-board fence and stain using RediSeal in color "Pecan" – No quorum, comments only. No comments recorded.

26. **315 S MONTCLAIR AVE**
Winnetka Heights Historic District
CA178-693(JKA)
Jennifer Anderson

Request:
Paint main structure. Brand: Behr. Body: N450 "Moonquake;" Trim: BL-W13 "Silver Polish;" Accent: N100-7 "Aubergine."
Applicant: Maria Del Carmen Esparza
Application Filed: 06/08/2018
Staff Recommendations:
Paint main structure. Brand: Behr. Body: N450 "Moonquake;" Trim: BL-W13 "Silver Polish;" Accent: N100-7 "Aubergine" – Approve – Approve paint specifications dated 6-19-18 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).
Task Force Recommendations:
Paint main structure. Brand: Behr. Body: N450 "Moonquake;" Trim: BL-W13 "Silver Polish;" Accent: N100-7 "Aubergine" – No quorum, comments only. Not supportive of paint color scheme submission. Task Force recommends using color palette suitable for Craftsman house rather than paint scheme explicitly suited for other styles such as Colonial.

27. **408 S MONTCLAIR AVE**
Winnetka Heights Historic District
CD178-017(JKA)
Jennifer Anderson

Request:
Demolish accessory structure using the standard "non-contributing because newer than period of significance."
Applicant: Christine Escobedo
Application Filed: 06/08/2018

Staff Recommendations:
Demolish accessory structure using the standard "non-contributing because newer than period of significance" – Approve – The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.
Task Force Recommendations:
Demolish accessory structure using the standard "non-

contributing because newer than period of significance" – None – Supportive of demolition of non-contributing accessory structure.

28. **221 N ROSEMONT AVE**
Winnetka Heights Historic District
CA178-694(JKA)
Jennifer Anderson

Request:
Install Timberline composition shingles in color "Weathered Wood."
Applicant: Connie Millsap
Application Filed: 06/08/2018
Staff Recommendations:
Install Timberline composition shingles in color "Weathered Wood" – Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendations:
Install Timberline composition shingles in color "Weathered Wood" – None – No quorum, comments only. Supportive.

29. **406 S WILLOMET AVE**
Winnetka Heights Historic District
CA178-690(JKA)
Jennifer Anderson

Request:
Install gravel infill between driveway ribbons and side yard.
Applicant: Paula Mele
Application Filed:06/08/2018
Staff Recommendations:
Install gravel infill between driveway ribbons and side yard – Approve – Approve site plan and image dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(9)(A)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
Task Force Recommendations:
Install gravel infill between driveway ribbons and side yard – None – No quorum, comments only. Supportive.

COURTESY REVIEW ITEMS:

1. **909 1ST AVE**
Fair Park Historic District
CR178-016(MD)
Mark Doty

Request:
Courtesy Review - Music Hall - Install accent, safety, and security lighting on structure and site.
Applicant: City of Dallas Park and Recreation
Application Filed: 06/07/2018
Staff Recommendation:
Courtesy Review - Music Hall - Install accent, safety, and security lighting on structure and site. - Approve conceptually with the condition that the final lighting plan and specifications are submitted for final review by the Landmark Commission.
Task Force Recommendation:

Courtesy Review - Music Hall - Install accent, safety, and security lighting on structure and site. - The Task Force did not review the Courtesy Review because the meeting was cancelled due to a potential lack of a quorum.

DISCUSSION ITEMS:

1. 401 N CARROLL AVE
Crockett Elementary School
CA178-664(LC)
Liz Casso

Request:

1. Install access keypad and bollards at parking lot gate entrances. Work completed without Certificate of Appropriateness.
2. Install signage on fence facing N Carroll Ave. Work completed without Certificate of Appropriateness.
3. Replace metal windows on north and south elevations of gym building. Work completed without Certificate of Appropriateness.
4. Install unit number signage on gym building.
5. Relocate dumpster and dumpster enclosure in parking lot. Work completed without Certificate of Appropriateness.
6. Install mailbox unit at north elevation of main building.
7. Remove basement door opening and exterior basement steps at south elevation of main building. Work completed without Certificate of Appropriateness.
8. Remove ground floor paired door opening on south elevation. Work completed without Certificate of Appropriateness.
9. Install four HVAC units at north and south elevation of main building. Work completed without Certificate of Appropriateness.

Applicant: Crockett School Multifamily, LLC
Application Filed: 06/07/2018
Staff Recommendation:

1. Install access keypad and bollards at parking lot gate entrances. Work completed without Certificate of Appropriateness. – Approve – Approve images dated 6/19/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Install signage on fence facing N Carroll Ave. Work completed without Certificate of Appropriateness. – Approve – Approve image dated 6/19/18 with the finding the proposed work is consistent with preservation criteria Section 5 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Replace metal windows on north and south elevations

of gym building. Work completed without Certificate of Appropriateness. – Approve – Approve drawings and images dated 6/19/18 with the finding the proposed work is consistent with preservation criteria Section 3.3 for non-protected facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4. Install unit number signage on gym building. – Approve – Approve image dated 6/19/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Relocate dumpster and dumpster enclosure in parking lot. Work completed without Certificate of Appropriateness. – Approve – Approve drawings dated 6/19/18 with the finding the proposed work is consistent with preservation criteria Section 4 for new construction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Install mailbox unit at north elevation of main building. – Deny without prejudice – The proposed work does not meet preservation criteria Section 4 for new construction and additions, nor the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has provided insufficient information for Staff to determine if the proposed work would have an adverse effect on the historic overlay district.
7. Remove basement door opening and exterior basement steps at south elevation of main building. Work completed without Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.12 for fenestration and openings, which states that original doors and their openings should remain intact and be preserved.
8. Remove ground floor paired door opening on south elevation. Work completed without Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.12 for fenestration and openings, which states that original doors and their openings should remain intact and be preserved.
9. Install four HVAC units at north and south elevation of main building. Work completed without Certificate of Appropriateness. – Approve – Approve drawings dated 6/19/18 with the finding the proposed work is consistent with preservation criteria section 3.10 for facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install access keypad and bollards at parking lot gate entrances. Work completed without Certificate of Appropriateness. – Approve – Approve as submitted.
2. Install signage on fence facing N Carroll Ave. Work completed without Certificate of Appropriateness. – Approve – Approve as submitted.
3. Replace metal windows on north and south elevations of gym building. Work completed without Certificate of Appropriateness. – Deny without prejudice – Deny without prejudice for not replicating original windows.
4. Install unit number signage on gym building. – Approve – Approve as submitted.
5. Relocate dumpster and dumpster enclosure in parking lot. Work completed without Certificate of Appropriateness. – Approve with conditions – Approve with condition to repaint dumpster to match brick color.
6. Install mailbox unit at north elevation of main building. Deny without prejudice – Deny without prejudice for lack of information on mailbox enclosures.
7. Remove basement door opening and exterior basement steps at south elevation of main building. Work completed without Certificate of Appropriateness. – Approve – Infilled stairs approved for drainage purposes.
8. Remove ground floor paired door opening on south elevation. Work completed without Certificate of Appropriateness. – Deny without prejudice – Provide doors that match original.
9. Install four HVAC units at north and south elevation of main building. Work completed without Certificate of Appropriateness. – Approve with conditions – Approve with condition to provide landscape screen.

2. 5616 TREMONT ST
Junius Heights Historic District
CA178-660(MP)
Marsha Prior

Request:
Replace front door with wood Craftsman-style door and stain. Brand: Minwax 'Natural.' Work completed without a Certificate of Appropriateness.
Applicant: Signature Leasing - Richard Senger
Application Filed: 06/07/2018
Staff Recommendation:
Replace front door with wood Craftsman-style door and stain. Brand: Minwax 'Natural.' Work completed without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(C)(6)(i) because it is inconsistent with preservation criteria 5.3 which states that replacement doors must express mullion size, light configuration, and material to match

the original.

Task Force Recommendation:

Replace front door with wood Craftsman-style door and stain. Brand: Minwax 'Natural.' Work completed without a Certificate of Appropriateness. – Approve - Approve as shown.

3. 5422 VICTOR ST

Junius Heights Historic District
CA178-659(MP)
Marsha Prior

Request:

Install 6-foot wood fence in side yards.

Applicant: Pamella St. Clair

Application Filed: 06/07/2018

Staff Recommendation:

Install 6-foot wood fence in side yards – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(C)(6)(ii) because fences within the front 50% of the side yard and the tops of fences or gates that are not horizontal are not compatible with the historic overlay district.

Task Force Recommendation:

Install 6-foot wood fence in side yards. – Approve with conditions - Approve wood fence to 50% of house. Task Force would be ok with replacing to existing location as neither home [this and the left side neighbor] is a contributing structure.

4. 103 E 6TH ST

Lake Cliff Historic District
CA178-695(JKA)
Jennifer Anderson

Request:

Replace 80% of P-105 siding on accessory structure with 6 5/8" channeled siding. Work partially completed without a Certificate of Appropriateness.

Applicant: Maria Baeza

Application Filed: 06/07/2018

Staff Recommendation:

Replace 80% of P-105 siding on accessory structure with 6 5/8" channeled siding. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the new siding will not match the existing siding.

Task Force Recommendation:

Replace 80% of P-105 siding on accessory structure with 6 5/8" channeled siding. Work partially completed without a Certificate of Appropriateness. - No quorum, comments only. Not supportive of installation of new 6" siding as it differs from existing horizontal lap siding, which appears to be 5" P-105 siding. Hand drawn elevations lack severe amount of information on the scale, patterning, location, and orientation visible from nearby streets of the siding and rear elevation. It is not common to approve paneling as a cladding.

5. 5010 JUNIUS ST
Munger Place Historic District
CA178-666(MLP)
Melissa Parent

Request:
1. Install new wood casing in front dormer.
2. Replace door #3 with solid double-pane window. Remove steps.
3. Install new brick foundation wall in rear.
4. Regrade slope of driveway and yard away from foundation.
5. Construct front porch.
6. Enclose rear balcony.

Applicant: Laurel Wright
Application Filed:06/07/2018
Staff Recommendation:
1. Install new wood casing in front dormer – Approve - The proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-97.111(c)(1)(S)(vii)(dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace door #3 with solid double-pane window. Remove steps – Deny without prejudice –The applicant provided insufficient documentation on the proposed replacement window. Proposed work requires specifications to properly evaluate the requested item.
3. Install new brick foundation wall in rear – Approve - The proposed work is consistent with the criteria for façade materials in the preservation criteria Section 51P-97.111(c)(1)(L)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
4. Regrade slope of driveway and yard away from foundation – Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5. Construct front porch – Approve – Approve drawings dated 6-18-18 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-97.111(c)(1)(N)(v) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6. Enclose rear balcony – Approve – Approve drawings dated 6-18-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:
1. Install new wood casing in front dormer. – Approve - Approve the replacement of wood casing around dormer windows.
2. Replace door #3 with solid double-pane window. Remove steps. – Deny - Deny removal of door and steps without further documentation of window to replace. Recommend keeping door sill/step integral

to masonry, but approve removal of lower two concrete steps. More information is needed to understand owner's intent.
3. Install new brick foundation wall in rear. – Approve with conditions - Approve replacement skirting around the rear of the structure with the condition that it be replaced with similar to original materials and that documents be shown to Landmark of the original materials.
4. Regrade slope of driveway and yard away from foundation. – Approve - Approve regrading the driveway to slope away from the structure.
5. Construct front porch. – Deny - Deny design of front porch with the condition that the porch be constructed "with cast stone capital and other detailing found on the property and brick size to be standard 8 x 2 3/8 x 3 5/8 - Final design must be reviewed by staff." As per Landmark decision dated September 8, 2015, File #CA145-612(JKA). Recommend following original Landmark decision.
6. Enclose rear balcony. – Deny - Deny removal of doors #4 and #6 with the enclosure of the porch and balconies as it removes significant architectural character of the structure and replaces with elements not compatible with the style & character of the house. Does not meet "compatible to existing style and character"

6. 1132 BETTERTON CIR
Tenth Street Neighborhood Historic District
CA178-677(MP)
Marsha Prior

Request:
1. Replace or install nine windows with vinyl windows. Work initiated without a Certificate of Appropriateness.
2. Install wood window on right side of front elevation. Work initiated without a Certificate of Appropriateness.
3. Remove Window #6 on rear elevation and infill with wood siding.
4. Remove Window #s 9 and 10 and install vinyl window.
5. Install French Doors on rear elevation.
6. Infill void on left side elevation. Work completed without a Certificate of Appropriateness.
7. Replace wood siding with wood siding. Work initiated without a Certificate of Appropriateness.
8. Replace concrete front porch and steps.
9. Replace missing retaining wall with stone to match existing.

Applicant: Rosa Medrano
Application Filed: 06/07/2018
Staff Recommendation:
1. Replace or install nine windows with vinyl windows.

Work initiated without a Certificate of Appropriateness – Deny without prejudice – The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because there is insufficient information to determine the original features of the windows and because the vinyl material is not historically accurate, and thus, is inconsistent with preservation criteria Section 2.11 which states that replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.

2. Install wood window on right side of front elevation. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because there is insufficient information to determine the size, mullion size, and light configuration of the original window, thus, it is inconsistent with preservation criteria Section 2.11 which states that original windows and their openings must remain intact.
3. Remove Window #6 on side elevation and infill with wood siding – 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 2.11 which states that original doors and windows and openings must remain intact.
4. Remove Window #s 9 and 10 and install vinyl windows – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because there is insufficient information to determine the original features of the windows and because the vinyl material is not historically accurate, and thus, is inconsistent with preservation criteria Section 2.11 which states that replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.
5. Install French Doors on rear elevation – Approve – Approve specifications dated 6/20/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(C)(6)(i).
6. Infill void on left side elevation. Work completed without a Certificate of Appropriateness – 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 2.11 which states that original doors and windows and openings must remain intact.
7. Replace wood siding with wood siding. Work

initiated without a Certificate of Appropriateness – Approve with conditions – Approve initiated work with the condition that original wood siding is retained as much as possible and that replacement wood is an exact match in material, dimension, and profile with the finding the work is consistent with preservation criteria Section 2.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

8. Replace concrete front porch and steps – Approve with conditions – Approve proposed work with the condition that concrete flooring, and stone walls and columns retain the exact same footprint, design, and material as original with the finding the work is consistent with preservation criteria Sections 2.21, 2.22, and 2.24 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9. Replace missing retaining wall with stone to match existing – Approve with conditions – Approve proposed work with the condition that original stones are used to the extent possible, that any replacement stone needed is an exact match in material, dimension, and profile, and that the same footprint and original height is maintained with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Taskforce Recommendation:

1. Replace or install nine windows with vinyl windows. Work initiated without a Certificate of Appropriateness – Approve – Approve.
2. Install wood window on right side of front elevation. Work initiated without a Certificate of Appropriateness – Approve with conditions – Approve with condition that window is wood.
3. Remove Window #6 on side elevation and infill with wood siding – Approve with conditions – Approve with the condition that Window #13 is wood in the front elevation.
4. Remove Window #s 9 and 10 and install single vinyl window – Approve – Approve.
5. Install French Doors on rear elevation – Approve – Approve.
6. Infill void on left side elevation. Work completed without a Certificate of Appropriateness – None.
7. Replace wood siding with wood siding. Work initiated without a Certificate of Appropriateness – Approve – Approve.
8. Replace concrete front porch and steps – Approve – Approve with existing design and materials.
9. Replace missing retaining wall with stone to match existing – Approve – Approve with existing design

and materials.

7. 1107 E 11TH ST
Tenth Street Neighborhood Historic District
CA178-014(MP)
Marsha Prior

Request:
Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).
Applicant: City of Dallas Attorney's Office - Allen Griffin
Application filed: 06/07/2018
Staff Recommendation:
Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve – Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the court issued a final order requiring the demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.
Task Force Recommendation:
Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Deny - Motion to not demolish house.

8. 3708 S MALCOLM X BLVD
Wheatley Place Historic District
CA178-013(MP)
Marsha Prior

Request:
Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).
Applicant: City of Dallas Attorney's Office - Allen Griffin
Application Filed:06/07/2018
Staff Recommendation:
Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve – The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the the court issued a final order requiring the demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.
Task Force Recommendation:
Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – Deny - Motion to not demolish house.

9. 1414 W DAVIS ST
Winnetka Heights Historic District
CA178-692(JKA)
Jennifer Anderson

Request:
Install mural on rear facade. Work completed without a Certificate of Appropriateness.
Applicant: Alexis De La Fuente
Application filed: 06/08/2018
Staff Recommendation:
Install mural on rear facade. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since murals are not typical in the Winnetka Heights historic district.
Task Force Recommendation:
Install mural on rear facade. Work completed without a Certificate of Appropriateness. - No quorum, comments only. Not enough information to determine if this painted wall has a cultural benefit or adverse effect on the historic character of the neighborhood. Building appears to be visible from residents on 7th street. Task Force also requests Landmark to consult appointed artistic expertise for non-signage, non-architectural wall painted surfaces.

10. 214 N WINNETKA AVE
Winnetka Heights Historic District
CA178-708(JKA)
Jennifer Anderson

Request:

1. Install columns and railing on front porch. Convert storefront window to door opening on south elevation of Milton St Building.
2. Remove deck extension on front porch.
3. Paint brick fireplace using Pittsburgh Paints in color PPG 1001-6 "Knight's Armor:"
4. Paint main structure. Brand: Pittsburgh Paints. Body: PPG 10-06 "Thunderbolt;" Accent 1: PPG 1006-1 "Gypsum;" Accent 2: PPG 1001-6 "Knight's Armor:"
5. Install GAF Royal Sovereign composition shingles in color "Charcoal."

Applicant: Isaac Martinez
Application Filed: 06/08/2018
Staff Recommendation:

1. Install columns and railing on front porch. Convert storefront window to door opening on south elevation of Milton St Building – Approve – Approve drawings dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Remove deck extension on front porch – Approve – Approve with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Paint brick fireplace using Pittsburgh Paints in color PPG 1001-6 "Knight's Armor" – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(8)(A) stating that brick surfaces not previously painted must not be painted unless the applicant establishes that the painting is necessary to restore or preserve the brick or that the color and texture of replacement brick cannot be matched with the existing brick surface.
4. Paint main structure. Brand: Pittsburgh Paints. Body: PPG 10-06 "Thunderbolt;" Accent 1: PPG 1006-1 "Gypsum;" Accent 2: PPG 1001-6 "Knight's Armor" – Approve – Approve specifications dated 6-19-18 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).
5. Install GAF Royal Sovereign composition shingles in color "Charcoal." that storefront system option 1 be used, with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i) – Approve – Approve specifications dated 6-19-18

with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install columns and railing on front porch. – None – No quorum, comments only. Supportive of columns and wood railing on condition to submit other houses with front railing on side entry porches.
2. Remove deck extension on front porch – None – No quorum, comments only. Supportive.
3. Paint brick fireplace using Pittsburgh Paints in color PPG 1001-6 "Knight's Armor" – None – No quorum, comments only. Not supportive.
4. Paint main structure. Brand: Pittsburgh Paints. Body: PPG 10-06 "Thunderbolt;" Accent 1: PPG 1006-1 "Gypsum;" Accent 2: PPG 1001-6 "Knight's Armor" – None – No quorum, comments only. Need paint swatches.
5. Install GAF Royal Sovereign composition shingles in color "Charcoal" – None – No quorum, comments only. Supportive with request to discuss non-wood shingle color.

11. 3614 MEADOW ST
Wheatley Place Historic District
CA178-487(MP)
Marsha Prior

Items remanded back to Landmark Commission from City Plan Commission

Request:

1. Replace all windows.
2. Replace aluminum siding with Hardie board.

Applicant: David Ghaazee
Application filed: 4/6/2018
Staff Recommendation:

1. Replace all windows – Deny without prejudice –The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.3 which states that replacement windows must express profile, muntin and muillon size, light configuration, and material to match the historic.
2. Replace aluminum siding with Hardie board – 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 4.3 which states that wood siding must be restored wherever practical.

OTHER BUSINESS ITEMS:

Approval of Minutes from June 4, 2018.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, June 20, 2018, 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. Please review the official agenda for location and time.

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]
8.

CITY OF DALLAS

LANDMARK COMMISSION **7/2/2018**

FILE NUMBER: CE178-009(MD)
PLANNER: Mark Doty
LOCATION: 4710 Swiss Avenue
DATE FILED: 4/26/2018
COUNCIL DISTRICT: 2
DISTRICT: Peak's Suburban Addition
SIZE OF REQUEST: 3,004
MAPSCO: 46-A

APPLICANT: Gary Parsons

OWNER: PARSONS GARY

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of $61,345 in expenditures spent on rehabilitation within the three years prior to the CE approval.

SUMMARY: This single-family house was built in 1909 and is a contributing structure in the historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be, at minimum, 25 percent of the pre-rehabilitation improvement value.

Improvements Value (2018):	$340,000
Land Value:	$60,000
Required Expenditures:	$85,003
Estimated Expenditures:	$108,352
Estimated Total Exemption:	$39,673

Notes on the estimated exemptions:

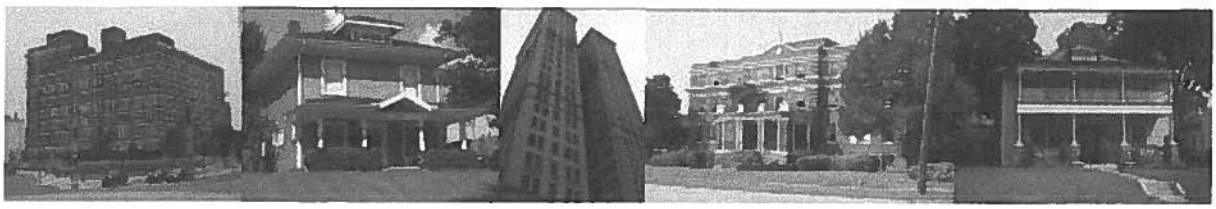
** The estimated value after rehabilitation does not account for any increase in value due to appreciation.*

*** Tax estimates are based on the new city tax rate of 0.7825%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".*

The applicant has completed rehabilitation on the property, which includes: foundation, plumbing, flooring, windows, and flooring. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion date will be 7/2/2021. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility and approval of $61,345 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

C



Historic Preservation Tax Incentive Program

Step 1 Application to the Landmark Commission

Address: 4710 Swiss Ave

Applicant: Gary & Amie Parsons

Contact info: 214-668-2588 amie@parsonstx.com



Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 4710 Swiss Ave Dallas TX 75204

Legal description: Lot 3&4 Block C/770 1/2

Provide a metes and bounds attachment if no lot and block can be determined.

Building name (if applicable): N/A

Historic district or pending historic district: Peaks Addition

Year the historic structure was built: 1909

Is this a contributing structure? Yes

Owner Information

Please list all of the property owner(s): Gary & Amie Parsons

Mailing address: 4710 Swiss Ave

City, state and zip code: Dallas TX 75204

Phone number: 214 668 2588 Fax number:

Email: amie@parsonstx.com & Brandon@parsonstx.com

Applicant Information (if different then the property owner)

Applicant name: Same as Above

Mailing address:

City, state and zip code:

Phone number: Fax number:

Email:

Rehabilitation Information

Estimated Rehabilitation Investment: $108,352.00

Current Use: residence Proposed Use: —

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? Yes

If not, when will the application for a CA be considered? N/A

Projected Construction Time and Estimated Date of Completion: Completed

Lien Holder Information (if applicable)

Primary mortgage company: First United Bank

Contact person: GP Theriot

Correspondence address: 1909 Abrams Pkwy Ste B2 Dallas TX 75214

Secondary mortgage company: None

Contact person: —

Correspondence address: —

Other lienholder: None

Contact person: —

Correspondence address: —

Financial Information

The following information can be obtained from the Dallas Central Appraisal District website (www.dallascad.org and click search for appraisals). The City of Dallas will use the tax values for the year prior to the application beings made.

The date this application is submitted to the city: _____

Improvement Value: $340,000

Land Value: $ 60,000

Has the property received any previous tax relief? If so, please explain: No

Is this in a TIF district? No

** Please attach a copy of the dallascad.org account information for the property to this application**

If Applying for an Urban Historic District Conversion Exemption N/A

Total Building Square Footage: _____

Retail Square Footage: _____

Office Square Footage: _____

Residential Square Footage: _____

Number of Jobs Created: _____

Type of Exemption that is being applied for:

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount (portion of land and structure)	Duration	Renewable (façade expenditures only)
Urban Historic Districts Includes all properties located within the Urban historic district area shown on the last page of the Information packet	☐	Based on Rehab	75%	100%	10 years	Yes
	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Revitalizing Historic Districts Includes properties located in: • Junius Heights • Lakecliff • Peak's Suburban • South Blvd. / Park Row • Winnetka Heights	☒	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Endangered Historic Districts • 10th Street • Wheatley Place	☐	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Citywide Includes properties located in: • Munger Place • State Thomas • Swiss Avenue • All properties not located within the Urban, Endangered or Revitalizing historic districts	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes

Cost Estimates

The following list is a general guide to determine what may be used towards expenditures for the exemptions. Eligible items include but are not limited to:

- Architectural and engineering services if directly related to the eligible costs described above
- Carpentry
- Demolition and cleanup if directly related to the eligible costs described
- Electrical
- Elevators determined to be necessary to utilize the building
- Exterior doors
- Exterior brick veneers or treatments
- Facade items
- Flooring
- Foundation
- Gutter where necessary for structural integrity
- Heating and cooling
- Interior work that becomes a permanent part of the building that will help preserve the structure
- Mechanical
- Painting (exterior and interior)
- Porch
- Plumbing
- Rehabilitation of a contributing structure used for the required parking
- Roofing
- Security and/or fire protection systems
- Sheetrocking
- Siding
- Structural walls
- Structural subfloors
- Structural ceilings
- Repair of termite damage and termite treatment
- Windows
- Other items deemed necessary by the Landmark Commission that assist in preserving of the historic structure

Ineligible costs include, but are not limited to, the following:

- Landscaping
- Legal and accounting fees
- Overhead
- Plumbing and electrical fixtures; provided, however, documented replacement of historic fixtures may be considered eligible
- Purchasing tools
- Repairs of construction equipment
- Supervisor payroll
- Taxes
- Any other items not directly related to the exterior appearance or the structural integrity or viability of the building

Briefly list the scope of work (attach a separate sheet of paper if necessary):

		Amount
1.	Foundation	$18,600.00
2.	plumbing	$9,176.00
3.	Wood floors	$10,637.00
4.	Steel Beam (Structural)	
5.	Kitchen	
6.	Bathroom	
7.	Roof	
8.	3 Windows	
9.		
10.		
	Total estimated expenditures of applicable costs:	$108,352

$69,939.00

PLEASE NOTE: Step 2 of this application process requires applicants to submit copies of receipts or other documentation, such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required expenditure on rehabilitation has actually been made. Be sure to document your rehabilitation expenditures so that you can provide this information to the city when you apply for verification.

Statement of Understanding

THE STATE OF Texas §
§
COUNTY OF DALLAS §

I certify that the information in this application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission, all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that I must make an annual application to Dallas Central Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: Gary Brandon Parsons

Owner's Signature: _____

This instrument was acknowledged before me on March 2, 2018

by (print name of owner) Gary Brandon Parsons .

Notary stamp

NOTARY PUBLIC STATE OF TEXAS
JOSE M MARQUEZ
My Commission Expires
April 16, 2018

_____
Notary Signature

DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search

4710 SWISS AVE

Parcel ID:	00000124390000000
Account Number:	00000124390000000
Neighborhood	1DSD07
Site Address:	4710 SWISS AVE
Map Grid:	46-A (DALLAS)
Account Type:	Residential
Legal Description 1:	AVENUE HEIGHTS
Legal Description 2:	BLK C/770 1/2 LTS 3 & 4
Owner Name:	PARSONS GARY
Owner Address:	4710 SWISS AVE
Owner City:	DALLAS
Owner State:	TX
Owner Zip:	75204
Owner Zip +4:	7124
Certified Values	----------
Improvement Value:	$ 340,010
Land Value:	$ 60,000

Appraised Value:	$ 400,010
Prev. Appr. Value:	$ 376,290
Revaluation Year:	2017
Previous Revaluation	2016

Property Jurisdiction



0 20 40ft

Disclaimer & Sources

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA_____-_____( )
Office Use Only

Name of Applicant: Annie & Brandon Parsons
Mailing Address : 4710 Swiss Ave
City, State and Zip Code: Dallas TX 75204
Daytime Phone: 214-668-2588 Fax: _____
Relationship of Applicant to Owner: Owner

PROPERTY ADDRESS: 4710 Swiss Ave
Historic District: Peaks Suburban

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.

Due to poor workmanship with previous owners the windows installed at the back of the house 2nd story have been leaking, causing structural damage to the 1st floor beams & ceiling. Based on Engineers report we need to install steel beam across addition ceiling & replace leaking windows w/ new on 2nd story to stop leakage & further damage. The windows would be replaced to match the rest of the house w/ wood double hung, the exterior trim will be fixed to match tear drop siding 117.

Signature of Applicant: _____ Date: 1-4-16

Signature of Owner: _____ Date: 1-4-16
(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. **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**



Historic Preservation
Tax Incentive Program

Step 2 Application for
Verification of Expenditures

Address: 4710 Swiss Ave

Applicant: Gary & Amie Parsons

Contact info: 214-668-2588 amie@parsonstx.com



Historic Tax Exemption Application

Step 2 – Verification Application

Property Information

Property Address: 4710 Swiss Ave Dallas TX 75204

Building Name (if Applicable): N/A

Historic District / (or Pending Historic District): Peaks Suburban Addition

Owner Information

Property Owner(s): Gary & Amie Parsons

Mailing Address: 4710 Swiss Ave

City, State and Zip Code: Dallas TX 75204

Phone Number: 214-668-2588 / 214-762-1952

Fax Number: N/A

Email: amie@parsonstx.com / brandon@parsonstx.com

Step 1 Application Information

When was the Step 1 Application approved by the Landmark Commission?: _____

Did the Application require City Council approval? If so, when? _____

Changes in lienholder information N/A

Fill out only if there has been any change from information provided in the Step 1 Application:

Name (new lienholder): _____

Mailing address: _____

City, state and zip code: _____

Phone number: _____

Fax number: _____

Email: _____

Record of Expenditures

Please see page 6 of this application if you require further instruction. Otherwise, please either fill out the below chart or attach a chart similar to the one shown below to document the receipts being submitted to staff:

Date	Company	Category of Work	Receipt Page Number	Amount
3-10-16	Roger Anthony Const.	Kitchen / Bath remodel	Structure 1, 8-12	$69,939.00
10-8-14	The Foundation Co.	Foundation	2	$18,600.00
12-23-14 – 1-15-15	Taylor Construction	Wood floors	5-7	$10,637.00
7-30-15 7-9-15	AAA Augen	Plumbing	3-4	$9,174.00
			TOTAL:	$108,350

Affidavit Regarding Taxes, Fees, Fines and Penalties

THE STATE OF Texas §
§
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is Gary Brandon Parsons, and I am the owner of the property at 4710 Swiss Ave, Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct. All property taxes are current, and no City of Dallas fees, fines or penalties are owed, on the Property or any property owned by any partnership in which I am a partner."

Owner's Name: Gary Brandon Parsons

Owner's Signature: _____

This instrument was sworn and acknowledged before me on March 2, 2018 (date)

by (print name of owner) Gary Brandon Parsons.

NOTARY PUBLIC STATE OF TEXAS
JOSE M MARQUEZ
My Commission Expires
April 16, 2018

Notary Stamp _____ Notary Signature

Statement of Minimum Expenditures

THE STATE OF TEXAS _____ §

COUNTY OF DALLAS_____ §

BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is (insert name of owner here) Gary Parsons, ("the Owner") and I am the owner of the property at (insert street address here) 4710 Swiss Ave, Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct.

I certify that the information in this application for a tax exemption, including all attachments, is complete and correct. I certify that I have made the minimum expenditure on the rehabilitation project in compliance with any certificates of appropriateness or predesignation certificates of appropriateness.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained. I understand that all rehabilitation work, if not already complete, must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that the owner of the Property must make an application to Dallas County Appraisal District each year in order to receive the exemption for that year, otherwise, the owner will lose the ability to receive a tax exemption for that year.

All property taxes are current and no city of Dallas fees, fines, or penalties are owed on the Property or on any other real property owned in whole or in part, directly or indirectly, by the Owner. For the purpose of this statement, an interest in real property does not include any interest in real property held indirectly through a mutual or common investment fund such as a real estate investment trust that holds real estate assets unless the person in question participates in the management of the fund or the trust"

Owner's Name: Gary Brandon Parsons

Owner's Signature: _____

This instrument was sworn and acknowledged before me on March 2, 2018 (date)

by Gary Brandon Parsons (print name of owner)

NOTARY PUBLIC STATE OF TEXAS

JOSE M MARQUEZ
My Commission Expires
April 16, 2018

Notary Stamp Here ..... Notary Signature

Roger Anthony Construction Inc.
RACI
2120 Goodnight Trl.
Frisco, Texas 75034
214-926-9868

CHANGE ODERS FOR: March 10, 2016
Owner: Gary Branden Parsons and Amie Lynn Hanson Parsons
4710 Swiss Ave.
Dallas, Texas
These change orders will become part of a Residential Construction Agreement between the above names the owner and Roger Anthony Construction Inc. dated 1/25/2016 and accepted 2/5/2016 and will be none as Exhibit B Change Orders

CONTRACT DOCUMENTS EXHIBIT B CHANGE ORDERS:
Scope of work: Kitchen remodel

1) Install cabinets per drawings
2) Install finish
3) Install counter top per allowance
4) Install back splash per allowance
5) Install appliances per allowance
6) Framing, sheet rock and painting repairs
7) Install lighting and electrical per allowance
8) Install plumbing, sink and faucet per allowance
9) Sand and finish all new oak flooring

Scope of work: Master bath room plumbing

1) Install shower pan
2) Install shower valve to existing pipe

Allowances included in price;
✔Cabinets installed: $12,000.00
✔Cabinets finish: $3,700.00
Counter top installed: $3,380.00
Back splash allowance: $1859.00
Appliances: $8300.00
✔Framing, sheet rock, painting repairs: $3350.00
✔Lighting and electrical installed: $1450.00
Plumbing sink and faucet: $1900.00

12,000
3,700
3,350
1450
20,500

All materials and labor included in the change order Exhibit B
Total materials and labor price: $43,939.00 forty three thousand nine hundred thirty nine and no cents—
Original Contract Amount: $26,000.00
Total amount of this change: $43,939.00
Total contract amount with all changes: $69,939.00
Customer acceptance print name: Amie Parsons Signature: [signature] date: 3/10/16
Contractor: Roger Anthony Roger Anthony 3/10/2016
Brandon Parsons [signature] 3/10/2016

receipt pg 1

THE FOUNDATION COMPANY

FOUNDATION REPAIR SPECIALIST

(214) 853-2113 or (972) 978-7973

www.FoundationRepairTexas.com
thefoundationcompany@gmail.com

DATE 10-09-14

CUSTOMERS NAME Amy Parsons

ADDRESS 4710 Swiss Ave.

CITY/STATE Dallas, TX ZIP 75204 MAP

PHONE (HM) (214) 669-2588 (WK)

JOB SITE ADDRESS Same ESTIMATOR Luis Lopez

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

1.) Prepare and Place (36) Pressed Concrete Piers w/angle iron + (210) liner feet of new wood beam 6x6.

2.) Engineer Report	☒ Included	☐ Not Included
3.) Plumbing Test	☒ Included	☐ Not Included
4.) City Permit	☒ Apply	☐ Not Apply
5.) 100% — 2 years —		Warranty Transferrable
6.) Re-shim and Level	☒ Apply	☐ Not Apply
7.) Excavation Work	☐ Apply	☒ Not Apply
8.) Wood Replacement	☒ Apply	☐ Not Apply
9.) Mortar Work	☐ Apply	☒ Not Apply
10.) Concrete / Extra Dirt Work	☐ Included	☒ Not Included
11.) Concrete Patch	☐ Included	☒ Not Included

*Work will take (7) days (aprox.)

This Contract does not include any cosmetic repairs, painting, caulking, mortar repair, door adjustments, or framing adjustments unless specified in this agreement. It is the intent of this contract to raise the foundation and not to alter cracks in the structure described herein. The CONTRACTOR will not be responsible for any incidental or consequential damages caused by the repair and lifting of the structure including but not limited to plumbing, roof, irrigation, electrical, cable TV, internet, telephone line, sheet rock, flooring, joists, ceiling, brick, walls, gas lines, lawn and shrubbery. Our goal and responsibility is to raise, level, and stabilize your property. All materials are guaranteed to be as specified, and the work above to be performed in accordance with substantial workmanlike manner for the sum of: * Customer pay $8,700 To start $18,600.00 With payments to be made as follows: $ ~~9,300~~ To start the job and $ ~~9,300~~ upon completion. * Balance => $9,900.00

Any alteration or deviation from above specifications involving extra costs will be executed only with written order, and will Become a extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our Control. *Note: this proposal may be withdrawn by us if not accepted within* 30 *days.*

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to start the work as specified. Payments will be made as outlined above.

Date 11-12-14 Signature 11-12-14

receipt pg 2

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www.aaa-auger.com | dfw@aaa-auger.com

382 04072

Professional, Reliable and Affordable...for over 50 years!

Date: 7.9.15

Job Name: Amy Parsons

Address: 4710 Swiss Ave

City: Dallas Zip: 75204

Tel: _____ email: _____

Charge Account #: _____ Job Code: 100

Mail To: _____

Address: _____

City: _____ Zip: _____

Tel: _____ email: _____

☐ Bid Sheet ☒ Proposal ☐ Damage Disclosure ☐ Drain Disclosure ☒ Free Plumbing Evaluation (Residential)

PSI Reading: 61 Pre-existing Damage (Y) N Description: Odor damage

Drain	☐ Sewer	☐ LAV	☐ KSD	☐ WMD	☐ BTD	☐ SHR	☐ TO	☐ AC
Composition	☐ PVC	☐ Cast Iron	☐ Clay	☐ Asbestos	☐ Copper	☐ Concrete	☐ Orangeburg	
Access	☐ Clean Out	☐ Vent (DD)	☐ R/R Trap / Urinal	Cable Size _____	☐ HydroJet _____ feet / duration			
Results	☐ Heavy Roots	☐ Light Roots	☐ Tissue	☐ Mud/Sand	☐ Restored	☐ Further Action Required		

Problem Reported / Observed: Replumb bathroom, Reroute water line

Proposed Service: Replumb upstairs front bathroom and reroute exterior copper line to interior of Residence

UPFRONT CHARGES $ 5127 59

AUTHORIZED SIGNATURE [signature]

I hereby authorize the proposed service and an express mechanic's lien is acknowledged on the above property to secure the amount of repairs thereto.

Description of Service: Initials

Replumbed upstairs bathroom (front) for toilet, lavatory and bath tub. Ran new sewer and water lines w/ vents per Code. Also, replaced tub waste & overflow on downstairs bath tub. Determined line on exterior feeds upstairs washer machine (cold) and master shower (cold), this cannot be moved til Demo is complete.

SERVICE POLICY:

REPAIRS: 365 days on service and parts supplied by us.

DRAINS: During the next 4 days, if described lines cease to drain, we will reclean one time without charge except stoppages caused by rags, heavy paper, defects, etc. There is no service policy on toilet bowl stoppages.

COMPLETION: I have thoroughly inspected the work performed and hereby verify completion in full.

Customer Signature Over Phone - Amy Parsons

SUBTOTAL	5127 59
Coupon / GC	
Discounts	
Sales Tax	
JOB TOTAL	5127 59

CC / CASH (CK) / CHG

WO / PO # PO Cloth $91

Thank You Jor - 382

CK#191

receipt pg 3 ✓

382 04081

AAA AUGER® PLUMBING SERVICES

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24 Hour **SERVICE** Hotline 972.222.2843 / 817.485.1166
www.aaa-auger.com | dfw@aaa-auger.com

Professional, Reliable and Affordable...for over 50 years!

Date: 7-30-15 Charge Account #: _____ Job Code: 100

Job Name: Amy Parsons Mail To: _____

Address: 4710 Swiss Ave Address: _____

City: Dallas Zip: 75204 City: _____ Zip: _____

Tel: _____ email: _____ Tel: _____ email: _____

☐ Bid Sheet ☒ Proposal ☐ Damage Disclosure ☐ Drain Disclosure ☒ Free Plumbing Evaluation (Residential)

PSI Reading: 68 Pre-existing Damage Y / ~~N~~ Description:

Drain	☐ Sewer	☐ LAV	☐ KSD	☐ WMD	☐ BTD	☐ SHR	☐ TO	☐ AC
Composition	☐ PVC	☐ Cast Iron	☐ Clay	☐ Asbestos	☐ Copper	☐ Concrete	☐ Orangeburg	
Access	☐ Clean Out	☐ Vent (DD)	☐ R/R Trap / Urinal	Cable Size _____	☐ HydroJet	_____ feet / duration		
Results	☐ Heavy Roots	☐ Light Roots	☐ Tissue	☐ Mud/Sand	☐ Restored	☐ Further Action Required		

Problem Reported / Observed: Remodel.

Proposed Service: Move drain/water lines for new shower and clawfoot tub, Installation of o/p shower valve & diverter and new washer box

UPFRONT CHARGES $ 4397 SY

AUTHORIZED SIGNATURE: Amy Parsons

I hereby authorize the proposed service and an express mechanic's lien is acknowledged on the above property to secure the amount of repairs thereto.

Description of Service: Initials

Installed new drain w/ P-trap to location of clawfoot tub in upstairs master bath. Also, Installed new drain w/ P-trap for new shower. Ran hot & cold water lines to clawfoot tub for floor mount faucet Install. Also, installed new washer loop w/ 1/4 turn valves. Installed o/p shower valve & diverter for 3 outlets. Tested all upon completion w/ no problems.

SERVICE POLICY;
REPAIRS: 365 days on service and parts supplied by us.

DRAINS: During the next ___ days, if described lines cease to drain, we will reclean one time without charge except stoppages caused by rags, heavy paper, defects, etc. There is no service policy on toilet bowl stoppages.

COMPLETION: I have thoroughly inspected the work performed and hereby verify completion in full.

Customer Signature Amy Parsons

SUBTOTAL	4397	SY
Coupon / GC		
Discounts	350	SY
Sales Tax		
JOB TOTAL	4047	SY

CC / CASH / CK / CHG
WO / PO # PDCht #162

Thank You Jan 382

CK#1162

✓ Receipt pg 4

TAYLOR CONSTRUCTION

214 215-6292

HARDWOODS DRAW REQUEST

12/23/2014

Customer: Amie and Brandon
Work Site: 4710 Swiss Avenue

Dumpster	$	~~100~~
Lay new plywood partial draw	$	1,100
1st draw for hardwood flooring	$	4,245
Sub-total:	**$**	**5,445**
Contractor fee:	**$**	**600**
Total:	**$**	**6,045**

5,945

Thank You, Clint Taylor

✓receipt pg 5

TAYLOR
CONSTRUCTION

214 215-6292

FLOORING DRAW REQUEST

1/8/2015

Customer: Brandon and Amie Parsons
Work Site: 4710 Swiss Ave., Dallas, TX

Tear out old floors	$	650
Remaining draw for new 3/4" plywood flooring	$	800
Floor framing repair	$	450
Additional framing and floor repair - material & labor	$	525
Total:	**$**	**2,425**

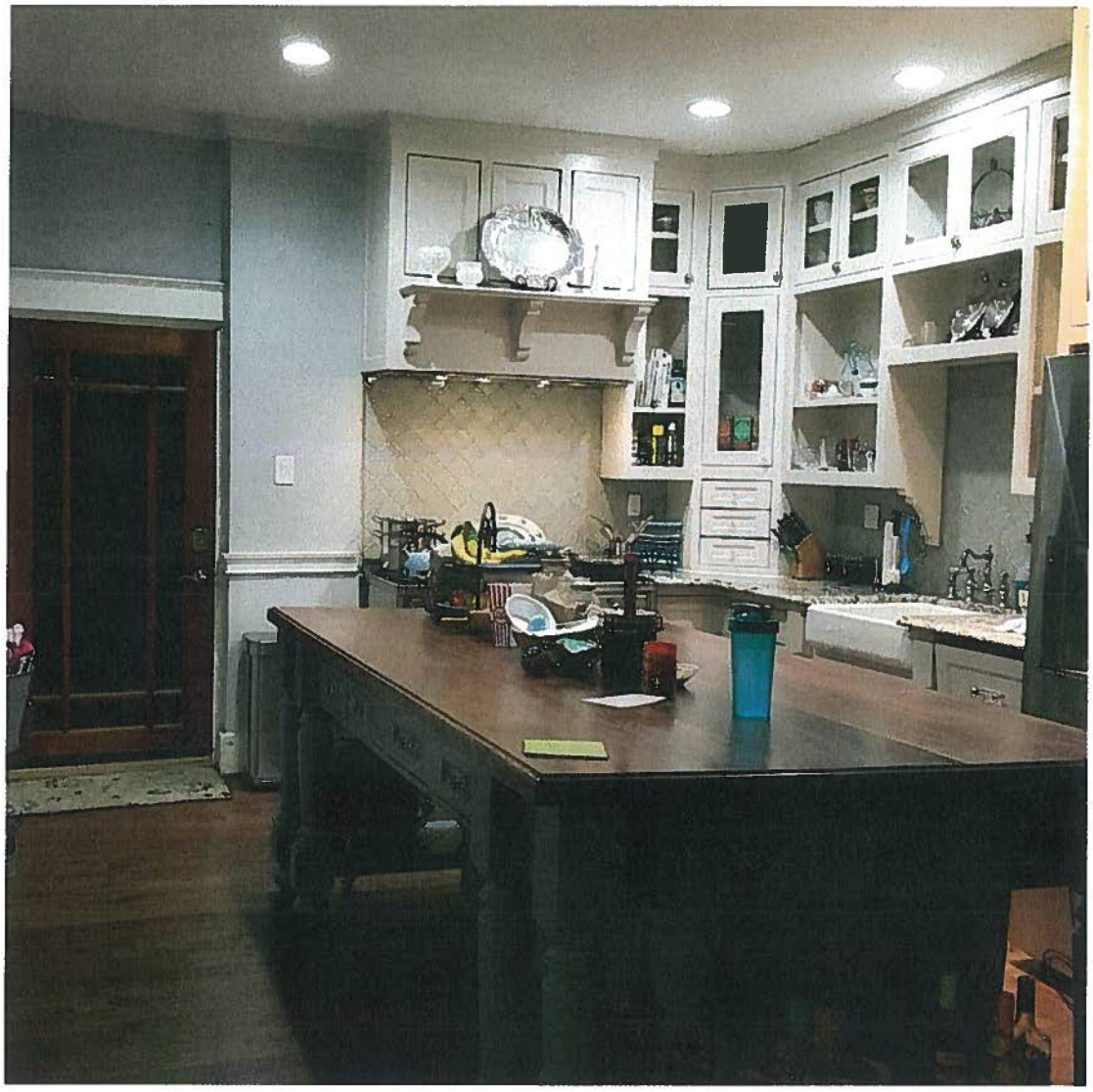
Thank You, Clint Taylor

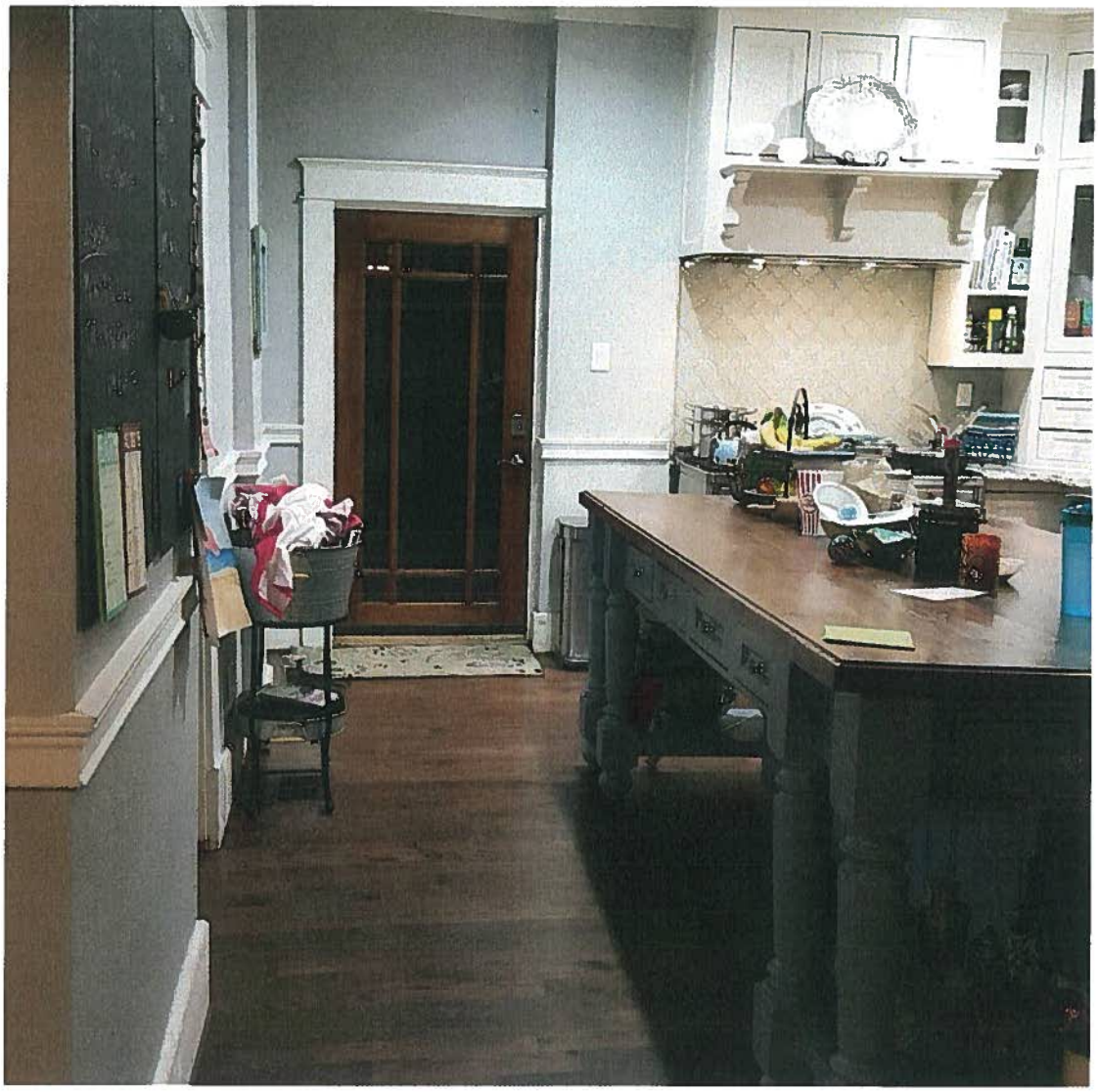
receipt pg 6



















CITY OF DALLAS

LANDMARK COMMISSION **7/2/2018**

FILE NUMBER: CE178-010(MD)
PLANNER: Mark Doty
LOCATION: 4725 Worth Street
DATE FILED: 5/29/2018
COUNCIL DISTRICT: 2
DISTRICT: Peak's Suburban Addition
SIZE OF REQUEST: 2,300
MAPSCO: 46-F

APPLICANT: Rogelio Gamiz

OWNER: RVG INTERESTS LLC

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of $86,221 in expenditures spent on rehabilitation within the three years prior to the CE approval.

SUMMARY: This single-family house was built in 1913 and is a contributing structure in the historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be, at minimum, 25 percent of the pre-rehabilitation improvement value.

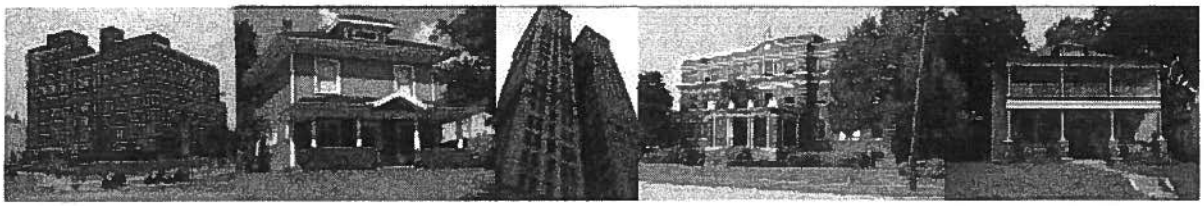
Improvements Value (2017):	$185,500
Land Value:	$59,500
Required Expenditures:	$46,375
Estimated Expenditures:	$252,923
Estimated Total Exemption:	$38,858

Notes on the estimated exemptions:

** The estimated value after rehabilitation does not account for any increase in value due to appreciation.*
*** Tax estimates are based on the new city tax rate of 0.7825%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".*

The applicant has completed rehabilitation on the property, which includes: doors, windows, framing, siding, paint, and roof repair. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion date will be 7/2/2021. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility and approval of $86,221 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



Historic Preservation Tax Incentive Program

Step 1
Application to the Landmark Commission

(Properties where part of the rehabilitation work has been previously completed)

Address: 4723/4725 WORTH ST, DALLAS, TX 75246
Applicant: ROGELIO AND VANESSA GAMIZ
Contact info: INFO@RVGINTERESTS.COM 832-702-9767
Submission Date: 5-29-18



Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: **4723/4725 WORTH ST, DALLAS TX 75246-1148**

Legal description: Lot **26** Block **794, TJ RODGERS**

Provide a metes and bounds attachment if no lot and block can be determined.

Building name (if applicable): _____

Historic district or pending historic district: **PEAK SUBURBAN HISTORIC DISTRICT**

Year the historic structure was built: **1913**

Is this a contributing structure? _____

Owner Information

Please list all of the property owner(s): **RVG INTERESTS**

Mailing address: **26 CANTERBOROUGH PL**

City, state and zip code: **TOMBALL, TX 77375**

Phone number: **832-702-9767** Fax number: _____

Email: **INFO@RVGINTERESTS.COM**

Applicant Information (if different from the property owner)

Applicant name: **ROGELIO GAMIZ**

Mailing address: **26 CANTERBOROUGH PL**

City, state and zip code: **TOMBALL, TX 77375**

Phone number: **832-702-9767** Fax number: _____

Email: **INFO@RVGINTERESTS.COM**

Rehabilitation Information

Estimated Rehabilitation Investment: **$252,922.87**

Current Use: **RENTAL PROPERTY** Proposed Use: **PRIMARY RESIDENCE**

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? **YES**

If not, when will the application for a CA be considered? _____

Projected Construction Time and Estimated Date of Completion: **4 MONTHS – SEPT 1, 2017**

Lien Holder Information (if applicable)

Primary mortgage company: **INDEPENDENT BANK**

Contact person: **JEFFERY DICK**

Correspondence address: **3090 CRAIG DR, MCKINNEY, TX 75070**

Secondary mortgage company: _____

Contact person: _____

Correspondence address: _____

Other lienholder: _____

Contact person: _____

Correspondence address: _____

Financial Information

The following information can be obtained from the Dallas Central Appraisal District website (www.dallascad.org and click search for appraisals). The City of Dallas will use the tax values for the year prior to the application beings made.

The date this application is submitted to the city: **5-29-2018**

Improvement Value: **$340,600**

Land Value: **$59,500**

Has the Property Received Any Previous Tax Relief? If so, Please Explain: **NO**

Is this in a TIF District? NO

** Please attach a copy of the dallascad.org account information for the property to this application**

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: **2608 SQFT**

Retail Square Footage: _____

Office Square Footage: _____

Residential Square Footage: **2300 SQFT**

Number of Jobs Created: **6 COMPANIES EMPLOYED – ROUGHLY 12-15 EMPLOYEES USED TO COMPLETE THE RENOVATIONS; NOT INCLUDING MATERIAL PRODUCERS**

Type of Exemption that is being applied for:

Category		Type	Required Expenditures (% of pre-rehab value of structure only)	Amount (portion of land and structure)	Duration	Renewable (façade expenditures only)
Urban Historic Districts Includes all properties located within the Urban historic district area shown on the last page of the Information packet	☐	Based on Rehab	75%	100%	10 years	Yes
	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
Revitalizing Historic Districts Includes properties located in: • Junius Heights • Lakecliff • Peak's Suburban • South Blvd. / Park Row • Winnetka Heights	☒	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
Endangered Historic Districts • 10th Street • Wheatley Place	☐	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
Citywide Includes properties located in: • Munger Place • State Thomas • Swiss Avenue • All properties not located within the Urban, Endangered or Revitalizing historic districts	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes

Statement of Understanding

THE STATE OF Texas §
§
COUNTY OF Harris §

I certify that the information in this application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that I must make an annual application to Dallas Central Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: ROGELIO GAMIZ, PRESIDENT, RVG INTERESTS, LLC

Owner's Signature: Rogelio Gamiz

This instrument was acknowledged before me on May 29, 2018

by (print name of owner) Rogelio Gamiz.

Joanne Garner

Notary Stamp Here .....Notary Signature

JOANNE GARNER
Notary Public, State of Texas
Comm. Expires 05-05-2022
Notary ID 2224532

Dallas Central Appraisal District

Residential Account #00000125365000000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions Estimated Taxes History

Property Location (Current 2018)

Address: 4725 WORTH ST
Neighborhood: 1DSJ19
Mapsco: 46-F (DALLAS)

DCAD Property Map

2018 Current Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online

Print Homestead Exemption Form

Print/Mail Account Protest Form

Owner (Current 2018)

RVG INTERESTS LLC
26 CANTERBOROUGH PL
TOMBALL, TEXAS 773753102

Multi-Owner (Current 2018)

Owner Name	Ownership %
RVG INTERESTS LLC	100%

Legal Desc (Current 2018)

1: T J RODGERS
2: BLK 794 LT 26
3:
4: INT201700085638 DD03242017 CO-DC
5: 0794 000 02600 1000794 000
Deed Transfer Date: 3/27/2017

Value

2018 Proposed Values	
Improvement:	$340,600
Land:	+ $59,500
Market Value:	=$400,100
Revaluation Year:	2018
Previous Revaluation Year:	2017

ARB Hearing

Hearing Info: R 06/14/2018 7:30 AM

Neighborhood Review

Enter PIN From Hearing Notice

Get Nbhd Review View VSS

Main Improvement (Current 2018)

Building Class	03	**Construction Type**	FRAME	**# Baths (Full/Half)**	3/ 0
Year Built	1913	**Foundation**	PIER AND BEAM	**# Kitchens**	2
Effective Year Built	1970	**Roof Type**	HIP	**# Bedrooms**	3
Actual Age	105 years	**Roof Material**	COMP SHINGLES	**# Wet Bars**	0
Desirability	VERY GOOD	**Fence Type**	WOOD	**# Fireplaces**	0
Living Area	2,300 sqft	**Ext. Wall Material**	FRAME	**Sprinkler (Y/N)**	N
Total Area	2,300 sqft	**Basement**	NONE	**Deck (Y/N)**	N
% Complete	100%	**Heating**	CENTRAL FULL	**Spa (Y/N)**	N
# Stories	ONE STORY	**Air Condition**	CENTRAL FULL	**Pool (Y/N)**	N
Depreciation	35%			**Sauna (Y/N)**	N

Additional Improvements (Current 2018)

No Additional Improvements.

Land (2018 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	MFR - DUPLEXES	PLANNED DEVELOPMENT DISTRICT	0	0	7,000.0000 SQUARE FEET	STANDARD	$8.50	0%	$59,500	N

*** All Exemption information reflects 2018 Proposed Values. ***

Exemptions (2018 Proposed Values)

No Exemptions

Estimated Taxes (2018 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per $100	$0.7804	$1.282085	$0.2531	$0.124238	$0.2794	N/A
Taxable Value	$400,100	$400,100	$400,100	$400,100	$400,100	$0
Estimated Taxes	$3,122.38	$5,129.62	$1,012.65	$497.08	$1,117.88	N/A
Tax Ceiling					N/A	N/A
					Total Estimated Taxes:	**$10,879.61**

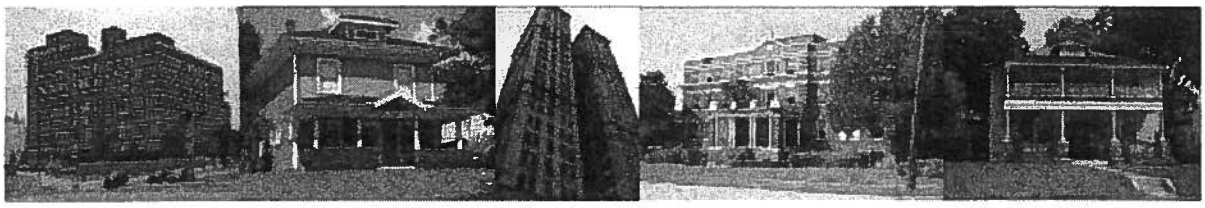
DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. **Click Here**

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc.**. If you wish to calculate taxes yourself, you may use the Tax Calculator to assist you.

History

History

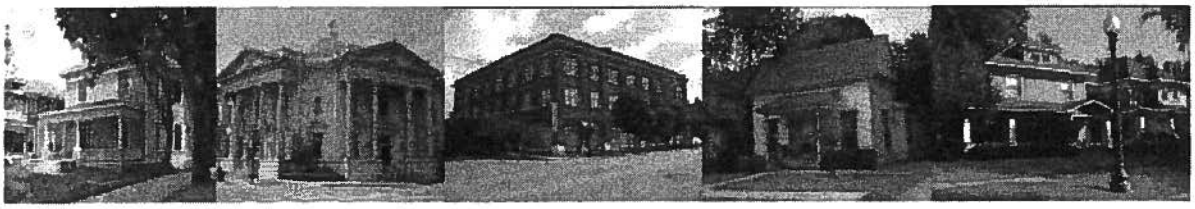
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Historic Preservation Tax Incentive Program

Step 2 Application for Verification of Expenditures

Address: 4723/4725 WORTH ST, DALLAS, TX 75246
Applicant: ROGELIO AND VANESSA GAMIZ
Contact info: INFO@RVGINTERESTS.COM 832-702-9767
Submission Date: 5-29-18



Historic Tax Exemption Application
Step 2 – Verification Application

Property Information

Property Address: **4723/4725 WORTH ST, DALLAS TX 75246-1148**

Building Name (if Applicable): _____

Historic District / (or Pending Historic District): **PEAK SUBURBAN HISTORIC DISTRICT**

Owner Information

Property Owner(s): **RVG INTERESTS**

Mailing Address: **26 CANTERBOROUGH PL**

City, State and Zip Code: **TOMBALL, TX 77375**

Phone Number: **832-702-9767**

Fax Number: _____

Email: **INFO@RVGINTERESTS.COM**

Step 1 Application Information

When was the Step 1 Application approved by the Landmark Commission?: _____

Did the Application require City Council approval? If so, when? _____

Changes in lienholder information

Fill out only if there has been any change from information provided in the Step 1 Application:

Name (new lienholder): **INDEPENDENT BANK**

Mailing address: **JEFFERY DICK ; MALLORY SMITH**

City, state and zip code: **3090 CRAIG DR, MCKINNEY, TX 75070**

Phone number: **469-301-2711**

Fax number: _____

Email: **JDICK@IBTX.COM; MASMITH@IBTX.COM**

Affidavit Regarding Taxes, Fees, Fines and Penalties

THE STATE OF Texas §
§
COUNTY OF Harris §

BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is Rogelio Gamiz, and I am the owner of the property at 4723/4725 Worth St, Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct. All property taxes are current, and no City of Dallas fees, fines or penalties are owed, on the Property or any property owned by any partnership in which I am a partner."

Owner's Name: Rogelio Gamiz, President RVG Interests, LLC

Owner's Signature: Rogelio Gamiz

This instrument was sworn and acknowledged before me on 5-29-18 (date) by (print name of owner) ROGELIO GAMIZ.

Joanne Garner

Notary Stamp _____ Notary Signature

JOANNE GARNER
Notary Public, State of Texas
Comm. Expires 06-06-2022
Notary ID 2224632

Statement of Minimum Expenditures

THE STATE OF TEXAS _____ §

COUNTY OF ~~DALLAS~~ Harris §

BEFORE ME, the undersigned authority, personally appeared the person whose name is signed below, and being by me duly sworn, deposed as follows:

"My name is (insert name of owner here) Rogelio Gamiz, ("the Owner") and I am the owner of the property at (insert street address here) 4723/4725 Worth St, Dallas Texas ("the Property"). I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated. I have personal knowledge of the facts contained in this affidavit. The facts stated herein are all true and correct.

I certify that the information in this application for a tax exemption, including all attachments, is complete and correct. I certify that I have made the minimum expenditure on the rehabilitation project in compliance with any certificates of appropriateness or predesignation certificates of appropriateness.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained. I understand that all rehabilitation work, if not already complete, must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that the owner of the Property must make an application to Dallas County Appraisal District each year in order to receive the exemption for that year, otherwise, the owner will lose the ability to receive a tax exemption for that year.

All property taxes are current and no city of Dallas fees, fines, or penalties are owed on the Property or on any other real property owned in whole or in part, directly or indirectly, by the Owner. For the purpose of this statement, an interest in real property does not include any interest in real property held indirectly through a mutual or common investment fund such as a real estate investment trust that holds real estate assets unless the person in question participates in the management of the fund or the trust"

Owner's Name: Rogelio Gamiz, President RVG Interests, LLC

Owner's Signature: Rogelio Gamiz

This instrument was sworn and acknowledged before me on 5-29-18 (date)

by ROGELIO GAMIZ (print name of owner)

JOANNE GARNER
Notary Public, State of Texas
Comm. Expires 06-06-2022
Notary ID 2224632

Notary Stamp Here ..... Joanne Garner ..... Notary Signature



PRICE – RITE FLOORING & RENOVATIONS
14151 Montfort, # 303 Dallas, Texas 75254 , 469-403-9033

DRAW REQUEST

To: __Roy Gamiz _____ From : Gary Annunziato /Price – Rite Renovarions
Job Name:___4725 Worth_____ Phone:___469 403 9033_____

The following project draw hereby requested: ELECTRICAL materials & labor for complete electrical final wiring,	
Installation of all outlets & light switches, 12 cans + LED ceiling lights, 2 outdoor breaker panels, required circuit breakers	
, smoke alarms, meters, bring electrical power to house	
This will not cover any additional materials/ wall light fixtures for bathrooms, kitchen hanging fixtures or ceiling fans, outdoor light fixtures	$7500.00
CONCRETE: Slabs for AC Units + 2 Stoops ; 1 at side entrance, 1 at rear entrance	$1400.00
Total adds (deducts) this project draw -	

TOTAL AMOUNT REQUESTED THIS PROJECT DRAW: __$_____8900.00_____ ✓

DRAW REQUEST ISSUED BY:
_____Gary Annunziato_____

DRAW REQUEST ACCEPTED BY:
_____Roy Gamiz_____

DATE_____April 23, 2017 _____

DATE:_____



PRICE – RITE FLOORING & RENOVATIONS
14151 Montfort, # 303 Dallas, Texas 75254 , 469-403-9033

DRAW REQUEST

To: _____Roy Gamiz _____ From : _____Gary Annunziato_____

Job Name:___4725 Worth_____ Phone:_____

The following project draw hereby requested: 50% for Materials for new window installation and repair.

Rear room - 4 vinyl windows -2(two)- 32 " x 72 " & 2(two) 36"x72". And material to frame off large window $1800.00

Front windows – 2 new wood windows to be constructed on site – wood to be ordered

Side wood windows to be repaired on site – new sashes constructed and glass installed $8400.00 ✓

Total adds (deducts) this project draw -

TOTAL AMOUNT REQUESTED THIS PROJECT DRAW: __$_____5200_____ ✓

DRAW REQUEST ISSUED BY:

_____

DATE_____

DRAW REQUEST ACCEPTED BY:

Roy Gamiz

DATE:_____



PRICE – RITE FLOORING & RENOVATIONS
14151 Montfort, # 303 Dallas, Texas 75254 , 469-403-9033

DRAW REQUEST

To: _____Roy Gamiz _____ From : ___Gary Annunziato_____

Job Name:_____4725 Worth Street _____ Phone:_____

The following project draw hereby requested: Materials for install of wood siding on exterior walls and new trim at the top of the exterior wall just under the roof line . Wood siding to match existing along with 1" x 12" & 1" x 4" primed trim ..to be installed around the perimeter of the duplex. $8500 estimated for siding.

Total adds (deducts) this project draw -

TOTAL AMOUNT REQUESTED THIS PROJECT DRAW: __$__4500.00_____ ✓

DRAW REQUEST ISSUED BY: _____

DRAW REQUEST ACCEPTED BY: Roy Gamiz

DATE_____

DATE:_____

PRICE – RITE FLOORING & RENOVATIONS
14151 Montfort, # 303 Dallas, Texas 75254 , 469-403-9033

DRAW REQUEST

To: __ Roy Gamiz_____ From : _____Gary Annunziato_____

Job Name:_____4725 Worth Street_____ Phone:_____

The following project draw hereby requested: Roof Repair	**$265.**
Siding completed: included 1 x 12" trim + tear off and replace old siding where door was removed which was not included on original estimate; Estimate $8500/ initial draw $4500 / cost to date $8250 : draw for payment for labor materials	**$3500.**
Windows : estimate $12000/ total draws to date for windows: $7650: 6 vinyl windows installed + 10 wood windows repaired & glass installed , Draw for labor for work completed:	**$2400**
2 front windows not yet completed..waiting estimate to determine whether we purchase of fabricate....will be done within next 2 weeks	
Window casings for the 6 vinyl windows interior & exterior + wood windows in front: lumber to be purchased to fabricate casings as original in accordance w COA.	**$1000.**
Kitchen Cabinets materials; Primer 10 gallons, Laquer Paint Flat Finish 15 gallons	**$ 500.00**
Back Door for 2 bedroom unit	$650
Total adds (deducts) this project draw -	

TOTAL AMOUNT REQUESTED THIS PROJECT DRAW: __$__8315.00 June 6, 2017_____ ✓

DRAW REQUEST ISSUED BY:

_____

DATE_____

DRAW REQUEST ACCEPTED BY:

Roy Gamiz

DATE:_____



PRICE – RITE FLOORING & RENOVATIONS

14151 Montfort, # 303 Dallas, Texas 75254 , 469-403-9033

DRAW REQUEST

To: Roy Gamiz From : Gary Annunziato

Job Name: 4725 Worth Phone:

The following project draw hereby requested:

Window Casings: carpenter & install interior & exterior casings	$1400.00	✓
INCLUDED IN CASINGS $4500 estimate...($1000 for materials included June 6 draw)		
Soffit trim INSTALLATION ..260 ft + MATERIALS - 1x4 & 1x2 trim to close gap around roof line	$1375.00	✓
Skirting – materials 20 sheets 4x8 Hardie Board + 1x8 border to match existing	$325.00	✓
Labor – installation skirting 280 ft	$375.00	✓
Grout all bathroom tile, and repair unfinished tile..all bathrooms	$650.00	✓
Crown Molding – materials	0	
Baseboards – materials 6 inch MDF primed.... 500 ft for both units	$ 500.00	✓
Paint for exterior siding and trim- primer 20 gal, Ext siding pnt 20 gal, Ext Trim pnt White 10 gal.... plus materials to tape off trim and windows...paper, tape,	$1500.00	
Paint labor for kitchen cabinets... completed June 14, 2017	~~$2800.00~~	

Total adds (deducts) this project draw -

TOTAL AMOUNT REQUESTED THIS PROJECT DRAW: $ 8925.00 6/15/17

DRAW REQUEST ISSUED BY:

DRAW REQUEST ACCEPTED BY: Roy Gamiz

DATE

DATE:



PRICE – RITE FLOORING & RENOVATIONS
14151 Montfort, # 303 Dallas, Texas 75254 , 469-403-9033

DRAW REQUEST

To: ____Roy Gamiz _____ From : ____Gary Annunziato _____

Job Name:_____4725 Worth _____ Phone:____469-403-9033 _____

The following project draw hereby requested: Front Deck Replacement- Lumber	$850.00	
Bathroom Cabinets : to purchase	~~$ 2400.00~~	
Toilets 3 to purchase	~~$ 400.00~~	
Rear & side Doors –wood -(rear already installed –to purchase side)	$ 1600.00	✓
Front Doors –(to be made by carpenter) Lumber to purchase	$ 400.00	✓
Ceiling fans – 6 to purchase -	~~$ 700.00~~	
Soffit vents - materials and labor - completed	$ 400.00	✓
2 front windows wood - to be fabricated -	$ 950.00	✓
Kitchen Cabinet Handles for drawers & closets 64 each sourcing...		
Total adds (deducts) this project draw -		

TOTAL AMOUNT REQUESTED THIS PROJECT DRAW: __$_____7700.00_____June 26. 2017__

DRAW REQUEST ISSUED BY:

_____

DRAW REQUEST ACCEPTED BY:

Roy Gamiz

DATE_____

DATE:_____



PRICE – RITE FLOORING & RENOVATIONS
14151 Montfort, # 303 Dallas, Texas 75254 , 469-403-9033

DRAW REQUEST

To: Roy Gamiz From : Gary Annunziato

Job Name: 4725 Worth Phone:

The following project draw hereby requested:

Front Deck Replacement materials $ 1100 & labor $1400	$2500.00	✓
Front walk Brick materials $ 450 & labor $950	~~$1400.00~~	
Side door installation	$ 150.00	✓
Plumber svc call to check for leaks.	~~$ 125.00~~	

Total adds (deducts) this project draw -

TOTAL AMOUNT REQUESTED THIS PROJECT DRAW: $ 4175.00 July 5, 2017

DRAW REQUEST ISSUED BY:

DRAW REQUEST ACCEPTED BY: Roy Gamiz

DATE

DATE:



PRICE – RITE FLOORING & RENOVATIONS
14151 Montfort, # 303 Dallas, Texas 75254 , 469-403-9033

DRAW REQUEST

To: Roy Gamiz From : Gary Annunziato

Job Name: 4725 Worth Phone:

The following project draw hereby requested:

-- Front Doors matching -	($835 x 2 + tax)	to be ordered	$1850.00	✓
--Front Door side panels – Lumber			$ 400.00	✓
--Baseboard installation labor		completed	~~$1200.00~~	
--Pocket door repair & purchase 2 doors		master bath entry & closet	$ 600.00	✓
--siding repair at side door area	materials & labor	completed	$ 650.00	✓
--interior paint, drywall repair, tape and texture –materials			$ 900.00	✓

Total adds (deducts) this project draw -

TOTAL AMOUNT REQUESTED THIS PROJECT DRAW: $ 5600.00 July 12, 2017

DRAW REQUEST ISSUED BY:

DRAW REQUEST ACCEPTED BY: Roy Gamiz

DATE DATE:



PRICE – RITE FLOORING & RENOVATIONS
14151 Montfort, # 303 Dallas, Texas 75254 , 469-403-9033

DRAW REQUEST

To: Roy Gamiz From : Gary Annunziato

Job Name: 4725 Worth Street Phone:

The following project draw hereby requested:

2 Hot Water Heaters – EcoSmart 27 & 36	purchase units from Amazon	$1100.00	✓
Interior Drywall repair, texture, paint, & trim paint –labor		$2300.00	✓
Cabinets installation	bathrooms -labor	~~$600.00~~	
Door casings.. master bath, side entry door	materials & labor	$300.00	✓
Exterior prep, paint, labor	(not including front porch)	$3800.00	✓
Granite 3 slabs for countertops 120 sq ft needed	GALAXY BLACK..	~~$1225.00~~	

Total adds (deducts) this project draw -

TOTAL AMOUNT REQUESTED THIS PROJECT DRAW: $ 9325.00 JULY 18, 2017

DRAW REQUEST ISSUED BY:

DRAW REQUEST ACCEPTED BY: Roy Gamiz

DATE DATE:



PRICE – RITE FLOORING & RENOVATIONS

14151 Montfort, # 303 Dallas, Texas 75254 , 469-403-9033

DRAW REQUEST

To: Roy Gamiz From : Gary Annunziato

Job Name: 4725 Worth Street Phone:

The following project draw hereby requested:

Driveway – Sidewalks start Wed. 7/26 to be completed Saturday 7/28	~~$ 4800.00~~	
Roof repair –installed rain caps, flashing where leaking	$ 235.00	✓
Faucets 4 bathroom, 2 kitchen from Amazon	~~$ 263.00~~	
Front door install labor	~~$ 300.00~~	
3 panel door- carpentry frame& 2 side panels w windows to match main door	$ 1200.00	✓
Flooring – water proof vinyl plank grey wood materials to purchase	$ 3800.00	✓
Dumpster / debris clean haul off from property	~~$ 650.00~~	
Granite fabrication , installation, & sinks supplied ($1200 paid for 3 slabs)	?? based on your agreement	
AC units & installation ??		

Total adds (deducts) this project draw -

TOTAL AMOUNT REQUESTED THIS PROJECT DRAW: $ 11248.00 July 25, 2017

DRAW REQUEST ISSUED BY:

DRAW REQUEST ACCEPTED BY: Roy Gamiz

DATE DATE:



PRICE – RITE FLOORING & RENOVATIONS
14151 Montfort, # 303 Dallas, Texas 75254 , 469-403-9033

DRAW REQUEST

To: Roy Gamiz From : Gary Annunziato

Job Name: 4725 Worth St. Phone:

The following project draw hereby requested:

Plumber: hook up all sinks (6), install garbage disposals, shower fixtures (3 w club foot tub) Hot water heaters, repair incorrect plumbing in laundry rooms to pass code	$2700.00 ✓
Shower fixtures –Amazon ..3 bathrooms (includes club ft tub)	~~$379.00~~
Garbage disposals + mount LOWES	~~$229.00~~
Floor installation labor	~~$2400.00~~
Backsplash tile, mastic, grout, Floor & Décor (paid $254) + install	~~$ 754.00~~

Total adds (deducts) this project draw -

TOTAL AMOUNT REQUESTED THIS PROJECT DRAW: $ 6462.00 8/1/17

DRAW REQUEST ISSUED BY:

DRAW REQUEST ACCEPTED BY: Roy Gamiz

DATE DATE:

SERVICE ORDER

JOB NAME

№ 0723

D Battle Heating & A.C. Service
P.O. Box 2236
DeSoto, TX 75123
Bus. (469) 223-1044

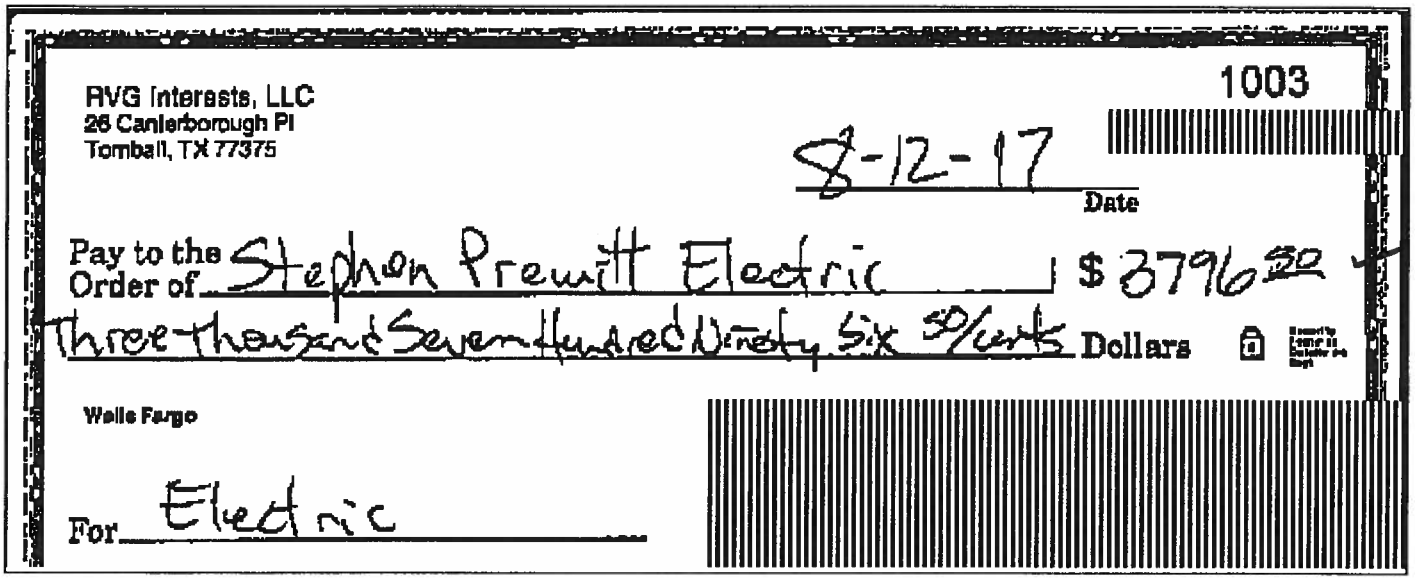
QUAN.	DESCRIPTION	PRICE	AMOUNT

[redacted]

Skip to main content

Check Details

Check Number	1003
Date Posted	08/15/17
Check Amount	$3,796.50



RVG Interests, LLC
26 Canterborough Pl
Tomball, TX 77375

1003

8-12-17
Date

Pay to the Order of Stephen Prewitt Electric $ 3796 50

Three thousand Seven Hundred Ninety Six 50/cents Dollars

Wells Fargo

For Electric

For your security, information like account numbers, signatures, and the ability to view the backs of checks have been removed from the images.
You can see full or partial fronts and backs of the images by using the link at the top of the window.

Equal Housing Lender

CITY OF DALLAS

LANDMARK COMMISSION **7/2/2018**

FILE NUMBER: CE178-011(MD)
PLANNER: Mark Doty
LOCATION: 1300 S Ervay Street
DATE FILED: 5/3/2018
COUNCIL DISTRICT: 2
DISTRICT: Ambassador Hotel
SIZE OF REQUEST: 89,512
MAPSCO: 45-Q

APPLICANT: Ambassador Hotel Partners, LP

OWNER: AMBASSADOR HOTEL PARTNERS LP

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100% of land and improvements for a period of 10 years.

SUMMARY:
The Ambassador Hotel was constructed in 1901 and is a Spanish Colonial Revival style five story, brick with stucco building located in the Cedars, across from Dallas Heritage Village. The Applicant proposes to restore the exterior of the structure and rehabilitate the building into housing.

In Urban Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100% of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be, at minimum, 75 percent of the pre-rehabilitation improvement value.

Improvements Value (2017):	$1,335,940
Land Value:	$2,164,060
Required Expenditures:	$1,001,955
Estimated Expenditures:	$22,000,000
Estimated Total Exemption:	$1,990,020

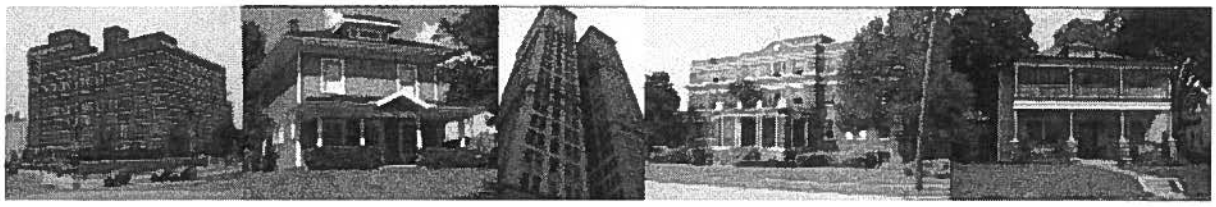
Notes on the estimated exemptions:

** The estimated value after rehabilitation does not account for any increase in value due to appreciation.*

*** Tax estimates are based on the new city tax rate of 0.7825%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".*

A default completion date will be 7/2/2021, by which a certificate of occupancy must also be obtained. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility.



Historic Preservation Tax Incentive Program

Step 1 Application to the Landmark Commission

(Properties where part of the rehabilitation work has been previously completed)

Address: 1300 South Ervay St., Dallas, TX 75215
Applicant: Ambassador Hotel Partners, Ltd.
Contact info: Dan Newell, Jim Lake Company 1301 Manufacturing, Suite 150, Dallas, TX 75207 214.741.5018
dnewell@jimlakeco.com
Submission Date: May 3, 2018



Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: **1300 South Ervay, Dallas, TX 75215**

Legal description: Lot **Lot 1** Block **A/116**

Provide a metes and bounds attachment if no lot and block can be determined.

Building name (if applicable): **Ambassador Hotel**

Historic district or pending historic district: **Cedars Historic District**

Year the historic structure was built: **1904**

Is this a contributing structure? **Yes**

Owner Information

Please list all of the property owner(s): **Ambassador Hotel Partners, LP**

Mailing address: **1350 Manufacturing, Suite 150,**

City, state and zip code: **Dallas, TX 75204**

Phone number: **214.741.5018** Fax number: **214.741.5020**

Email: **dnewell@jimlakeco.com**

Applicant Information (if different from the property owner)

Applicant name:

Mailing address:

City, state and zip code:

Phone number: Fax number:

Email:

Rehabilitation Information

Estimated Rehabilitation Investment: **$20 - $25 million**

Current Use: **vacant hotel** Proposed Use: **apartments**

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? **no**

If not, when will the application for a CA be considered? **One presentation made, next one 6/3/18.**

Projected Construction Time and Estimated Date of Completion: **12 months ending summer, 2019**

Lien Holder Information (if applicable)

Primary mortgage company: **Citizens National Bank of Texas**

Contact person: **Judd McCutchen**

Correspondence address: **1001 Hwy 77 North, Waxahachie, TX 75165**
Secondary mortgage company: **none**

Contact person: _____

Correspondence address: _____

Other lienholder: **none**

Contact person: _____

Correspondence address: _____

Financial Information

The following information can be obtained from the Dallas Central Appraisal District website (www.dallascad.org and click search for appraisals). The City of Dallas will use the tax values for the year prior to the application beings made.

The date this application is submitted to the city: **5/3/18**

Improvement Value: **$1,335,940**

Land Value: **$2,164,060**

Has the Property Received Any Previous Tax Relief? If so, Please Explain: **none known**

Is this in a TIF District? **Yes**

** Please attach a copy of the dallascad.org account information for the property to this application**

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: **95,695**

Retail Square Footage: **7,359**

Office Square Footage: **4,425**

Residential Square Footage: **53,407**

Number of Jobs Created: **5 – 10 estimated**

Type of Exemption that is being applied for:

Category		Type	Required Expenditures (% of pre-rehab value of structure only)	Amount (portion of land and structure)	Duration	Renewable (façade expenditures only)
Urban Historic Districts Includes all properties located within the Urban historic district area shown on the last page of the Information packet	☒	Based on Rehab	75%	100%	10 years	Yes
	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No
** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab						

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
Revitalizing Historic Districts Includes properties located in: • Junius Heights • Lakecliff • Peak's Suburban • South Blvd. / Park Row • Winnetka Heights	☐	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
Endangered Historic Districts • 10th Street • Wheatley Place	☐	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures	Amount	Duration	Renewable (façade expenditures only)
Citywide Includes properties located in: • Munger Place • State Thomas • Swiss Avenue • All properties not located within the Urban, Endangered or Revitalizing historic districts	☐	Based on Rehab	50%	Added Value	10 years	Yes
	☐	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes

Cost Estimates of work that has not yet been completed

The following list is a general guide to determine what may be used towards expenditures for the exemptions. Eligible items include but are not limited to:

- Architectural and engineering services if directly related to the eligible costs described above
- Carpentry
- Demolition and cleanup if directly related to the eligible costs described
- Electrical
- Elevators determined to be necessary to utilize the building
- Exterior doors
- Exterior brick veneers or treatments
- Facade items
- Flooring
- Foundation
- Gutter where necessary for structural integrity
- Heating and cooling
- Interior work that becomes a permanent part of the building that will help preserve the structure
- Mechanical
- Painting (exterior and interior)
- Porch
- Plumbing
- Rehabilitation of a contributing structure used for the required parking
- Roofing
- Security and/or fire protection systems
- Sheetrocking
- Siding
- Structural walls
- Structural subfloors
- Structural ceilings
- Repair of termite damage and termite treatment
- Windows
- Other items deemed necessary by the Landmark Commission that assist in preserving of the historic structure

Ineligible costs include, but are not limited to, the following:

- Landscaping
- Legal and accounting fees
- Overhead
- Repairs of construction equipment
- Plumbing and electrical fixtures; provided, however, documented replacement of historic fixtures may be considered eligible
- Purchasing tools
- Supervisor payroll
- Taxes
- Any other items not directly related to the exterior appearance or the structural integrity or viability of the building

Briefly list the scope of work (attach a separate sheet of paper if necessary):	Amount
1. "Openings" – includes historic doors to be refurbished and new doors	
2. frames and hardware and new window	$1,669,662
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
Total estimated expenditures of applicable costs:	**$1,669,662**

PLEASE NOTE: Step 2 of this application process requires applicants to submit copies of receipts or other documentation, such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required expenditure on rehabilitation has actually been made. Be sure to document your rehabilitation expenditures so that you can provide this information to the city when you apply for verification.

Statement of understanding on following page must be signed by all owners.

Statement of Understanding

THE STATE OF Texas §
§
COUNTY OF Dallas §

I certify that the information in this application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

I acknowledge that I have read and understand the program regulations, and that I will not receive an exemption until all program requirements have been met and a letter of verification obtained.

I understand that all rehabilitation work must be completed by the time specified by the Landmark Commission (or within 3 years after the date of the Landmark Commission's determination of eligibility if a completion date was not specified). If the deadline for completion is subsequently extended by the Landmark Commission all rehabilitation work must be completed by the extended time specified. I understand that penalties may apply if I do not complete the work.

I understand that I must make an annual application to Dallas Central Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: Amanda M. Lake

X Owner's Signature: Amanda M Lake

This instrument was acknowledged before me on May 3, 2018

by (print name of owner) Amanda M. Lake.

Christina Silva

Notary Stamp Here: CHRISTINA SILVA Notary Public, State of Texas Comm. Expires 11-17-2019 Notary ID 130443233 .....Notary Signature

Statement of Understanding

THE STATE OF Texas §
§
COUNTY OF Dallas §

I certify that the information in this application for a tax exemption, including all supporting documentation, is complete and correct.

I authorize members of the Landmark Commission and city officials to visit and inspect the property as necessary to certify eligibility and verification for a tax exemption.

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I understand that I must make an annual application to Dallas Central Appraisal District each year in order to receive the exemption for that year, and that if I do not make the application in time, I will lose the ability to receive a tax exemption for that year.

Owner's Name: Jim LAICH, JR

Owner's Signature: _____

This instrument was acknowledged before me on MAY 2, 2018

by (print name of owner) Jim LAICH.

CHRISTINA SILVA
Notary Public, State of Texas
Comm. Expires 11-17-2019
Notary ID 130443233

Christina Silva

Notary Stamp Here .....Notary Signature

Dallas Central Appraisal District

Commercial Account #000116000A0010000

Location Owner Legal Desc Value Improvements Land Exemptions Estimated Taxes Building Footprint History

Location (Current 2018)

Address: 1300 S ERVAY ST
Market Area: 0
Mapsco: 45-Q (DALLAS)

DCAD Property Map

View Photo

2018 Current Appraisal Notice
uFile Online Protest
Electronic Documents (ENS)

Print Homestead Exemption Form

Print/Mail Account Protest Form

Owner (Current 2018)

AMBASSADOR HOTEL PARTNERS LP
1350 MANUFACTURING ST
DALLAS, TEXAS 752076500

Multi-Owner (Current 2018)

Owner Name	Ownership %
AMBASSADOR HOTEL PARTNERS LP	100%

Legal Desc (Current 2018)

1: INSTITUTE IN BASIC LIFE PRINCIPLE
2: BLK A/116 PT LT 1 ACS 2.484 CALC
3:
4: INT201500067350 03122015 CO-DC
5: 0116 00A 00100 7DA0116 00A
Deed Transfer Date: 3/19/2015

Value

2018 Proposed Values	
Improvement:	$1,335,940
Land:	+ $2,164,060
Market Value:	=$3,500,000
Tax Agent: CANTRELL MCCULLOCH INC	
Revaluation Year:	2018
Previous Revaluation Year:	2017

Improvements (Current 2018)

#	Desc: HOTEL	Total Area: 89,512 sqft	Year Built: 1901
1	**Construction**	**Depreciation**	**Appraisal Method**
	Construction: C-MASONRY, BLOCK, TILT-WALL **Foundation (Area):** CONCRETE BEAM (13,688 sqft) **Net Lease Area :** 89,512 sqft **# Stories:** 6	**Physical:** 80% **Functional:** + 0% **External:** + 0% **Total:** = 80% **Quality:** AVERAGE **Condition:** GOOD	INCOME

Land (2018 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL IMPROVEMENTS	PLANNED DEVELOPMENT DISTRICT	0	0	108,203.0000 SQUARE FEET	STANDARD	$20.00	0%	$2,164,060	N

*** All Exemption information reflects 2018 Proposed Values. ***

Exemptions (2018 Proposed Values)

No Exemptions

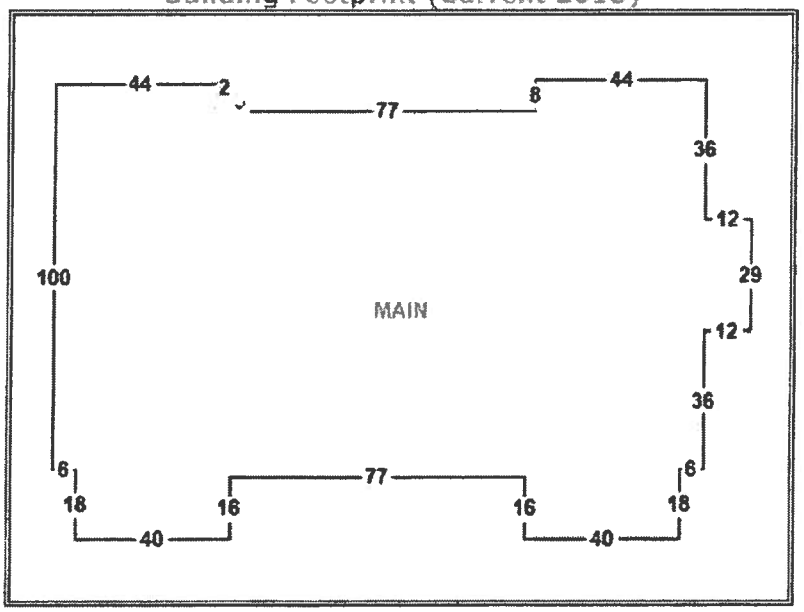
Estimated Taxes (2018 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per $100	$0.7804	$1.282085	$0.2531	$0.124238	$0.2794	N/A
Taxable Value	$3,500,000	$3,500,000	$3,500,000	$3,500,000	$3,500,000	$0
Estimated Taxes	$27,314.00	$44,872.98	$8,858.50	$4,348.33	$9,779.00	N/A
Tax Ceiling					N/A	N/A
					Total Estimated Taxes:	**$95,172.81**

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. **Click Here**

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios, like a tax ceiling, etc.. If you wish to calculate taxes yourself, you may use the Tax Calculator to assist you.

Building Footprint (Current 2018)



History

THE AMBASSADOR LOFTS

DD REV 02 ESTIMATE VS. 75% CD REV 00 ESTIMATE SUMMARY

AZTECA

3-Jan-18

CSI DIVISION	Description	SD REV 06	DD REV 02	75% CD REV 00 ACTUAL	VARIANCE DD vs 75% CD	COMMENTS
05-00-00	***METALS***					
05-12-00	STRUCTURAL STEEL FRAMING	$288,250	$312,239	$309,631	($2,609)	SWIM CLUB STRUCTURAL DESIGN; POOL RESTROOM/SHOWER BUILDING
05-50-00	METAL FABRICATIONS	$0	$5,200	$16,830	$11,630	
05-52-00	METAL RAILINGS	$8,050	$8,050	$7,245	($805)	
05-73-00	DECORATIVE METAL RAILINGS	$397,635	$397,635	$357,872	($39,764)	
	05-00-00 METALS TOTAL	***$693,935***	***$723,124***	***$691,577***	($31,547)	
06-00-00	***WOOD & PLASTIC***					
06-10-00	ROUGH CARPENTRY	$22,366	$22,366	$157,143	$134,777	ADDED 60% OF LOFT FLOOR AREA SUBFLOOR REPLACEMENT
06-22-00	MILLWORK	$21,609	$48,663	$47,307	($1,356)	FINISHES DETAILS AND DEFINITION INCREASED UNIT PRICING & QTY REVISIONS SINCE SD PLANS
06-46-00	WOOD TRIM	$2,808	$9,685	$8,717	($969)	MORE DETAILS ON PLANS SINCE DD'S
	06-00-00 WOOD & PLASTIC TOTAL	***$46,780***	***$80,714***	***$213,166***	$132,452	
07-00-00	***THERM./ MOIST. PROTECTION***					
07-12-00	BUILT-UP WATERPROOFING	$100,306	$197,566	$177,809	($19,757)	UPDATED UNIT PRICING AND QTY'S; MOD BIT ROOF AT SWIM CLUB
07-21-00	THERMAL INSULATION	$68,557	$222,012	$199,811	($22,201)	NEW WALL INSULATION AND ROOF SYSTEM TYPES; INCREASED QTY
07-22-00	ROOF & DECK INSULATION	$136,211	$84,479	$76,031	($8,448)	ROOF INSULATION UNIT PRICE REVISIONS
07-32-00	ROOF TILES	$33,750	$33,750	$30,375	($3,375)	
07-46-00	SIDING	$0	$28,250	$25,425	($2,825)	METAL SOFFIT AT SWIM CLUB
07-51-00	BUILT-UP BIT. ROOFING	$3,738	$0	$0	$0	
07-55-00	PROTECTED MEMB. ROOFING	$66,510	$44,340	$39,906	($4,434)	
07-62-00	SHEET METAL FLASHING-TRIM	$61,307	$61,307	$55,176	($6,131)	
07-70-00	GUTTERS & DOWNSPOUTS	$7,735	$7,735	$6,961	($774)	
07-72-00	ROOF ACCESSORIES	$1,307	$1,307	$1,177	($130)	
07-78-00	ROOF PAVERS	$38,128	$38,128	$50,820	$12,692	
07-84-00	FIRESTOPPING	$8,503	$8,503	$7,653	($850)	
07-92-00	JOINT SEALANTS	$35,022	$89,392	$80,452	($8,940)	INCREASED QTY BASED ON NEW FLOOR PLANS AND ADDITIONAL CONCRETE ITEMS
	07-00-00 THERM./ MOIST. PROTECTION TOTAL	***$561,073***	***$816,768***	***$751,596***	($65,172)	
08-00-00	***OPENINGS***					
08-11-00	METAL DOORS & FRAMES	$777,475	$1,072,658	$794,319	($278,339)	DOOR DETAILS AND TYPES DEVELOPED FURTHER IN THE DESIGN; CHANGED UNIT PRICING TO ALIGN WITH DESIGN DETAILS;HDW COSTS MOVED TO 08-71-00
08-41-00	ENTRANCES & STOREFRONTS	$54,000	$82,540	$150,683	$68,143	ADDED SWIM CLUB CURTAIN WALL & MOVABLE PARTITIONS
08-42-00	ENTRANCES	$12,950	$12,950	$22,499	$9,549	
08-51-00	METAL WINDOWS	$540,200	$540,200	$348,013	($192,188)	
08-71-00	DOOR HARDWARE	$734	$1,468	$254,977	$253,509	ALL HDW COSTS IN THIS SECTION NOW; ALTERNATE KEYLESS LOCKSET UNIT PRICING INCLUDED
08-81-00	GLASS GLAZING	$149,800	$97,850	$88,065	($9,785)	IMPROVED UNIT PRICES ON SHOWER DOORS
08-83-00	MIRRORS	$7,266	$7,266	$6,539	($727)	
08-91-00	LOUVERS	$0	$5,075	$4,568	($507)	
	08-00-00 OPENINGS TOTAL	***$1,542,425***	***$1,820,007***	***$1,669,662***	($150,345)	



City of Dallas - Economic Development

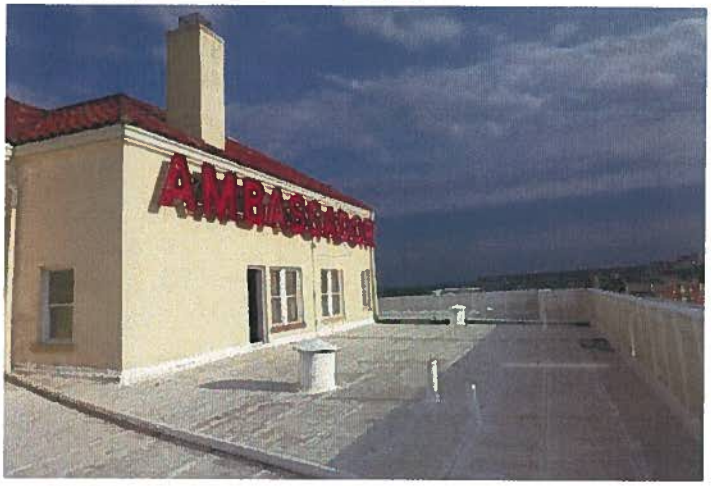
Contact

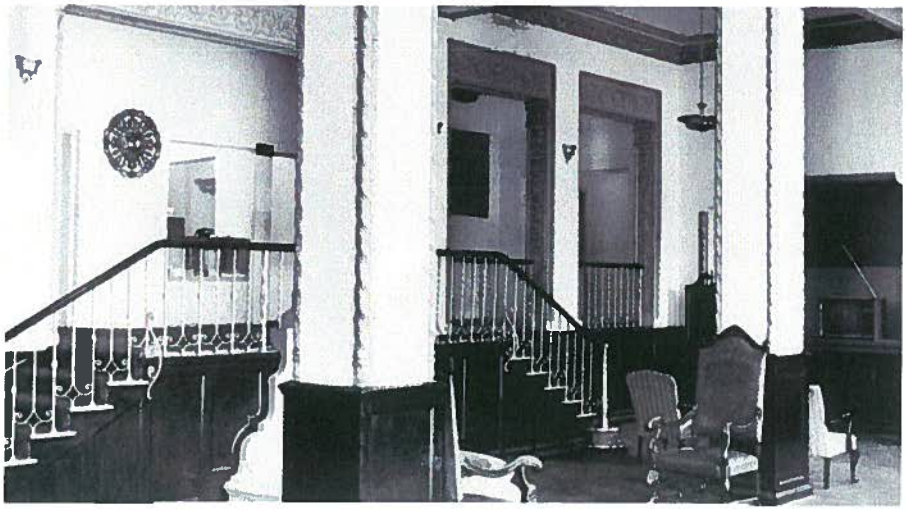
Dan Newell, CCIM
dnewell@jimlakeco.com
214.741.5018

JIM LAKE
ADAPTIVE URBAN REDEVELOPMENT
1350 MANUFACTURING STREET - SUITE 101
DALLAS, TEXAS 75207



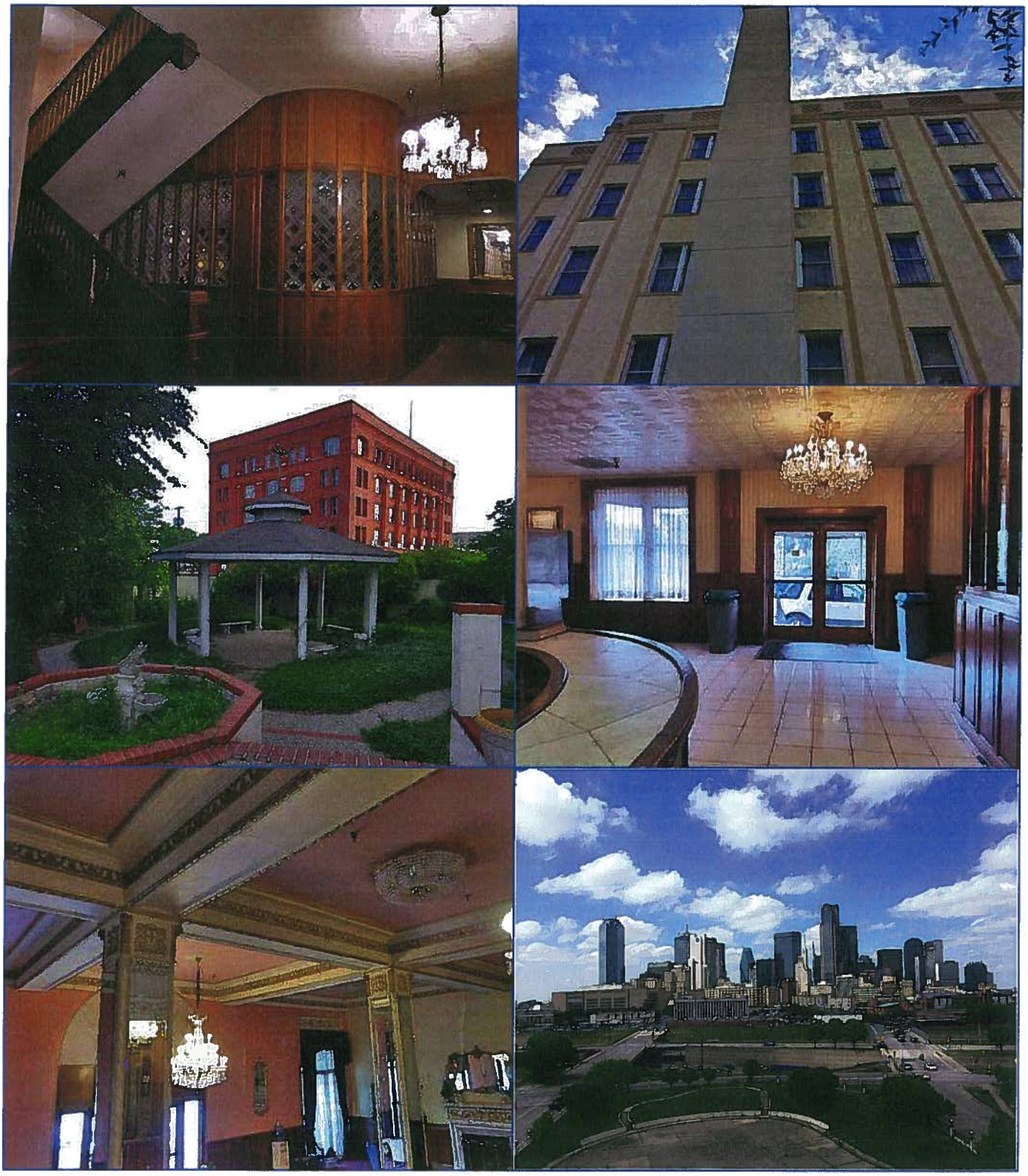



AMBASSADOR



AMBASSADOR HOTEL

DALLAS, TEXAS



PROPERTY SUMMARY

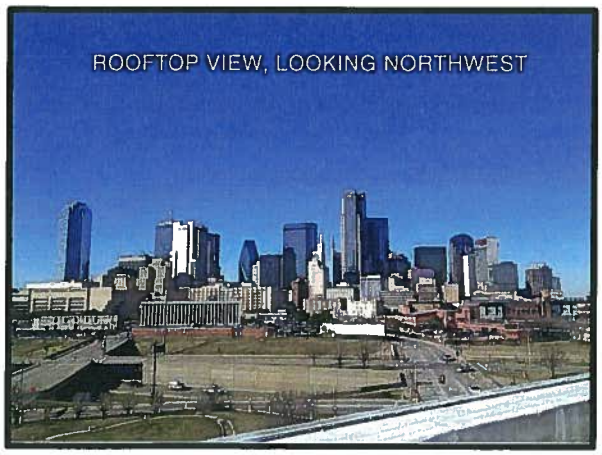


Address	1312 S. Ervay Street Dallas, Texas 75215
Year Built	1904
Building	89,512 SF 6 Story
Size Land	2.58 Acres (112,407 SF)
Zoning	PD317 (Sub-District 2) Mixed Use
TIF District	The Cedars District
Parking	Approximately 121 Spaces

BUILDING HIGHLIGHTS

This luxury hotel, the oldest in Dallas, was constructed in 1904 and is now a Designated Landmark Structure. The hotel was originally positioned in the growing, luxurious neighborhood known as The Cedars and nestled amongst other buildings in Dallas. Today this super regional site is on the fringe of downtown Dallas, at the southeast quadrant of I-30 and S. Ervay Street. It lies just down the road from the Farmers Market redevelopment, and it is located next door to Dallas Heritage Village as well as millions of square feet of additional retail, office and multi-family space.

After multiple purchases and changes in name, Ambassador Hotel was redesigned in the early 1930's to reflect the local interest in Spanish Colonial Revival. Multiple U.S. Presidents, including Roosevelt and Hoover, preferred this historic hotel for their accommodations when visiting the Dallas area.





CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-682(LC) PLANNER: Liz Casso
LOCATION**:** 1309 Main Street DATE FILED: June 7, 2018
STRUCTURE: Main & Contributing DISTRICT: Republic (Davis) Bldg (H-87)
COUNCIL DISTRICT: 14 MAPSCO: 45-P
ZONING: PD 619 CENSUS TRACT: 0031.01

APPLICANT: Quimby McCoy Preservation Architecture LLC

REPRESENTATIVE: Greg Johnston

OWNER: DAVIS 1309 MAIN LLC

REQUEST:
1) Convert door to window openings on east and west elevations of cupola.
2) Remove existing exterior lighting and install new exterior lighting on cupola.
3) Modify height of conservatory addition on roof.

BACKGROUND / HISTORY:
2/4/2013 – Landmark Commission approved an additional lighting scheme for the exterior of the structure (CA123-208(MD)).

7/2/2012 – Landmark Commission approved a lighting scheme for the exterior of the structure (CA112-312(MD)).

4/6/2015 – Landmark Commission approved with conditions the installation of an attached hanging sign above main entry (CA145-222(MD)).

5/1/2017 – Landmark Commission approved the construction of rooftop additions, and modifications to the cupola, parapet wall, pool and hot tub (CA167-408(LC)).

1/8/2018 – Landmark Commission approved installation of a flat attached sign on south elevation (CA178-153(LC)).

5/7/2018 – Landmark Commission approved reconstruction of the upper portion of the cupola (CA178-454(LC)).

ANALYSIS:

Request #1 – Door to Window Conversion on Cupola Base

At the base of the Cupola are two non-historic doors with transom above, one on the east and one on the west elevation. At the May 2017 meeting, the Landmark Commission approved the replacement of the existing doors and transom with new paired doors. The applicant is now requesting to replace these existing doors and transom with a window. The window will be a fixed aluminum frame window (no divided lights) that will fit the entire opening. The opening sizes will not be modified.

It is unclear if these two openings are original to the cupola. There is a support column directly in front of each door on the interior of the cupola. The space between the doors and the columns is approximately two feet. This narrow space makes it an odd placement choice for functioning doors. Staff was able to find one historic photo (date unknown) and one historic postcard rendering that do appear to show openings in these door locations. However, no details can be made out to determine if they were originally doors or windows, or what they may have looked like.

Staff is supportive of this request to convert the doors to windows because an opening will continue to be maintained in these locations. In addition, the cupola will continue to be able to be accessed through the paired doors that were approved for the north elevation of the cupula at the May 2017 meeting. Task Force has also recommended approval.

Request #2 – Exterior Lighting on Cupola

The existing non-historic light fixtures on the cupola will be removed. New LED up-light fixtures will be installed on the 3rd floor of the cupola, between the columns. There are existing fixtures in this location, near the edge of the 3rd floor. The new fixtures will be installed further in under the columns and would be less visible than the existing fixtures. The applicant believes the existing light fixtures overpower the cupola. The new fixtures would better highlight the architecture. The fixtures would project a warm white light. They are capable of displaying other colors which the applicant may use for special occasions or holidays.

Both Staff and the Task Force have recommended approval.

Request #3 – Conservatory Height

At the May 2017 meeting, the Landmark Commission approved the removal of a non-historic cabana addition on the roof, and the construction of a new glass conservatory addition in its place. The applicant has modified the height of the conservatory from the previous approval, which was 19 feet tall at the ridge, to be 23 feet tall at the ridge. The design, footprint and materials for the conservatory have remained the same as originally approved. Only the height would change by four feet. The purpose of this change is so to allow the conservatory to better shed water off its roof and away from the existing mechanical room roof, which the conservatory is to be built directly adjacent too. A gutter system will be installed on the conservatory as well.

The preservation criteria states that the height of vertical additions must not be visible to a person standing at the ground level on the opposite side of any adjacent right-of-way.

The applicant has provided elevation drawings that include line of site to demonstrate that the proposed conservatory would not be visible.

Both Staff and Task Force have recommended approval.

STAFF RECOMMENDATION:

1) Convert door to window openings on east and west elevations of cupola. – Approve – Approve drawings dated 6/13/18 with the finding the proposed work is consistent with preservation criteria Section 5 for fenestration, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Remove existing exterior lighting and install new exterior lighting on cupola. – Approve – Approve drawings dated 6/13/18 with the finding the proposed work is consistent with preservation criteria Section 3.3 for lighting, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Modify height of conservatory addition on roof. – Approve – Approve drawings dated 6/13/18 with the finding the proposed work is consistent with preservation criteria Section 8 for new construction and additions, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Convert door to window openings on east and west elevations of cupola. – Approve – Approve as submitted.
2) Remove existing exterior lighting and install new exterior lighting on cupola. – Approve – Approve as submitted.
3) Modify height of conservatory addition on roof. – Approve – Approve as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 682(LC)
Office Use Only

Name of Applicant: Greg Johnston, 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 : Preservation Consultant

PROPERTY ADDRESS: 1309 Main Street, Dallas TX 75201
Historic District: Davis Building

OFFICE USE ONLY
Main Structure:
✓ Contributing
___ Non-contributing

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.

The historic Republic Bank (Davis) building is currently under renovation through previously approved improvements
Proposed work is outlined in detail on the attached Supplemental Information. Proposal includes:
~~A) Repaint Main Street windows at levels 1, 2,3~~
~~B) Repaint existing metal windows at upper floors~~
~~C) Cleaning and repair of existing masonry~~
D - F) Door and window modifications to cupola and lighting
G) Greenhouse Conservatory modification

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: _____ Date: 06-07-18

Signature of Owner: _____ Date: 6-7-2018
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

1309 Main Street Davis Building: Cupola

Historic condition: The eastern portion of the historic Republic Bank (Davis) building was completed in 1926. Prominent local Architect C.D. Hill was responsible for its design shortly before his 1926 death. The building is a 20 story building with three vertical blocks and is crowned with an ornate cupola.

Existing condition: The building is undergoing renovation through previously approved CAs. The following proposal identifies additional work to the building.

Proposal:

A. Repaint Main Street windows at levels 1, 2 and 3 currently painted forest green to dark bronze. This color will match the original screen that was once located above the four entrance doors and is currently above Frankie's Restaurant (images attached). Refer A40.02.

B. Remove and replace sealant at existing metal windows at upper floors. Repaint windows to match existing balcony rail and vinyl window color, Sherwin Williams SW 7024 Functional Gray (as field matched on site).

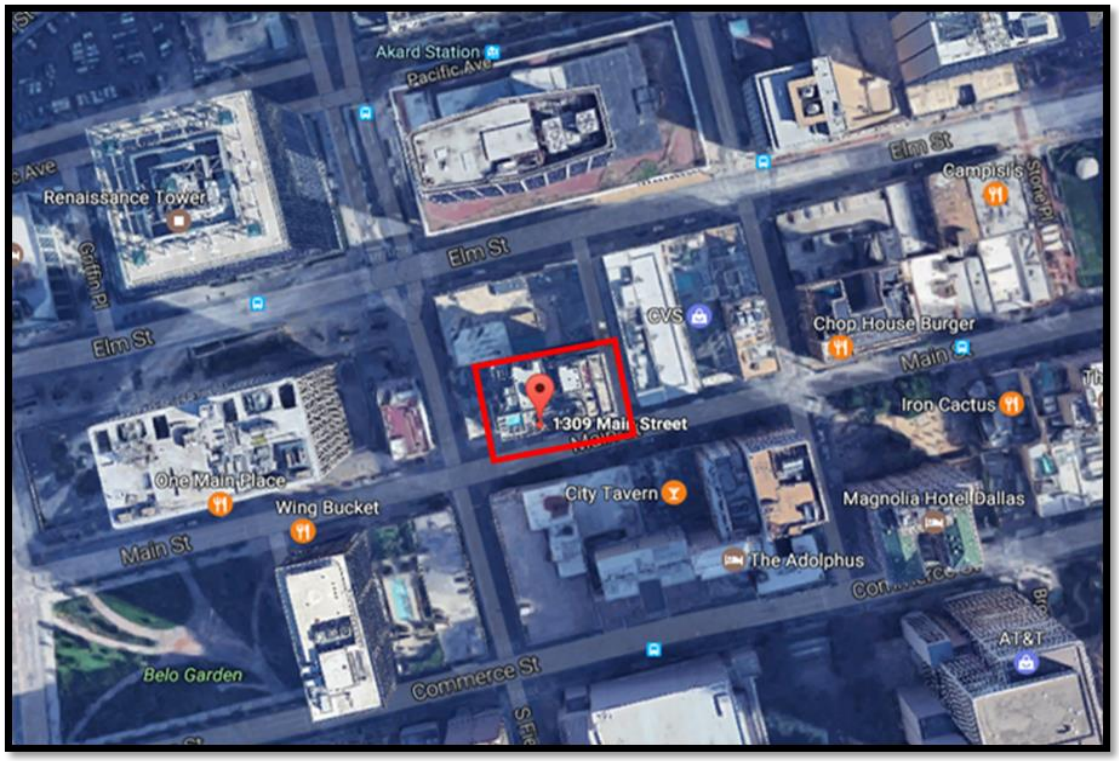
C. Cleaning and repair of existing masonry. Repoint open mortar joints. Repair limestone and previous repairs. Structural repairs balconies and fire escape. Repaint fire escape to match existing. Wall evaluation reports attached. Refer to specifications 04 2110 and 04 5100 attached.

D. At east and west facades of Cupola, remove non-historic pair of metal doors and replace with one large fixed window at each location within the width of the masonry opening. Previous CA from 2017 approved replacement of double doors. Refer to A40.21, A41.23.

E. At base of Cupola, replace 4 deteriorated arched wood windows with in-kind material and repair 2 windows. See photographs attached. Refer to A20.21.

F. Add lighting to Cupola. Add uplight fixtures between the columns. Fixture information attached. Refer to A20.21.

G. Modify Greenhouse Conservatory height (from previously approved CA). Previous CA called for base of structure to be 19' tall at ridge. This proposal increase to ridge of the structure to be 23' at ridge. Refer to A20.21, A21.21, A40.02, A40.21.



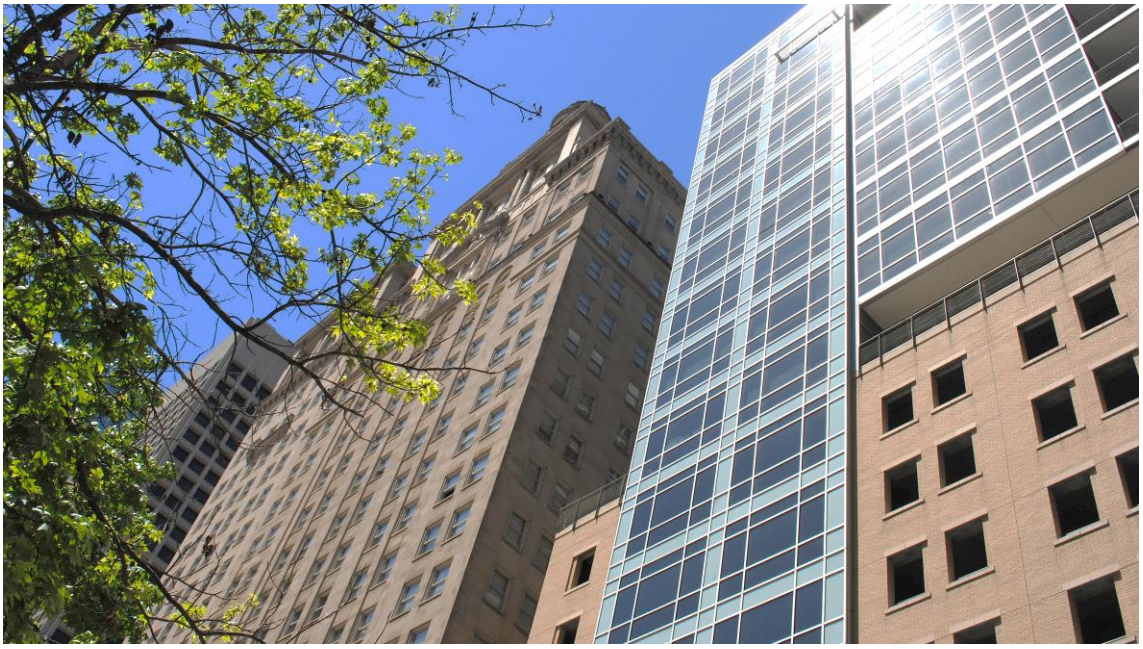
Site Aerial



Existing West & South (Front) Elevation



Existing South (Front) Elevation



Existing South Elevation



Existing East Elevation



Streetscape – Facing Northwest from Main St



Streetscape – Facing Northeast from Main St



Streetscape – Facing Southeast from Main St (across street)

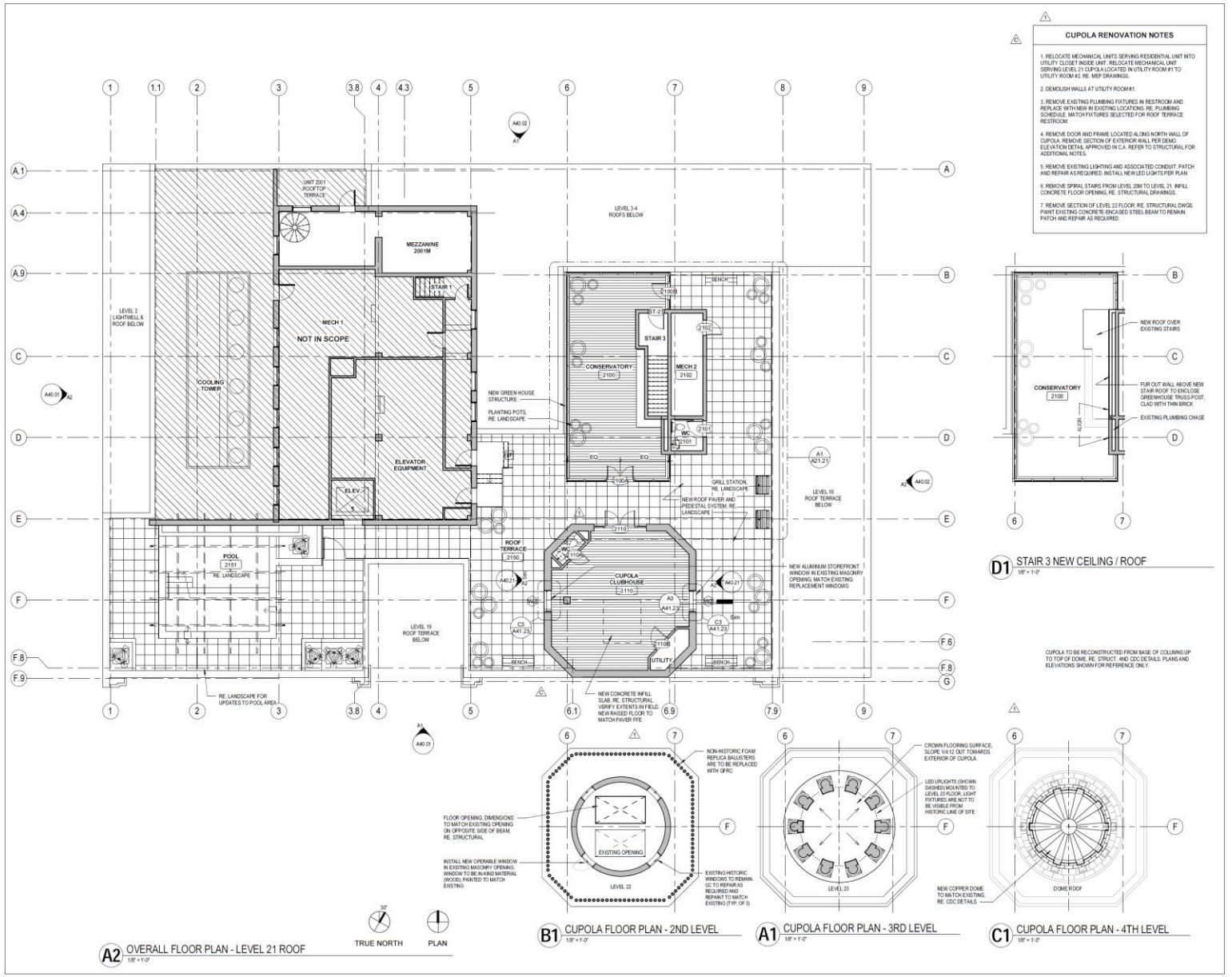


Streetscape – Facing Southwest from Main St (across street)

Proposed Cupola and Level 21 Floor Plans

CA178-682(LC)

C4-10



ARCHITECT
5G Studio Collaborative, LLC.
1217 Main Street, Suite 500
Dallas, TX 75202
CONTACT: Paul Merrill
P: 214.347.7564

GENERAL CONTRACTOR
Mycon
17311 Dallas Parkway, Suite 300
Dallas, TX 75248
CONTACT: Scott Pitt
P: 469.601.9387

STRUCTURAL ENGINEER
Armstrong - Douglass
6060 N. Central Expressway, Suite 800
Dallas, TX 75206
CONTACT: Kathy Perantie
P: 214.237.7022 x 202

MEP ENGINEER
Choice Engineering, LLC.
7624 Forest Ridge Trail
Sachse, TX 75048
CONTACT: Jeremy Staab
P: 214.417.2975

LANDSCAPE ARCHITECT
Hocker Design Group
918 Dragon Street
Dallas, TX 75207
CONTACT: Biff Sturgess
P: 214.915.0910

TECHNOLOGY ENGINEER
Telios
146 Payne Street
Dallas, TX 75207
CONTACT: Michael Hosti
P: 214.744.6199

WATERPROOFING
CDC
8070 Park Lane, Suite 400
Dallas, TX 75231
CONTACT: BJ Bain
P: 214.234.4906

ENERGY ANALYST
Fox Energy Specialists
3109 Lubbock Avenue
Fort Worth, TX 76109
CONTACT: Jennifer Selman
P: 682.410.9360

DAVIS BUILDING RENOVATION

REV.	DATE	ISSUE TITLE
	07.24.17	ISSUE FOR PERMIT
C	08.31.17	100% CD SET
1	09.25.17	REVISION 1

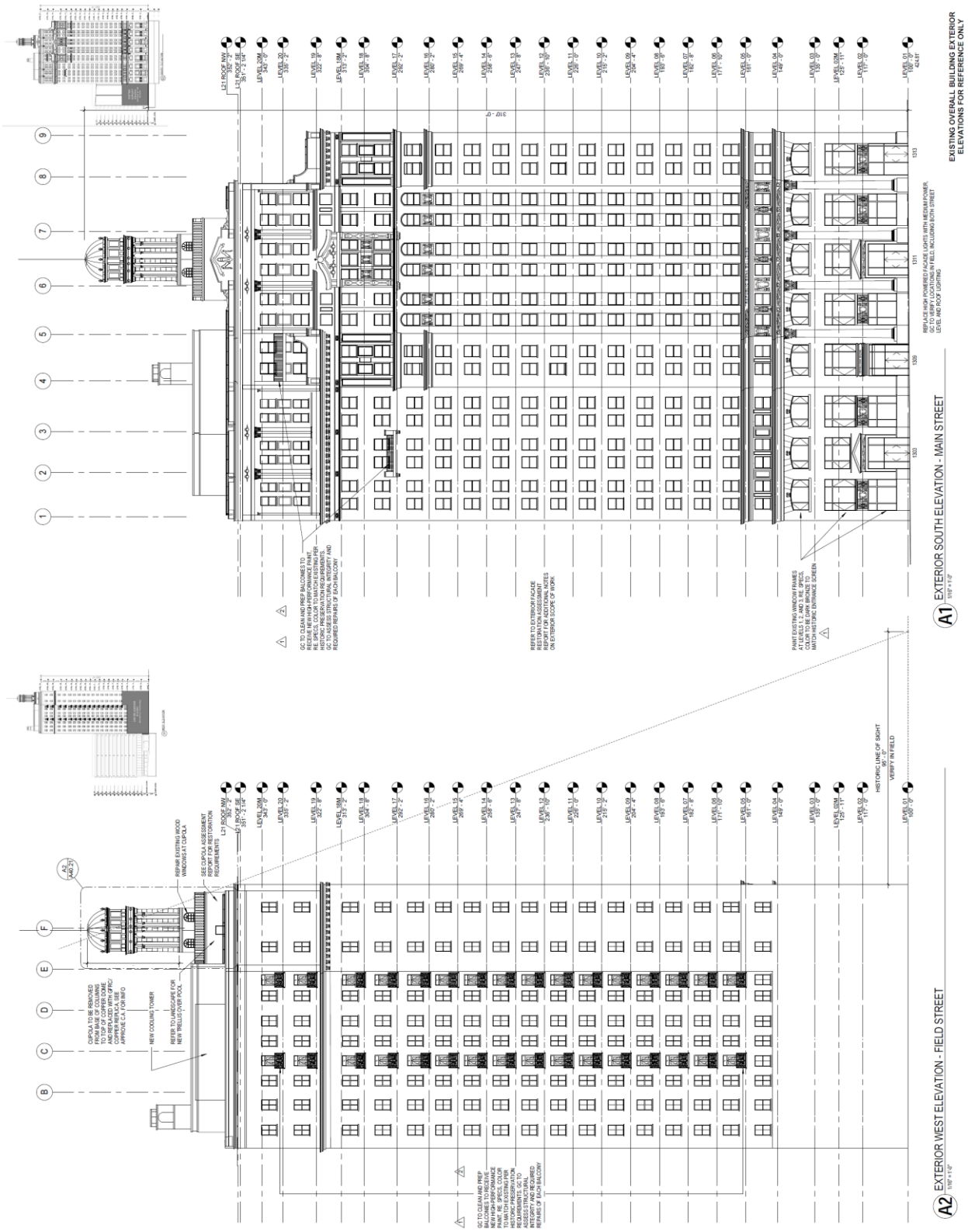
ONG YEN ONG TX #18104

DAVIS BUILDING
1309 MAIN STREET
DALLAS, TEXAS 75202

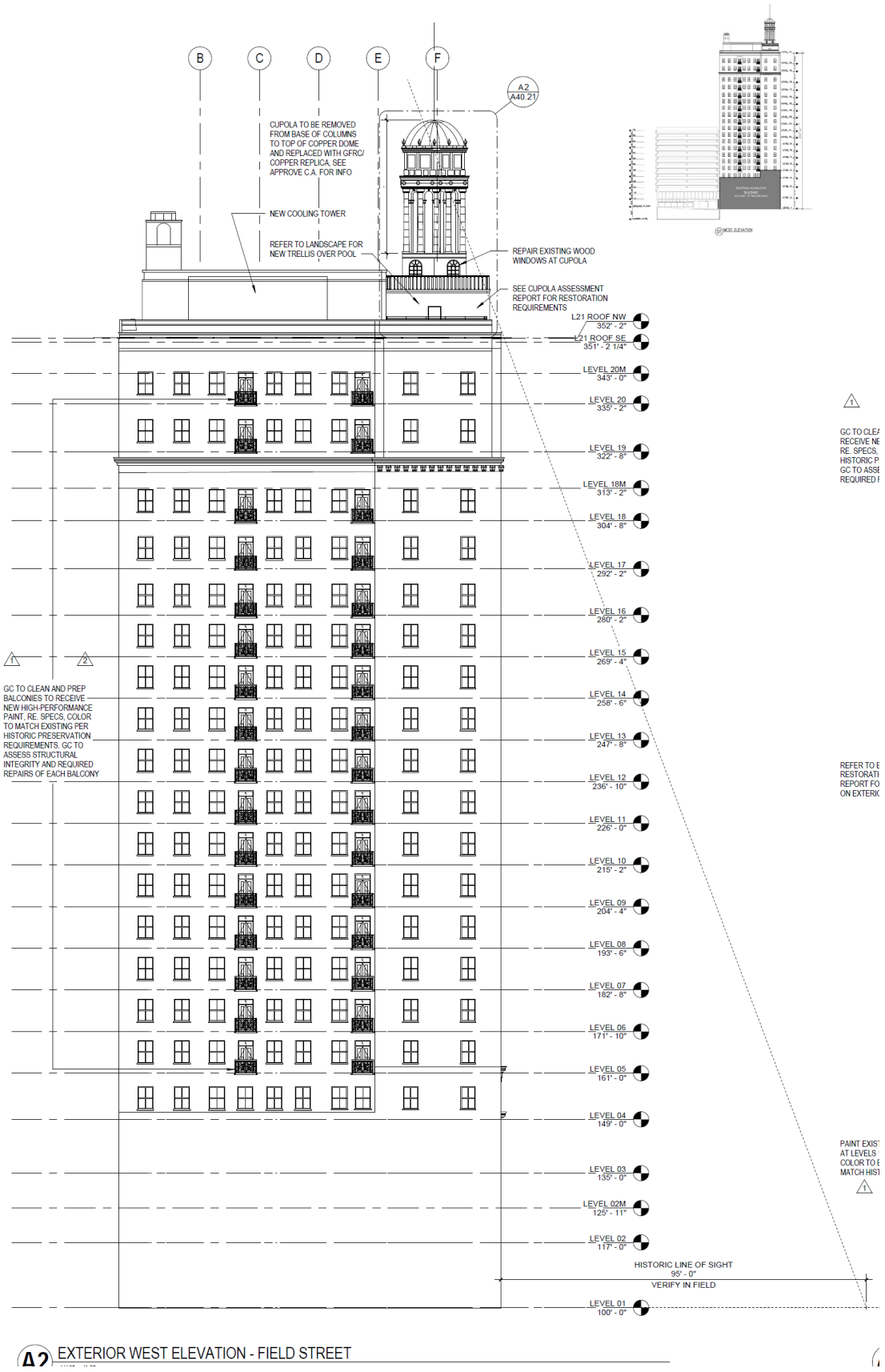
OVERALL FLOOR PLAN - LEVEL 21 ROOF

HRC002 PROJECT NUMBER

A20.21 SHEET NUMBER

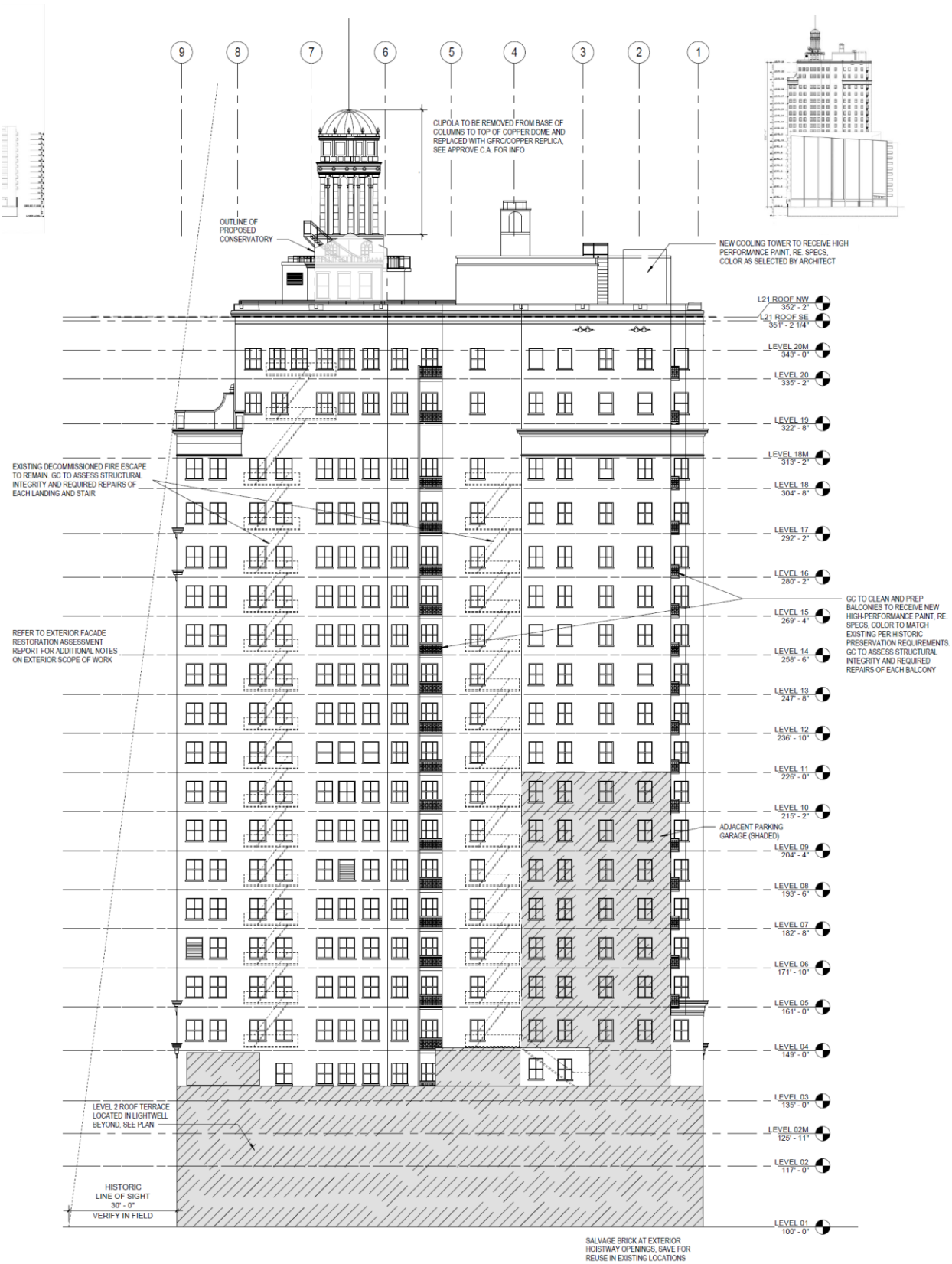


Elevation Drawings



Close-up of West Elevation Showing Line of Site (none of the proposed work will be visible from public right of way)

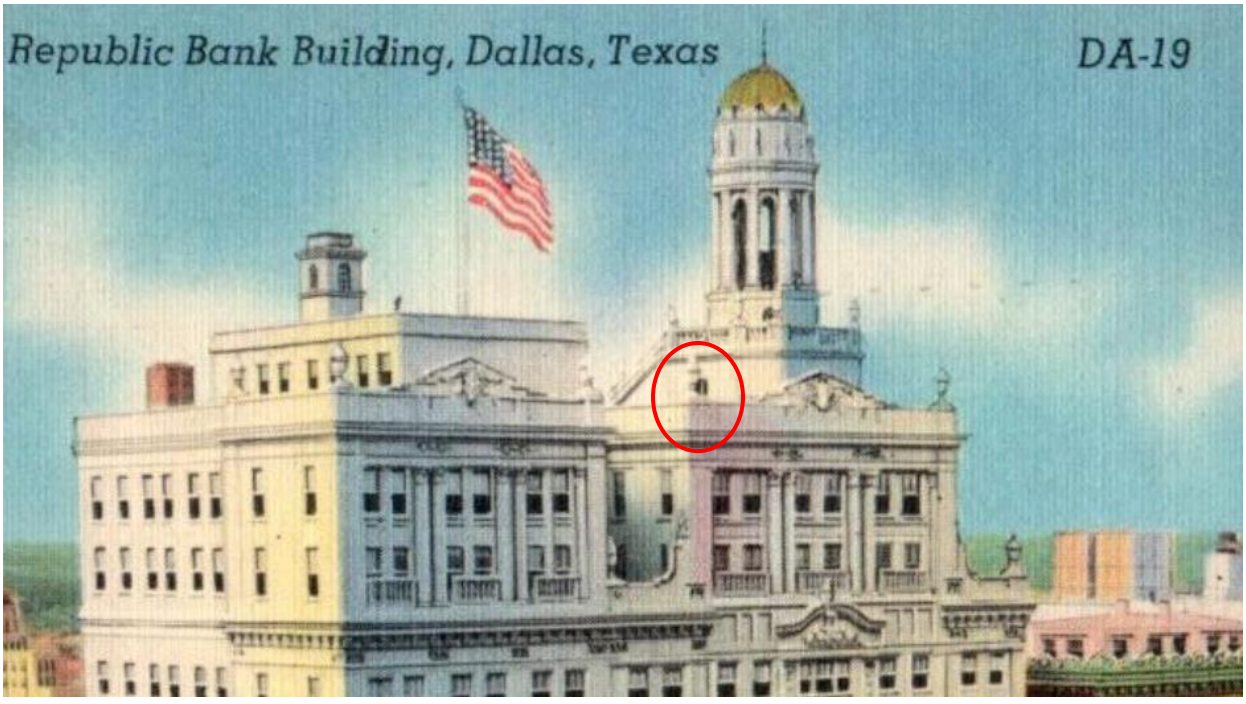
Elevation Drawings



Close-up of North Elevation Showing Line of Site (none of the proposed work will be visible from public right of way)



Request #1 - Historic Photo of Davis Building, date unknown (Door opening to be converted to window highlighted above in red)



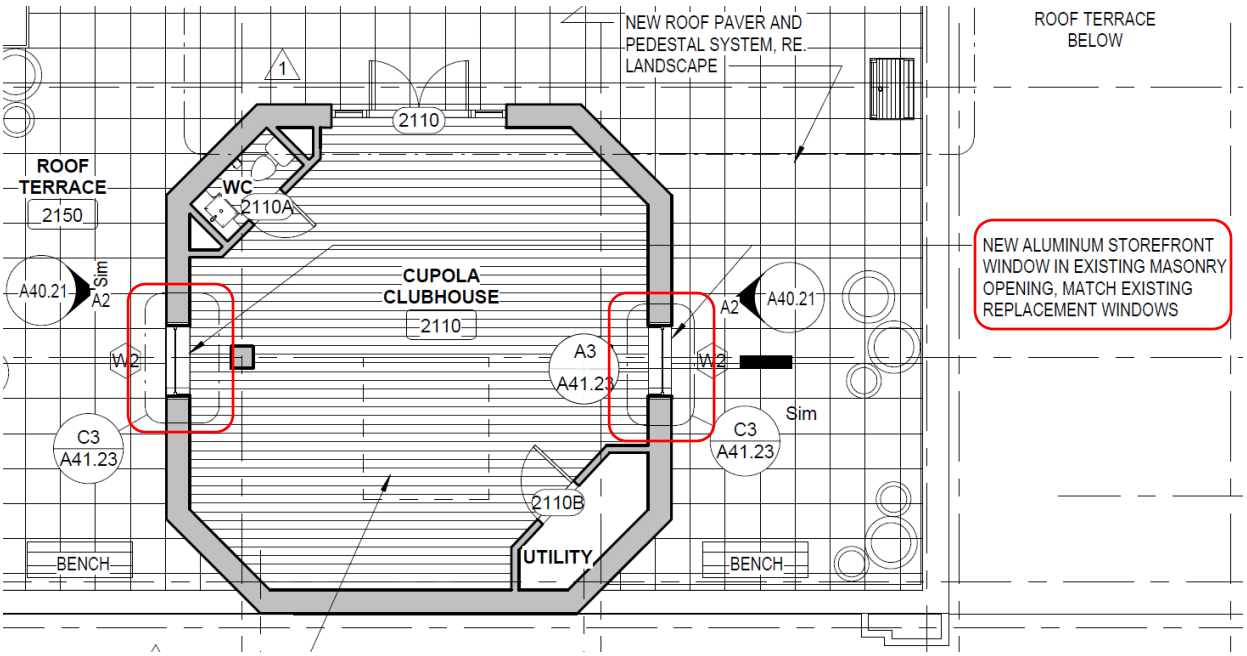
Request #1 - Image from a Postcard, 1949 (Door opening to be converted to window highlighted above in red)



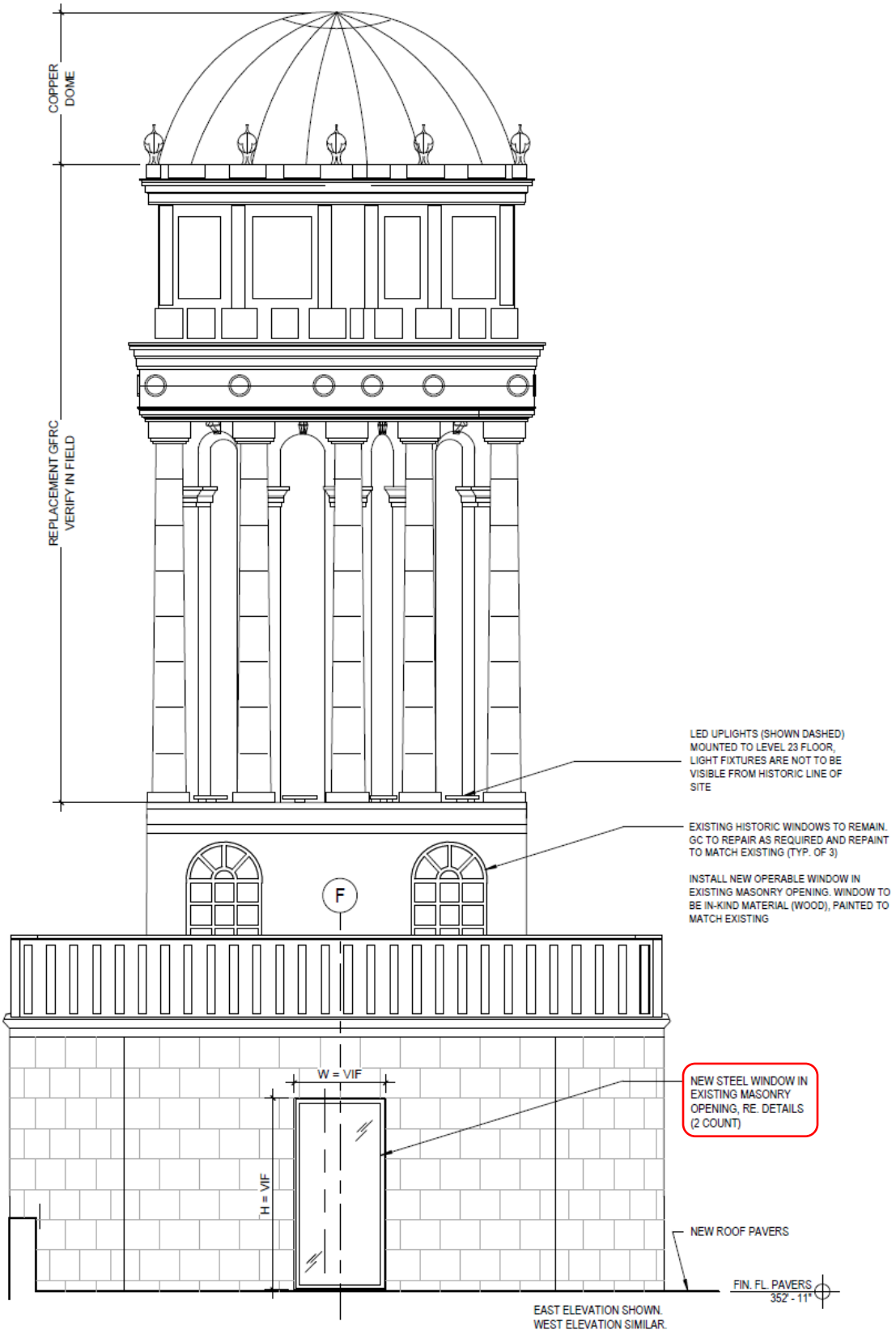
Request #1 – Existing Door Opening on West Elevation Cupola



Request #1 – Existing Door Opening on East Elevation Cupola

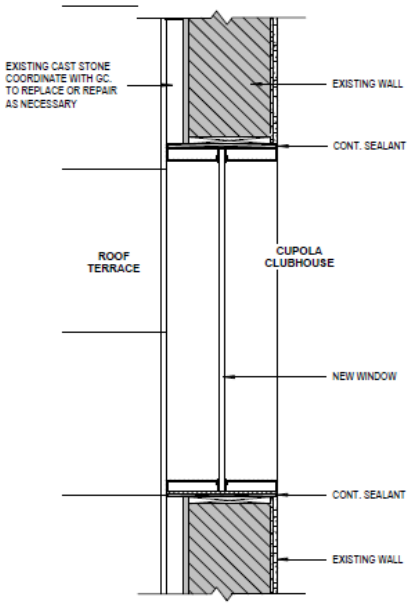


Request #1 – Close-up of Level 21 Floor Plan (Doors to be converted to windows highlighted above in red)

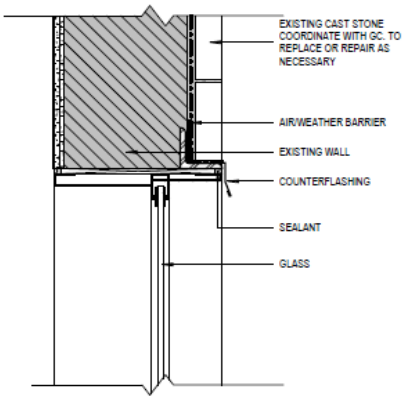


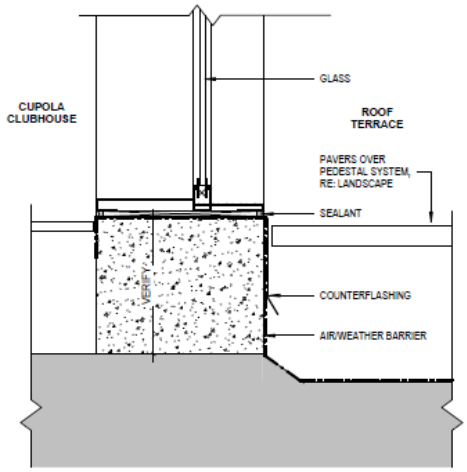
A2 CUPOLA - WEST & EAST WINDOWS
1/4" = 1'-0"

Request #1 – Proposed Elevation of Cupola



C3 DETAIL - CUPOLA SIDE WINDOW
1" = 1'-0"

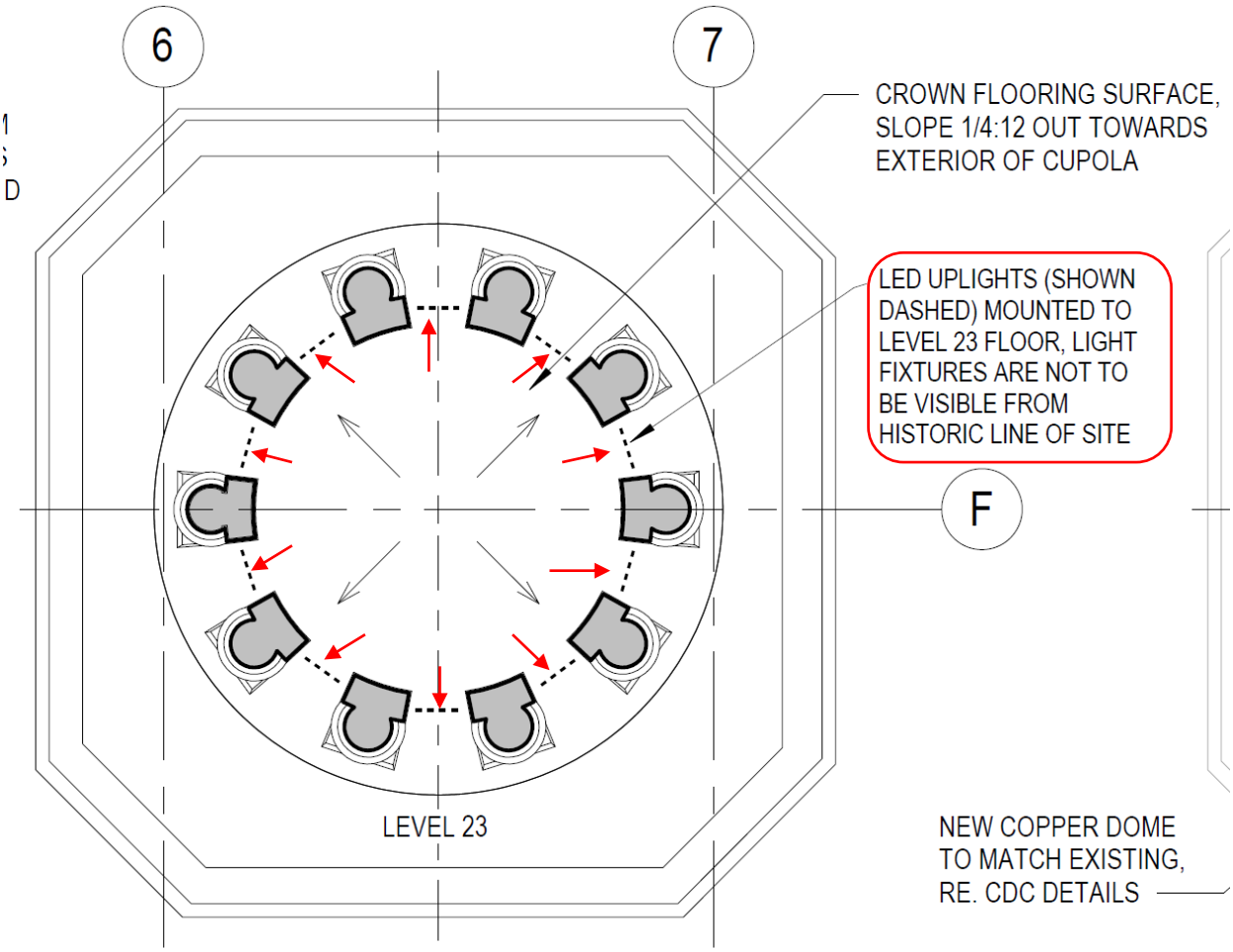




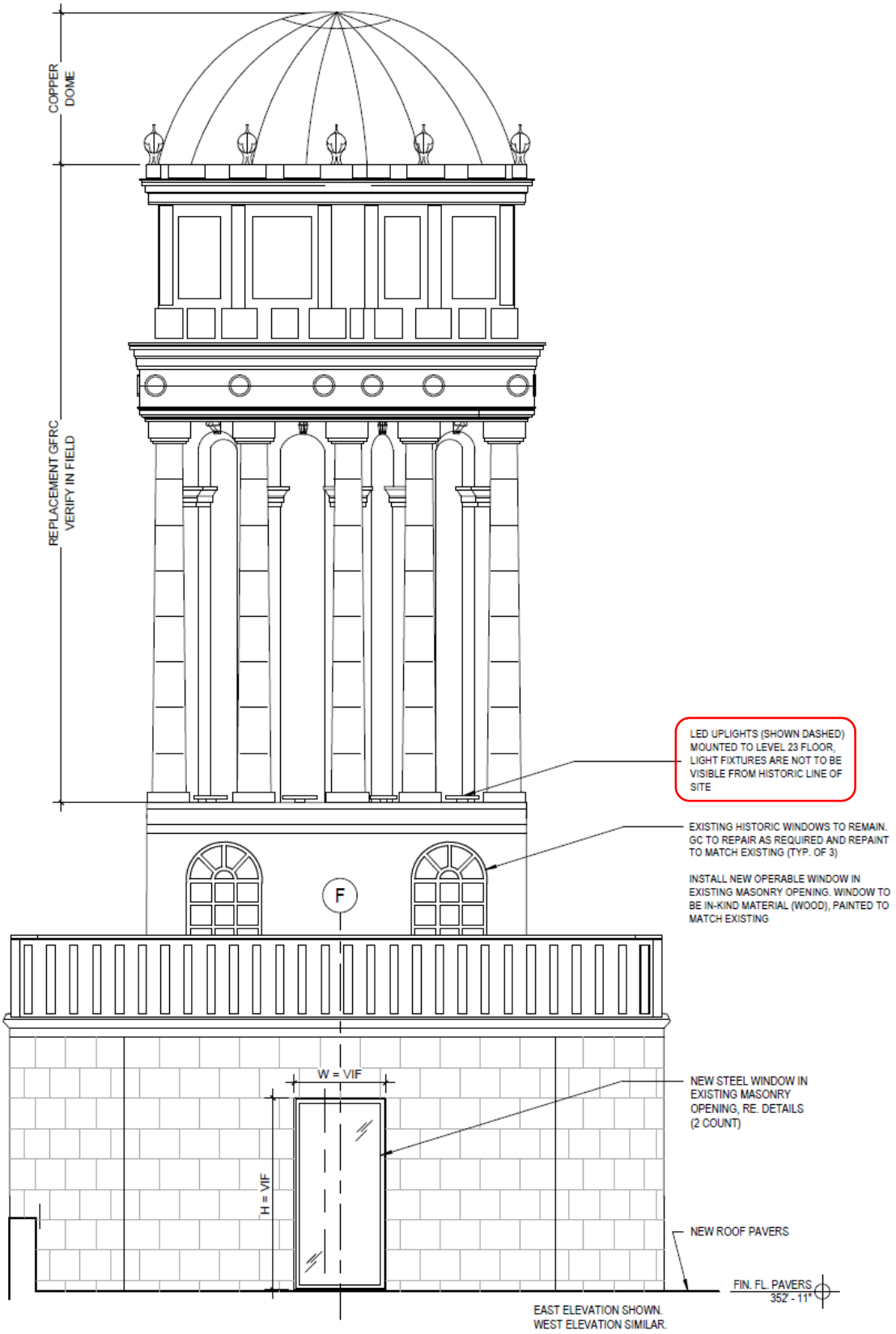
A3 SECTION - CUPOLA WINDOW
1 1/2" = 1'-0"



Request #2 – Existing Light Fixtures on Cupola



Request #2 – Proposed 3rd Floor Plan of Cupola (Proposed new light fixture locations highlighted above in red)



A2 CUPOLA - WEST & EAST WINDOWS
1/4" = 1'-0"

Request #2 – Proposed Elevation of Cupola

CA178-682(LC) C4-23

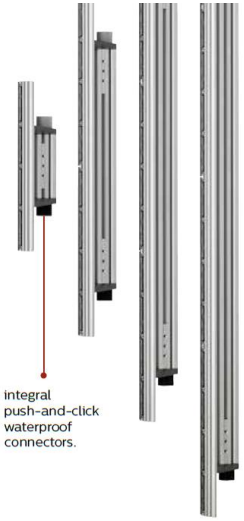
Graze Powercore
take a closer look

Rugged use.
Graze luminaires achieve their exceptional reliability with an extruded, annodized aluminum body (IP66-rated) and a UV-protected polycarbonate lens.



It's easy to position and rotate Graze luminaires thanks to the advanced design of its rugged, multi-positional, constant torque locking hinges.

4 lengths let Graze fit anywhere, no matter the dimensions.
305 mm (1 ft)
610 mm (2 ft)
914 mm (3 ft)
1219 mm (4 ft)



integral push-and-click waterproof connectors.

Options, options, options
Graze is available in four different performance and output options —MX, QLX, QLX 5W, and EC.



The right option for any application
Choose from seven light options:
IntelliHue
RGBW
RGBA
RGB
Intelligent White
Essential White
Essential Color

A robust range of accessories are available including leader and jumper cables, masking shields, louvers, and mounting arms as well as an Inground Enclosure which enables ground recessed lighting with any Graze luminaire.



Graze mounting arm



Graze inground enclosure



Graze louver



Graze masking shield



Graze glare shield



Graze leader and jumper cables

Specifications and information

Measurements for 9° x 9° beam angle 305 mm (1 ft) shown. Additional beam angle measurements can be found on the respective Graze Powercore product pages.

		Lumens per foot	Efficacy lm/w	CRI	Power
ColorGraze IntelliHue Powercore	Full on	687	30.3	58.6	18.5 W
	2700 K	444	32.1	86.7	18.5 W
	4000 K	536	32.8	81.3	18.5 W
ColorGraze MX4 Powercore	RGBA	566	31.2		18.5 W
ColorGraze MX4 Powercore	RGBW	655	36.6		18.5 W
ColorGraze MX Powercore		503	20.2		20 W
ColorGraze QLX Powercore		415	20.9		15 W
ColorGraze QLX Powercore 5W		136	30.2		5 W
ColorGraze EC Powercore (90° x 90°)		241	15.4		10 W
iW Graze MX Powercore		872	34.9		20 W
iW Graze QLX Powercore		661	33.7		15 W
iW Graze QLX Powercore 5W		189	20.9		5 W
iW Graze EC Powercore (90° x 90°)		412	29.6		10 W
eW Graze MX Powercore	4000 K	875	60.3		15 W
eW Graze QLX Powercore	4000 K	595	63.1		10 W
eW Graze QLX Powercore 5W	4000 K	269	66.1		5 W
eW Graze EC Powercore (90° x 90°)	4000 K	246	45.9		5 W
eColor Graze MX Powercore		—	—		15 W
eColor Graze QLX Powercore		—	—		10 W
eColor Graze QLX Powercore 5W		—	—		5 W
eColor Graze EC Powercore (90° x 90°)		—	—		5 W

General Information

Beam Angles	9°x9°, 10°x60°, 15°x30°, 30°x60°, 60°x30°, and 90°x90°
Input Voltage	100 to 277 VAC, auto-ranging, 50/60 Hz
Housing Material	Extruded anodized aluminium
Lens	UV-Protected Clear Lens (Translucent for EC)
Vibration Resistance	Complies with ANSI C136.31, 3G
Mechanical Impact	IK10, (IK08 for EC)
Approbations	UL/cUL, FCC Class A, CE, PSE, CQC, C-Tick (CQC for ColorGraze MX4 and IntelliHue)
Environment	Dry/Damp/Wet Location, IP66

	305 mm (1 ft)	610 mm (2 ft)	914 mm (3 ft)	1219 mm (4 ft)
Weight	1 kg (2.1 lb)	2.1 kg (4.6 lb)	3.2 kg (7.1 lb)	4.2 kg (9.3 lb)
Dimensions	69 x 305 x 71 mm (2.7 x 12 x 2.8 in)	69 x 610 x 71 mm (2.7 x 24 x 2.8 in)	69 x 914 x 71 mm (2.7 x 36 x 2.8 in)	69 x 1219 x 71 mm (2.7 x 48 x 2.8 in)

For further information

Graze Powercore is available in seven different LED light options and four lengths. It can also be fitted with an array of accessories specifically designed for the luminaire family. Complete details of every family including Installation Instructions, Specification Sheets .ies files, and product drawings can be found on the respective product pages.



ColorGraze IntelliHue Powercore Family



ColorGraze Powercore Family

MX4 RGBW and RGBA Powercore

MX Powercore

QLX Powercore

QLX Powercore 5W

EC Powercore



iW Graze Powercore Family

MX Powercore

QLX Powercore

QLX Powercore 5W

EC Powercore



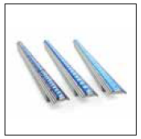
eW Graze Powercore Family

MX Powercore

QLX Powercore

QLX Powercore 5W

EC Powercore



eColor Graze Powercore Family

MX Powercore

QLX Powercore

QLX Powercore 5W

EC Powercore

Accessories

Graze Powercore offers a wide range of accessories including mounting arms, masking shield, louvers, glare shields, inground enclosures as well as leader and jumper cables. Specification Sheets and product drawings can be found on the respective product pages.



Masking Shield and Louvers for Graze Powercore Luminaires



Mounting Arm for Graze Powercore Luminaires



Inground Enclosure for Graze Powercore luminaires



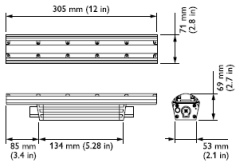
Additionally, we can engineer unique solutions to exactly fit your specific lighting project needs.

Download the Custom Products Brochure

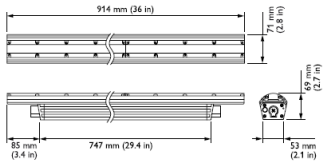
If you don't see what you need a wide range of custom configurations are available. See the Custom Configuration Specification Sheet on the respective product page for more information.

Dimensions and configuration information

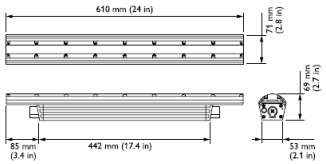
Graze Powercore 305 mm (1 ft)



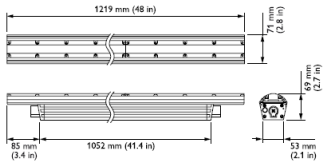
Graze Powercore 914 mm (3 ft)



Graze Powercore 610 mm (2 ft)

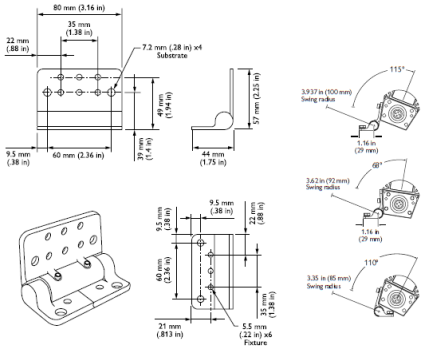


Graze Powercore 1219 mm (4 ft)

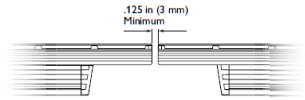


Mounting Hinge

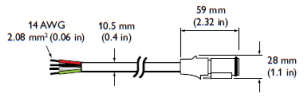
Mounting hinges offer 3 options for mounting luminaires, each with different degrees of swing radius and space efficiency.



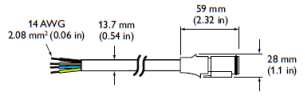
Minimum distance between luminaries



UL/cUL Leader cable



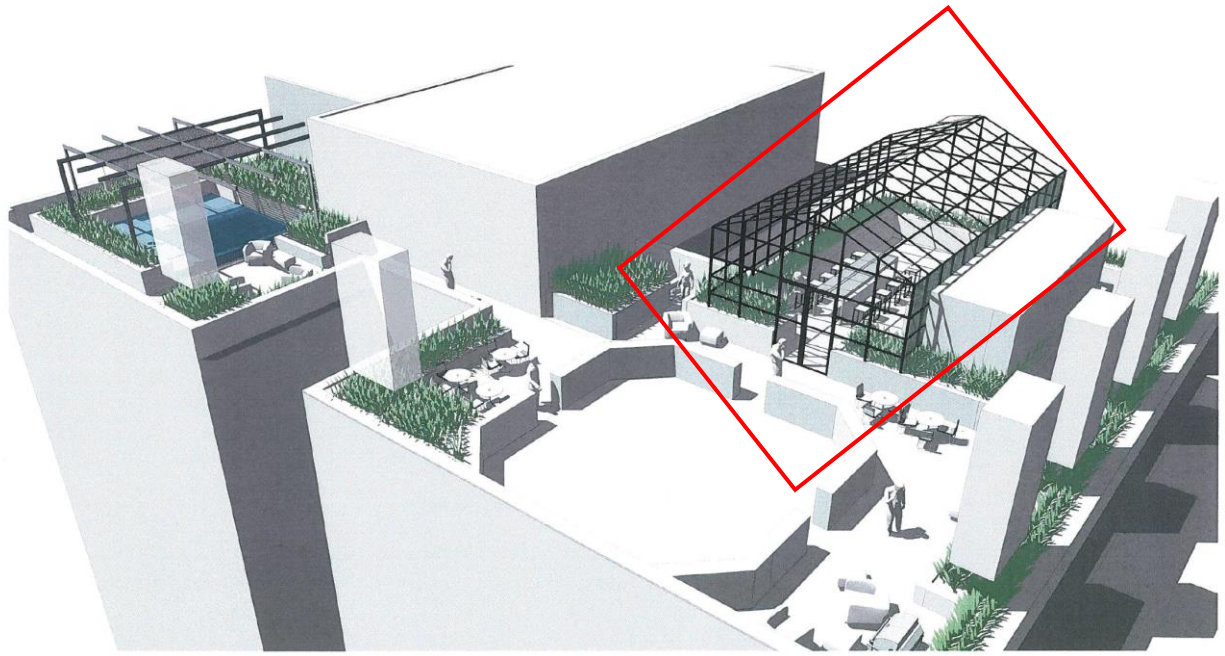
CE/PSE Leader cable



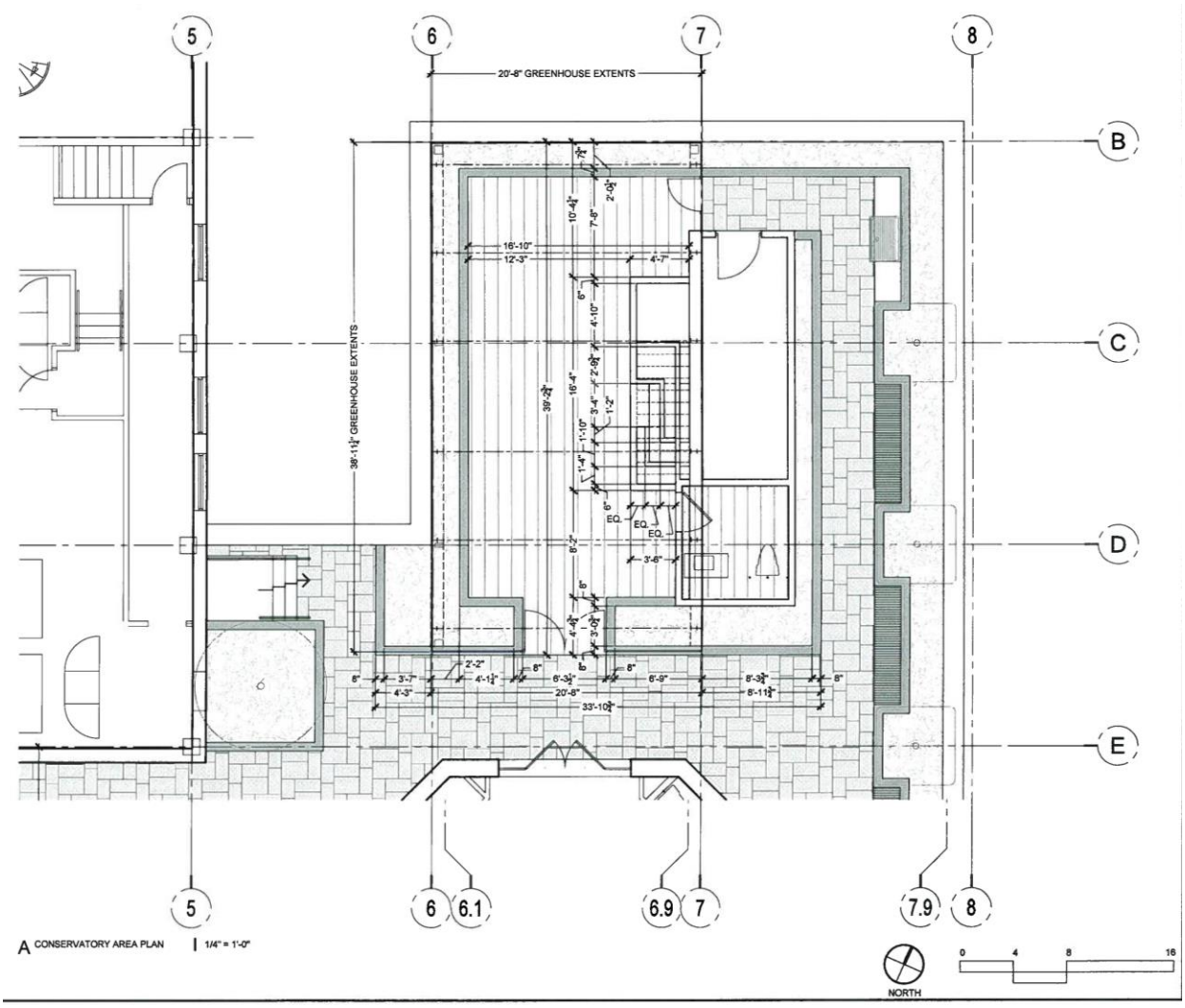
Accessories

A wide range of accessory options lets you customize Graze Powercore. Accessories include leader and jumper cables, masking shields, louvers, and mounting arms as well as an Inground Enclosure which enables ground recessed lighting with any Graze luminaire.

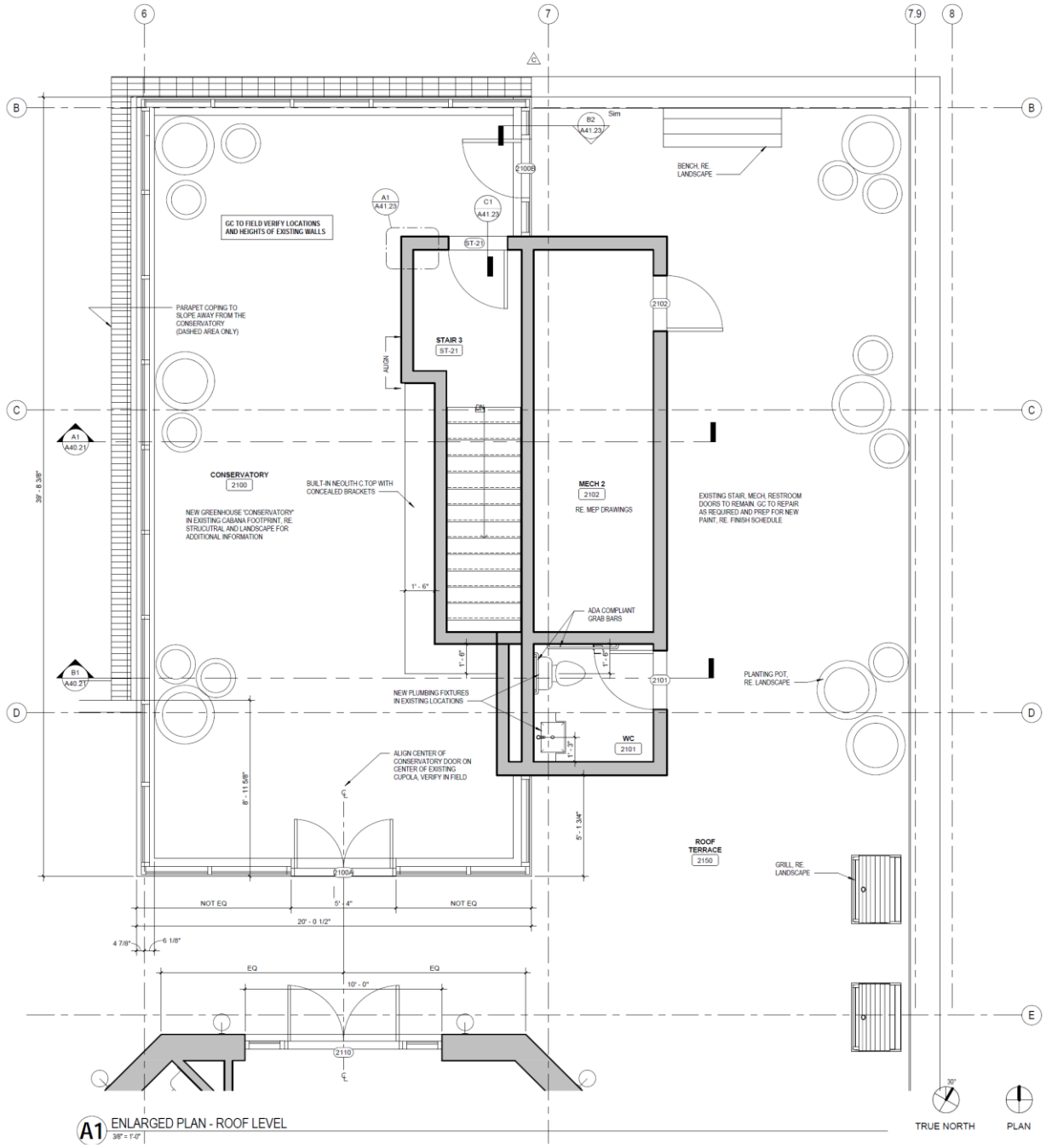
	Item Number	Philips 12NC
Leader Cable with Terminator, UL/cUL, 15.2 m (50 ft)	108-000055-00	910503703137
Leader Cable with Terminator, CE/PSE, 15.2 m (50 ft)	108-000055-01	910503704064
Leader Cable with Terminator, UL/cUL, 3 m (10 ft)	108-000055-03	910503704066
Leader Cable with Terminator, CE/PSE, 3 m (10 ft)	108-000055-04	910503704067
Leader Cable with Terminator, CE/PSE, 15.2 m (50 ft)	108-000055-06	910503705064
Leader Cable with Terminator, CE/PSE, 3 m (10 ft)	108-000055-07	910503705065
Leader Cable with Terminator, UL/cUL, 15.2 m (50 ft)	108-000056-00	910503703138
Leader Cable with Terminator, CE/PSE, 15.2 m (50 ft)	108-000056-01	910503704069
Leader Cable with Terminator, UL/cUL, 3 m (10 ft)	108-000056-03	910503704071
Leader Cable with Terminator, CE/PSE, 3 m (10 ft)	108-000056-04	910503704072
Jumper Cable, CE/PSE, 1.5 m (5 ft)	108-000057-07	910503704080
Jumper Cable, CE/PSE, 3 m (10 ft)	108-000057-10	910503704083
Jumper Cable, CE/PSE, 305 mm (1 ft)	108-000057-04	910503704077
Jumper Cable, CE/PSE, End-to-End	108-000057-01	910503704074
Jumper Cable, UL/cUL, 1.5 m (5 ft)	108-000057-06	910503704079
Jumper Cable, UL/cUL, 3 m (10 ft)	108-000057-09	910503704082
Jumper Cable, UL/cUL, 305 mm (1 ft)	108-000057-03	910503704076
Glare Shield, 305 mm (1 ft)	120-000081-00	910503700745
Glare Shield, 610 mm (2 ft)	120-000081-01	910503700746
Glare Shield, 914 mm (3 ft)	120-000081-02	910503700747
Glare Shield, 1219 mm (4 ft)	120-000081-03	910503700748
Inground Enclosure, Inner Box for 305 mm (1 ft) luminaire	120-000190-00	912400133684
Inground Enclosure, Outer Box for 305 mm (1 ft) luminaire	120-000190-01	912400133685
Inground Enclosure, Inner Box for 610 mm (2 ft) luminaire	120-000190-02	912400133686
Inground Enclosure, Outer Box for 610 mm (2 ft) luminaire	120-000190-03	912400133687
Inground Enclosure, Inner Box for 914 mm (3 ft) luminaire	120-000190-04	912400133688
Inground Enclosure, Outer Box for 914 mm (3 ft) luminaire	120-000190-05	912400133689
Inground Enclosure, Inner Box for 1219 mm (4 ft) luminaire	120-000190-06	912400133690
Inground Enclosure, Outer Box for 1219 mm (4 ft) luminaire	120-000190-07	912400133691
Mounting Arm, Short, Gray	120-000201-03	912400135843
Mounting Arm, Medium, Gray	120-000201-04	912400135844
Mounting Arm, Long, Gray	120-000201-05	912400135845
Symmetric Louver, 305 mm (1 ft)	120-000202-00	912400135849
Symmetric Louver, 610 mm (2 ft)	120-000202-01	912400135850
Symmetric Louver, 914 mm (3 ft)	120-000202-02	912400135851
Symmetric Louver, 1220 (4 ft)	120-000202-03	912400135852
Jumper Cable, UL/cUL, End-to-End	108-000057-00	910503703139
Graze QLX Powercore Symmetric Louver, 305 mm (1 ft)	120-000202-04	912400135853
Graze QLX Powercore Symmetric Louver, 610 (2 ft)	120-000202-05	912400135854
Graze QLX Powercore Symmetric Louver, 915 (3 ft)	120-000202-06	912400135855
Graze QLX Powercore Symmetric Louver, 1220 (4 ft)	120-000202-07	912400135856
Masking Shield, 305 mm (1 ft)	120-000203-00	912400135857
Masking Shield, 610 mm (2 ft)	120-000203-01	912400135858
Masking Shield, 914 mm (3 ft)	120-000203-02	912400135859
Masking Shield, 1219 mm (4 ft)	120-000203-03	912400135860
Power Supplies		
Data Enabler Pro *3/4 in / 1/2 in NPT (U.S. trade size conduit)*	106-000004-00	910503701210
Data Enabler Pro *PG21/PG13 (metric size conduit)*	106-000004-01	910503701211



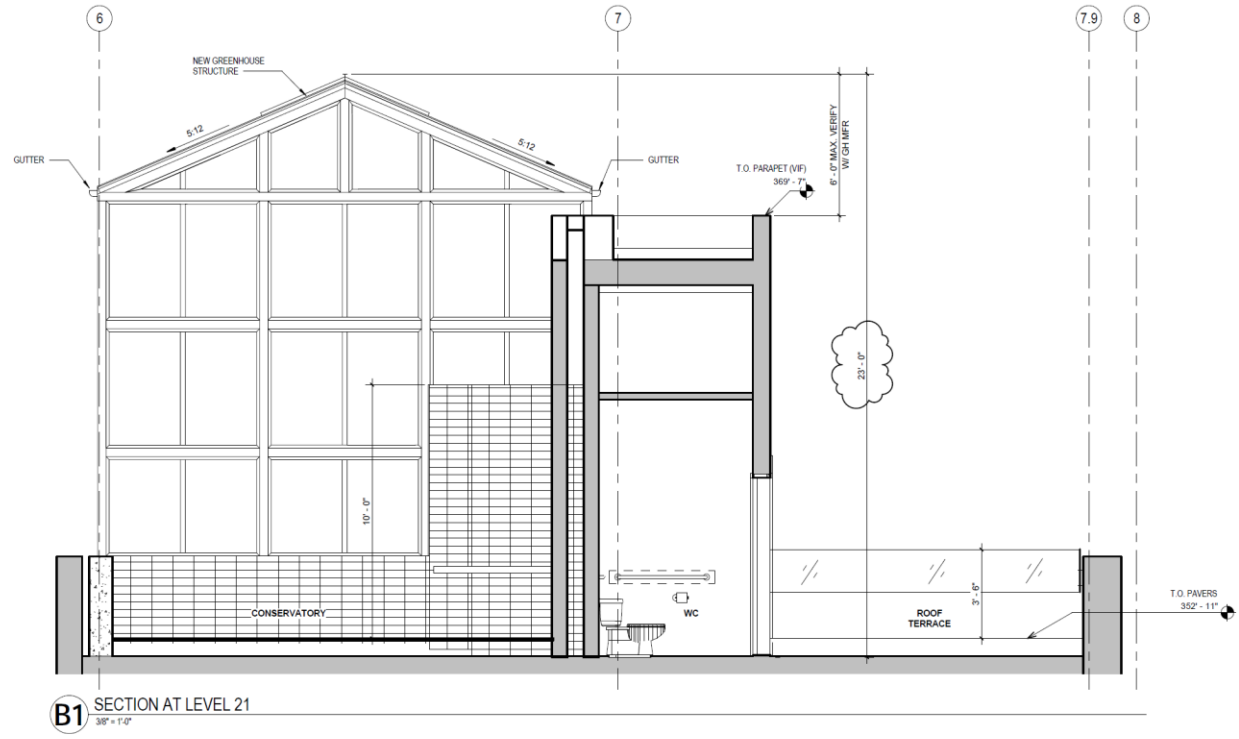
Request #3 – Previously Approved Conservatory (5/1/17)



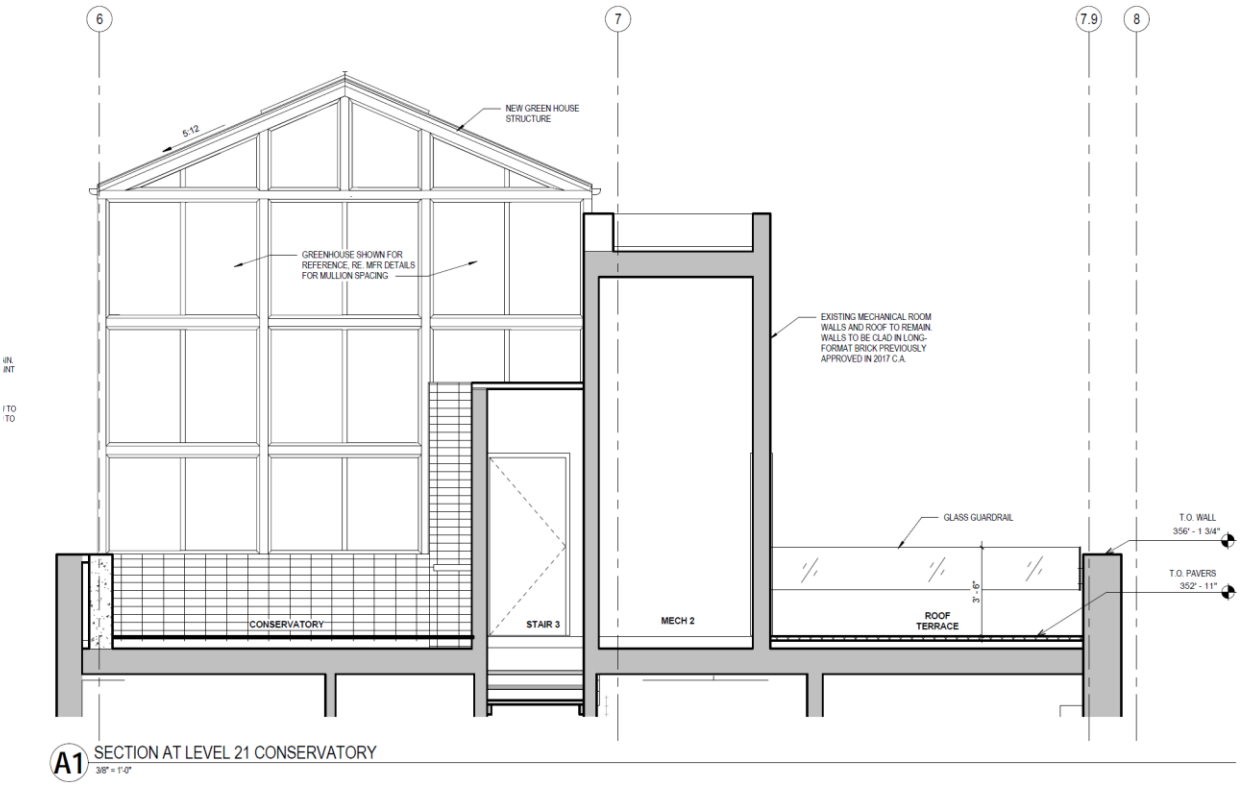
Request #3 – Previously Approved Conservatory Floor Plan (5/1/17)



Request #3 – Enlarged Conservatory Floor Plan

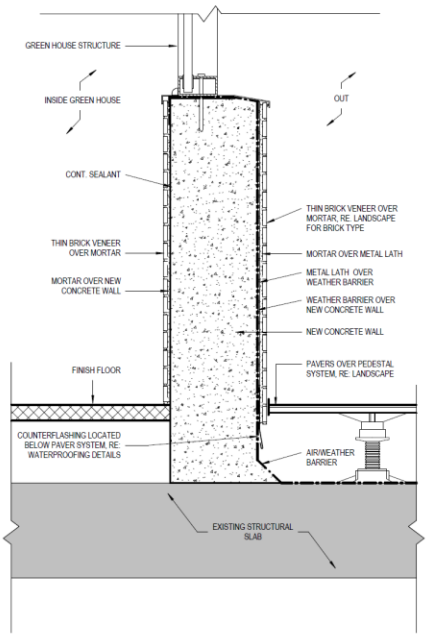


B1 SECTION AT LEVEL 21
3/8" = 1'-0"

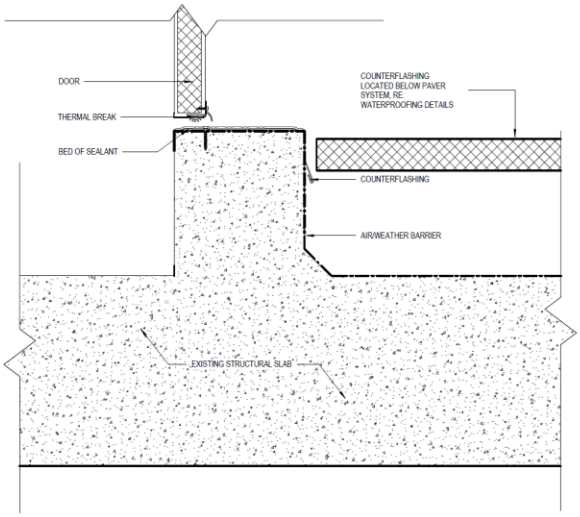


A1 SECTION AT LEVEL 21 CONSERVATORY
3/8" = 1'-0"

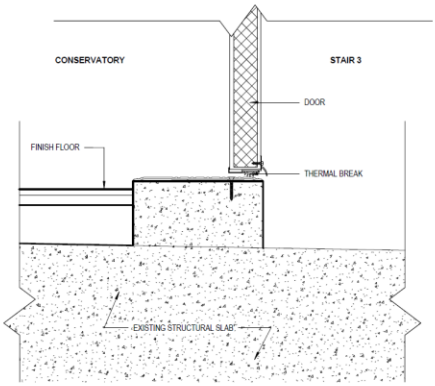
Request #3 – Section Drawings of Conservatory (3ft taller than previously approved)



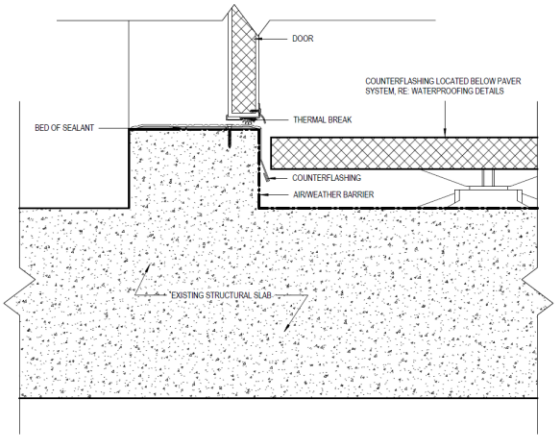
B2 DETAIL - G.H. LOW WALL, FINISHED BOTH SIDES
1 1/2" = 1'-0"



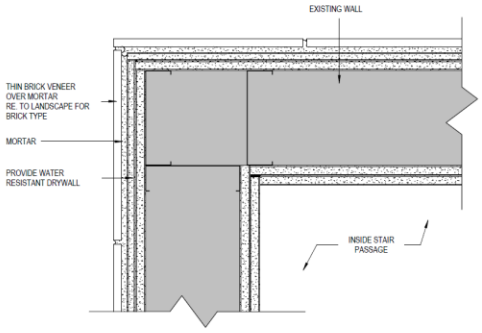
A2 DETAIL - ROOF RR THRESHOLD
3" = 1'-0"



C1 DETAIL - STAIR THRESHOLD
3" = 1'-0"



B1 DETAIL - MECH 2 ROOM THRESHOLD
3" = 1'-0"



A1 DETAIL 2
3" = 1'-0"

Request #3 – Detail Drawings

Request #3 – Detail Drawings

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
Republic National Bank (Davis) Building (H-87), Ordinance No. 23538, Exhibit A

3.0 Building Site and Landscaping.

3.3 Outdoor lighting must be appropriate and enhance the structure.

5.0 Fenestration, Openings and Balconies

5.1 Historic doors and windows must remain intact, except when replacement is necessary due to damage or deterioration, or for modifications shown on Exhibit C.

5.2 Replacement of doors and windows which have been altered and no longer match the historic appearance is recommended.

5.3 Replacement doors and windows must express ·muntin and mullion size, profile, light configuration, and material to match the historic.

5.7 New door and window openings in protected facades are permitted only at these locations:

(a) where there is evidence that historic openings have been filled

8.0 New Construction and Additions

8.1 Vertical additions to the main building are permitted only in the areas shown on Exhibit C. Vertical additions must not be visible to a person standing at the ground level on the opposite side of any adjacent right-of-way.

8.5 The height of new construction and additions must not exceed the height of the historic structure, except where noted on Exhibit C.

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

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

(i) for contributing structures:

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

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

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

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

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

DATE: 6/13/2018
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Quimby McCoy/ Greg Johnston
Address: **1309 Main Street (H-87; Davis Building)**
Date of CA/CD/CR Request: 6/7/2018

RECOMMENDATION:

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

Recommendation / comments/ basis:

Approve as submitted

Task force members present

✓ Gary C. Coffman (Chair)	___ Justin Curtsinger	___ VACANT (Ind. Resident)
___ Jay Firsching (Vice-Chair)	✓ Charles Neel	___ VACANT (Ind. Resident)
✓ Carolina Pace	✓ Anne Stimmel (Alternate)	___ VACANT (Alternate)

Ex Officio staff members Present ✓ Liz Casso

Simply Majority Quorum: ✓ yes ___ no (four makes a quorum)
Maker: Charles Neel
2nd: Anne Stimmel
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 6/13/2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-662(LC)
LOCATION**:** 1923 Edgefield Avenue
STRUCTURE: Contributing
COUNCIL DISTRICT: 6
ZONING: R-7.5(A)

PLANNER: Liz Casso
DATE FILED: June 7, 2018
DISTRICT: Initiated (Struck Residence)
MAPSCO: 44-T
CENSUS TRACT: 0043.00

APPLICANT: Andrew Ramler

REPRESENTATIVE: None

OWNER: SUNSET MANOR LLC

REQUEST:
Install a concrete driveway and parking pad.

BACKGROUND / HISTORY:
2/6/2017 – Landmark Commission initiated historic designation of 1923 Edgefield Ave.

1/8/2018 – Landmark Commission approved landscaping at the north and east sides of the property (CA178-188(LC)).

ANALYSIS:
The applicant is requesting to install an 8 foot wide concrete driveway adjacent to the south property line. There are remnants of a gravel driveway in this location. The proposed 8 foot wide driveway would extend west approximately 100 feet, which is several feet beyond the west (rear) elevation of the structure. Once beyond the structure the driveway would fan out into a concrete pad that is 30 feet wide. It is the applicant's intention to construct a three car garage at the southwest corner of the site in the future. At this time, the applicant is only requesting approval for the driveway and parking pad.

Both Staff and the Task Force have recommended approval.

STAFF RECOMMENDATION:
Install a concrete driveway and parking pad. – Approve – Approve site plan dated 6/13/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install a concrete driveway and parking pad. – Approve – Approve as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 662 (LC)
Office Use Only

Name of Applicant: ANDREW RAMCER
Mailing Address : 1923 N EDGEFIELD
City, State and Zip Code: DALLAS TX
Daytime Phone: 214-769-4134 Fax:
Relationship of Applicant to Owner : OWNER

PROPERTY ADDRESS: 1923 N EDGEFIELD
Historic District: LAND MARK

OFFICE USE ONLY
Main Structure:
✓ Contributing
___ Non-contributing

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 8 FOOT CONCRETE DRIVE WAY THAT FANS OUT TO 30 FEET FOR 3 CAR PARKING. CURRENTLY THERE IS A GRAVEL/CONCRETE MIX

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: _____ Date: 5/21/18

Signature of Owner: _____ Date: 5/21/18
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**



Site Aerial



Existing East (Front) Elevation



Existing East (Front) and North Elevations



Historic Image of Structure – Date unknown



Streetscape – Facing Southwest from N Edgefield Ave



Streetscape – Facing Northwest from N Edgefield Ave



Streetscape – Facing Northeast from N Edgefield Ave (across street to the east)



Streetscape – Facing Southeast from N Edgefield Ave (across street to the east)



Streetscape – Facing Southeast from Stafford St



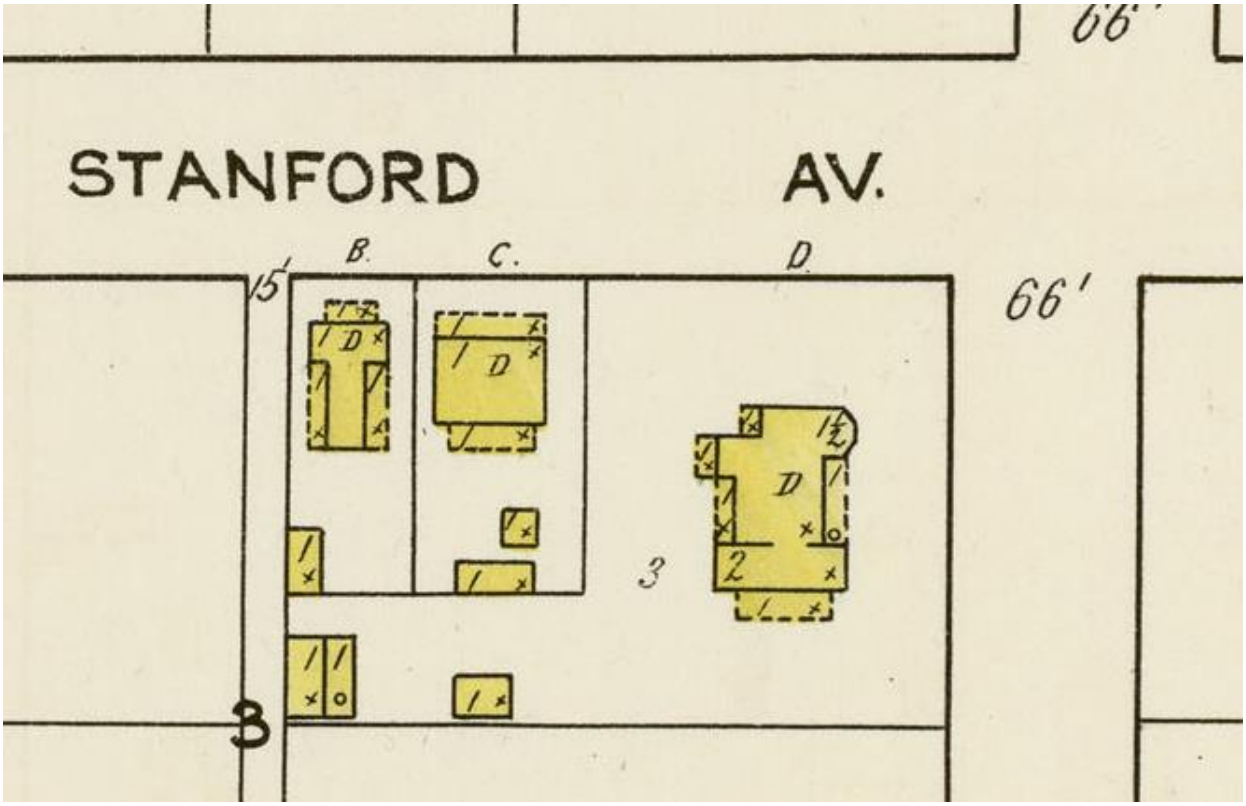
Streetscape – Facing Southwest from Stafford St



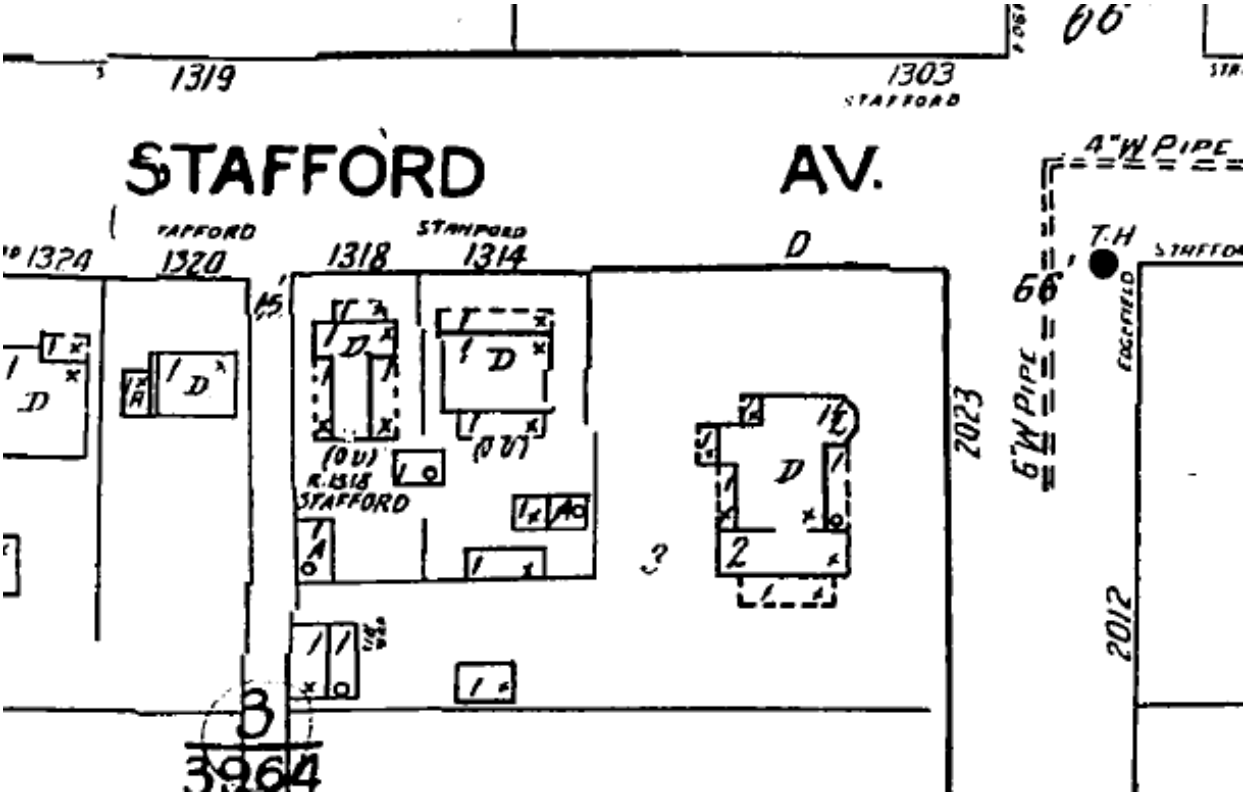
Streetscape – Facing Northwest from Stafford St (across street to north)



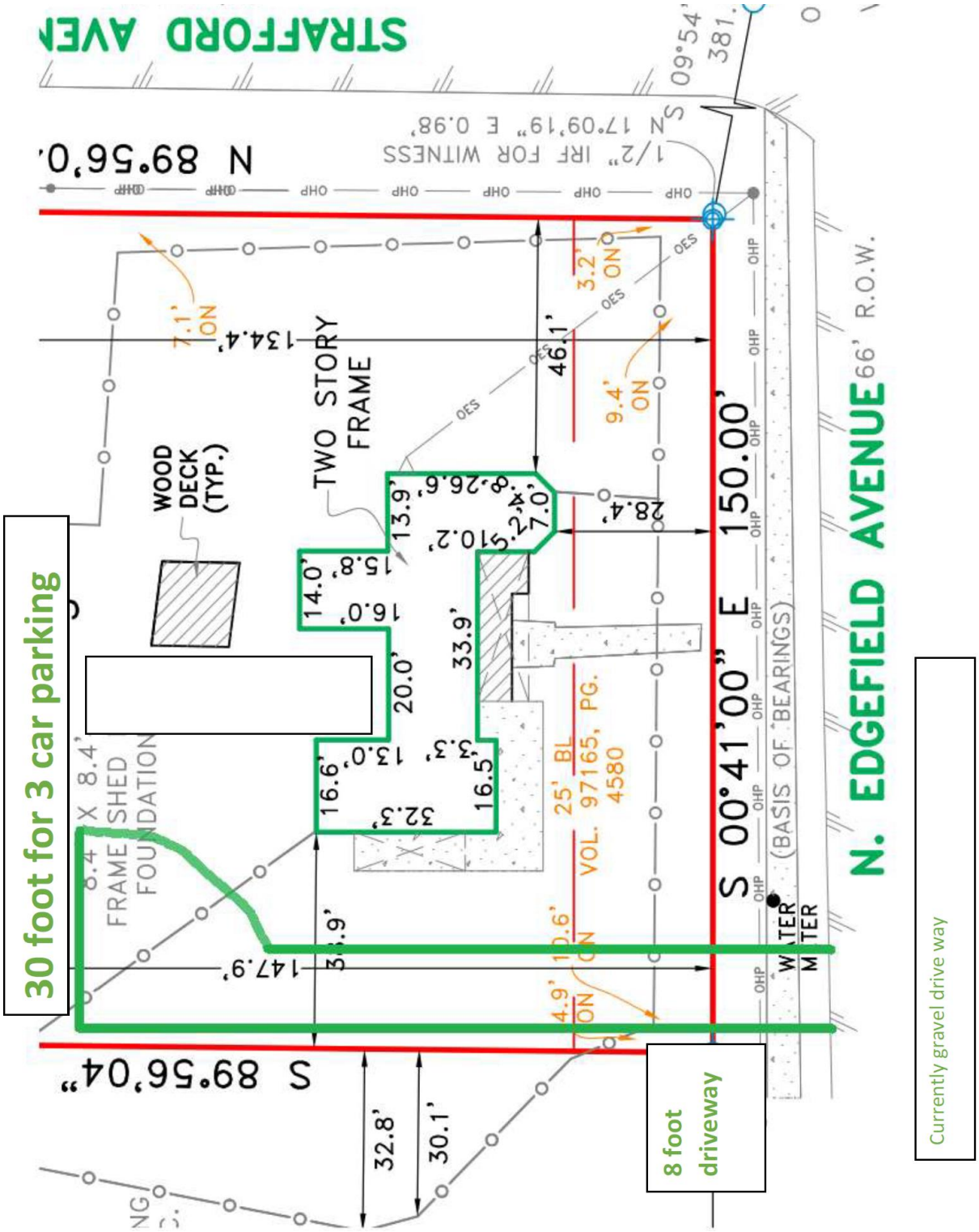
Streetscape – Facing Northeast from Stafford St (across street to north)



1922 Sanborn Map Image



1950 Sanborn Map Image



Proposed Site Plan



Close-up of DCAD Aerial Image (remnants of gravel driveway/proposed new driveway location highlighted above in red)


Proposed Driveway Location (remnants of gravel driveway highlighted above)

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

DALLAS CITY CODE
Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

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

(i) for contributing structures:

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

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

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

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

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

DATE: 6/13/2018
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Andrew Ramler
Address: **1923 N Edgefield Ave (Initiated; Struck Residence)**
Date of CA/CD/CR Request: 6/7/2018

RECOMMENDATION:

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

Recommendation / comments/ basis:

Approve as submitted

Task force members present

✓ Gary C. Coffman (Chair)	____ Justin Curtsinger	____ VACANT (Ind. Resident)
____ Jay Firsching (Vice-Chair)	✓ Charles Neel	____ VACANT (Ind. Resident)
✓ Carolina Pace	✓ Anne Stimmel (Alternate)	____ VACANT (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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

Maker: Anne
2nd: Charles
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 6/13/2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-678(MP)
LOCATION: 6116 Gaston Avenue
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 14.00

APPLICANT: Cheryl Spradling

REPRESENTATIVE: None

OWNER: SPRADLING CHERYL A

REQUEST:
Construct swimming pool in rear yard.

BACKGROUND / HISTORY:
None.

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

ANALYSIS:
Staff is supportive of the removal of the wooden deck and construction of swimming pool. The pool would not be visible from the front street. Task Force was also supportive.

STAFF RECOMMENDATION:
Construct swimming pool in rear yard – Approve – Approve site plan and renderings dated 6/20/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Construct swimming pool in rear yard – Approve – Approve as shown.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178-678 (MP)
Office Use Only

Name of Applicant: Cheryl Spradling
Mailing Address : 6116 Gaston Ave
City, State and Zip Code: Dallas, Tx. 75214
Daytime Phone: 214-315-5659 Fax:
Relationship of Applicant to Owner : Same

PROPERTY ADDRESS: 6116 Gaston
Historic District: Junius Heights

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

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.

Swimming pool in back yard.

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: [signature] Date: 6-7-18

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.

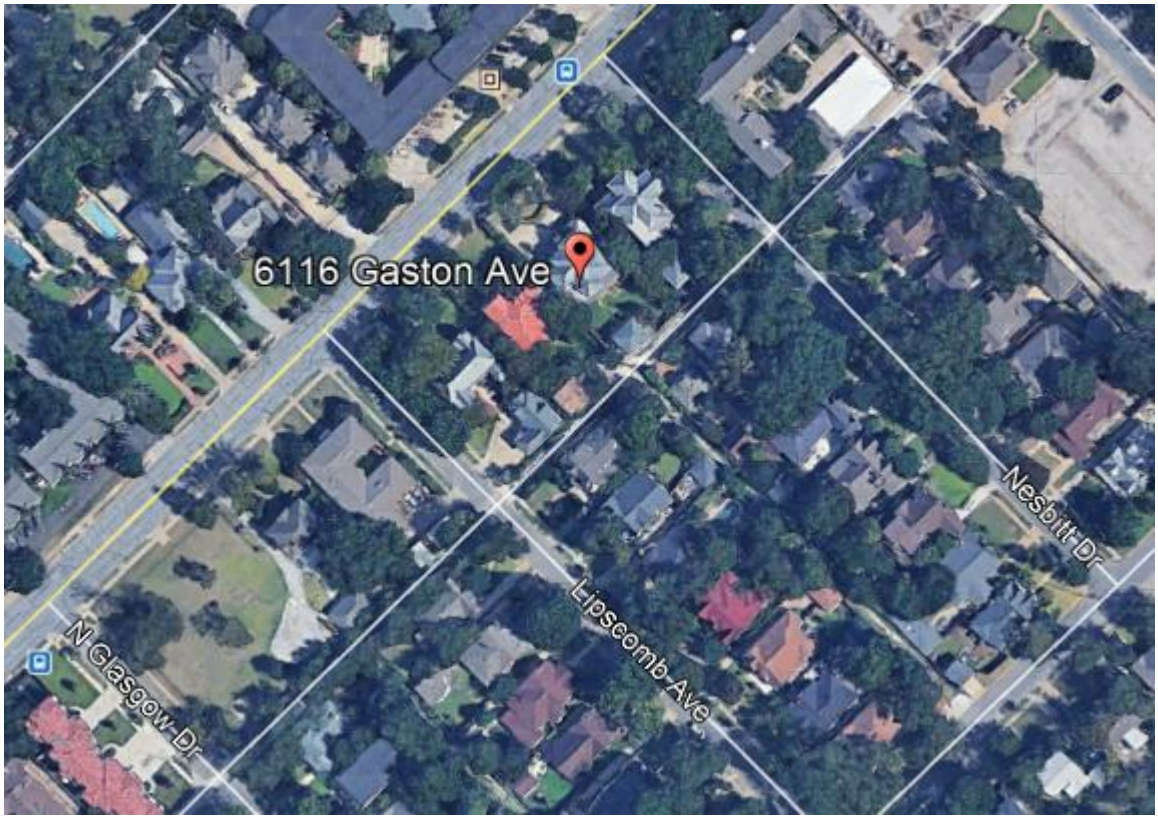
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

- ☐ **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.

Signed drawings and/or specifications are enclosed ✓ Yes ___ No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817



Aerial view



Front (North) elevation.



View to left (East) of 6116 Gaston.



View to right (West) of 6116 Gaston.



House to right (West) of 6116 Gaston.



View across the street (North) from 6116 Gaston.

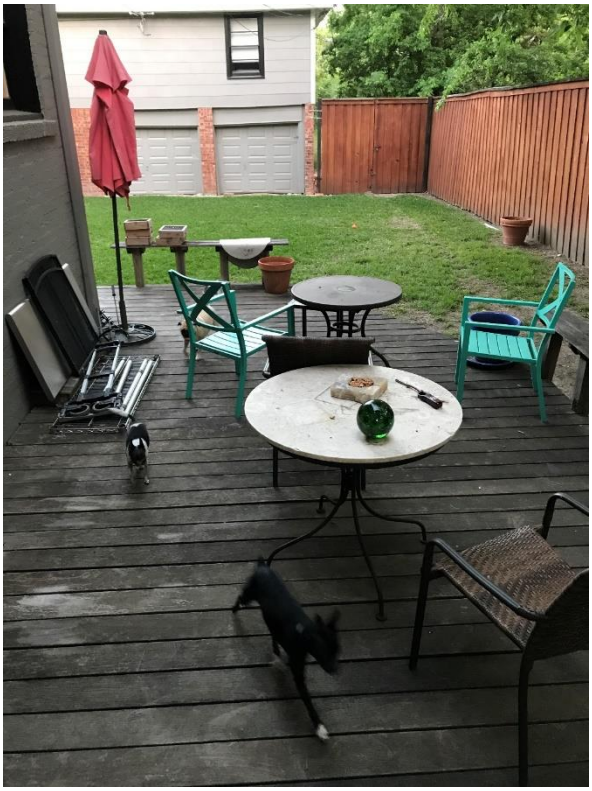
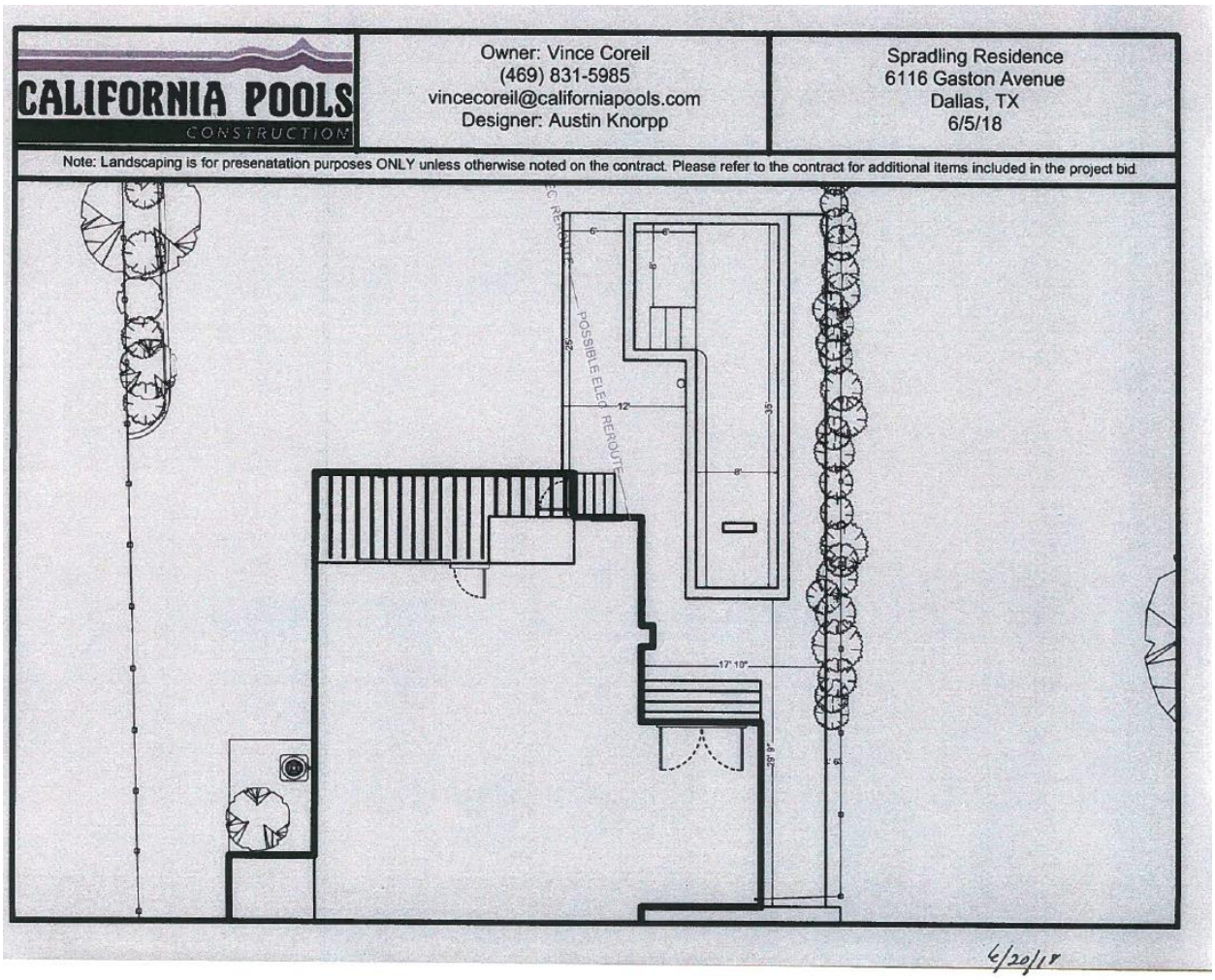


Photo of rear yard with wood deck to be removed. Photo submitted by applicant.



Photo of right side of front of house. Swimming pool would be behind this portion of the house and not visible from the front. Photo submitted by applicant.



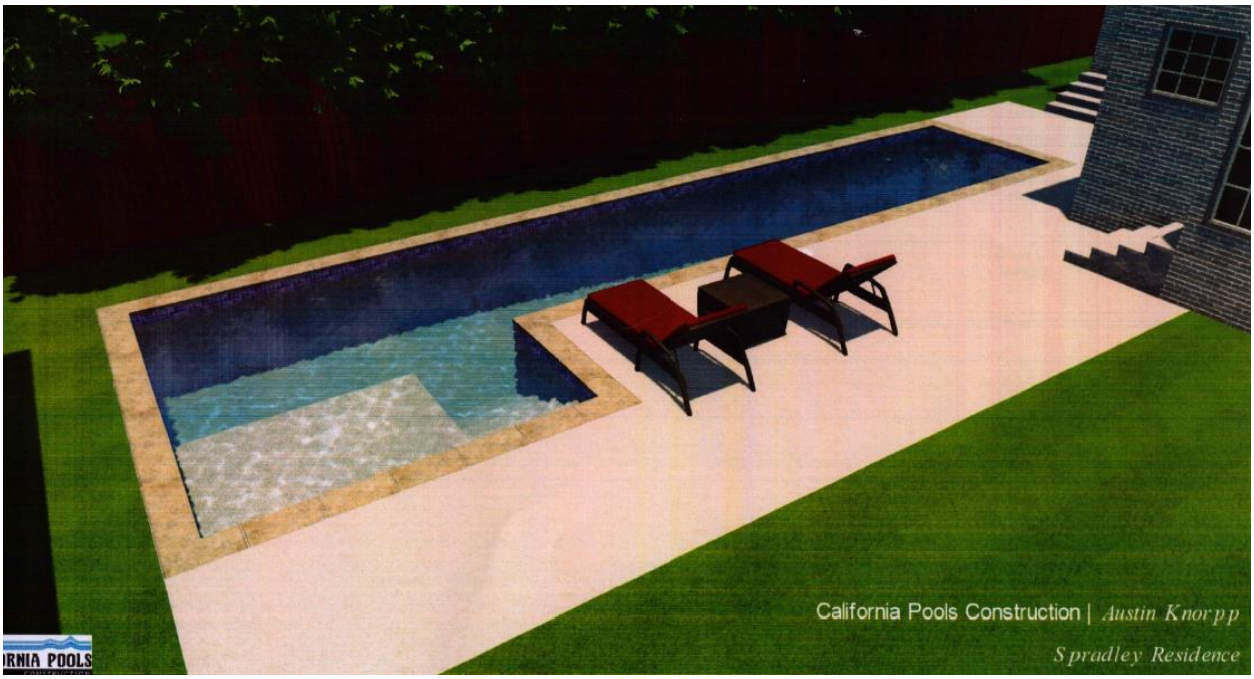
Site plan for proposed pool.



Rendering of proposed pool.



Rendering of proposed pool.



Rendering of proposed pool.

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)(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: 06/14/18
TIME: 5:30 P.M.
MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave.

Applicant Name: Cheryl Spradling
Address: 6116 Gaston
Date of CA/CD Request: 06/07/2018

RECOMMENDATION:

✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approve as shown

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	✓ Eric Graham
✓ Mary Mesh	✓ Terri Raith	___ Aaron Trecartin
___ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

Simple Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker: mesh
2nd: Graham
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 6/14/18

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

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

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-657(MP)
LOCATION: 727 Lipscomb Ave
STRUCTURE:Main, Non-Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 14.00

APPLICANT: Shirley Whitfield

REPRESENTATIVE: None

OWNER: WHITEFIELD SHIRLEY H

REQUEST:
Plant Asian jasmine beneath tree in front yard.

BACKGROUND / HISTORY:
5/19/18 – Routine maintenance CA issued for plantings in previously established bed in front yard (CA178-631(MP)).

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

ANALYSIS:
Staff is recommending approval. The proposed planting does not grow tall and would blend in with the yard. The applicant is seeking a plant that will grow underneath the tree and prevent mud from washing away. Applicant is not proposing any kind of edging or border. Task Force was also supportive of the proposal.

STAFF RECOMMENDATION:
Plant Asian jasmine beneath tree in front yard – Approve – Approve site plan dated 6/20/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:
Plant Asian jasmine beneath tree in front yard – Approve – Approve.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 657 (MP)
Office Use Only

Name of Applicant: Shirley Whitfield
Mailing Address: 727 Hipscomb Ave.
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 972 699-8226 Fax:
Relationship of Applicant to Owner: Same

PROPERTY ADDRESS: 727 Hipscomb Ave.
Historic District: Swiss 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.

~~Landscape in the areas that exist in front of~~ porch. ~~Remove two bushes prior to planting~~
Plant Asian Jasmine around Red Oak Tree to prevent mud washing on to sidewalk

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: Shirley Whitfield Date: 4/19/18

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.

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OTHER:

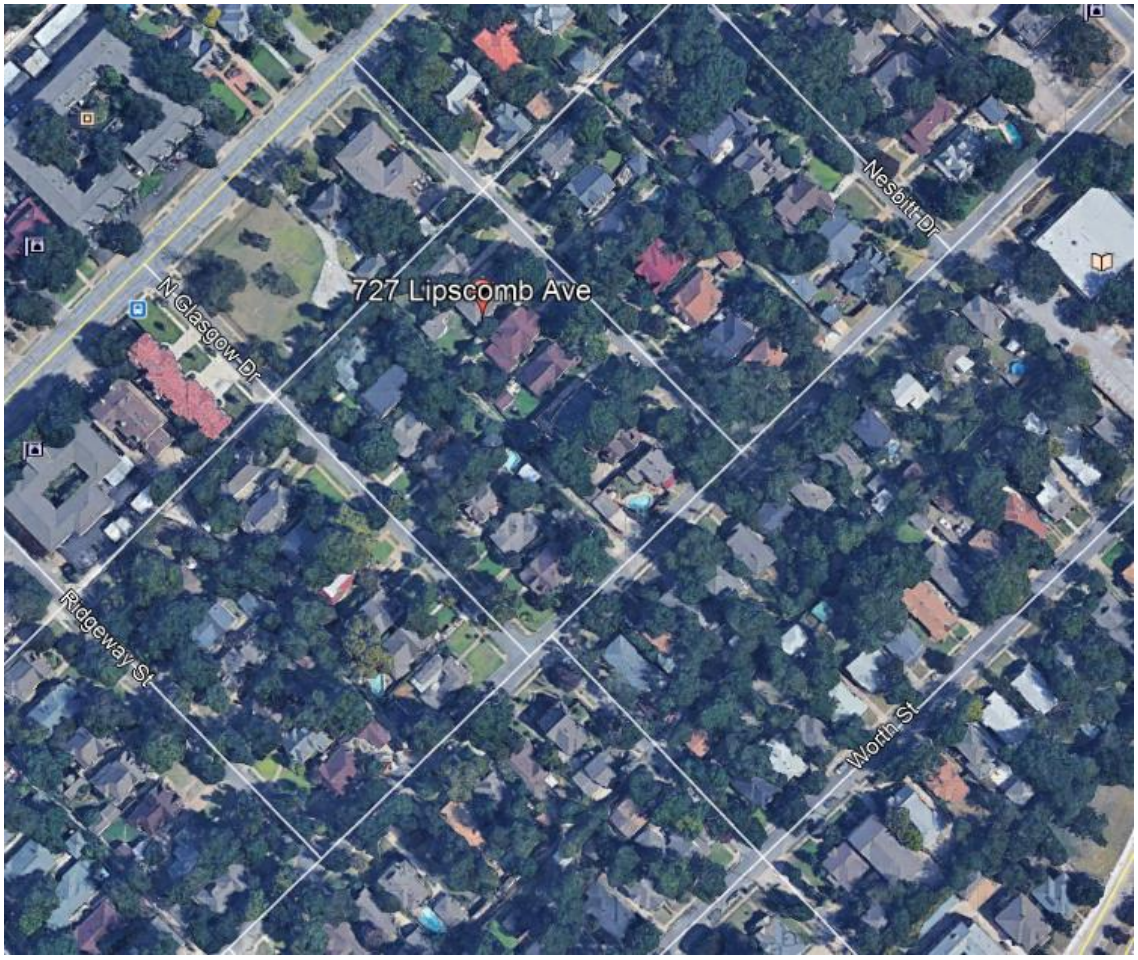
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Memorandum to the Building Official, a Certificate of Appropriateness has been:

- ☐ **APPROVED.** Please release the building permit.
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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


727 Lipscomb Ave
N Glasgow Dr
Nesbitt Dr
Ridgeway St
Worth St

Aerial view



Front (East) elevation.



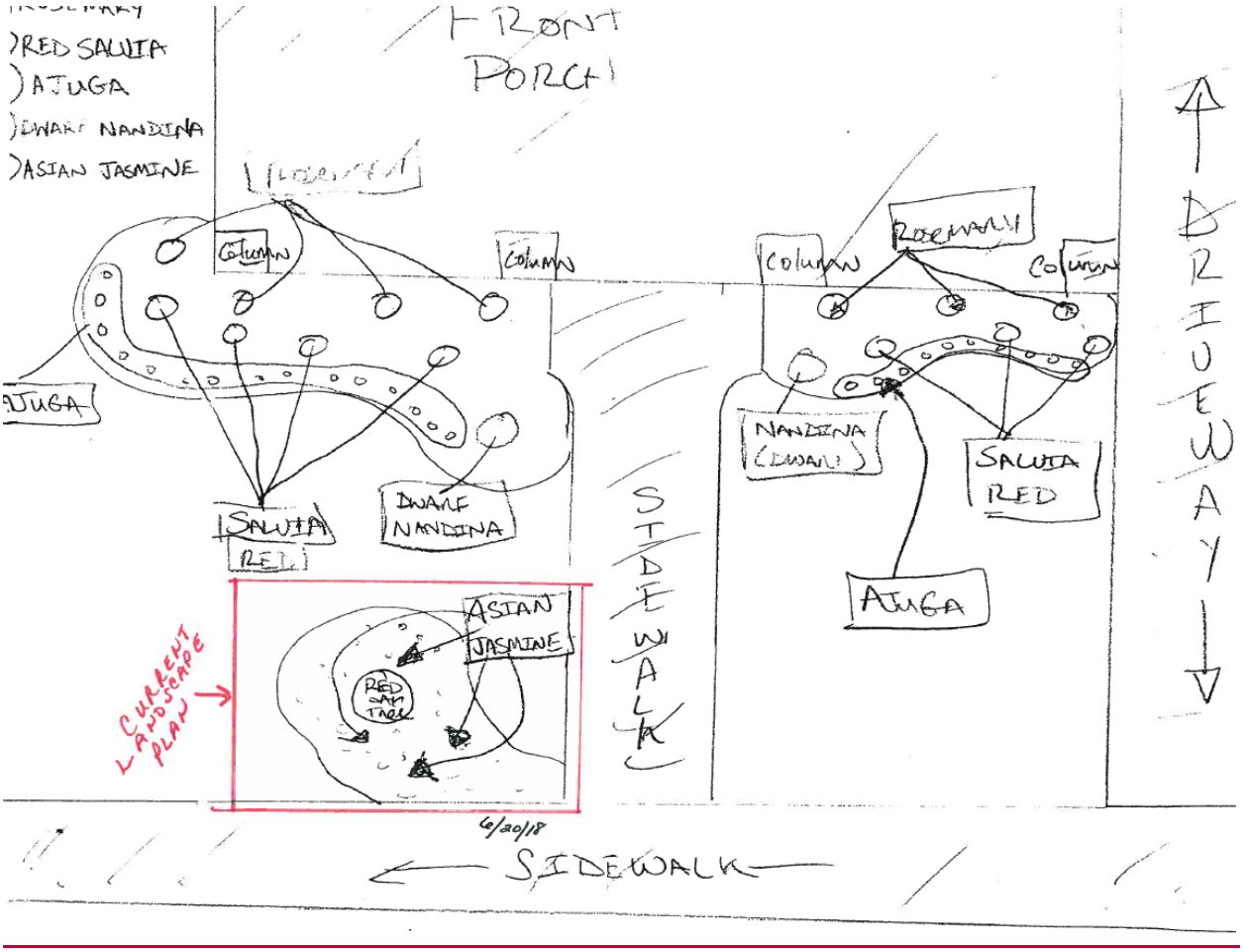
View to left (South) of 727 Lipscomb.



View to right (North) of 727 Lipscomb.



View across the street (East) from 727 Lipscomb.



Landscape plan for proposed ground cover under Red Oak tree.

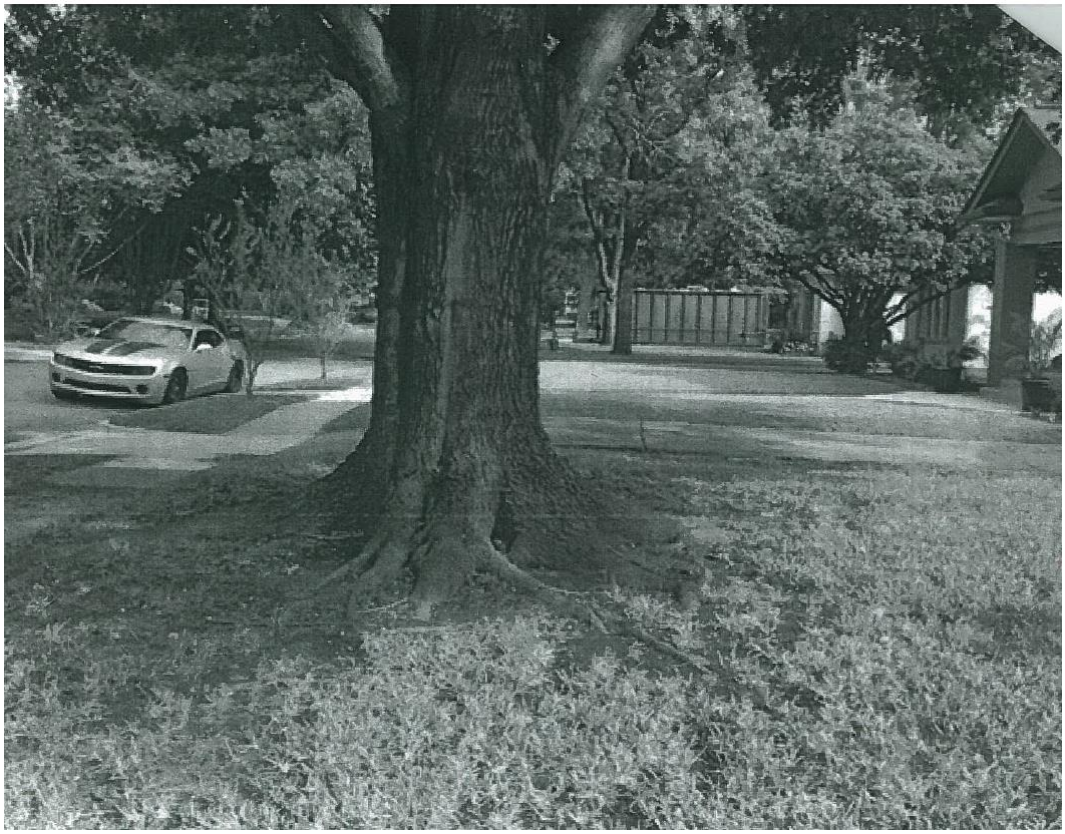


Photo of front yard tree (Red Oak) where ground cover is proposed.



Proposed ground cover (Asian Jasmine).

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: 06/14/18
TIME: 5:30 P.M.
MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave.

Applicant Name: Shirley Whitfield
Address: 727 Lipscomb
Date of CA/CD Request: 06/07/2018

RECOMMENDATION:

✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

approve

Task force members present

___ Rene Schmidt (Chair)	✓ Laura Koppang	✓ Eric Graham
✓ Mary Mesh	✓ Terri Raith	___ Aaron Trecartin
___ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

Simple Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker: Koppang
2nd: Raith
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 6/14/18

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

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

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-661(MP)
LOCATION: 711 Skillman Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Junius Heights
MAPSCO: 36-Y
CENSUS TRACT: 14.00

APPLICANT: Elizabeth Enriquez

REPRESENTATIVE: None

OWNER: ENRIQUIEZ ELIZABETH LOIS & ALEXANDER CARY

REQUEST:
Replace two windows on accessory structure.

BACKGROUND / HISTORY:
None.

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

ANALYSIS:
Staff is recommending approval of the proposed windows for the accessory structure. The accessory structure appears to be original based on Sanborn map (1921-1927) data, but has obviously been altered with the two modern style garage doors. The proposed style of windows (9-light Prairies) may not replicate the original windows, but they match the windows on the front of the main structure. Staff is amenable to the one vinyl window because it will be on the side elevation and not visible from the front. The proposed window for the front elevation is wood. Task Force was also supportive.

STAFF RECOMMENDATION:
Replace two windows on accessory structure – Approve – Approve specifications dated 6/20/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Replace two windows on accessory structure – Approve – Approve as shown with wood [window] on front.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-661 (MP)
Office Use Only

Name of Applicant: Elizabeth Enriquez
Mailing Address : 711 Skillman Street
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 202-716-1701 Fax:
Relationship of Applicant to Owner : Self (Owner)

PROPERTY ADDRESS: 711 Skillman Street
Historic District: Junius Heights Historic District

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

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.

Replace aluminum windows above garage (which is in back 50% of property and is a non-conforming structure) with historically appropriate ones. Will use Jeld-Wen brand sliding windows. One window faces street from back of driveway, and the other faces backyard.

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: Elizabeth Enriquez Date: June 6, 2018

Signature of Owner: (IF NOT APPLICANT) Date:

APPLICATION DEADLINE:
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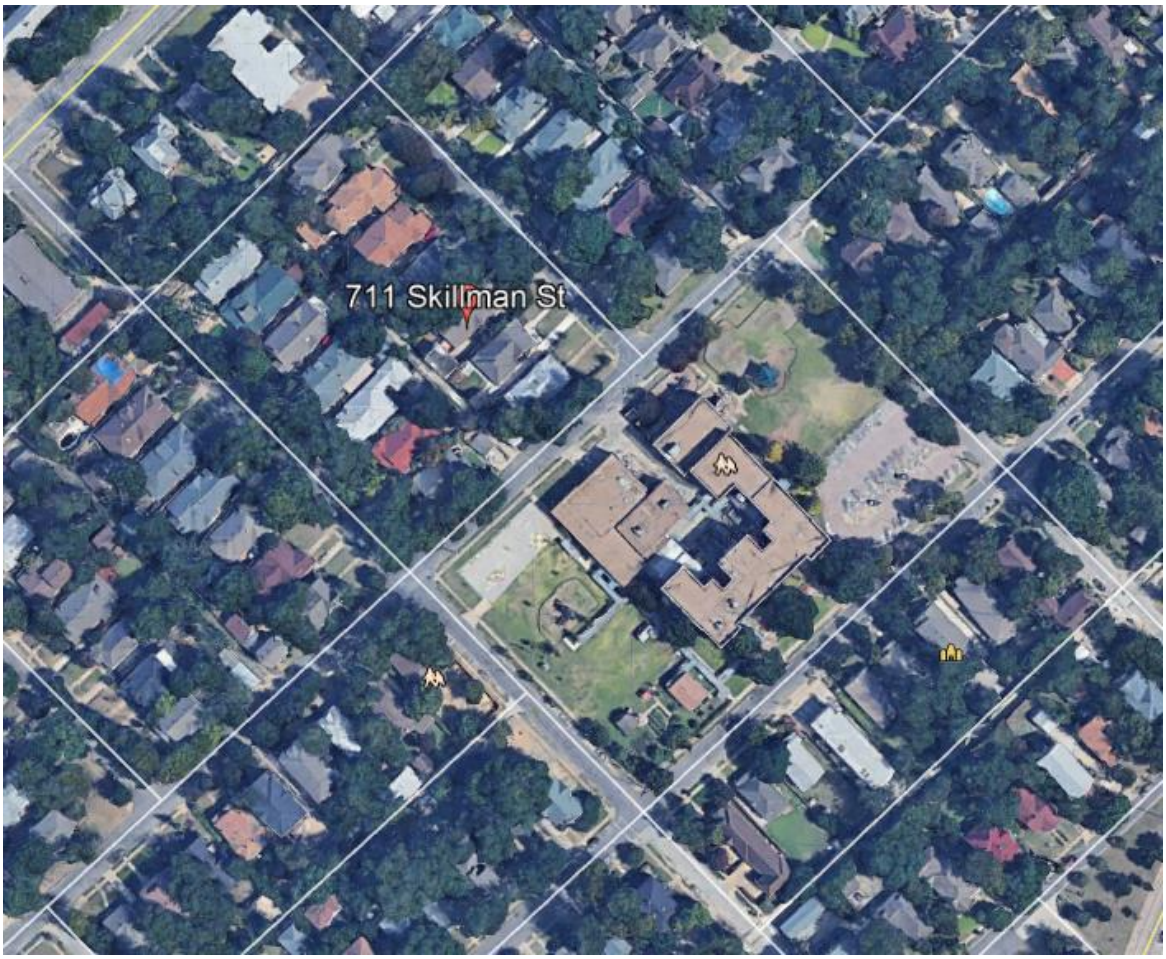
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- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

Signed drawings and/or specifications are enclosed ___Yes ___No

Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817



Aerial view



Front (East) elevation.



View to left (South) of 711 Skillman.



View to right (North) of 711 Skillman.



View across the street (East) from 711 Skillman.



View of accessory structure from street.



Front elevation of accessory structure that faces Skillman Street.



Front elevation of accessory structure that faces Skillman Street.



Right side elevation of accessory structure.



This window is the current window facing the street from the front of the garage at the back of the driveway. Front elevation behind the 50% delineation line

Front elevation window.



This window is the current window facing the backyard from the side of the garage – side elevation behind the 50% delineation line

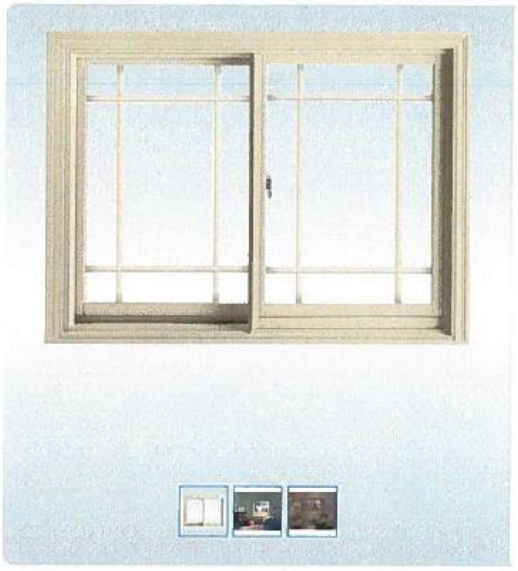
Right side elevation window.

JELD-WEN WINDOWS & DOORS

PRODUCTS PLANNING & PROJECTS PROFESSION

Home » Windows » Sliding » Custom Wood Sliding Window

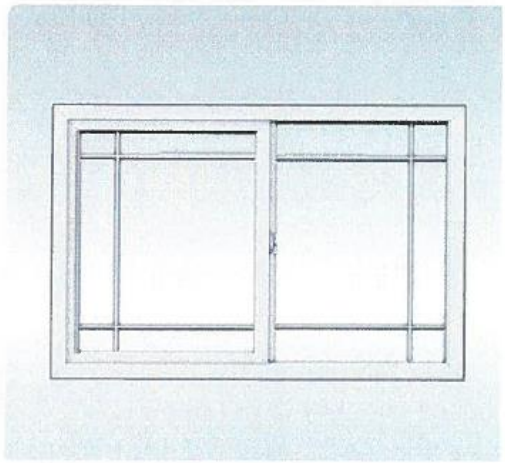
CUSTOM WOOD SLIDING WINDOW



This is the wood sliding window we will use to replace the existing front elevation window. Will use existing dimensions of 38x72.

6/20/18

PREMIUM ATLANTIC VINYL SLIDING WINDOW



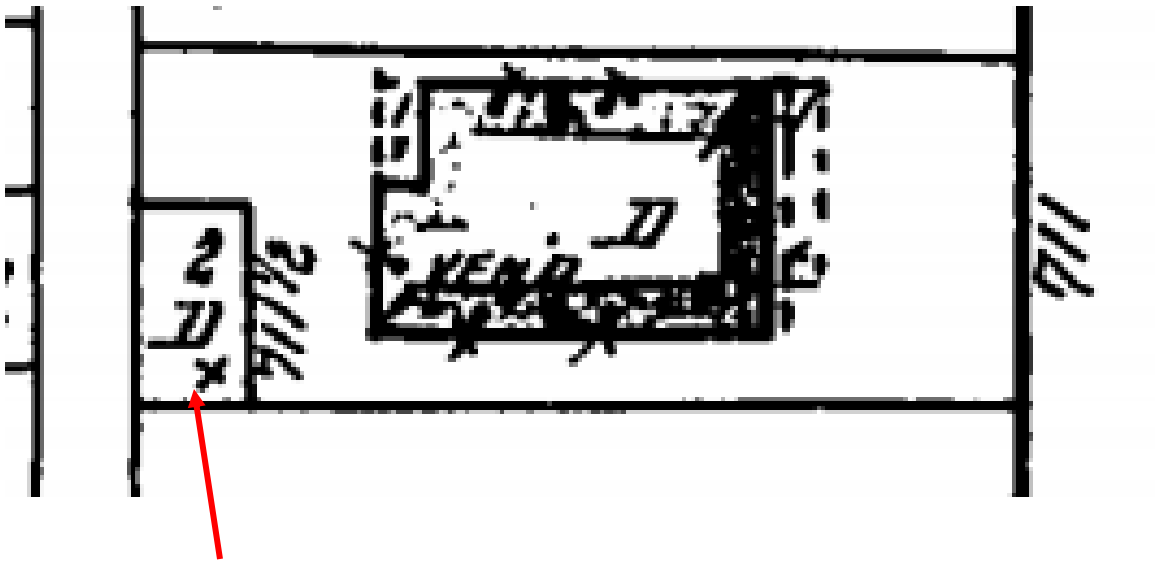
This is the vinyl sliding window we will use to replace the existing side elevation window facing back yard. Will use existing dimensions of 38x72.

6/20/18

Proposed windows for front and side elevations; wood window for front of accessory structure and vinyl window for side elevation.



Google photo dated 2017. Note: nine-over-one Prairie style window pattern is visible. Style of proposed windows for accessory structure match the front windows on main structure.



Sanborn map, 1921-1927, shows two-story accessory structure with same footprint in same location.

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)(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: 06/14/18
TIME: 5:30 P.M.
MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave.

Applicant Name: Elizabeth Enriquez
Address: 711 Skillman
Date of CA/CD Request: 06/07/2018

RECOMMENDATION:

✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

approve as shown with wood on front

Task force members present

___ Rene Schmidt (Chair)	✓ Laura Koppang	✓ Eric Graham
✓ Mary Mesh	✓ Terri Raith	___ Aaron Trecartin
___ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

Simple Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker: Koppang
2nd: Raith
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 6/14/18

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

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

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-658(MP)
LOCATION: 5316 Worth Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Junius Heights
MAPSCO: 46-B
CENSUS TRACT: 13.02

APPLICANT: Andrew Ilges

REPRESENTATIVE: None

OWNER: ILGES ANDREW

REQUEST:
Construct wood deck in rear yard. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:
None.

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

ANALYSIS:
Staff is recommending approval because the deck does not extend beyond the rear elevation, and thus, is only slightly visible from the street. In addition, the deck material is appropriate and does not adversely impact the historic features of the house or the historic overlay district. Task Force also recommended approval.

STAFF RECOMMENDATION:
Construct wood deck in rear yard. Work completed without a Certificate of Appropriateness – Approve – Approve completed work with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Construct wood deck in rear yard. Work completed without a Certificate of Appropriateness – Approve – Approve as shown.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 658 (MP)
Office Use Only

Name of Applicant: ANDREW TILGES
Mailing Address : 5316 WORTH ST
City, State and Zip Code: DALLAS TX 75214
Daytime Phone: 281 795 4146 Fax:
Relationship of Applicant to Owner : IS OWNER

PROPERTY ADDRESS: 5316 WORTH ST
Historic District: JUNIUS HEIGHTS

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

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.

UNATTACHED CEDAR DECK IN REAR OF HOUSE
LESS THAN 30" ABOVE GRADE.

RECEIVED BY

Signature of Applicant: [signature] Date: JUN 07 2018

Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

Current Planning

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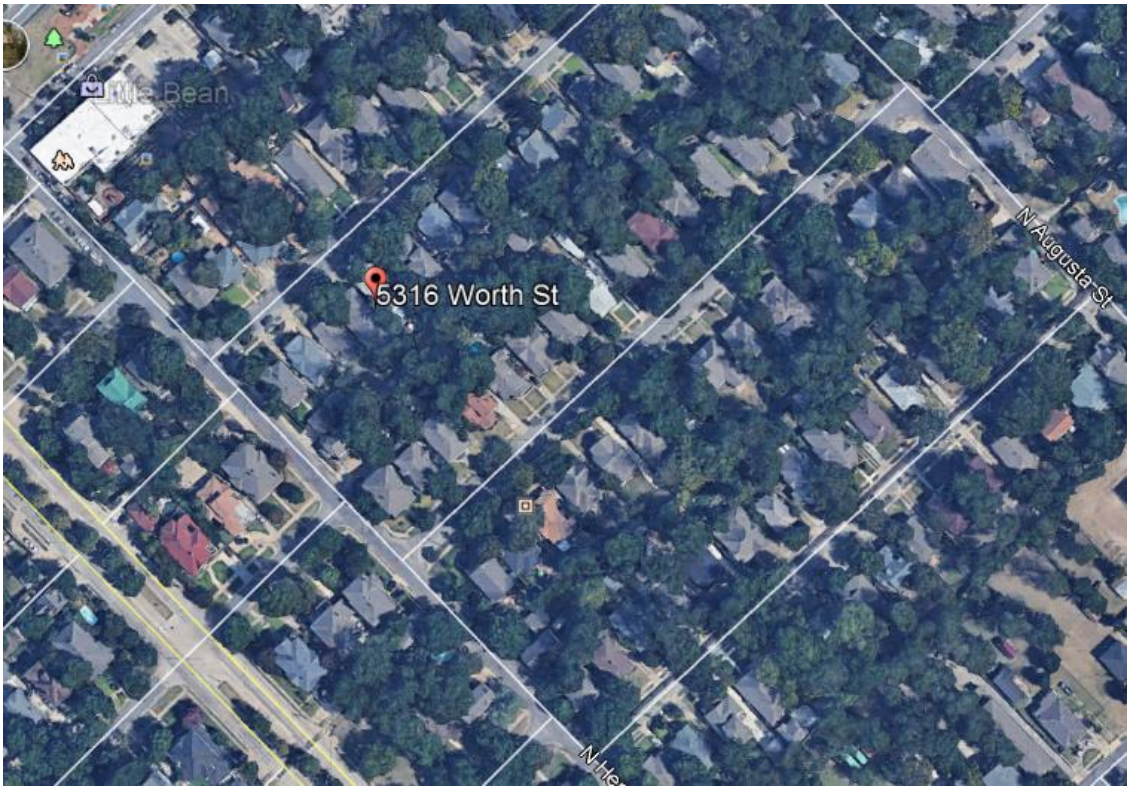
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- ☐ **DENIED.** Please do not release the building permit or allow work.
- ☐ **DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817



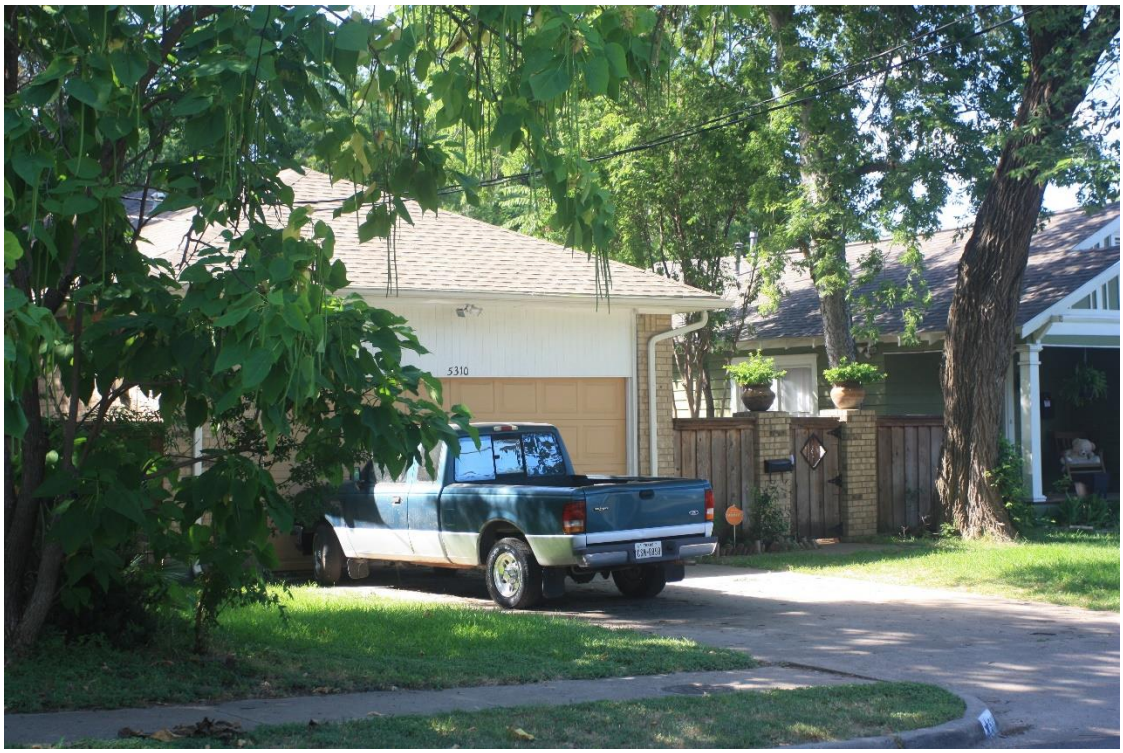
Aerial view



Front (North) elevation.



View to left (East) of 5316 Worth.



View to right (West) of 5316 Worth.



View across the street (North) from 5316 Worth.



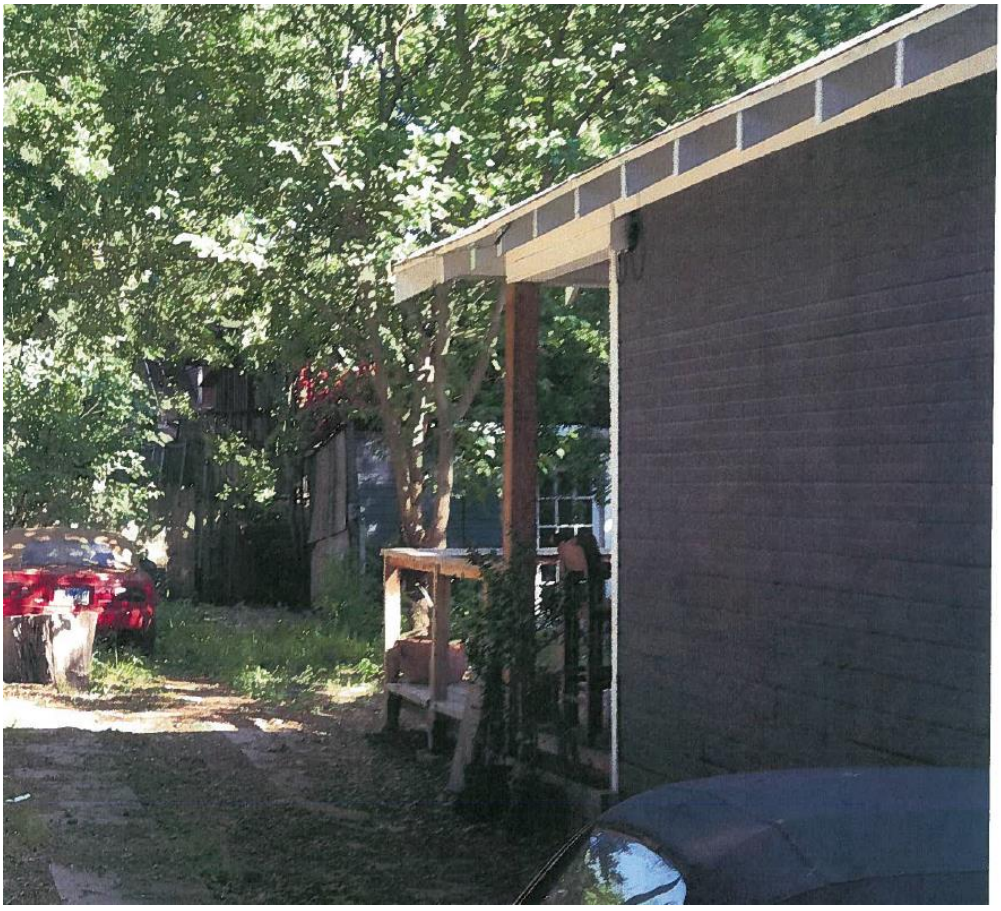
Rear deck.



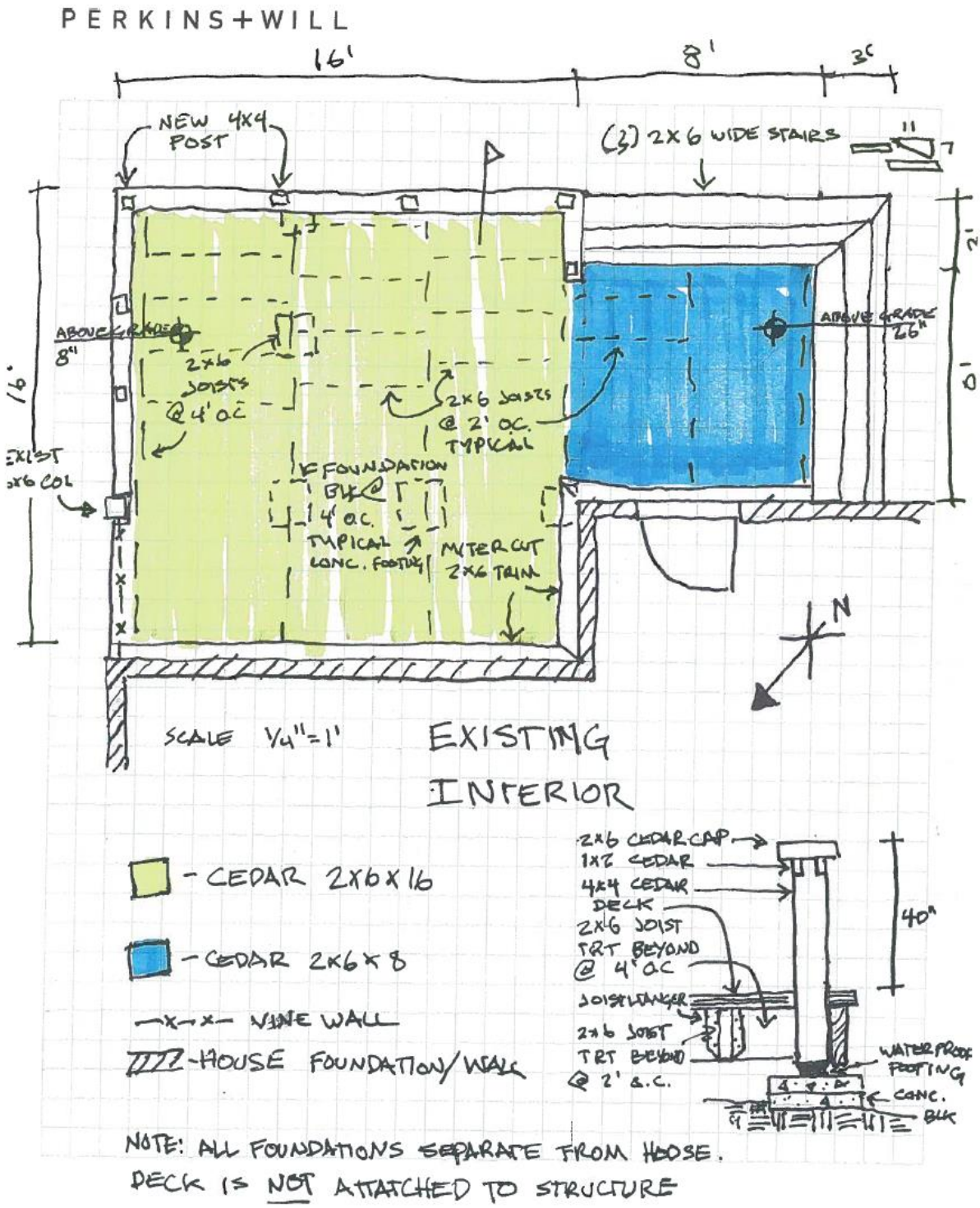
Rear deck.



Rear deck.



View of side of rear deck from driveway.



Plan for rear deck.

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)(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: 06/14/18
TIME: 5:30 P.M.
MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave.

Applicant Name: Andrew Ilges
Address: 5316 Worth
Date of CA/CD Request: 06/07/2018

RECOMMENDATION:

✓ Approve ____ Approve with conditions ____ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

Approve as shown

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	✓ Eric Graham
✓ Mary Mesh	✓ Terri Raith	___ Aaron Trecartin
___ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

Simple Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker: Graham
2nd: Koppang
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 6/14/18

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CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-656(MP)
LOCATION: 5523 Worth St
STRUCTURE:Accessory, Non-Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 13.02

APPLICANT: Kevin and Jana Spurgin

REPRESENTATIVE: None

OWNER: SPURGIN KEVIN S & JANA K

REQUEST:
Construct second story addition on accessory structure.

BACKGROUND / HISTORY:
None.

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

ANALYSIS:
Staff is recommending approval because the proposed addition for this non-contributing accessory structure meets the preservation criteria for contributing accessory structures. The proposed addition is lower than the main structure in height (16'-6" vs. 20' respectively) and is complementary to the design and overall look of the main structure. Therefore, Staff does not believe the proposed addition to be an adverse impact on the historic overlay district. Task Force also recommended approval, but expressed concern that the accessory structure could be used as a rental sometime in the future.

STAFF RECOMMENDATION:
Construct second story addition on accessory structure – Approve – Approve drawings and specifications dated 6/20/18 with the finding the work is consistent with preservation criteria Sections 9.2, 9.5, and 9.6 and meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Construct second story addition on accessory structure – Approve – Approve as shown with concern that current floor plan with full bath and kitchenette could be used as an apartment rental.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-656 (MP)
Office Use Only

Name of Applicant: KEVIN & JANA SPURGIN
Mailing Address : 5523 WORTH STREET
City, State and Zip Code: DALLAS, TX 75214
Daytime Phone: 214-686-0227 Fax: NA
Relationship of Applicant to Owner : WE ARE THE OWNERS

PROPERTY ADDRESS: 5523 WORTH STREET, DALLAS, TX 75214
Historic District: JUNIUS HEIGHTS

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

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.

SECOND FLOOR ADDITION OVER DETACHED GARAGE TO HOUSE 2 OFFICES, A BATHROOM AND A COFFEE BAR AREA

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: Kevin Spurgin Date: 6/5/18

Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:
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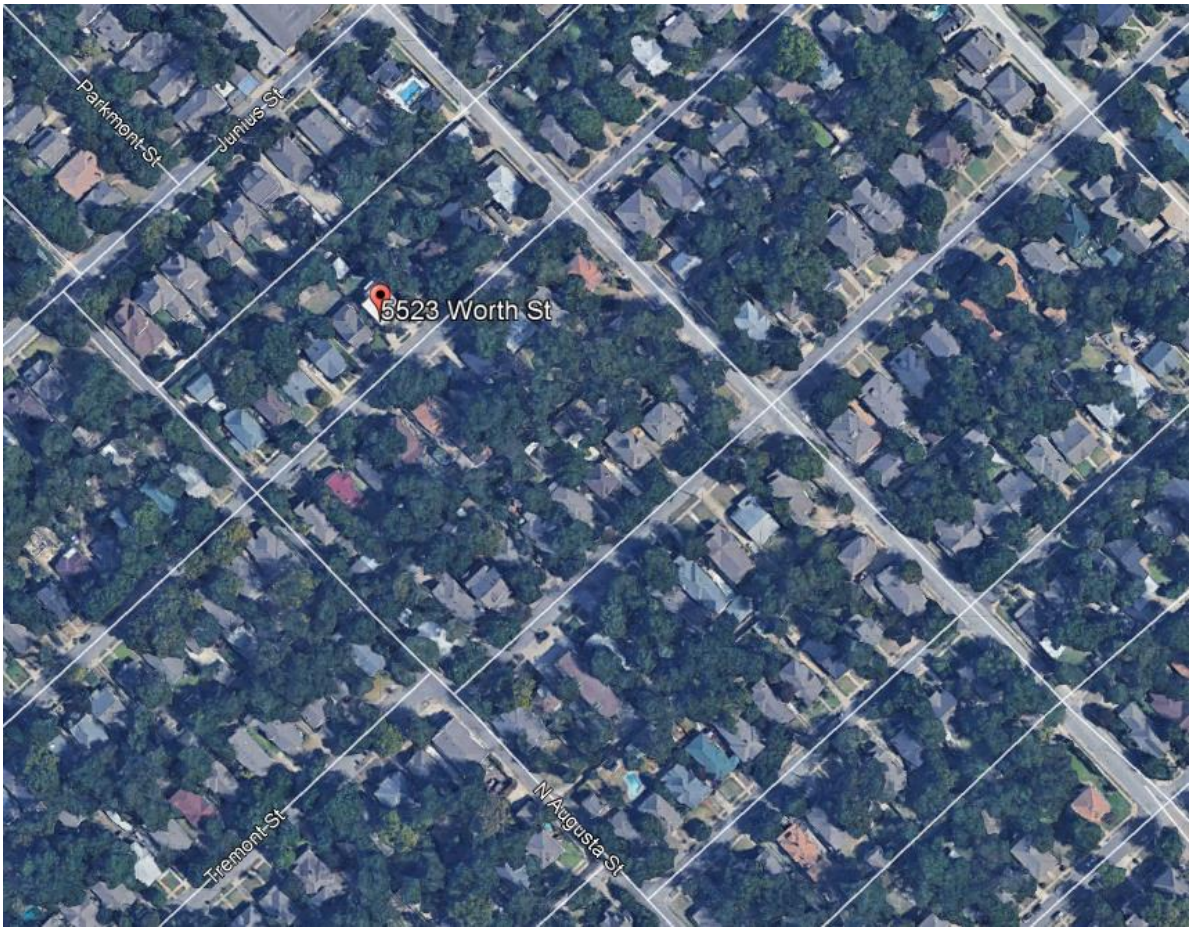
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- ☐ **DENIED WITHOUT PREJUDICE.** Please **do not** release the building permit or allow work.

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**



Aerial view



Front (South) elevation.



View to left (West) of 5523 Worth.



View to right (East) of 5523 Worth.



View across the street (South) from 5523 Worth.

Existing Home Looking Northwest



Front of existing main structure. Photo provided by applicant.

Existing Home Looking Southwest



Front of existing main structure. Photo provided by applicant.

Existing Home Looking East



Front of existing main structure. Photo provided by applicant.

Existing Garage Looking West



Front of existing accessory structure. Photo provided by applicant.

Existing Garage Looking South



Right side elevation of existing accessory structure. Photo provided by applicant.

Existing Garage Looking East

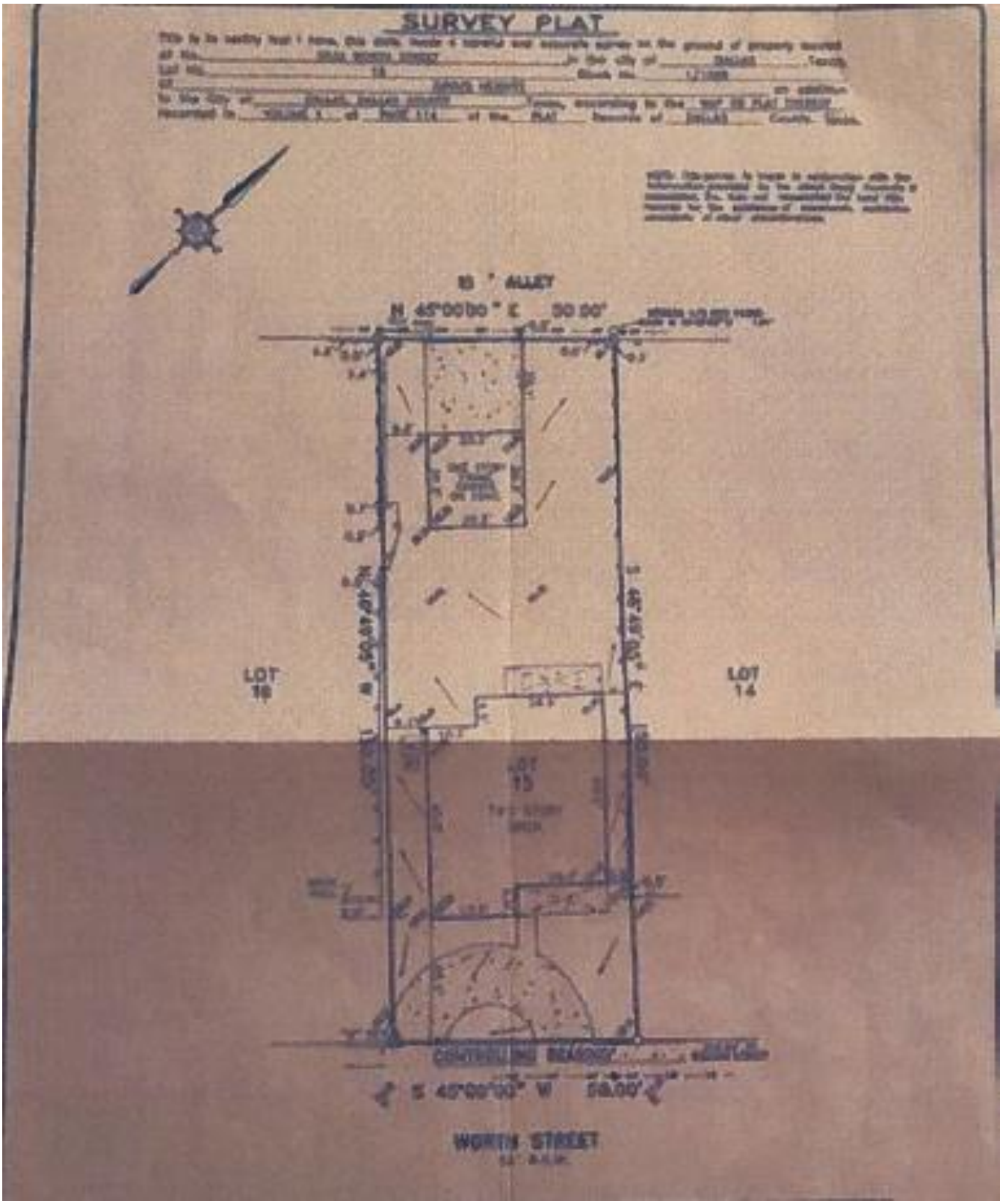


Rear elevation of existing accessory structure. Photo provided by applicant.

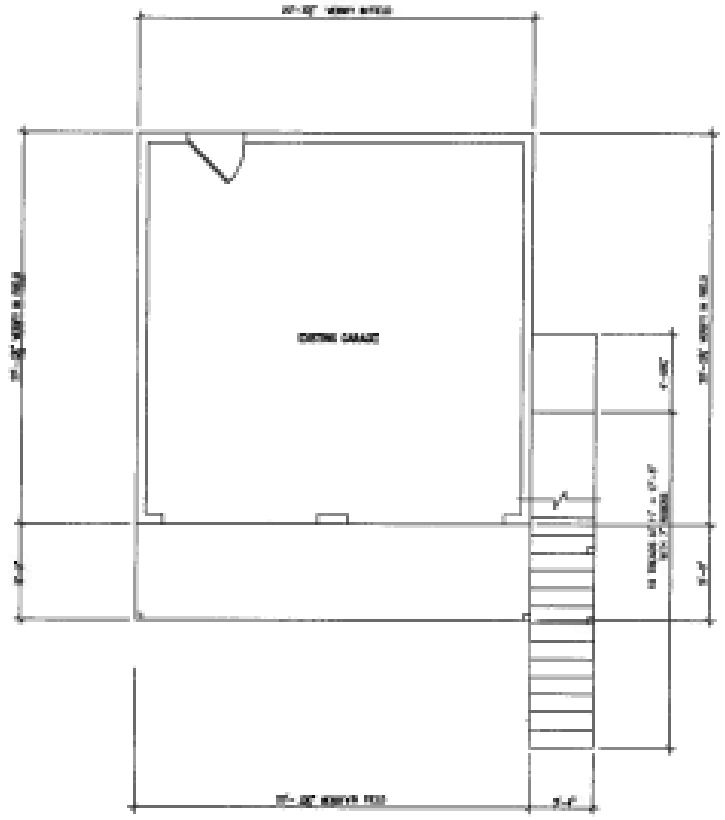
Existing Garage Looking North



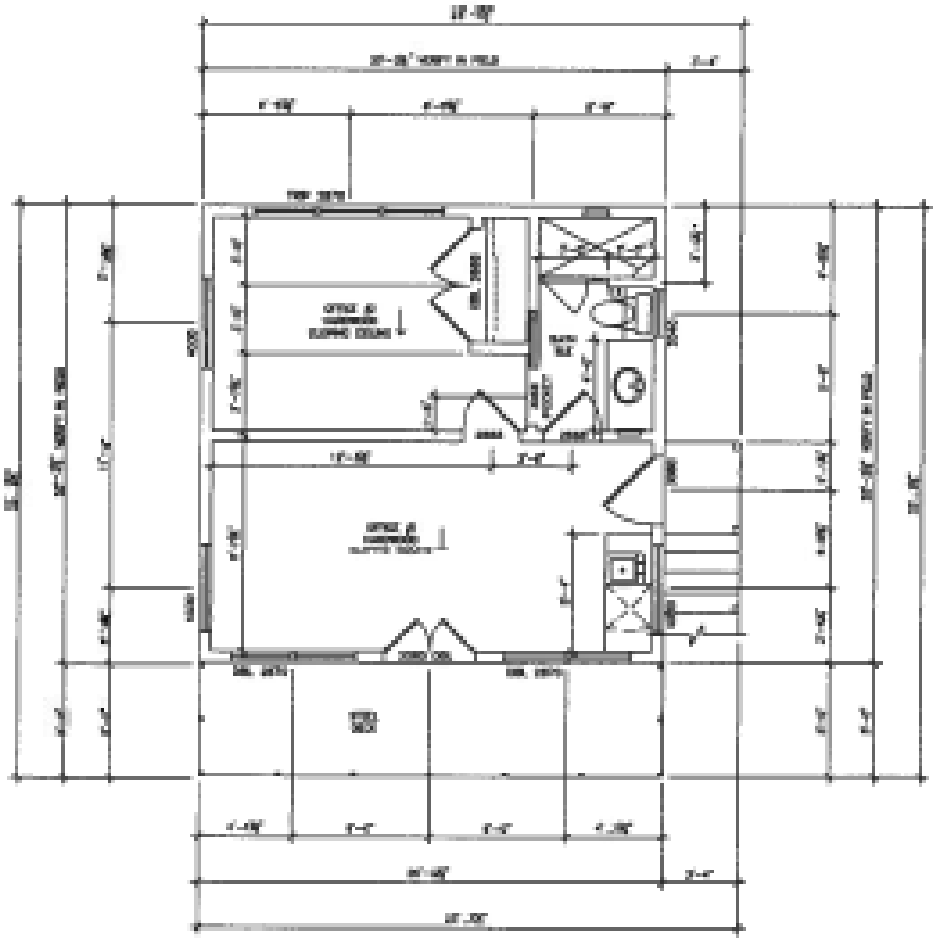
Left side elevation of existing accessory structure. Photo provided by applicant.


SURVEY PLAT
15 ' ALLEY
N 45°00'00 " E 50.00'
LOT 16
LOT 14
LOT 15
WORTH STREET

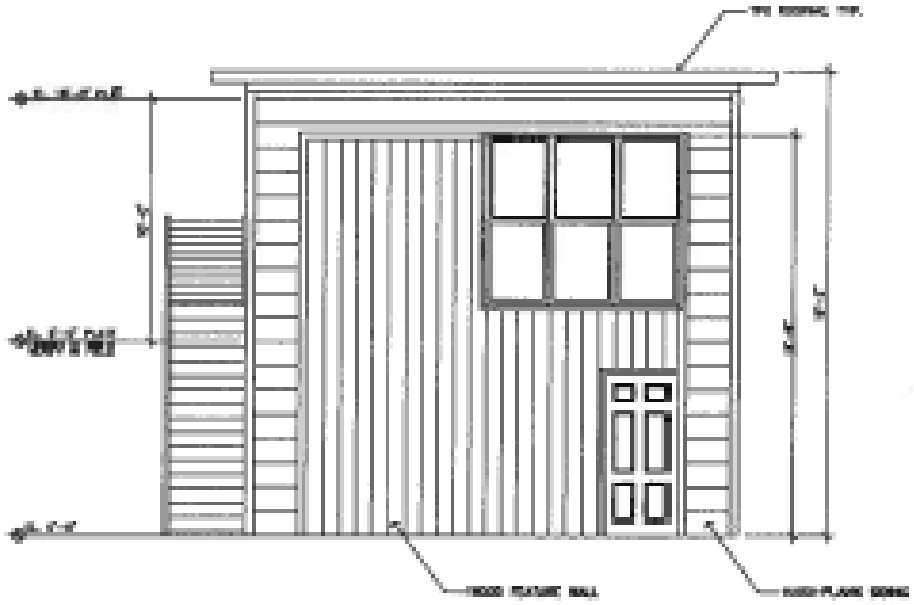
Survey plat.



Proposed first floor plan.

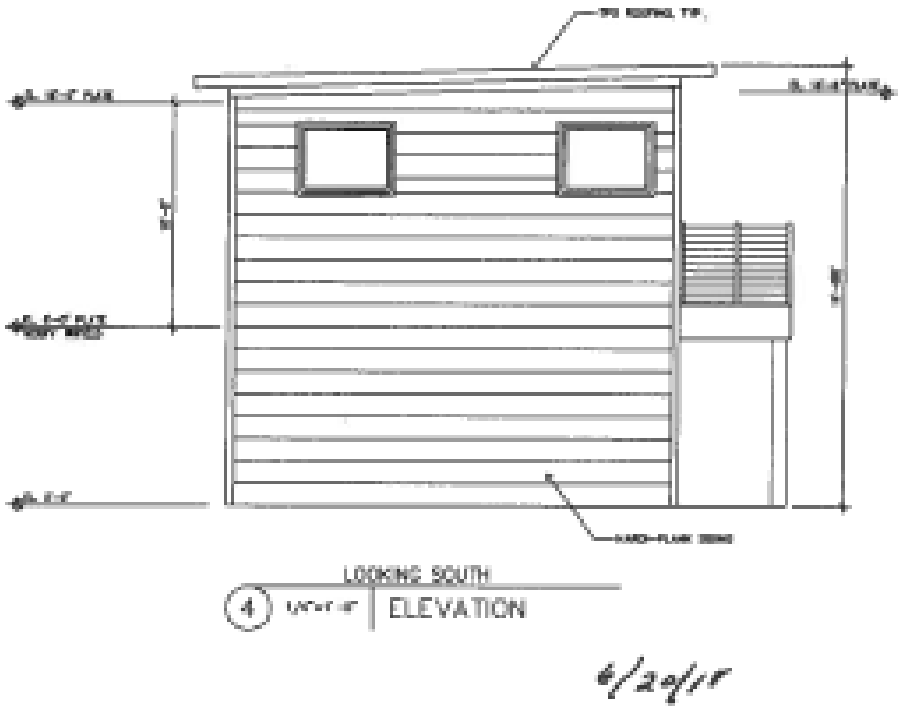


Proposed second floor plan.



LOOKING WEST
1 ELEVATION

Proposed front elevation.



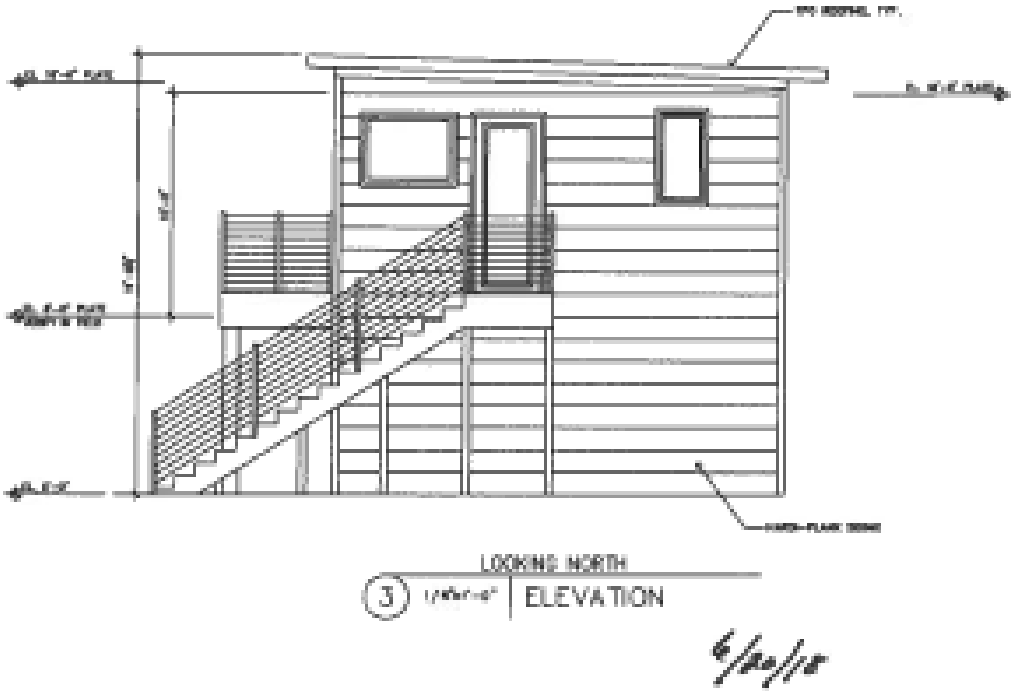
Proposed right side elevation.



LOOKING EAST

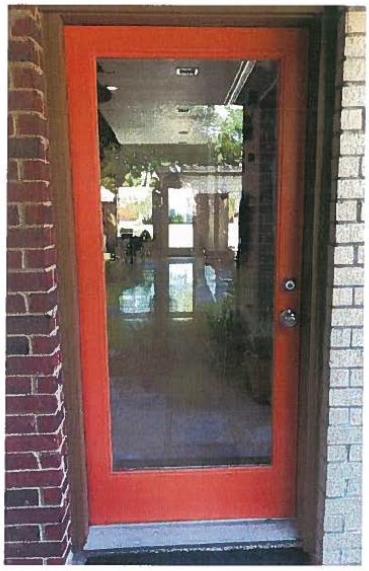
2 ELEVATION 6/22/18

Proposed rear elevation.



Proposed left side elevation.

Doors (this represents the 2 exterior doors to be used on the structure, these will match the doors on the existing home on the property which is pictured here)

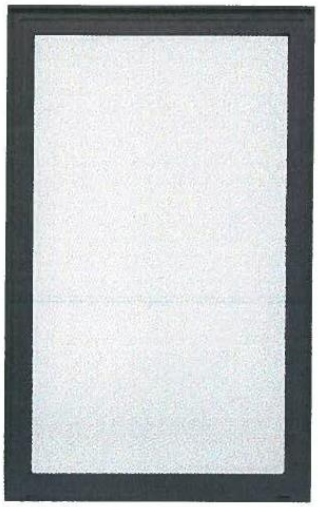


Type: Exterior
Color: Sherwin Williams 2803
Material: Wood
Glass: Double Pane
Lites: Single

4/20/18

Photo of current front door. Doors on proposed accessory structure to match.

Picture Window (this represents the 4 smaller windows which will be used on the structure and can be turned horizontal or vertical, dimensions are noted on the plans)

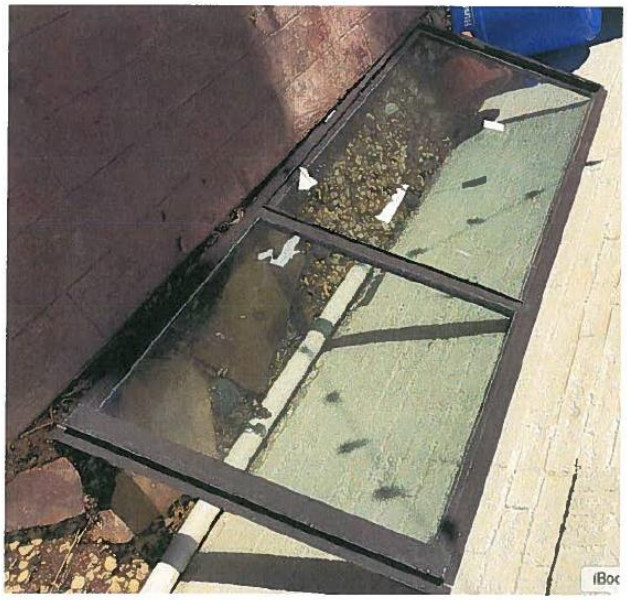


Type: Picture
Color: Bronze
Material: Aluminum
Glass: Single Pane
Lites: Single

4/20/18

Windows for proposed accessory structure.

Single Hung Window (this represents the 7 larger windows to be used on the structure, note these are brand new windows but have been in storage and the window is laying on its side)

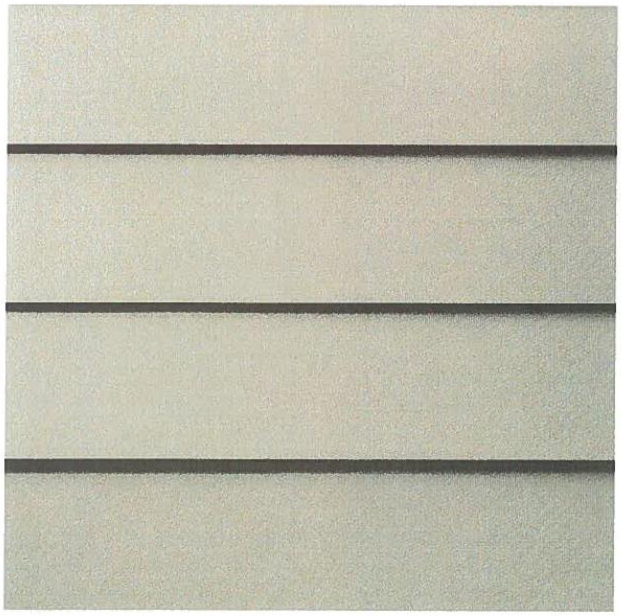


Type: Single Hung
Color: Bronze
Material: Aluminum
Glass: Double Pane
Lites: Double

6/20/18

Windows for proposed accessory structure.

Hardiplank Siding (this is the siding to be used on the structure which matches the siding on the existing garage)



James Hardie (Actual: 0.312-in x 8-in x 144-in) HardiePlank Primed Cobble Stone Smooth Lap Fiber Cement Siding Panel

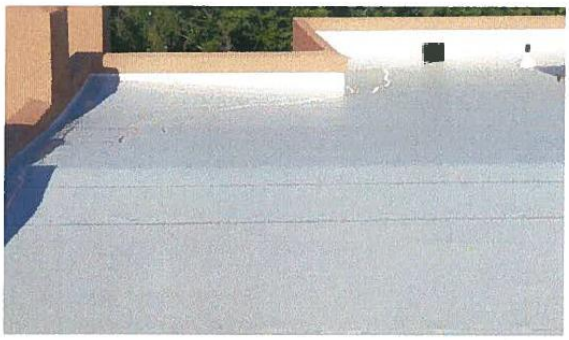
Note: on the elevation looking west where there is vertical siding shown, the width of the siding will be slightly narrower at a width of 6.25" rather than 8". All other siding specs are the same.

6/20/18

Proposed Hardie board siding.

Roofing Material Update (due to change in building height and pitch of roof)

Thermoplastic Polyolefin (TPO)
This is the same roofing material on the existing garage as well as the main structure on the property. This change is noted on the most recent plans which have been submitted.



6/20/18

Proposed roofing material.

Steel Cable Railing



6/20/18

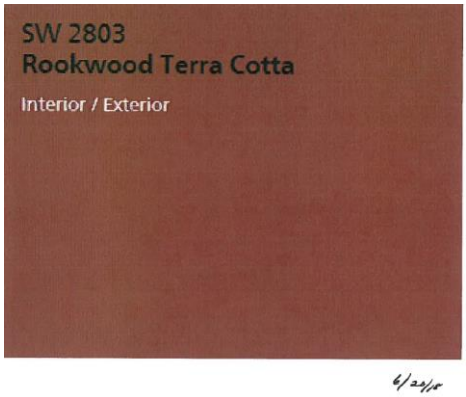
Proposed steel cable for railing.



Proposed exterior lighting.



Proposed paint color for main body.



Proposed paint color for doors, trim, and one exterior accent wall.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

9.0 Accessory structures for Tracts A, B, C, D, and E

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

9.5 Cementitious siding is allowed on accessory structures if it is in keeping with the style and materials of the main building. Except as otherwise provided in this paragraph, vinyl and aluminum siding and Exterior Insulated Finish Systems (EIFS) are not permitted on the exterior of accessory structures. Vinyl and aluminum siding are permitted on the exterior of portable classroom buildings located at the school in Tract D.

9.6 The eave height of accessory structures may not exceed the eave height of the main building.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 06/14/18
TIME: 5:30 P.M.
MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave.

Applicant Name: Kevin & Jana Spurgin
Address: 5523 Worth
Date of CA/CD Request: 06/07/2018

RECOMMENDATION:

✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approve as shown with concern that current floorplan with full bath and kitchette could be used as an apartment rental.

Task force members present

___ Rene Schmidt (Chair)	✓ Laura Koppang	✓ Eric Graham
✓ Mary Mesh	✓ Terri Raith	___ Aaron Trecartin
___ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

Simple Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker: Koppang
2nd: Graham
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 6/14/18

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

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

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-092(JKA)
LOCATION: 119 E 6th Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 468

PLANNER: Jennifer Anderson
DATE FILED: June 7, 2018
DISTRICT: Lake Cliff
MAPSCO: 54-D
CENSUS TRACT: 0020.00

APPLICANT: Nick Victor

OWNER: VICTOR PROPERTIES LLC

REQUEST:
1. Replace approximately 40% siding with 4" wood lap siding.
2. Replace 100% of skirting with 6" lap siding.
3. Remove window #5.

BACKGROUND / HISTORY:
11/30/2017 – A routine CA was issued for an 8' fence in the side and rear yard (CA178-131(JKA)).

12/04/2017 – Landmark Denied without Prejudice replacement of vinyl skirting with lattice and an 8' fence in the side yard (CA178-092(JKA)).

12/15/2017 – A routine CA was issued to replace the lead walk and roll step (CA178-200(JKA)).

02/07/2018 – A routine CA was issued to repair the foundation on main structure (CA178-323(JKA)).

The structure is listed as contributing to the Lake Cliff historic district.

ANALYSIS:
1. The existing siding is a mixture of 4" lap siding, particle board, and 117 siding. The 4" wood lap siding is the largest percentage of siding on the house, so is presumed to be the original siding even though 117 siding would be the expected siding on a house of this age and style. Staff is supportive of the replacement of 40% of the siding with 4" wood lap siding since it does comprise of the majority of existing siding and is compatible with the house. Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

2. The existing skirting is a mixture of pressboard and thin wood panels. The applicant found evidence of a water table that began at the bottom of the windows, and would like to install 6” wood lap siding to restore the skirting to its original height. A larger exposure of lap siding is common beneath the water table on Craftsman style homes. Staff is recommending approval of the request with the finding that it meets the preservation criteria and City Code.
3. Window #5 is not original to the structure and is not believed to be an original window opening. The applicant would like to remove this window. The preservation criteria states that historic window openings on protected facades must be maintained, but does not address removal of non-historic window openings. Staff does not believe that the removal would have an adverse effect on the structure. Staff is recommending approval of the request with the finding that it meets the preservation criteria and City Code.

NOTE: Elevation drawings and further information regarding the windows were submitting following the Task Force meeting.

STAFF RECOMMENDATION:

1. Replace approximately 40% siding with 4” wood lap siding – Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 4.1(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2. Replace 100% of skirting with 6” lap siding – Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 4.1(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Remove window #5 – Approve – Approve drawings dated 6-19-18 with the finding that the work is consistent with City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1. Replace approximately 40% siding with 4” wood lap siding – None – No quorum, comments only. No comments.
2. Replace 100% of skirting with 6” lap siding – None – No quorum, comments only. Recommend 6" horizontal lap siding below window sill shelf line, but supportive of one lap of Hardiboard at grade painted to match other wood.
3. Remove window #5 – None – No quorum, comments only. Not enough information to review. Request labels, dimensions, and material information.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 691 [JKA]
Office Use Only

Name of Applicant: Nick Victor
Mailing Address : 1228 N Tyler St
City, State and Zip Code: Dallas Tx 75208
Daytime Phone: 469 328 7093 Fax:
Relationship of Applicant to Owner : Son

PROPERTY ADDRESS: 119 E 6TL Street
Historic District: Lake Cliff

OFFICE USE ONLY
Main Structure:
X Contributing
___ Non-contributing

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

- Paint: Body - BEHR "Northwester N470-4" Trim - BEHR "White 52"
- Replace 100% of Skirting w/ pine woodlap 6" exposure
- Replace 40% of Siding w/ pine woodlap 4" exposure
- Add 5 new windows where original jambs are present
- Replace 3 non-historic windows, remove 1 non-historic window

Signature of Applicant: [signature] Date: 6/14/18

Signature of Owner: [signature] Date: 6/14/18
(IF NOT APPLICANT)

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

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

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

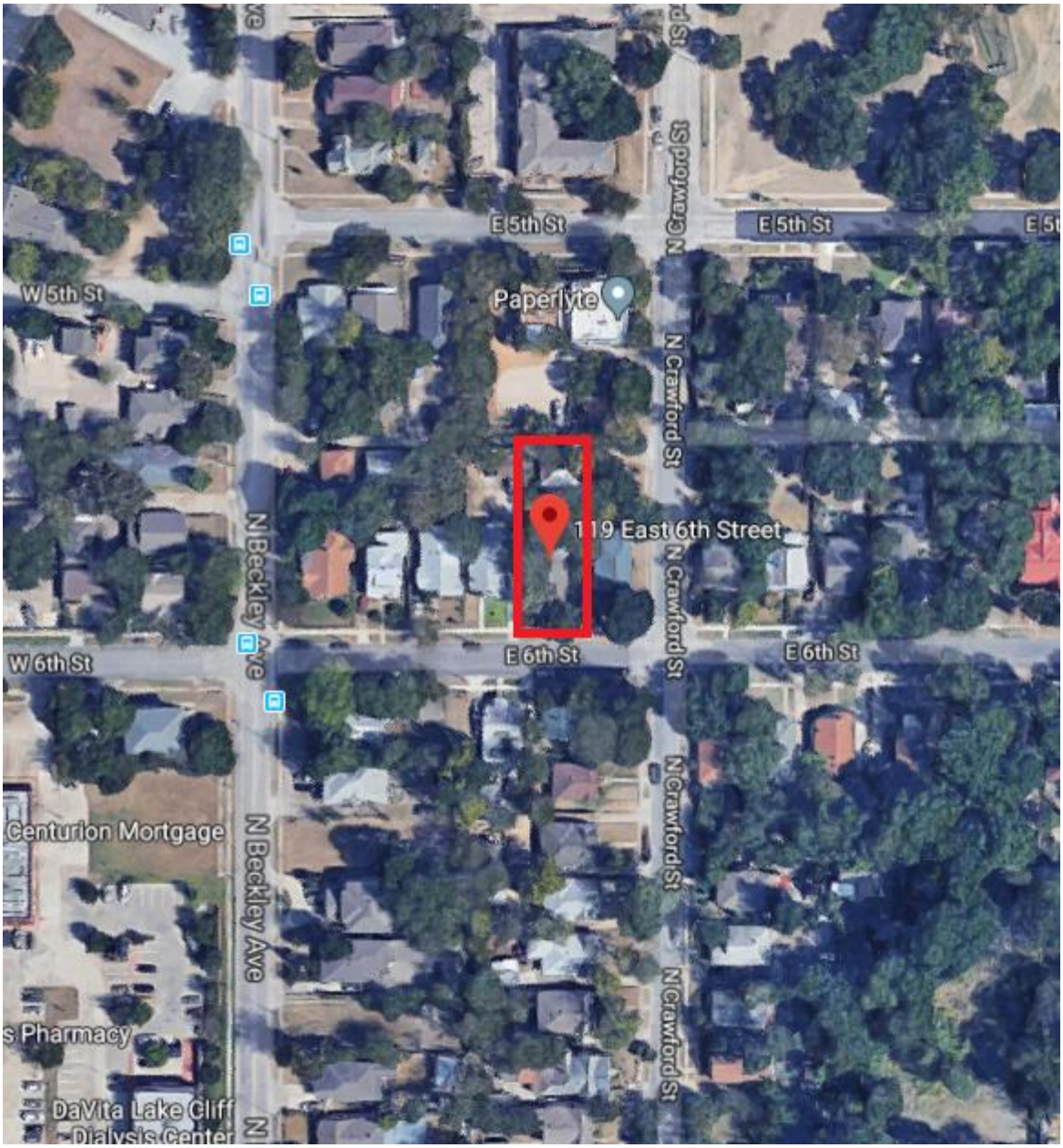
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ___Yes ___No

Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817



Aerial image



Main structure



To left



To right



Across street

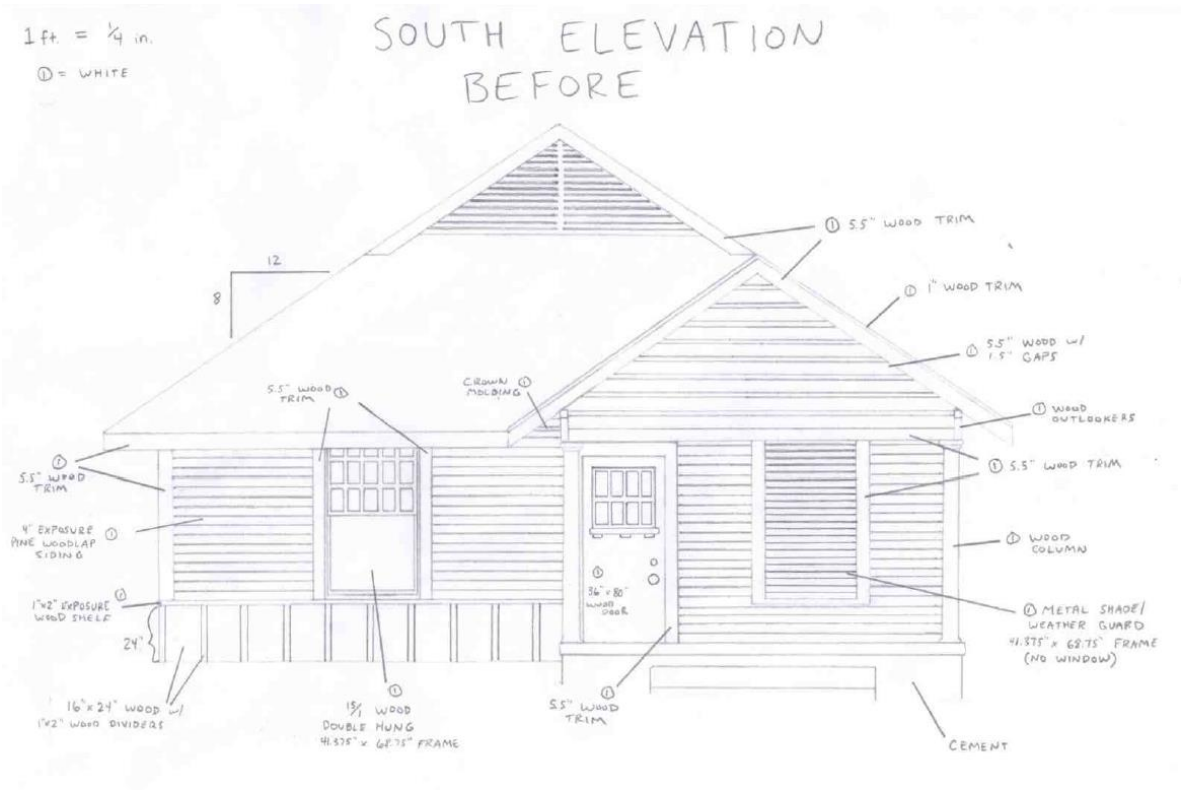


Side elevation

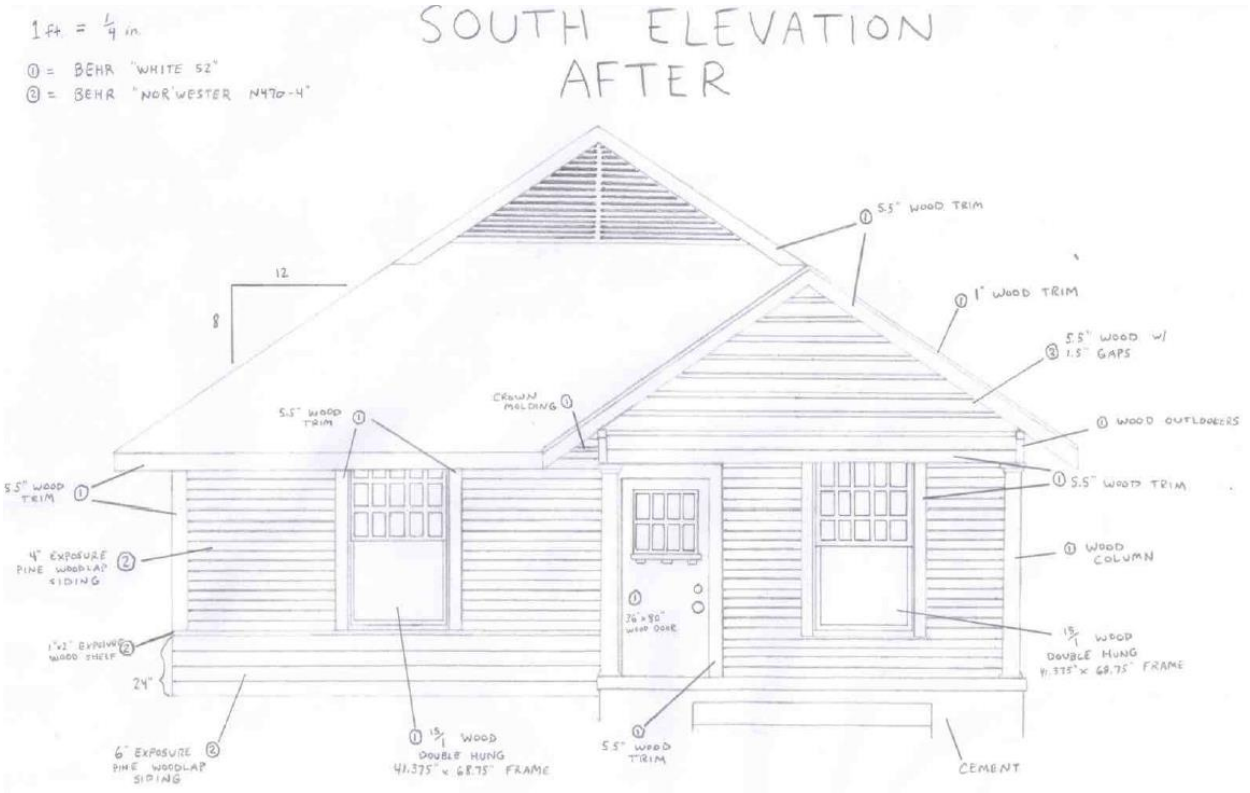




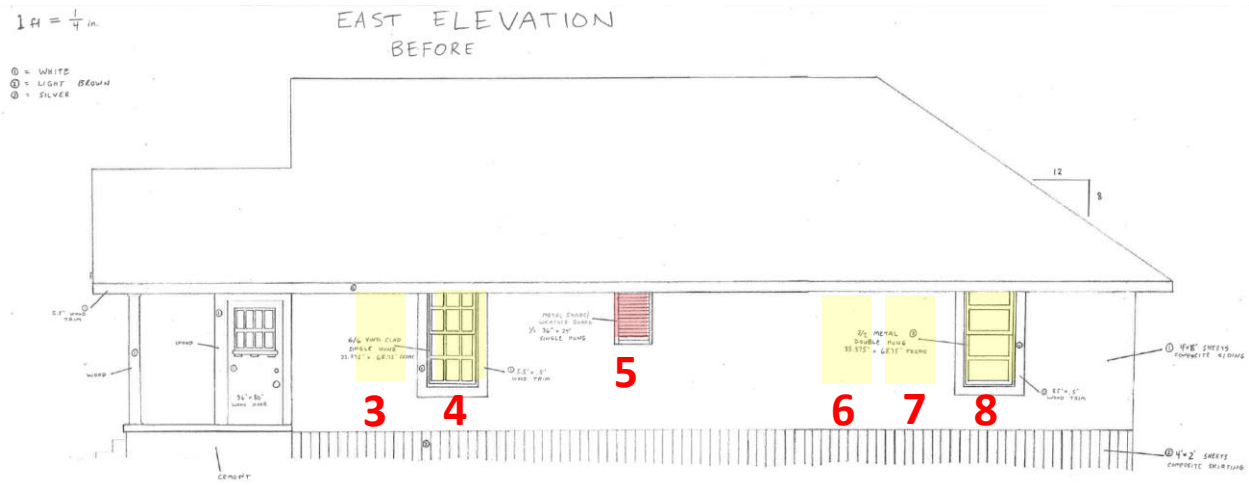
East side and rear elevations



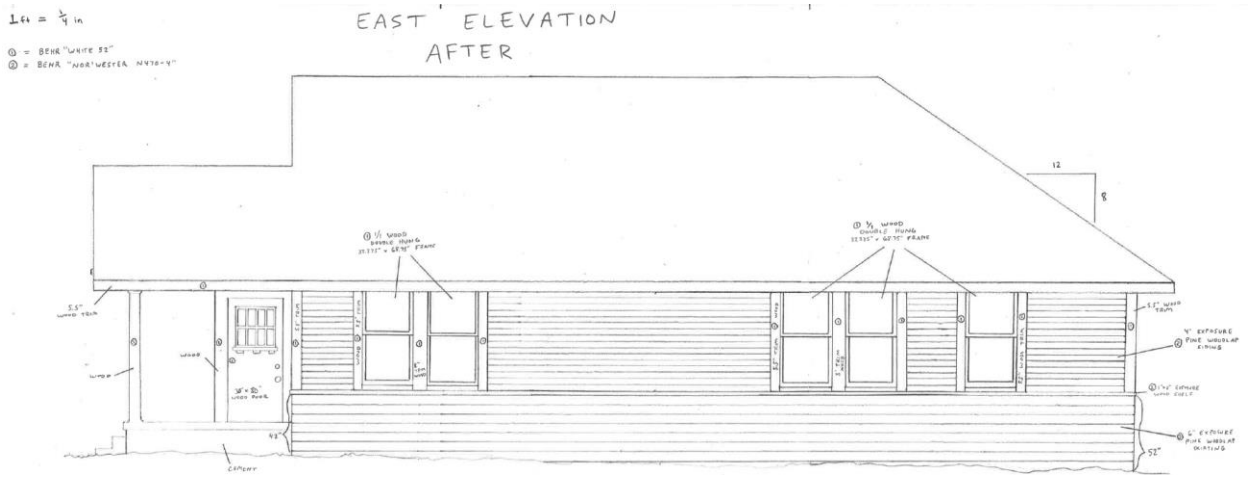
South (front) EXISTING elevation. NOTE: Windows will be repaired via Routine Maintenance.



South (front) PROPOSED elevation



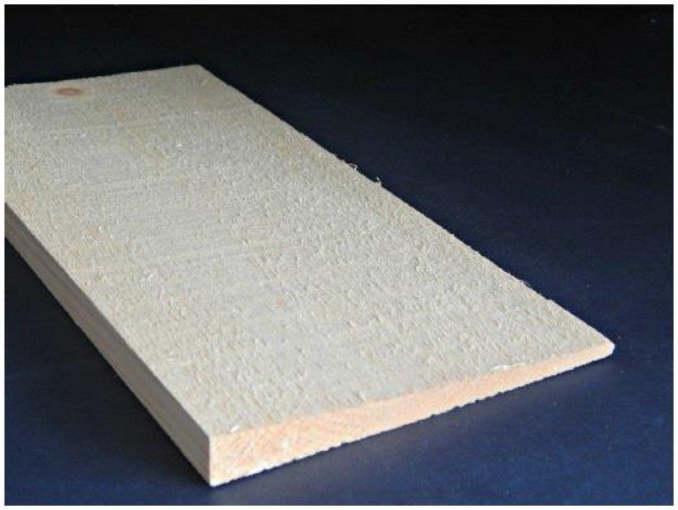
East side EXISTING elevation. Window #5 highlighted in red. NOTE: Windows 3, 4, 6, 7, 8 (yellow) to be repaired/restored via Routine Maintenance.



East side PROPOSED elevation

Siding

I would like to replace 40% of the siding on the house. We will be matching the existing siding by using "Eastern white pine plain bevel siding", 1" x 6" with 4" exposure.



https://www.easttennesseebuildingsupply.com/bevel-siding/?single_prod_id=174

Skirting

I would like to replace 100% of the skirting with 6" exposure, horizontal pine woodlap.

We will use Eastern white pine 1" x 8" wood.



https://www.easttennesseebuildingsupply.com/bevel-siding/?single_prod_id=82

Request #1-2: Siding and skirting specifications

Window 5 – East (side) façade

Current: 1/1 non-original, metal, 30" X 40". Proposed: remove window.





Request #3: Window 5 proposed for removal.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

Section 4.1(b)

b. Reconstruction, renovation, repair or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.

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

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

(i) for contributing structures:

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

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

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

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

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 06/13/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: NICK VICTOR
PROPERTY ADDRESS: 119 E 6TH STREET
DATE of CA / CD REQUEST: 06/07/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

NEED MORE INFORMATION TO REVIEW SUBMISSIONS.
NOT ENOUGH TO PROVIDE RECOMMENDATION, REQUEST LABELS, DIMENSIONS & MATERIAL
INFORMATION TO COMMENT. RECOMMEND TO HAVE 6" HORIZONTAL LAP
BELOW WINDOW SILL SHELF LINE. TAKE NO EXCEPTION TO AHARDBD. TO
PIATCH WOOD AS ONE BOARD AT GRADE, PAINTED TO MATCH OTHER WOOD.
COLOR SCHEME SUBMITTED AS PAINT CHIPS ARE SUITABLE, NEED LOCATIONS LABELE

Task force members present

___ Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
___ Christine Escobedo	_/_ Nicholas Dean	___ VACANT (Alt)
___ Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present _/_ Jennifer Anderson

Simple Majority Quorum: ___ yes _/_ no

Maker:
2nd.:
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 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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-688(JKA)
LOCATION: 418 E 5th Street
STRUCTURE: Main, Accessory, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 468

PLANNER: Jennifer Anderson
DATE FILED: June 7, 2018
DISTRICT: Lake Cliff
MAPSCO: 54-D
CENSUS TRACT: 0020.00

APPLICANT: Tom Prohaska

OWNER: BISHOP AVENUE PROPERTIES LLC

REQUEST: Construct accessory structure in rear yard.

BACKGROUND / HISTORY:
04/06/2018 – Landmark approved a new main structure, accessory structure, 8' fence, and landscaping.

The empty lot is non-contributing to the Lake Cliff historic district.

ANALYSIS:
The accessory structure was approved in April 2018 and no changes to the design of the building is proposed in this application. The applicant is proposing to move the location of the accessory structure to the east side of the rear yard. All of the required setbacks are met in the proposed site plan, and Staff is recommending approval of the work with the finding that it is compatible with the historic overlay district and City Code.

STAFF RECOMMENDATION: Construct accessory structure in rear yard – Approve – Approve site plan dated 6-19-18 with the finding that the proposed work is compatible with preservation criteria Section 9.1 and 9.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: Construct accessory structure in rear yard – None – No quorum, comments only. Supportive.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 688 (JKA)
Office Use Only

Name of Applicant: Tom Prohaska
Mailing Address : 1234 Haines
City, State and Zip Code: Dallas TX 75208
Daytime Phone: 214-399-8550 Fax: N/A
Relationship of Applicant to Owner : Same

PROPERTY ADDRESS: 418 E 5th
Historic District: Lake Cliff

OFFICE USE ONLY
Main Structure:
___ Contributing
X Non-contributing

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.

To Amend last month's Submittal to move garage location to 5' from East property line & 20' from rear property line.

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: _____ Date: 5-31-18

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.

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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:

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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.

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev 112817



Aerial image



418 E 5th Street



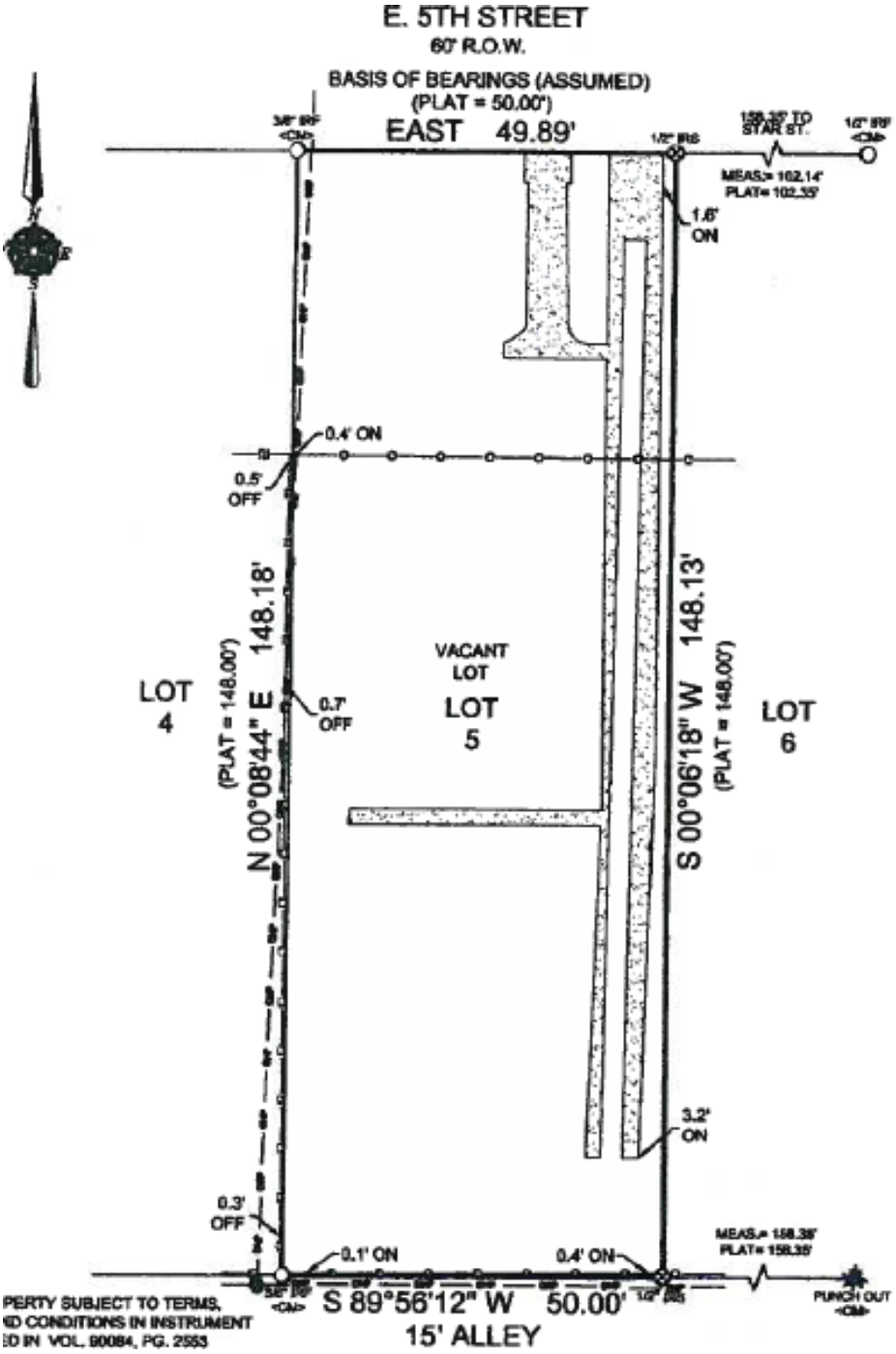
To left



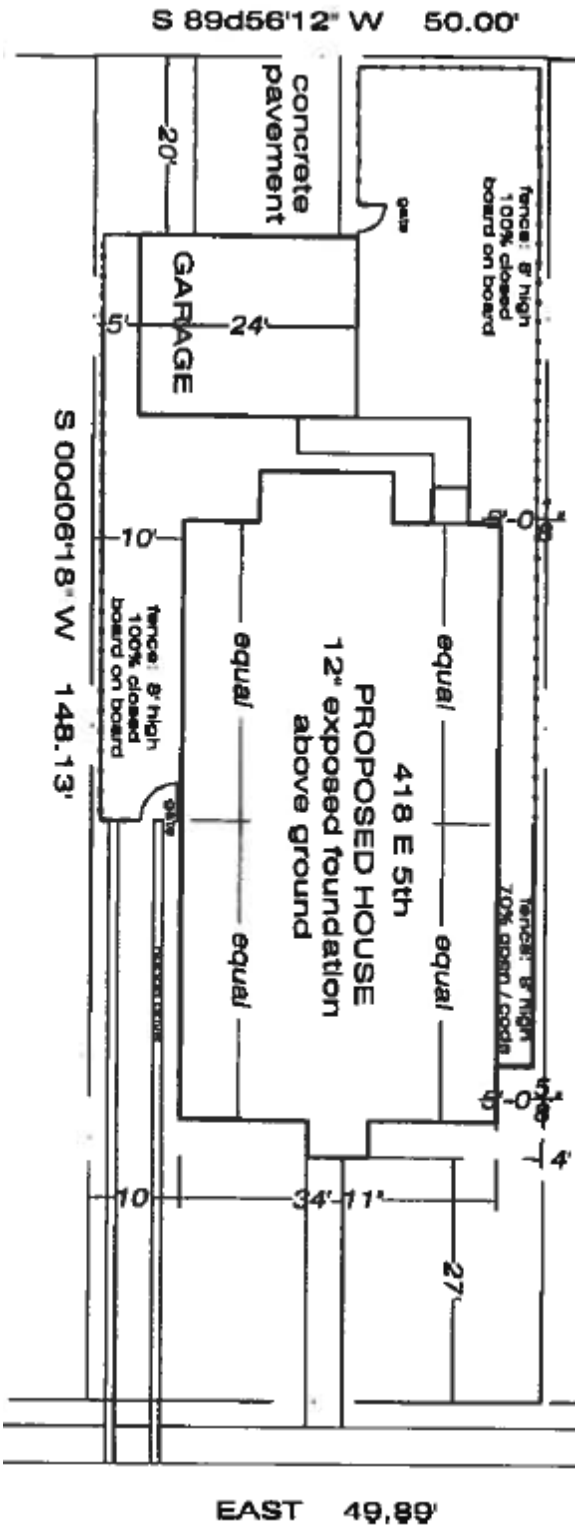
To right



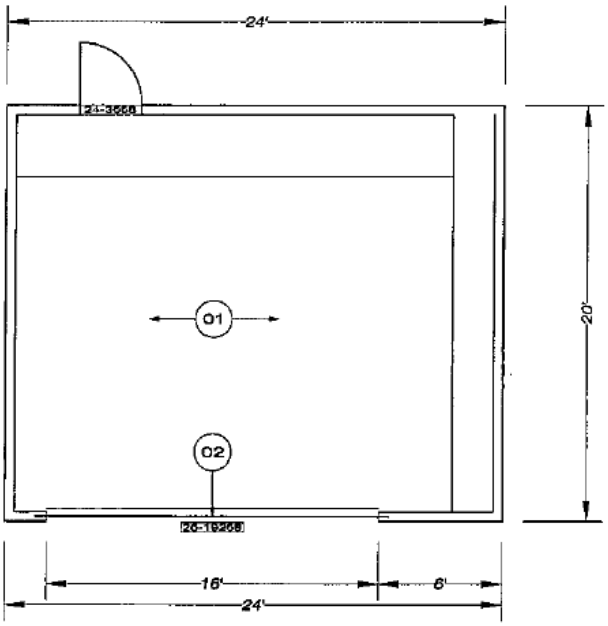
Across street



Existing site survey

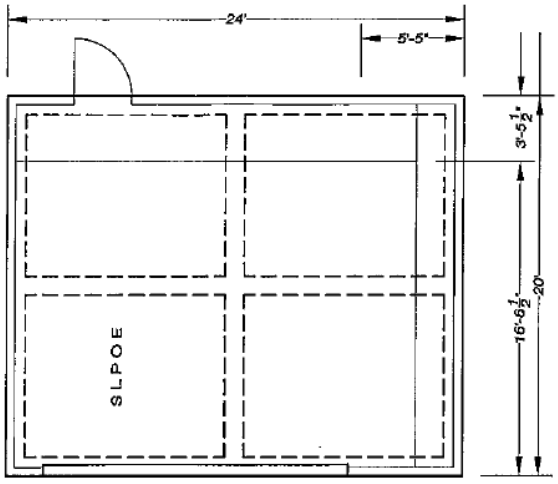


Proposed Site plan



GARAGE FLOOR PLAN

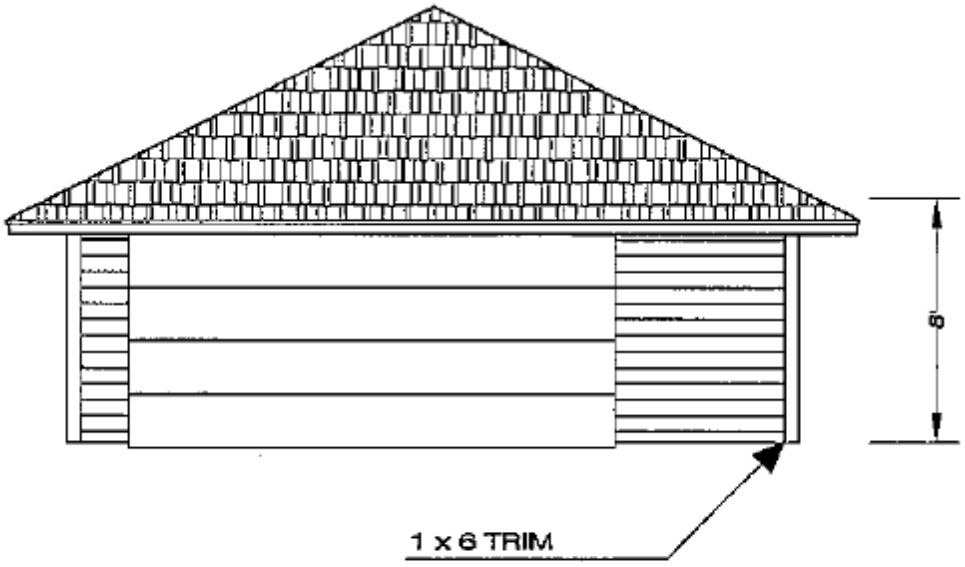
scale : 1/4" = 1'-0"



GARAGE FOUNDATION PLAN

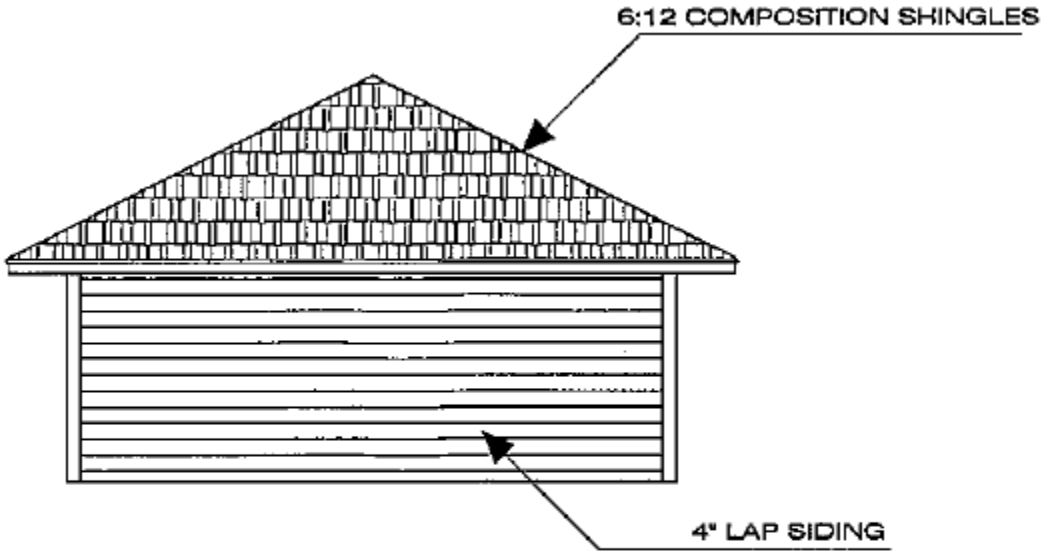
scale : 1/4" = 1'-0"

Accessory structure floorplan and foundation plan



GARAGE FRONT ELEVATION

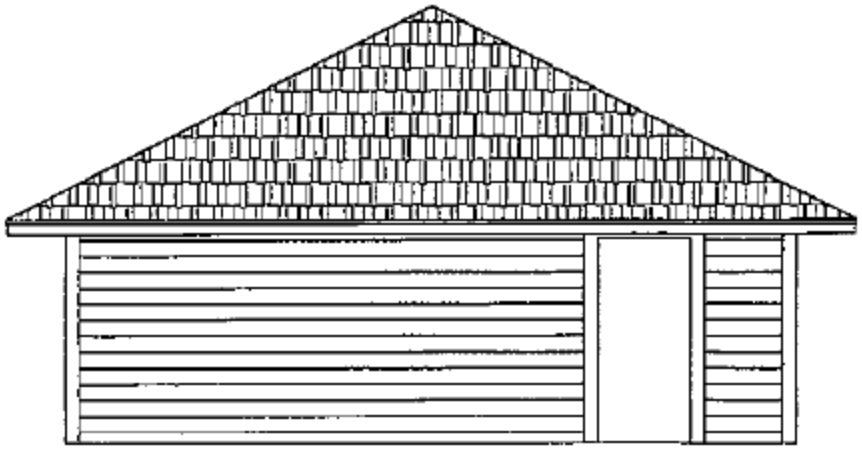
scale : 1/4" = 1'-0"



GARAGE SIDE(S) ELEVATION

scale : 1/4" = 1'-0"

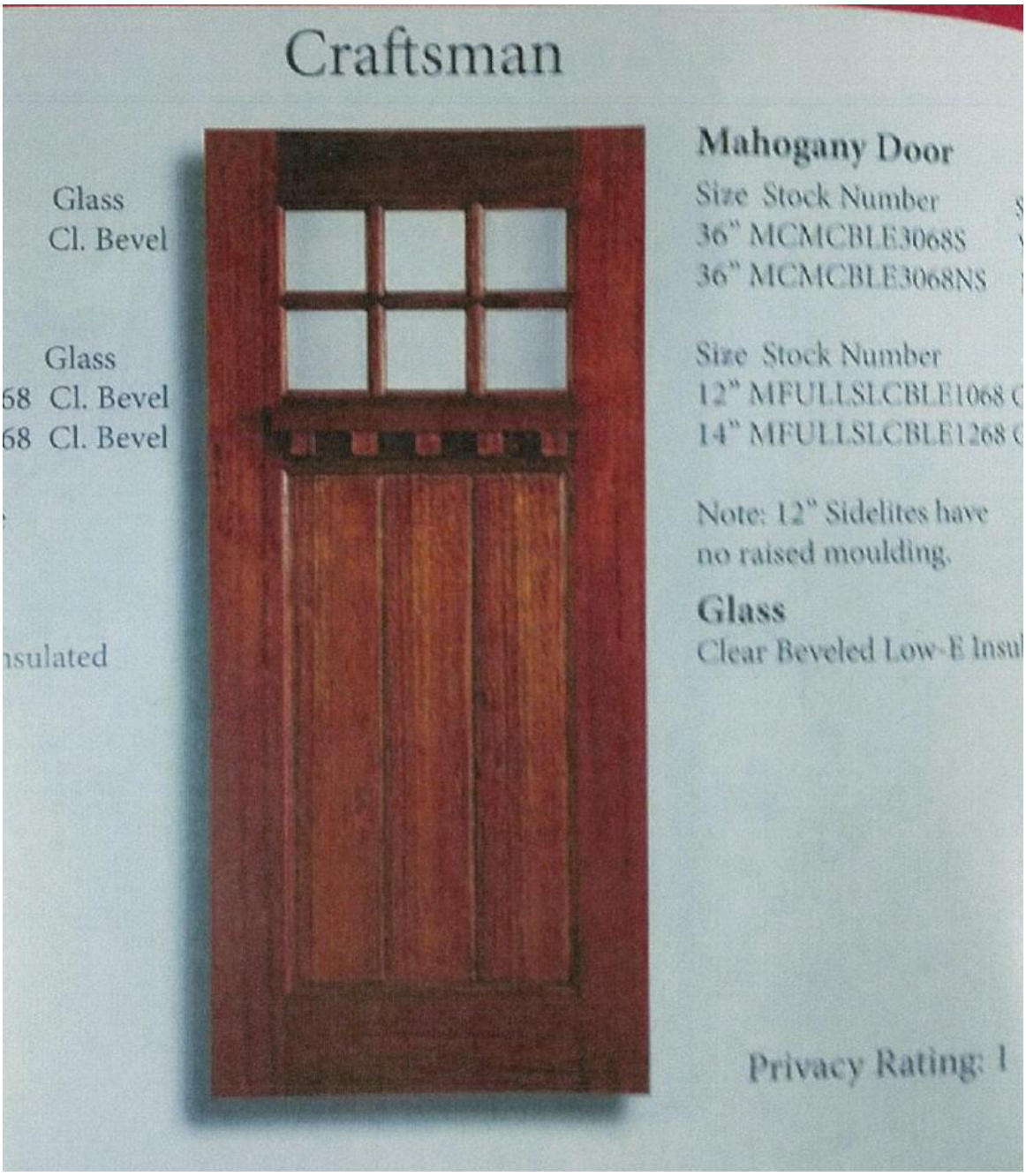
Accessory structure front and side elevations



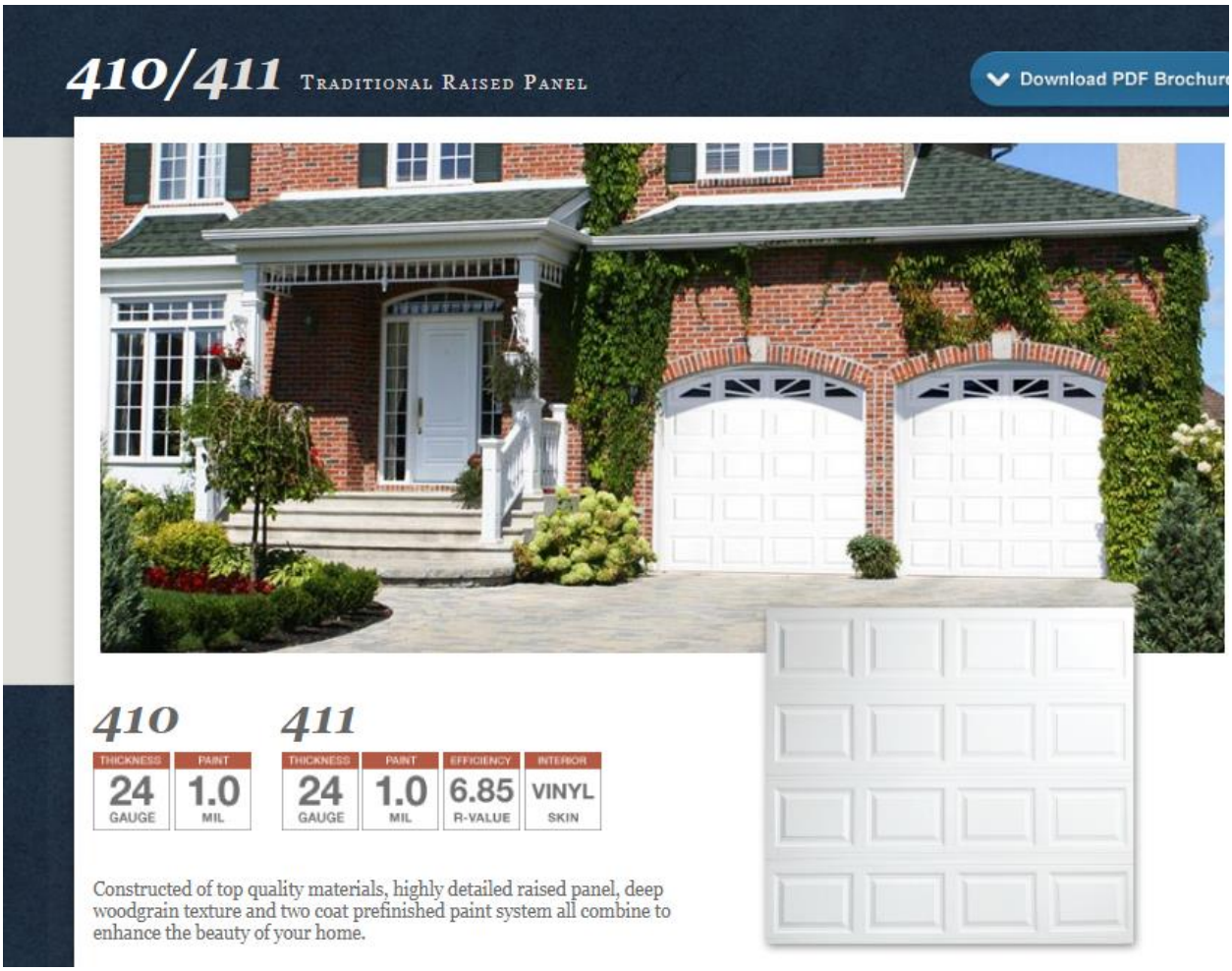
GARAGE REAR ELEVATION

scale : 1/4" = 1'-0"

Accessory structure rear elevation



Door specifications



Garage door specifications



Body, trim, and accent specifications


Shingle specifications

Progress Lighting P5750-2030K9

Antique Bronze Derby LED Outdoor Wall Sconce with Mottled Amber Glass - 11" Tall

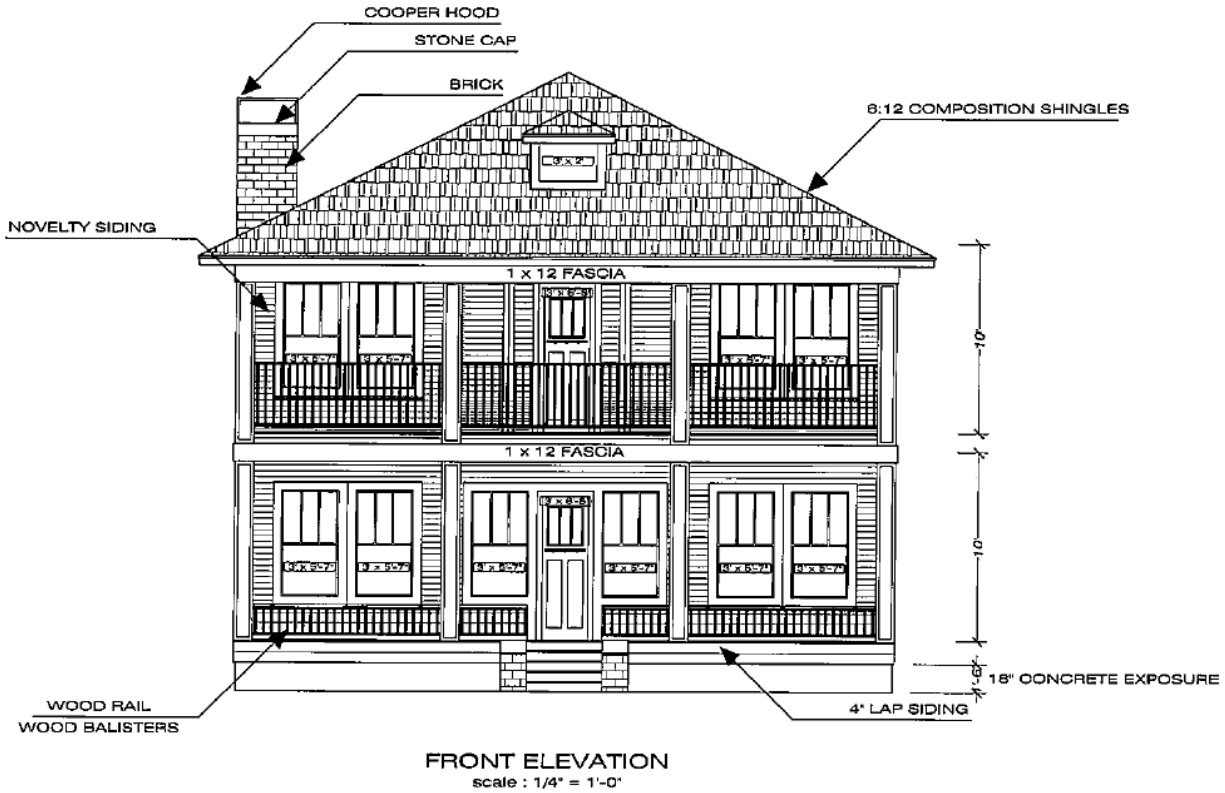
Item # bci2704146 Model # P5750-2030K9 Derby Collection

Write a Review



Click to Zoom

Lighting specifications



Approved front elevation of main structure (new construction)

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 9.1:

9.1 Stand-alone new construction is permitted only in the rear yard.

Section 9.4:

9.4. The color, details, form, materials, and general appearance of new construction, including accessory buildings, and additions must be compatible with the existing historic structure.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 06/13/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: TOM PROHASKA
PROPERTY ADDRESS: 418 E 5TH ST
DATE of CA / CD REQUEST: 06/07/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial ____Denial without prejudice

Recommendation / comments/ basis:

RECOMMEND TO APPROVE GARAGE LOCATION PER PROPOSED SITE PLAN ON A-1.

Task force members present

___ Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
___ Christine Escobedo	✓ Nicholas Dean	___ VACANT (Alt)
___ Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present ✓ Jennifer Anderson

Simple Majority Quorum: ___ yes ✓ no

Maker:
2nd.
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force DATE 6-14-18

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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-680(MLP)
LOCATION: 4918 Junius Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 14
ZONING: PD-97

PLANNER: Melissa Parent
DATE FILED: June 7, 2018
DISTRICT: Munger Place
MAPSCO: 46-F
CENSUS TRACT: 0013.02

APPLICANT: Beth Bradley

REPRESENTATIVE: None.

OWNER: BRADLEY ELIZABETH D

REQUEST:
Replace rear door with French doors and transom.

BACKGROUND / HISTORY:
9/13/1990: Landmark commission approved with conditions the demolition and rebuilding of a rear accessory structure (no CA#)

2/27/04: Applicant was approved to install a fence in the rear and side yards and to construct a swimming pool in the rear yard (No CA#)

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

ANALYSIS:
Staff recommends approval of the replacement of the rear door with French doors and transom. The existing door is not historic, and while it gives the appearance of a French door, one of the sides is non-functional and does not open as a normal French door would. The door is also in the rear and is not visible from the public right-of-way.

STAFF RECOMMENDATION:
Replace rear door with French doors and transom – Approve – Approve specifications dated 6-18-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Replace rear door with French doors and transom – Approve – Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 680 (MLP)
Office Use Only

Name of Applicant: Beth Bradley
Mailing Address : 4918 Junius St.
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 214-213-7479 Fax:
Relationship of Applicant to Owner : owner

PROPERTY ADDRESS: 4918 Junius
Historic District: Munger Place

OFFICE USE ONLY
Main Structure:
X Contributing
___ Non-contributing

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.

Replace back door with french doors and transom. Current door is not original and does not match other doors. New door to be Andersen french door, with steel cladding in a green to match house paint

Signature of Applicant: Beth Bradley Date: 6/6/18

RECEIVED BY
JUN 07 2018
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 by 2:00 NOON, (see official calendar for exceptions),** before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201.

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

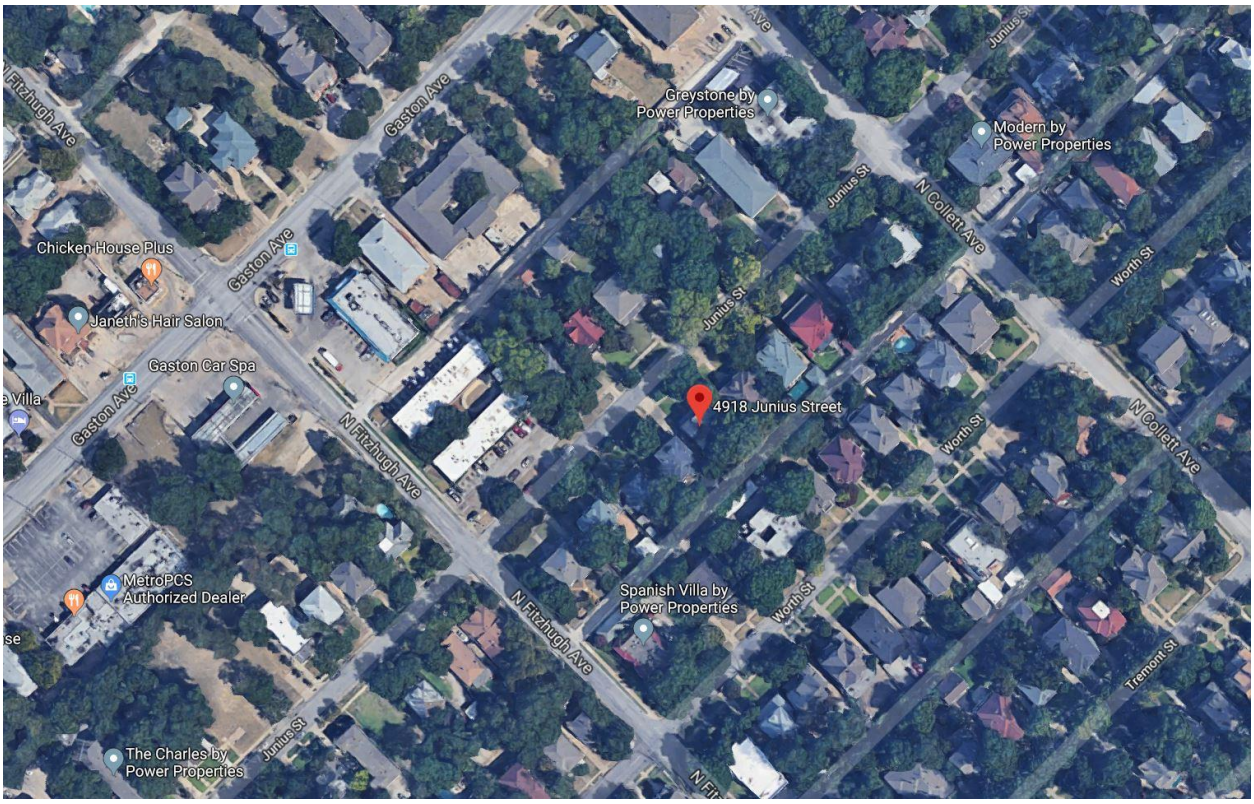
OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**


Greystone by
Power Properties
Modern by
Power Properties
Chicken House Plus
Janeth's Hair Salon
Gaston Car Spa
4918 Junius Street
MetroPCS
Authorized Dealer
Spanish Villa by
Power Properties
The Charles by
Power Properties
Gaston Ave
N Fitzhugh Ave
Junius St
N Collett Ave
Worth St
Tremont St

Aerial View.



Front façade.



Adjacent property, to right.



Adjacent property to the left



View across Junius.





Only one side of door is functional

Existing conditions

CLAD I/S HINGE PATIO/AUX/GEO

DOUBLE/TRANSOM, 4 9/16" Wall, Pine, Full Length, VINYL NAILING FIN, No Brickmold, Frame Sage 2604 (155), Sash Sage 2604 (155), Primed (E), BRZ ANNODIZED HI-PERF SILL, ANODIZED DARK BRZ SILL BASE, Colonial Glass Stop, Drip Mull,

Hinged Patio Door - Inswing, APLR, 6068, SP1, 8 INCH RAIL (STILE/RAIL JOINT), (COM) PEWTER, HINGES X 3, Temp, Insulated Glass, T1=Clear, DP POS 40, DP NEG 40,

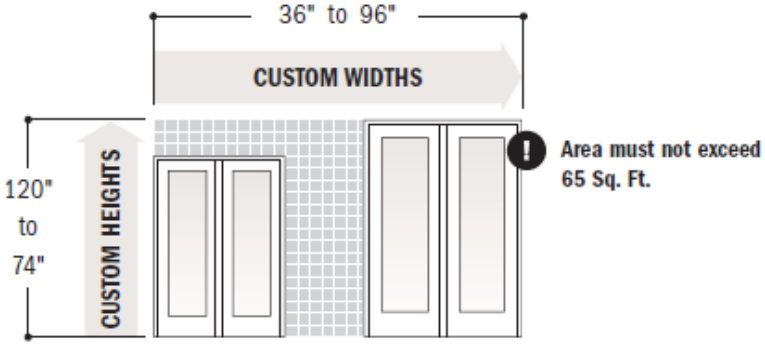
CLAD AUXILIARY, 6', 0, 0, 1', 0, 0, Anneal, Insulated Glass, Clear, DP POS 40, DP NEG 40



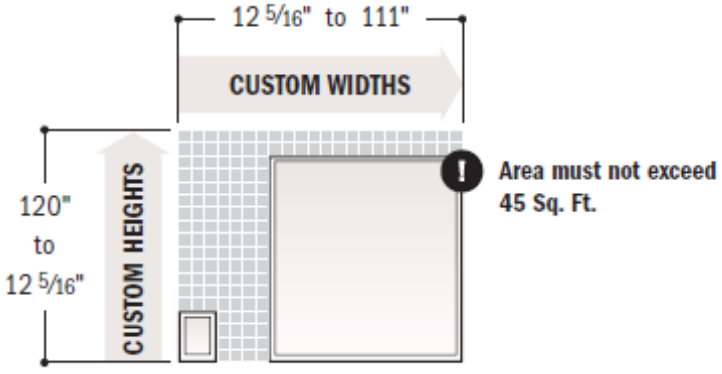
Rough Opening: 6' 0 1/2" X 7' 8 1/2"

E-Series Hinged Inswing Patio Doors

2-PANEL



E-Series Hinged Inswing Patio Door Transoms



Proposed door and transom

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: 6/12/18
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Beth Bradley
Address: 4918 Junius
Date of CA/CD/CR Request: 6/7/18

RECOMMENDATION:

✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approved 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	✓ Mark Guest

Ex Officio staff members present : Melissa Parent __X__

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

Maker: Wesley Powell
2nd: Cheryl Scott
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force John Mark Guest DATE 6/12/2018

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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-685(MLP)
LOCATION**:** 5212 Worth St.
STRUCTURE: Main, Noncontributing
COUNCIL DISTRICT: 14
ZONING: PD-97

PLANNER: Melissa Parent
DATE FILED: June 7, 2018
DISTRICT: Munger Place (H-11)
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: JDS Design

REPRESENTATIVE: Julie Simons

OWNER: NEWMAN RICHARD J

REQUEST:
Install landscaping in front and side yards, including two flagstone pathways and a wood lattice screen.

BACKGROUND / HISTORY:
11-14-1990: Landmark commission approved the replacement of a tongue-and-groove floor on the front porch and denied the installation of a glass block window

ANALYSIS:
Staff is recommending approval of the installation of landscaping in the front and side yards. Landscape plan includes several species already on the property which will be relocated, and other species native to Texas.

STAFF RECOMMENDATION:
Install landscaping in front and side yards, including two flagstone pathways and a wood lattice screen – Approve – Approve site plan and photos dated 6-18-18 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-97.111(c)(2)(E)(ii), 51P-97.111(c)(2)(E)(iii), 51P-97.111(c)(2)(B)(i) and 51P-97.111(c)(2)(B)(ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:
Install landscaping in front and side yards, including two flagstone pathways and a wood lattice screen – Approve – Approve as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 685 (MLP)
Office Use Only

Name of Applicant: JDS Design, Julie Simons
Mailing Address: 7105 Querida Ln
City, State and Zip Code: Dallas, TX 75248
Daytime Phone: 214-394-2281 Fax:
Relationship of Applicant to Owner: Landscape Contractor

PROPERTY ADDRESS: 5212 WORTH ST.
Historic District: MUNGER PLACE

OFFICE USE ONLY
Main Structure
__ Contributing
✓ Non-contributing

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.

- LANDSCAPE FRONT YARD PER PLANS
- ~~REPAIR ROTTED TRIM & SIDING, CAULK, PAINT ENTIRE HOUSE PER SPECIFICATIONS.~~
- ~~INSTALL FRONT PORCH RAIL PER SPECIFICATIONS.~~

RECEIVED BY
Current Planning

Signature of Applicant: _____ Date: 6/1/18

Signature of Owner: _____ Date: 6 JUN 07 2018
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

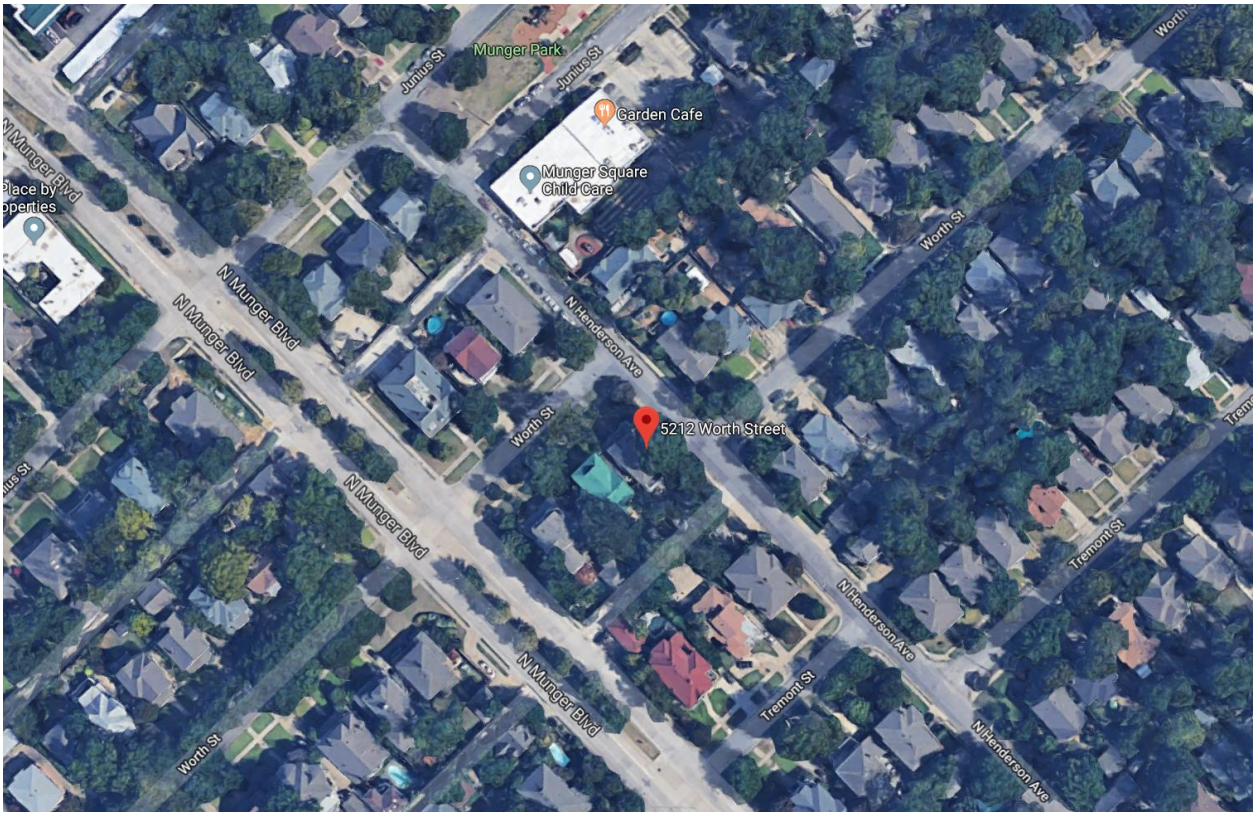
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____ _____
Sustainable Construction and Development **Date**


Munger Park
Junius St
Junius St
Garden Cafe
Munger Square Child Care
N Munger Blvd
N Munger Blvd
N Henderson Ave
Worth St
5212 Worth Street
Worth St
N Munger Blvd
Tremont St
N Henderson Ave
N Munger Blvd
Tremont St
Worth St
N Henderson Ave

Site Aerial



Front Elevation



Property adjacent to the right



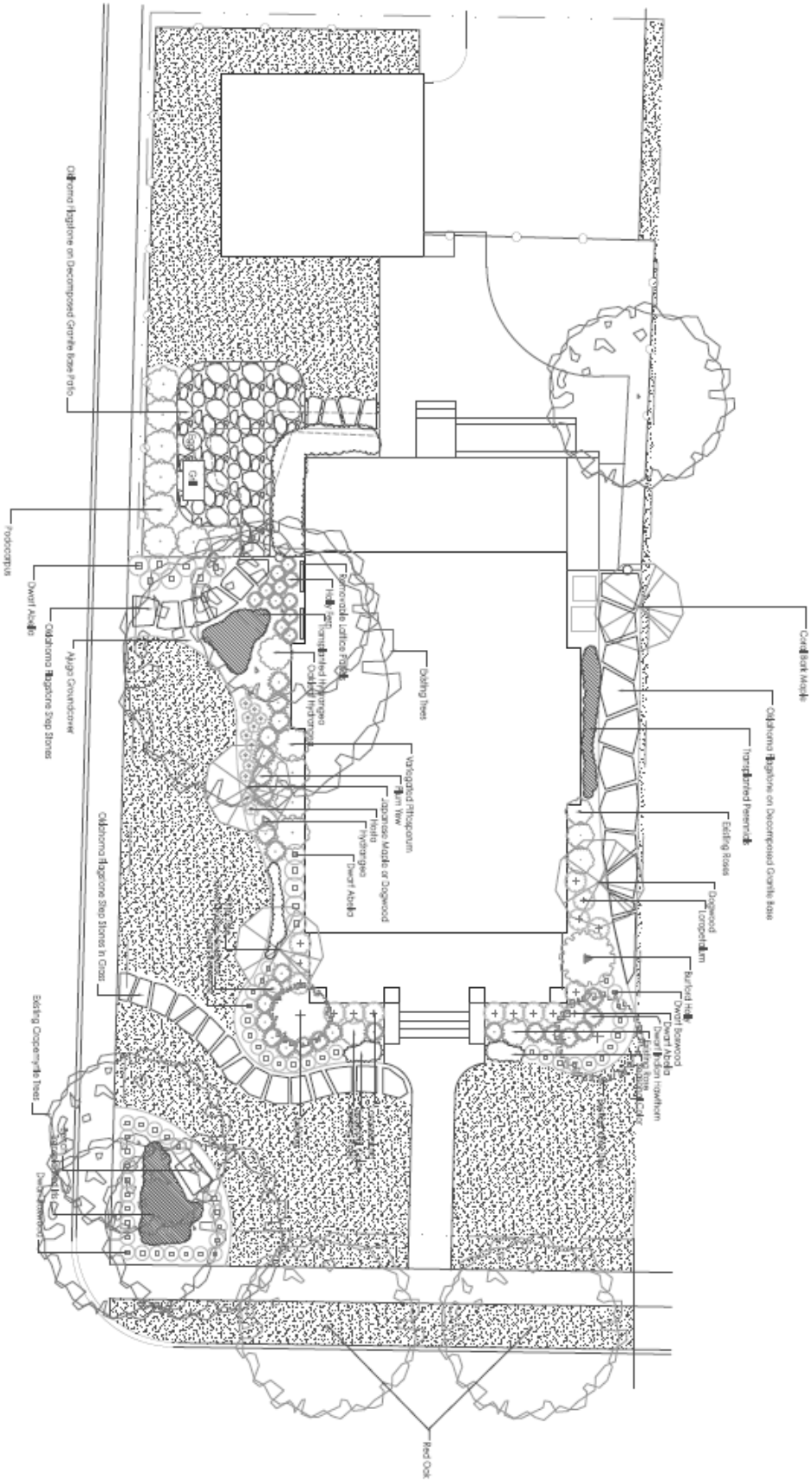
View across Worth St.



View across N Henderson Ave



View of side and rear of property


Oklahoma flagstone on Decomposed Granite Base Patio
Podocarpus
Dwarf Abelia
Oklahoma flagstone Step Stones
Ajuga Groundcover
Existing Trees
Variegated Pittosporum
Japanese Maple or Dogwood
Dwarf Abelia
Oklahoma flagstone Step Stones in Grass
Existing Crepe myrtle Trees
Red Oak
Coral Bark Maple
Oklahoma flagstone on Decompressed Granite Base
Transplanted Perennials
Existing Roses
Dogwood
Longpodium
Dwarf Abelia
Dwarf Boxwood
Dwarf Abelia

Areas to be Landscaped



Front of House



North East Corner



North East side of porch





East side of house



West side of house

Plant Material



Red Oak



PInkie Indian Hawthorne



Holly Fern



Hosta



Hydrangea



variegated pittosporum



Coral Bark Japanese Maple



Bloodgood Japanese Maple



Oakleaf Hydrangea



boxwood



Kaliedascope Abelia



Dogwood



Plum Yew



Purple Diamond Lorapetalum





Removeable Lattice Panels to hide Utilities stained to match existing fence



Large Flagstone pads set in grass create separate sidewalk to front door- there is no parking allowed in front of house, so the only parking is along Henderson. This provides an easier walkway from street to house

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
DALLAS CITY CODE

Section 51P-97.111 (c). Preservation criteria for Tract A

(2) Landscaping

(B) Fences.

(i) Form

(aa) Fences must be constructed and maintained in a vertical position.

(bb) The top edge of a fence must be along a line that is either horizontal or parallel to grade. Except in the case of a picket, chain link or wrought iron fence, the top edge of a fence must be flat.

(ii) Height. Maximum permitted height for a fence is nine feet.

(E) Plantings

(ii) All trees in the parkway must be:

(aa) selected from the list contained in Exhibit 97N;

(bb) placed a uniform distance apart; and

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

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

Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

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

(i) for contributing structures:

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

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

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

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

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 6/12/18
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: JDS Design – Julie Simons
Address: 5212 Worth St.
Date of CA/CD/CR Request: 6/7/18

RECOMMENDATION:

X Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approved 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	✓ Mark Guest

Ex Officio staff members present : Melissa Parent ✓ X

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

Maker: Wesley Powell
2nd: John Gormley
Task Force members in favor: 6
Task Force members opposed: 0
Basis for opposition: none

CHAIR, Task Force John Mark Guest DATE 6/12/2018

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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-672(MLP) PLANNER: Melissa Parent
LOCATION**:** 617 N Carroll Avenue DATE FILED: June 7, 2018
STRUCTURE: Main & Contributing DISTRICT: Peak's Suburban
COUNCIL DISTRICT: 2 MAPSCO: 46-E
ZONING: PD No. 98 CENSUS TRACT: 0015.02

APPLICANT: Paul Sanders

REPRESENTATIVE: None.

OWNER: SANDERS PAUL

REQUEST:
Install landscaping in front and side yard.

BACKGROUND / HISTORY:
5-18-18: Landmark approved landscaping in the front yard with the condition that 50% be retained as grass/lawn (CA178-450(MLP).

8-01-17: Staff approved the repair of rotten wood siding, window trim, trim and skirting on the main structure with the condition that no more than 20% of a feature was replaced. Staff also approved the painting of the body of the structure the Niveous color with the condition that all trim, windows, columns and other detailing needs approval to be painted the same structure. The door was approved to be painted a red color. CA167-735(EH).

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

ANALYSIS:
The Applicant was unhappy with the approved conditions due to the fact that the yard is very small, with little space to incorporate both landscaping and lawn, particularly in the front yard. There is also a lot of shade in the front yard and the Applicant has found that growing grass is difficult in those areas. The site plan includes species that are native to Texas and nothing planted grows large enough to obscure any architectural elements of the structure. Staff recommends approval of the request for landscaping.

STAFF RECOMMENDATION:
Install landscaping in front and left side yard – Approve – Approve site plans dated 6-18-18 with the finding that the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 2.6 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install landscaping in front and left side yard - Approve - As previously approved by task force, with the finding this is a very small lot with a lot of shade, grass will not grow in much of the lot.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 672 (MLP)
Office Use Only

Name of Applicant: Paul Sanders
Mailing Address: 617 N. Carroll Ave
City, State and Zip Code: Dallas, TX 75246
Daytime Phone: 817 366 8331 Fax:
Relationship of Applicant to Owner: self

PROPERTY ADDRESS: 617 N. Carroll Ave
Historic District: Peak's Addition

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

C

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.

Landscape front and side yard along driveway (see drawing)

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: [signature] Date: 3/23/18

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.

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OTHER:

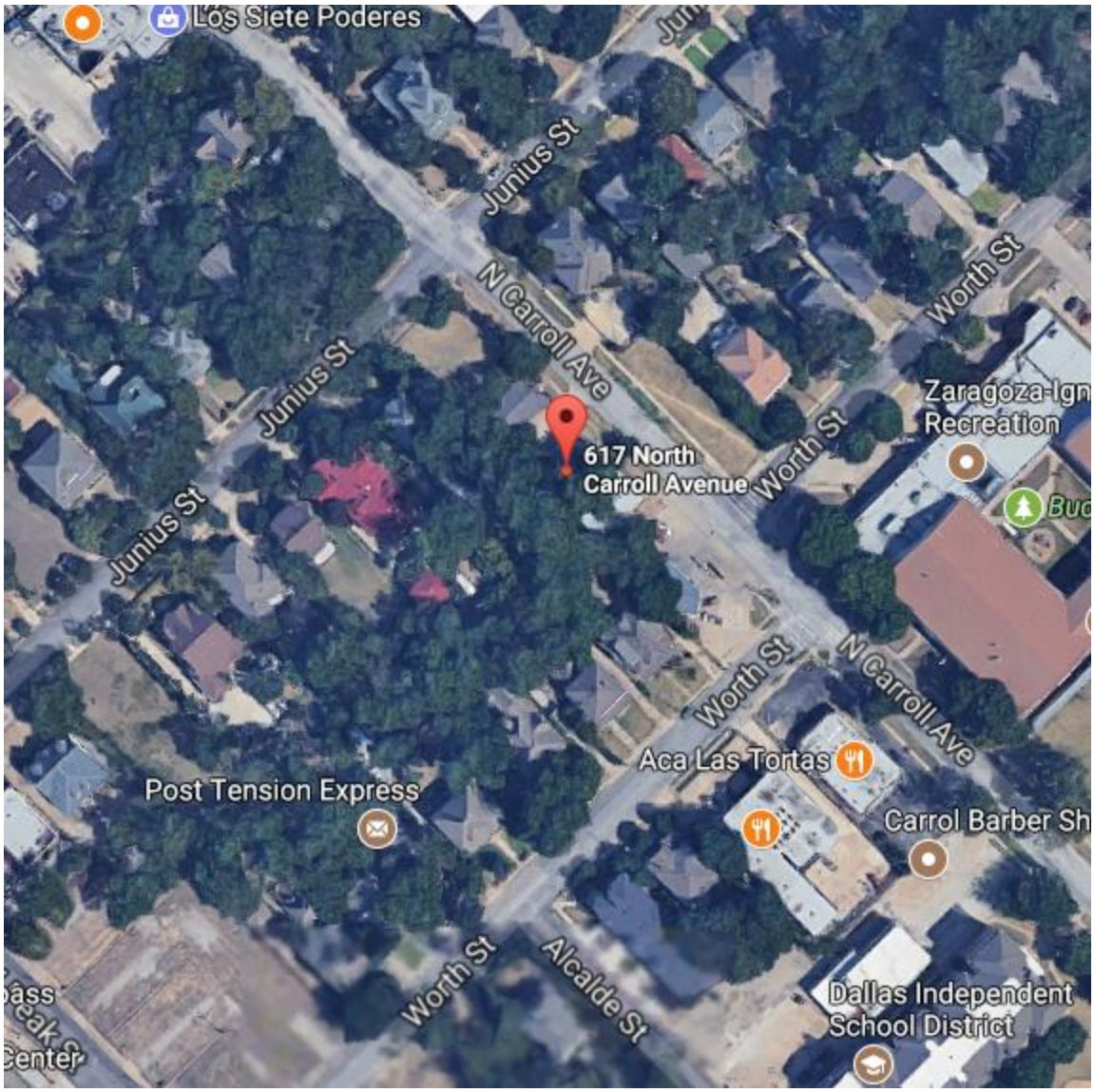
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Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

- ☐ **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**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408


Los Siete Poderes
Junius St
N Carroll Ave
Worth St
Junius St
617 North
Carroll Avenue
Worth St
Zaragoza-Ign
Recreation
Junius St
Worth St
N Carroll Ave
Aca Las Tortas
Post Tension Express
Carrol Barber Sh
Worth St
Alcalde St
Dallas Independent
School District

Aerial view.



Front elevation



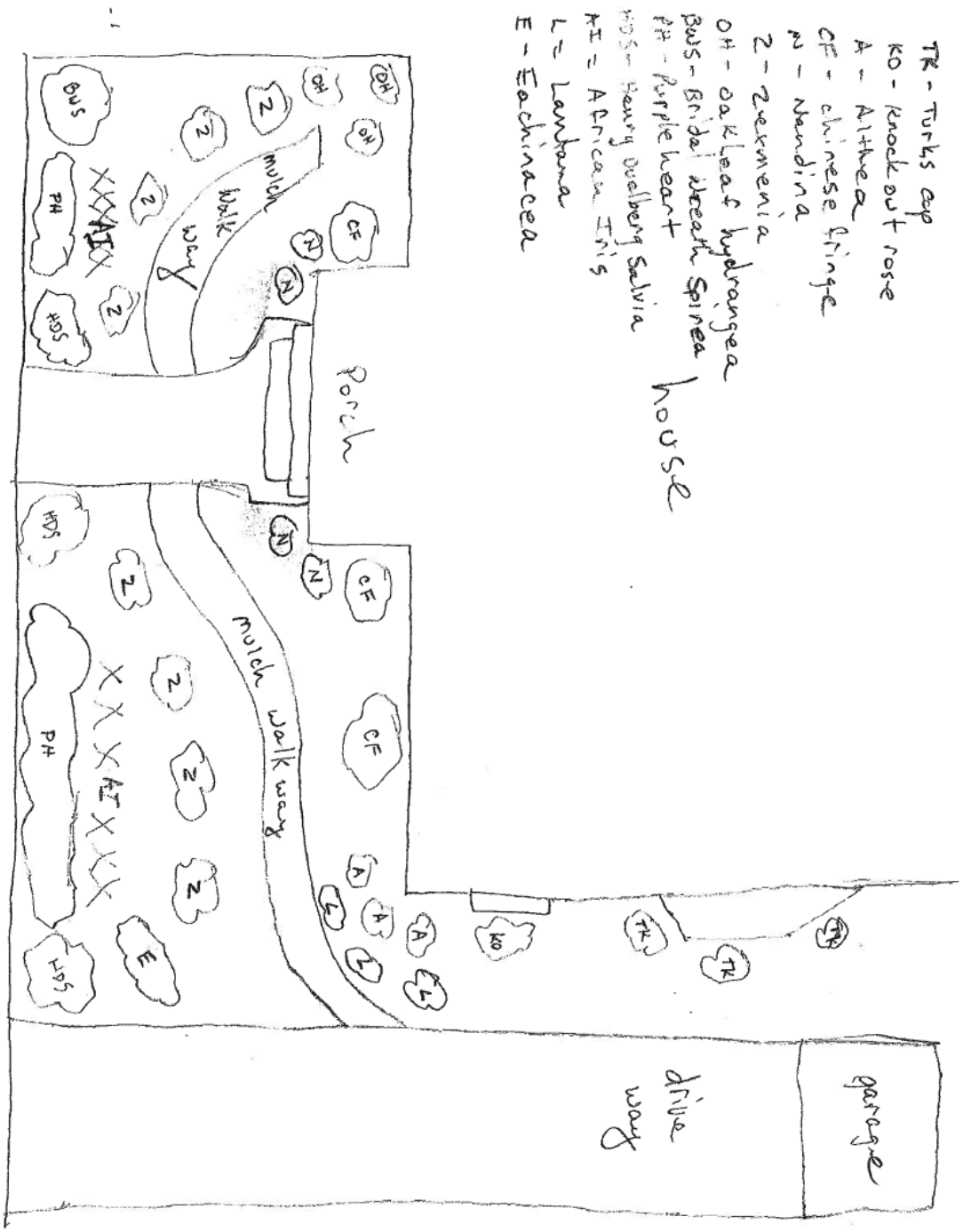
Adjacent property (to left).



Adjacent property (to right).



Vacant lot across N Carroll Avenue.



Request: Install landscaping in front and left (northwest) side yard.





Existing conditions



Bridal Wreath Spirea



Purple Heart



Henry Duelberg Salvia



African Iris



Lantana



Echinacea

Proposed plant specification.



Chinese Fringe



Knockout Rose



Turks Cap



Nandina



Zexmenia



Oak Leaf Hydrangea

Proposed plant specification.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

2.6 - Landscaping must be appropriate and compatible, must enhance the structure and surroundings and must not obscure significant views of or from the main building. It is recommended that landscaping modifications reflect the original historic landscaping design when appropriate.

(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: 06/14/2018
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Paul Sanders
Address: 617 N Carroll
Date of CA/CD Request: 6/7/2018

RECOMMENDATION:

X Approve _____Approve with conditions ___Deny _____Deny without prejudice

Recommendation / comments/ basis:

AS PREVIOUSLY APPROVED BY TASK FORCE,
WITH THE FINDING THIS IS A VERY SMALL LOT
WITH ALOT OF SHADE, GRASS WILL NOT GROW IN
MUCH OF LOT

Task force members present

X Leslie Nepveux	X Jim Anderson	___ VACANT (Edison/LaVista Res)
___ Michael Karnowski (Chair)	X Kathy Finch	___ VACANT (Peak's Alt.)
___ Jennifer Suitonu	X Patricia Simon (Peak's Res)	
___ VACANT (Edison/LaVista Alt.)		

Ex Officio staff members present __X___Melissa Parent

Simply Majority Quorum: ___ yes ___ no (four makes a quorum)
Maker: ANDERSON
2nd: SIMON
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force JIM ANDERSON DATE 6/14/2018

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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-684(MLP)
LOCATION: 4304 Junius Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 2
ZONING: PD-98

PLANNER: Melissa Parent
DATE FILED: June 7, 2018
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.04

APPLICANT: David Malekan

REPRESENTATIVE: None.

OWNER: 4300 JUNIUS LLC

REQUEST:
Install aluminum sign on fencing.

BACKGROUND / HISTORY:
10/11/2016: The Landmark Commission approved the replacement of all 48 aluminum and vinyl windows on the structure to wood, the replacement of two sets of patio doors on the rear elevation, the replacement of a rear pedestrian door on the rear elevation, and the installation of nine light fixtures on the property. CA167-027(EH).

2/02/2017: The Landmark Commission approved the construction of four new porches on the rear of the main structure to replace the existing wood porches. Also, the Commission approved the construction of a small pent roof over the rear entry of the property with a tile roof to match that on the main structure. CA167-173(EH).

3/12/2018: Landmark commission approved the installation of security cameras and security code boxes at the front and rear entrances, as well as fencing/screening of A/C units at the rear and side facades of the main structure (CA178-306(MLP)).

The structure is listed as contributing to the Peak's Suburban historic district.

ANALYSIS:
Staff is recommending approval of signage at 4304 Junius. As part of parking/zoning requirements for this property, the applicant has installed several bicycle racks in the interior lobbies of the multi-family apartments at 4300 and 4304 Junius. The applicant is also required per zoning to have a "prominently displayed" sign indicating the locations of the parking. Per City Code Section 51A-4.334, requirements are that the sign be

constructed of weather resistant material, be a minimum of 10” width X 15” height, and have clearly legible letters/graphics. All other design elements are at the purview of the Landmark Commission, but must be “sensitive and compatible with the appearance of the structure” per the Peak’s Historic District ordinance.

STAFF RECOMMENDATION:
Install aluminum sign on fencing – Approve – Approve specifications dated 6-18-18 with the finding the proposed work is consistent with the criteria for signs in the preservation criteria Sections 7.2 and 7.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install aluminum sign on fencing – Approve – Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 684 (MLP)
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

PROPERTY ADDRESS: 4304 Junius St, Dallas, TX 75246
Historic District: Peak's Suburban

OFFICE USE ONLY
Main Structure:
✓ Contributing
___ Non-contributing

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. Attach 12"x18" corrugated plastic bicycle parking sign to fence between 4304 and 4310 Junius
~~2. Reorient HVAC screening fence panels to facilitate air flow~~

~~RECEIVED BY~~

Signature of Applicant: David Malekan Date: 6/7/18 JUN 07 2018

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.

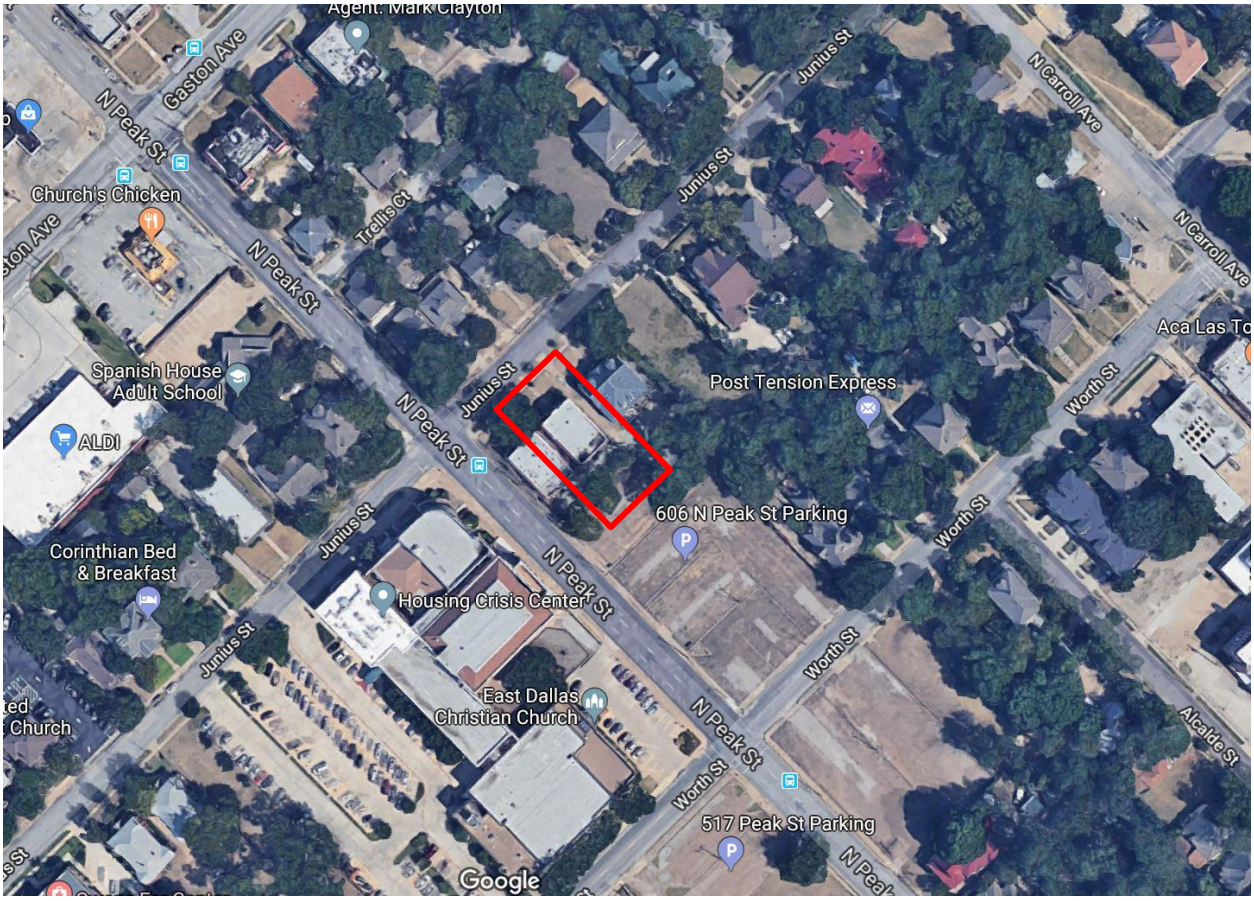
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

☐ **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.

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817


Agent: Mark Clayton
Gaston Ave
N Peak St
Church's Chicken
Trellis Ct
Junius St
N Carroll Ave
Spanish House Adult School
ALDI
Post Tension Express
Worth St
606 N Peak St Parking
Corinthian Bed & Breakfast
Housing Crisis Center
East Dallas Christian Church
Alcalde St
517 Peak St Parking
Google

Aerial



Front elevation.

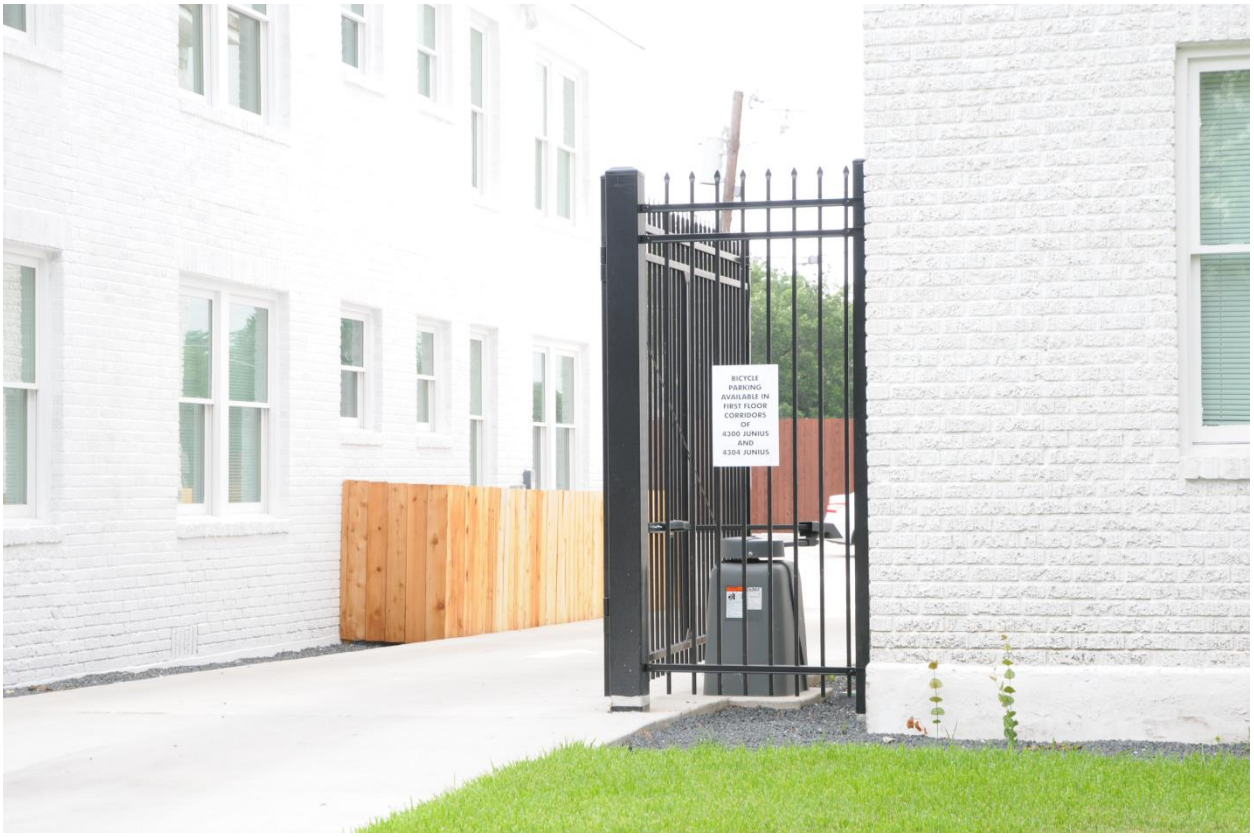




Adjacent properties (4300 and 4310 Junius)

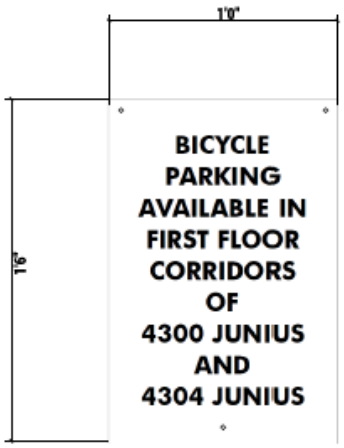


Properties across Junius Street.

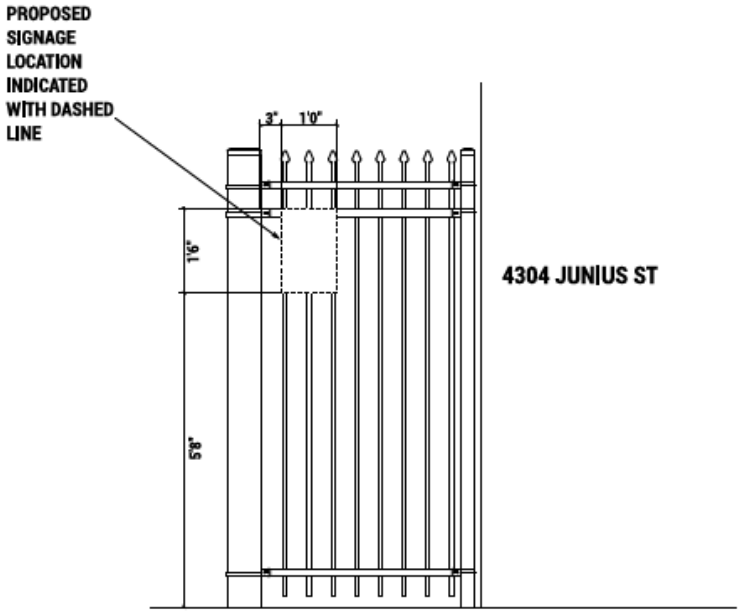


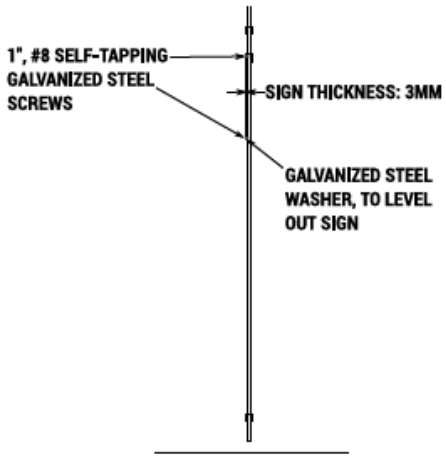
Request: Install aluminum sign on fencing.

CA178-684(MLP)



PROPOSED SIGNAGE SPECIFICATIONS:
1'0" WIDE X 1'6" PAINTED ALUMINUM SIGN MOUNTED WITH GALVANIZED STEEL SCREWS TO FENCE. SIGN IS WHITE WITH BLACK LETTERING, FONT IS FUTURA BOOK BOLD.
FONT SIZE IS 90 PT.
SIGN THICKNESS IS 3MM.





C16-9

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

7.2 Street signs, protective signs, movement control signs, and historical markers are permitted. A certificate of appropriateness is required to erect one of these signs to ensure that the sign is sensitive and compatible with the appearance of the structure.

7.3 All signs must conform with all applicable provisions of the Dallas City Code, as amended, and be compatible with the architectural qualities of the historic 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: 06/14/2018
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: David Malekan
Address: 4304 Junius
Date of CA/CD Request: 6/7/2018

RECOMMENDATION:

X Approve _____Approve with conditions ___Deny _____Deny without prejudice

Recommendation / comments/ basis:

Task force members present

X Leslie Nepveux
___ Michael Karnowski (Chair)
___ Jennifer Suitonu
___ VACANT (Edison/LaVista Alt.)
X Jim Anderson
X Kathy Finch
X Patricia Simon (Peak's Res)
___ VACANT (Edison/LaVista Res)
___ VACANT (Peak's Alt.)

Ex Officio staff members present __X___Melissa Parent

Simply Majority Quorum: X yes ___ no (four makes a quorum)
Maker: ANDERSON
2nd: SIMON
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force ANDERSON DATE 6/14/2018

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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-178(MLP)
LOCATION: 4422 Junius Street
STRUCTURE: Main, Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Melissa Parent
DATE FILED: June 7, 2018
DISTRICT: Peak's Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Robert Smith

REPRESENTATIVE: None.

OWNER: SMITH ROBERT A & TKACHUK VERONIKA

REQUEST:
1) Install wood bases on front porch columns.
2) Install wood siding and trim on porte cochere.

BACKGROUND:
5/11/2016 - Applicant was approved for the construction of a single-family residence, detached garage and 8' board-on-board fence. (CA-156-440(JKA))

11/2/2017 - Applicant was approved to install a ribbon driveway, a concrete front walkway, and a stone path from the garage to the porte-cochere. (CA178-090(JKA))

1/8/2018 – Applicant was approved for the installation of landscaping and fencing (CA178-178(MLP)).

This is a non-contributing structure per the Peak's Suburban historic district.

ANALYSIS:
Staff is recommending approval of the installation of wood bases on the front porch columns and wood siding and trim on the porte cochere. Applicant had approval for the design using brick for both requests, but found that the material was too heavy and is requesting the alteration to wood in order to finish the new construction.

STAFF RECOMMENDATION:
1) Install wood bases on front porch columns – Approve – Approve drawings dated 6-18-18 with the finding the proposed work is consistent with the criteria for new

construction and addition in the preservation criteria Sections 4.2 and 4.4 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

2) Install wood siding and trim on porte cochere – Approve - Approve drawings dated 6-18-18 with the finding the proposed work is consistent with the criteria for new construction and addition in the preservation criteria Sections 4.2 and 4.4 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

1) Install wood bases on front porch columns – Approve – Approve as submitted.
2) Install wood siding and trim on porte cochere – Approve with conditions - Wood fascia on porte-cochere to be the same dimensions as brick element on drawing.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 670 (MLP)
Office Use Only

Name of Applicant: Robert Smith
Mailing Address : 2255 Marilla St. Apt 3307
City, State and Zip Code: Dallas, TX 75201
Daytime Phone: 214-918-0274 Fax: _____
Relationship of Applicant to Owner : Owner

PROPERTY ADDRESS: 4422 Junius Street
Historic District: Peak's Suburban Addition

OFFICE USE ONLY
Main Structure:
___ Contributing
X Non-contributing

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.

Revise details for previously approved new construction single-family dwelling:
- Change porch column footings from brick and stone to board and trim with same dimensions as per original plans.
- Change porte cochere span facade from brick to board and trim with same dimensions as per original plans.

Signature of Applicant: _____ Date: 6/6/18

RECEIVED BY
JUN 07 2018
City Of Dallas 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.

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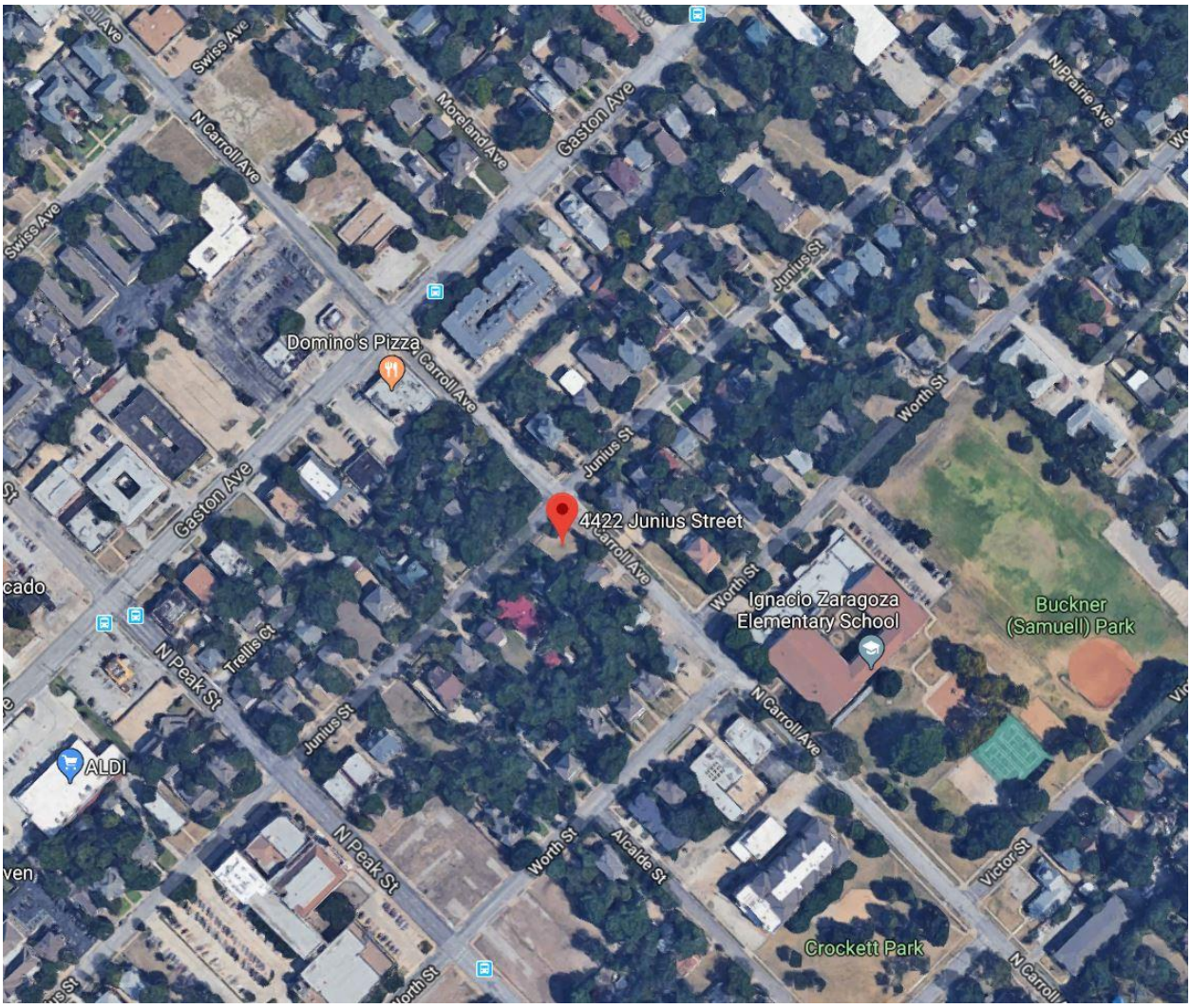
OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the 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.
- ☐ **DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**


Swiss Ave
N Carroll Ave
Moreland Ave
Gaston Ave
N Prairie Ave
Junius St
Domino's Pizza
Carroll Ave
Worth St
4422 Junius Street
Ignacio Zaragoza
Elementary School
Buckner
(Samuell) Park
Trellis Ct
N Peak St
ALDI
Alcalde St
Victor St
Crockett Park

Aerial



Front Façade



Front façade, alternate view



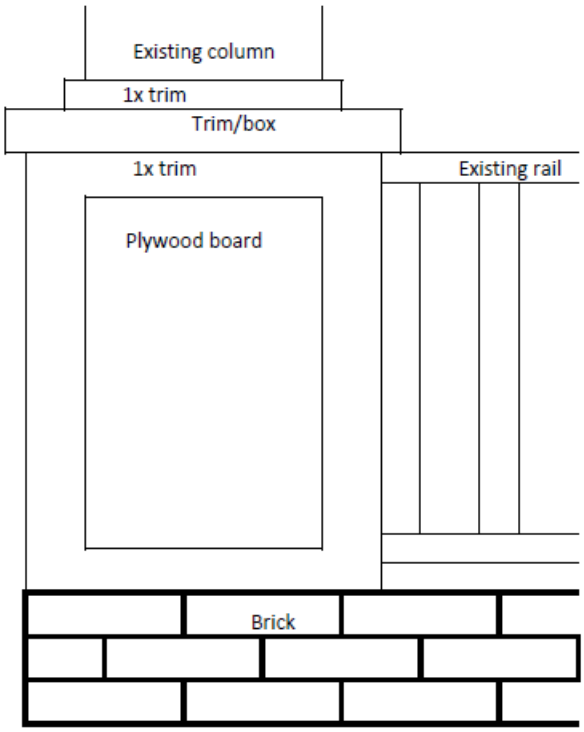
Across N. Carroll Ave (4500 Junius)



Vacant Lot across Junius



Existing conditions

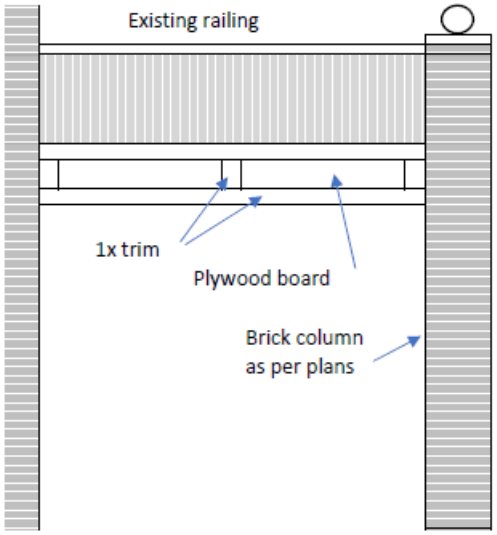


Proposed column footing details (Measurements to remain the same as original plans)

Request #1: Install wood bases on front porch columns.



Existing conditions



Proposed porte cochere span detail (Measurements to remain the same as per original plans

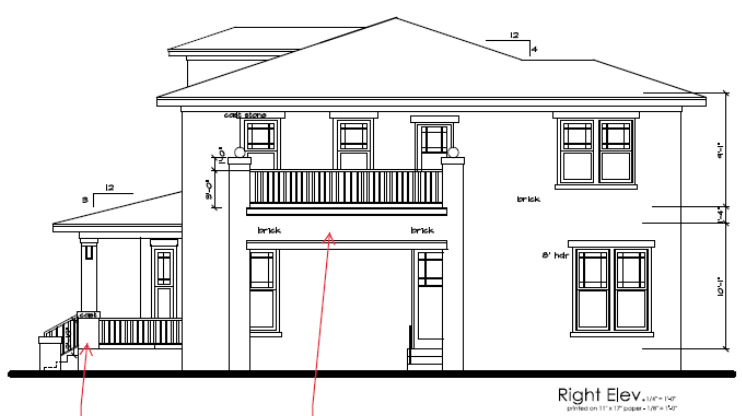
Request #2: Install wood siding and trim on porte cochere.

.

CA178-670(MLP)

C17-9

Original plans previously approved under CA156-440(JKA)
Provided for reference



Right Elev.



Front Elev.

See diagram following for proposed revision to column footing detail.

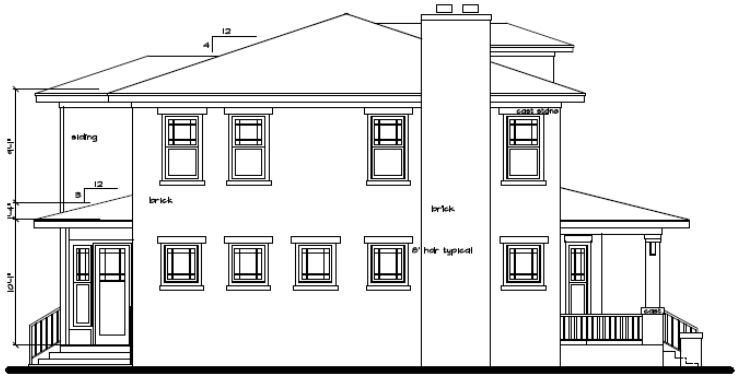
See diagram following for proposed revision to porte cochere detail.

See diagram following for proposed revision to column footing detail.

See diagram following for proposed revision to porte cochere detail.



Rear Elev.



Left Elev.

revisions:
4-18-18 window rev.

Smith Residence
4422 Junius
Dallas, Texas

creativearchitects
scott b. roberts, architect

1026 creekwood drive
garland, texas 75044
972-205-4672
www.creative-architect.com
scott@cra-ar.com

a2
2015978
dec. 2, 2015
copyright 2015
creative architects

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

4.2 New construction, additions to historic structures, accessory buildings, porches and balconies must be of appropriate massing, roof form, shape, materials, detailing and color, and must have fenestration patterns and solids-to-voids ratios that are typical of the historic structure.

4.4 Vinyl, aluminum, and other imitation materials are not acceptable cladding materials for the construction of a new main structure or addition to an existing historic structure.

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
PEAK'S SUBURBAN / EDISON – LA VISTA

DATE: 06/14/2018
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Robert Smith
Address: 4422 Junius
Date of CA/CD Request: 6/7/2018

RECOMMENDATION:

__X__ Approve ___X___ Approve with conditions ___ Deny _____ Deny without prejudice

Recommendation / comments/ basis:

WOOD FACIA ON FRONT PORCH TO BE THE SAME DIMENSION AS BRICK ELEMENT ON MAIN.

Task force members present

- X Leslie Nepveux
- ___ Michael Karnowski (Chair)
- ___ Jennifer Suitonu
- ___ VACANT (Edison/LaVista Alt.)
- X Jim Anderson
- X Kathy Finch
- X Patricia Simon (Peak's Res)
- ___ VACANT (Edison/LaVista Res)
- ___ VACANT (Peak's Alt.)

Ex Officio staff members present __X___Melissa Parent

Simply Majority Quorum: ___X___yes ___ no (four makes a quorum)

Maker: ANDERSON
2nd: NEPVEUX
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force ANDERSON DATE 6/14/2018

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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-683(MLP)
LOCATION: 4500 Junius Street
STRUCTURE:Main, Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Melissa Parent
DATE FILED: June 7, 2018
DISTRICT: Peak Suburban
MAPSCO: 46-E
CENSUS TRACT: 0015.02

APPLICANT: Sue Hesseltine

OWNER: OUR FRIENDS PLACE

REQUEST:
1) Install two security cameras adjacent to front and rear entrances.
2) Install key FOB access control panel at front and rear entrances.

BACKGROUND / HISTORY:
06/03/2008 – Landmark denied Hardiboard siding for the skirting (CA078-511(MD)) and a Routine Maintenance CA was issued for wood siding/trim repair and painting (CA078-510(MD)).

12/11/2017 – Landmark commission approved the replacement of the front and rear doors, the installation of lighting at the front and rear entrances (CA178-093(JKA)).

05/07/2018 – Landmark commission approved the planting of three crepe myrtle trees in the parkway (CA178-451(MLP)).

The structure is listed as non-contributing to the Peak's Suburban Addition historic district.

ANALYSIS:
Staff is recommending approval of the installation of security cameras and key fobs near the front and rear entrances of the main structure. This is a sober-living facility that also houses offices for Our Friends Place staff. This installation will add some much needed security for residents and staff and will not adversely affect any architectural elements of the main structure.

STAFF RECOMMENDATION:

1) Install two security cameras adjacent to front and rear entrances – Approve – Approve images and specification dated 6-18-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
2) Install key FOB access control panel at front and rear entrances– Approve – Approve images and specifications dated 6-18-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

1) Install two security cameras adjacent to front and rear entrances – Approve – Approve as submitted.
2) Install key FOB access control panel at front and rear entrances – Approve – Approve as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 683 (MLP)
Office Use Only

Name of Applicant: Sue Hesseltine
Mailing Address : 6500 Greenville Ave, Suite 620
City, State and Zip Code: Dallas, TX 75206
Daytime Phone: 214 520-6268 Fax:
Relationship of Applicant to Owner : Executive Director, Our Friends Place

PROPERTY ADDRESS: 4500 Junius
Historic District: Peaks Suburban

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

PROPOSED WORK:

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

Install security cameras and access control. Security cameras at front and back doors.
In the back there will be 2 cameras: 1 aimed at the parking area and 1 aimed at the person standing at the door. In the front there will be 2 cameras; 1 aimed at the overall front yard and another aimed at the person standing at the door.
Access control will be integrated into the door hardware and will be by key fob.

SUSAN THERESE HESSELTINE, EXECUTIVE DIRECTOR, OUR FRIENDS PLACE

Signature of Applicant: Sue T Hesselt Date: 6/7/2018

RECEIVED BY
Current Planning
JUN 07 2018

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.

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OTHER:

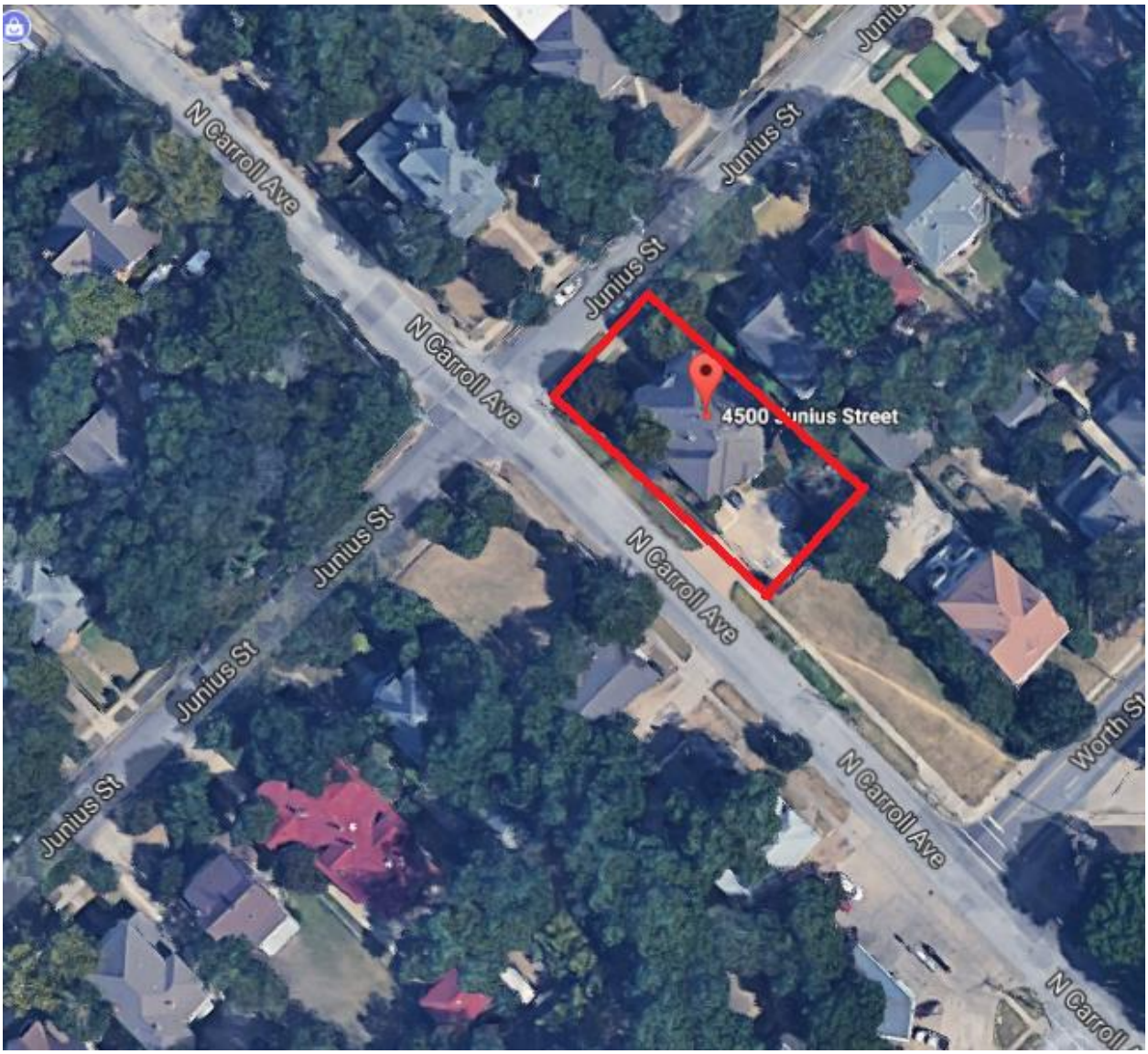
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Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408



Aerial image



Front Facade



Adjacent property to the left



Property across Junius



Property across N Carroll



View of rear entrance from N Carroll Ave.

Request #1: Install two security cameras adjacent to front and rear entrances.
Request #2: Install key FOB access control panel at front and rear entrances.



FRONT FACING JUNIUS

BLUE IS CONDUIT (painted color of house)
RED IS CAMERA PLACEMENTS IN FRONT
READER WILL BE ON HOUSE NEXT TO DOOR HANDLE



BLUE IS CONDUIT (painted color of house) (following other wires already on house)
RED IS CAMERA PLACEMENT (2) in back

CAMERA – 2 front
2 back

Specifications

MP Alliance 4-in-1 HD Over Coax Motorized R Eyeball Dome

- 1/3in 2.4Megapixel high-performance CMOS
- Analog HD output, up to 1080P resolution
- 2.8-12mm motorized vari-focal lens
- True WDR, up to 120dB



Megapixels:	2
Max Resolution:	1080p
Image Resolutions:	2MP (1944 ×1092) / 720P (1280x720) / D1 (704x576/704x480)
Image Sensor:	1/3in 2.4 MP CMOS Image Senor
Min Illumination:	Color.0.1lux.BW:0.5lux.Color.DSS:0.017lux.BW DSS:0.0008lux
LEDs:	42
IR Distance:	100 feet
OSD:	YES
Operating Temperature	14°F ~ 113°F
Dimension:	4.72in x 4.72in x 3.39in
Power:	DC12V±15%

KANTECH
From Tyco Security Products

ON HOUSE NEXT TO DOOR HANDLE FRONT & BACK

October 2017

New Product Announcement

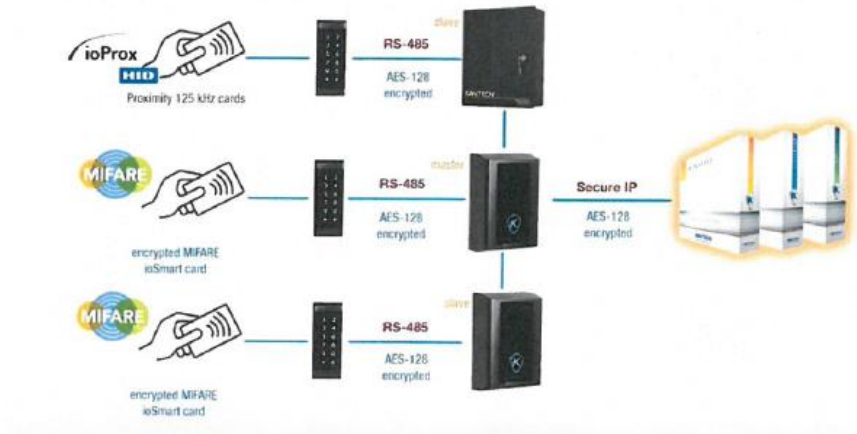
Flexible ioSmart Card Readers and Cards

Tyco Security Products is pleased to announce Kantech ioSmart Card Readers and Cards. Based on MIFARE Plus, **Kantech's ioSmart Card Readers** provide a high level of security by enabling end-to-end encryption between the credentials and the EntraPass access control software. The readers also give customers an easy and powerful way to move from proximity cards to advanced smart card technology, whether they are using the popular Kantech ioProx solution or another proximity system. Multi-technology readers provide the option to read both proximity and smart cards allowing the customers to migrate at their own pace.



Key Features at a Glance

End-to-end encryption for high level of security
ioSmart readers provide end-to-end AES 128-bit encryption between the ioSmart card and ioSmart reader, ioSmart reader and Kantech KT-1 and KT-400 controllers over RS-485 and the aforementioned controllers to EntraPass software over IP.



Benefit
The end-to-end encryption ensures the highest level of security from the credential all the way to the EntraPass Software system.

Grade 1 Lever Locks

1000 Series

- Adjustable Door Thickness up to 2"
- Stud bolts attached on mounting plate and door to prevent breakage from heavy torque on outside lever
- Non-handed
- Clutch / Non-clutch mechanism
- ADA Approved. Complies with ANSI A156.2 Series 4000 Grade 1
- 6 pin "C" Keyway
- 3 Hour UL listed 2-3/4" latch
- ANSI Strike
- 3-1/2" Diameter Rose
- Limited 1 year mechanical warranty



JV# 747-725

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: 06/14/2018
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Sue Hesseltine
Address: 4500 Junius
Date of CA/CD Request: 6/7/2018

RECOMMENDATION:

__X__ Approve _____Approve with conditions ___Deny _____Deny without prejudice

Recommendation / comments/ basis:

Task force members present

__X__ Leslie Nepveux
____ Michael Karnowski (Chair)
____ Jennifer Suitonu
____ VACANT (Edison/LaVista Alt.)
__X__ Jim Anderson
__X__ Kathy Finch
__X__ Patricia Simon (Peak's Res)
____ VACANT (Edison/LaVista Res)
____ VACANT (Peak's Alt.)

Ex Officio staff members present __X___Melissa Parent

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

Maker: SMN
2nd: FLSH
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 6/14/2018

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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-674(MLP)
LOCATION**:** 4603 Sycamore Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Melissa Parent
DATE FILED: June 7, 2018
DISTRICT: Peak's Suburban
MAPSCO: 46-F
CENSUS TRACT: 0015.02

APPLICANT: Ryan Glenn

REPRESENTATIVE: None.

OWNER: DIAMOND LUCAS TEXAS REAL ESTATE HOLDINGS LLC

REQUEST:
Install and stain 6'-0" wood fence, and car and pedestrian gates in rear and side yard.

BACKGROUND / HISTORY:
9/2/2015: Staff approved shingle replacement and siding repairs.

5/29/2018: Applicant was staff approved for the installation of gutters and downspouts on the main structure, and for foundation repairs.

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

ANALYSIS:
Staff is recommending the approval of a wooden fence in the rear and side yard. The fence will provide some much needed security for the property. Task force recommended that the applicant extend the requested fence line to screen an A/C unit and line it up with the rear projection of the house. Applicant has met those recommendations by submitting a new site plan showing the location alteration.

STAFF RECOMMENDATION:
Install and stain 6'-0" wood fence, and car and pedestrian gates in rear and side yard – Approve – Approve site plan and specifications dated 6-18-18 with the finding the proposed work is consistent with the criteria for fences in the preservation criteria Sections 2.9 and 2.12, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install and stain 6’-0” wood fence, and car and pedestrian gates in rear and side yard.
– Approve with conditions - Move fence forward to screen the A/C unit. Recommend clear stain.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-674 (MLP)
Office Use Only

Name of Applicant: Ryan Glenn
Mailing Address : 4603 Sycamore Street
City, State and Zip Code: Dallas, Texas 75204
Daytime Phone: 214.693.3290 Fax:
Relationship of Applicant to Owner : Owner

OFFICE USE ONLY
Main Structure:
X Contributing
___ Non-contributing

PROPERTY ADDRESS: 4603 Sycamore Street Dallas, TX 75204
Historic District: Peak's Suburban Addition/Blankenship & Blake's Addition

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 are looking to build a simple horizontal-style fence that includes a sliding car gate and a pedestrian gate along the Annex Avenue portion of our property. It will be all cedar wood with wood posts and metal framing on the gates faced in the same wood, and around 6 foot tall. It will be around 122 linear feet. 11 1/2 feet of the fence covers 21% of the Annex Avenue protected façade of the property, while the rest covers the back portion of the land itself, creating a much needed backyard and safe place to park owner vehicles.

RECEIVED BY
JUN 07 2018
Sustainable Development & Construction
Current Planning
CERTIFICATE OF APPROPRIATENESS

Signature of Applicant: C. Ryan Glenn Date: June 4, 2018

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.

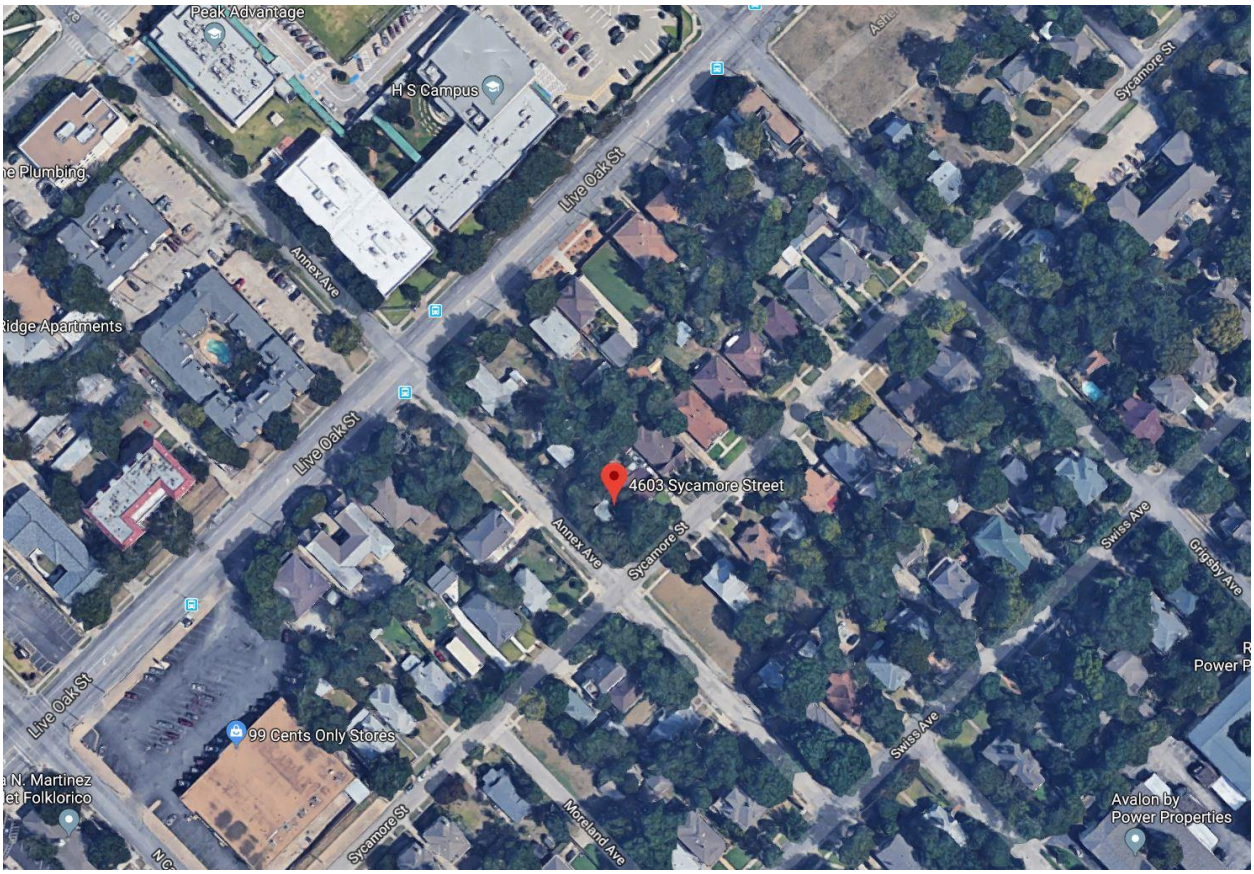
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

- ☐ **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.

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817


Peak Advantage
H S Campus
Live Oak St
Sycamore St
Annex Ave
4603 Sycamore Street
Swiss Ave
Grigsby Ave
99 Cents Only Stores
Avalon by
Power Properties
Moreland Ave

Aerial view.



Front elevation.



Adjacent property to right.



Vacant lot across Sycamore.



Property across Annex Ave.





Request: Install 6’-0” wood fence and gate in rear and side yard.

Overview:

We are wanting a horizontal fence that is simple and modern but that also blends in well with our century-old Prarie Style home. The modern aesthetic we are dealing with is appropriate within reason given the look of the Prarie era, which is a predecessor to Craftsman-era design and features simple geometries such as we see here.

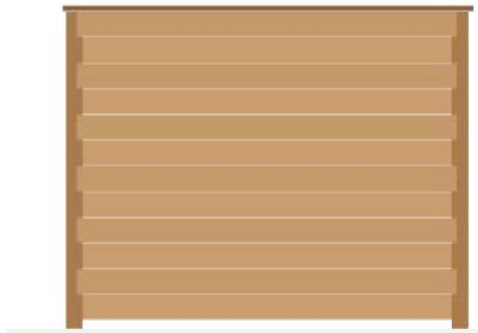
Material Considerations:

Common or choice cedar is preferred. Posts will be 4x4 wood, cedar or other. Gates will be galvanized steel with wood facing.

Fence Design and Features:

The fence will be a 6 foot privacy fence, board on board with little to no ornamentation, to be in keeping with neighborhood aesthetic. The boards will alternate between being attached on the street-facing side and the backyard-facing side, to provide more privacy, consistent look on both sides, and proper ventilation from winds. There will be a sliding car gate and pedestrian gate as well, in the same horizontal style.

Frontal View





6 foot tall by 8 foot long sections.



COLOR ONLY - Clear over cedar



COLOR ONLY - Dark Walnut over cedar



Stain Consideration:

For stain, I am looking to use Ready Seal Exterior Stain. I would like to either do a clear coat or a darker brown. I want to stay away from any orange or red variations, or light brown, for that matter.

Product Link:
https://www.lowes.com/pd/Ready-Seal-Pre-Tinted-Clear-Semi-transparent-Exterior-Stain-Actual-Net-Contents-640-fl-oz/999959505

Fence length/layout:

Total fenced area is ~122' 6" in linear feet, ~6' high all around, and only covers 21% of one protected façade on our corner-side facing lot. In keeping with neighborhood regulations and our desire for safety and privacy, the fence creates a much-needed backyard and safe place to park our cars.

See survey and map attached with specific dimensions and layout.

Board-on-board horizontal fence example



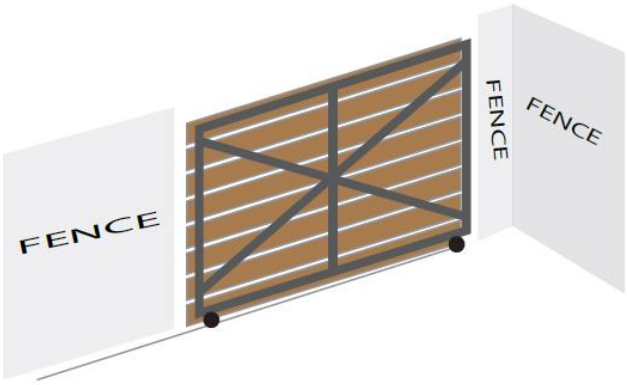
sample look

Car Gate:

The car gate will be a simple metal frame, faced in wood. It will be custom built so it does not have a reference product but it will be faced in the same cedar as the fence and be stained to match as well.

Pedestrian Gate:

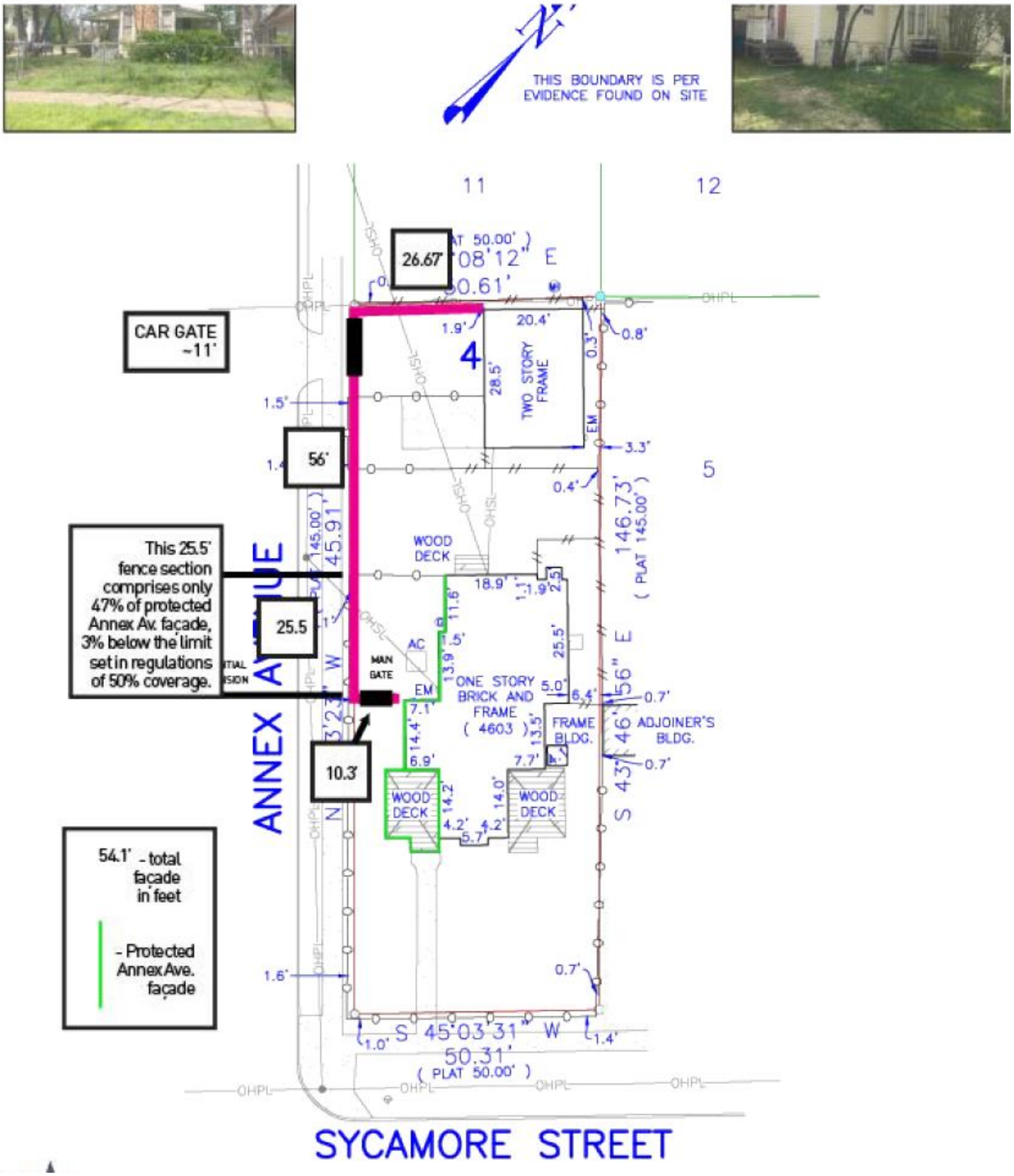
The pedestrian gate will be this EasyGate from Homex. It will be faced with the same cedar boards as the rest of the fence and be stained the same as well. External hardware will be simple and black.










THIS BOUNDARY IS PER EVIDENCE FOUND ON SITE
CAR GATE ~11'
This 25.5' fence section comprises only 47% of protected Annex Av. façade, 3% below the limit set in regulations of 50% coverage.
54.1' - total façade in feet
- Protected Annex Ave. façade
ANNEX AVENUE
SYCAMORE STREET
TWO STORY FRAME
ONE STORY BRICK AND FRAME (4603)
FRAME BLDG.
ADJOINER'S BLDG.
WOOD DECK
MAIN GATE
AC
26.67
56'
25.5
10.3'
11
12
4
5
S 45°03'31" W
50.31'
(PLAT 50.00')
146.73'
(PLAT 145.00')
OHPL

Site plan



Rendering of proposed look

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

2.9 Fences in the rear yard and rear 50% of the side yard may not exceed 9 feet in height.

2.12 Solid fences in cornerside yards must not be located directly in front of the cornerside façade except that the commission may allow a solid fence directly in front of any portion of the rear 50% of the cornerside façade if:

a) more screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic; and

b) the fence does not screen any portion of a significant architectural feature of a main structure.

(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: 06/14/2018
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Ryan Glenn
Address: 4603 Sycamore
Date of CA/CD Request: 6/7/2018

RECOMMENDATION:

___ Approve ___X___ Approve with conditions ___ Deny ___ Deny without prejudice

Recommendation / comments/ basis:

NONE FENCE FORWARD TO SCREEN THE AC UNIT
RECOMMEND CLEAR STAIN

Task force members present

- [X] Leslie Nepveux
- [ ] Michael Karnowski (Chair)
- [X] Jennifer Suitonu
- [ ] VACANT (Edison/LaVista Alt.)
- [X] Jim Anderson
- [X] Kathy Finch
- [X] Patricia Simon (Peak's Res)
- [ ] VACANT (Edison/LaVista Res)
- [ ] VACANT (Peak's Alt.)

Ex Officio staff members present __X___ Melissa Parent

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

Maker: SUITONU
2nd: SIMON
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force ANDERSON DATE 6/14/2018

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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-669(MLP)
LOCATION**:** 4619 Worth Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD No. 98

PLANNER: Melissa Parent
DATE FILED: June 7, 2018
DISTRICT: Peak's Suburban
MAPSCO: 46-F
CENSUS TRACT: 0015.02

APPLICANT: Charaka Dharmagunaratne

REPRESENTATIVE: None.

OWNER: DHARMAGUNARTNE CHARAKA

REQUEST:
Replace wood stair in rear of main structure.

BACKGROUND / HISTORY:

The property is contributing to the Peak's Suburban historic district.

ANALYSIS:
Staff recommends approval of the replacement of a wooden staircase at the rear of the main structure. The stairs are currently in an unstable condition, and will be replaced using in-kind materials.

STAFF RECOMMENDATION:
Replace wood stair in rear of main structure – Approve – Approve drawings dated 6-18-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Replace wood stair in rear of main structure – Approve – Approve as submitted.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178-669 (MLP)
Office Use Only

Name of Applicant: CHARAKA DHARMAGUNARATNE
Mailing Address : 4601 WORTH ST
City, State and Zip Code: DALLAS, TX 75246
Daytime Phone: 214 335-6143 Fax: _____
Relationship of Applicant to Owner : _____

PROPERTY ADDRESS: 4619 Worth St.
Historic District: Peak Addition

OFFICE USE ONLY
Main Structure:
X Contributing
Non-contributing

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.

Replace unstable non contributing stairs - see plans

Signature of Applicant: _____ Date: 5/31/2018

RECEIVED BY
JUN 07 2018
Historic 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.

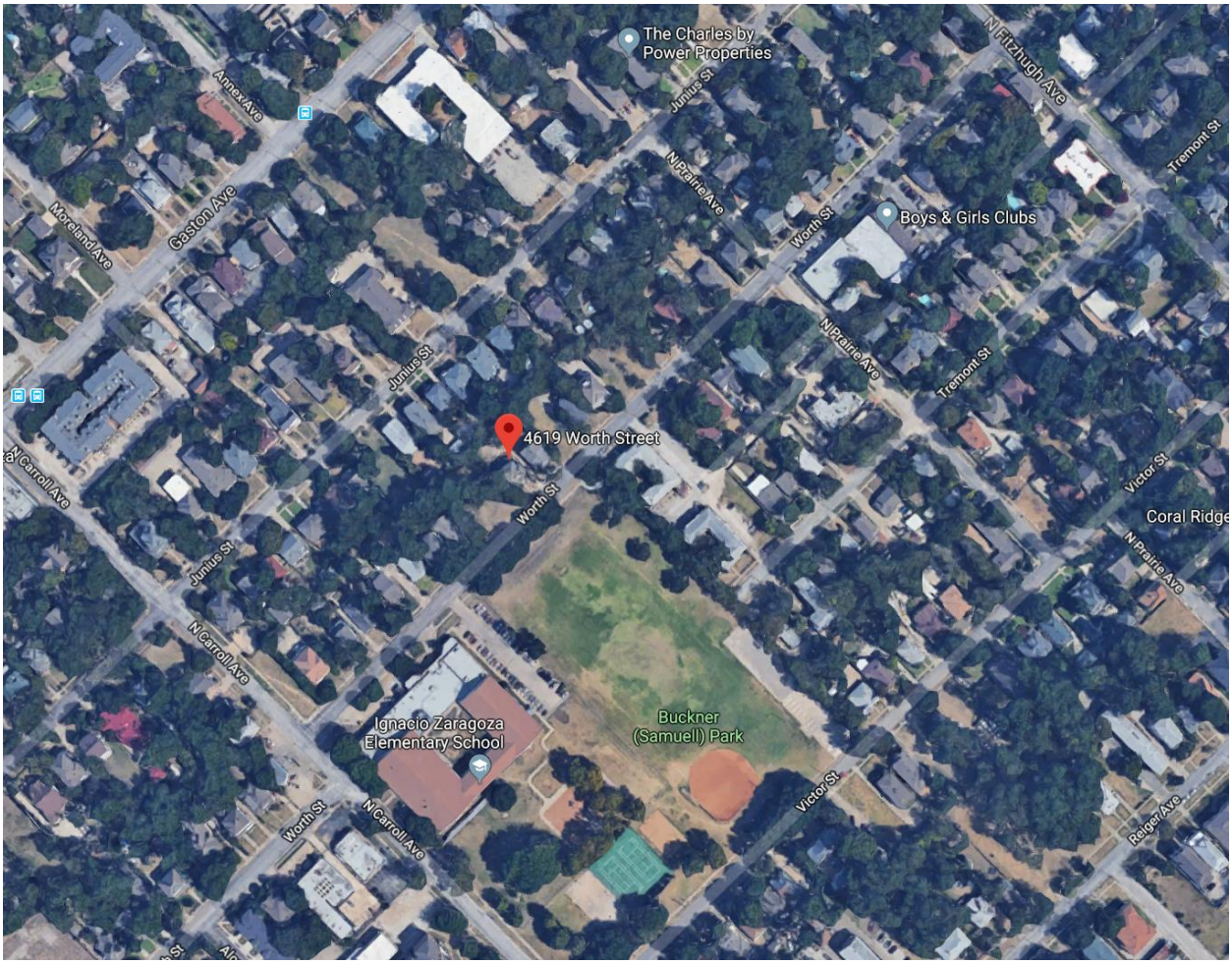
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

- ☐ **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.

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817


The Charles by Power Properties
Annex Ave
Junius St
N Fitzhugh Ave
Tremont St
N Prairie Ave
Worth St
Boys & Girls Clubs
Gaston Ave
Moreland Ave
Junius St
N Prairie Ave
Tremont St
4619 Worth Street
N Carroll Ave
Worth St
Victor St
Coral Ridge
Junius St
N Prairie Ave
N Carroll Ave
Ignacio Zaragoza Elementary School
Buckner (Samuell) Park
Worth St
N Carroll Ave
Victor St
Reiger Ave
Aerial view.



Front Façade



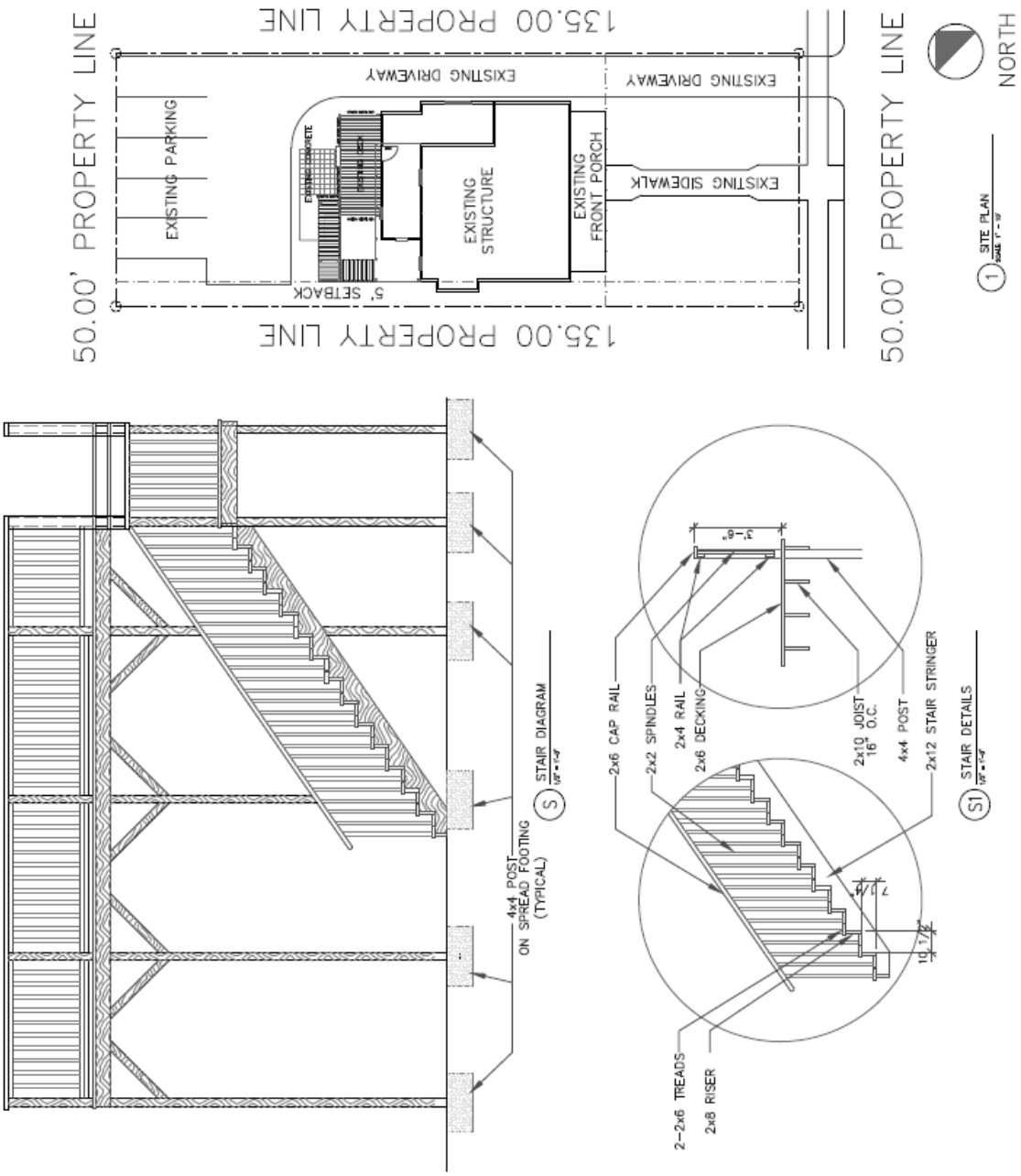
Adjacent property to the right



Vacant lot adjacent to the left



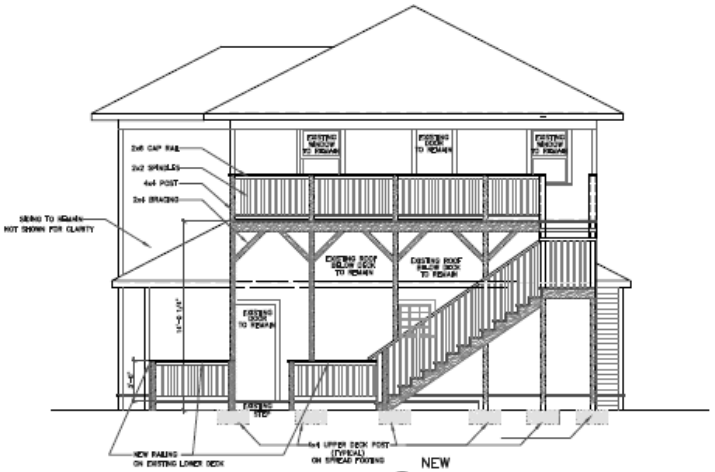
View across Worth St.



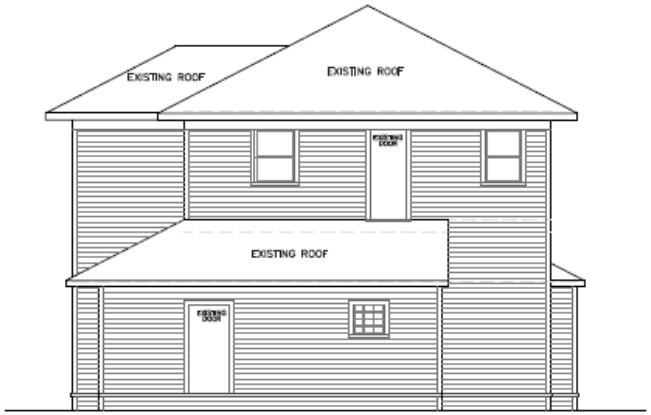
Request: Replace wood stair in rear of main structure.

CA178-669(MLP)

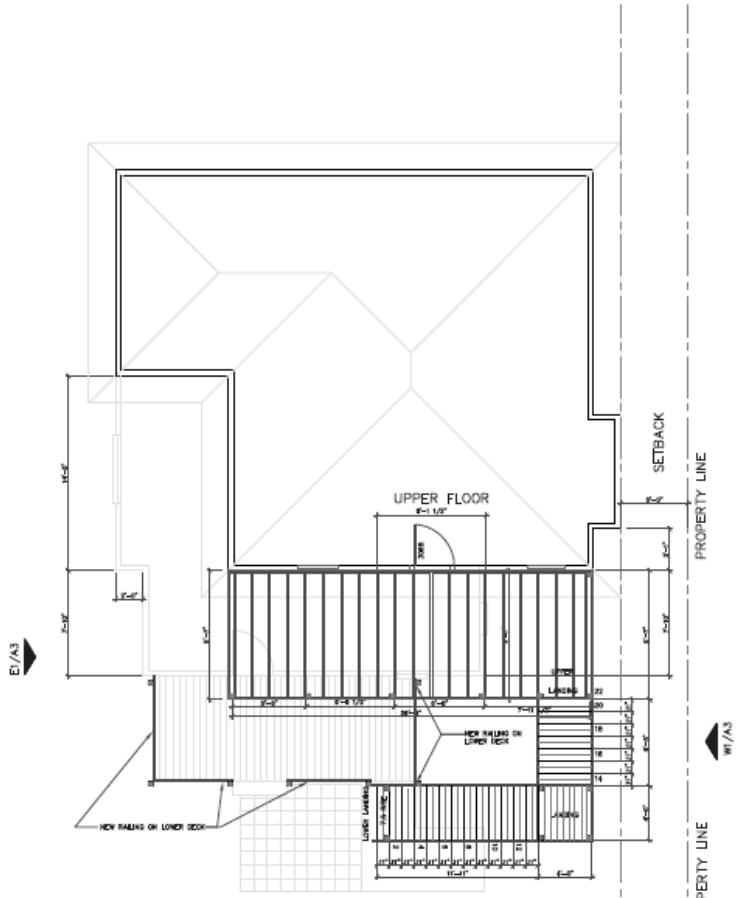
C20-7



N1 NEW REAR ELEVATION
1/4" = 1'-0"
NORTH



N EXISTING REAR ELEVATION
1/4" = 1'-0"
NORTH



A NEW STAIR PLAN
1/4" = 1'-0"

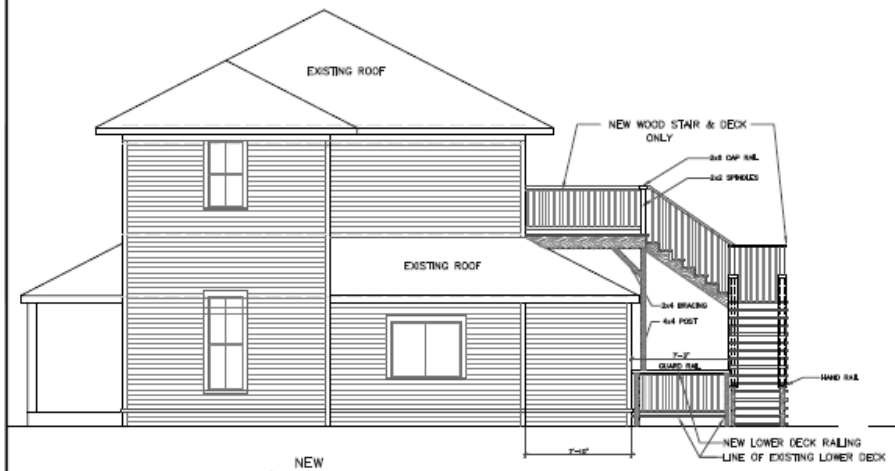


B UPPER DECK PLAN
1/4" = 1'-0"

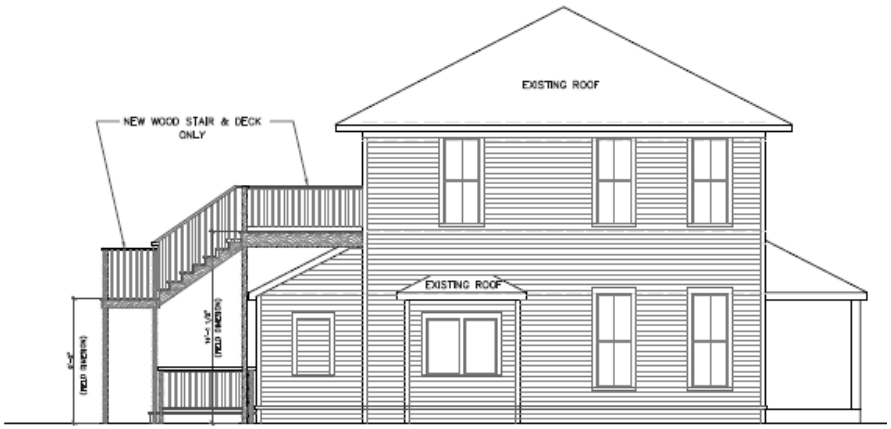
APPROX 260 SQ.FT.

CA178-669(MLP)

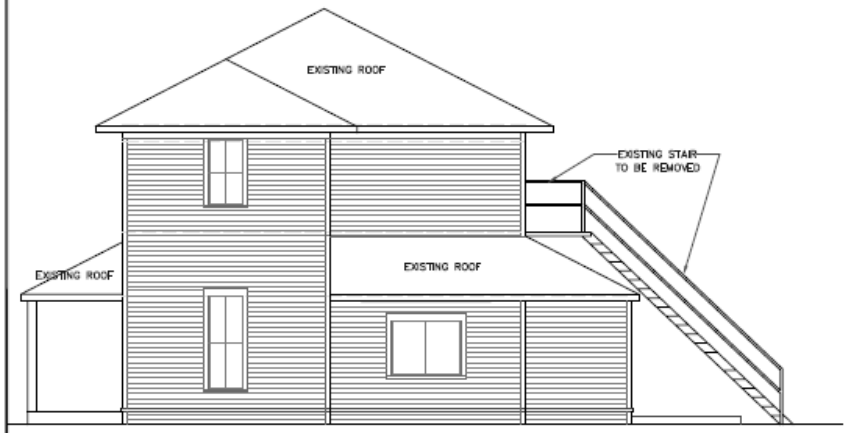
C20-8



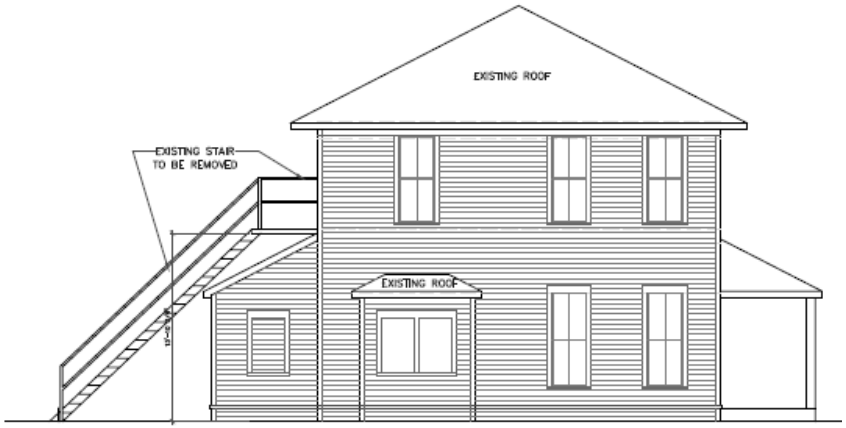
E1 NEW SIDE ELEVATION 1/4" = 1'-0" EAST



W1 NEW SIDE ELEVATION 1/4" = 1'-0" WEST



E EXISTING SIDE ELEVATION 1/4" = 1'-0" EAST



W EXISTING SIDE ELEVATION 1/4" = 1'-0" WEST

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

CONTRIBUTING STANDARDS:

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

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

(i) for contributing structures:

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

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

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

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

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

DATE: 06/14/2018
TIME: 5:30 pm
MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Charaka Dharmagunaratne
Address: 4619 Worth
Date of CA/CD Request: 6/7/2018

RECOMMENDATION:

X Approve _____Approve with conditions ___Deny _____Deny without prejudice

Recommendation / comments/ basis:

Task force members present

X Leslie Nepveux	X Jim Anderson	____ VACANT (Edison/LaVista Res)
____ Michael Karnowski (Chair)	X Kathy Finch	____ VACANT (Peak's Alt.)
____ Jennifer Suitonu	X Patricia Simon (Peak's Res)	
____ VACANT (Edison/LaVista Alt.)		

Ex Officio staff members present __X__Melissa Parent

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

Maker: NEPVEUX
2nd: SIMON
Task Force members in favor: ALL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force APPROVED DATE 6/14/2018

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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-665 (MLP)
LOCATION**:** 2516 Thomas Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD No. 225

PLANNER: Melissa Parent
DATE FILED: June 7, 2018
DISTRICT: State Thomas
MAPSCO: 45-F
CENSUS TRACT: 0017.03

APPLICANT: Daniel Hernandez

REPRESENTATIVE: None.

OWNER: SIERS SCOTT ANDREW

REQUEST:
Install six lights on front porch. Work initiated without Certificate of Appropriateness.

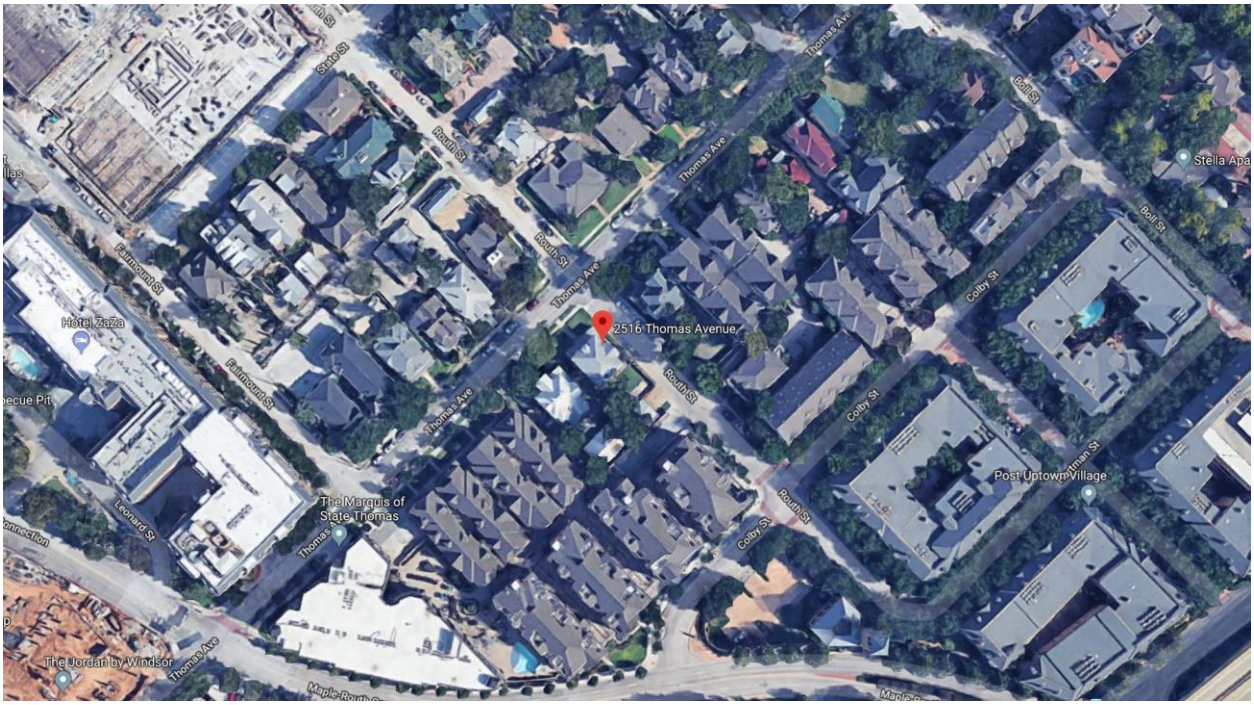
BACKGROUND / HISTORY:
2/15/2005: Landmark approved the replacement of existing garage doors with automatic garage doors (CA045-297(MF)).

The property is listed as contributing to the State Thomas Historic District.

ANALYSIS:
Staff recommends approval of the installation of six “can” lights into the ceiling of the front porch. The lights are will be fully recessed into the ceiling of the porch and will not be visible from the street.

STAFF RECOMMENDATION:
Install six lights on front porch. Work initiated without Certificate of Appropriateness – Approve – Approve with the finding the partially completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:
Install six lights on front porch. Work initiated without Certificate of Appropriateness – Approve - Recessed lighting approved.


2516 Thomas Avenue
Hotel Zaza
The Marquis of State Thomas
The Jordan by Windsor
Post Uptown Village
Thomas Ave
Routh St
Fairmount St
Leonard St
Colby St
Bell St
Stella Apa

Aerial view.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-665 (MLP)
Office Use Only

Name of Applicant: Daniel Hernandez
Mailing Address : 2300 Leonard #505
City, State and Zip Code: Dallas TX 75201
Daytime Phone: 832-541-3246 Fax: _____
Relationship of Applicant to Owner : Contractor

PROPERTY ADDRESS: 2516 Thomas Ave Dallas TX
Historic District: State Thomas

OFFICE USE ONLY
Main Structure:
X Contributing
___ Non-contributing

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 6 can lights to front porch

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: _____ Date 5/30/18

Signature of Owner: _____ Date: 5/30/18
(IF NOT APPLICANT)

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

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

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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817



Front façade.



Adjacent property (to right).



View across Thomas Ave.



Property across Routh St.





Request: Install six lights on front porch. Work initiated without Certificate of Appropriateness.



View of porch from the street, lights will not be visible



Install locations

Model # LK4BMW LED M4 Internet #205484816 Store SKU #762428 Store SO SKU #1000641486








ENERGY STAR

Lithonia Lighting >

4 in. Matte White Recessed Baffle Integrated LED Lighting Kit

★★★★½ (61) Write a Review Questions & Answers (59)

- Brightness: 520 Lumens (50-Watt incandescent flood equivalent)
- Life: 35,000 hours or 32 years (based on 3 hours/day)
- Light appearance: 3000K (soft white)

$34.97 /each **(limit 6 per order)**

☐ **LET'S PROTECT THIS.**
Add a 2-year Home Depot Protection Plan for **$7.00**
Learn More

Specifications

Dimensions

Aperture width (in.)	4	Product Height (in.)	5.25
Housing depth (in.)	5.75	Product Width (in.)	9.75
Product Depth (in.)	12	Size	4 in.

Details

Adjustable Lamp Head	No	New Construction or Remodel	New Construction and Remodel
Fixture Finish	White	Number of Housings Included	1
Fixture Material	Aluminum	Product Weight (lb.)	3lb
Fixture finish family	White	Reflector finish family	White
Light Bulb Type Included	LED	Returnable	90-Day

Lighting specification

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

(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
STATE THOMAS/WILSON BLOCK

DATE: 6/14/18
TIME: 4:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla, 5BN

Applicant Name: Daniel Hernandez
Address: 2516 Thomas
Date of CR/CA/CD Request: 6/7/2018

RECOMMENDATION:

✓ Approve _____ Approve with conditions ____ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

recessed lighting approved

Task force members present

✓ Judy Hearst (Chair)	___ VACANT (Pr)	✓ Leslie Nepveux (Architect)
✓ Nancy Starr	___ VACANT (WB)	___ VACANT (State Thomas Alt.)
✓ Jim Anderson	___ VACANT (WB)	___ VACANT (Wilson Block Alt.)

Ex Officio staff members present Melissa Parent

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

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

Judy Hearst

CHAIR, Task Force DATE 6/14/18

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

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

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CD178-015(MP)
LOCATION**:** 1105 E. 9th Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 4
ZONING: PD No. 388

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Tenth Street
MAPSCO: 55-A
CENSUS TRACT: 0041.00

APPLICANT: Dallas City Attorney's Office

REPRESENTATIVE: Allen Griffin

OWNER: INNERCITY DEVELOPMENT, INC

REQUEST:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

BACKGROUND / HISTORY:
The structure is listed as contributing per the Tenth Street National Register District.

9/2/2014 – Landmark Commission approved the Certificate for Demolition (CD134-029(MD)).

ANALYSIS:
Staff believes that the City Attorney's office has met all the requirements of the demolition standard, and is therefore recommending approval.

STAFF RECOMMENDATION:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve - The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the court has issued a final order requiring the demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve – Approve demolition.

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

CD 178 - 015 (MP)
Office Use Only

1. Name of Applicant: Allen R. Griffin, Dallas City Attorney's Office

MAILING Address: 2014 Main Street Ste. 227 City Dallas State TX Zip 75201
Daytime Phone: 214-670-4436 Fax: 214-670-4814
Relationship of Applicant to Owner: NA

ADDRESS OF PROPERTY TO BE DEMOLISHED: 1105 E. 9th Street Zip: 75203
Historic District: Tenth Street

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
   ___X___ 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 a structure pursuant to 51-A-4.501(i)

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 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.

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JUN 07 2018
Current Planning

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:** Allen R. Griffin **Date:** 3/1/2018

5. **Signature of Owner:** _____ **Date:** _____
(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
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 Allen R. Griffin 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 representative of the City of Dallas.

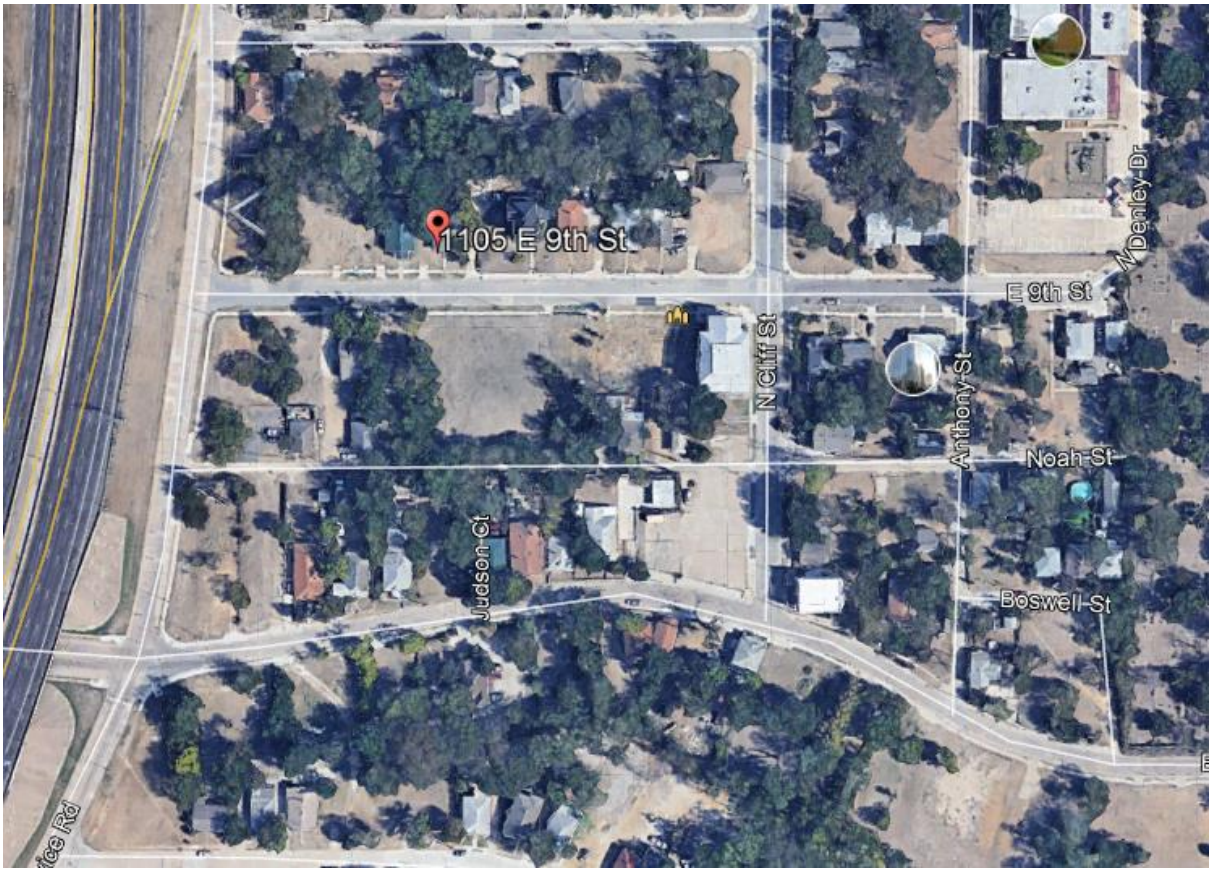
Allen R. Griffin

Affiant's signature

Subscribed and sworn to before me this 1st day of March, 2018

Notary Public

MICHELLE JENNINGS
Notary Public, State of Texas
My Commission Expires
March 10, 2018


1105 E 9th St
E 9th St
N Cliff St
Anthony St
Noah St
Judson Ct
Boswell St
N Denley Dr

Aerial view



South (front) elevation.



View to left (West) of 1105 E 9th.



View to right (West) of 1105 E 9th.



View across (South) from 1105 E 9th.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.

01/19/2018 09:13:22 AM

201800016814
ORDER 1/2

No. S50-004086-01

CITY OF DALLAS, Plaintiff,	§	IN THE MUNICIPAL COURT OF
VS.	§	THE CITY OF DALLAS
1105 E. 9TH STREET, Defendant.	§	DALLAS COUNTY, TEXAS

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On November 13, 2017 the Court ORDERED that the structure located in **Lot 12 E 1/2 Block 84B/3066 commonly referred to 1105 E. 9th Street**, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the November 17, 2017 edition of the Dallas Morning News.

Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the December 20, 2017 edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's November 13, 2017 orders.

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 8th day of January 20 18

Presiding Judge

COURT IN THE CITY OF DALLAS, TEXAS

NOTICE TO SUBSEQUENT GRANTEES, LIENHOLDERS OR TRANSFEREES

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.

CITY OF DALLAS

DATE: February 1, 2018

TO: Landmark Commission

FROM: Allen R. Griffin. Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Interim Assistant Director
Theresa Pham, Assistant City Attorney
Mark Doty, Senior Planner
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Court Order for Demolition

Pursuant to 51A-4.501(i)(4), please be advised that the following properties are located within a City of Dallas Historic District and a court has issued an order for demolition of the structure(s) on these properties:

(1) 1105 E. 9th Street (**Tenth Street**) Owner of Record per DCAD, Inner City Development Inc., P.O. Box 6366 Tyler, Texas 75711;

(2) 1107 E. 11th Street (**Tenth Street**) Owner of Record per DCAD, Elizabeth L. Lloyd, 1611 Chapman Street Cedar Hill, Texas 75104;

(3) 3708 S. Malcolm X. Blvd. (**Wheatley Place**) Owner of Record per DCAD, Human Service Network Inc., 3708 Malcolm X. Boulevard Dallas, Texas 75215;

If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

CITY OF DALLAS

DATE: February 9, 2018

TO: Landmark Commission

FROM: Allen R. Griffin. Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Interim Assistant Director
Theresa Pham, Assistant City Attorney
Mark Doty, Senior Planner
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

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Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

(1) 1105 E. 9th Street **(Tenth Street)** Owner of Record per DCAD, Inner City Development Inc., P.O. Box 6366 Tyler, Texas 75711;

(2) 1107 E. 11th Street **(Tenth Street)** Owner of Record per DCAD, Elizabeth L. Lloyd, 1611 Chapman Street Cedar Hill, Texas 75104;

(3) 3708 S. Malcolm X. Blvd. **(Wheatley Place)** Owner of Record per DCAD, Human Service Network Inc., 3708 Malcolm X. Boulevard Dallas, Texas 75215;

If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 51A-4.501(i)(7).

The landmark commission shall approve the certificate for demolition if it finds that:

(A) a court or other tribunal has issued a final order requiring that the demolition of the structure pursuant to Texas Local Government Code Chapters 54 or 214; as amended; and

(B) suspension of the certificate for demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **6/12/2018**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Allen Griffin (City Attorney' Office)
Address: 1105 E 9th Street (Tenth Street Neighborhood HD)
Date of CA/CD Request: 6/7/2018

RECOMMENDATION:

X Approve _____Approve with conditions __Deny ____Deny without prejudice

Recommendation / comments/ basis:

MOTION TO APPROVE DEMOLITION APPROVED

Task force members present

X Kathleen Lenihan
___ Patricia Williams
X Alonzo Harris
X Jay Taylor
X Andrew Wallace
___

Ex Officio staff members Present ____ Marsha Prior X

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

Maker:
2nd:
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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-679(LC)
LOCATION**:** 208 North Market Street
(DART West End Station)
STRUCTURE: Non-Contributing
COUNCIL DISTRICT: 14
ZONING: CA-1(A)

PLANNER: Liz Casso
DATE FILED: June 7, 2018
DISTRICT: West End (H-2)
MAPSCO: 45-K, 45-P
CENSUS TRACT: 0021.00, 0031.01

APPLICANT: Dallas Area Rapid Transit

REPRESENTATIVE: Ken Caswell

OWNER: DALLAS AREA RAPID TRANSIT

REQUEST:
Install a double sided video monitor at DART station.

BACKGROUND / HISTORY:
10/3/2005 – Landmark Commission approved modifications to the West End light rail station platform (CA045-478(JA)).

6/4/2018 – Landmark Commission reviewed a Courtesy Review for installation of a double sided video monitor at the DART station (CR178-014(LC)).

ANALYSIS:
Dallas Area Rapid Transit (DART) has been considering modifications to its West End light rail station that would serve to deter crime. One modification they were considering is the installation of a double sided video monitor that would display activity on the platform in real time using existing DART security cameras throughout the station.

At their June 2018 meeting, the Landmark Commission reviewed a Courtesy Review application for the installation of a double sided video monitor sign that would be attached to an existing covered seating structure on the north platform. The proposed design was based off the Task Force comments. The Landmark Commission commended the applicant on the proposed design and expressed no concerns over the proposed video monitor. The applicant has returned and is now requesting approval for the proposed video monitor presented at the June 2018 meeting.

The existing seating structure on the north platform consists of three masonry columns with attached metal bench seats and metal canopy above. The canopy superstructure

is metal, and its three vertical supports are partially wrapped by the masonry columns. On the back side of the three metal canopy support columns are banner signs. The banner sign on the central column would be replaced with the proposed double sided video monitor sign, which is similar in size to the banner signs (40 inches wide by 50 inches tall). The base of the monitor will clear 9 feet off the ground. The enclosure for the monitor will be metal with a powder-coated flat black finish to match the existing metal canopy superstructure.

The only information to be displayed on the monitors will be video of activity on the West End platform, in real time, and information specific to DART trains and schedules. There will be no outside advertisements displayed.

Both Staff and Task Force have recommended approval.

STAFF RECOMMENDATION:
Install a double sided video monitor at DART station. – Approve – Approve drawings dated 6/13/18 with the finding the proposed meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:
Install a double sided video monitor at DART station. – Approved as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-679(LC)
Office Use Only

Name of Applicant: Dallas Area Rapid Transit (DART)
Mailing Address : P.O Box 66063
City, State and Zip Code: Dallas, TX 75266-0163
Daytime Phone: 214-749-2910 Fax:
Relationship of Applicant to Owner : Owner

OFFICE USE ONLY
Main Structure:
___ Contributing
✓ Non-contributing

PROPERTY ADDRESS: 208 N Market Street —DART West End Station
Historic District: West End 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.

Install one video monitor on the westerly side of the rail platform canopy in place of an existing transit mall flag or banner. The video monitor will display images of closed circuit television (CCTB) from cameras in the vicinity of the station. The monitor will measure 40 inches wide x 50 inches high and approximate the size of the existing banner. The monitor will be mounted on the existing station structure and no ground-mounted support structure will be required. The metal enclosure for the video equipment will be powder-coated flat black in color to match the station metal components.

Signature of Applicant: [signature] Date: June 7, 2018

RECEIVED BY
JUN 07 2018
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.

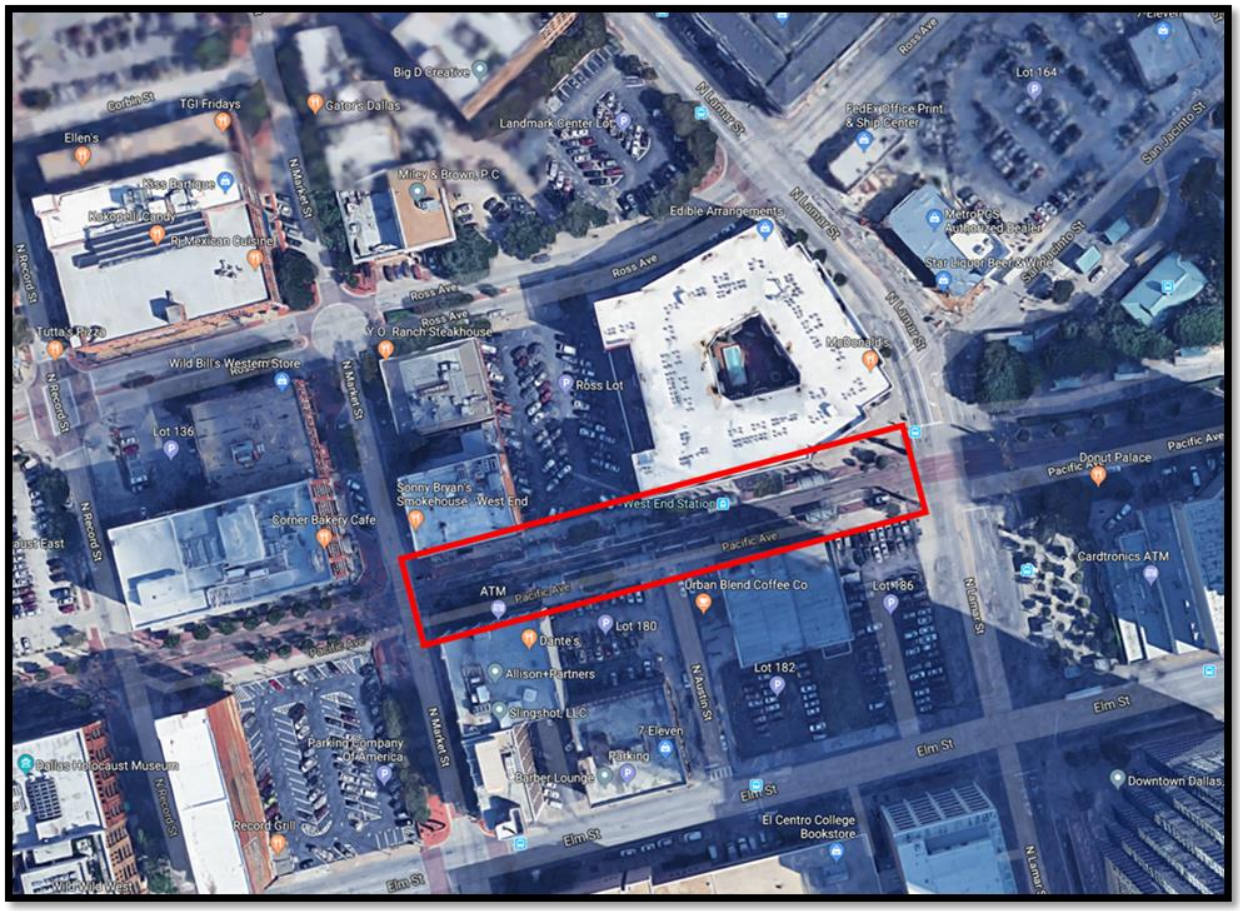
OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions)**. Information regarding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

Signed drawings and/or specifications are enclosed ___Yes ___No

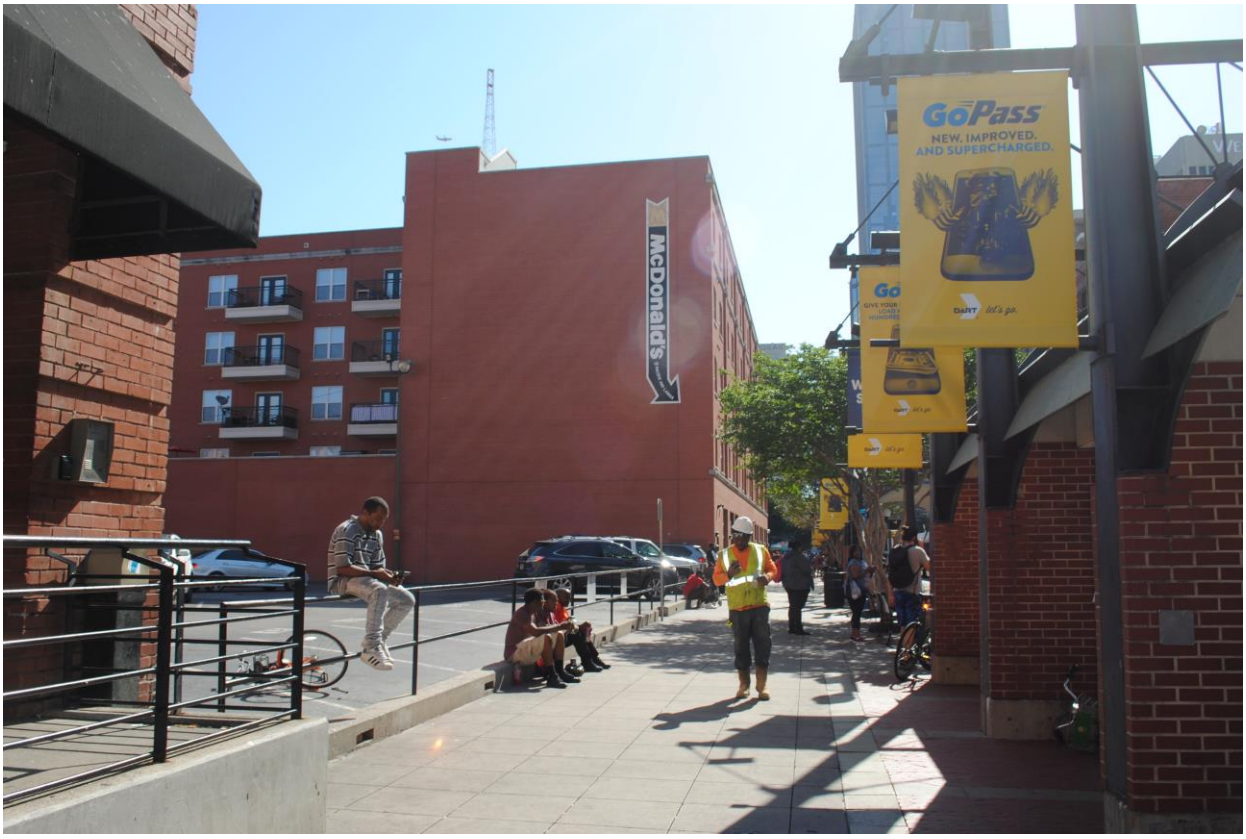
_____ _____
Sustainable Construction and Development **Date**



Site Aerial – West End DART Station highlighted above



West End Station North Platform – facing northeast from N Market



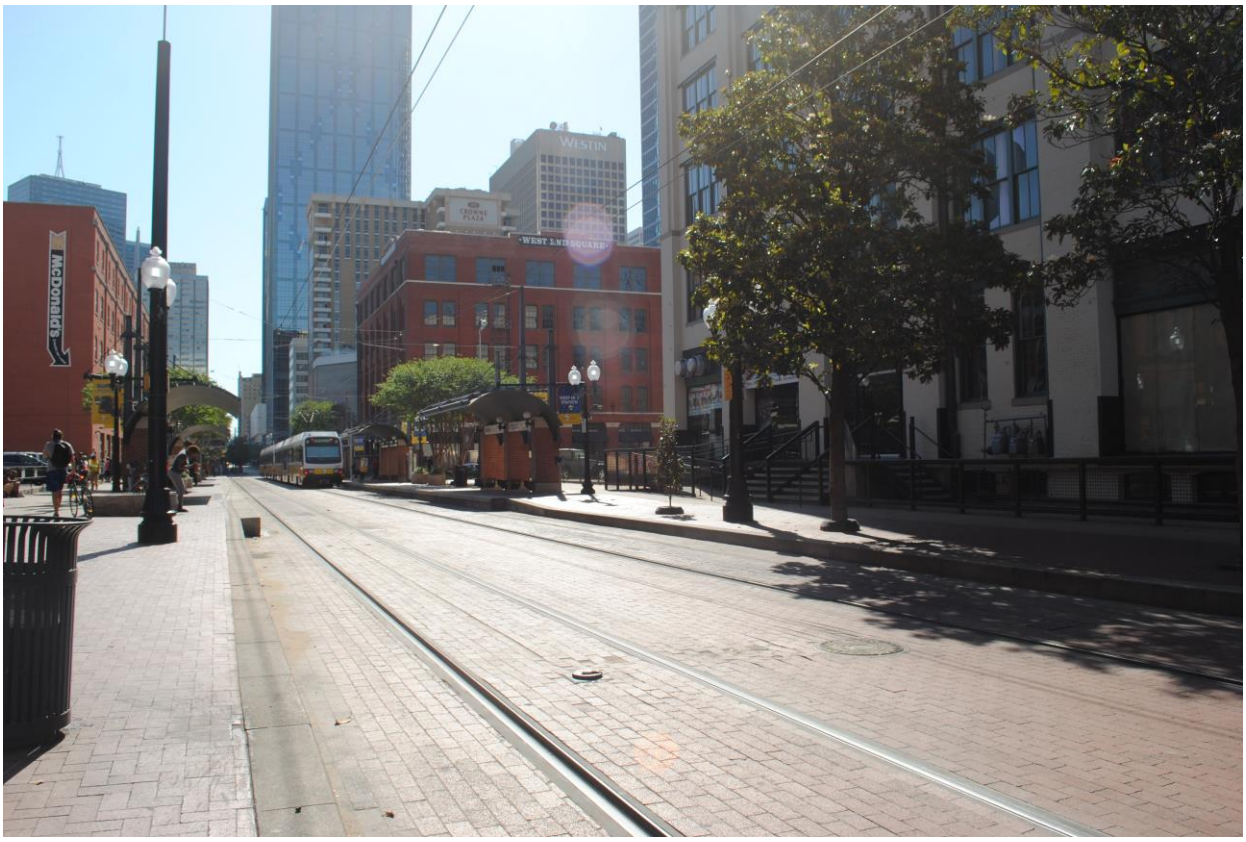
West End Station North Platform – facing east from N Market



West End Station North Platform – facing northwest from N Lamar



West End Station North Platform – facing west from N Lamar



West End Station South Platform – facing southeast from N Market



West End Station South Platform – facing east from N Market



West End Station South Platform – facing southwest from N Lamar

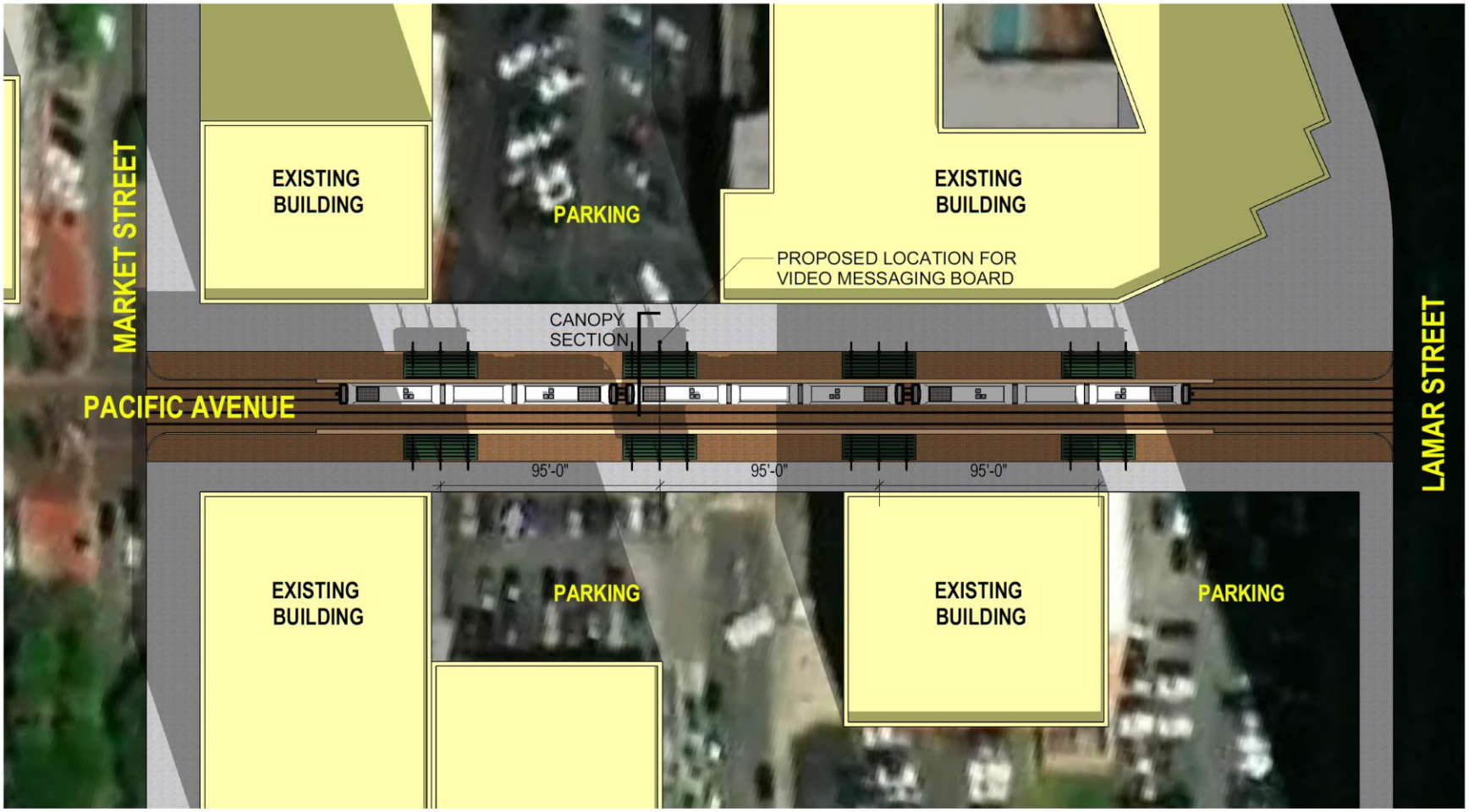


West End South Platform – facing west from N Lamar

Proposed Site Plan

CA178-679(LC)

C23-9



DART

WEST END STATION - SITE PLAN

SCALE: 1" = 40'-0"

NORTH

0' 20' 40' 80'

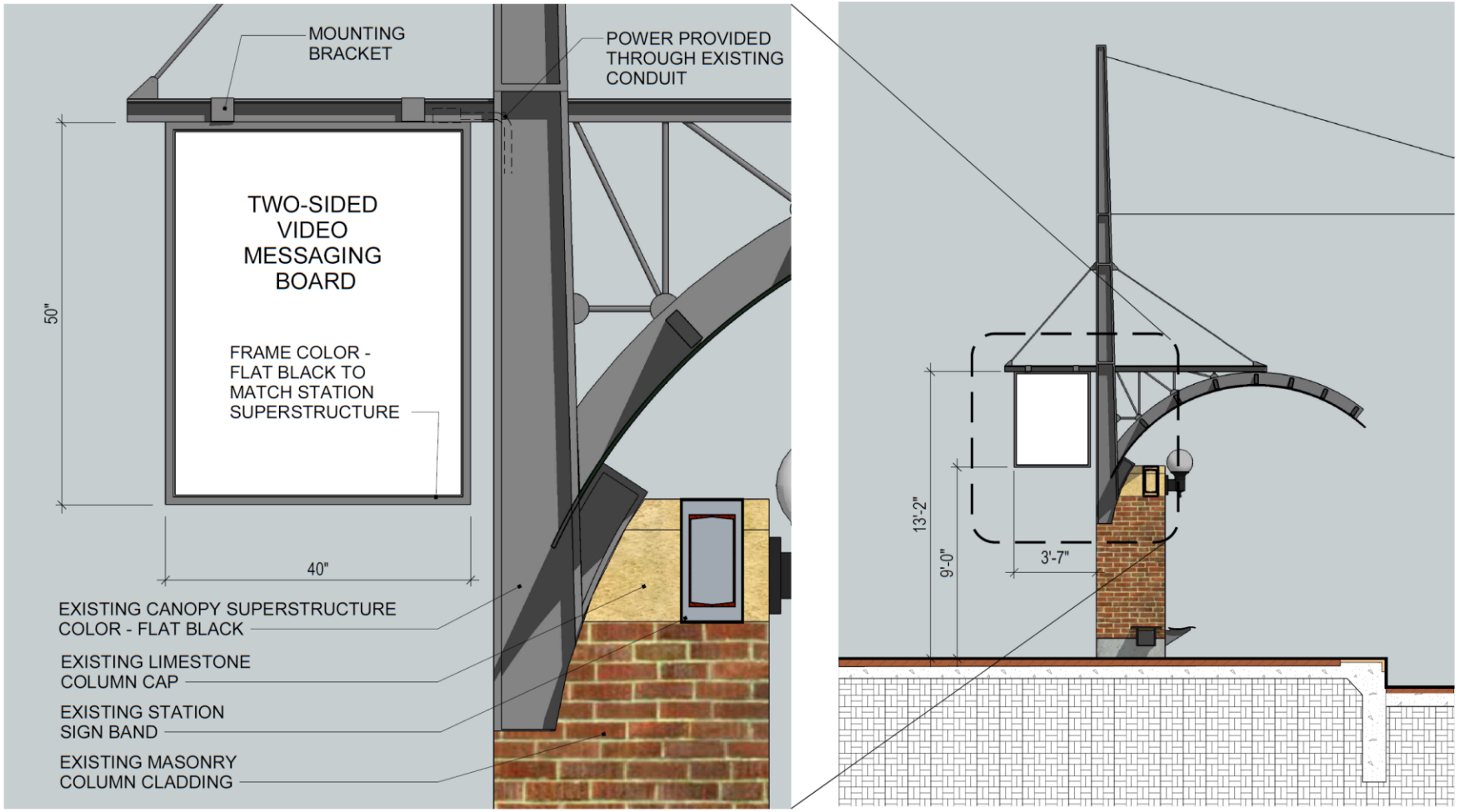


Existing Seating Structure on North Platform (location of proposed monitor highlighted above)

Section Drawings of Proposed Monitor

CA178-679(LC)

C23-11



WEST END STATION - CANOPY SECTION

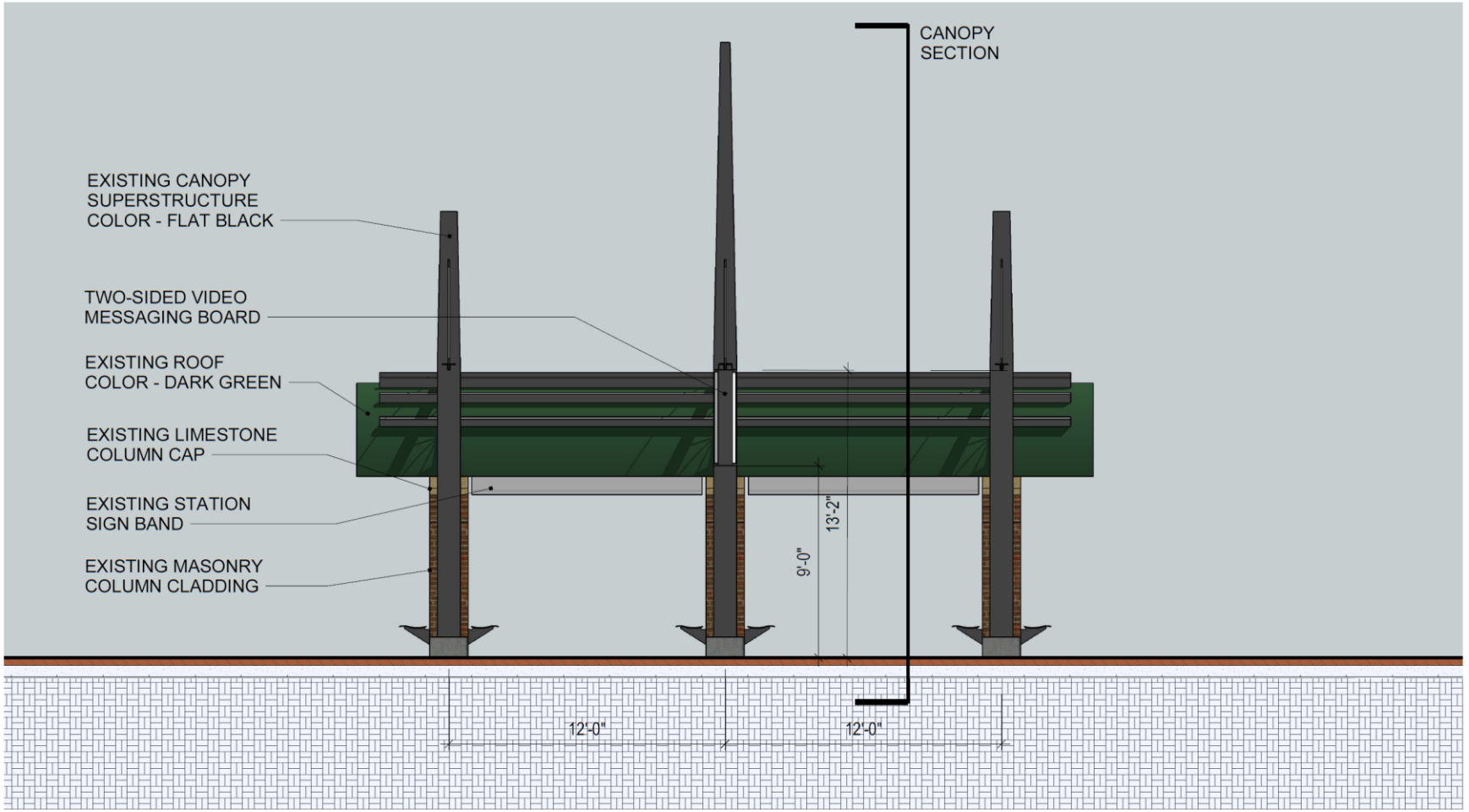
SCALE: 1" = 40'-0"

0' 2' 4' 8'

CA178-679(LC)

Elevation Drawing of Proposed Monitor

C23-12



WEST END STATION - CANOPY NORTH ELEVATION

SCALE: 1" = 40'-0"

0' 2' 4' 8'

Perspective Drawing of Proposed Monitor



PRV55HBIP66

55" IP66 Outdoor Display System

Industrial Reliability – Intelligent temperature-controlled functions with auto-adjusting air conditioning according to the environment.

Applications – Hospitality, Digital Signage, Retail, Higher Education, Corporate, Industrial and Transportation.

Highlights

- 2500 NITS of Brightness
- Fully Enclosed System
- IP66
- Steel Enclosure
- Ultra Thin Body
- Landscape / Portrait Mode
- Industrial 24/7 Reliability (50,000 hours)

DART WEST END STATION

VIDEO MONITOR—PRODUCT INFORMATION

PRiMEVIEW
ADVANCED DISPLAY SOLUTIONS

Video Monitor Specifications

Technical Specification

Display	Screen Size	55" LED Panel
	Aspect Ratio	16:9
	Resolution (Pixel)	1920 x 1080
	Active Display (w x h) mm	1209.6 x 680.4 / 47.62" x 26.79"
	Response Time (ms)	6
	Brightness (nits)	2500 CM^2D
	Contrast Ratio	4000:1
	Viewing Angle	178^o / 178^o
	Backlight Configuration	Direct LED
Connectivity	WIFI	Yes
	LAN	Yes
	RS 232	Yes
	USB	Yes
	4G /3G	Yes
	Speaker	NA
Power	Input Voltage	AC 220 / 110 V ± 10%, 50 / 60 HZ
	Max Power Consumption (w)	380 (without heater)
Enclosure	Unit Dimension (WxHxD)	Custom Enclosure to be provided: 40" x 50" x 3.72"
	Weight (Approx)	60 Kg 132 lbs
Environmental	IP Rating	IP66
	Operating Temperature	-20˚C ~ + 50 ˚C
	Operating Humidity	5% -98%
	Operating Altitude (m)	≤ 2000

DART WEST END STATION

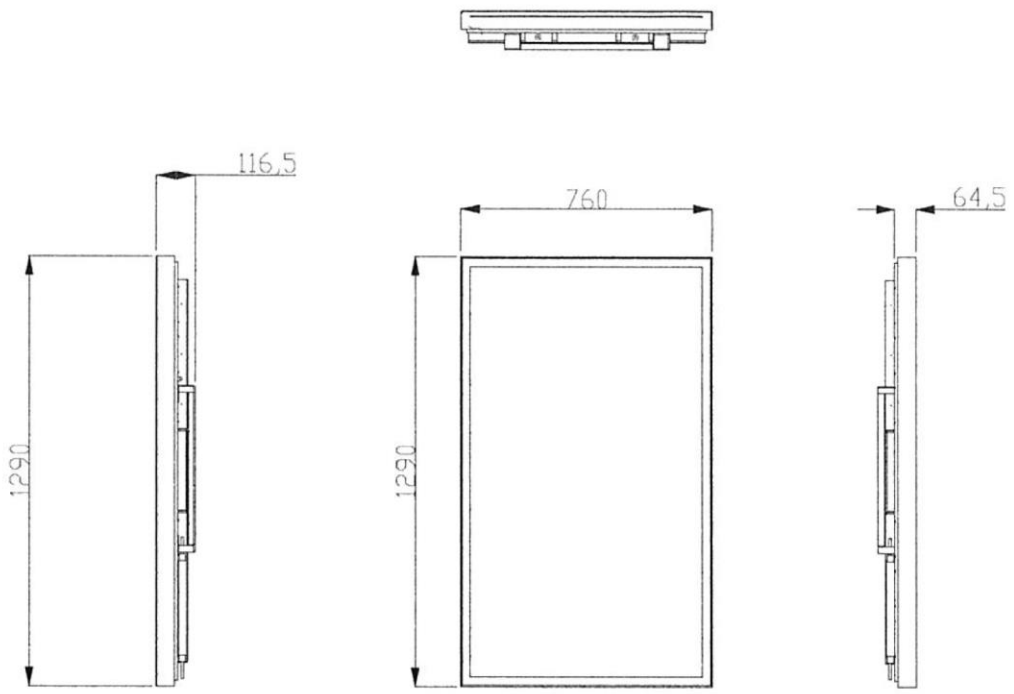
VIDEO MONITOR—PRODUCT INFORMATION

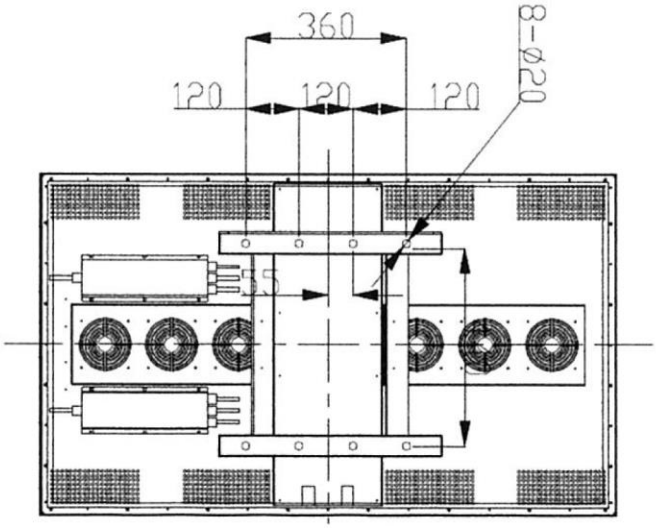
PRIMEVIEW
ADVANCED DISPLAY SOLUTIONS

Video Monitor Specifications

Mechanical Drawing

Custom Enclosure to be provided: 40" x 50" x 3.72"





DART WEST END STATION - VIDEO MONITOR

PRiMEVIEW
ADVANCED DISPLAY SOLUTIONS

Video Monitor Specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

DALLAS CITY CODE
Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

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

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

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

DATE: 6/13/2018
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: DART/ Ken Caswell
Address: **208 N Market/ DART station (H-2; West End)**
Date of CA/CD/CR Request: 6/7/2018

RECOMMENDATION:

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

Recommendation / comments/ basis:

Approved as submitted

Task force members present

✓ Gary C. Coffman (Chair)	____ Justin Curtsinger	____ VACANT (Ind. Resident)
____ Jay Firsching (Vice-Chair)	✓ Charles Neel	____ VACANT (Ind. Resident)
✓ Carolina Pace	✓ Anne Stimmel (Alternate)	____ VACANT (Alternate)

Ex Officio staff members Present ✓ Liz Casso

Simply Majority Quorum: ✓ yes ____ no (four makes a quorum)
Maker: Anne Stimmel
2nd: Charles Neel
Task Force members in favor: 4
Task Force members opposed: 0
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 6/13/2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-709(JKA)
LOCATION: 337 S. Edgefield Ave
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: June 7, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Mary Magdaleno

OWNER: WESTERN INFINITY GROUP TEXAS LLC

REQUEST:

1) Replace front door with wood door.
2) Paint main structure. Brand: Behr. Body: N510-5 "Liquid Mercury;" Trim: 1850 "Ultra Pure White;" N180-7 "Oiled Teak."

BACKGROUND / HISTORY:
02/24/2008 – Landmark approved new paint colors and driveway (CA078-483(MW)).

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

ANALYSIS:

1) The existing front door is not original to the structure. The applicant has proposed two wood door design options to replace it. “Option A” is more compatible with the style of the structure than Option B, which has a curved window top. Therefore, Staff is recommending approval of “Option A” only with the finding that the proposed work meets the preservation criteria and City Code.
2) The “Liquid Mercury” color is proposed for the main body, the “Ultra Pure White” would replace the existing white color, and the “Oiled Teak” color would be applied to window sashes, decorative trim, and doors. The colors chosen are appropriate for the structure and the district so Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

NOTE: Staff is aware of the many outstanding violations on this structure. Most of the applicant’s proposals were not added to this agenda because the documentation to support the requests was not submitted or was incomplete and will have to be submitted at a later date.

STAFF RECOMMENDATION:

1) Replace front door with wood door – Approve – Approve image labeled “Option A” with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(17)(F)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Paint main structure. Brand: Behr. Body: N510-5 "Liquid Mercury;" Trim: 1850 "Ultra Pure White;" N180-7 "Oiled Teak" – Approve – Approve paint specifications dated 6-19-18 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).

TASK FORCE RECOMMENDATION:

1) Replace front door with wood door – None – Not reviewed due to lack of time.
2) Paint main structure. Brand: Behr. Body: N510-5 "Liquid Mercury;" Trim: 1850 "Ultra Pure White;" N180-7 "Oiled Teak" – None – Not reviewed due to lack of time.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-709 [JKA]
Office Use Only

Name of Applicant: Mary Magdaleno
Mailing Address : 825 W. Grubb Dr
City, State and Zip Code: Mesquite TX 75149
Daytime Phone: 972 8960176 Fax:
Relationship of Applicant to Owner : Sub Contractor

PROPERTY ADDRESS: 337 S. Edgefield Ave Dallas TX
Historic District: ~~E~~ Winnetka Heights

OFFICE USE ONLY
Main Structure:
X Contributing
___ Non-contributing

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.

Replace front door, not the sidelights.
Siding replace/install. an approximate of 15%
Paint ext: siding, windows, porch, railing and trim.
Railing on front porch: Add railing front and South side of porch.
Refinish existing windows.

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: _____ Date: 5/22/18

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.

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817



Aerial image



Main structure



To left



To right



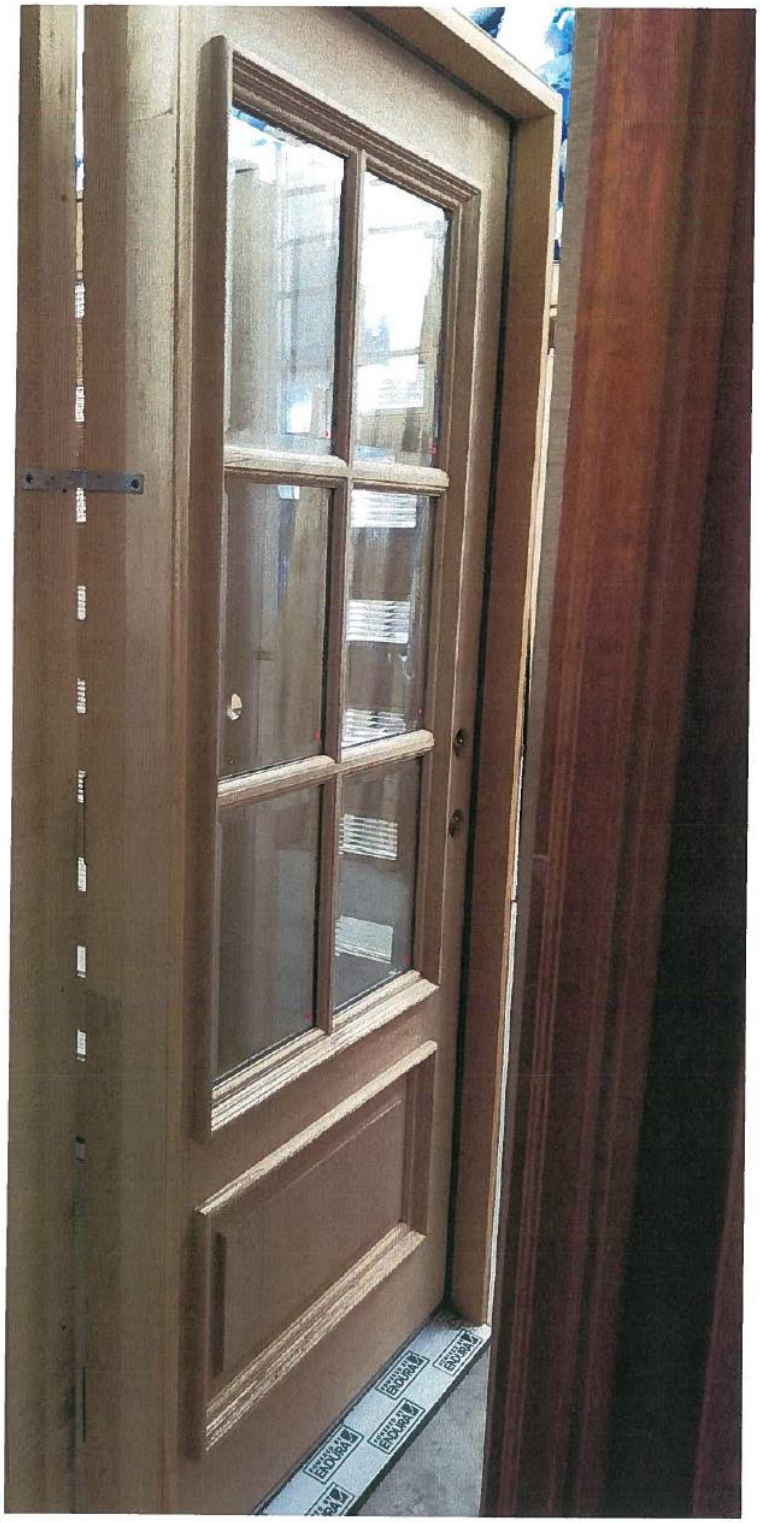
Across street



Main structure



Existing front door

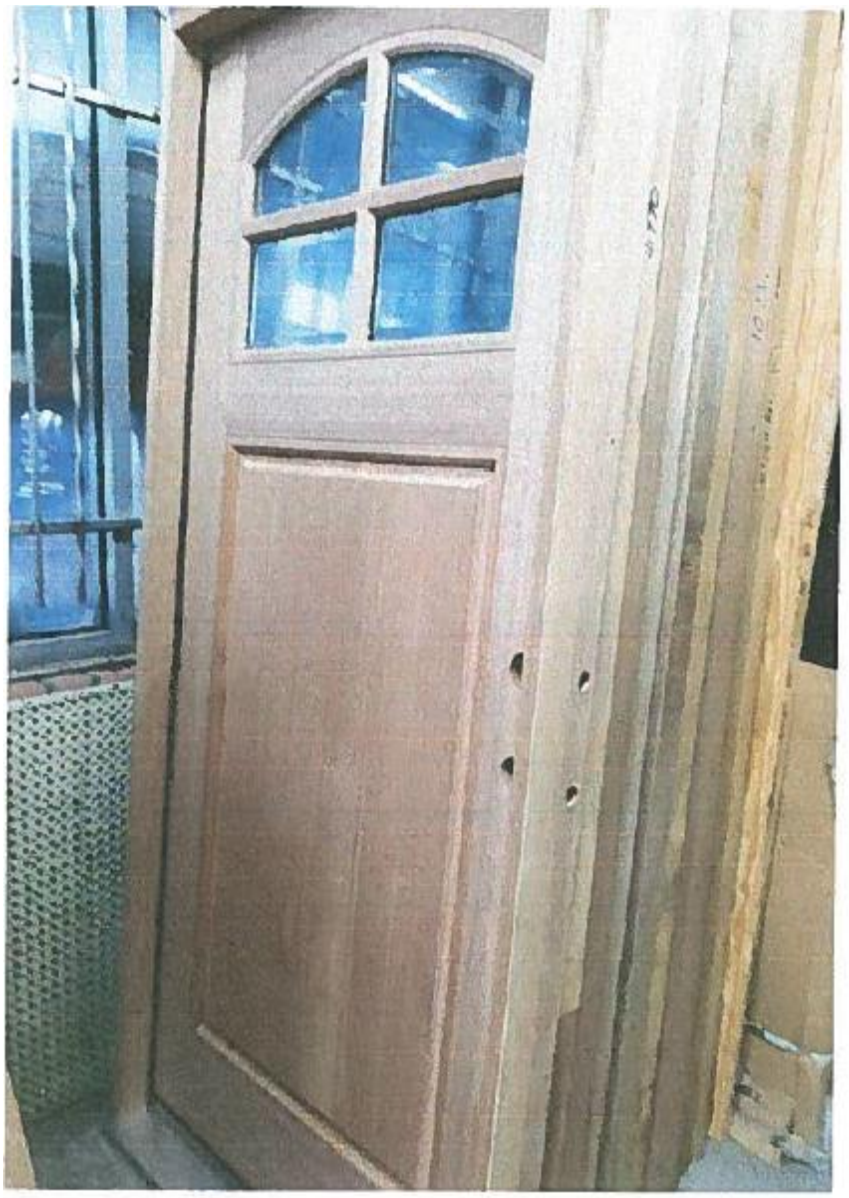


Option A

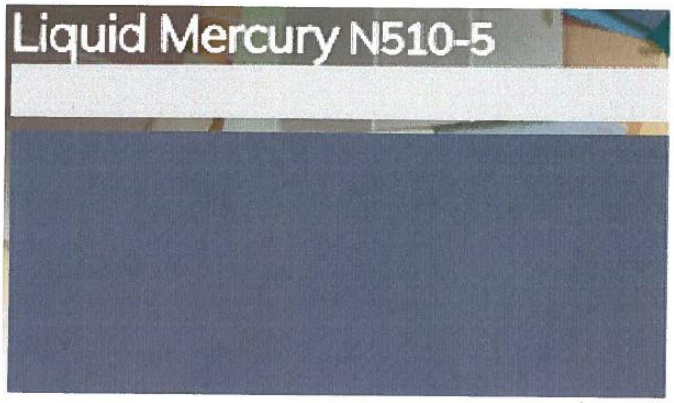
37 S. Edgefield

6-19-18

Proposed front door – Option A



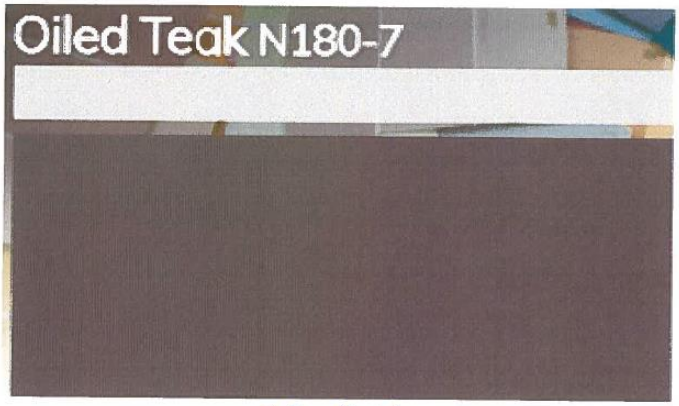
Proposed front door – Option B



BODY



TRIM



ACCENT

337 S. Edgefield 6-19-18

Paint specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a)(17)(F)(iii):

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

Section 51P-87.111(a)(8)(C):

(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.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 06/13/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: MARY MAGDELENO
PROPERTY ADDRESS: 337 S EDGEFIELD AVE
DATE of CA / CD REQUEST: 06/07/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

NOT REVIEWED BY TASK FORCE.

Task force members present

____ Alfredo Pena	____ Katrina Whatley	____ VACANT (Professional)
____ Christine Escobedo	____ Nicholas Dean	____ VACANT (Alt)
____ Jeff Cummings (Chair)	____ Rachel Hoehn	____ VACANT (Alt)

Ex Officio staff members present ___ Jennifer Anderson

Simple Majority Quorum: ___ yes ___ no

Maker:
2nd:
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 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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-687(JKA)
LOCATION: 121 S Montclair Ave
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: June 7, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Roger Lopez

OWNER: CANDICE SUZANN BLAIR

REQUEST:

1) Paint main structure. Brand: Glidden. Body: GLN39 "Forest Khaki;" Trim: GLC24 "Muslin White;" Accent: GLN07 "Smoky Mauve."
2) Install Timberline composition shingles in color "Hickory."
3) Install 8' board-on-board fence and stain using RediSeal in color "Pecan."

BACKGROUND / HISTORY:

08/04/2011 – A Routine CA was issued to repair the front porch and roof (CA101-350(CH)).

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

ANALYSIS:

1) The color “Forest Khaki” will replace the existing salmon color, “Muslin White” will replace the existing white trim color, and “Smoky Mauve” on the fascia, window sashes, doors, and column detail. The colors chosen are appropriate for the structure and Winnetka Heights historic district and meets the preservation criteria and City Code.
2) The shingle color chosen is appropriate for the structure and complimentary of the proposed paint colors, so Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.
3) The fence will be placed in the rear 50% of the main structure, but since it is stained it must get Landmark approval. The stain color chosen is appropriate for the structure and meets the preservation criteria and City Code.

STAFF RECOMMENDATION:

1) Paint main structure. Brand: Glidden. Body: GLN39 "Forest Khaki;" Trim: GLC24 "Muslin White;" Accent: GLN07 "Smoky Mauve" – Approve – Approve

specifications dated 6-19-18 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) Install Timberline composition shingles in color "Hickory" – Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Install 8' board-on-board fence and stain using RediSeal in color "Pecan" – Approve – Approve site plan and specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(2)(C)(ii) and Section 51P-87.111(b)(2)(G)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Paint main structure. Brand: Glidden. Body: GLN39 "Forest Khaki;" Trim: GLC24 "Muslin White;" Accent: GLN07 "Smoky Mauve" – None – No quorum, comments only. Supportive of paint colors as submitted.
2) Install Timberline composition shingles in color "Hickory" – None – No quorum, comments only. Supportive of roof colors as submitted.
3) Install 8' board-on-board fence and stain using RediSeal in color "Pecan" – None – No quorum, comments only. No comments recorded.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 687 (JKA)
Office Use Only

Name of Applicant: Roger Lopez
Mailing Address : 423 W. 12th St.
City, State and Zip Code: Dallas, TEXAS 75208
Daytime Phone: 214-943-6666 Fax: 214-943-6663
Relationship of Applicant to Owner :

PROPERTY ADDRESS: 121 S. Montclair Dallas Tx 75208
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.

Install New 30 yr. Roof - GAF Timberline Hickory Color
Paint house Main color Glidden GLN39 Forest Khaki
Trim Glidden GLE24 Muslin White
Accent Glidden GLN07 Smoky Mauve
Replace fence with new 8 Ft Cedar fence boardonboard Stain Pecan color

Signature of Applicant: _____ Date: 6/6/2018

Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

RECEIVED BY
JUN 07 2018
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:

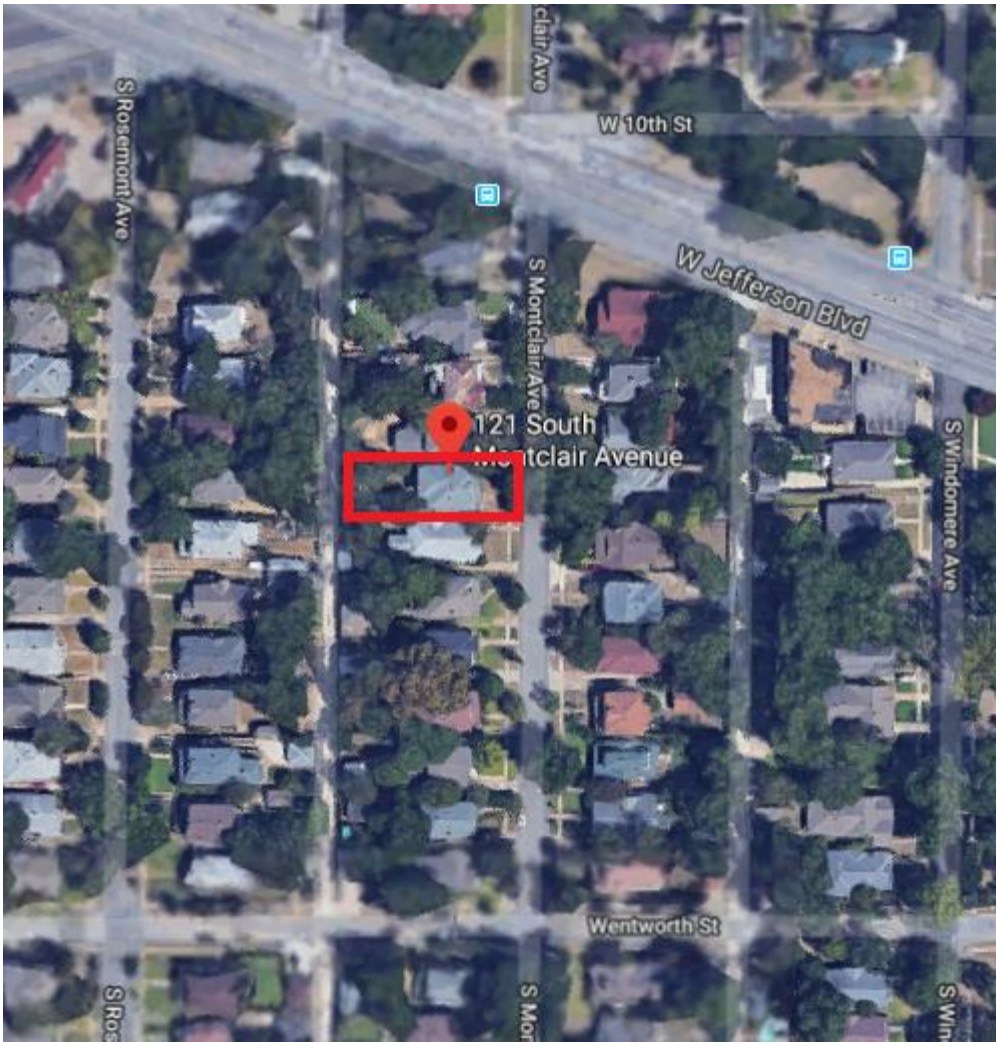
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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



Main structure



To right



To left

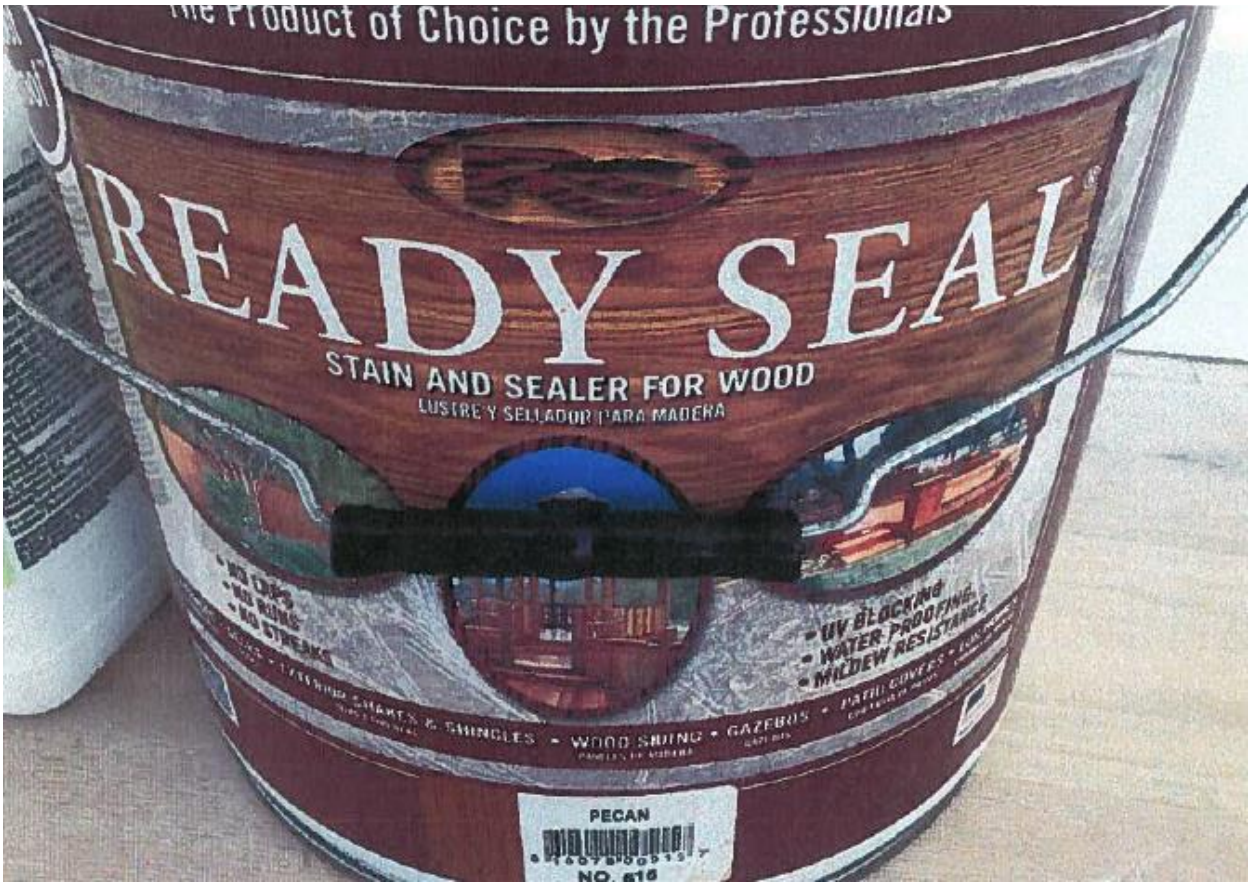


Across Street





Request #1 and #2: Paint and shingle specifications



Request 3: Stain specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a)(8)(C)

(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.

Section 51P-87.111(a)(8)(E)

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

Section 51P-87.111(b)(2)(C)(ii)

(ii) A fence in an interior side yard must be located in the rear 50 percent of the side yard and behind the rearmost side projection of the main building, except that the commission may allow a fence to be located anywhere in an interior side yard if it determines that the fence does not screen all or any portion of a significant architectural feature of a main building on the same or an adjacent lot.

Section 51P-87.111(b)(2)(G)(iii).

(iii) Wooden fences may be painted or stained a color that is complementary to the main building.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 06/13/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: ROGER LOPEZ
PROPERTY ADDRESS: 121 S MONTCLAIR ST
DATE of CA / CD REQUEST: 06/07/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

RECOMMENDATION TO APPROVE PAINT & ROOF COLORS AS SUBMITTED.

Task force members present

___ Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
___ Christine Escobedo	_/_ Nicholas Dean	___ VACANT (Alt)
___ Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present ___ Jennifer Anderson

Simple Majority Quorum: ___ yes _/_ no

Maker:
2nd:
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 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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-693(JKA)
LOCATION: 315 S. Montclair Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: June 7, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Maria Del Carmen Esparza

OWNER: ESPARZA MARIA DEL CARMEN

REQUEST: Paint main structure. Brand: Behr. Body: N450 "Moonquake;" Trim: BL-W13 "Silver Polish;" Accent: N100-7 "Aubergine."

BACKGROUND / HISTORY:
08/07/2013 – A Routine CA was issued to remove asbestos siding and repair wood siding underneath, and to replace 8 damaged wood windows (CA123-620(MD)).

09/09/2013 – Landmark approved new paint colors and door design, but Denied without Prejudice a proposed front door (CA123-603(MD)).

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

ANALYSIS: The color “Moonquake” will replace the existing yellow body color, “Silver Polish” will replace the existing white color, and “Aubergine” will replace the existing red color. Staff does not agree with Task Force opinion that the colors are inappropriate for the structure. The proposed colors are similar to other color schemes approved by Task Force, Staff, and Landmark in the past and common to the Winnetka Heights historic district. Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION: Paint main structure. Brand: Behr. Body: N450 "Moonquake;" Trim: BL-W13 "Silver Polish;" Accent: N100-7 "Aubergine” – Approve – Approve paint specifications dated 6-19-18 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).

TASK FORCE RECOMMENDATION: Paint main structure. Brand: Behr. Body: N450 "Moonquake;" Trim: BL-W13 "Silver Polish;" Accent: N100-7 "Aubergine” – None – No

quorum, comments only. Not supportive of paint color scheme submission. Task Force recommends to use color palette suitable for Craftsman house rather than paint scheme explicitly suited for other styles such as Colonial.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 693 (JKA)
Office Use Only

Name of Applicant: Maria del Carmen Esparza
Mailing Address : 315 S. Montclair
City, State and Zip Code: Dallas TX 75208
Daytime Phone: 214 415-0787 Fax:
Relationship of Applicant to Owner : owner

PROPERTY ADDRESS: 315 S. Montclair ave
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.

Paint house from outside body gray White.
Windo trims and brown Windos frames.
~~I want to add a little fence around the porch.~~

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: [signature] Date: 5/10/18
Signature of Owner: [signature] Date: 5/10/18
(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:

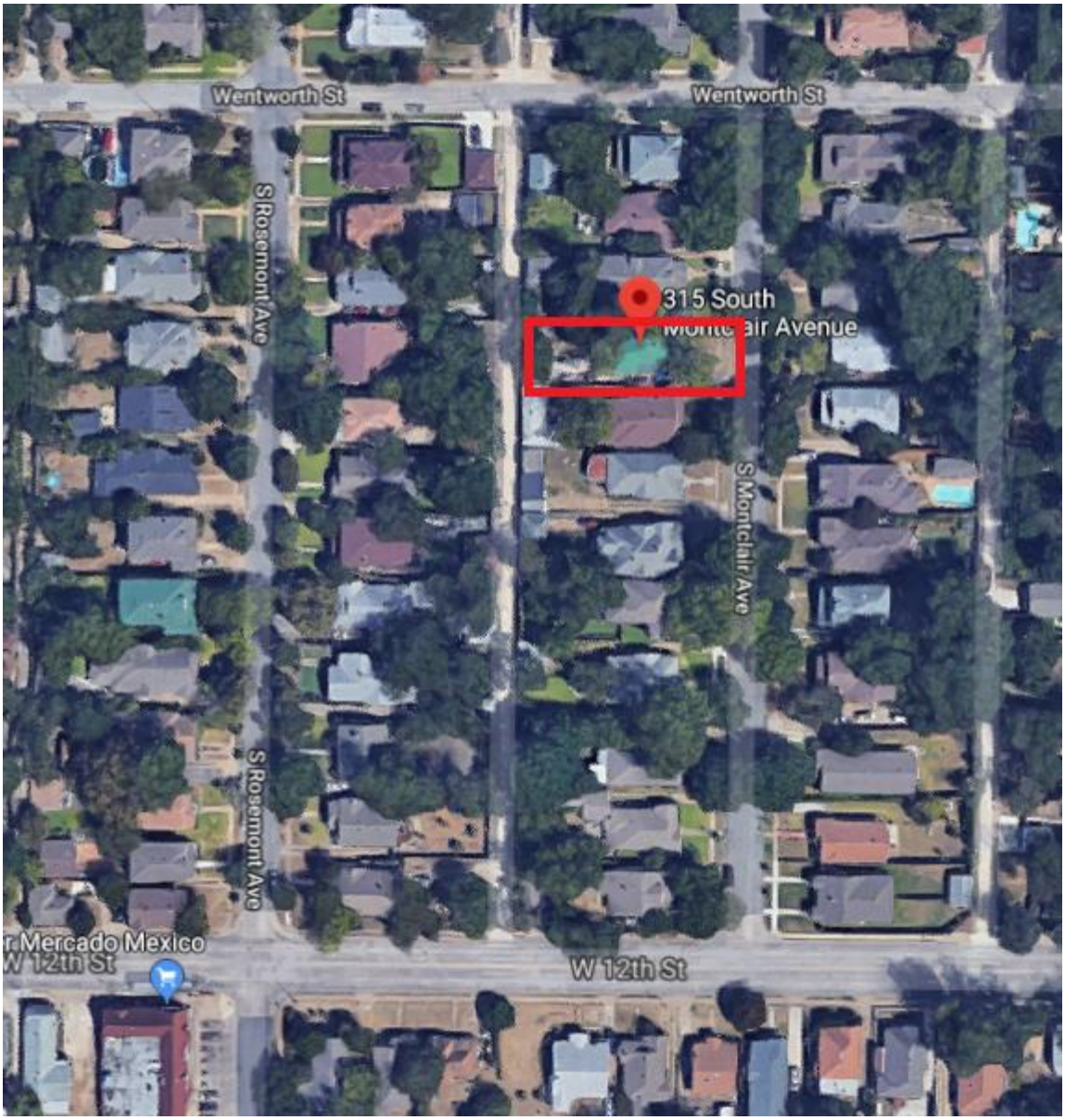
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

caesparza@dallasisd.org



Aerial image



Main structure



To left



To right



Across street



BODY



TRIM



ACCENT

Paint specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a)(8)(C):

(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.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 06/13/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: MARIA DEL CARMEN ESPARZA
PROPERTY ADDRESS: 315 S MONTCLAIR AVE
DATE of CA / CD REQUEST: 06/07/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

RECOMMENDATION TO NOT APPROVE PAINT COLOR SCHEME SUBMISSION.
TASK FORCE RECOMMENDS TO USE COLOR PALETTE SUITABLE FOR CRAFTSMAN HOUSE RATHER THAN PAINT SCHEME EXPLICITLY SUITED FOR OTHER STYLES, SUCH AS COLONIAL.

Task force members present

___ Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
___ Christine Escobedo	___/ Nicholas Dean	___ VACANT (Alt)
___ Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present ___ Jennifer Anderson

Simple Majority Quorum: ___ yes ___/ no

Maker:
2nd:
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 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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CD178-017(JKA)
LOCATION: 408 S. Montclair Avenue
STRUCTURE:Accessory, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: June 7, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Christine Escobedo

OWNER: Owner withheld per Sec.# 25.025 or 25.026 of Texas Property Tax Code

REQUEST: Demolish accessory structure using the standard "non-contributing structure because newer than period of significance."

BACKGROUND / HISTORY:
10/06/2011 – Landmark approved new front and side doors for main structure (CA112-010(CH)).

11/11/2011 – Landmark approved the existing paint colors (CA112-009(CH)).

05/10/2012 – Landmark approved fencing (CA112-210(CH)).

11/14/2012 – A Routine Maintenance CA was issued to paint main structure with matching colors (CA123-135(CH)).

12/01/2016 – Landmark approved demolition of the accessory structure (CD167-006(JKA)).

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

ANALYSIS:
Landmark approved demolition of the garage in Dec 2016. The garage was not demolished after approval so, since all Certificate of Demolitions expire 180 after approval, the applicant is resubmitting the request.

The 1922 Sanborn map does not show any structures on the lot at 408-10 S. Montclair Avenue, while the 1952 Sanborn map shows an accessory structure of a different size and placement on the lot. Staff concurs with the applicant that the existing accessory structure is not original and was built sometime after 1952, outside of the period of

significance for Winnetka Heights. Therefore, staff is recommending approval of the proposed demolition.

STAFF RECOMMENDATION: Demolish accessory structure using the standard "non-contributing structure because newer than period of significance" – Approve – The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and 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: Demolish accessory structure using the standard "non-contributing structure because newer than period of significance" – Approve – Task Force approves demolition of accessory structure based on "non-contributing" standard. Ms. Escobedo recused.

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

CD 178 - 017 (JKA)
Office Use Only

1. Name of Applicant: Christine Escobedo

MAILING Address: 205 South Windomere Avenue City Dallas State TX Zip 75208
Daytime Phone: 214-926-2737 Fax:
Relationship of Applicant to Owner: Same

ADDRESS OF PROPERTY TO BE DEMOLISHED: 408-410 S Montclair Ave (rear structure) 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
   XX 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 360 sq ft one story frame structure in rear of property and replace with 2 carports.
Current structure is not original to property, is noncontributing, and has structurally failed.
Certificate of Demolition and Removal was previously applied for and approved, but expired.

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 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:** Christine Escobedo **Date:** 06/05/2018

5. **Signature of Owner:** Christine Escobedo **Date:** 06/05/2018
(IF NOT APPLICANT)

Review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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- ☐ **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

Affidavit

Before me the undersigned on this day personally appeared Christine Escobedo 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.

Christine Escobedo

Affiant's signature

Subscribed and sworn to before me this 5th day of June, 2018

Teresa Ann Martin

Notary Public

TERESA ANN MARTIN
Notary Public, State of Texas
My Commission Expires
April 15, 2019



Aerial image



Main structure



Left of main structure



To the right and side of main structure

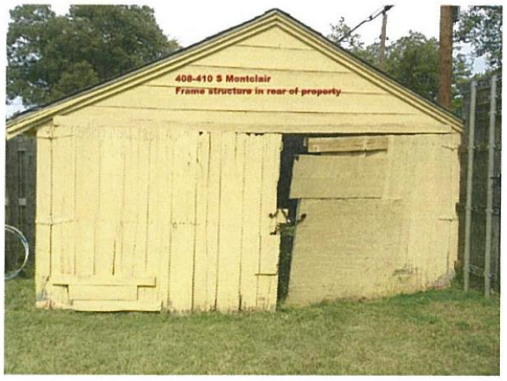


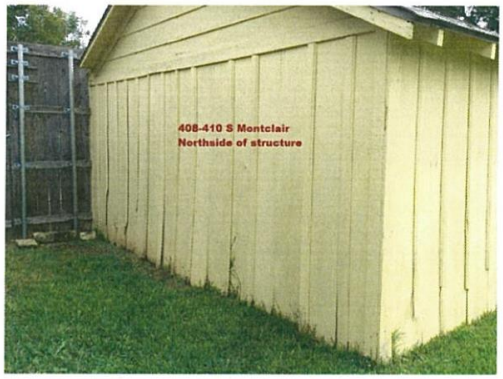
Across street from main structure



Alley in rear of the main structure with rear view of the accessory structure proposed for demolition.

408-410 South Montclair Avenue, Dallas 75208
Photographs for Certificate of Demolition and Removal









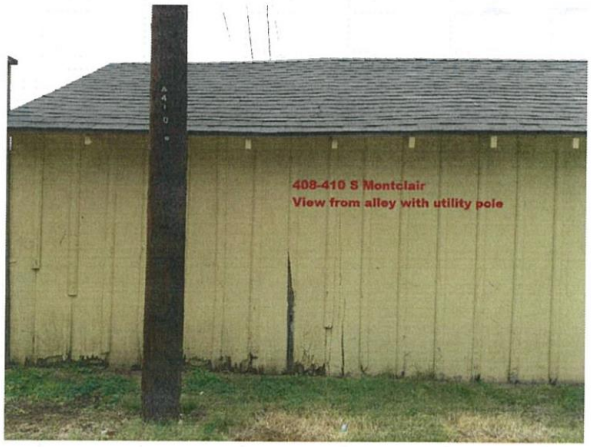
Accessory structure proposed for demolition

408-410 South Montclair Avenue, Dallas 75208
Photographs for Certificate of Demolition and Removal





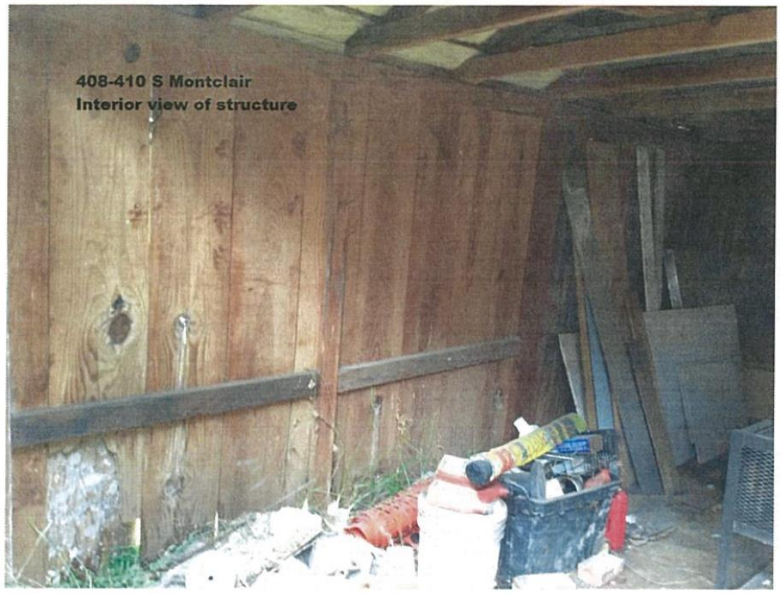


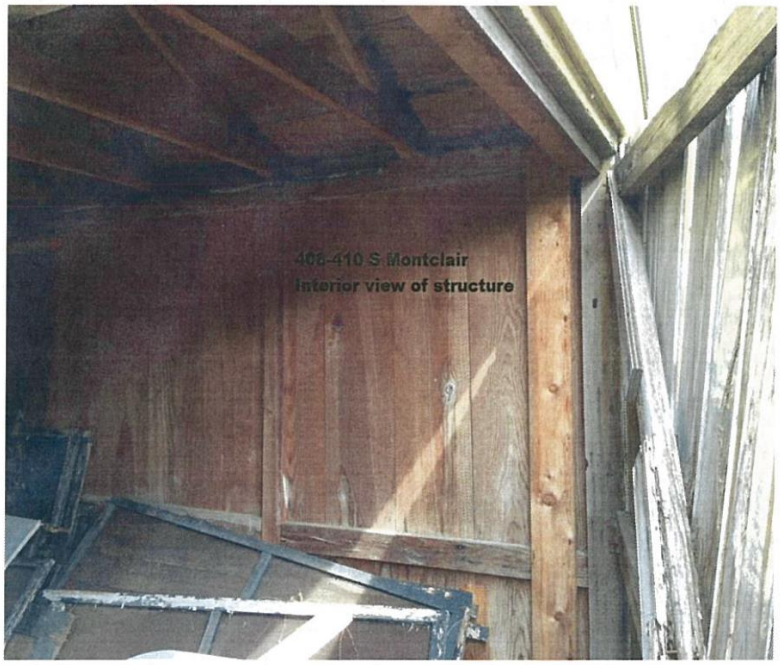




Accessory structure proposed for demolition

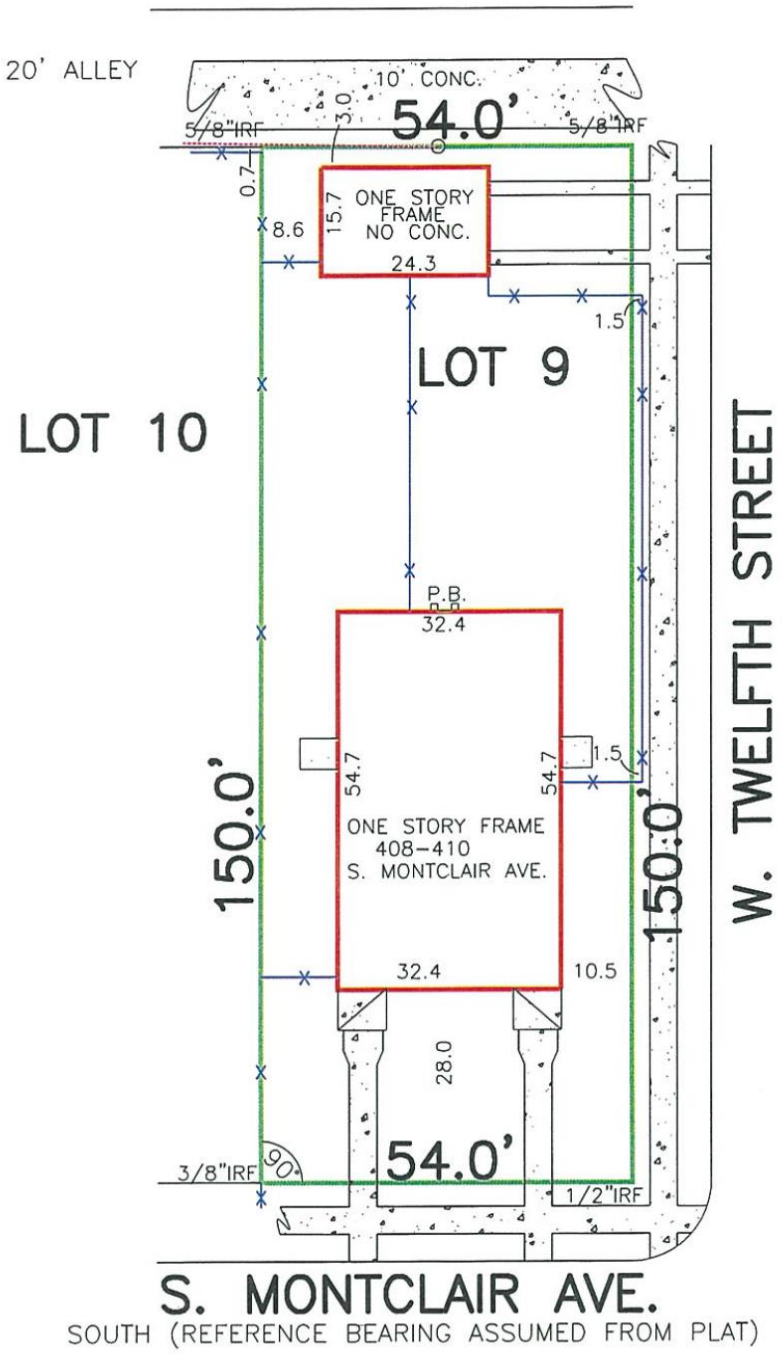
408-410 South Montclair Avenue, Dallas 75208
Photographs for Certificate of Demolition and Removal





Interior photos of accessory structure proposed for demolition

Exhibit A



Existing site plan

ROSS Professionals, LLC
Rapidly Optimized Structural Solutions

1001 Belleview Street
Ste 308, Dallas, TX 75215
www.rosspros.com
Tel: 214-288-5210

Subject: 408 & 410 S. Montclair Ave.,
Dallas, TX 75208

November 20, 2016

To Whom It May Concern:

This is to indicate that on 10/9/2016, our engineering firm has visited the above address to evaluate the existing condition of a storage unit (shed) located at far east of the property. As the result of our visit and careful consideration of the anomalies, we believe that the existing shed has structurally failed and is deemed unsafe and incapable of providing a reliable housing for vehicles, other valuable goods, and of course human occupancy. As such, and per home owner's request we have provided a design for a replacement structure that is submitted with this letter for your consideration (Drawing No. 58-2016 dated 11/20/2016).

Please do not hesitate to contact us should there be any questions or concerns.

Respectfully submitted



Pooya M. Koohbanani
M.Sc., P.E., CWI, LEED AP.
pmk@rosspros.com
ROSS Professionals, LLC.

Engineer firm's letter regarding the structure's condition

408-410 South Montclair Avenue, Dallas 75208

Demolition of noncontributing structure because newer than period of significance

408-410 South Montclair currently has a 360 sq.ft. one story frame structure in the rear of the property (see Survey Plat, exhibit A). The current structure is not in the same location as the original structure.



Original structure at NE corner of property as depicted in Sanborn Map, Vol 5A, 1922-Nov. 1950 (see exhibit B)

According to Sanborn Key, this was an *Auto House or private garage*

Note: 408-410 South Montclair was not built until after 1922. It was not on the Sanborn Map, Volume 5, 1922. It shows only vacant land. (See exhibit C)

The current structure was built later than 1922, is noncontributing to the historic overlay district, and is not the original structure when 408-410 South Montclair was built. Also, the building "has structurally failed and is deemed unsafe and incapable of providing a reliable housing for vehicles, other valuable goods, and of course human occupancy." (see ROSS Professionals, LLC letter dated 11/20/2016)

The purpose of the demolition is to replace the non-contributing structure with 2 carports with rear entry from the alley. (see separate CA application for design of replacement structure)

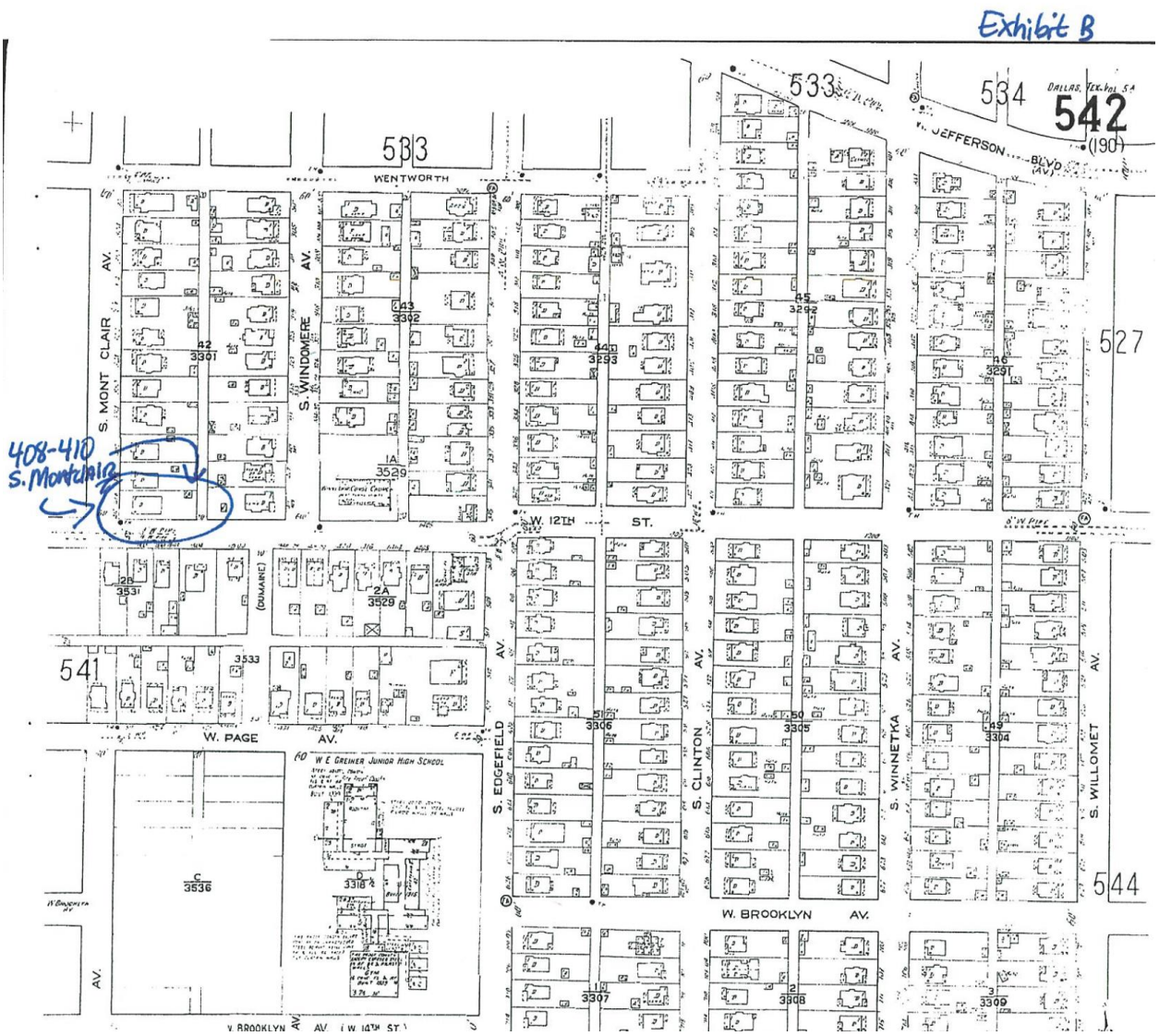
Evidence of noncontributing status provided by the applicant

Exhibit B



1

Evidence of noncontributing status provided by the applicant. Revised 1952 Sanborn Map.



Evidence of noncontributing status provided by the applicant. The revised 1952 Sanborn Map shows a different accessory structure at 408-410 S. Montclair Avenue.

Exhibit C



JUL 25 1922

Map Division
AUG 29'22
Library of Congress

Evidence of noncontributing status provided by the applicant. 1922 Sanborn map.

Exhibit C



Evidence of noncontributing status provided by the applicant. The 1922 Sanborn map shows that the lot was vacant at that time.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 51A-4.501(h)(4)(D):

(D) The landmark commission must deny an application to demolish or remove a structure that is noncontributing to the historic overlay district because it is newer than the period of historic significance unless it finds that:

(i) the structure is noncontributing 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.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 06/13/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: CHRISTINE ESCOBEDO
PROPERTY ADDRESS: ~~205 S WINDOMERE AVE~~ 408-10 S. MONTCLAIR
DATE of CA / CD REQUEST: 06/07/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

RECOMMENDATION TO APPROVE DEMOLITION OF NON-CONTRIBUTING ACCESSORY STRUCTURE.

Task force members present

___ Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
___ Christine Escobedo	_/_ Nicholas Dean	___ VACANT (Alt)
___ Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present ___ Jennifer Anderson

Simple Majority Quorum: ___ yes _/_ no

Maker:
2nd:
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 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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-694(JKA)
LOCATION: 221 N Rosemont Ave
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: June 7, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Connie Millsap

OWNER: MILLSAP WILLIAM G

REQUEST: Install Timberline composition shingles in color "Weathered Wood."

BACKGROUND / HISTORY:
05/07/2012 – Landmark approved the replacement of the front window with three ganged windows (CA112-205(CH)).

06/01/2012 – A routine CA was issued to replace wood windows in the rear façade (CA112-305(CH)).

04/26/2018 – A routine CA was issued to replace shingles with the same color (CA178-535(MLP)).

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

ANALYSIS: The existing roof color is white, and the applicant would like to change it to Weathered Wood. The color is appropriate for the structure, and Staff is recommending approval with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION: Install Timberline composition shingles in color "Weathered Wood" – Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Install Timberline composition shingles in color "Weathered Wood" – None – No quorum, comments only. Supportive.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 694 (JKA)
Office Use Only

Name of Applicant: Estate of William G. Millsap/Ex. Connie Millsap
Mailing Address : 221 N. Rosemont Ave.
City, State and Zip Code: Dallas, TX 75208
Daytime Phone: 469-438-2225 Fax: _____
Relationship of Applicant to Owner : _____

PROPERTY ADDRESS: 221 N. Rosemont Ave., Dallas, TX 75208
Historic District: Winnetka Heights

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

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.

Replace aged roof and change color from white to ~~white~~ Weathered Wood - color GAF Timberline Lifetime Shingles

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: Connie Millsap, Ex. Date: 5/16/18

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.

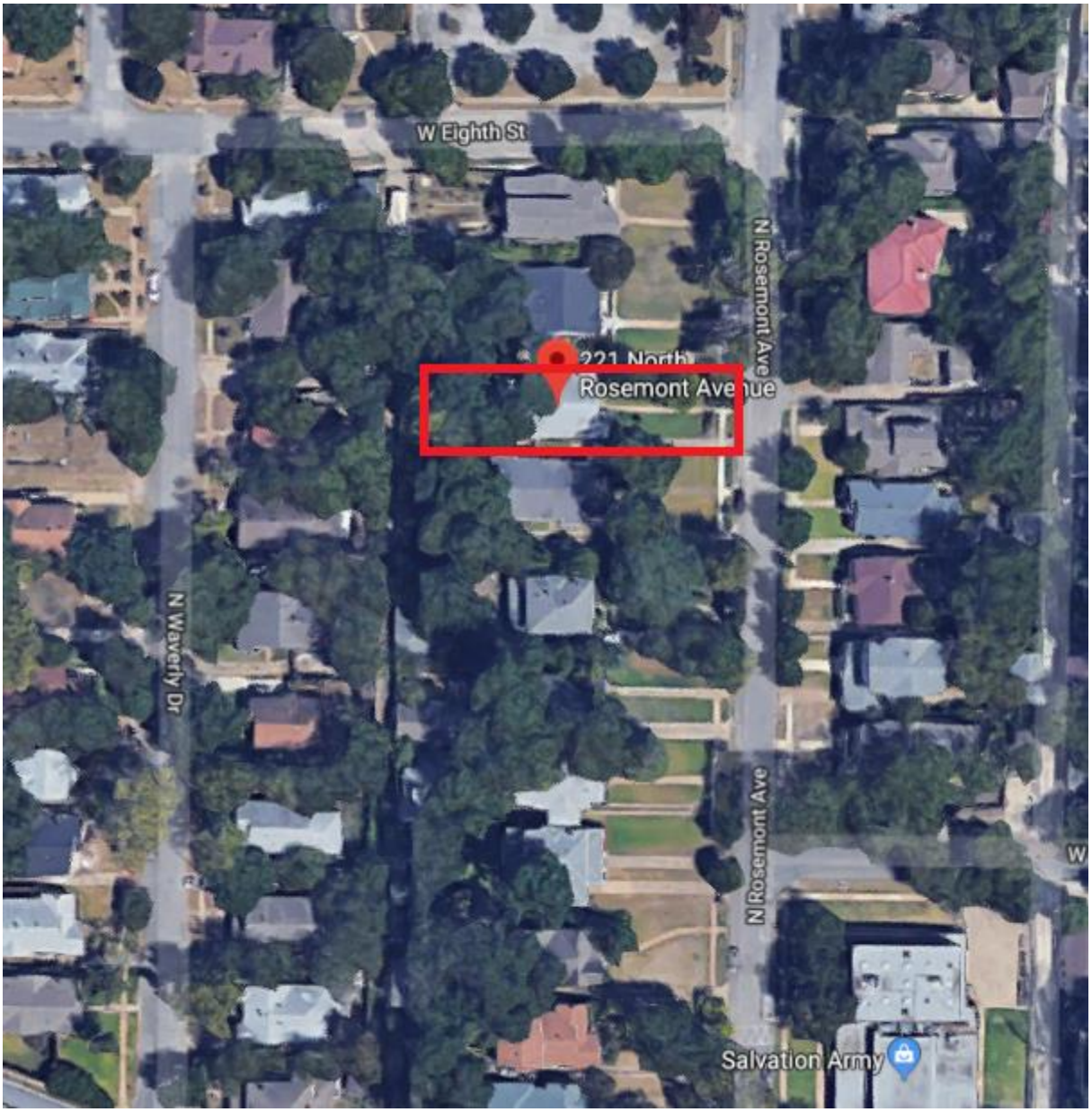
OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding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

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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.

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**



Aerial image

[Insert image of main structure here and delete this note]



Main structure



To Left



To Right



Across street



Existing roof color



Proposed roof color

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a)(8)(E):

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

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 06/13/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: CONNIE MILLSAP
PROPERTY ADDRESS: 221 N. ROSEMONT AVE
DATE of CA / CD REQUEST: 06/07/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

SUPPORTING REQUEST FOR ROOFING SHINGLE REPLACEMENT OVER ENTIRE ROOF AS SUBMITTED; GAF TIMBERLINE – "COLOR" WEATHERED WOOD

Task force members present

___ Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
___ Christine Escobedo	✓ Nicholas Dean	___ VACANT (Alt)
___ Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present ___ Jennifer Anderson

Simple Majority Quorum: ___ yes ✓ no

Maker:
2nd:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [signature] DATE 06.13.2018

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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-690(JKA)
LOCATION: 406 S. Willomet Ave
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: June 7, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Paula Mele

OWNER: MELE PAULA M

REQUEST: Install gravel infill between driveway ribbons and side yard.

BACKGROUND / HISTORY:
07/12/2018 – Landmark approved two new front doors, but Denied without Prejudice painting of the front steps.

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

ANALYSIS: Gravel is proposed for the space between the driveway ribbons and along the side of the house as an alternative to grass. The footprint of the existing driveway ribbons would not change. Gravel is an impervious material and the work would maintain the appearance of a ribbon drive, so Staff is recommending approval of the proposed work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION: Install gravel infill between driveway ribbons and side yard – Approve – Approve site plan and image dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(b)(9)(A)(iii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Install gravel infill between driveway ribbons and side yard – None – No quorum, comments only. Supportive.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 690 (JKA)
Office Use Only

Name of Applicant: Paula M. Mele
Mailing Address : 406 S. WILLOMET AVE
City, State and Zip Code: DALLAS TX 75208
Daytime Phone: (214) 668-1705 Fax: -
Relationship of Applicant to Owner : same

PROPERTY ADDRESS: 406 S. Willomet Ave.
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.

~~Routine Maintenance~~ - repair of driveway by placing river rock between and on the left side of existing concrete ribbons. Survey map and photos of front facade, side where work is proposed, and rock product are attached.

Signature of Applicant: PMMele Date: 6/

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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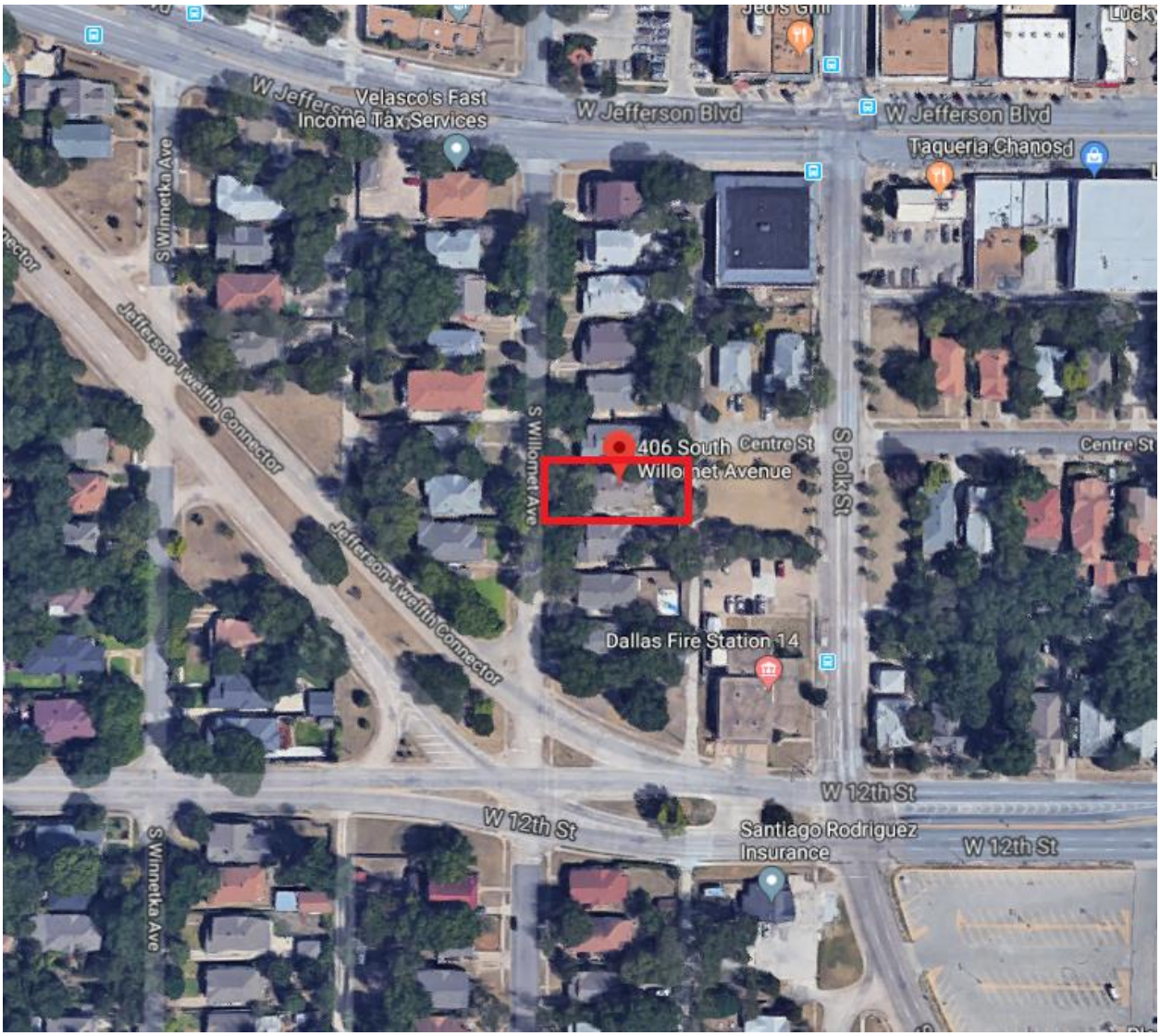
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_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 111408



Aerial image



Main structure



To right



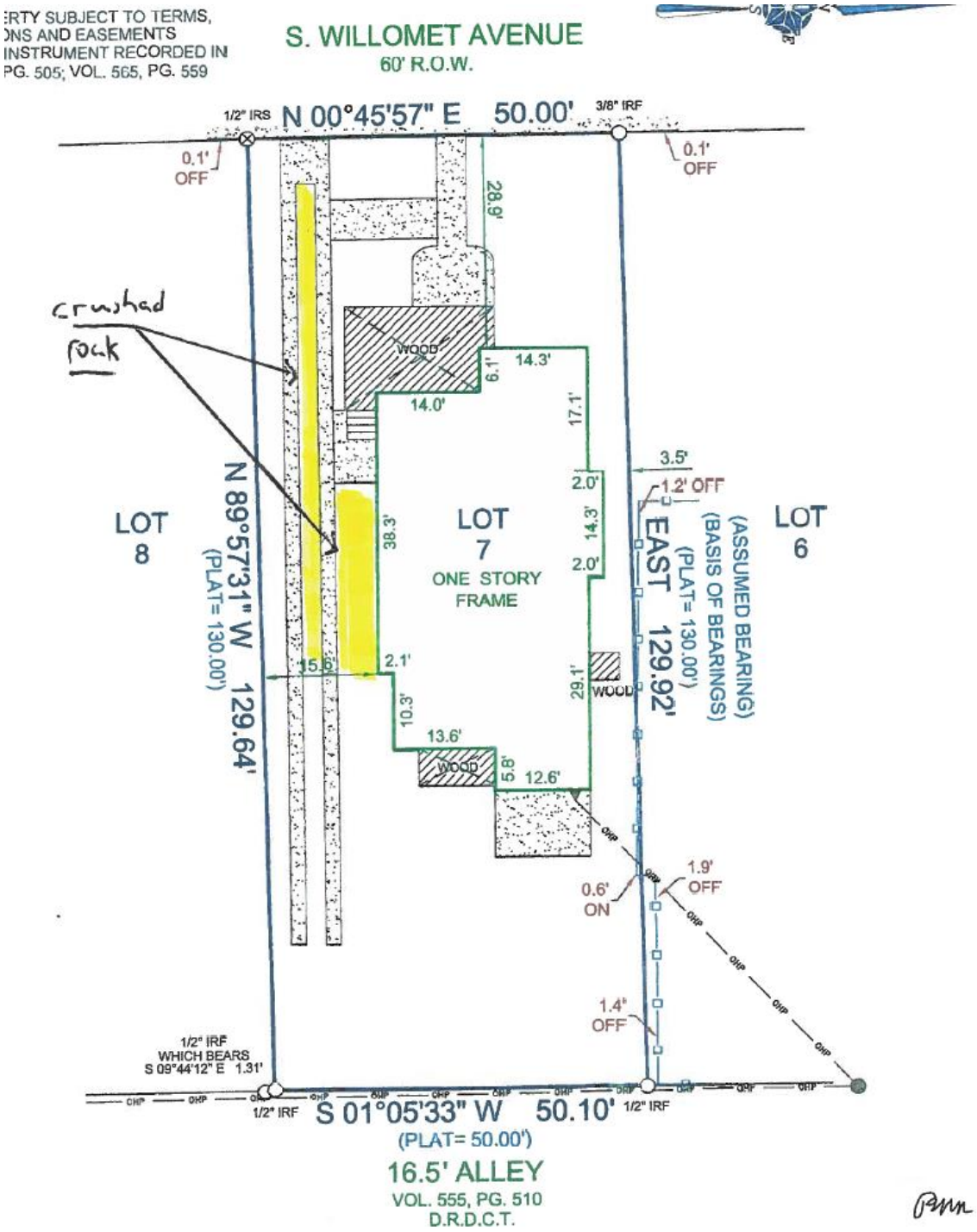
Across street



Main structure and driveway



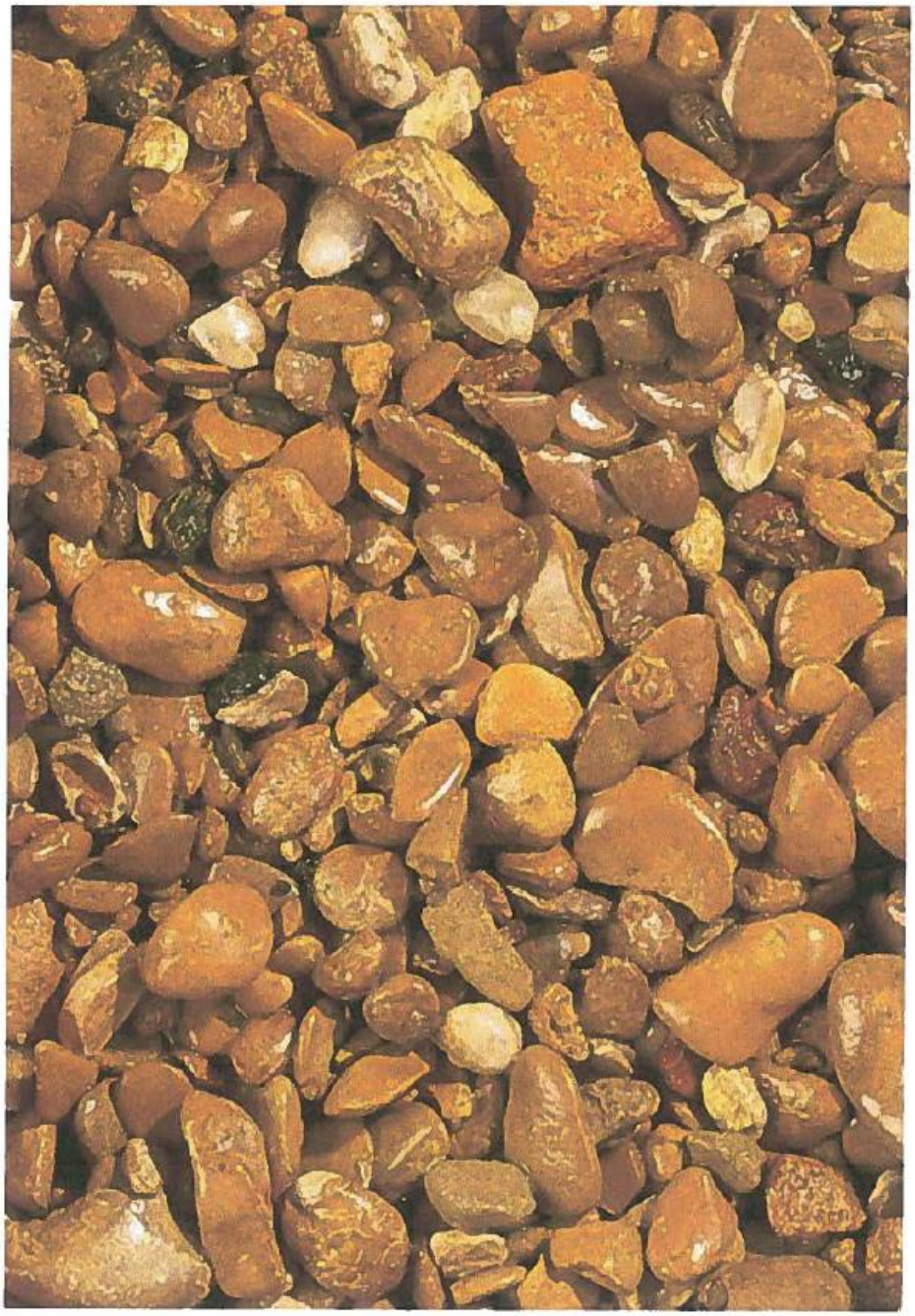
Existing driveway



Site survey with proposed areas of gravel infill highlighted

Vigoro

0.5 cu. ft. River Pebbles









Proposed gravel infill

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(b)(9)(A)(iii):

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

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 06/13/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: PAULA MELE
PROPERTY ADDRESS: 406 S WILLOMET AVE
DATE of CA / CD REQUEST: 06/07/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

RECOMMENDATION TO APPROVE PEBBLE GROUND SURFACE BETWEEN DRIVE WAY (EXISTING) PAVING WHEEL STRIPES AT THE SUBMITTED SEIVE SIZE & COLOR "VIGORP - RIVER PEBBLES" - TAN COLOR.

Task force members present

___ Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
___ Christine Escobedo	/ Nicholas Dean	___ VACANT (Alt)
___ Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present / Jennifer Anderson

Simple Majority Quorum: ___ yes / no

Maker:
2nd:
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 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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CR178-016(MD)
LOCATION: 909 1st Avenue
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: CS

PLANNER: Mark Doty
DATE FILED: June 7, 2018
DISTRICT: Fair Park
MAPSCO: 46-Q
CENSUS TRACT: 0203.00

APPLICANT: City of Dallas Park and Recreation Department

REPRESENTATIVE: Stefan Kesler

OWNER: CULINAIRE INTERNATIONAL INC

REQUEST:
Courtesy Review - Music Hall - Install accent, safety, and security lighting on structure and site.

BACKGROUND / HISTORY:
3/2/2015 – Landmark Commission approved the installation of LED lighting along the roofline (CA145-160(MD)).

ANALYSIS:
The conceptual lighting scheme is to address several issues at the Music Hall; accent, safety, and security. The accent lighting will highlight the architectural features of the building, in particular the dome details, as well as the numerous trees around the building. Aside from highlighting the architectural aspects of the building, another aspect of the lighting is to spotlight the musicals and programs that utilize the structure. The safety lighting will serve to highlight steps and changes in elevation around the site. The security lighting will be focused primarily in the 'back of house' spaces and the service yard. Staff is supportive of the proposed accent and security lighting scheme.

STAFF RECOMMENDATION:
Courtesy Review - Music Hall - Install accent, safety, and security lighting on structure and site. Approve conceptually with the condition that the final lighting plan and specifications are submitted for final review by the Landmark Commission.

TASK FORCE RECOMMENDATION:
Courtesy Review - Music Hall - Install accent, safety, and security lighting on structure and site. The Task Force did not review the Courtesy Review because the meeting was cancelled due to a potential lack of a quorum.

Courtesy Review Form (CR)

City of Dallas Landmark Commission

CR 178 - 016 [MD]
Office Use Only

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: Stefan Kesler
Mailing Address: 1500 Marilla St - 6FS
City, State and Zip Code: Dallas, TX 75201
Daytime Phone: 214-670-4109 Fax:
Relationship of Applicant to Owner: Representative / Employee
PROPERTY ADDRESS: 909 1st Avenue, Dallas, TX 75210
Historic District: Fair Park

RECEIVED BY
JUN 07 2018
Current Planning

PROPOSED WORK:

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

This project includes new lighting design and installation for the exterior of the Music Hall at Fair Park. The building will be lighted to add highlights to the unique architectural elements. The build grounds will be lighted to add safety in the courtyard and pathways leading to the building entrances

Signature of Applicant: Stefan Kesler Date: 6/6/18
Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, by NOON** before the Dallas Landmark Commission may consider the courtesy review of any change affecting the site or the exterior of any structure. This CR form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5CN, Dallas, Texas, 75201.

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

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

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

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

_____ _____
Department of Sustainable Development and Construction **Date**

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

10-10-2016



North elevation.



West and partial south elevations as viewed from Parry Avenue/R.B. Cullum interchange.



South and partial east elevations from parking lot.



East elevation from parking lot.

EXTERIOR LIGHTING UPGRADES AT FAIR PARK MUSIC HALL

909 1ST AVENUE * DALLAS, TEXAS 75210

CITY OF DALLAS

PARKS AND RECREATION DEPARTMENT

ISSUED FOR SCHEMATIC DESIGN / DESIGN DEVELOPMENT
JUNE 6, 2018

SHEET LIST

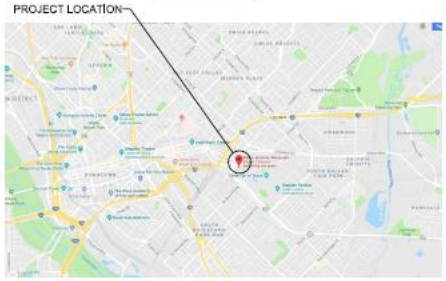
LT0.1	LIGHTING SCHEDULE
LT1.1	LIGHTING PLAN – AREA 1
LT1.2	LIGHTING PLAN – AREA 2
LT1.3	LIGHTING PLAN – AREA 3
LT1.4	LIGHTING PLAN – AREA 4
LT1.5	LIGHTING PLAN – AREA 5
LT1.5	LIGHTING PLAN – AREA 5
LT3.1	LIGHTING ELEVATIONS
LT3.2	LIGHTING ELEVATIONS
LT3.3	LIGHTING ELEVATIONS
LT3.4	LIGHTING ELEVATIONS
E1.1	ELECTRICAL COVER SHEET
E2.1	ELECTRICAL SITE PLAN – AREA 1
E2.2	ELECTRICAL SITE PLAN – AREA 2
E2.3	ELECTRICAL SITE PLAN – AREA 3
E2.4	ELECTRICAL SITE PLAN – AREA 4
E2.5	ELECTRICAL SITE PLAN – AREA 5
E2.5	ELECTRICAL SITE PLAN – AREA 5

PREPARED BY

MEPCE
Engineering Firm : F-4050
Dallas/Fort Worth, Texas
www.mepce.com
972-870-9060

PROJECT CODE
15.002.001

SITE MAP



CITY OF DALLAS - FAIR PARK MUSIC HALL

EXTERIOR LIGHTING UPGRADES AT FAIR PARK MUSIC HALL

LT0.1

LIGHTING SCHEDULE

18.019.001

CITY OF DALLAS - FAIR PARK MUSIC HALL
EXTERIOR LIGHTING UPGRADES
AT FAIR PARK MUSIC HALL
LT1.1
LIGHTING PLAN - AREA 1
KEY PLAN
01 LIGHTING PLAN - AREA 1

CITY OF DALLAS - FAIR PARK MUSIC HALL
EXTERIOR LIGHTING UPGRADES
AT FAIR PARK MUSIC HALL
LT1.2
LIGHTING PLAN - AREA 2
18.019.001
KEY PLAN
01 LIGHTING PLAN - AREA 2

CITY OF DALLAS - FAIR PARK MUSIC HALL
EXTERIOR LIGHTING UPGRADES
AT FAIR PARK MUSIC HALL
LT1.3
LIGHTING PLAN - AREA 3
KEY PLAN
01 LIGHTING PLAN - AREA 3

CITY OF DALLAS - FAIR PARK MUSIC HALL
EXTERIOR LIGHTING UPGRADES
AT FAIR PARK MUSIC HALL
LT1.4
LIGHTING PLAN - AREA 4
18.019.001
KEY PLAN
01 LIGHTING PLAN - AREA 4

CITY OF DALLAS - FAIR PARK MUSIC HALL
EXTERIOR LIGHTING UPGRADES
AT FAIR PARK MUSIC HALL
LT1.5
LIGHTING PLAN - AREA 5
18.019.001
KEY PLAN
01 LIGHTING PLAN - AREA 5

CITY OF DALLAS - FAIR PARK MUSIC HALL
EXTERIOR LIGHTING UPGRADES
AT FAIR PARK MUSIC HALL
LT1.6
LIGHTING PLAN - AREA 6
18.019.001
KEY PLAN
01 LIGHTING PLAN - AREA 6

CITY OF DALLAS - FAIR PARK MUSIC HALL
EXTERIOR LIGHTING UPGRADES
AT FAIR PARK MUSIC HALL
LT3.1
LIGHTING ELEVATIONS
16.019.001
KEY PLAN
01 LIGHTING PARTIAL NORTH ELEVATION
02 LIGHTING PARTIAL NORTH ELEVATION

CITY OF DALLAS - FAIR PARK MUSIC HALL
EXTERIOR LIGHTING UPGRADES
AT FAIR PARK MUSIC HALL
LT3.2
LIGHTING ELEVATIONS
18.019.001
KEY PLAN
01 LIGHTING PARTIAL SOUTH ELEVATION
02 LIGHTING PARTIAL SOUTH ELEVATION

CITY OF DALLAS - FAIR PARK MUSIC HALL
EXTERIOR LIGHTING UPGRADES
AT FAIR PARK MUSIC HALL
LT3.3
LIGHTING ELEVATIONS
18.019.001
KEY PLAN
01 LIGHTING PARTIAL EAST ELEVATION
02 LIGHTING PARTIAL EAST ELEVATION

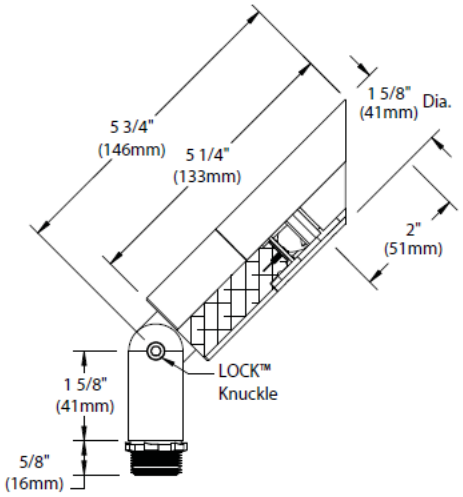
CITY OF DALLAS - FAIR PARK MUSIC HALL
EXTERIOR LIGHTING UPGRADES
AT FAIR PARK MUSIC HALL
LT3.4
LIGHTING
ELEVATIONS
18.019.001
NOT FOR CONSTRUCTION
KEY PLAN
01 LIGHTING PARTIAL WEST ELEVATION
02 LIGHTING PARTIAL WEST ELEVATION



Typical tree well locations and conditions where Type A1, A2, and B1 fixtures will be installed.

Manufacturer:	BK
Fixture Name:	Micro Nite Star
Est. Quantity:	200
Location:	General downlighting from trees at walkways (4 per tree)

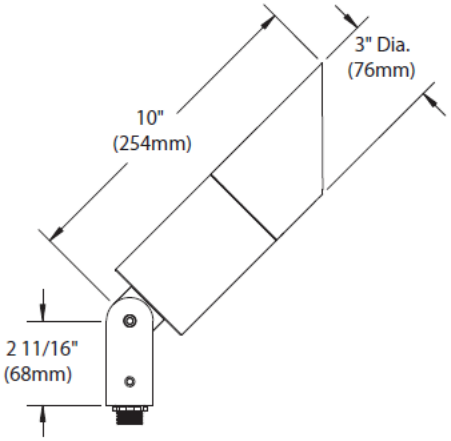




Type	A1	General downlighting from trees at walkways
	A2	Uplighting at East elevation arcade
	A3	Uplighting at West elevation entrance arches

Manufacturer: BK
Fixture Name: Denali
Est. Quantity: 16
Location: General flood downlighting from trees at walkways

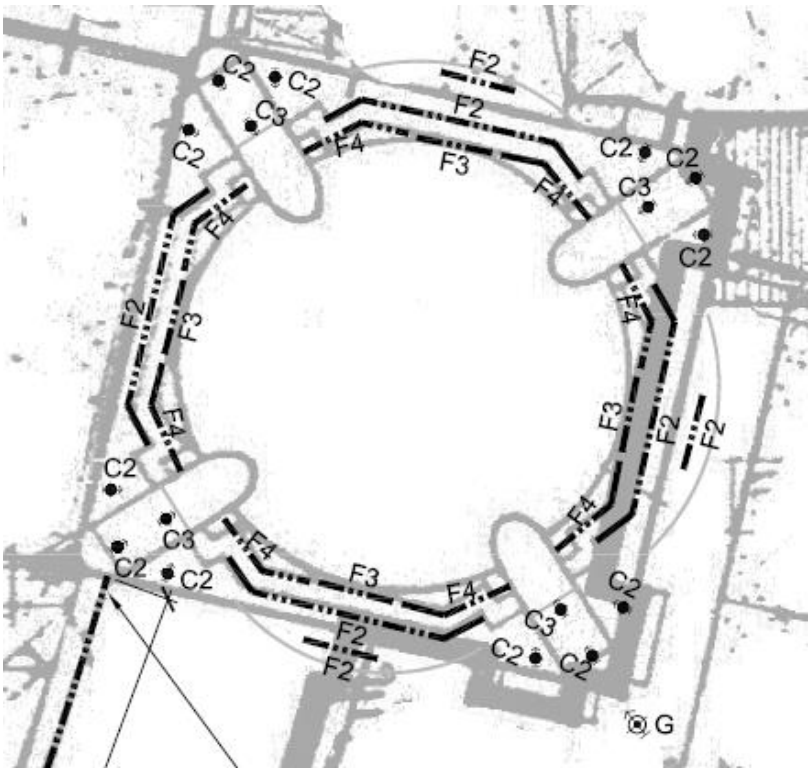




Type B1 General flood downlighting from trees at walkway
B2 Leaf wall patterning from tree onto East elevation



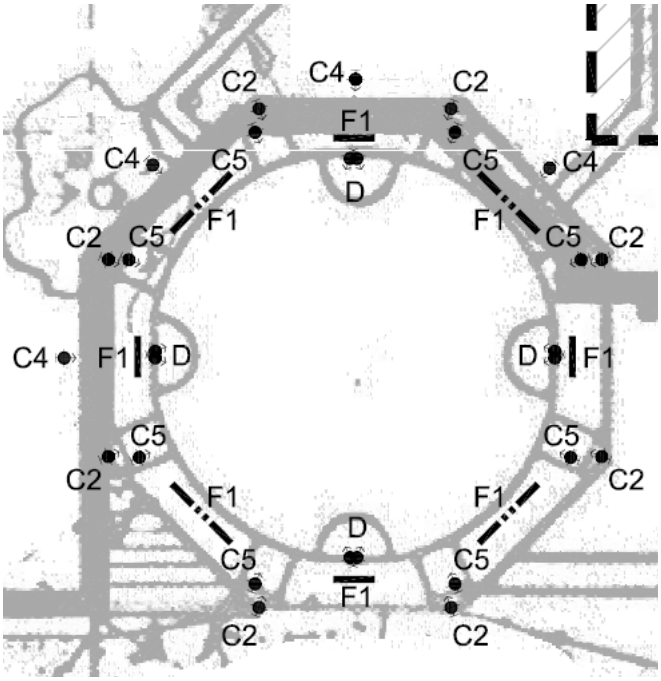
Typical ‘large’ dome condition.



Typical ‘large’ dome lighting scheme.

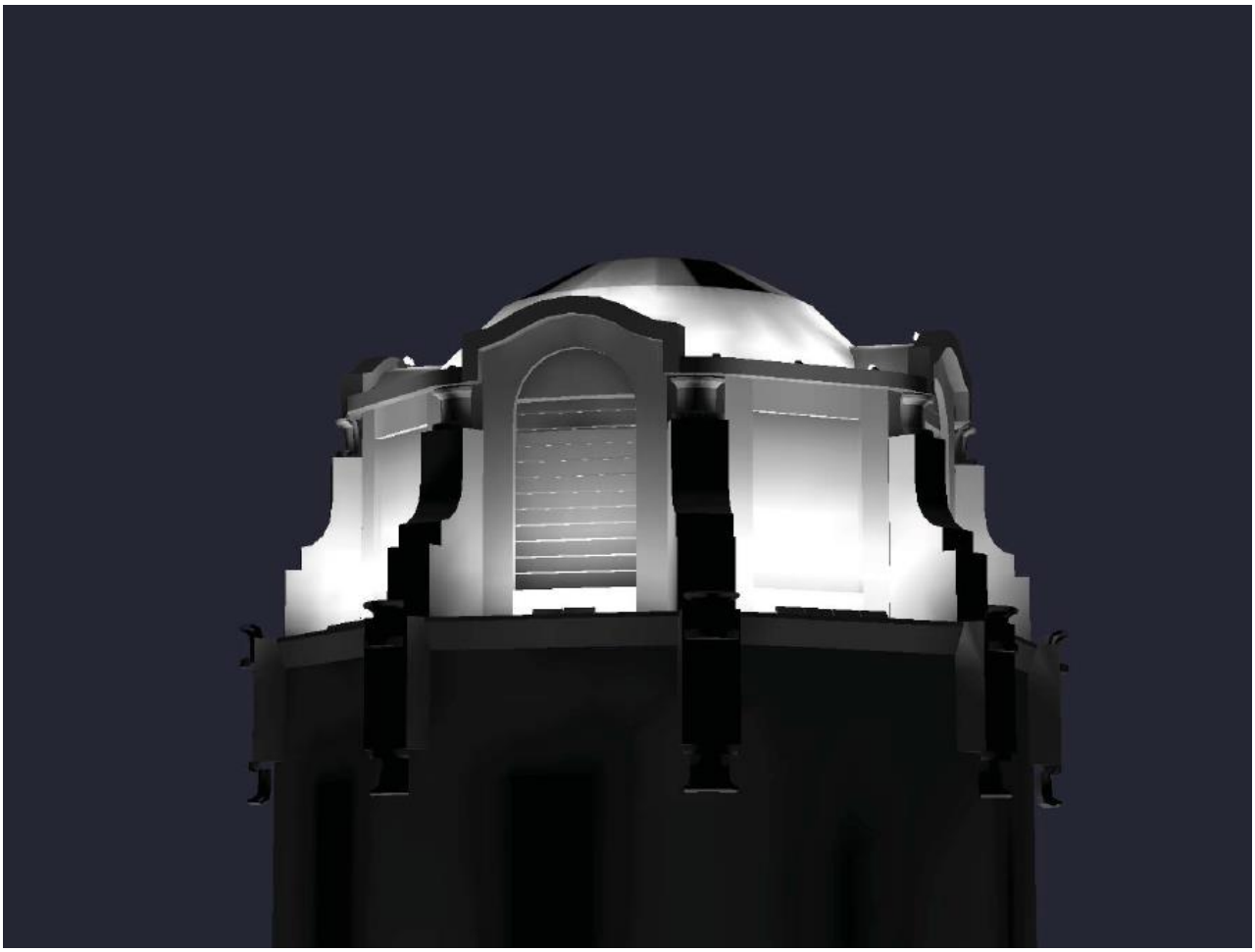


Typical ‘small’ dome condition.



Typical ‘small’ dome lighting scheme.

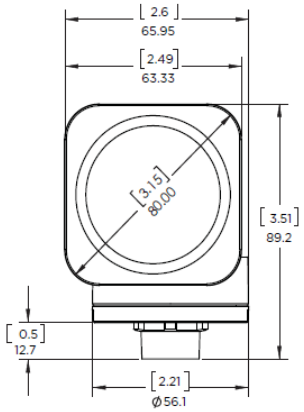


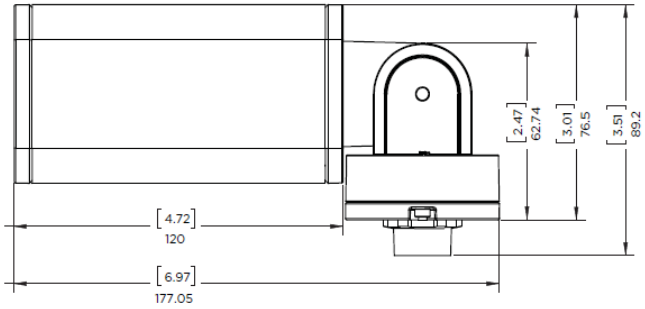


Typical ‘small’ dome lighting scheme.

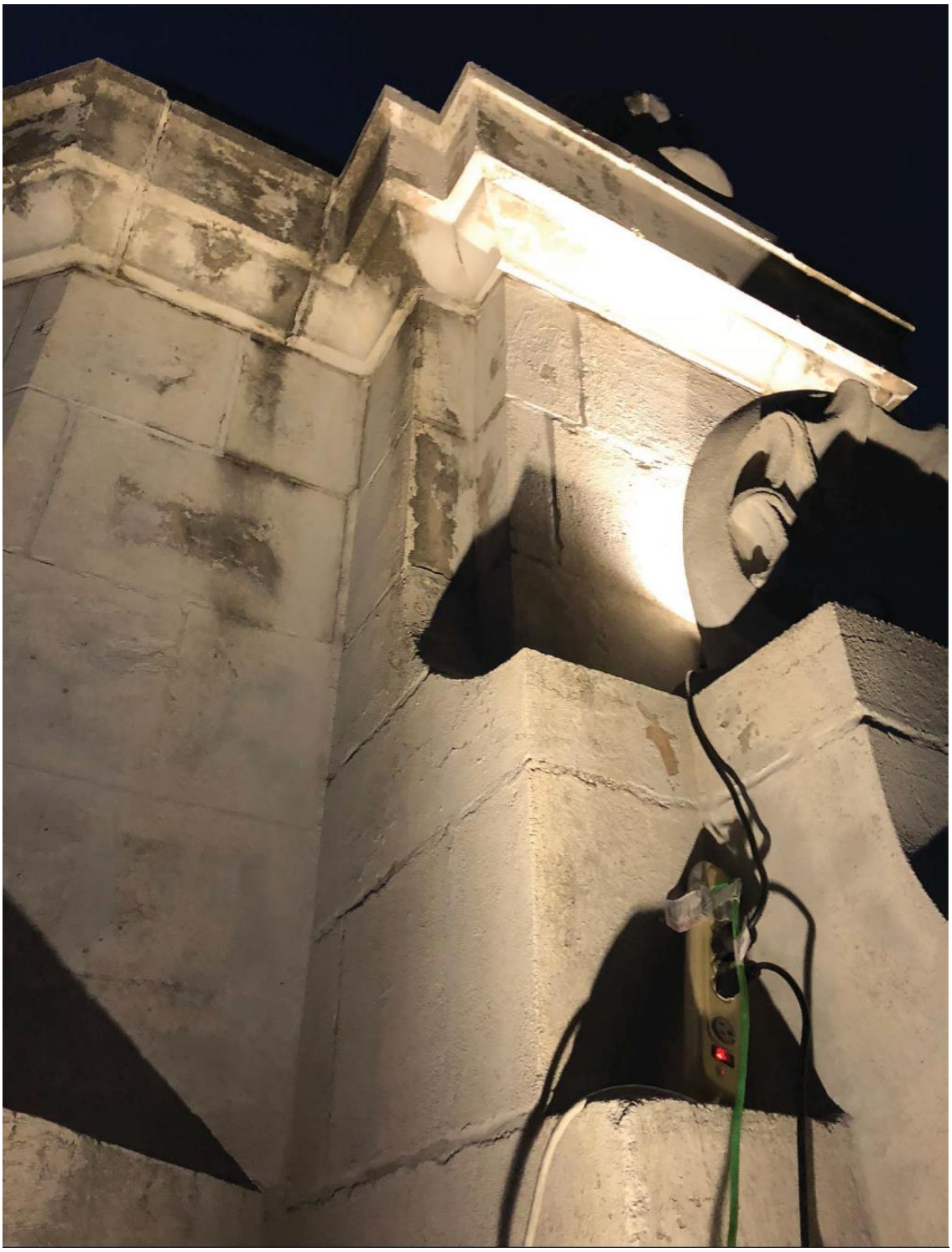
Manufacturer: EcoSense
Fixture Name: Rise 080 Single
Est. Quantity: 20
Location: Uplight at pilasters around fly tower







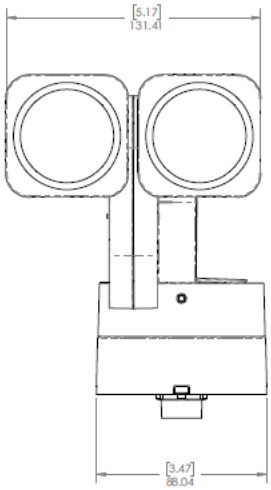
Type	C1	Uplight at pilasters around fly tower
	C2	Uplight at either side of shell on both large and small towers, uplight on shell/scroll at large towers.
	C3	Uplight behind shell at large towers
	C4	Uplight at ground plane at small towers- bronze
	C5	Uplight at domes of small towers

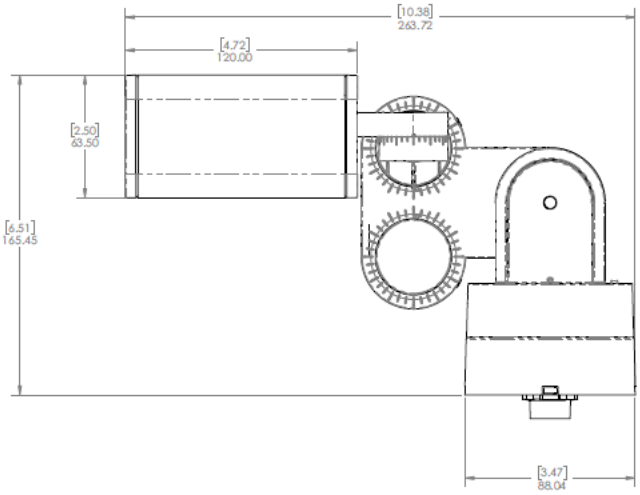


Mock-up - Type C3

Manufacturer: EcoSense
Fixture Name: Rise 080 Duo
Est. Quantity: 16
Location: Uplight at domes of small towers







Type D Uplight at domes of small towers

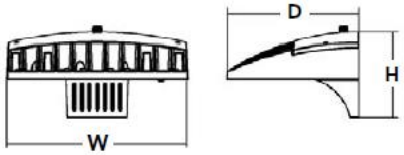


Service yard where Type E, K, and M fixtures will be installed.

Manufacturer:	Lithonia
Fixture Name:	DSXW1 LED
Est. Quantity:	3
Location:	Flood lighting at service yard



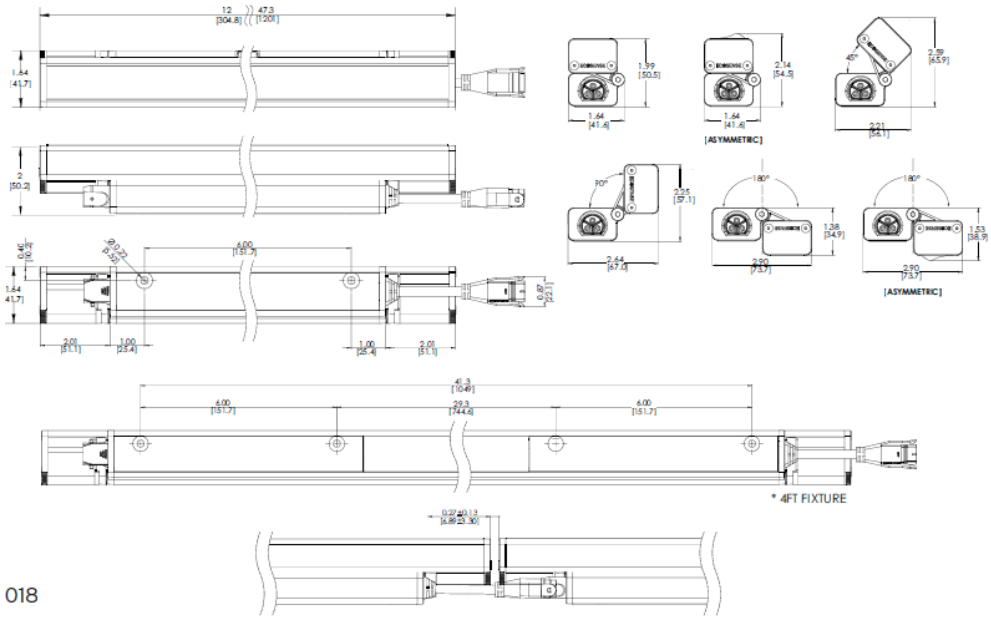
Width:	13-3/4″ *(34.9 cm)*	**Weight:**	12 lbs *(5.4 kg)*
Depth:	10″ *(25.4 cm)*		
Height:	6-3/8″ *(16.2 cm)*		



Type E Flood lighting at service yard

Manufacturer:	EcoSense
Fixture Name:	Trov
Est. Quantity:	546 linear feet / 136.5 (48") fixtures
Location:	Linear wall wash uplighting at main structure continuous ledg and at grill level of small towers





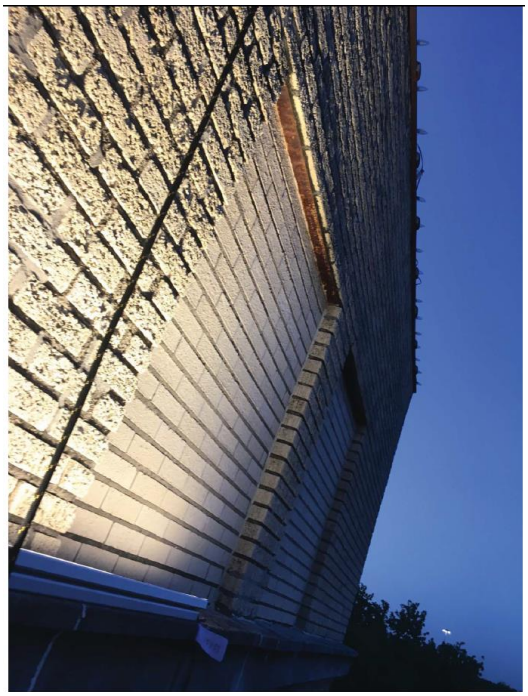
018

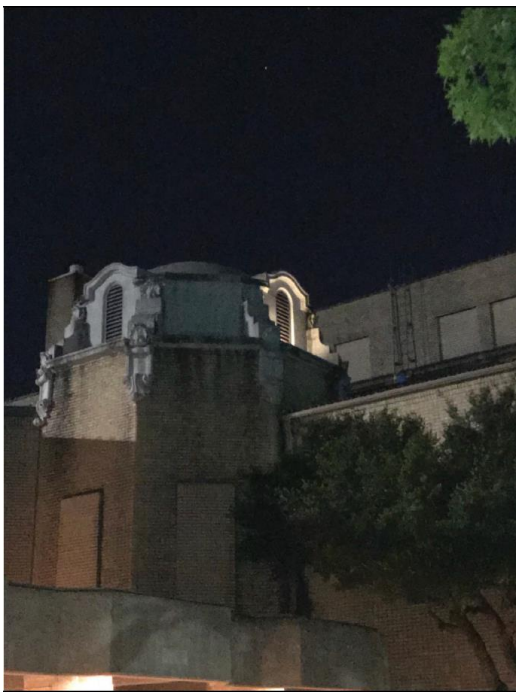
Type F1 Linear wall wash uplighting at main structure continuous ledge and at grill level of small towers

F2 Linear wall wash uplighting at upper ledge and Juliette balconies of large tower

F3 Linear uplighting at large domes (8W)

F4 Linear uplighting at large domes (10W)

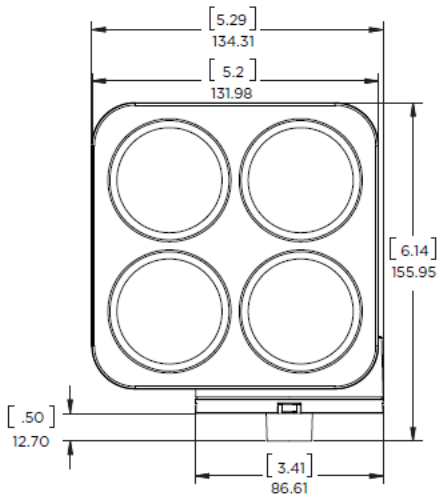


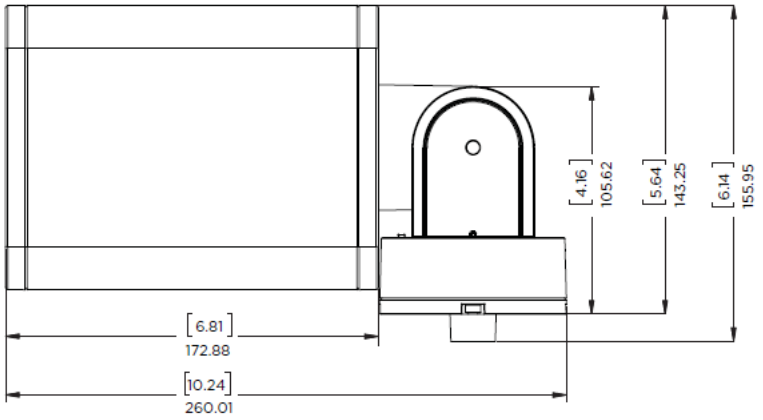


Mock up - Type F1

Manufacturer:	EcoSense
Fixture Name:	Rise F170 Single
Est. Quantity:	2
Location:	Large tower uplight from ground plane - bronze



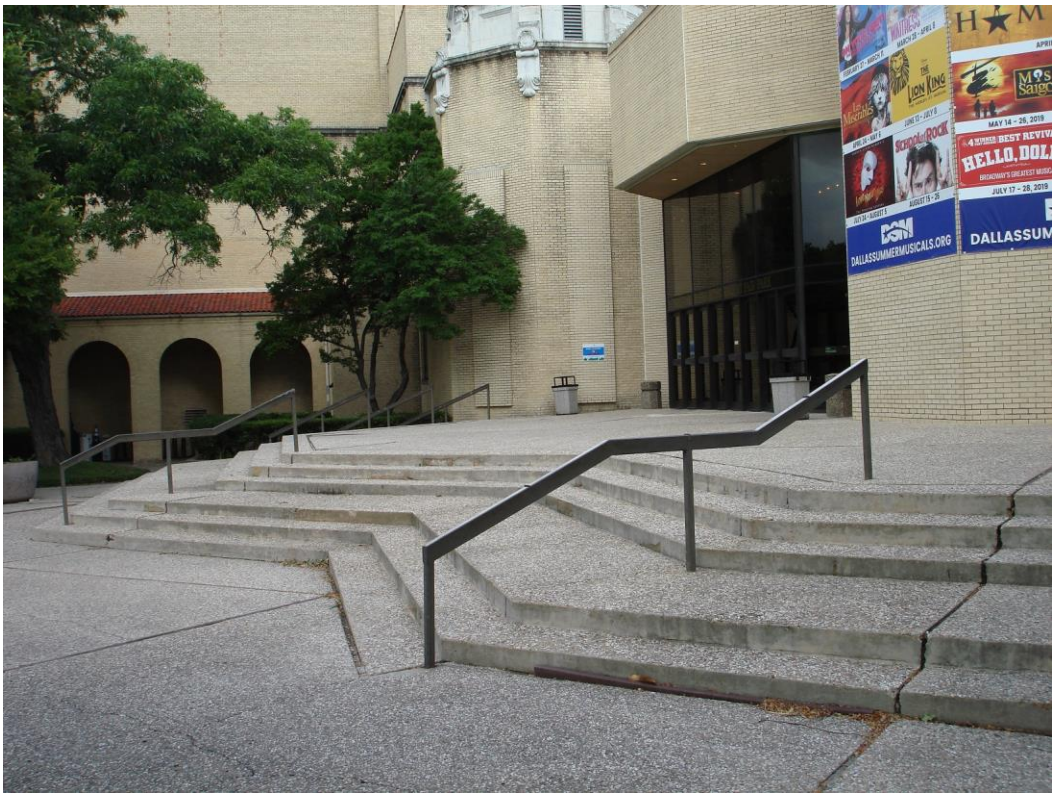




Type G Large tower uplight from ground plane - bronze



Typical stair and railing conditions where Type H1 and H2 fixtures will be installed. Fixture types will be submitted at a later date.

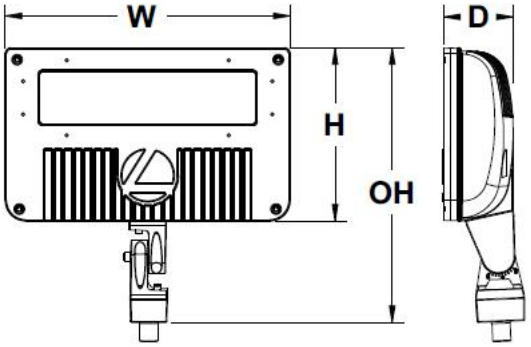


Manufacturer:	Lithonia
Fixture Name:	D Series Size 2
Est. Quantity:	3
Location:	Floodlighting at roof for service parking lot



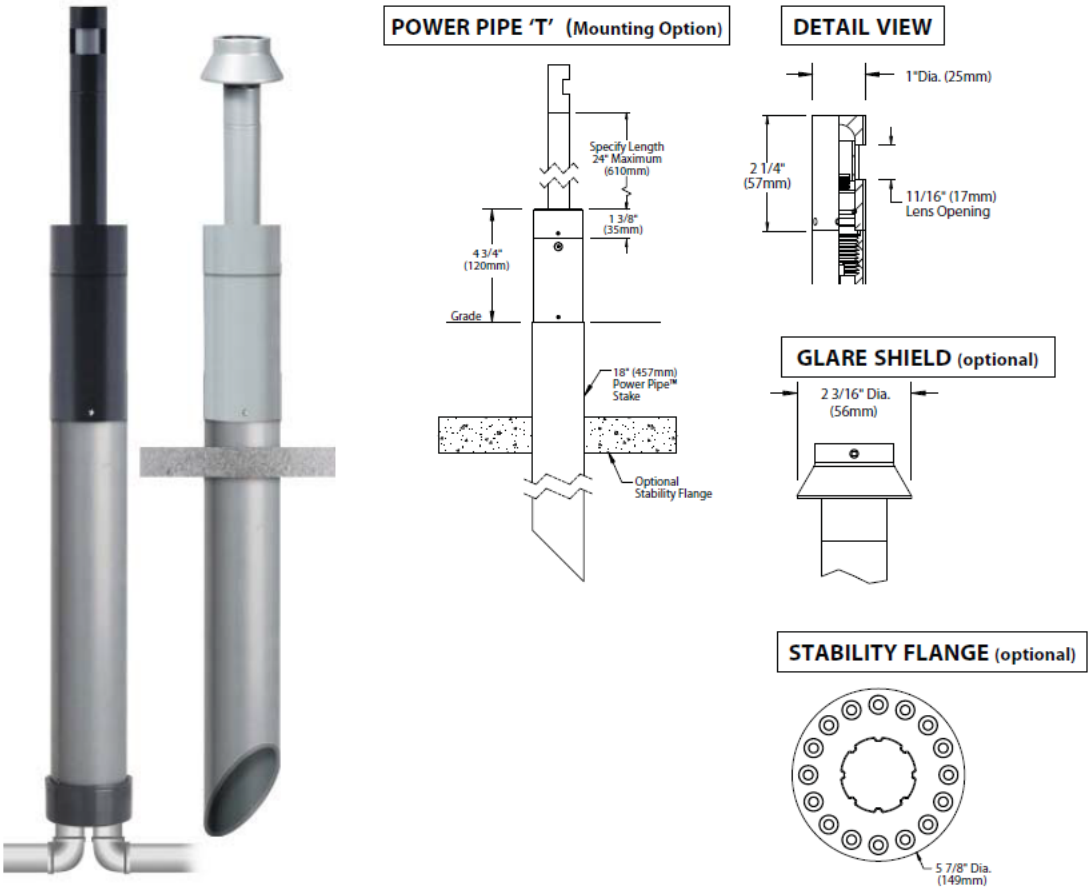
Specifications

EPA:	0.8 ft² *(0.05 m²)*
Depth:	3-1/8″ *(8.0 cm)*
Width:	12-7/8″ *(32.6 cm)*
Height:	7-3/4″ *(19.8 cm)*
Overall Height	12″ *(30.5 cm)*
Weight:	10.5 lbs *(4.8 kg)*



Type K Floodlighting at roof for service parking lot

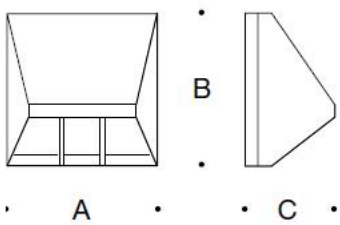
Manufacturer: BK
Fixture Name: Lightstik
Est. Quantity: 10
Location: Landscape downlighting at restaurant window - verde



Type L Landscape downlighting at restaurant window

Manufacturer:	Bega
Fixture Name:	Wall Luminaire with Cutoff Optics
Est. Quantity:	5
Location:	Flood lighting at high wall near main entrance and at West elevation at service yard

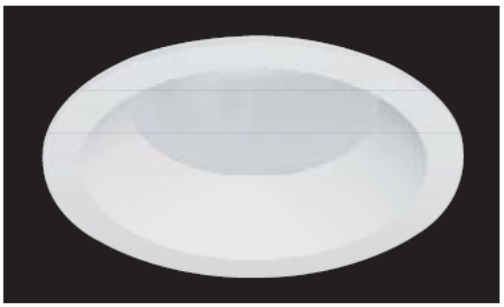




A	B	C
7 7/8	7 7/8	4 1/2

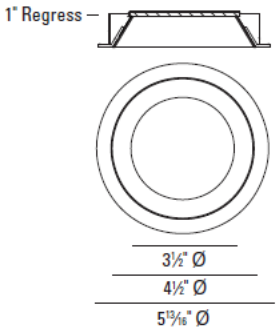
Type M — Flood lighting at high wall near main entrance and at West elevation at service yard

Manufacturer: USAI
Fixture Name: BevelLED2.1 Retrofit
Est. Quantity: 23
Location: Replacement downlight for can fixtures at entrance overhangs - statuary bronze

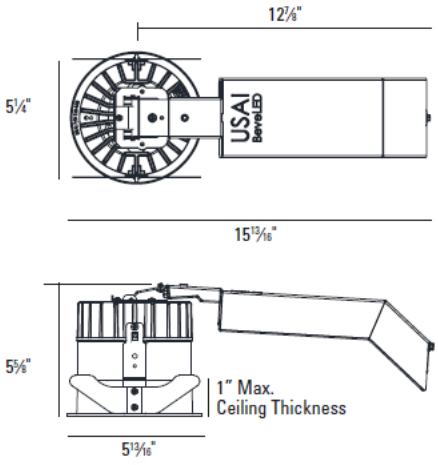


1" Regress

TRIM INFORMATION



HOUSING INFORMATION



2018

Type R1 Replacement downlight for can fixtures at entrance overhangs – statuary bronze.

R2 Adjustable fixture at new locations at dock to illuminate loading area and ramp – statuary bronze.

TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 6/13/2018
TIME: 11:00 am
MEETING PLACE: Fair Park, Tower Building Conference Room

Applicant Name: Stefan Kesler – City of Dallas Park and Rec
Address: 909 1St Ave (Music Hall)
CR Request: 6/7/2018

RECOMMENDATION:

___ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Task force members present

____ Bob Hilbun	____ Gary Skotnicki	____
____ Craig Holcomb	____	____ Virginia McAlester (Alternate #1)
____ David Chase	____	____ (Alternate #2)

Ex Officio staff members Present ___ Mark Doty ____ Liz Casso ____ Dee Ann Hirsch

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

Maker:
2nd.
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, with a staff briefing at a time to be determined at a later date.

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

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-664(LC) PLANNER: Liz Casso
LOCATION**:** 401 N. Carroll Avenue DATE FILED: June 7, 2018
STRUCTURE: Contributing DISTRICT: Crockett School (H-63)
COUNCIL DISTRICT: 2 MAPSCO: 46-E
ZONING: R-7.5(A) CENSUS TRACT: 0015.02

APPLICANT: Crockett School Multifamily, LLC

REPRESENTATIVE: Kathy Delavergne

OWNER: CROCKETT SCHOOL MULTIFMILY LLC

REQUEST:

1) Install access keypad and bollards at parking lot gate entrances. Work completed without Certificate of Appropriateness.
2) Install signage on fence facing N Carroll Ave. Work completed without Certificate of Appropriateness.
3) Replace metal windows on north and south elevations of gym building. Work completed without Certificate of Appropriateness.
4) Install unit number signage on gym building.
5) Relocate dumpster and dumpster enclosure in parking lot. Work completed without Certificate of Appropriateness.
6) Install mailbox unit at north elevation of main building.
7) Remove basement door opening and exterior basement steps at south elevation of main building. Work completed without Certificate of Appropriateness.
8) Remove ground floor paired door opening on south elevation. Work completed without Certificate of Appropriateness.
9) Install four HVAC units at north and south elevation of main building. Work completed without Certificate of Appropriateness.

BACKGROUND / HISTORY:

9/6/2016 – Landmark Commission approved exterior alterations to non-contributing gym, installation of a metal picket fence, installation of condenser units, construction of metal carports and construction of a concrete pad and wood screen for dumpsters (CA156-711(MD)).

2/6/2017 – Landmark Commission approved the installation of a bike rack, construction of metal carports, installation of a metal picket fence and repainting of parking stripes (CA167-170(LC)).

7/10/2017 – Landmark Commission approved modifications to the Gym building, including new window and door openings, exterior lighting, and metal canopies (CA167-591(LC)).

11/6/2017 – Landmark Commission approved installation of a wood fence on the northwest property line, and installation of a National Register plaque on the front elevation (CA178-017(LC)).

ANALYSIS:
401 N Carroll Ave, the David Crockett Elementary School, has been undergoing renovation and a conversion to a multi-family use. The Landmark Commission has reviewed and approved alterations and repairs to the site at their September 2016, February 2017, July 2017 and November 2017 meetings. The project is near completion and the applicant has returned for approval of new work and amendments to previously approved work. Several of the items were completed without a Certificate of Appropriateness.

Request #1 – Gate Access Keypad and Bollards
Previously approved work included the installation of new metal fencing around the parking lot and pedestrian and vehicular gates. The main entrance is on the east side of the property off N Carroll Ave. A gate access keypad has been installed at this gate. In addition, several bollards have been installed at each of the vehicular gates on the site. The bollards are 41 inch tall concrete filled metal bollards, painted safety yellow.

The Commission may notice that the main entrance gate off N Carroll Ave was not installed in the location previously approved. It was moved further into the property. The applicant did not include this modification in their application. And at the time this application was submitted, Preservation Staff was still working with the Zoning Inspector to determine all the work that did not comply with existing CAs. Therefore this modification will be submitted in a new application for the August 2018 meeting.

Request #2 – Signage on Fence
The applicant is required by the Dallas Fire Department to install a Fire Department Connection (FDC) wayfinding sign at the front of the property. The sign is a three feet by two feet aluminum sign with white lettering and a red background. It is attached by aluminum screws to the metal picket fence along N Carroll Ave. The size, material and colors of the sign meet the Fire Department's requirements.

Request #3 – Gym Window Replacement
The one story gym on site has also been converted into multiple residential units. The gym was constructed in 1956, and was designed by well-known Dallas architect, Mark Lemmon. Lemmon is known for designing the Tower Petroleum Building, Woodrow Wilson High School, and the Highland Park Presbyterian Church. Even so, the gym is

considered non-contributing to the David Crockett Elementary School Historic District and does not include any protected facades.

The gym included several awning windows with textured/frosted glass panes on the upper portion of the wall on the north and south elevations. Awning windows are a type of window that are hinged at the top and swing open outward for ventilation. The applicant was previously approved to replace the glass panes only on the original awning windows. However, all of these window units have been replaced with new aluminum frame fixed windows with frosted glass.

The Task Force was not supportive of the new windows and has recommended denial without prejudice because they do not match the original windows. Staff agrees with the Task Force that the original windows or in-kind replacements is more in-keeping with the architecture of the gym and would have been preferable. The ordinance defines protected facades as those that must be maintained in their original appearance, to the extent practical, in all aspects. However, the gym is not a protected building on site. Section 3.3 of the preservation criteria states that the existing solid-to-void ratios of non-protected facades must be maintained to the extent practical, and that alterations must be architecturally sensitive and appropriate to the overall design of the existing structure. The applicant has not altered the opening sizes, thus maintaining the existing solid-to-void ratio, including the frosted the glass detail. And while the new aluminum frame windows are not as appropriate as the original, Staff does not believe they are inappropriate to the overall gym design, and they appear to be in-keeping with the more modern alterations already approved.

Request #4 – Gym Unit Number Signage

The applicant is required to install residential unit number signage at each unit entrance on the gym. Each unit sign is four inches by six inches with plastic core and silver metallic face. They will be applied to the wall with a silicone adhesive.

Request #5 – Dumpster Enclosure

The applicant was previously approved to locate their dumpster and dumpster enclosure in the center of the parking lot area. The enclosure was to be constructed of horizontal wood slats. After meeting with trash pick-up staff, it was determined that the approved location would not be able to accommodate the trash pick-up vehicle. Therefore the applicant relocated the dumpster enclosure to the west property line, adjacent to the vehicular entry gate off Alcalde St. In addition, the enclosure was constructed out of CMU blocks and includes metal doors. The enclosure was painted white.

The 401 N Carroll Ave property extends west from N Carroll Ave to Alcalde Street and is considered to have two frontages, two front yards. Building code does not permit dumpster enclosures within the front yard area. Therefore this dumpster location will require a variance from the Board of Adjustment. The applicant is aware and is applying for this variance.

The Task Force was supportive of the new location, but recommended the enclosure be painted a soft tan color to match the brick on the historic school and gym buildings. The

applicant was agreeable to this recommendation and amended their application following the Task Force meeting to include painting the enclosure to match the historic brick. Staff agreed with the Task Force recommendation and has recommended approval of amended item.

Request #6 – Mailbox Units

The applicant originally intended to locate the mailboxes for the residential units on the interior of the main structure. However, the Post Office would not approve this location and is requiring that the mailboxes be located outside the structures. The applicant is requesting to locate seven (USPS approved) mailbox units at the north elevation of the main structure in the central recessed bay. In this recessed area are steps that lead down to the basement level and paired doors at ground level. There is an approximately one foot tall concrete retaining wall between the steps and paired doors. The applicant is requesting to install the mailboxes on this wall. A shed roof enclosure will be constructed out of 1 ½ inch framing with sheetrock exterior, and the mailboxes will be installed to and within the enclosure. It will be painted to match the approved building trim color, Sherwin Williams “Downing Straw” (SW2813).

At the Task Force Meeting, the applicant was unable to provide drawings and details about the proposed mailbox structure and location. The Task Force expressed concern over the proposed sheetrock cladding and felt that it was not an appropriate exterior building material. Because they had no designs, dimensions, details and material specifications to review, Task Force recommended denial due to lack of information.

After the Task Force meeting Staff requested the applicant provide scaled plan and elevation drawings for the proposed mailbox structure, as well as specifications and information on the proposed sheetrock material. The applicant provided two elevation drawings of the enclosure. However these drawings were not to scale and did not include any surrounding context. It was unclear of the proposed mailbox enclosure would actually fit on the concrete wall. It was unclear exactly how the enclosure would be attached to the concrete wall, or how it would interface with the historic brick masonry wall. The use of sheetrock as an exterior building material is unusual, and because no specifications or information were provided, Staff was unable to determine if the material would be appropriate. Staff did again request a plan drawing and elevation drawings that were to scale, and included surrounding context, as well as more information on the sheetrock. However, the applicant was unable to provide this information by the time this case report was completed. Therefore Staff is recommending denial of this item due to insufficient information.

Request #7 & #8 – Door Opening and Stair Modifications on South Elevation

The applicant has modified original openings on the south elevation of the structure in the central recessed bay. The south elevation is a protected façade. The David Crockett School was originally constructed in 1903 and its original front entry faced Alcalde St. The building was modified in the 1920s when an addition was constructed on the west/Alcalde elevation, which caused the east/N Carroll entry to become the new primary front entrance. The openings modified by the applicant are located on the original 1903 section of the building. They include a basement door opening with steps leading down to it, and paired entry doors at ground level.

The basement door opening had been boarded up and the door itself likely previously removed. Due to drainage issues that were causing flooding in the basement, the applicant has removed the basement door opening and poured concrete over the exterior steps. The top portion of the basement opening on the wall was in-filled with fiber cement siding, painted to match the window trim. This location is on a protected façade and preservation criteria section 3.12 states that original door openings should be preserved. Though the applicant provided photos of the basement waterproofing work in progress, Staff did not find it to be sufficient evidence to support the removal of the original basement door opening and steps and has recommended denial without prejudice. However, the Task Force was satisfied with the information provided by the applicant and recommended approval of the removal of the basement door opening and steps.

The applicant has stated that the paired doors at ground level had been removed by a previous owner and the opening boarded up on the exterior and complete covered by a new wall in the interior. A bedroom is located within the interior space at this location. The applicant infilled the opening with fiber cement siding, painted to match the existing window trim. Staff has reviewed the case file and all previous CAs. There is no record of a request or approval to remove the original paired doors in this location. The photographs Staff has on file for elevation were taken in 2011 and 2012 and show the original doors in place. If this was work done by a previous owner, it was done without a CA and without a permit and occurred after 2012.

Task Force recommended denial of this item and requested that faux doors to match the original be returned to this location. Staff does not believe the information provided shows that removal of an original door opening is warranted and has recommended denial without prejudice. Staff would be agreeable to the installation of paired doors to match the original in this location. Staff would prefer a real door opening be returned but would be satisfied with the faux doors recommended by the Task Force.

<u>Request #9 – HVAC Units</u>

It was the applicant's intention to locate all HVAC units for the main building on the roof of the main building, which was previously approved. However, the applicant was unable to locate four units that service the basement on the roof. Therefore they located one unit at ground level on the north elevation in the east-most recessed bay, and three units at the south elevation, just east of the central recessed bay. The unit at the north elevation is protected behind the parking lot fencing. However, the units at the south elevation are not protected and have been stolen once already. The applicant has enclosed these units within a locked metal cage.

Preservation criteria 3.10 states that mechanical equipment may be installed in the side or rear yards and must be screened. The unit at the north elevation is located within a recessed bay on a non-protected façade. This location is not visible from a public right-of-way and is therefore screened from view. The units on the south elevation are on a protected façade and are highly visible. The applicant originally requested to install a cedar fence, painted to match the trim on the historic structure, in front of the metal cage. The Task Force was not supportive of the fence and recommended landscaping

be installed in front of the units. Due to alterations made to the site by the applicant in an effort to waterproof the basement, it is not possible to install landscaping directly in front of the units. Therefore they are proposing to install cedar planter boxes in front of the HVAC units. Staff has recommended approval.

STAFF RECOMMENDATION:

1) Install access keypad and bollards at parking lot gate entrances. Work completed without Certificate of Appropriateness. – Approve – Approve images dated 6/19/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Install signage on fence facing N Carroll Ave. Work completed without Certificate of Appropriateness. – Approve – Approve image dated 6/19/18 with the finding the proposed work is consistent with preservation criteria Section 5 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Replace metal windows on north and south elevations of gym building. Work completed without Certificate of Appropriateness. – Approve – Approve drawings and images dated 6/19/18 with the finding the proposed work is consistent with preservation criteria Section 3.3 for non-protected facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4) Install unit number signage on gym building. – Approve – Approve image dated 6/19/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5) Relocate dumpster and dumpster enclosure in parking lot. Work completed without Certificate of Appropriateness. – Approve – Approve drawings dated 6/19/18 with the finding the proposed work is consistent with preservation criteria Section 4 for new construction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6) Install mailbox unit at north elevation of main building. – Deny without prejudice – The proposed work does not meet preservation criteria Section 4 for new construction and additions, nor the standards in City Code Section 51A-4.501(g)(6)(C)(i) because the applicant has provided insufficient information for Staff to determine if the proposed work would have an adverse effect on the historic overlay district.
7) Remove basement door opening and exterior basement steps at south elevation of main building. Work completed without Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.12 for fenestration and openings, which states that original doors and their openings should remain intact and be preserved.
8) Remove ground floor paired door opening on south elevation. Work completed without Certificate of Appropriateness. – Deny without prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.12 for fenestration and openings, which states that original doors and their openings should remain intact and be preserved.
9) Install four HVAC units at north and south elevation of main building. Work completed without Certificate of Appropriateness. – Approve – Approve drawings

dated 6/19/18 with the finding the proposed work is consistent with preservation criteria section 3.10 for facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install access keypad and bollards at parking lot gate entrances. Work completed without Certificate of Appropriateness. – Approve – Approve as submitted.
2) Install signage on fence facing N Carroll Ave. Work completed without Certificate of Appropriateness. – Approve – Approve as submitted.
3) Replace metal windows on north and south elevations of gym building. Work completed without Certificate of Appropriateness. – Deny without prejudice – Deny without prejudice for not replicating original windows.
4) Install unit number signage on gym building. – Approve – Approve as submitted.
5) Relocate dumpster and dumpster enclosure in parking lot. Work completed without Certificate of Appropriateness. – Approve with conditions – Approve with condition to repaint dumpster to match brick color.
6) Install mailbox unit at north elevation of main building. Deny without prejudice – Deny without prejudice for lack of information on mailbox enclosures.
7) Remove basement door opening and exterior basement steps at south elevation of main building. Work completed without Certificate of Appropriateness. – Approve – Infilled stairs approved for drainage purposes.
8) Remove ground floor paired door opening on south elevation. Work completed without Certificate of Appropriateness. – Deny without prejudice – Provide doors that match original.
9) Install four HVAC units at north and south elevation of main building. Work completed without Certificate of Appropriateness. – Approve with conditions – Approve with condition to provide landscape screen.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178-664(LC)
Office Use Only

Name of Applicant: Crockett School Multifamily, LLC
Mailing Address : 8214 Westchester Dr., Suite 600
City, State and Zip Code: Dallas, TX. 75225
Daytime Phone: 214-696-7002 Fax:
Relationship of Applicant to Owner : owner

OFFICE USE ONLY
Main Structure:
✓ Contributing
___ Non-contributing

PROPERTY ADDRESS: 401 N. Carroll Avenue
Historic District: Alcalde Street-Crockett School

PROPOSED WORK:

Add access keypad and protective bollards at gate entrance
Add Dallas Fire Department required signage on fence facing Carroll Avenue
Replace metal window frames and add unit number signage on non-contributing building
Relocate trash receptacle in west parking lot and screen with concrete masonry wall
Place USPS approved mailboxes in location not visible from street on north side of property between the main building and the non-conforming building
Close entrance on south side of building and fill in stairwell with concrete
Locate three HVAC units on south side and one HVAC unit on the north side of main building

Signature of Applicant: _____ Date: _____

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Owner: Crockett School Multifamily, LLC. Kelly Hildebrand, Manager Date: 6-6-18
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817


N Carroll Ave
Worth St
Buckner Park
Ignacio Zaragosa
Elementary School
N Carroll Ave
Victor St
Worth St
Alcalde St
401 North
Carroll Avenue
Victor St
Crockett Park
N Carroll Ave
Alcalde St
N Peak St
Victor St
Site Aerial



Existing East (Front) Elevation of Main Structure


Existing North Elevation of Main Structure (view from N Carroll Ave)



Existing North Elevation of Main Structure (view from Alcalde St)



Existing West (Rear) Elevation of Main Structure



Existing South Elevation of Main Structure



Existing East Elevation of Gym (view from N Carroll Ave)



Existing East and South Elevations of Gym


Existing West Elevation of Gym (view from Alcalde St)



Streetscape – Facing Southeast on N Carroll Ave



Streetscape – Facing Southwest on N Carroll Ave



Streetscape – Facing Northwest on N Carroll Ave (across street from front of property)



Streetscape – Facing Northeast on N Carroll Ave (across street from front of property)



Streetscape – Facing Northwest on Alcalde St



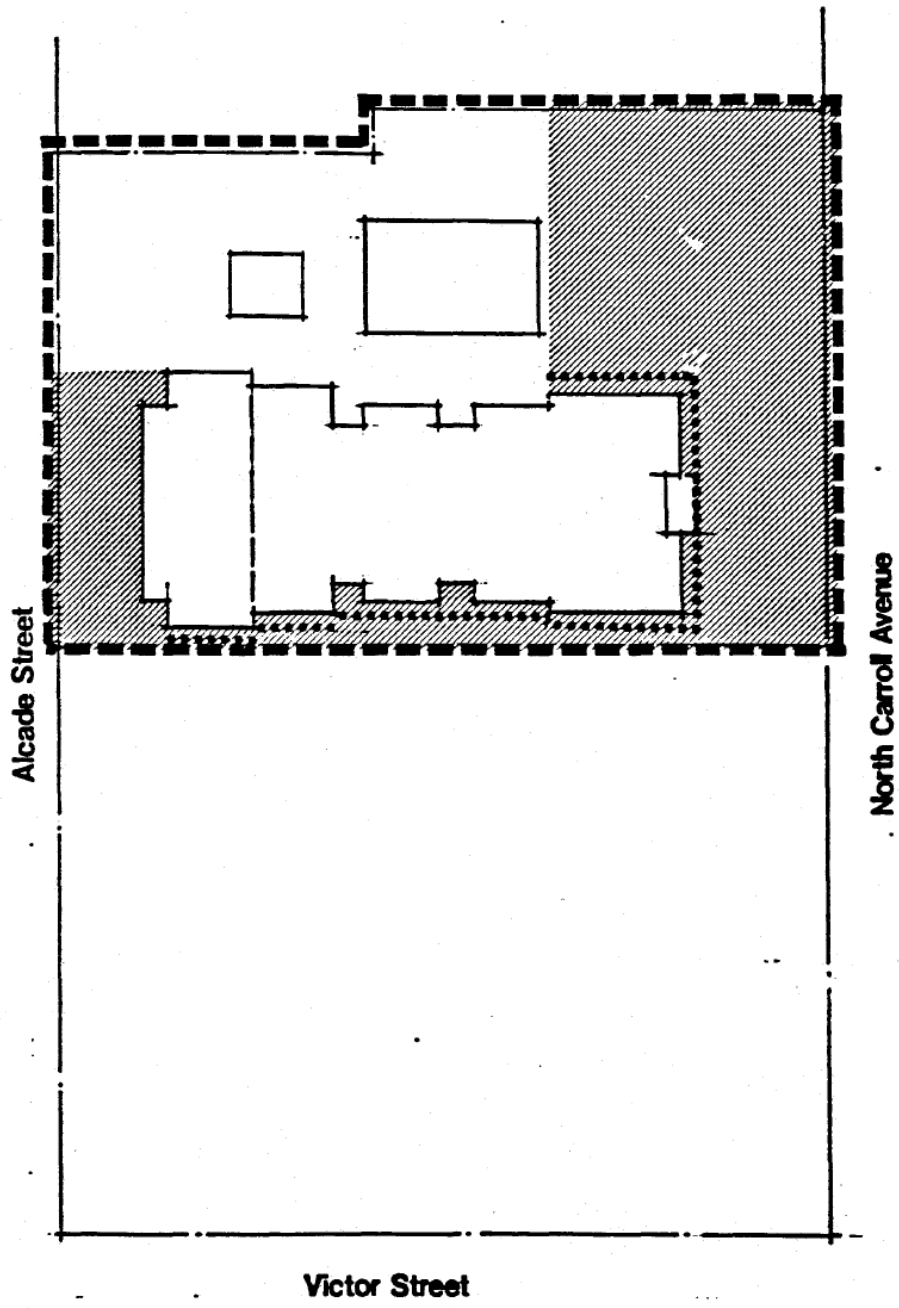
Streetscape – Facing Northeast on Alcalde St



Streetscape – Facing Southeast on Alcalde St (across street from rear of property)



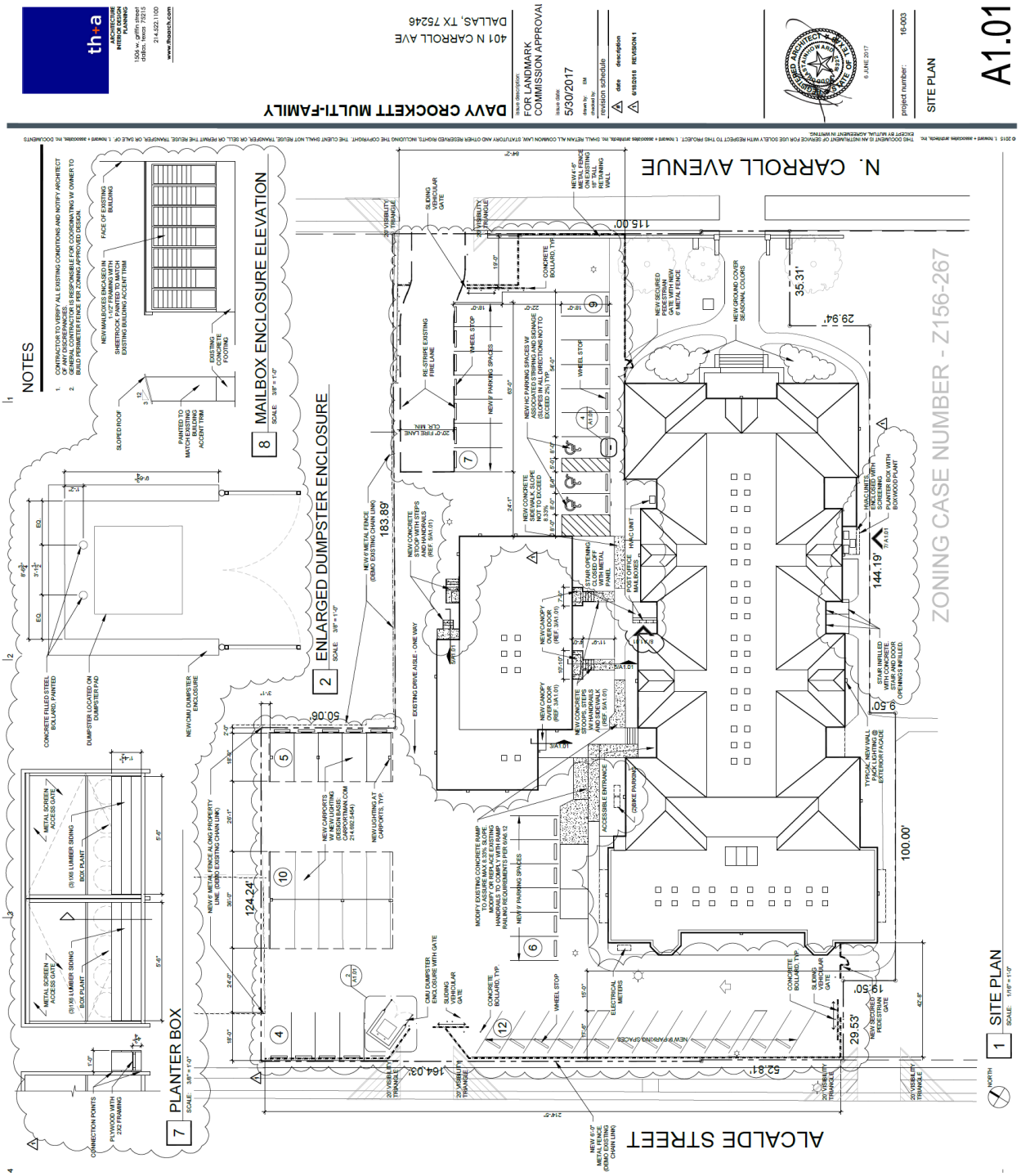
Streetscape – Facing Southwest on Alcalde St (across street from rear of property)



David Crockett Elementary School
Exhibit B

Area of Designation
No Build Zone
Protected Facades

Ordinance Exhibit Map



Proposed Site Plan

Note: Some elements on site plan have not yet been approved and will be applied for in a new CA application for the August 2018 meeting.

Request #1 – Proposed Bollards and Access keypad

Note: The gate location at the east side of property off N Carroll St was not installed where previously approved. This item will be submitted a new CA application for the August 2018 meeting.

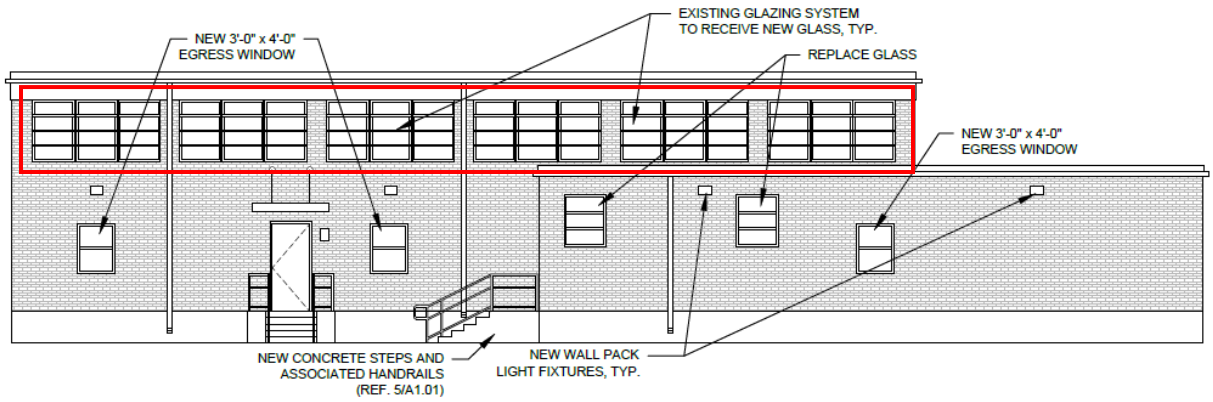


Signage required by Dallas Fire Department
2' x 3' aluminum sign attached with aluminum screws

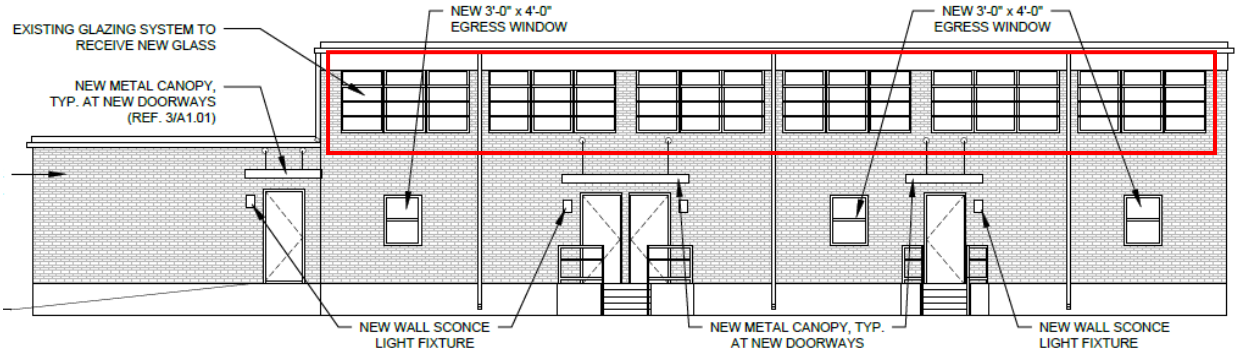
Request #2 – Proposed Sign at East Side of Property



Request #3 – Gym Windows on North Elevation Prior to Window Replacement
(windows modified highlighted above in red)

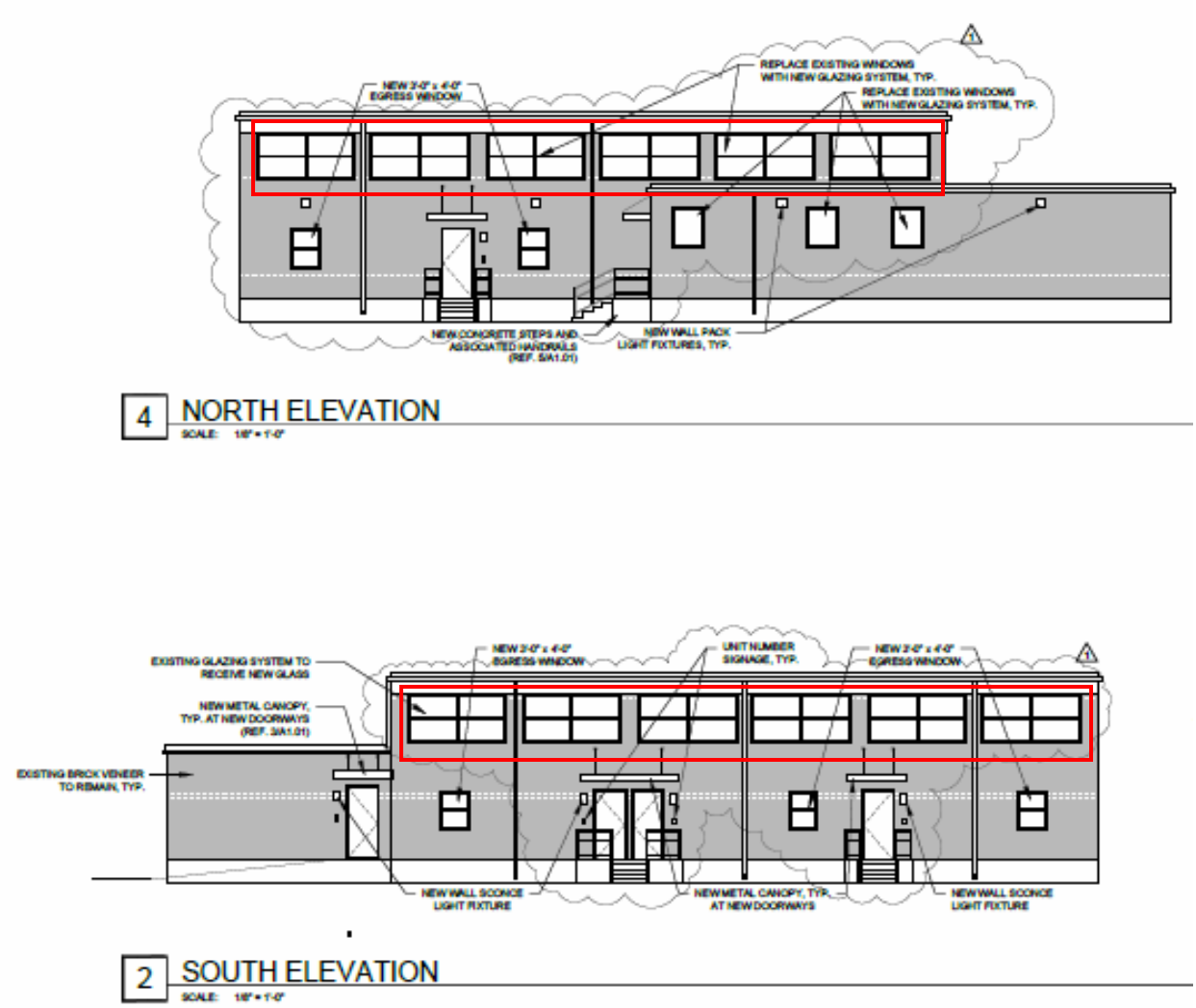


Request #3 – Previously Approved North Elevations (9/6/16)



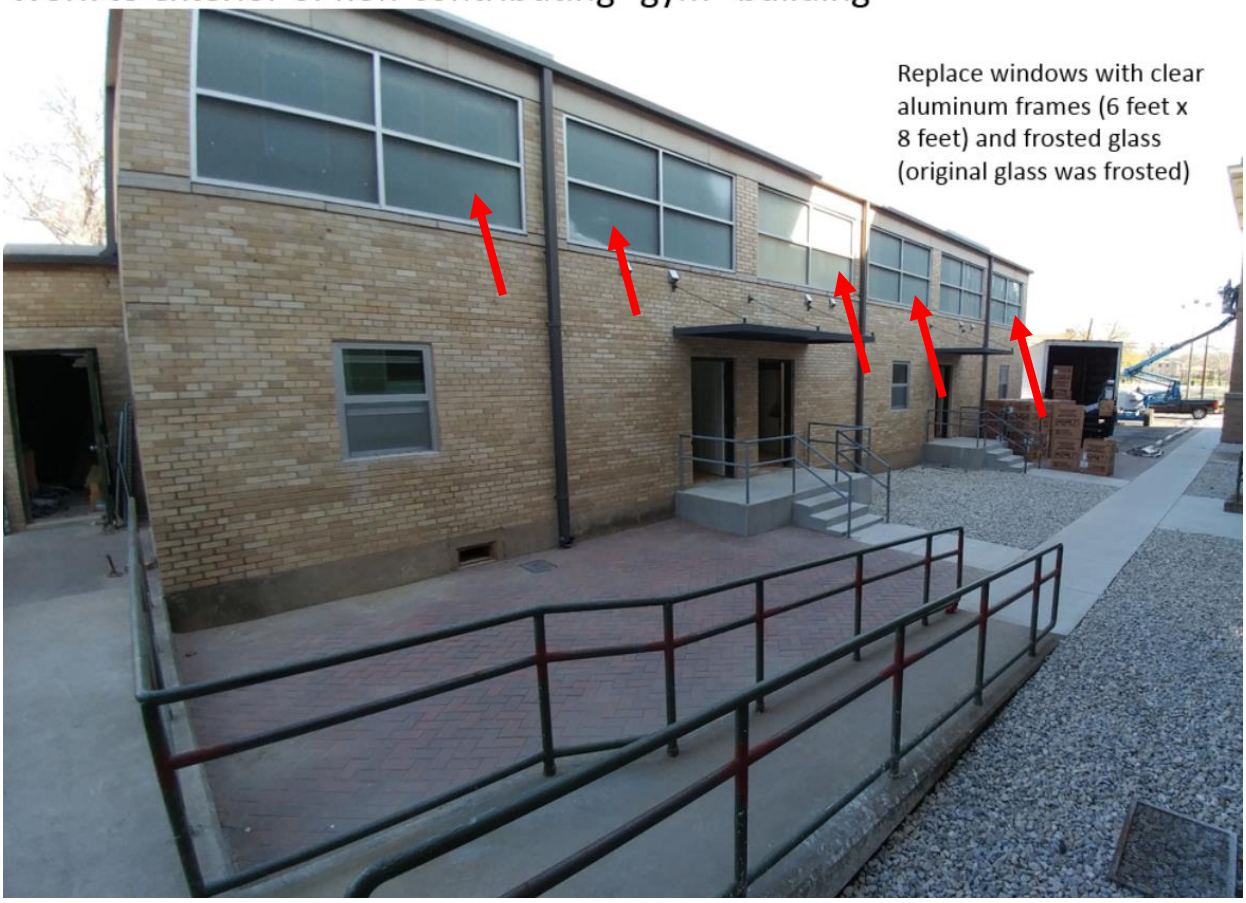
Request #3 – Previously Approved South Elevations (9/6/16)

Note: Only the window panes were to be replaced



Request #3 – Proposed North and South Elevations

401 N. Carroll Avenue
East Side of Property
Work to exterior of non-contributing “gym” building



Request #3 – Existing South Elevation of Gym (Windows replaced highlighted above in red)

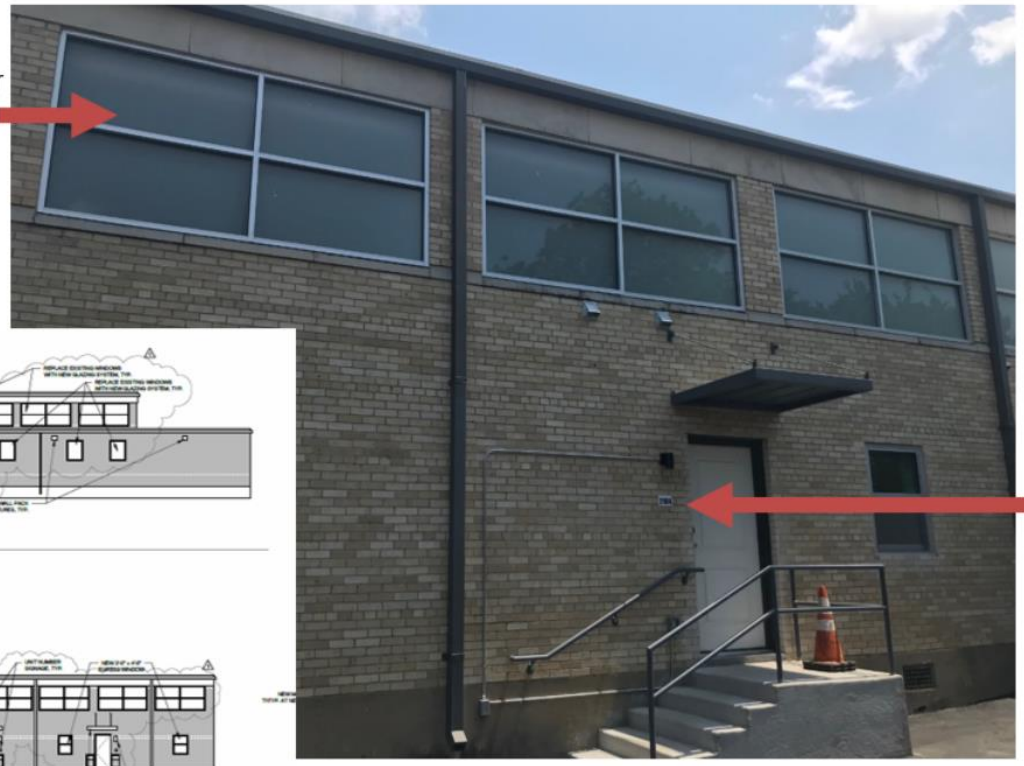
CA178-664(LC)

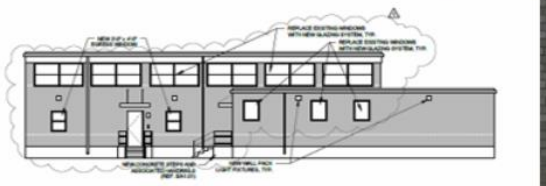
D1-26

Request #3 & #4 – Existing North Elevation of Gym & Proposed Unit Number Signage

401 N. Carroll Avenue
Work to exterior of non-contributing “gym” building

Replace windows with clear aluminum frames (6 feet x 8 feet) and frosted glass (original glass was frosted)





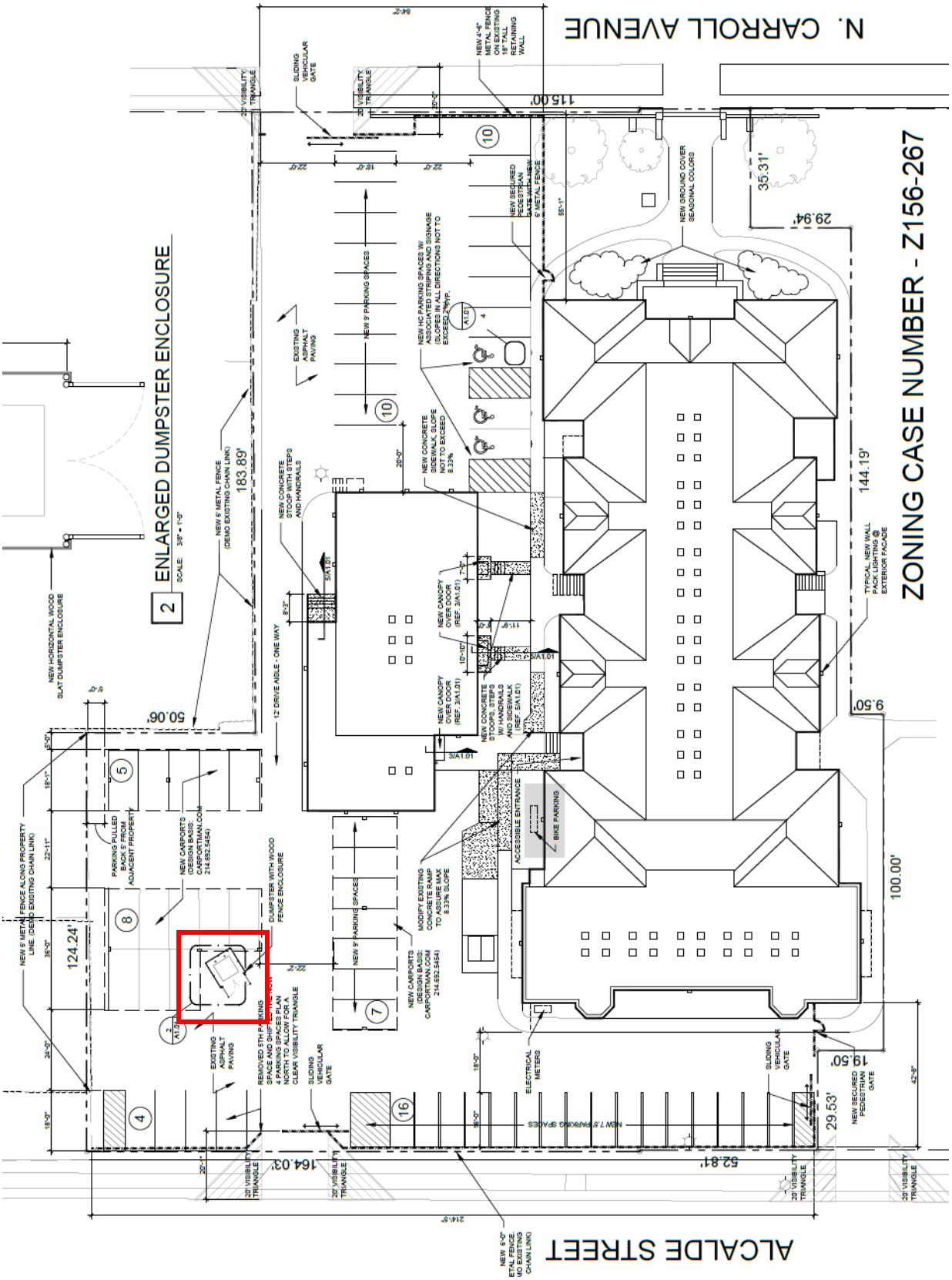
4 NORTH ELEVATION



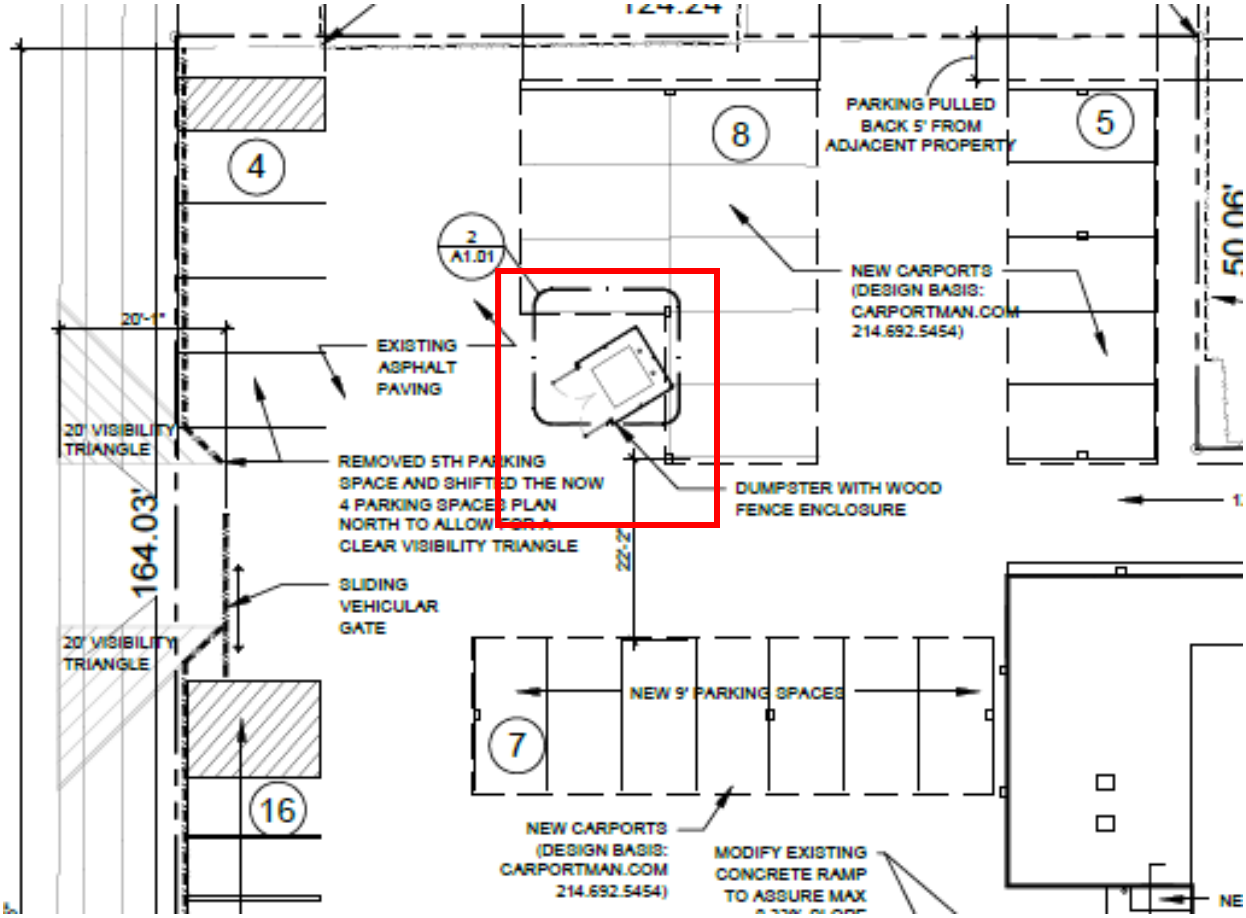
2 SOUTH ELEVATION

Install unit number signage on the exterior of building adjacent to entry doors.
Sign Material: High strength plastic core with silver metallic facia. Attached with silicone adhesive.
Sign size is 4”x6”

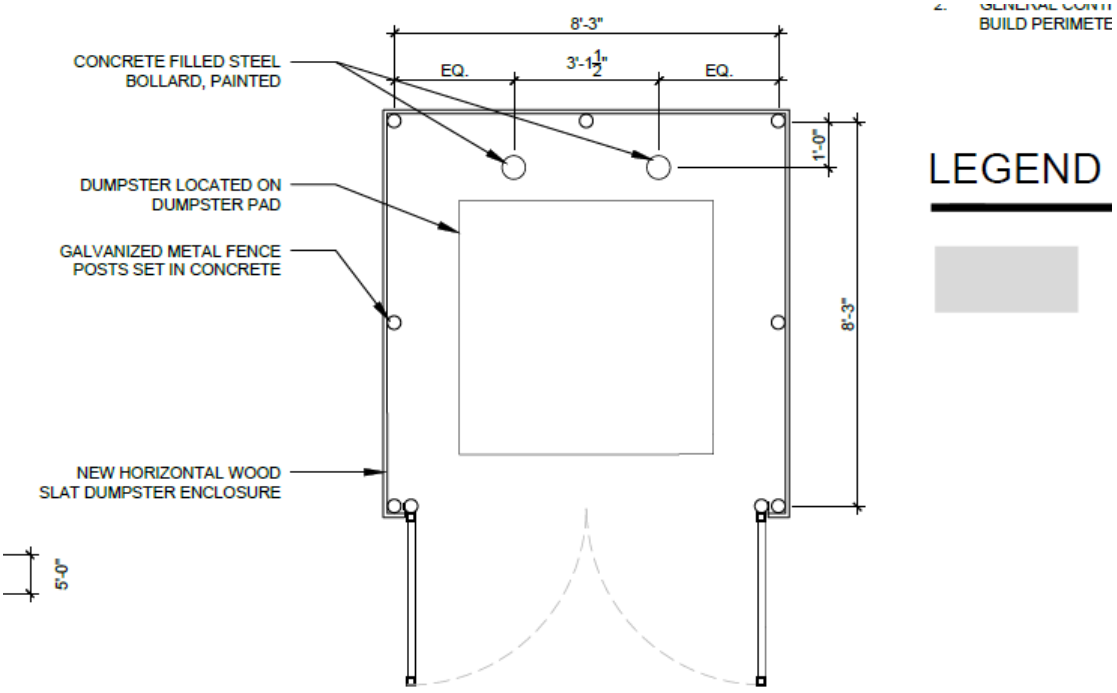




Request #5 – Previously Approved Dumpster Enclosure Location (9/6/16)



Request #5 – Close-up of Previously Approved Dumpster Enclosure Location (9/6/16)

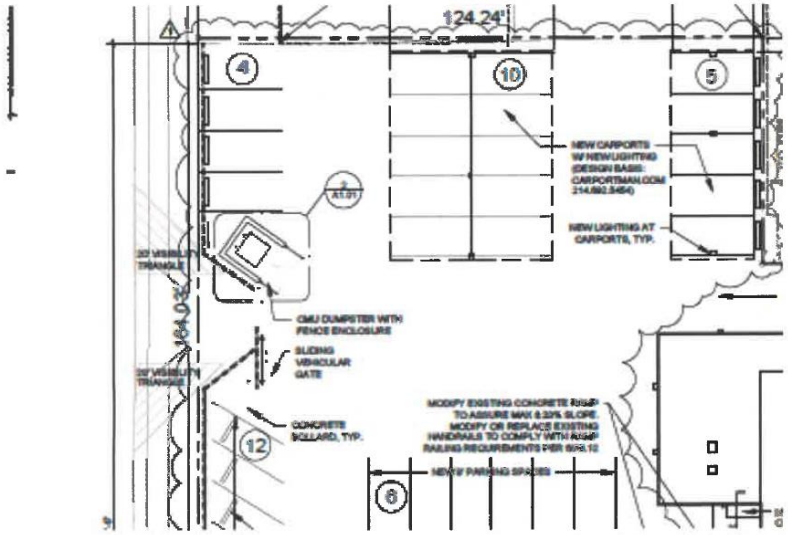


2 ENLARGED DUMPSTER ENCLOSURE

Request #5 – Previously Approved Dumpster Enclosure (9/6/16)

Request #5 – Proposed Dumpster and Dumpster Location

401 N. Carroll Avenue
West Side of Property

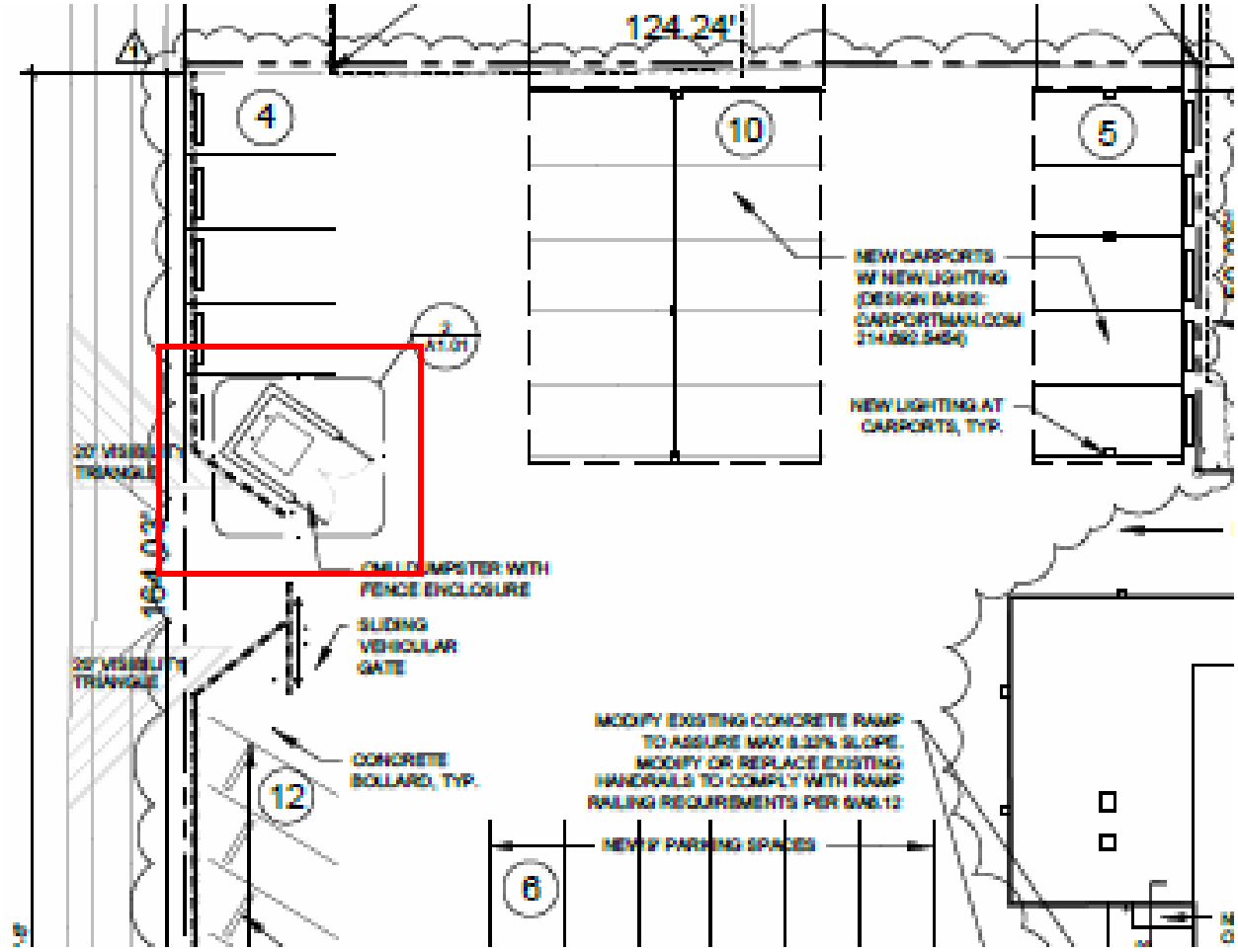






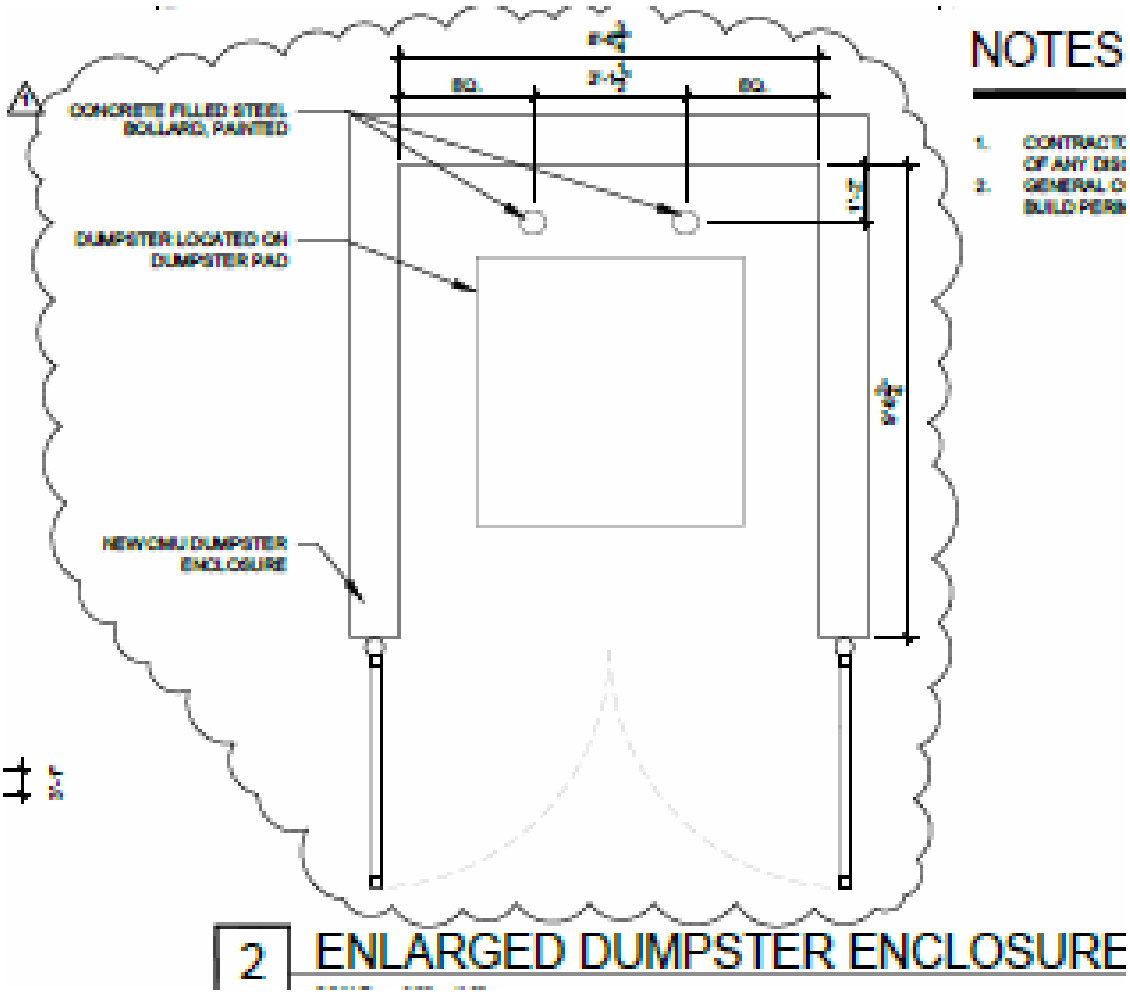
Location of trash receptacle in original CA was not accessible to accommodate trash vehicle

- Relocate trash receptacle within west parking lot
- Construct concrete masonry screen for trash receptacle
- Paint screen to match brick color on historic building



Request #5 – Close-up of Proposed Dumpster Location

Note: The carport shown above in the previously approved location for the dumpster is larger than previously approved. This item will be submitted a new CA application for the August 2018 meeting.



Request #5 – Proposed Dumpster Enclosure

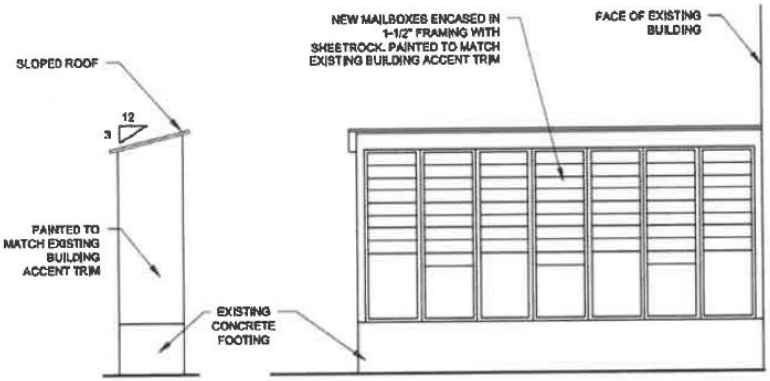


Request #5 – Additional Photo of Dumpster Enclosure Constructed

Request #6 – Proposed Mailbox Location and Enclosure

CA178-664(LC)

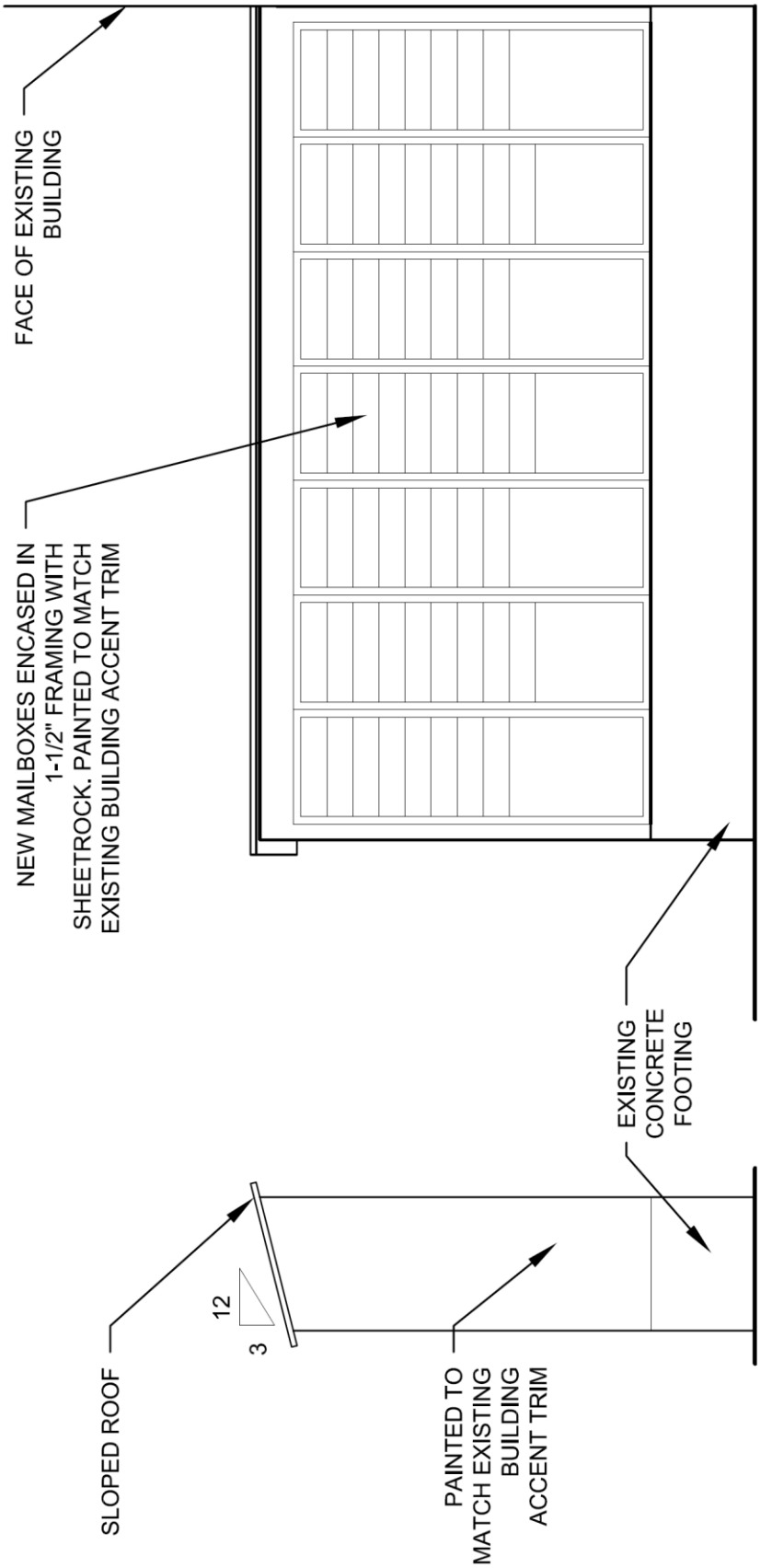
D1-32







Remove handrail and build mailbox enclosure for USPS mailboxes (USPS grey, four mailboxes totaling 4' tall X 9' wide) on existing 1' tall concrete wall. Units will be mounted in sheetrock with custom paint to match historic building window trim (similar to Sherwin Williams historic collection Downing Straw)



Request #6 – Close-up of Mailbox Elevation Drawings



Request #7 & #8 – South Elevation Prior to Alterations



Request #7 & #8 – Existing South Elevation



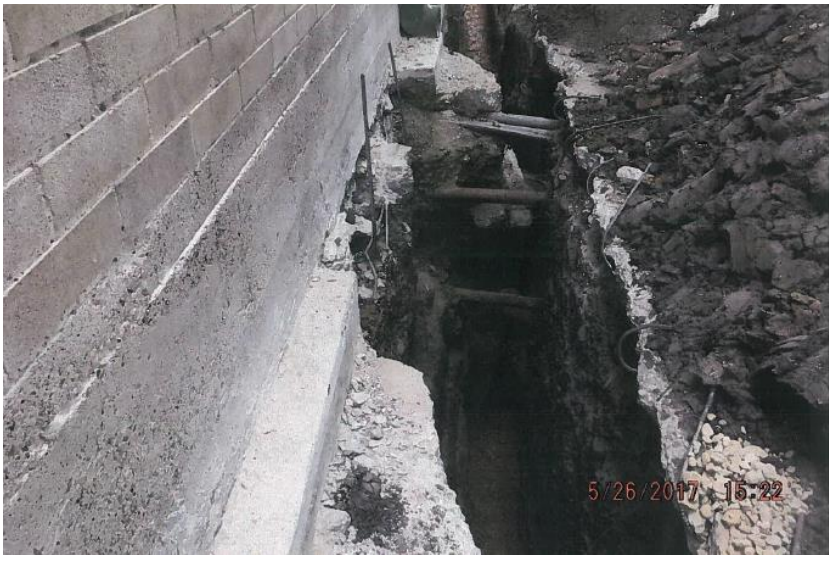






Request #7 – Photos of Basement Waterproofing Work In Progress







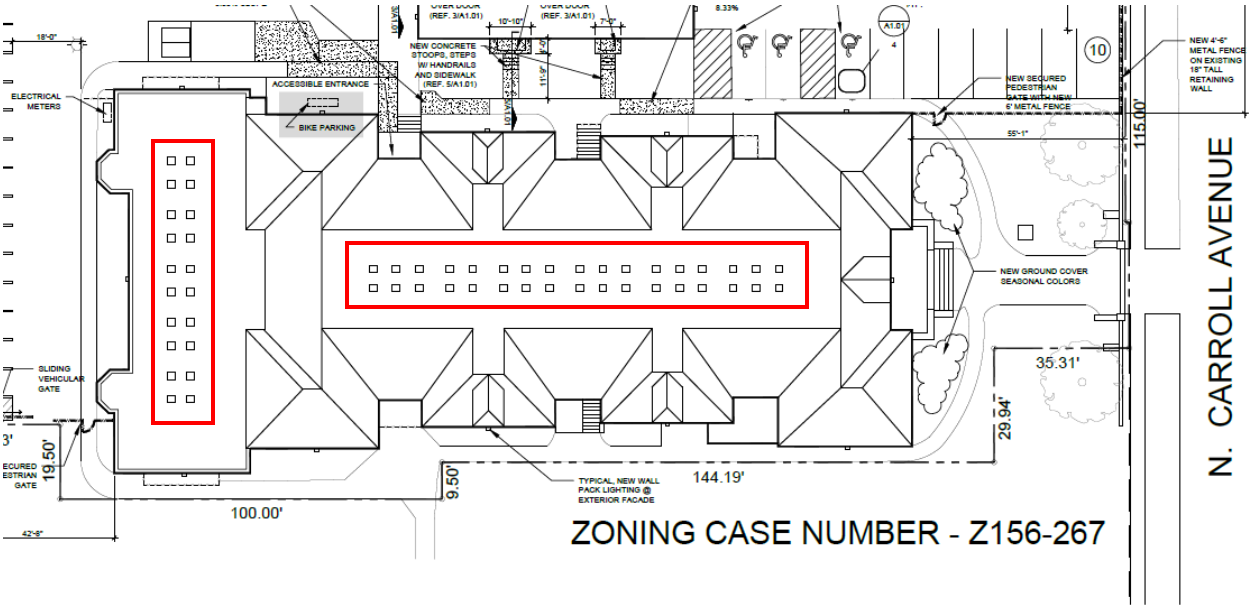
Request #7 – Photos of Basement Waterproofing Work In Progress



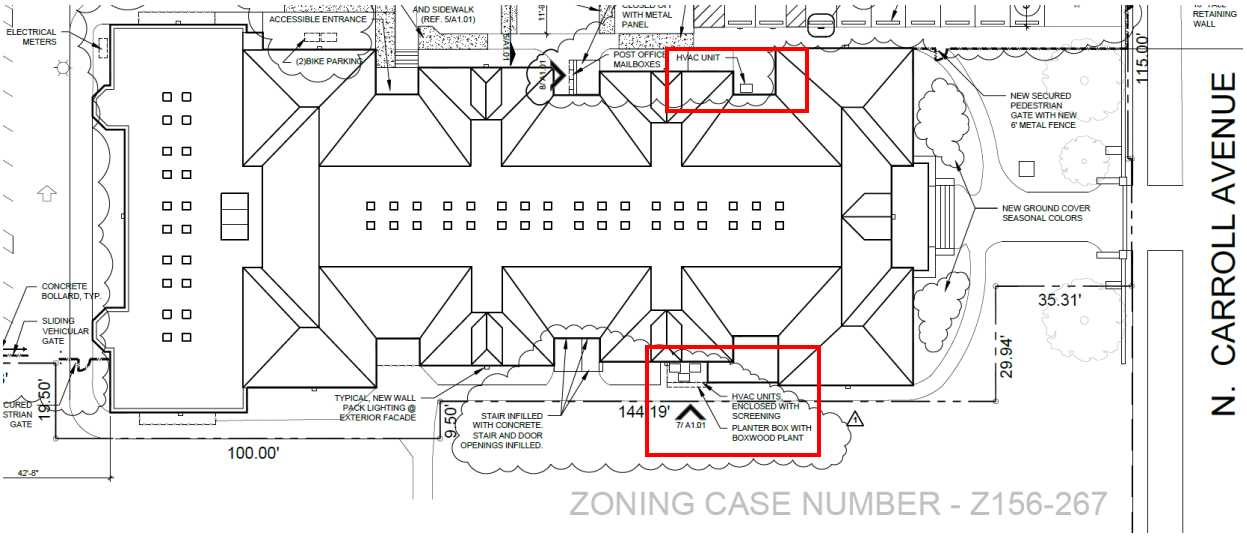




Request #7 – Photos of Basement Waterproofing Work In Progress



Request #9 – Previously Approved Location of HVAC Units (9/6/16)



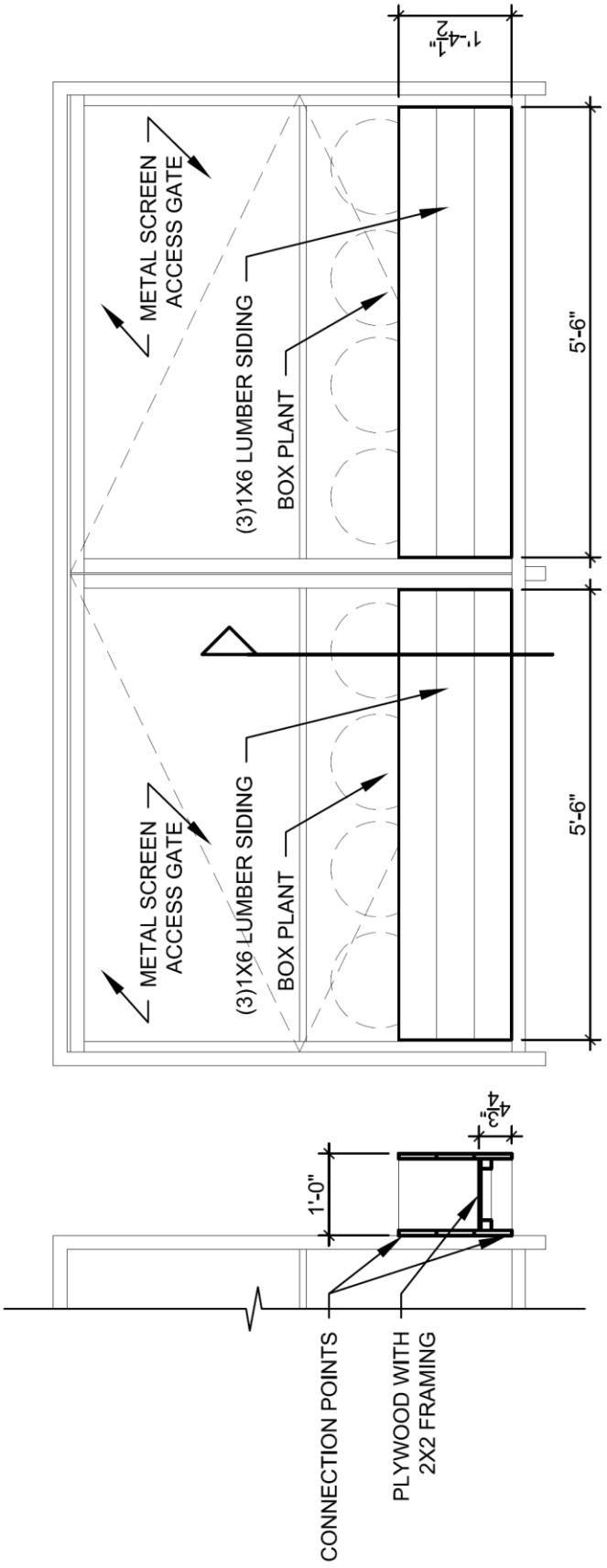
Request #9 – Proposed Location of the Four HVAC Units

401 N. Carroll Avenue
South Side and North Side of Property

Install three HVAC units at ground level on south side of property and screen with cedar plank wood planter attached to screen, installed with boxwoods, and painted to match existing window trim

Install one HVAC unit at ground level on north side of property

Request #9 – Proposed HVAC Units at North and South Elevations & Proposed Planter Box Screen for South Elevation Units



Request #9 – Close-up of Planter Box Screen Elevation and Section Drawings



Request #9 – Additional Photos of Unit Installed at North Elevation



Request #9 – Additional Photo of Units Installed at South Elevation

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION
Ordinance No. 21870, Exhibit A

2.0 Site and Site Elements.

2.5 Landscaping 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 landscaping modifications reflect the original historic landscaping design when appropriate.

3.0 Structure

3.1 The front facade facing North Carroll Street, the side facade facing Victor Street and that portion of the side facade facing Worth Street that is within the "no build zone" are protected facades.

3.2 Reconstruction, renovation, or repair of the opaque elements of the protected facades must employ materials similar to the original materials in texture, color, pattern, grain, and module size to the extent practical.

3.3 The existing solid-to-void ratios of non-protected facades must be maintained to the extent practical. All additions and alterations must be architecturally sensitive and appropriate to the overall design of the existing structure.

3.5 Stone, cast stone, and concrete elements must be renovated or repaired only with materials similar in size, grain, texture, and color to the original materials.

3.6 Wood trim, fascias, soffits, and detailing must be carefully restored when practical. Historic materials should be repaired; they should be replaced only when necessary. Badly deteriorated painted should be removed in accordance with the Department of Interior standards before refinishing. All exposed wood must be painted, stained, or otherwise protected. Resurfacing with vinyl or aluminum siding or stucco is not permitted.

3.8 Exposing and restoring original historic finish materials is encouraged.

3.10 After the effective date of this ordinance, any new mechanical equipment must be erected in side or rear yards and must be screened.

3.12 Original doors and windows and their openings should remain intact and be preserved. When 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 or existing doors and windows. Total replacement of windows and doors that have been altered and no longer match the

historic appearance is strongly recommended. Exterior store windows, store doors, and window screens may be permitted if they are sensitive additions and match the existing windows and doors in frame width and proportion, glazing material, and color.

3.14 Glass and glazing must match original materials to the extent practical. No tinted or reflective glazing or films are permitted.

4.1 New Construction and Additions

4.1 The form, materials, general exterior appearance, color, and details of any new construction or accessory buildings must be compatible with the existing historic structure.

5.0 Signs.

5.2 Street signs, protective signs, movement control signs, and historical markers may be erected.

5.3 All signs must conform with all applicable provisions of the Dallas City Code, as amended, and be compatible with the architectural qualities of the historic structure.

DALLAS CITY CODE
Section 51A-4.501. Historic Overlay District

(g) Certificate of Appropriateness.

(6) Standard certificate of appropriateness review procedure.

(B) The landmark commission may approve a certificate of appropriateness for work that does not strictly comply with the preservation criteria upon a finding that the proposed work is historically accurate and is consistent with the spirit and intent of the preservation criteria and that the proposed work will not adversely affect the historic character of the property or the integrity of the historic overlay district.

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

(i) for contributing structures:

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

(bb) the proposed work will not have an adverse effect on the

architectural features of the structure;

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

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

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

DATE: 6/13/2018
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Crockett School Multifamily LLC/ Kathy Delavergne
Address: **401 N Carroll Ave (H-63; David Crockett School)**
Date of CA/CD/CR Request: 6/7/2018

RECOMMENDATION:

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

Recommendation / comments/ basis:

Items 1, 2, 4 approved as submitted

Item 5 approved w/ condition to repaint dumpster to match brick color

Item 8 approved w/ condition to provide landscape screen

Item 3 deny w/out prejudice for not replicating original windows

Item 6 deny w/out prejudice for lack of information on mailbox enclosures

Item 7 deny w/out prejudice - provide doors that match original, infilled stairs approved for drainage purposes

Task force members present

✓ Gary C. Coffman (Chair)	___ Justin Curtsinger	___ VACANT (Ind. Resident)
___ Jay Firsching (Vice-Chair)	✓ Charles Neel	___ VACANT (Ind. Resident)
✓ Carolina Pace	✓ Anne Stimmel (Alternate)	___ VACANT (Alternate)

Ex Officio staff members Present ✓ Liz Casso

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

Maker:
2nd.:
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Gary C Coffman DATE 6/13/2018

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

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

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-660(MP)
LOCATION: 5616 Tremont Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 13.01

APPLICANT: Signature Leasing

REPRESENTATIVE: Richard Senger

OWNER: SIGNATURE LEASING MANAGEMENT

REQUEST:
Replace front door with wood Craftsman-style door and stain. Brand: Minwax "Natural." Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:
None.

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

ANALYSIS:
Staff believes the proposed door to be an appropriate style, but is recommending deny without prejudice because the previous single light door is more likely to be original or at least the original style. Therefore, the proposal is inconsistent with preservation criteria for maintaining the original style and light configuration of doors. Task Force recommended approval.

STAFF RECOMMENDATION:
Replace front door with wood Craftsman-style door and stain. Brand: Minwax "Natural." Work completed without a Certificate of Appropriateness – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(C)(6)(i) because it is inconsistent with preservation criteria 5.3 which states that replacement doors must express mullion size, light configuration, and material to match the original.

TASK FORCE RECOMMENDATION:
Replace front door with wood Craftsman-style door and stain. Brand: Minwax “Natural.” Work completed without a Certificate of Appropriateness – Approve – Approve as shown.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 660 [MP]
Office Use Only

Name of Applicant: Signature Cousins
Mailing Address : 200 E Spring Valley
City, State and Zip Code: Richardson Tx 75081
Daytime Phone: 214 750 5675 Fax: 214 750 7652
Relationship of Applicant to Owner :

PROPERTY ADDRESS: 5616 Tremont st
Historic District: Gunis Heights

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

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.

Replace Front Door - Old Door has wood rot,

Install new Wood Craftsman Door

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: _____ Date: 6/5/18

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:

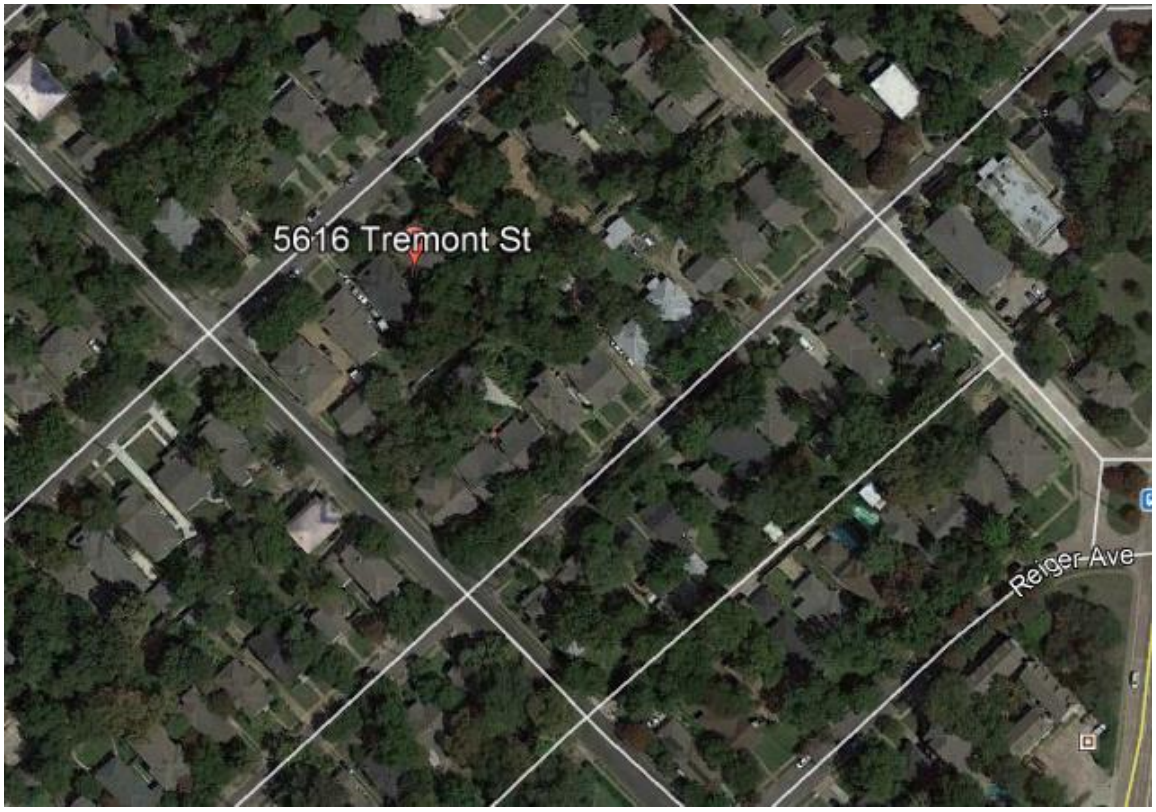
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding the history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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**



Aerial view



Front (North) elevation.



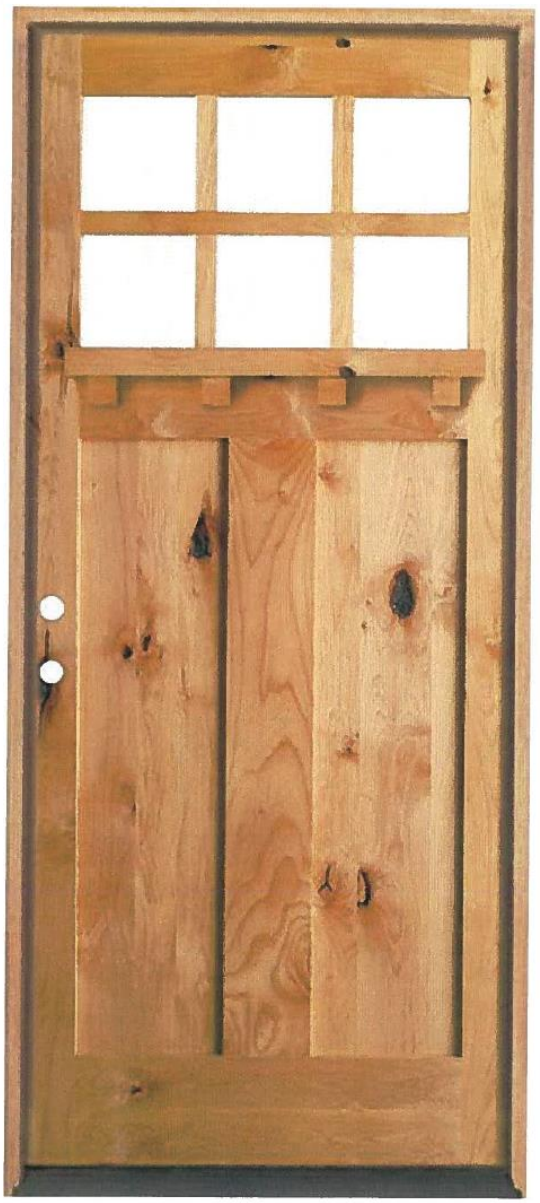
View to left (East) of 5616 Tremont.



View to right (West) of 5616 Tremont.



View across the street (North) from 5616 Tremont.



Installed Craftsman-style door.



Previous door.







. Share
... Save to Favorites
. Print

Krosswood Doors

42 in. x 96 in. Craftsman 3 Panel 6Lite Clear Low-E w/Dentil Shelf Right-Hand Unfinished Wood Alder Prehung Front Door

Specifications for installed Craftsman-style door.





Stain used for door.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

5.0 Fenestration and Openings

5.3 Replacement doors and windows must express mullion size, light configuration, and material to match the original.

TASK FORCE RECOMMENDATION REPORT
JUNIUS HEIGHTS

DATE: 06/14/18
TIME: 5:30 P.M.
MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave.

Applicant Name: Richard Senger (Signature Leasing)
Address: 5616 Tremont
Date of CA/CD Request: 06/07/2018

RECOMMENDATION:

✓ Approve _____Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

Approve as shown

Task force members present

___ Rene Schmidt (Chair)	✓ Laura Koppang	✓ Eric Graham
✓ Mary Mesh	✓ Terri Raith	___ Aaron Trecartin
___ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ✓ Marsha Prior

Simple Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker: Graham
2nd: Koppang
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 6/14/18

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

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

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-659(MP)
LOCATION: 5422 Victor Street
STRUCTURE:Main, Non-Contributing
COUNCIL DISTRICT: District 14
ZONING: PD-397

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Junius Heights
MAPSCO: 46-C
CENSUS TRACT: 13.02

APPLICANT: Pamella St. Clair

REPRESENTATIVE: None

OWNER: ST CLAIR PAMELA Y

REQUEST:
Install 6-foot wood fence in side yards.

BACKGROUND / HISTORY:
None.

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

ANALYSIS:
The proposed wood fence would replace a chain link fence that currently extends into the front 50% of the left side yard. Staff is recommending deny without prejudice because it is inconsistent with the historic overlay district in that the preservation criteria prohibits fences within the front 50% of the side yard and gates/fences should be horizontal or flat on top. Whether a house is contributing or non-contributing, the existence of fences within the front 50% of the side yard disrupts the rhythm of the streetscape. Task Force voted to approve the fence with the condition that it stop at the rear 50% mark, but they commented that because this house and the house next door to the left are non-contributing, they were ok with it coming into the front 50% if Landmark were to approve.

STAFF RECOMMENDATION:
Install 6-foot wood fence in side yards – Deny without prejudice – The proposed work does not meet the standard in City Code Section 51A-4.501(g)(C)(6)(ii) because fences within the front 50% of the side yard and the tops of fences or gates that are not horizontal are not compatible with the historic overlay district.

TASK FORCE RECOMMENDATION:
Install 6-foot wood fence in side yards – Approve with conditions – Approve wood fence to 50% of house. Task Force would be ok with replacing to existing location as neither home [this and the left side neighbor] is a contributing structure.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 659 (MP)
Office Use Only

Name of Applicant: Pamella St.Clair
Mailing Address : 5422 Victor St
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 214 886 1490 Fax:
Relationship of Applicant to Owner : Self

PROPERTY ADDRESS: 5422 Victor St., Dallas TX 75214
Historic District: Junius Heights

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

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.

Replace existing chainlink fence with 6 ft unstained shadow box privacy fence on east and west side of back yard and one 42 inch wide gate on front west side.

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: Pamella St Clair Date: 5/12/18

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.

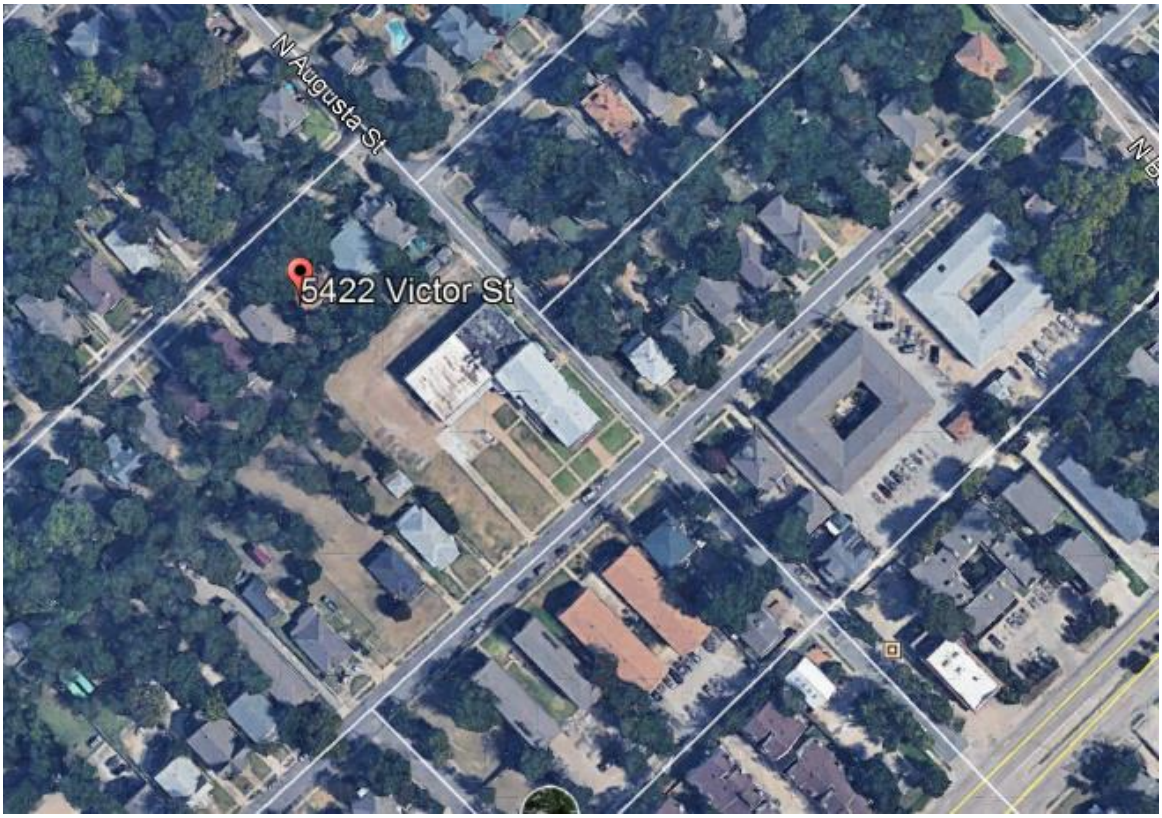
OTHER:
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall **(see exceptions).** Information regarding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

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Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ✓ Yes ___ No

_____ _____
Sustainable Construction and Development **Date**



Aerial view



Front (North) elevation.



View to left (East) of 5422 Victor.



View to right (West) of 5422 Victor.



View across the street (North) from 5422 Victor.

SURVEY PLAT

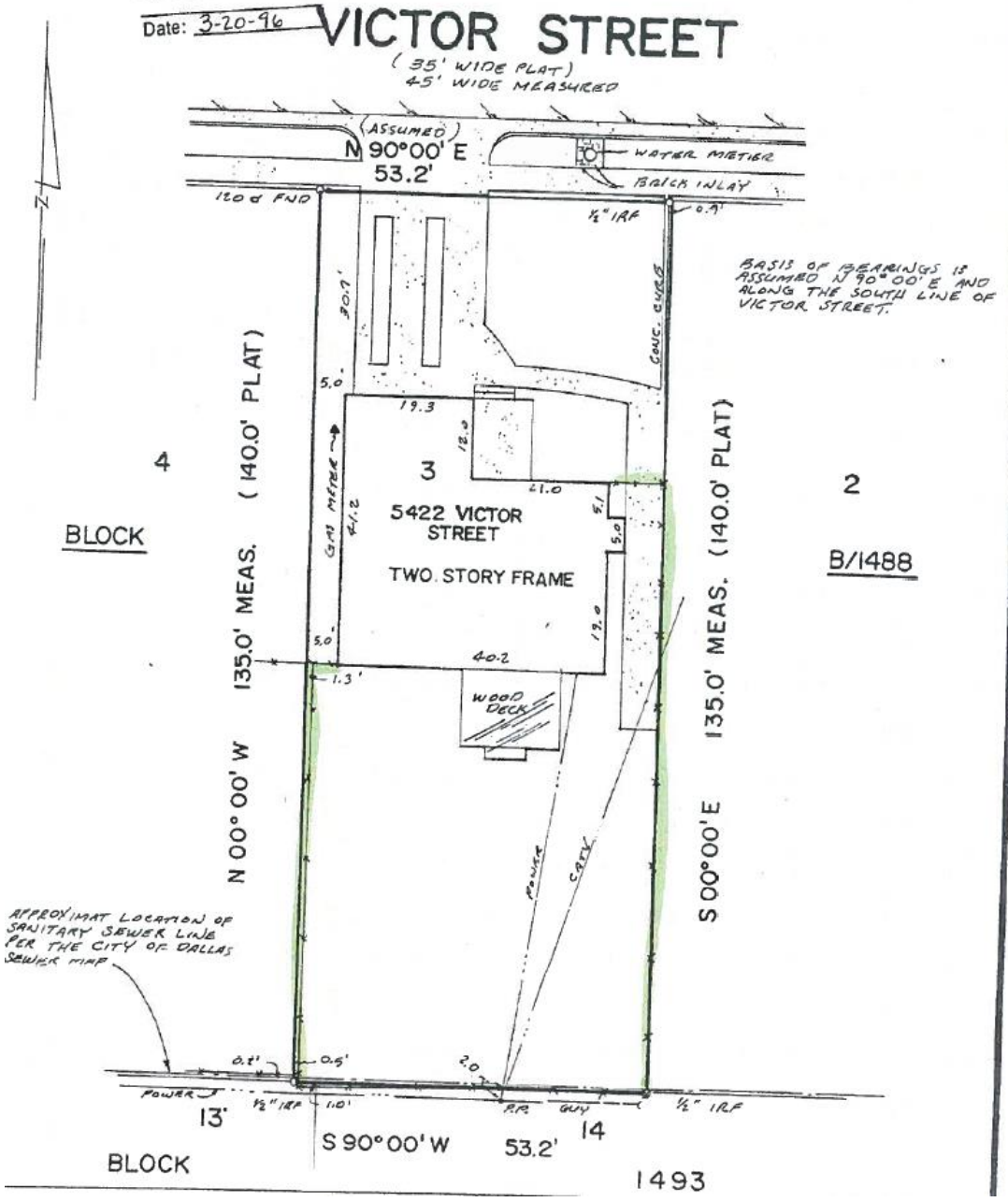
Address: 5422 Victor Street, Dallas, Texas.

Being Lot 3, Block B/1488 of BETHURUM ADDITION, an Addition to the City of DALLAS, DALLAS County, Texas, according to the Plat thereof recorded in Volume 1, Page 129, Map Records, DALLAS County, Texas.

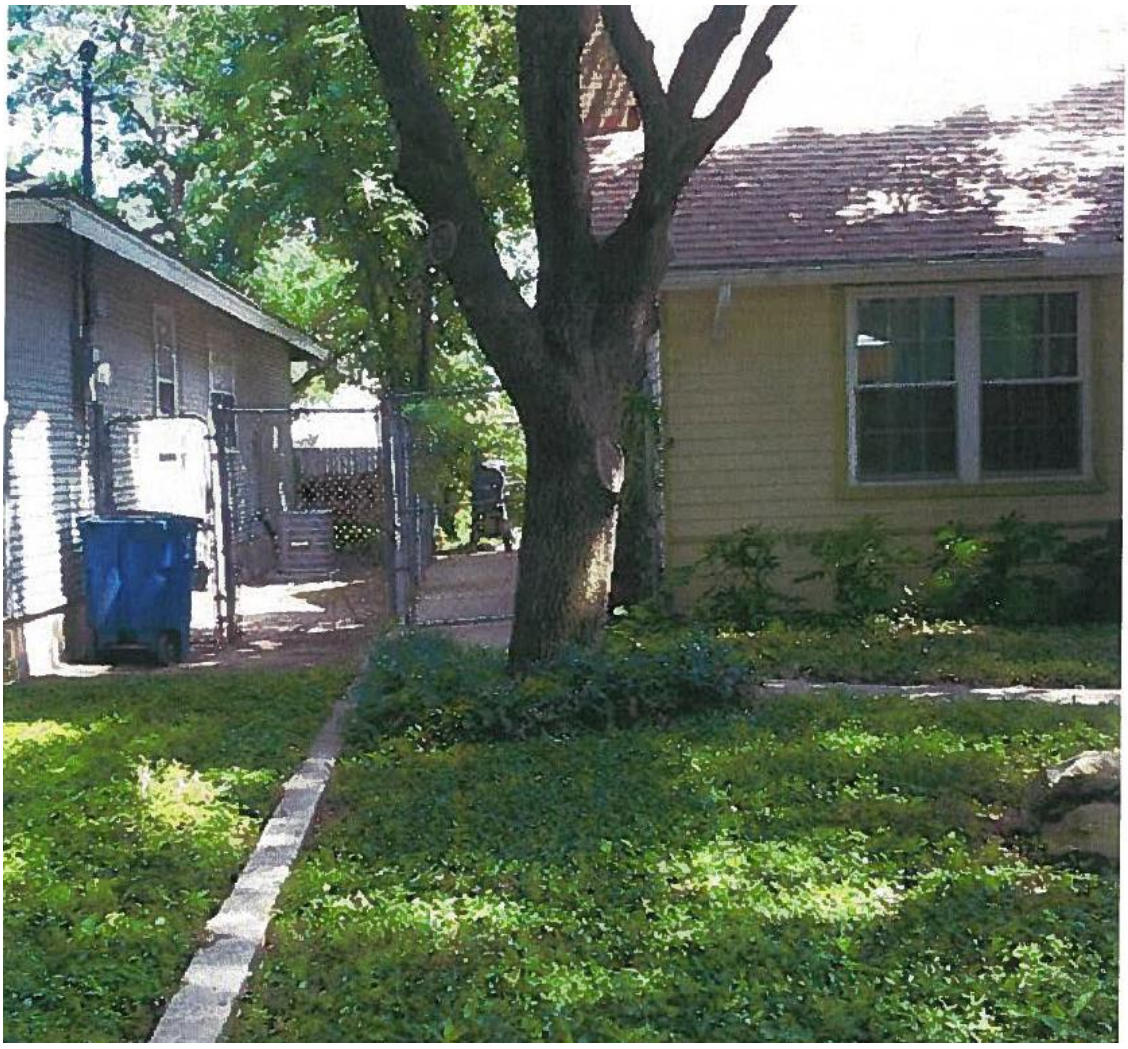
The undersigned have received and reviewed a copy of this survey.

P.S

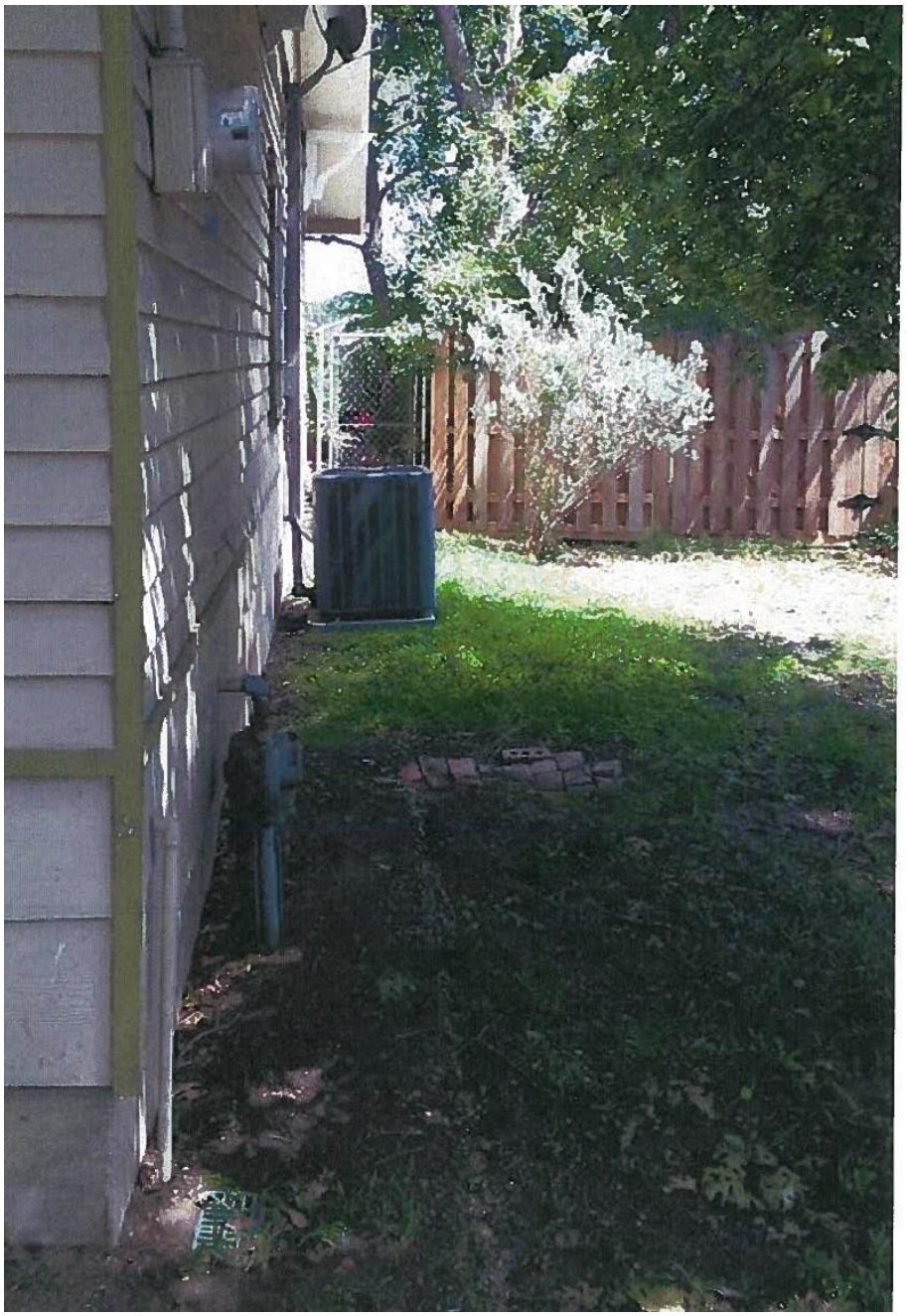
Date: 3-20-96



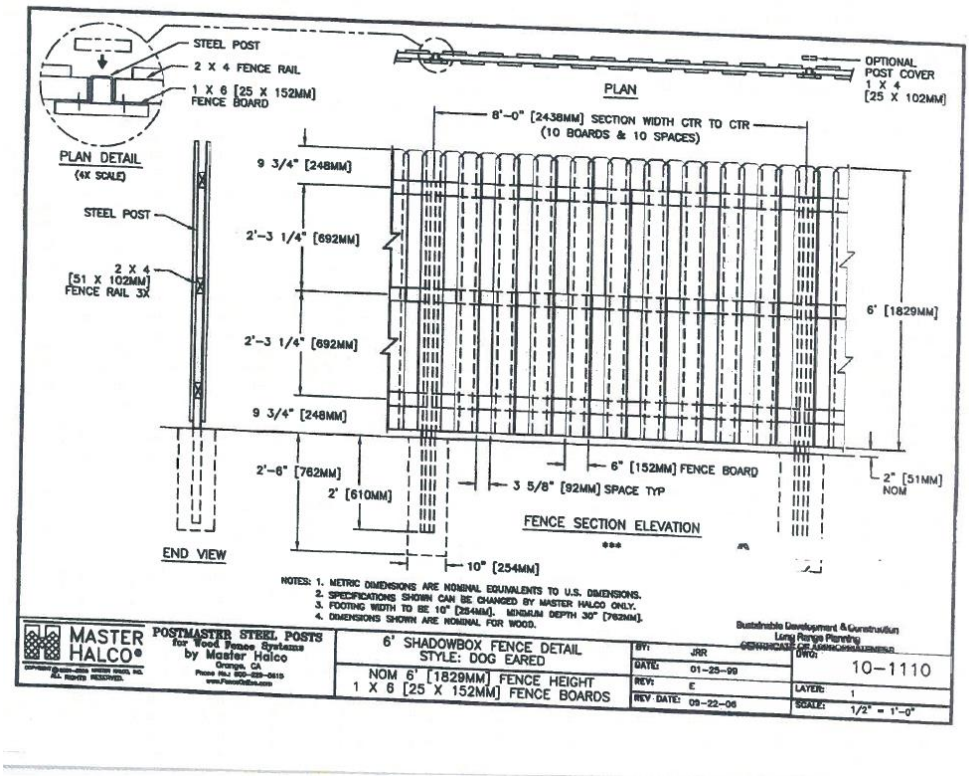
Survey plat with location of proposed replacement fence highlighted in green.



Left side of front elevation showing location of current chain link fence at front of house. Photo provided by applicant.



Right side showing location of current chain link fence at rear of house. Photo provided by applicant.



Proposed wood fence plan.



Illustration of proposed wood fence and gate.

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: 06/14/18
TIME: 5:30 P.M.
MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave.

Applicant Name: Pamella St.Clair
Address: 5422 Victor
Date of CA/CD Request: 06/07/2018

RECOMMENDATION:
✓ Approve ____ Approve with conditions ____ Deny ____ Deny without prejudice

Recommendation / comments/ basis:

Approve wood fence to 50% of house. Task force would be ok with replacing to existing location as neither home is a contributing structure.

Task force members present

✓ Rene Schmidt (Chair)	✓ Laura Koppang	✓ Eric Graham
✓ Mary Mesh	✓ Terri Raith	___ Aaron Trecartin
___ Barbara Cohen	___ Morgan Harrison	___ VACANT

Ex Officio staff members present ___ Marsha Prior

Simple Majority Quorum: ✓ yes ___ no (four makes a quorum)

Maker: Koppang
2nd: Graham
Task Force members in favor: all
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force Mary Mesh DATE 6/14/18

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

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

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-695(JKA)
LOCATION: 103 E 6th Street
STRUCTURE:Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD-468

PLANNER: Jennifer Anderson
DATE FILED: June 7, 2018
DISTRICT: Lake Cliff
MAPSCO: 54-D
CENSUS TRACT: 0020.00

APPLICANT: Maria Baeza

REPRESENTATIVE: Lorena Baeza

OWNER: BAEZA IGNACIO & MARIA

REQUEST: Replace 80% of P-105 siding on accessory structure with 6 5/8" channeled siding. Work partially completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: None.

The structure is listed as non-contributing to the Lake Cliff historic district.

ANALYSIS: The accessory structure's existing P-105 siding was removed in order to rebuild walls that were failing. The applicant would like to reinstall approximately 20% of the P-105 siding, which has an exposure of 5", and replace the remaining 80% with channeled siding that has a 6 5/8" exposure. No window or door openings are proposed to change. The proposed siding replacement would result in two different siding exposures on the structure, which is not common on accessory structures in Lake Cliff. Staff is recommending Denial without Prejudice since the work is not compatible with the historic overlay district.

STAFF RECOMMENDATION: Replace 80% of P-105 siding on accessory structure with 6 5/8" channeled siding. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district since the new siding will not match the existing siding.

TASK FORCE RECOMMENDATION: Replace 80% of P-105 siding on accessory structure with 6 5/8" channeled siding. Work partially completed without a Certificate of Appropriateness – None – No quorum, comments only. Not supportive of installation of new 6" siding as it differs from existing horizontal lap siding, which appears to be 5" P-

105 siding. Hand drawn elevations lack severe amount of information on the scale, patterning, location, and orientation visible from nearby streets of the siding and rear elevation. It is not common to approve paneling as a cladding.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 695 (JKA)
Office Use Only

Name of Applicant: Maria Baeza
Mailing Address : 103 E Sixth St
City, State and Zip Code: Dallas, TX 75203
Daytime Phone: 2145363678 Fax:
Relationship of Applicant to Owner : self

PROPERTY ADDRESS: 103 E Sixth St
Historic District: Lake Cliff

OFFICE USE ONLY
Main Structure:
___ Contributing
X Non-contributing

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.

Siding removal and replacement - siding measurements are 1/2" 5/8 new siding the old siding was 5". Siding is P-105 Southern Yellow Pine - Removing and replacing faded rotten roof rafters and sheeting. Replace 2X4 studs on walls that were deteriorated + rotten out. With new studs.

Signature of Applicant: Maria Baeza Date: 5-22-18

RECEIVED BY
JUN 07 2018
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.

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Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817

Trying to replace about 80% of wood siding and trim on exterior of unit. We are going to use same material, that looks as similar as possible. Believe it's unfinished southern yellow pine stripe, and "plytanium" plywood siding panels for rear of unit. Also replacing half of units roof that was damaged by rott due to age and leaking from years of wear. Also adding zip system 7/16 sheeting - roof and wall, to entire unit minus half of roof which is still in good condition. We are wanting to add same color shingles to half of units roof. "Royal Sovereign Golden Cedar metric 25-years 3 tab shingles Color tan. Exterior paint would be Shewin-Williams tan as well.



Aerial image



Main structure



To left



To right



Across street



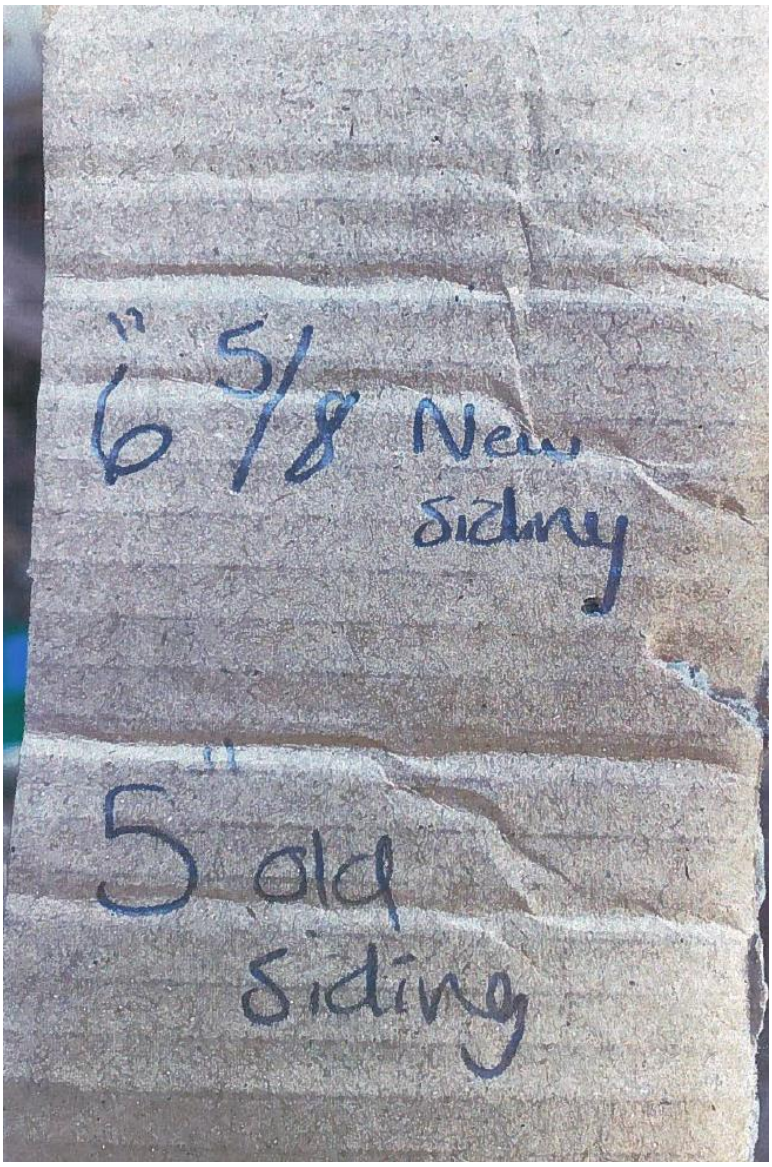
West façade facing alley



West and north façade facing N Beckley and alley



South side facing rear yard



Specifications of old and new siding

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.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 06/13/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: MARIA BAEZA
PROPERTY ADDRESS: 103 E 6TH ST
DATE of CA / CD REQUEST: 06/07/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

RECOMMENDATION TO NOT APPROVE INSTALLATION OF "NEW" 6" SIDING AS IT DIFFERS FROM EXISTING HORIZONTAL LAP SIDING, WHICH APPEARS TO BE 5" P-105 SIDING. HAND DRAWN ELEVATIONS LACK SEVERE AMOUNT OF INFORMATION ON THE SCALE, PATTERNING, LOCATION & ORIENTATION VISIBLE FROM NEARBY STREETS OF THE SIDING & REAR ELEVATION. IT IS NOT COMMON TO APPROVE PANELING AS ACCEPTABLE

Task force members present

___ Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
___ Christine Escobedo	___/ Nicholas Dean	___ VACANT (Alt)
___ Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present ___ Jennifer Anderson

Simple Majority Quorum: ___ yes ___/ no

Maker:
2nd:
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 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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-666(MLP)
LOCATION**:** 5010 Junius
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 14
ZONING: PD-97

PLANNER: Melissa Parent
DATE FILED: June 7, 2018
DISTRICT: Munger Place
MAPSCO: 46-B
CENSUS TRACT: 0013.02

APPLICANT: Laurel Wright & Lynn Matson

OWNER: JEWEL ON JUNIUS LLC

REQUEST:
1) Install new wood casing in front dormer.
2) Replace door #3 with a solid double-pane window. Remove steps.
3) Install new brick foundation wall in rear of main structure.
4) Regrade slope of driveway and yard away from foundation.
5) Construct front porch.
6) Enclose rear balcony.

BACKGROUND / HISTORY:
8/3/2015: Landmark commission approved the construction of an addition in the rear of the main structure and the installation of a wood fence and landscaping. Denied without prejudice were requests to install wood columns on the front façade; installation of a railing on the front balcony; the replacement of an exterior door in the rear with an interior door; and painting the main structure in an incompatible color scheme (CA145-533(JKA)).

9/8/2015: Landmark commission approved the installation of brick columns on the front façade; installation of a wooden railing on the front balcony; and installation of wood columns on the rear façade (CA145-612(JKA)).

12/17/2015: Landmark commission approved the demolition of an accessory structure (CD156-005(JKA)).

ANALYSIS:
Request #1: Staff is recommending approval of the installation of a new wood casing in the front dormer. The current casing frames four historic windows, all of which do not sit correctly in the frame, leaving gaps between the windows and the casement. The new casement will be wood, custom made to fit the opening and retain the windows.

Request #2: Staff is recommending denial without prejudice of the replacement of door #3 due to lack of information. Applicant has stated that they would like to replace the door with a double pane window, but specifications of the proposed replacement window were never submitted.

Request #3: Staff is recommending approval of the install of a new brick foundation wall in the rear of main structure. Task force recommended that the applicant use wood instead of brick, and requested photographic evidence of historic element. Both applicant and staff searched, but could find no photographic evidence that the material was originally wood. Most of the foundation wall will be hidden by the rear porch.

Request #4: Staff is recommending approval to regrade slope of driveway and yard away from foundation. Applicant has experienced a lot of water damage to the foundation, and the regrading will slope the driveway and adjacent yard away from the foundation to prevent further damage.

Request #5: Staff is recommending approval to reconstruct the front porch. Task force recommended that the applicant return the porch to previously approved drawings (CA145-612(JKA), however some of the architectural elements are no longer available – in particular, the cast stone capitals. Applicant was able to find only two of the caps on the property, and one was broken. The new design, while it does replace the brick columns with wood, is still in keeping with the style of the structure.

Request #6: Staff is recommending approval of the enclosure of the rear balcony. Applicant originally submitted drawings for a partial enclosure, on each side of the existing balcony. Task force denied due to the removal of two historic doors that would be necessary for the proposed work. The applicant submitted new drawings in which the entirety of the porch balcony is enclosed as an option B. This enclosure would involve the removal of three doors, and two windows would be moved to a new location in the center of the enclosure. The applicant is fine with either option. Staff prefers the partial enclosure of Option A, but would prefer that the bay, containing door number 5 and historic windows #17 and #18 be retained as is, and not bumped out as shown in the floor plan.

STAFF RECOMMENDATION:

1) Install new wood casing in front dormer – Approve - The proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-97.111(c)(1)(S)(vii)(dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Replace door #3 with a solid double-pane window. Remove steps – Deny without prejudice – The applicant provided insufficient documentation on the proposed replacement window. Proposed work requires specifications to properly evaluate the requested item.
3) Install new brick foundation wall in rear of main structure – Approve - The proposed work is consistent with the criteria for façade materials in the preservation criteria Section 51P-97.111(c)(1)(L)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

4) Regrade slope of driveway and yard away from foundation – Approve - The proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
5) Construct front porch – Approve – Approve drawings dated 6-18-18 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-97.111(c)(1)(N)(v) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
6) Enclose rear balcony – Approve – Approve drawings dated 6-18-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install new wood casing in front dormer – Approve - Approve the replacement of wood casing around dormer windows.
2) Replace door #3 with a solid double-pane window. Remove steps – Deny - Deny removal of door and steps without further documentation of window to replace. Recommend keeping door sill/step integral to masonry, but approve removal of lower two concrete steps. More information is needed to understand owner's intent.
3) Install new brick foundation wall in rear of main structure – Approve with conditions - Approve replacement skirting around the rear of the structure with the condition that it be replaced with similar to original materials and that documents be shown to Landmark of the original materials.
4) Regrade slope of driveway and yard away from foundation - Approve - Approve regrading the driveway to slope away from the structure.
5) Construct front porch – Deny - Deny design of front porch with the condition that the porch be constructed "with cast stone capital and other detailing found on the property and brick size to be standard 8 x 2 3/8 x 3 5/8 - Final design must be reviewed by staff." As per Landmark decision dated September 8, 2015, File #CA145-612(JKA). Recommend following original Landmark decision..
6) Enclose rear balcony – Deny - Deny removal of doors #4 and #6 with the enclosure of the porch and balconies as it removes significant architectural character of the structure and replaces with elements not compatible with the style & character of the house. Does not meet "compatible to existing style and character"

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 666 [MLP]
Office Use Only

Name of Applicant: LYNN MATSON (LAUREL WRIGHT)
Mailing Address : 1346 Motor Circle
City, State and Zip Code: DALLAS TX 75207
Daytime Phone: 248-613-9777 Fax: _____
Relationship of Applicant to Owner : ASSISTANT

PROPERTY ADDRESS: 5010 JUNIUS ST
Historic District: MUNGER

OFFICE USE ONLY
Main Structure:
X Contributing
___ Non-contributing

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.

DOOR PLANS: 1 FRONT DOOR - PLAN IS TO KEEP and Refinish or paint FRONT DOOR and FRAME.
Door 2: ONE pane of GLASS IS MISSING. PLAN TO PAINT AND SECURE A LOCK ON THIS DOOR
Door 3: REMOVE DOOR and STEPS. Replace with SOLID DOUBLE pane GLASS INSIDE OF EXISTING DOOR FRAME. SEE ADD page

RECEIVED BY
Current Planning

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: JUN 07 2018
(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:

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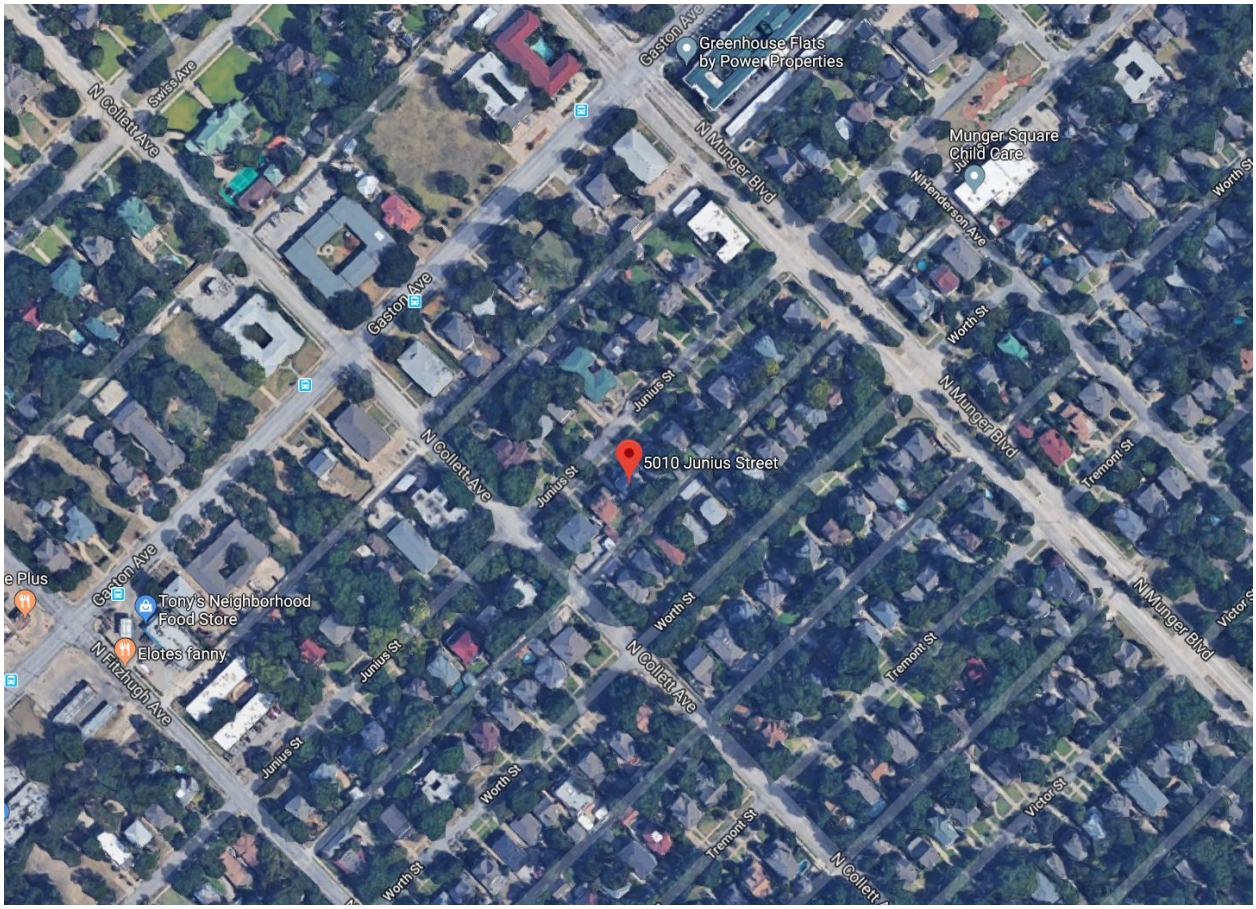
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Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817


Greenhouse Flats
by Power Properties
Munger Square
Child Care
5010 Junius Street
Tony's Neighborhood
Food Store
Elotes fanny
Caston Ave
N Collett Ave
Swiss Ave
N Munger Blvd
N Henderson Ave
Worth St
Junius St
Tremont St
N Fitzhugh Ave
Victor St
Aerial View



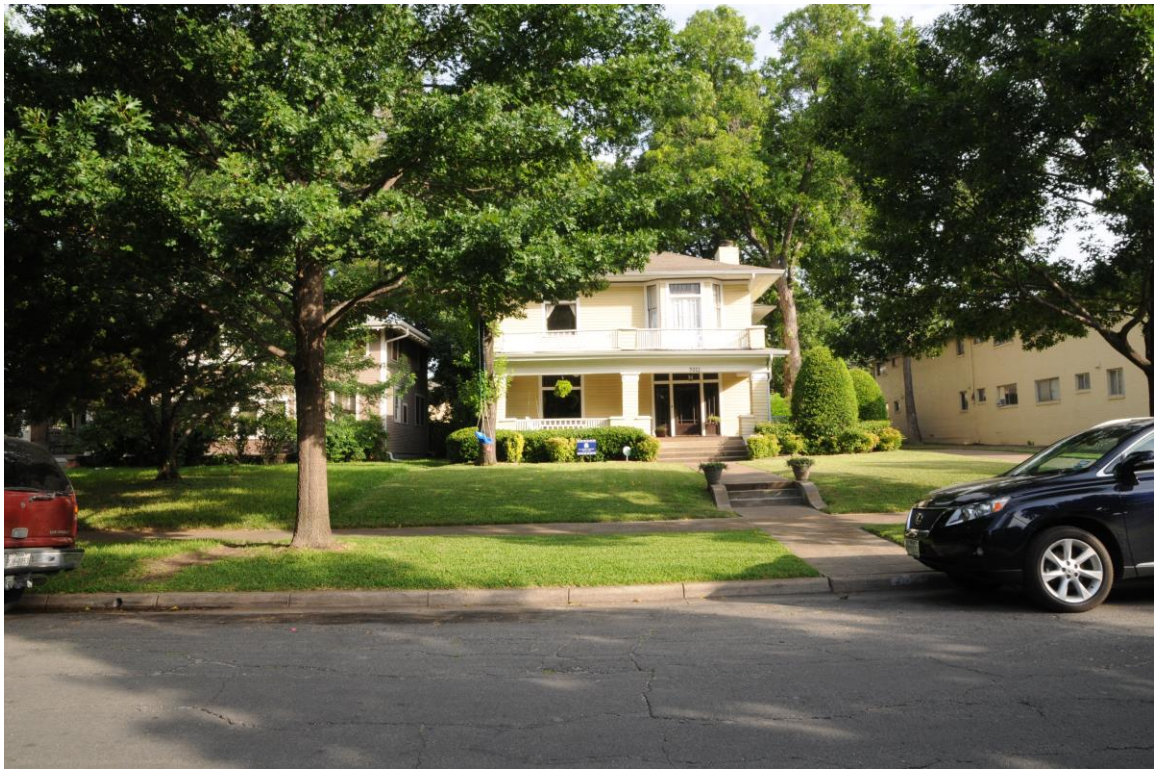
Front façade.



Adjacent property to the right.



Adjacent property to the left

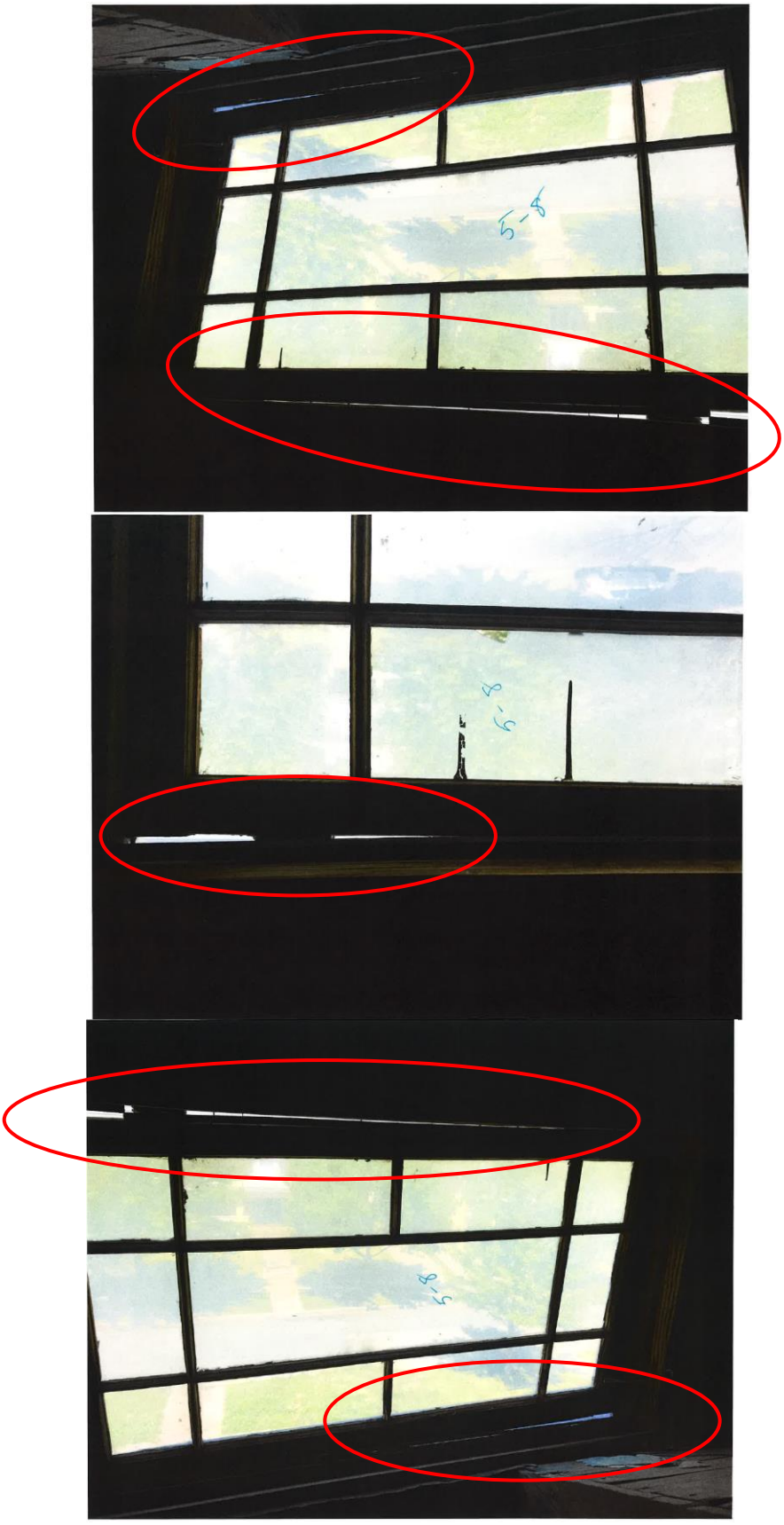


View across Junius





Request #1: Install new wood casing in front dormer.



Interior view of dormer windows showing gapping between windows and casement



Request #2: Replace door #3 with a solid double-pane window. Remove steps.





Remove loose bricks start in the middle after repair cure move to corner

Request #3: Install new brick foundation wall in rear of main structure.



Repair the wall and clear around wood column let soil slope a way from wall



West corner





Foundation exposed add at least 6 inches of soil slope away from wall

Request #4: Regrade slope of driveway and yard away from foundation.

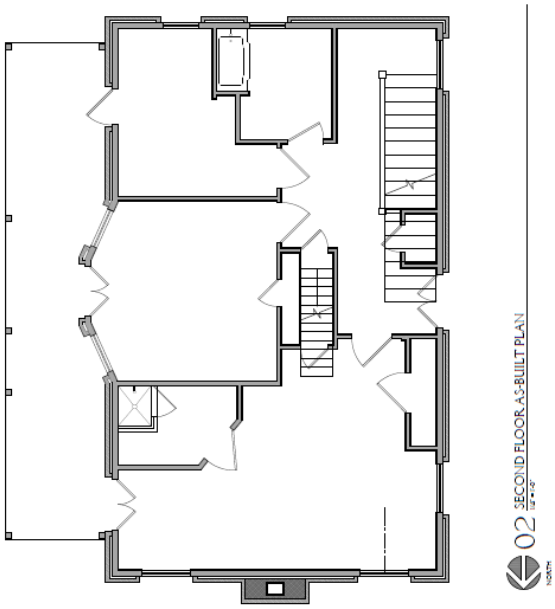


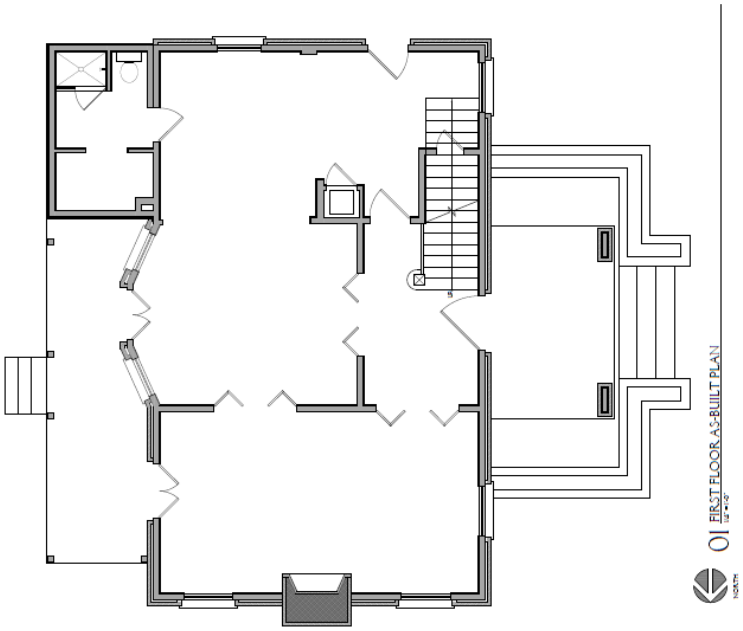
(Ref. 2) Drive way



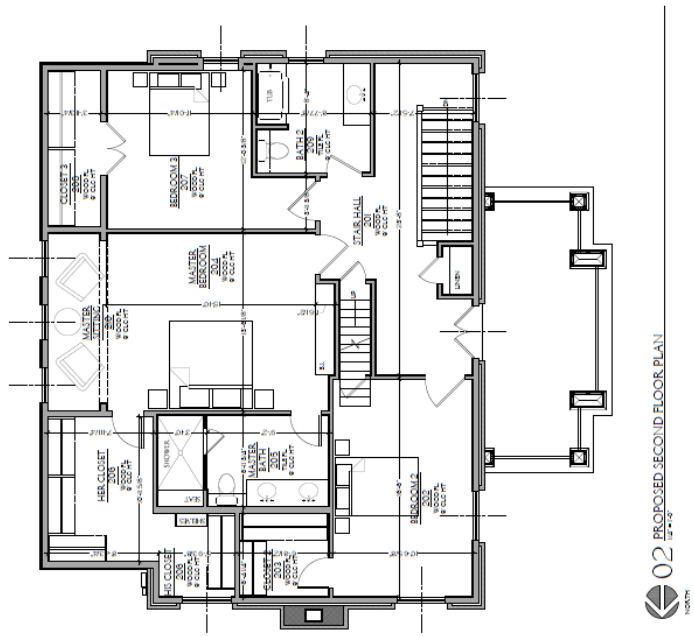
(Ref. 2) Drive way

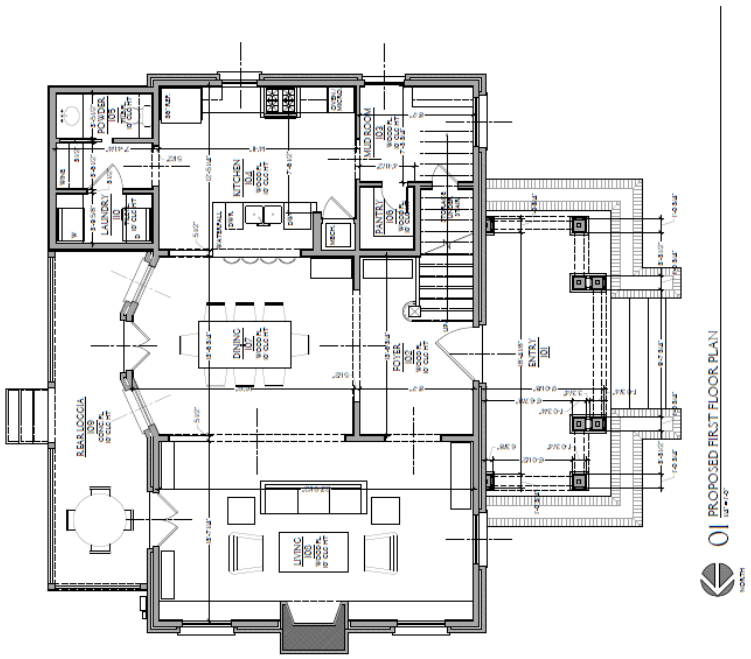
Request #5: Construct front porch.

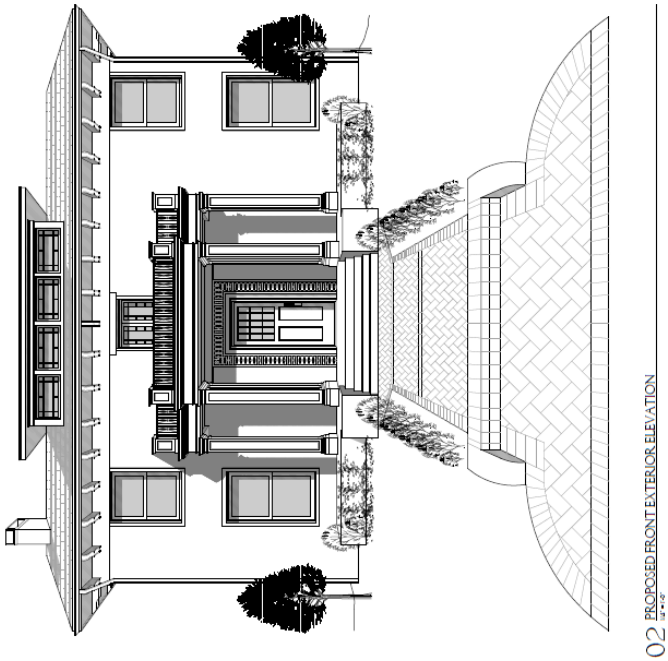




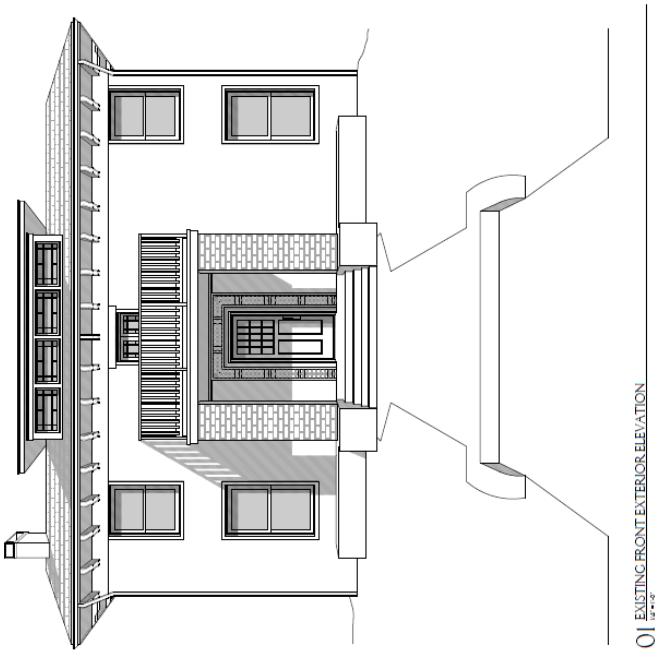
Existing floor plans


02 PROPOSED SECOND FLOOR PLAN


01 PROPOSED FIRST FLOOR PLAN



02 PROPOSED FRONT EXTERIOR ELEVATION



01 EXISTING FRONT EXTERIOR ELEVATION

CA178-666(MLP)

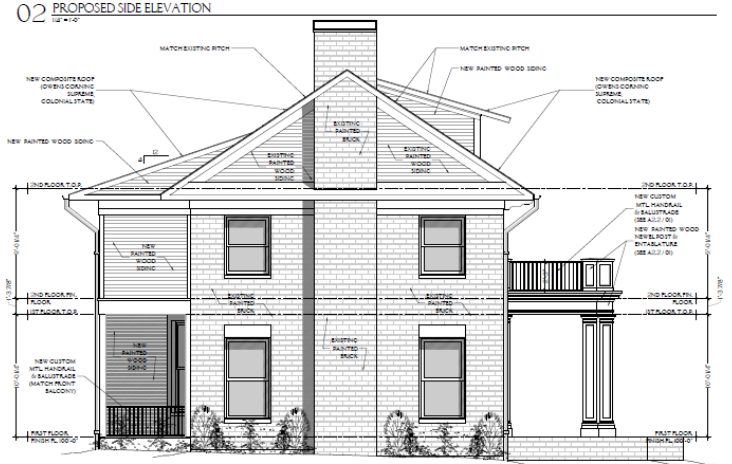
D6-19



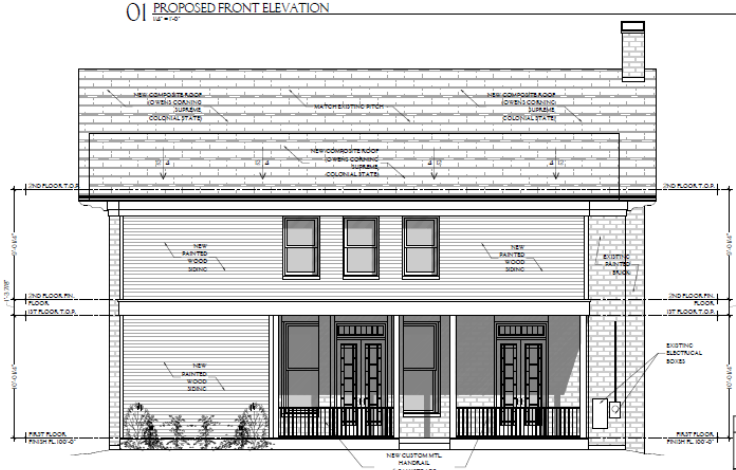
02 PROPOSED SIDE ELEVATION



01 PROPOSED FRONT ELEVATION



04 PROPOSED SIDE ELEVATION



03 PROPOSED REAR ELEVATION

GENERAL NOTES

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2. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE BUILDING CODES AS WELL AS ANY AND ALL AMENDMENTS AND/OR ORDINANCES THAT APPLY TO THE CONSTRUCTION. ANY NON-CONFORMANCE IN THIS DOCUMENTATION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND OWNER, IN WRITING, AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
3. ALL OTHER DESIGN, SUCH AS BUT NOT LIMITED EXCLUSIVELY TO, ELECTRICAL, PLUMBING, HEATING, AIR-CONDITIONING, VENTILATION, SAFETY MAINTENANCE AND SUPERVISION, AND SITE WORK AND LANDSCAPE DESIGN, IS TO BE ESTABLISHED AND DESIGNED BY OTHERS UNLESS OTHERWISE SHOWN.
4. STRUCTURAL, MECHANICAL AND OTHER RELATED DOCUMENTATION BY OTHERS MUST BE COORDINATED WITH THESE CONTRACT DOCUMENTS. ANY ERRORS, OMISSIONS, OR INCONSISTENCIES IN THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND THE ACTUAL SITE AND CONSTRUCTION CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND OWNER, AND ANY OTHER RELATED PARTY IN WRITING, FOR RESOLUTION AND DOCUMENTED, BEFORE CONTINUING CONSTRUCTION OF THE WORK IN QUESTION. FAILURE TO NOTIFY THE OWNER AND DESIGNER IN SUCH AN EVENT SHALL CONSTITUTE ACCEPTANCE OF ANY RESULTING OBLIGATIONS OR RESPONSIBILITIES WITH REGARD TO DELAYS, ADDED COSTS, CODE COMPLIANCE, & LEGAL REMEDIES RESULTING FROM THIS OR RELATED WORK.
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8. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.

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REVISION	SHEET	ISSUED	INITIALS	PROJECT #	DATE

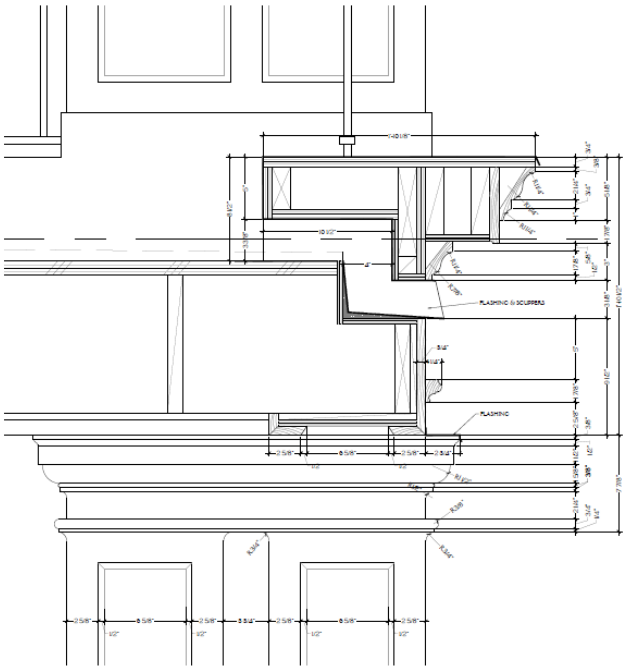
PROMOTION TECHNOLOGY GROUP

MONTELEON DESIGNS
330 N. 8th Street Suite# 200
Midlothian Texas 76065
monty@monteleondesigns.com 469.774.4725

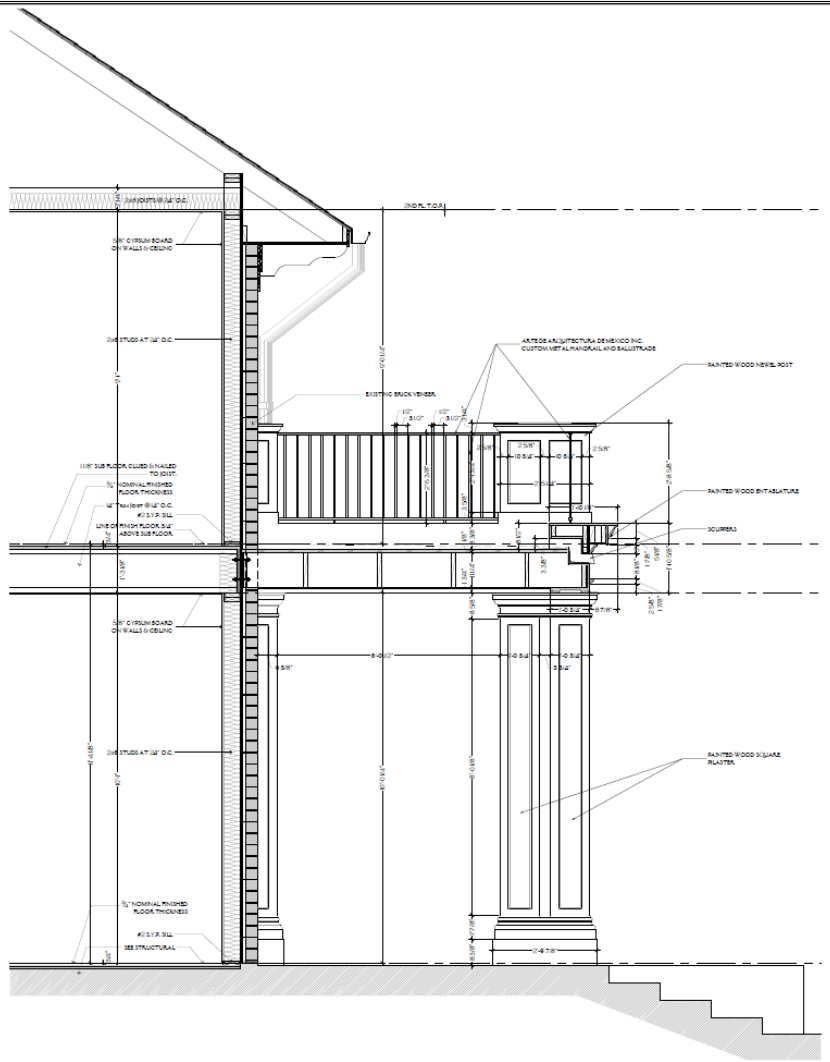
5030 Jessica
Dallas TX, 75214

03-09-2018

A2.1



02 SECTION THRU NEW PROPOSED ENTABLATURE @ FRONT PORCH
3/4" = 1'-0"



01 SECTION THRU NEW PROPOSED FRONT PORCH
3/4" = 1'-0"

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DRAWN BY	MODIFY	CHECKED	APPROVED	PROJECT #	DATE

PROMOTION TECHNOLOGY GROUP

MONTELEON DESIGNS
330 N. 8th Street Suite# 204
Midlothian Texas 76065
669.774.6725

5010 Junius
Dallas TX, 75214

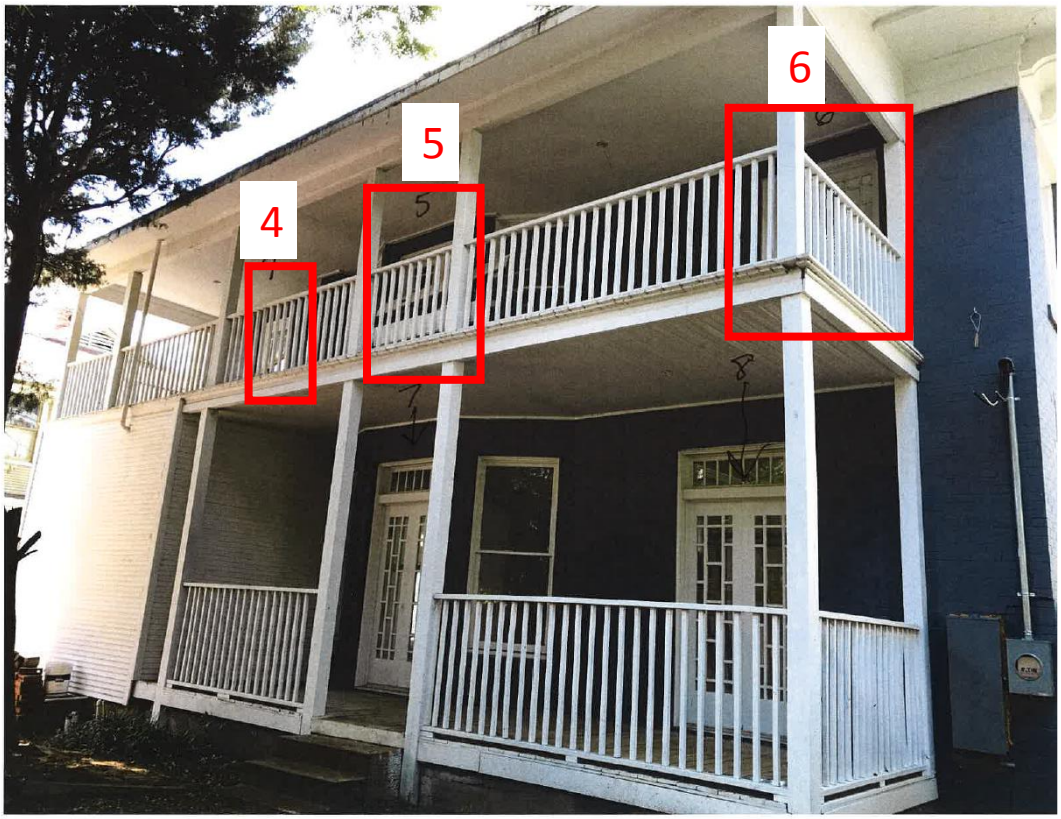
03-09-2018

A2.2





Cast stone caps requested by Task Force – only 2 left





Request #6: Enclose rear balcony.



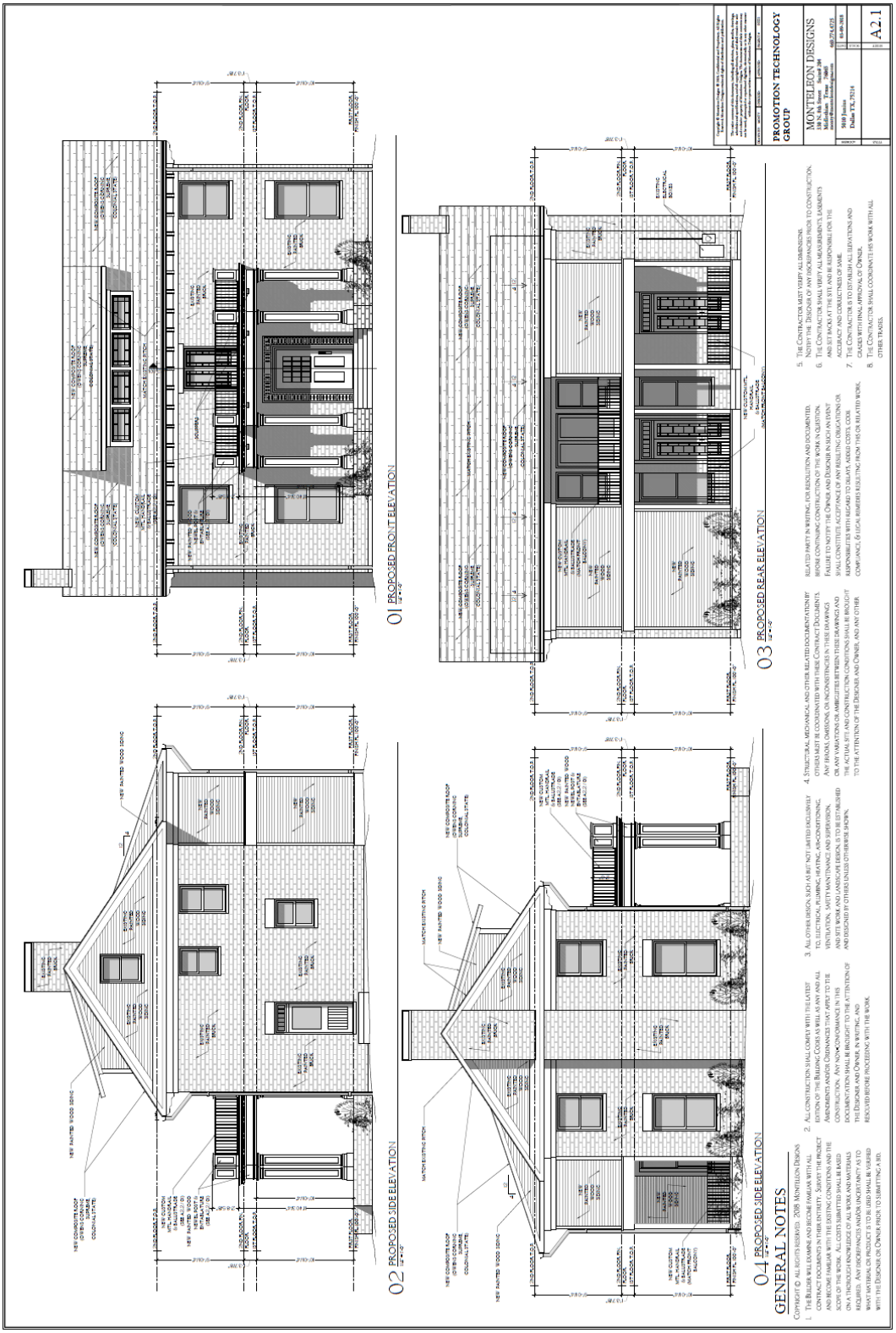




Doors #4 and #6 to be removed in Option A
All three to be removed in Option B

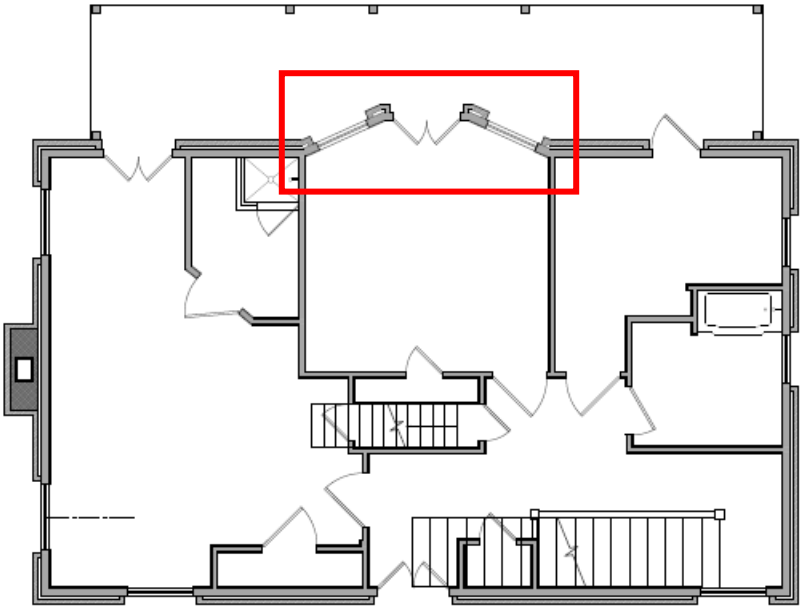



Windows #17 and #18 to be relocated with both enclosure options.

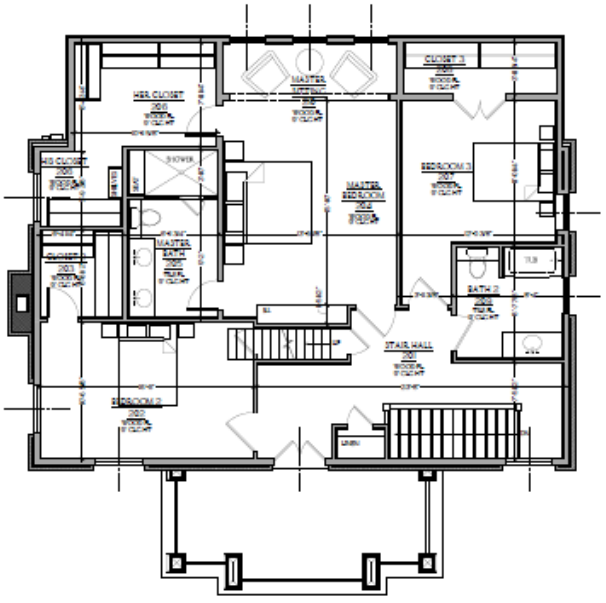


Option A – partial enclosure

Option B – full enclosure



02 SECOND FLOOR AS-BUILT PLAN



02 PROPOSED SECOND FLOOR PLAN

Staff recommends retaining the bay as part of Option A (Partial enclosure)

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

51P-97.111(c)(1) Building placement, form and treatment

(L) Façade materials

(i) In general. The only permitted façade materials are brick, wood siding, and stucco. Cut stone is only permitted as a foundation material. All façade treatments and materials must be typical of the style and period of the main building and the district. All trim must consist of mill-finished wood.

(N) Front entrances and porches.

(v) Style. Each main building must have a front porch or entry treatment with a roof form and of a shape, materials, and colors that are typical of the style and perios of the building. A front entrance or porch must reflect the dominant horizontal or vertical characteristics of a main building. A front porch must:

(aa) be completely covered;

(bb) be at least eight and no more than ten feet deep, or be within ten percent of the depth of the front porch ont eh closest main building of a similar style; and

(cc) have wood or concrete steps.

(S) Windows and doors.

(vii) Style.

(dd) The frames of windows must be trimmed in a manner typical of the style and period of the building and the district.

(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: 6/12/18
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Laurel Wright/Lynn Matson
Address: 5010 Junius
Date of CA/CD/CR Request: 6/7/18

RECOMMENDATION:

___ Approve ___✓___Approve with conditions____ Deny _____Deny without prejudice

Recommendation / comments/ basis:

1. Approve the replacement of wood casing around dormer windows.
2. Deny removal of door and steps without further documentation of Window to replace. Recommend Keeping Door sill/step integral to Masonry, but approve removal of lower two concrete steps.
3 & 7. Deny ~~Enclosure~~ Removal of doors #4 and #6 with the Enclosure of the porch and balconies as it removes significant architectural character of the structure and replaces with elements not compatible with the Styled character of the House.
4. Approve replacement of skirting around the rear of the structure with the condition that it be replaced with similar to original materials and that documentation be shown to Landmark of the original materials.
5. Approve regrading the driveway to slope away from Structure.
6. Deny Design of front porch with the condition that the Porch be constructed "with cast stone capital and other detailing found on the property and brick size to be (Cont. on back)

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	✓ Mark Guest

Ex Officio staff members present : Melissa Parent __X__

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

Maker: Greg Johnston
2nd: John Gormley
Task Force members in favor: 6
Task Force members opposed: 0
Basis for opposition: #2 more information is needed to understand owner's intent
#3 & 7 does not meet "compatible to existing style and character"
#6 Recommend following original Landmark Decision

CHAIR, Task Force John Mark Guest DATE 6/12/2018

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.

Standard 8 x 2 3/16 x 3 5/16. Final design must be reviewed by Staff."
As per Landmark Decision dated September 8, 2015, File # CA145-612(MLP)

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-677(MP)
LOCATION**:** 1132 Betterton Circle
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 4
ZONING: PD No. 388

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Tenth Street
MAPSCO: 55-B
CENSUS TRACT: 0041.00

APPLICANT: Nayeli Perez

REPRESENTATIVE: None

OWNER: MEDRANO ROSA

REQUEST:

1) Replace or install nine windows with vinyl windows. Work initiated without a Certificate of Appropriateness.
2) Install wood window on right side of front elevation. Work initiated without a Certificate of Appropriateness.
3) Remove Window #6 on side elevation and infill with wood siding.
4) Remove Window #s 9 and 10 and install single vinyl window.
5) Install French Doors on rear elevation.
6) Infill void on left side elevation. Work completed without a Certificate of Appropriateness.
7) Replace wood siding with wood siding. Work initiated without a Certificate of Appropriateness.
8) Replace concrete front porch and steps.
9) Replace missing retaining wall with stone to match existing.

BACKGROUND / HISTORY:
None

The structure is listed as contributing per the Tenth Street National Register District.

ANALYSIS:

Request #1 – Staff is recommending deny without prejudice because vinyl windows are not a historically accurate material and because there is insufficient information for determining if the windows to be installed are matching the original voids and light configuration. Task Force recommended approval.

Request #2 – Although Staff is supportive of the use of wood for this proposed window, there is insufficient evidence to determine if other original features (size, mullion size, and light configuration) match the original.

Request #3 – Staff is recommending deny without prejudice because original voids are to be retained. Although there is insufficient information to determine if the current window is the original size, Staff believes that there would have been a window in this location. Task Force was supportive of removing Window #6 and infilling.

Request #4 – Staff is recommending deny without prejudice because vinyl windows are not a historically accurate material and because there is insufficient information to determine if the proposed window matches the original.

Request #5 – Staff is supportive of the proposed French door on the rear elevation. The preservation criteria stipulates no new voids on the front and corner side elevations, but with this being on the rear elevation it would not be highly noticeable and would not impact the historic features of the house or the historic overlay district. Task Force was also supportive.

Request #6 – Staff is not supportive of infilling the original void. Task Force did not have the opportunity to review this request as the completed work was discovered after the Task Force meeting.

Request #7 – Staff is recommending approval of siding repair and replacement with the condition that original siding is retained to the extent possible and that replacement wood is an exact match. Task Force also recommended approval.

Request # 8 – Staff is recommending approval for repairing the existing concrete porch and stone walls/columns because this would restore and help maintain the original porch. Task Force was also supportive.

Request # 9 – Applicant intends to use much of the stone that has fallen over to restore and shore up the retaining wall. Staff is recommending approval and Task Force was also supportive.

STAFF RECOMMENDATION:

1) Replace or install nine windows with vinyl windows. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The initiated work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because there is insufficient information to determine the original features of the windows and because the vinyl material is not historically accurate, and thus, is inconsistent with preservation criteria Section 2.11 which states that replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.
2) Install wood window on right side of front elevation. Work initiated without a Certificate of Appropriateness – Deny without prejudice – The proposed work

does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because there is insufficient information to determine the size, mullion size, and light configuration of the original window, thus, it is inconsistent with preservation criteria Section 2.11 which states that original windows and their openings must remain intact.

3) Remove Window #6 on side elevation and infill with wood siding – 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 2.11 which states that original windows and their openings must remain intact.
4) Remove Window #s 9 and 10 and install single vinyl window – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because there is insufficient information to determine the original features of the windows and because the vinyl material is not historically accurate, and thus, is inconsistent with preservation criteria Section 2.11 which states that replacement doors and windows must express mullion size, light configuration, and material to match the original doors and windows.
5) Install French Doors on rear elevation – Approve – Approve specifications dated 6/20/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(C)(6)(i).
6) Infill void on left side elevation. Work completed 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 it is inconsistent with preservation criteria Section 2.11 which states that original doors and windows and openings must remain intact.
7) Replace wood siding with wood siding. Work initiated without a Certificate of Appropriateness – Approve with conditions – Approve initiated work with the condition that original wood siding is retained as much as possible and that replacement wood is an exact match in material, dimension, and profile with the finding the work is consistent with preservation criteria Section 2.9 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
8) Replace concrete front porch and steps – Approve with conditions – Approve proposed work with the condition that concrete flooring, and stone walls and columns retain the exact same footprint, design, and material as original with the finding the work is consistent with preservation criteria Sections 2.21, 2.22, and 2.24 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
9) Replace missing retaining wall with stone to match existing – Approve with conditions – Approve proposed work with the condition that original stones are used to the extent possible, that any replacement stone needed is an exact match in material, dimension, and profile, and that the same footprint and original height is maintained with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Replace or install nine windows with vinyl windows. Work initiated without a Certificate of Appropriateness – Approve – Approve.
2) Install wood window on right side of front elevation. Work initiated without a Certificate of Appropriateness – Approve with conditions – Approve with condition that window is wood.
3) Remove Window #6 on side elevation and infill with wood siding – Approve with conditions – Approve with the condition that Window #13 is wood in the front elevation.
4) Remove Window #s 9 and 10 and install single vinyl window – Approve – Approve.
5) Install French Doors on rear elevation – Approve – Approve.
6) Infill void on left side elevation. Work completed without a Certificate of Appropriateness – None.
7) Replace wood siding with wood siding. Work initiated without a Certificate of Appropriateness – Approve – Approve.
8) Replace concrete front porch and steps – Approve – Approve with existing design and materials.
9) Replace missing retaining wall with stone to match existing – Approve – Approve with existing design and materials.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 - 677 [MP]
Office Use Only

Name of Applicant: Rosa Medrano
Mailing Address : 1129 Betterton Circle
City, State and Zip Code: DALLAS, TX 75203
Daytime Phone: 214-395-5528 Fax:
Relationship of Applicant to Owner : Self = medrano3618@gmail.com

PROPERTY ADDRESS: 1132 Betterton Circle
Historic District: 10th St

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 "s ttach extra sheets if necessary and supplemental material as requested in the submitta it.

Replace windows ~~and siding~~ due to detention

A. REPLACE SIDING
B. REPAIR CONCRETE PORCH
C. REPAIR EXISTING STONE RETAING WALL
D. CONSTRUCT FENCING

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: Rosa Medrano Date: 5-9-18

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**


E 10th St
Betterton Cir
1132 Betterton Cir
E 11th St
Lands St
S Cliff St
Hampley St
Slade St
Leads St

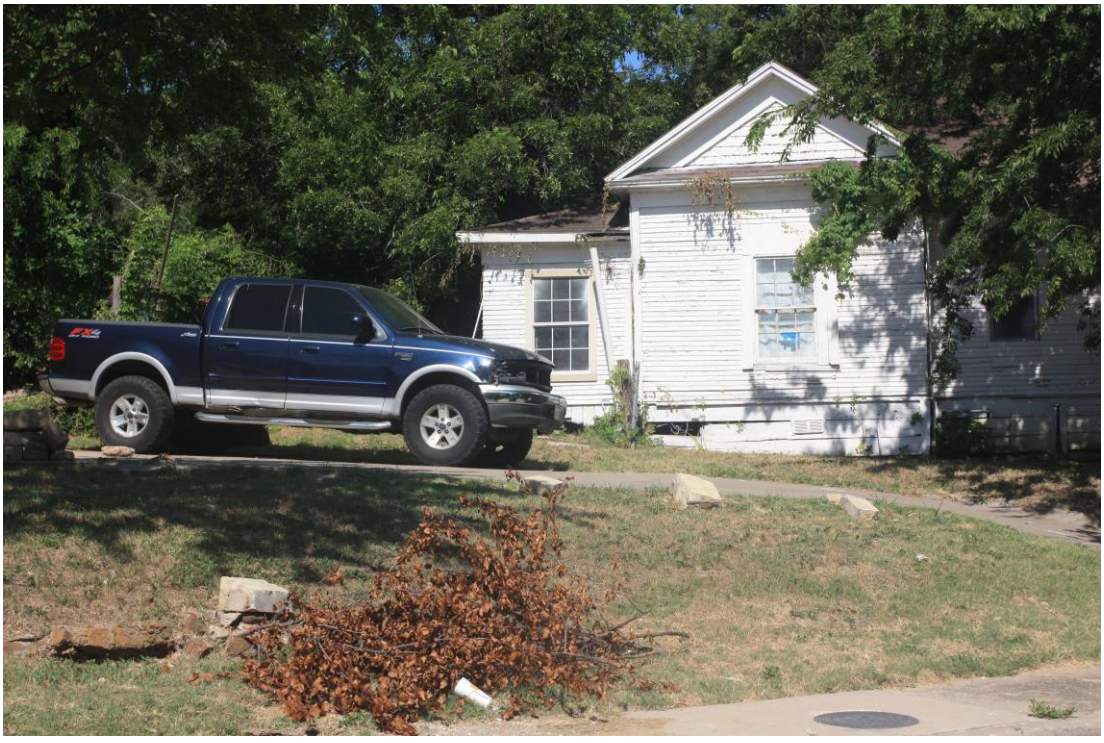
Aerial view



East (front) elevation.



View to left (South) of 1132 Betterton Circle.



View to right (North) of 1132 Betterton Circle.



View across (East) from 1132 Betterton Circle.

Window Survey Form—Window Condition Report

Window #	Window Condition
1	**Great**
2	**Great**
3	**Non-existent**
4	**Non-existent**
5	**Non-existent**
6	**Shattered no glass**
7	**Non-existent**
8	**Non-existent**
9	**Installed/framed wrong**
10	**Installed/framed wrong**
11	**Non-existent**
12	**Non-existent**

Request #s 1, 2, 3, 4, and 5 - Window survey.

Measurements of every window are down below

	material	Measurements
Window1	White vinyl	3' by 6'
Window2	White vinyl	3' by 6'
Window3	White vinyl	3' by 4'
Window4	White vinyl	3' by 6'
Window5	White vinyl	3' by 6'
Window6	Black vinyl-only casing no glass, its shattered	3' by 4'
Window7	White vinyl	3' by 4'
Window8	White vinyl	3' by 4'
Window9	Wood	1' by 3'
Window10	Wood	1' by 3'
Window11	White vinyl	3' by 6'
Window12	White vinyl	3' by 6'

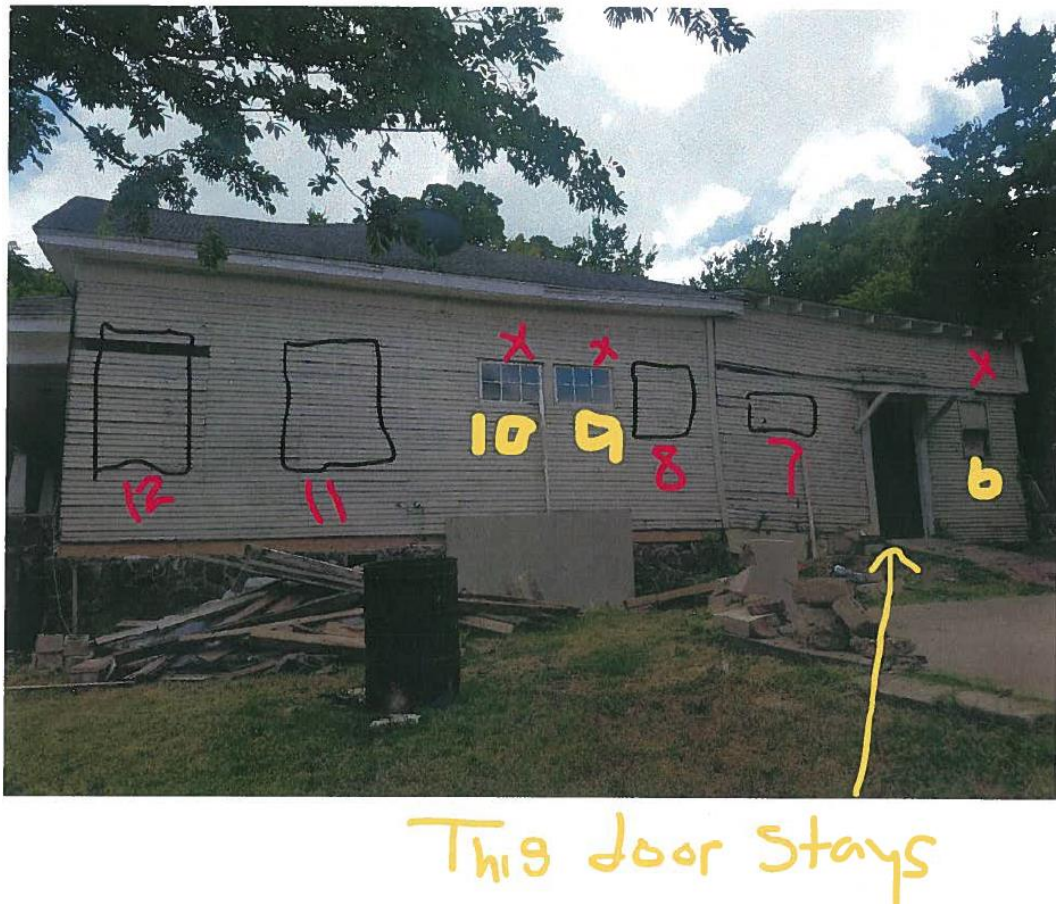
Request #s 1, 2, 3, 4, and 5 – Measurements and material of current request for windows.



Request #s1, 2, 3, 4, and 5 - Window key.

- The slots highlighted in orange are windows I am looking to install, besides windows number 1 and 2 they are already in place they are 2 3' by 6' white vinyl windows placed 2 feet from the floor.
- the two green dots in the bedroom represent the 2 3' by 6' windows and are the only windows currently installed that I am wanting to keep. Window number 6 is currently boarded up due to it having no glass I am wanting to completely close the window and not replace it. Measurements are -
- windows 9 and 10 are in the kitchen and I am wanting to completely close them so that I can install a white vinyl 3' by 4' 4 feet from the kitchen floor. The windows currently installed are 64 in from the floor picture will be down below.
- Leading out to the patio I have highlighted where I want to install a set of French doors their measurements are – 60 in by 80 in

Request #s 1, 3, 4, and 5 – Applicant's explanation of window key and proposed action.



Request #s 1, 3, and 4 – Key to windows on right side elevation.



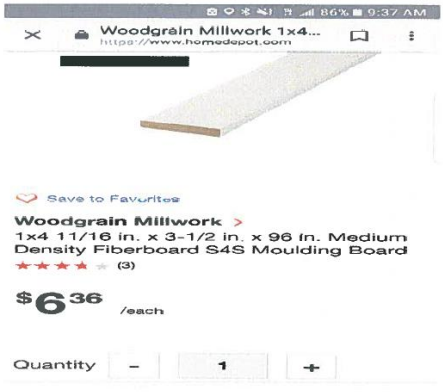
Request #1 – Window #s 1 and 2.



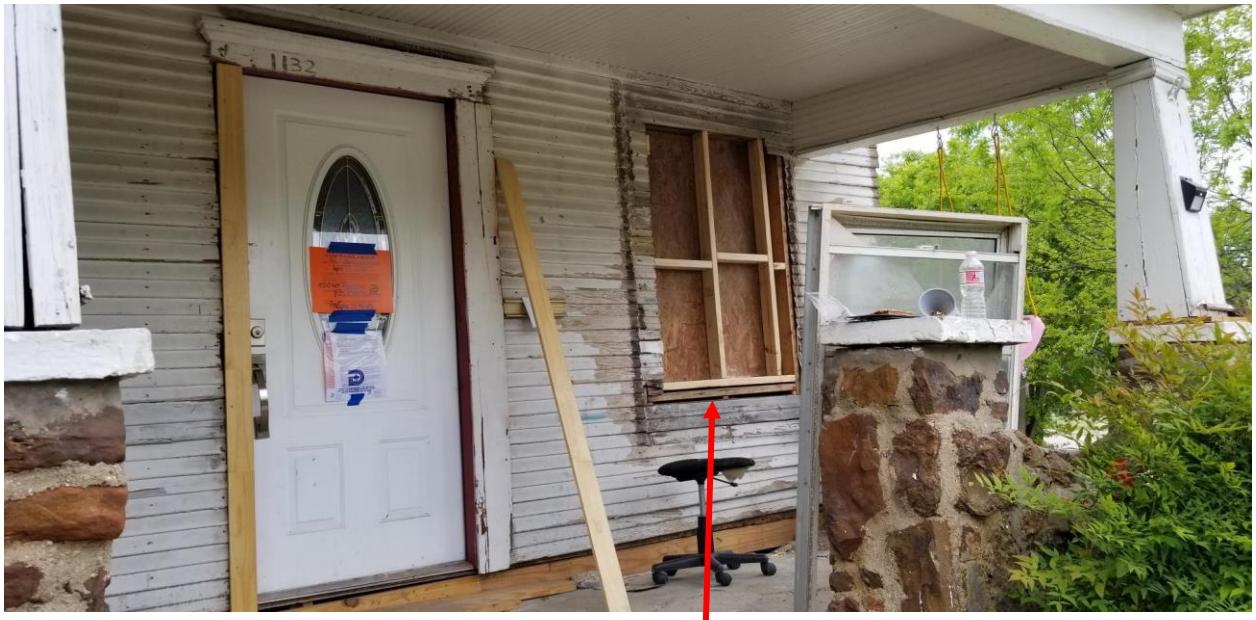
Request #s 1, 3, and 4 – proposed vinyl windows.



The exterior window trim would be simple like in the picture above only not as thick because I will be using the wood below which is only



Request #s 1, 2, 3, and 4 – Proposed trim on windows.



Request #2 – Window #13 on front elevation; material to be wood.



Request #3 – Window #6 proposed for removal and infill.

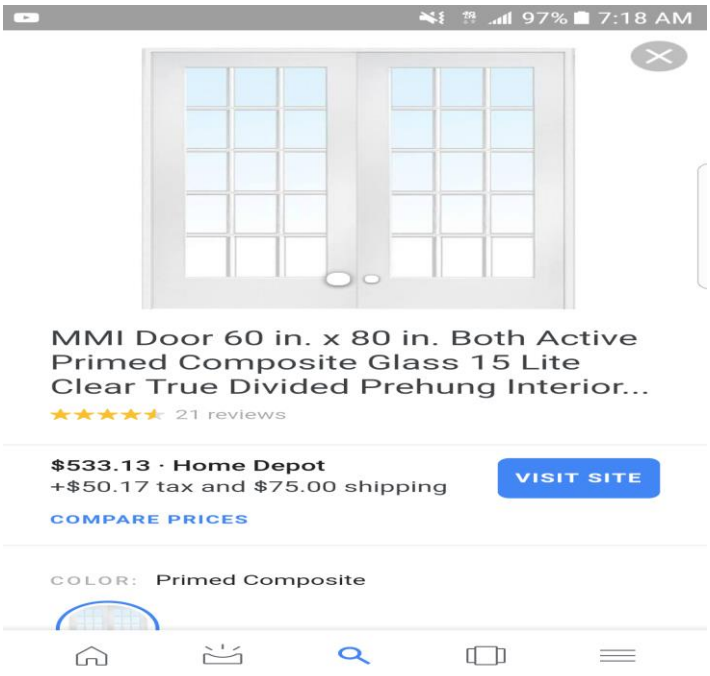


“These are windows 9 and 10 located in the kitchen. They are 1’ by 3’ 64 in from the floor.”

Request #4 – Photo of Window #s 9 and 10 and information provided by applicant.



Request #5 – Proposed location of French doors on rear elevation.



Request #5 – Proposed French door.



Request #6 – Photo of infilled void.

“**Siding**- for the siding I want to replace it due to it being rotten and damaged. All of the siding except for the wall where windows 1 and 2 are in bad shape, the siding is in great condition around windows 1 and 2 just need some painting. Other than that I will be using the exact same siding which is the **yellow pine 1x6 p117** shown above. I will be painting the siding once installed ULTRA PURE WHITE PR-W15 brand BEHR found at homedepot.”





Request #7 – Applicant’s proposed work and photos demonstrating current condition of wood siding.



Request #7 – Wood siding in need of repair.



Request #7 – Wood siding in need of repair.



Request #7 – Wood siding proposed for replacement boards.

“Porch- the wire you see in the pictures that I point at is the only thing holding up the concrete porch, I am looking to replace the entire floor so that it doesn’t collapse on us. I will be saving the same stone and reusing it when doing the porch and the rails along the porch. Both the rails and the porch floor are falling apart the concrete is literally falling off the stone as you can see in the pictures down below.”





Request #8 – Applicant’s description of work for repairing porch and photos.







Request #8 – Applicant’s photos of porch.





Request # 8- Applicant's photos of porch.



Request # 8 – Close up photo of concrete porch and stone steps.

“Retaining wall- the retaining wall is nonexistent on most of the property. I am looking forward to completely having this redone with the same material/stone at about 2 feet high or however high that it is permitted, on that note if I were to install an iron fence how high is it able to be while sitting on the retaining wall?”





Request # 9 – Applicant’s description of work and photos for repairing stone retaining wall.



“Here is the only part of the retaining wall that is still standing today, I want to replace the whole thing, again with the same stone/material.”

Request #9 – Applicant’s description of proposed work and photo of existing retaining wall.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

Fenestration and Openings

> 2.11 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 that have been altered and no longer match the historic appearance is strongly recommended.

Request #2 –

Fenestration and Openings

> 2.11 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 that have been altered and no longer match the historic appearance is strongly recommended.

Request #3 –

Fenestration and Openings

> 2.11 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 that have been altered and no longer match the historic appearance is strongly recommended.

Request #4 –

Fenestration and Openings

> 2.11 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 that have been altered and no longer match the historic appearance is strongly recommended.

Request #5 –

There is no specific criteria for this structure in the Tenth Street Neighborhood 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 #6 –

Fenestration and Openings

2.11 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 that have been altered and no longer match the historic appearance is strongly recommended.

Request #7 –

Color, Finishes, and Cleaning

2.9 Exposing and restoring original historic finish materials is encouraged.

Request # 8 –

Porches and Balconies

2.21 Existing original porches and balconies on protected facades must be retained and preserved. No porches may be enclosed on protected facades.

2.22 All original columns, railings, and other trim and detailing that are part of the porch or balcony configuration must be preserved.

2.24 Front porch floor finishes shall be of concrete, wood, or other materials if compatible with the appearance and architectural qualities of the historic structure. Porch floors may not be covered with carpet. Wood floors must be painted or stained. Concrete, brick or stone floors may not be painted. A clear sealant is acceptable.

Request #9 –

There is no specific criteria for this structure in the Tenth Street Neighborhood 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
WHEATLEY PLACE / TENTH STREET

DATE: **6/12/2018**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Rosa Medrano (Nayeli Perez)
Address: 1132 Betterton Circle (Tenth Street Neighborhood HD)
Date of CA/CD Request: 6/7/2018

RECOMMENDATION:

____ Approve ___X___ Approve with conditions __Deny ____Deny without prejudice

Recommendation / comments/ basis:

1. MOTION TO REPLACE NINE WINDOWS WITH VINYL; APPROVED
2. MOTION TO REMOVE WINDOW 6 AND INFILL WITH SIDING APPROVED WITH THE CONDITION THAT WINDOW 17 IS WOOD IN THE FRONT ELEVATION
3. MOTION TO APPROVED WINDOW 9 & 10 WITH VINYL WINDOW APPROVED
4. MOTION TO INSTALL FRONT DOOR APPROVED
5. MOTION TO REPLACE SIDING WITH PINE SIDING APPROVED
6. MOTION TO REPLACE CONCRETE FRONT PORCH W/ EXISTING DESIGN AND EXISTING MATERIALS APPROVED.
7. MOTION TO REPAIR RETAINING WALL WITH EXISTING DESIGN AND EXISTING MATERIALS APPROVED.

Task force members present

X Kathleen Lenihan	X Jay Taylor
____ Patricia Williams	X Andrew Wallace
X Alonzo Harris	____

Ex Officio staff members Present ____ Marsha Prior X

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

Maker:
2nd:
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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CD178-014(MP)
LOCATION**:** 1107 E. 11th Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 4
ZONING: PD No. 388

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Tenth Street
MAPSCO: 55-A
CENSUS TRACT: 0041.00

APPLICANT: City Attorney's Office

REPRESENTATIVE: Allen Griffin

OWNER: LLOYD ELIZABETH L

REQUEST:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

BACKGROUND / HISTORY:
12/1/2014 – Landmark Commission approved the Certificate for Demolition (CD145-003(MD)).

12/7/2015 – Landmark Commission approve the Certificate for Demolition (CD-156-004(MD)).

The structure is listed as contributing per the Tenth Street National Register District.

ANALYSIS:
Since the City Attorney's office has met all the requirements of the demolition standard, Staff is recommending approval.

STAFF RECOMMENDATION:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve – The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the court issued a final order requiring the demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Deny – Motion to not demolish house.

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

CD 178 - 014 (MP)
Office Use Only

1. Name of Applicant: Allen R. Griffin, Dallas City Attorney's Office

MAILING Address: 2014 Main Street Ste. 227 City Dallas State TX Zip 75201
Daytime Phone: 214-670-4436 Fax: 214-670-4814
Relationship of Applicant to Owner: NA

ADDRESS OF PROPERTY TO BE DEMOLISHED: 1107 E. 11th Street Zip: 75203
Historic District: Tenth Street

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
   ___X___ 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 a structure pursuant to 51-A-4.501(i)

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 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 when 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.

RECEIVED BY
JUN 07 2018
Current Planning

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:** Allen R. Griffin **Date:** 3/1/2018

5. **Signature of Owner:** _____ **Date:** _____
(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
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 Allen R. Griffin 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 representative of the City of Dallas.

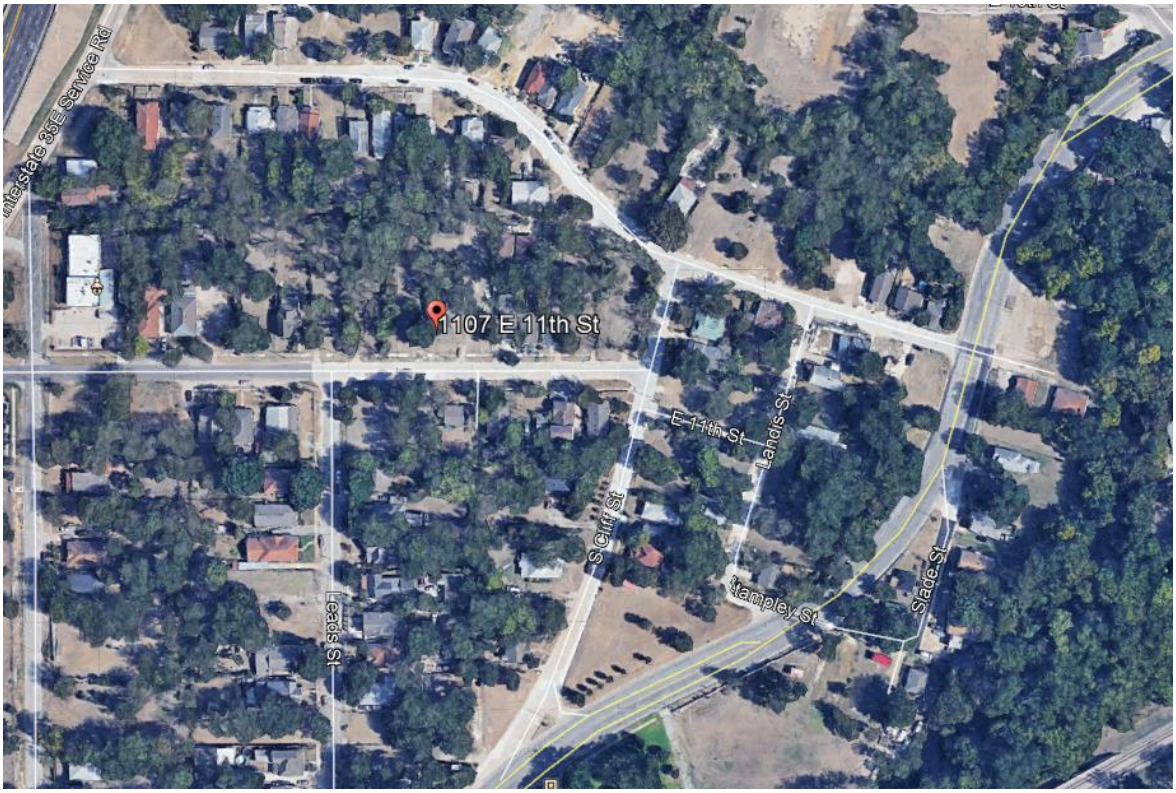
Allen R. Griffin

Affiant's signature

Subscribed and sworn to before me this 1st day of March, 2018

Notary Public

MICHELLE JENNINGS
Notary Public, State of Texas
My Commission Expires
March 10, 2018


Interstate 35E Service Rd
1107 E 11th St
E 11th St
Landis St
S Cliff St
Ramey St
Slade St
St Louis

Aerial view.



South (front) elevation.



View to left (West) of 1107 E 11th.



View to right (East) of 1107 E 11th.



View across (South) from 1107 E 11th.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.

01/19/2018 09:13:23 AM

201800016815
ORDER 1/2

No. 550-004064-01

CITY OF DALLAS, Plaintiff,	§	IN THE MUNICIPAL COURT OF
VS.	§	THE CITY OF DALLAS
1107 E. 11TH STREET, Defendant,	§	DALLAS COUNTY, TEXAS

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On November 13, 2017 the Court ORDERED that the structure located in Lot 10 Block 102/3085 W-1/2 10 commonly referred to 1107 E. 11th Street, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the November 17, 2017 edition of the Dallas Morning News.

Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the December 20, 2017 edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's November 13, 2017 orders.

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 8th day of January 2018.

Presiding Judge

COURT IN THE CITY OF DALLAS, TEXAS

NOTICE TO SUBSEQUENT GRANTEES, LIENHOLDERS OR TRANSFEREES

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.

CITY OF DALLAS

DATE: February 1, 2018

TO: Landmark Commission

FROM: Allen R. Griffin. Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Interim Assistant Director
Theresa Pham, Assistant City Attorney
Mark Doty, Senior Planner
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Court Order for Demolition

Pursuant to 51A-4.501(i)(4), please be advised that the following properties are located within a City of Dallas Historic District and a court has issued an order for demolition of the structure(s) on these properties:

(1) 1105 E. 9th Street (Tenth Street) Owner of Record per DCAD, Inner City Development Inc., P.O. Box 6366 Tyler, Texas 75711;

(2) 1107 E. 11th Street (Tenth Street) Owner of Record per DCAD, Elizabeth L. Lloyd, 1611 Chapman Street Cedar Hill, Texas 75104;

(3) 3708 S. Malcolm X. Blvd. (Wheatley Place) Owner of Record per DCAD, Human Service Network Inc., 3708 Malcolm X. Boulevard Dallas, Texas 75215;

If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

CITY OF DALLAS

DATE: February 9, 2018

TO: Landmark Commission

FROM: Allen R. Griffin. Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Interim Assistant Director
Theresa Pham, Assistant City Attorney
Mark Doty, Senior Planner
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

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Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

(1) 1105 E. 9th Street **(Tenth Street)** Owner of Record per DCAD, Inner City Development Inc., P.O. Box 6366 Tyler, Texas 75711;

(2) 1107 E. 11th Street **(Tenth Street)** Owner of Record per DCAD, Elizabeth L. Lloyd, 1611 Chapman Street Cedar Hill, Texas 75104;

(3) 3708 S. Malcolm X. Blvd. **(Wheatley Place)** Owner of Record per DCAD, Human Service Network Inc., 3708 Malcolm X. Boulevard Dallas, Texas 75215;

If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 51A-4.501(i)(7).

The landmark commission shall approve the certificate for demolition if it finds that:

(A) a court or other tribunal has issued a final order requiring that the demolition of the structure pursuant to Texas Local Government Code Chapters 54 or 214; as amended; and

(B) suspension of the certificate for demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **6/12/2018**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Allen Griffin (City Attorney' Office)
Address: 1107 E 11th Street (Tenth Street Neighborhood HD)
Date of CA/CD Request: 6/7/2018

RECOMMENDATION:

___ Approve ___ Approve with conditions X Deny ___ Deny without prejudice

Recommendation / comments/ basis:

MOTION TO NOT DEMOLISH HOUSE; SECONDED AND ~~APPROVED~~ PASSED

Task force members present

X Kathleen Lenihan	X Jay Taylor
___ Patricia Williams	X Andrew Wallace
X Alonzo Harris	___

Ex Officio staff members Present ___ Marsha Prior X

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

Maker:
2nd:
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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CD178-013(MP)
LOCATION**:** 3708 S Malcolm X Blvd
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: PD No. 595

PLANNER: Marsha Prior
DATE FILED: June 7, 2018
DISTRICT: Wheatley Place
MAPSCO: 46-Y
CENSUS TRACT: 0037.00

APPLICANT: City Attorney's Office

REPRESENTATIVE: Allen Griffin

OWNER: HUMAN SERVICE NETWORK INC

REQUEST:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code).

BACKGROUND / HISTORY: None
The structure is listed as contributing to the Wheatley Place historic district.

ANALYSIS:
Since the City Attorney's office has met all the requirements of the demolition standard, Staff is recommending approval.

STAFF RECOMMENDATION:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Approve – The proposed demolition meets the standards in City Code Section 51A-4.501(i)(7) because the court issued a final order requiring demolition of the structure and the suspension of the certificate of demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION:
Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Deny – Motion to not demolish house.

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

CD 178 - 013 [MP]
Office Use Only

1. Name of Applicant: Allen R. Griffin, Dallas City Attorney's Office

MAILING Address: 2014 Main Street Ste. 227 City Dallas State TX Zip 75201
Daytime Phone: 214-670-4436 Fax: 214-670-4814
Relationship of Applicant to Owner: NA

ADDRESS OF PROPERTY TO BE DEMOLISHED: 3708 S. Malcolm X. Boulevard Zip: 75215

Historic District: Wheatley Place

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
   __X__ 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 a structure pursuant to 51-A-4.501(i)

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 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.

RECEIVED BY
JUN 07 2018
Current Planning

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:** Allen R. Griffin **Date:** 3/1/2018

5. **Signature of Owner:** _____ **Date:** _____
(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
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 Allen R. Griffin who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true to the best of his or her knowledge and that he or she is the re of the City of Dallas.

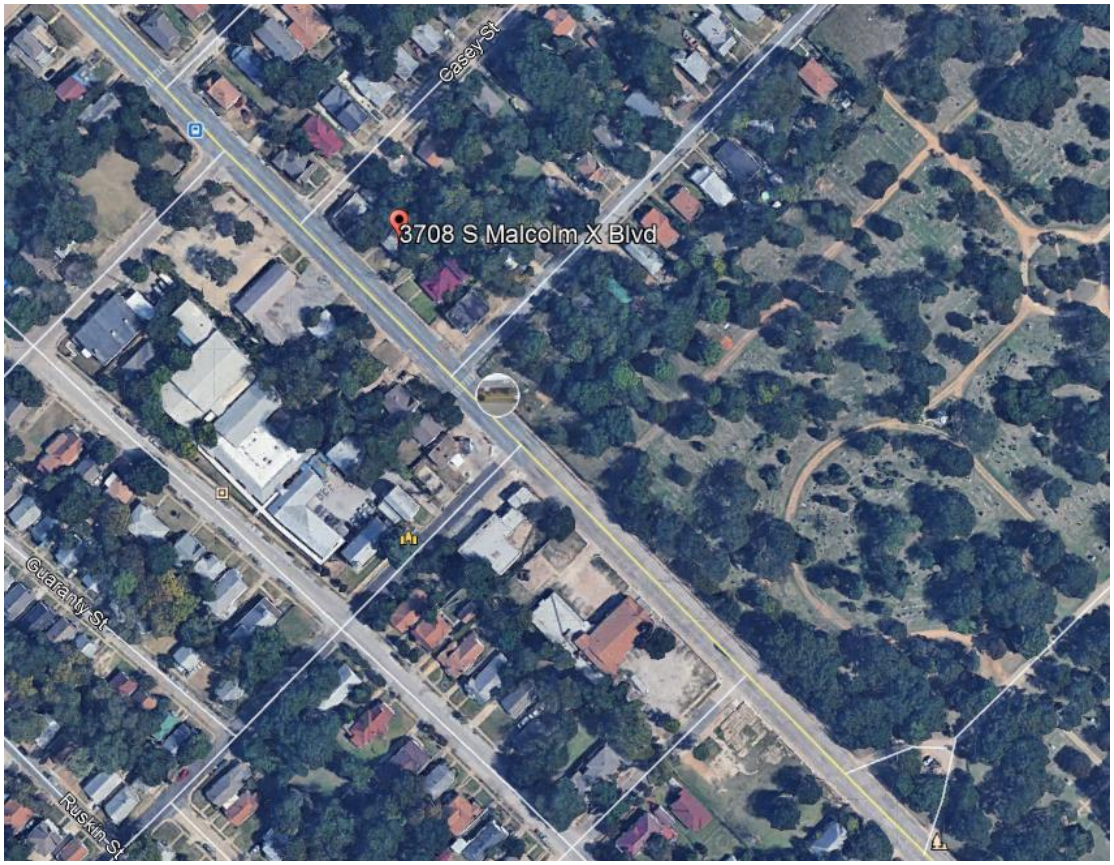
Allen R. Griffin

Affiant's signature

Subscribed and sworn to before me this 1st day of March, 2018

Notary Public

MICHELLE JENNINGS
Notary Public, State of Texas
My Commission Expires
March 10, 2018



Aerial view.



West (front) elevation.



View to left (North) of 3708 S Malcolm X.



View to right (South) of 3708 S Malcolm X.



View across (West) from 3708 S Malcolm X.



Right side elevation of 3708 S Malcolm X.



Right side elevation of 3708 S Malcolm X.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.



Photo submitted by City Attorney's Office.

01/19/2018 09:13:31 AM

201800016823

ORDER 1/2

No. S50-004056-01

CITY OF DALLAS, Plaintiff,	§	IN THE MUNICIPAL COURT OF
VS.	§	THE CITY OF DALLAS
3708 S. MALCOLM X BLVD, Defendant.	§	DALLAS COUNTY, TEXAS

ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY

On November 13, 2017 the Court ORDERED that the structure located in **Lot 1 Block A/1969 commonly referred to 3708 S. Malcolm X. Blvd., Texas** (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the November 17, 2017 edition of the Dallas Morning News.

Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the December 20, 2017 edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's November 13, 2017 orders.

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 8th day of January 2018

Presiding Judge

NOTICE TO SUBSEQUENT GRANTEES, LIENHOLDERS OR TRANSFEREES

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.

CITY OF DALLAS

DATE: February 1, 2018

TO: Landmark Commission

FROM: Allen R. Griffin. Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Interim Assistant Director
Theresa Pham, Assistant City Attorney
Mark Doty, Senior Planner
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Court Order for Demolition

Pursuant to 51A-4.501(i)(4), please be advised that the following properties are located within a City of Dallas Historic District and a court has issued an order for demolition of the structure(s) on these properties:

(1) 1105 E. 9th Street (Tenth Street) Owner of Record per DCAD, Inner City Development Inc., P.O. Box 6366 Tyler, Texas 75711;

(2) 1107 E. 11th Street (Tenth Street) Owner of Record per DCAD, Elizabeth L. Lloyd, 1611 Chapman Street Cedar Hill, Texas 75104;

(3) 3708 S. Malcolm X. Blvd. (Wheatley Place) Owner of Record per DCAD, Human Service Network Inc., 3708 Malcolm X. Boulevard Dallas, Texas 75215;

If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

CITY OF DALLAS

DATE: February 9, 2018

TO: Landmark Commission

FROM: Allen R. Griffin. Assistant City Attorney

CC: David Cossum, Director
Neva Dean, Interim Assistant Director
Theresa Pham, Assistant City Attorney
Mark Doty, Senior Planner
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

---

Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

(1) 1105 E. 9th Street **(Tenth Street)** Owner of Record per DCAD, Inner City Development Inc., P.O. Box 6366 Tyler, Texas 75711;

(2) 1107 E. 11th Street **(Tenth Street)** Owner of Record per DCAD, Elizabeth L. Lloyd, 1611 Chapman Street Cedar Hill, Texas 75104;

(3) 3708 S. Malcolm X. Blvd. **(Wheatley Place)** Owner of Record per DCAD, Human Service Network Inc., 3708 Malcolm X. Boulevard Dallas, Texas 75215;

If you have any questions with regard to these matters, please feel free to contact me at 214-670-4436.

Thank you.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code Section 51A-4.501(i)(7).

The landmark commission shall approve the certificate for demolition if it finds that:

(A) a court or other tribunal has issued a final order requiring that the demolition of the structure pursuant to Texas Local Government Code Chapters 54 or 214; as amended; and

(B) suspension of the certificate for demolition is not a feasible option to alleviate the nuisance in a timely manner.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **6/12/2018**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Allen Griffin (City Attorney's Office)
Address: 3708 S Malcolm X Blvd (Wheatley Place HD)
Date of CA/CD Request: 6/7/2018

RECOMMENDATION:

___ Approve ___ Approve with conditions X Deny ___ Deny without prejudice

Recommendation / comments/ basis:

MOTION TO NOT DEMOLISH HOME; SECONDED AND PASSED

Task force members present

X Kathleen Lenihan
___ Patricia Williams
X Alonzo Harris
X Jay Taylor
X Andrew Wallace
___

Ex Officio staff members Present ___ Marsha Prior X

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

Maker:
2nd:
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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-692(JKA)
LOCATION: 1414 W Davis Street
STRUCTURE:Main, Non-Contributing
COUNCIL DISTRICT: 1
ZONING: PD No. 87

PLANNER: Jennifer Anderson
DATE FILED: June 7, 2018
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Alexis De La Fuente

OWNER: DE LA FUENTE CARLOS & ELVA

REQUEST: Install mural on rear facade. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: None.

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

ANALYSIS: According to DCAD, the building was constructed in 1936. The structure appears to have had significant alterations over the years which may be why it was excluded from the Winnetka Heights National Register District. The owner of the business at this address, ABC Party, painted a mural on the rear of the structure that depicts three flamingos (representing her three children) with party hats against a blue background.

The façade where the mural is painted faces an alley and two solid fences, and is not visible to adjacent residences. Additionally, the owner stated that the neighbors who own the lots adjacent to the mural are very supportive of it. Staff located a Google Streetview photo from 2015 that shows that the brick had been painted in the same location of the existing mural several times before, so no new brick was painted for the mural.

While Staff is supportive of the mural's design and location on the rear façade, we are concerned that murals are not typical of structures in Winnetka Heights and do not reflect historic design aesthetics; therefore, Staff is recommending Denial without Prejudice of the completed work with the finding that it is not compatible with the historic overlay district.

STAFF RECOMMENDATION: Install mural on rear façade. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not

compatible with the historic overlay district since murals are not typical in the Winnetka Heights historic district.

TASK FORCE RECOMMENDATION: Install mural on rear façade. Work completed without a Certificate of Appropriateness – None – No quorum, comments only. Not enough information to determine if this painted wall has a cultural benefit or adverse effect on the historic character of the neighborhood. Building appears to be visible from residents on 7th street. Task Force also requests Landmark to consult appointed artistic expertise for non-signage, non-architectural wall painted surfaces.

Certificate of Appropriateness (CA)

City of Dallas Landmark Commission

CA 178 . 692 (JKA
Office Use Only

Name of Applicant: Alexis De La Fuente
Mailing Address: 1414 W. Davis St. Dallas 75208
City, State and Zip Code: Dallas TX 75208
Daytime Phone: 2149435588 Fax:
Relationship of Applicant to Owner: owners daughter

PROPERTY ADDRESS: 1414 W. Davis St. Dallas Tx 75208
Historic District: Winnetka Heights

OFFICE USE ONLY
Main Structure:
__ Contributing
✓ Non-contributing

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.

A mural with three flamingos has been hand-painted by the owners wife and their daughter. The painting was completed on the back exterior wall of the building. The three flamingos represent the three children of the family owners, Alexis, Brianna, and Carlos Hence, "ABC Party"

RECEIVED BY
JUN 07 2018
Planning

Signature of Applicant: A De La Fuente Date: 6/5/18

Signature of Owner: (IF NOT APPLICANT) Date: 6/5/18

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

Signed drawings and/or specifications are enclosed ___Yes ___No

Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817



Aerial image



Main structure



To Left



To Right



Across Street – Right side



Across Street – Left side





Mural painted on the rear façade without a Certificate of Appropriateness



East side façade – brick previously painted





Adjacent to rear facade

The paint used for the mural is as follows:

Color	Brand	location
Haute Pink - 6570	Sherwin Williams	~~Base~~ Body
Mariner - 6706	Sherwin Williams	~~Body~~ Base
Black - 20504E	Apple Barrel	Details
Smiley face (p260-6)	Behr Ulta	Details
Deep River (p500-6)	Behr Ulta	details
Pumpkin Orange (20588E)	Apple Barrel	Details
Anime (p340-5)	Behr Ulta	Details
Purple Prince (p550-7)	Behr Ulta	Details
Snow White (20024SE)	Apple Barrel	Details



Rear façade in 2015 (Google Streetview)

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.

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 06/13/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: ALEXIS DE LA FUENTE
PROPERTY ADDRESS: 1414 W DAVIS ST
DATE of CA / CD REQUEST: 06/07/2018

RECOMMENDATION:

___ Approval _____Approval with conditions___ Denial _____Denial without prejudice

Recommendation / comments/ basis:

THERE IS NOT INFORMATION TO DETERMINE THIS PAINTED WALL AS A CULTURAL BENEFIT OR ADVERSE AFFECT ON THE HISTORIC CHARACTER OF THE NEIGHBORHOOD. THIS SURFACE OF THE BUILDING APPEARS TO BE VISIBLE FROM RESIDENCES ON SEVENTH STREET TO THE SOUTH. TASK FORCE REQUESTED ALSO LANDMARK TO CONSULT APPOINTED ARTISTIC EXPERTISE FOR NON-SIGNAGE, NON-ARCHITECTURAL WALL PRINTED SURFACES.

Task force members present

___ Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
___ Christine Escobedo	_/_ Nicholas Dean	___ VACANT (Alt)
___ Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present ___ Jennifer Anderson

Simple Majority Quorum: ___ yes _/_ no

Maker:
2nd.:
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 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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-708(JKA)
LOCATION: 214 N Winnetka Ave
STRUCTURE: Main, Contributing
COUNCIL DISTRICT: 1
ZONING: PD No 87

PLANNER: Jennifer Anderson
DATE FILED: June 7, 2018
DISTRICT: Winnetka Heights
MAPSCO: Mapsco No.
CENSUS TRACT: Census tract No.

APPLICANT: Isaac Martinez

OWNER: MARTINEZ CLIFFORD HOLLIS

REQUEST:

1) Install columns and railing on front porch.
2) Remove deck extension on front porch.
3) Paint brick fireplace using Pittsburgh Paints in color PPG 1001-6 "Knight's Armor:"
4) Paint main structure. Brand: Pittsburgh Paints. Body: PPG 10-06 "Thunderbolt;" Trim: PPG 1006-1 "Gypsum;" Accent: PPG 1001-6 "Knight's Armor:"
5) Install GAF Royal Sovereign composition shingles in color "Charcoal."

BACKGROUND / HISTORY:

8/28/1984 – Landmark approved wood columns and railing, but Denied Without Prejudice painting of the brick chimney (No CA numbers issued during this time).

9/26/2008 – A Routine CA was issued to replace damaged wood on porch floor (CA078-707(JA)).

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

ANALYSIS:

Request #1: In 1984 Landmark approved wood columns and railing for the front porch to replace non-historic iron columns and railing. The wood railing has since been removed, and the columns are now failing. The proposed columns are 12” box columns that are similar to the existing columns, and the wood railing is 2’1” tall with 2”x4” rails. Staff typically considers railing to be conjectural if there is no evidence of a railing historically on the structure. However, side entry porches typically have railing or porch walls, and the existence of iron railing on the structure prior to 1984 (which likely replaced the original wood railing) lends support to the proposal. Staff is recommending approval of the proposed work with the finding that it meets the preservation criteria and City Code.

Request #2: The deck extension on the porch is not original to the structure and not a typical porch feature in Winnetka Heights. Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

Request #3: The applicant stated that the brick on the chimney is unattractive and of poor quality and would like to paint it using the proposed accent color for the structure. It is not currently painted. The Winnetka Heights ordinance states that brick that unpainted brick should not be painted, so Staff is recommending Denial without Prejudice of the work.

Request #4-5: The proposed paint and shingle colors are appropriate for the structure and common to the Winnetka Heights historic district. Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION:

1) Install columns and railing on front porch – Approve – Approve drawings dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
2) Remove deck extension on front porch – Approve – Approve with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(11)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3) Paint brick fireplace using Pittsburgh Paints in color PPG 1001-6 "Knight's Armor" – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-87.111(a)(8)(A) stating that brick surfaces not previously painted must not be painted unless the applicant establishes that the painting is necessary to restore or preserve the brick or that the color and texture of replacement brick cannot be matched with the existing brick surface.
4) Paint main structure. Brand: Pittsburgh Paints. Body: PPG 10-06 "Thunderbolt;" Accent 1: PPG 1006-1 "Gypsum;" Accent 2: PPG 1001-6 "Knight's Armor" – Approve – Approve specifications dated 6-19-18 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).
5) Install GAF Royal Sovereign composition shingles in color "Charcoal" – Approve – Approve specifications dated 6-19-18 with the finding that the work is consistent with preservation criteria Section 51P-87.111(a)(8)(E) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

1) Install columns and railing on front porch – None – No quorum, comments only. Supportive of columns and wood railing on condition to submit other houses with front railing on side entry porches.
2) Remove deck extension on front porch – None – No quorum, comments only. Supportive.
3) Paint brick fireplace using Pittsburgh Paints in color PPG 1001-6 "Knight's Armor" – None – No quorum, comments only. Not supportive.

4) Paint main structure. Brand: Pittsburgh Paints. Body: PPG 10-06 "Thunderbolt;" Accent 1: PPG 1006-1 "Gypsum;" Accent 2: PPG 1001-6 "Knight's Armor" – None – No quorum, comments only. Need paint swatches.
5) Install GAF Royal Sovereign composition shingles in color "Charcoal" – None – No quorum, comments only. Supportive with request to discuss non-wood shingle color.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 708 (JKA)
Office Use Only

Name of Applicant: Isaac Martinez
Mailing Address : 319 N. Clinton Ave. Dallas TX 75208
City, State and Zip Code:
Daytime Phone: 214-621-8455 Fax:
Relationship of Applicant to Owner : Owner

OFFICE USE ONLY
Main Structure:
☑ Contributing
☐ Non-contributing

PROPERTY ADDRESS: 214 N. Winnetka Ave. Dallas TX 75208
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. Paint house: Body:Thunderbolt; Accent: Knights Armor Trim: Gypsum. 2.Move Windows on rear of house
3.Add Fence 4. Redo concrete walkway and steps to match 5. Add railing to front of porch 6. Paint fireplace 7. Redo Box Columns - They are particle board and 1x6 trim. Proposing 12x12 box column 8. Redo shingles on roof

Routine Maintenance- Remove vinyl siding to expose 117 Lap siding with 1x6 Beveled skirt
Repair wood rot as needed; Also there was a shelf on the skirt that was removed to put on the Vinyl Siding. It will need to be fully replace with 2x4 lumber. Window sills were removed to lay Vinyl siding flat but will be re-placed with 2x4 lumber. There is a Bracket that was removed and it will need to be replaced to match the others brackets with 4x4 material. Remove side deck in front of house. We need to replace wood where it is missing from someone previously removing it. All wood repair is less than 10% combined

RECEIVED BY
JUN 07 2018
Current Planning

Signature of Applicant: Isaac Martinez Date: 5-30-18

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.

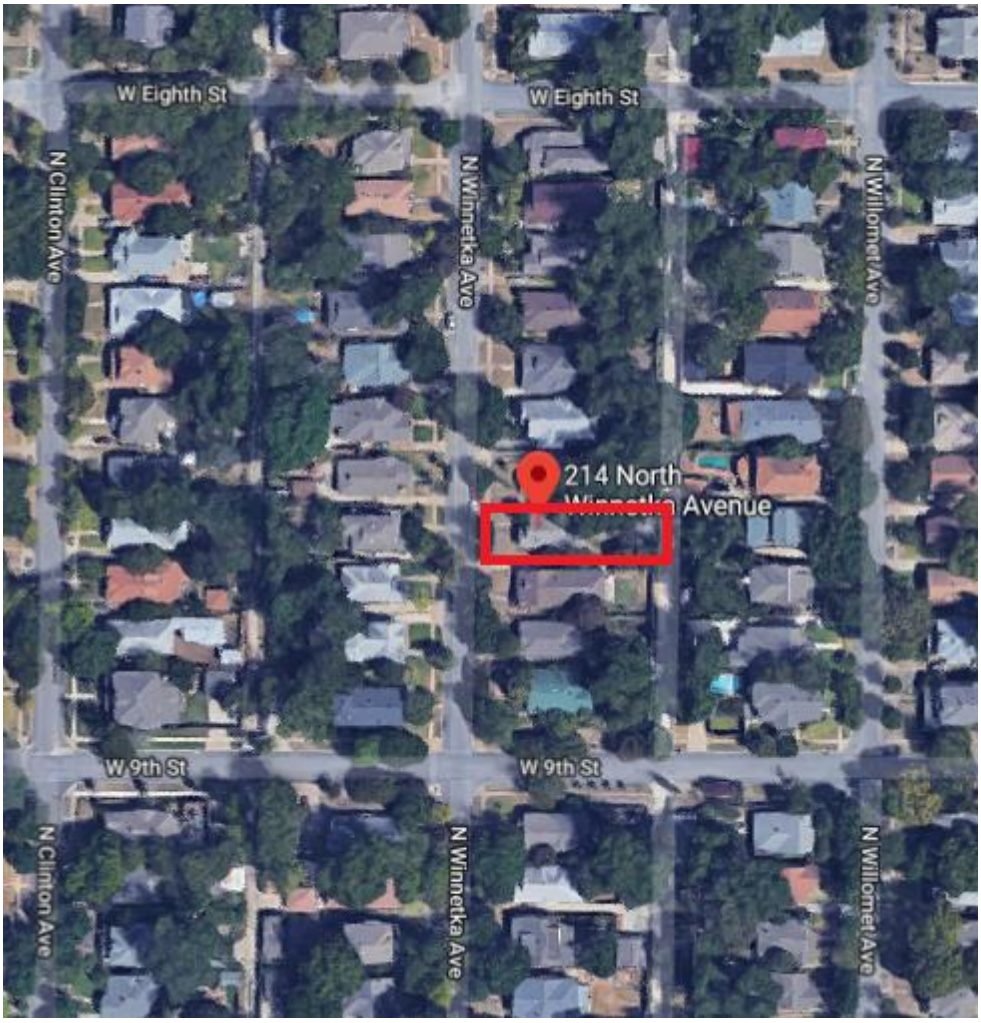
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

- ☐ **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.

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817



Aerial image



Main structure



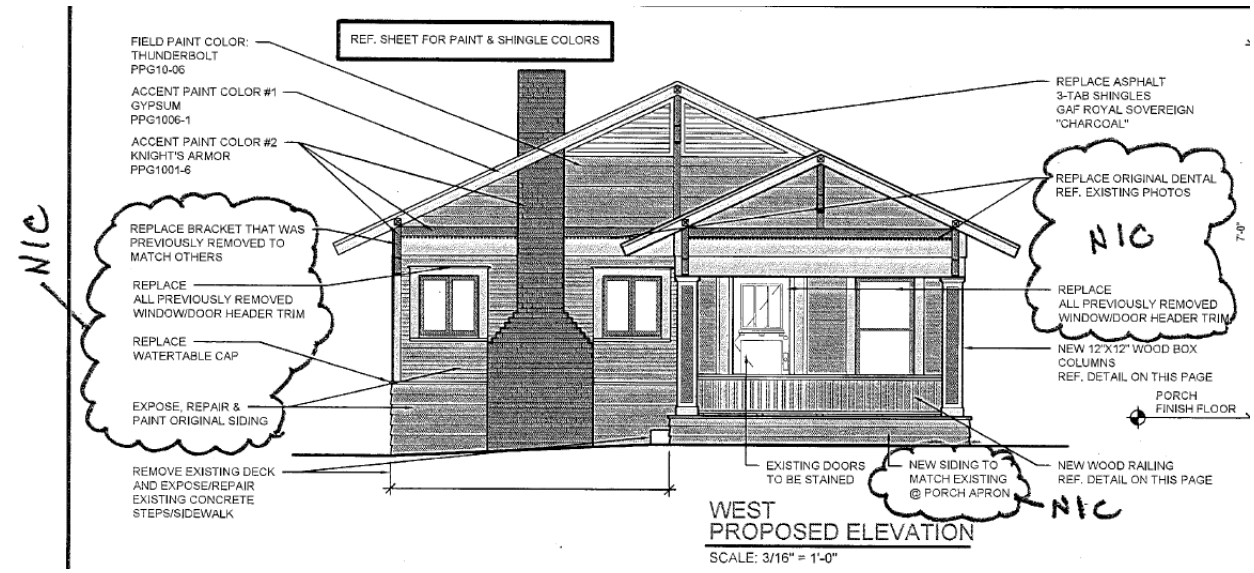
To left



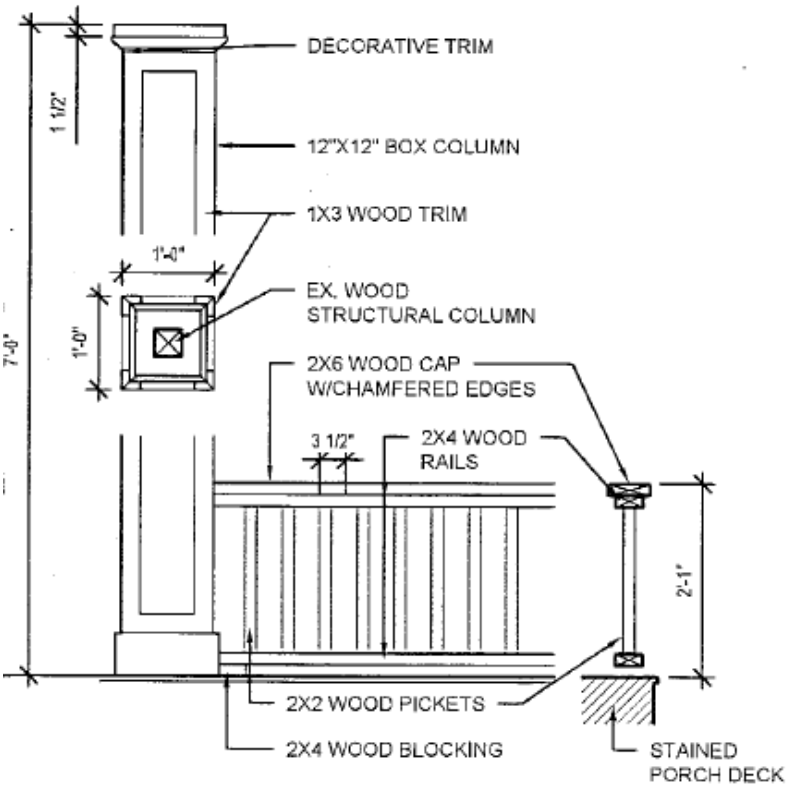
To Right



Across Street



Proposed front elevation. Items labeled “NIC” will be handled via Routine Maintenance



Request #1: Column and railing detail

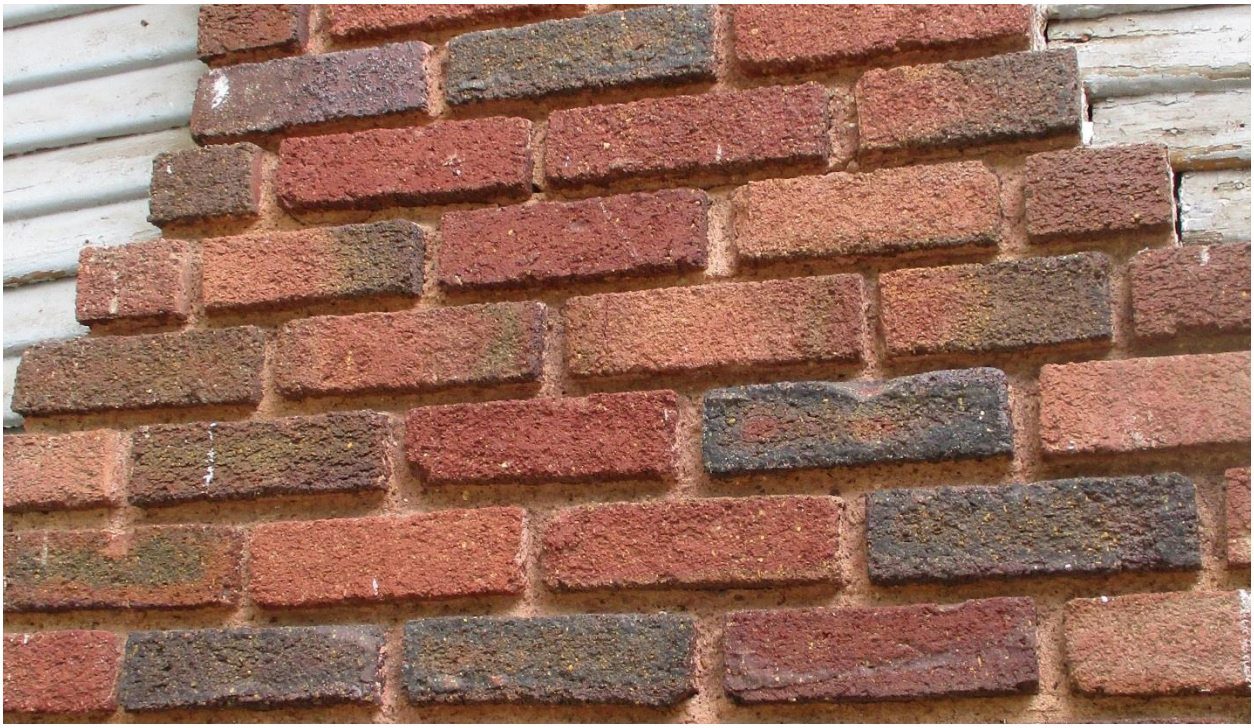


Request #2: Remove deck extension on front facade





Request #3: Existing fireplace proposed for painting







Request #3: Existing fireplace proposed for painting



Request #3: Paint specifications for brick fireplace

THUNDERBOLT ATC-60

The Thunderbolt ATC-60 paint color is part of the Harr



BODY

GYPSUM 520-1

The Gypsum 520-1 paint color is part of the H

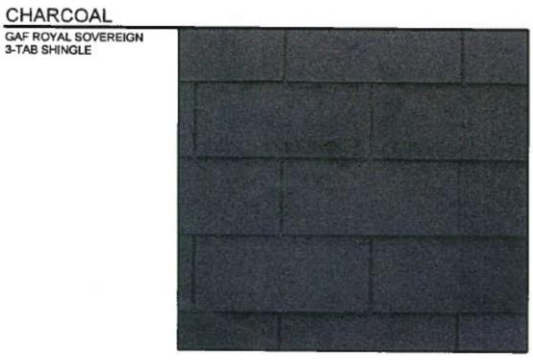
TRIM

KNIGHT'S ARMOR PPG1001-6

The Knight's Armor PPG1001-6 paint color is part of the Grays & Blacks



ACCENT



SHINGLE COLOR

Request #4-5: Paint and shingle specifications





Examples of side entry porches with railing





407 N Edgefield

Examples of side entry porches with railing

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request 1-2: Section 51P-87.111(a)(11)(A):

(A) Detailing. Railings, moldings, tilework, carvings, and other detailing and architectural decorations on front entrances and porches must be typical of the style and period of the main building.

Request 3: Section 51P-87.111(a)(8)(A):

(A) Brick surfaces. Brick surfaces not previously painted must not be painted unless the applicant establishes that:

Request 4: Section 51P-87.111(a)(8)(C):

(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.

Request 5: Section 51P-87.111(a)(8)(E)

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

A TASK FORCE RECOMMENDATION REPORT
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 06/13/2018
TIME: 5:30pm
MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library, Conference Room

APPLICANT NAME: ISAAC MARTINEZ
PROPERTY ADDRESS: 214 N WINNETKA AVE
DATE of CA / CD REQUEST: 06/07/2018

RECOMMENDATION:

___ Approval ___Approval with conditions___ Denial ___Denial without prejudice

Recommendation / comments/ basis:

RECOMMEND TO APPROVE COLUMN DESIGN ON ARCH. ELEVATION. RECOMMEND TO APPROVE SKIRTING SHELF. RECOMMEND TO NOT APPROVE PAINTING FIREPLACE, RECOMMEND TO APPROVE FRONT WOOD RAILING ON CONDITION TO SUBMIT OTHER HOUSES WITH ~~FRONT~~ RAILING ON SIDE ENTRY PORCHES IN PHOTOS. RECOMMEND TO APPROVE DEMO. OF NON-CONTRIBUTING PORCH IN FRONT OF FIREPLACE. NEED PAINT SWATCHES FOR RECOMM/COMMENT. ON MAIN STRUCTURE PAINTING. RECOMMEND TO APPROVE ROOF COLOR WITH REQUEST TO DISCUSS NON-WOOD SHINGLE STAIN APPEARANCE IF ROOFS.

Task force members present

___ Alfredo Pena	___ Katrina Whatley	___ VACANT (Professional)
___ Christine Escobedo	_/_ Nicholas Dean	___ VACANT (Alt)
___ Jeff Cummings (Chair)	___ Rachel Hoehn	___ VACANT (Alt)

Ex Officio staff members present _/_ Jennifer Anderson

Simple Majority Quorum: ___ yes _/_ no

Maker:
2nd.:
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 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.

CITY OF DALLAS

LANDMARK COMMISSION **JULY 2, 2018**

FILE NUMBER: CA178-487(MP)
LOCATION: 3614 Meadow Street
STRUCTURE:Main, Contributing
COUNCIL DISTRICT: District 7
ZONING: PD-595

PLANNER: Marsha Prior
DATE FILED: April 5, 2018
DISTRICT: Wheatley Place
MAPSCO: 46-U
CENSUS TRACT: 37.00

APPLICANT: David and Trelia Ghaazee

REPRESENTATIVE: None

OWNER: David and Trelia Ghaazee

REQUEST:

1) Replace all windows.
2) Replace aluminum siding with Hardie board.

BACKGROUND / HISTORY:

5/7/2018 – Landmark Commission (LMC) made the following decisions: 1) for the proposal to construct a two-story addition that connects main structure to existing accessory structure, LMCs decision – Deny without prejudice 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 preservation criteria Section 9.8 which states that the height of additions is not to exceed the height of the contributing structure; 2) for the proposal to replace all windows, LMCs decision – Deny without prejudice with the finding that the proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.3 which states that replacement windows must express profile, muntin and muillon size, light configuration, and material to match the historic; 3) for the proposal to replace aluminum siding with Hardie board, LMCs decision – Deny without prejudice 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 preservation criteria Section 4.3 which states that wood siding must be restored wherever practical.

6/21/2018 – The City Plan Commission (CPC) reversed the Landmark's decision to deny without prejudice the request to construct a two-story addition that connects main structure to existing accessory structure. Therefore, the request to build this addition is

approved. The CPC remanded the proposal to replace all windows and to replace current siding with Hardie board back to the Landmark Commission (CA178-487(MP)).

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

ANALYSIS:
Request #1 – The City Plan Commission reversed the Landmark Commission's ruling to deny without prejudice. Therefore, the proposed two-story addition is approved.

Request #2 – The City Plan Commission remanded the proposed replacement of all windows back to the Landmark Commission. Currently, all the windows have been replaced at some point with windows of varying materials. There are two wood windows in the rear, but they are part of a rear addition that was constructed a number of years ago. The proposed use of a man-made material for the replacement windows is inconsistent with preservation criteria that stipulates replacement windows are to match the original material (wood). Therefore, Staff had recommended deny without prejudice. Task Force had recommended approval though one member was in opposition. The preservation criteria does, however, make an exception allowing Landmark Commission to consider other appropriate materials if wood windows are not economically feasible for the applicant.

Request #3 – The City Plan Commission remanded the proposed replacement of aluminum siding with Hardie board to the Landmark Commission. The proposed use of Hardie board, a man-made material, for the replacement siding is inconsistent with preservation criteria that stipulates wood siding (the original material) must be restored wherever practical. Therefore, Staff had recommended deny without prejudice. Task Force had recommended approval though one member was in opposition. The preservation criteria does, however, make an exception allowing Landmark Commission to consider other appropriate materials if wood siding is not economically feasible for the applicant.

STAFF RECOMMENDATION:

1) Replace all windows – Deny without prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 5.3 which states that replacement windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
2) Replace aluminum siding with Hardie board – 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 4.3 which states that wood siding must be restored wherever practical.

TASK FORCE RECOMMENDATION:

1) Replace all windows – Approve – Approve synthetic windows for all windows. Vote 3:1. For - Williams, Taylor, Harris. Against - Wallace. Reason for opposition:

Synthetic windows are inappropriate. Wooden windows are what was originally there. Two remaining wood windows should remain.

2) Replace aluminum siding with Hardie board – Approve – Approve aluminum siding replacement with Hardie board. Vote 3:1. For - Williams, Taylor, Harris. Against - Wallace. Reason for opposition: Wood siding is more historically appropriate.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 178 - 487 (MP)
Office Use Only

Name of Applicant: DAVID & TRELIA GHAAZEE
Mailing Address : 3614 MEADOW STREET
City, State and Zip Code: DALLAS, TX 75215
Daytime Phone: (214) 542-7309 Fax:
Relationship of Applicant to Owner : OWNER

OFFICE USE ONLY
Main Structure:
___ Contributing
___ Non-contributing

PROPERTY ADDRESS: 3614 MEADOW ST, DALLAS, TX 75215
Historic District: KLHEATEY 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.

HOME REMODEL & NEW ADDITION, TO INCLUDE REPLACING THE EXISTING SIDING, PAINTING THE EXISTING BRICK, REPLACING ALL WINDOWS, ADDING A NEW FRONT DOOR, AND ADDING AN ADDITIONAL 1,000 SQUARE FEET OF SPACE TO THE EXISTING STRUCTURE

Signature of Applicant: David Ghaazee Date: RECEIVED BY

Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APR 05 2018

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.

Current Planning

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

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

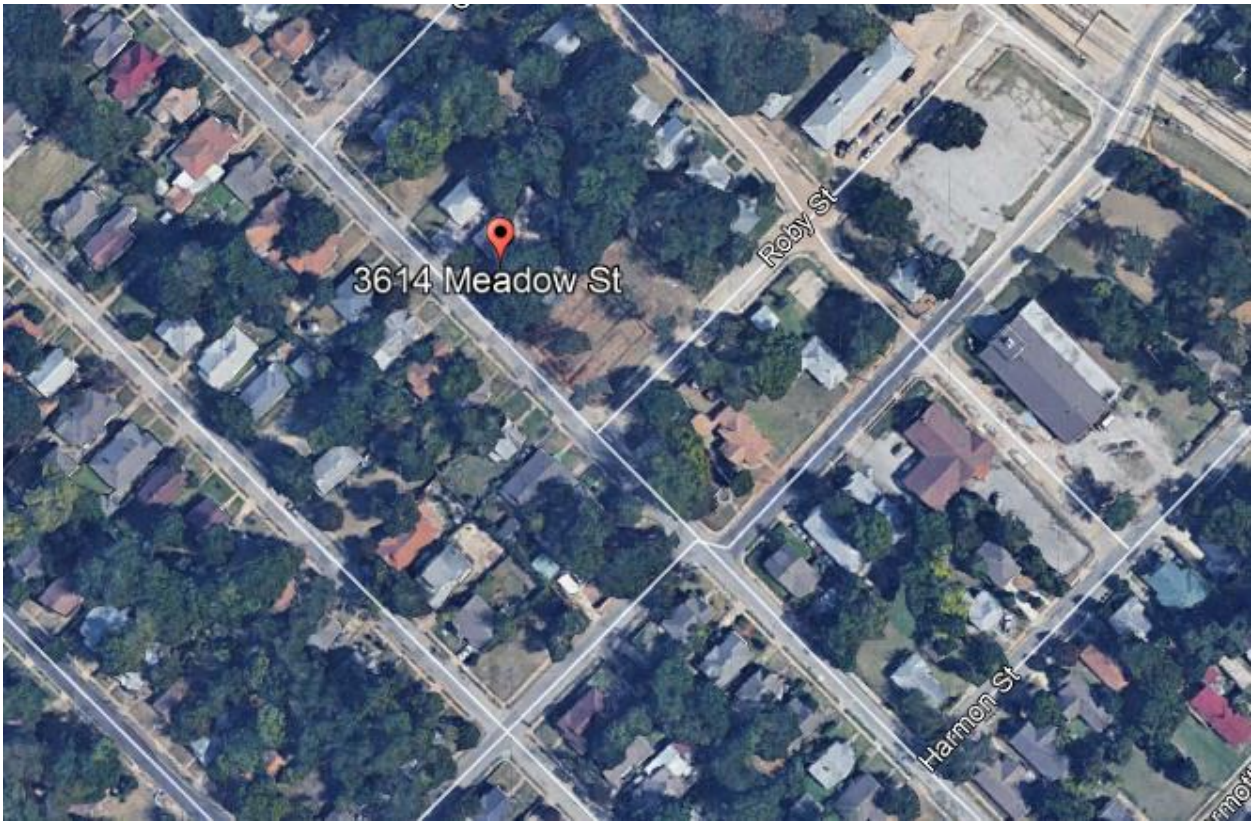
Please review the enclosed Review and Action Form
Memorandum to the Building Official, a Certificate of Appropriateness has been:

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

Signed drawings and/or specifications are enclosed ___Yes ___No

_____ _____
Sustainable Construction and Development **Date**

Certificate of Appropriateness **City of Dallas** **Historic Preservation**
Rev. 112817



Aerial view



Front (West) elevation.



View to left (North) of 3614 Meadow.



View to right (South) of 3614 Meadow.



View across the street (West) from 3614 Meadow. Image from Google Maps, 2017. Unable to take photo during site visit.

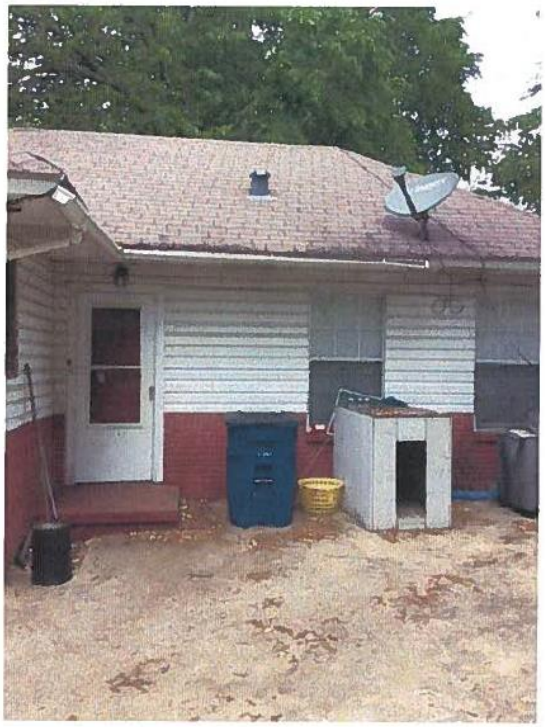
GHAAZEE RESIDENCE: EXISTING PHOTOS

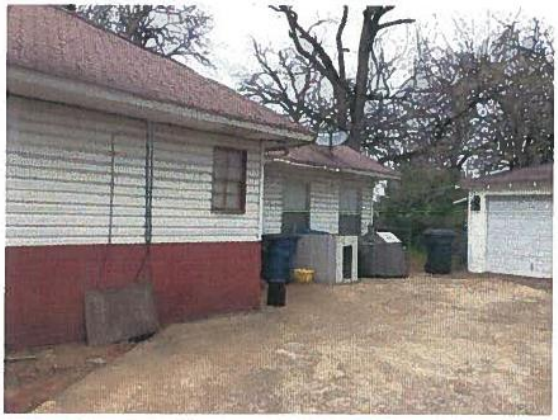


Photos of 3614 Meadow as it currently exists. Images provided by applicant.

GHAAZEE RESIDENCE: EXISTING PHOTOS

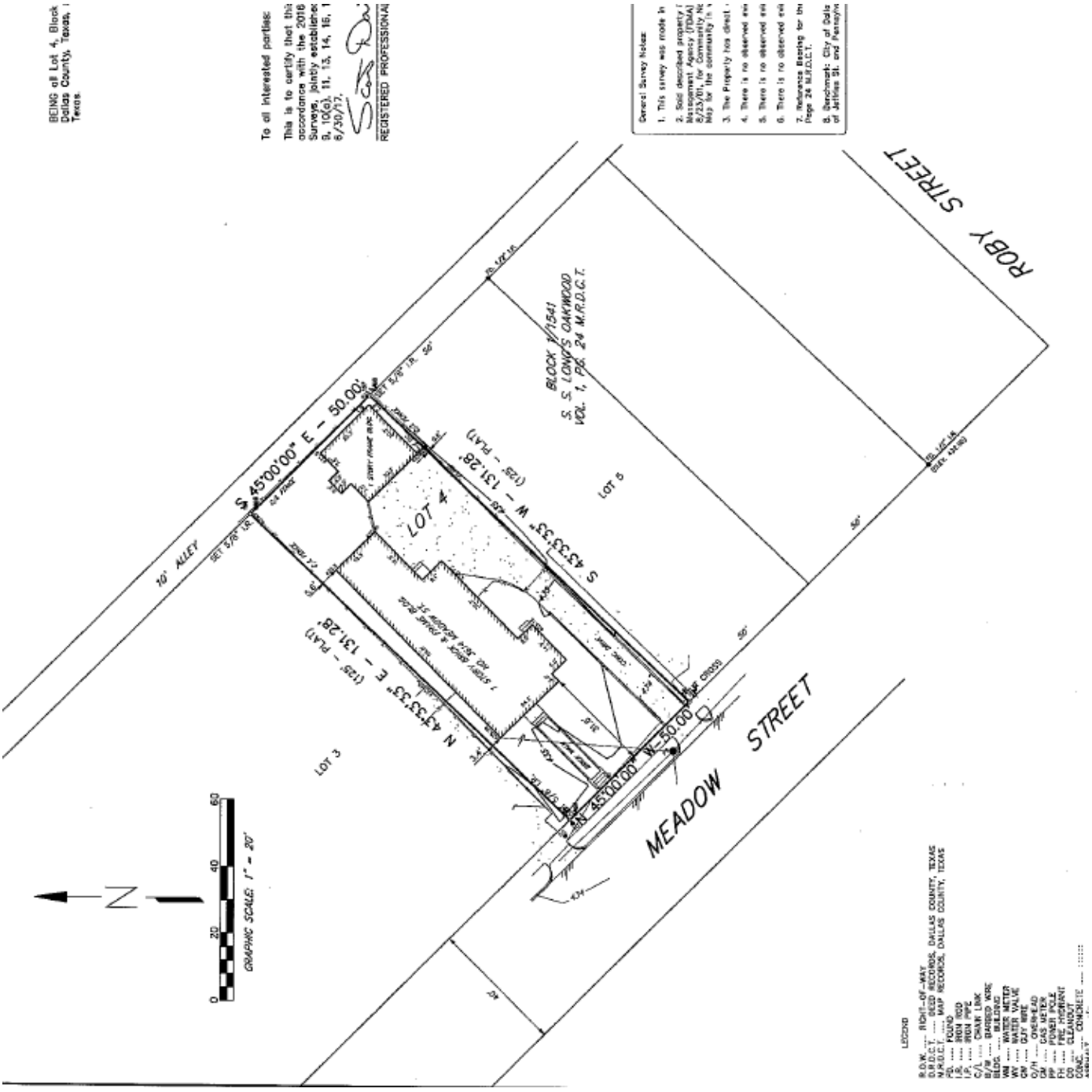








Photos of 3614 Meadow as it currently exists. Images provided by applicant.



Copy of survey plat.



Request #1 – Photo of current front windows.



Request #1 – Photo of current front window.



Request #1 – Photo of current vinyl windows on side elevation.



Request #1 – Photo of current vinyl windows on side elevation.



Request #1 – Photo of vinyl windows on side elevation.



Request #1 – Photo of wood windows on rear elevation (this was an addition).



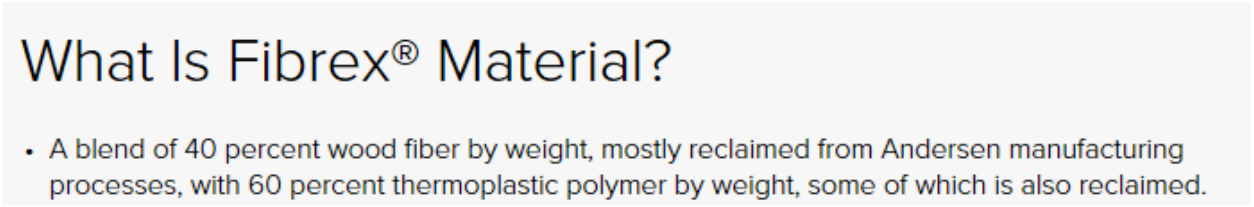
Request #1 – Close up of wood window on rear elevation.



Request #1 – Close up of wood window on rear elevation.



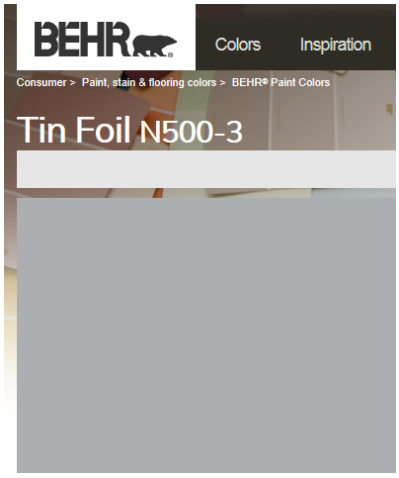
Request #4 – Proposed replacement windows.



Request #1 – Description of material for proposed replacement windows.



Request #2 – Proposed Hardie board for siding.



Request #2 – Proposed paint for siding.

intuitive approach
DESIGN CONSULTING SERVICES
Darron Banks, Jr.
(214) 254-8383
dbanks@intuitive-approach.com
www.intuitive-approach.com

Landmark Commission
City of Dallas
1500 Marilla St.
Dallas, Texas 75201
Phone: (214)-670-5111
webgroupSP@dallascityhall.com
www.dallascityhall.com

April 05, 2018

REF: Wheatley Place Ordinance No. 24432
Address: 3614 Meadow Street 75215
Home Remodel and Addition

Sir / Madam

This letter is in reference to a proposed home remodel and new square foot addition at the above address, located within the Wheatley Place Neighborhood.

We first want to thank you for your continued effort in preserving the historical attributes, while also focusing on the beautification of the Wheatley Place Neighborhood!

After review of Ordinance No. 24432, it is our belief that the attached Certificate of Appropriateness concerning the remodel at 3614 Meadow Street will add value and enhance the historical characteristics of the Wheatley Place Neighborhood.

3614 Meadow Street has been in the Harden Family since the 1950s. The current owners, David and Trelia Ghaazee are the grandson and granddaughter of the late Clifton Harden Sr. There have been multiple renovations throughout the years prior to Wheatley Place becoming an Historical District. Some of the renovations include: an addition to the back of the home which consisted of a large bedroom and bathroom; the original two-car garage was two-story with living quarters above; a was originally a front porch, but it was removed, and a covered porch was added to the side of the home, which has since been converted to additional living room space. The exterior facade has also been changed a couple times: aluminum siding was added in the 1970s, and most of the windows were changed in the 1990s, however, it is believed that the front windows have been in place since the 1960s.

Letter to Landmark Commission from architect.

LANDMARK COMMISSION MEMO GHAAZEE HOME REMODEL AND ADDITION

Our proposed remodel will bring the porch back to the front of the home, change all the windows, change the front door, replace the 1970s aluminum siding, add an attached garage with media room above. The addition will compatible with the existing structure and will added only to the old addition of the bedroom and bathroom at the rear of the home. The new addition will not impact the historical integrity of the original building of 1915.

There are a few details in the drawings that slightly deviate from Ordinance No. 24432:

- 4.1a. Protected Facades: We propose to add a door to the left side of the home, to access the backyard. The existing door to the backyard will be removed because of the new addition. The door to the backyard that's being removed is not apart of the original building.
- 4.1e. Brick: Painting the brick, we feel, is necessary to for aesthetics, since much of the existing brick does not completely match, due to the previous renovations and additions of the past, along with the planned new addition.
- 4.3. Siding: Currently, the siding on the existing structure is aluminum. We propose fiber cement siding (Hardie Plank).
- 5.7. Openings: We propose to add a door to the left side of the home, to access the backyard. The new door opening will not impact the front elevation.
- 9.8. Height of New Construction: The proposed addition does add two stories to the home and exceeds the height of the historic structure. However, the new addition will be compatible with the historic structure. Also, many of the homes in the neighborhood are two-story, some of which are additions to the original structure. We believe the two-story addition does take away from the historical attributes of the front elevation. We believe it will be enhanced.

Thank you for your time and consideration!

If there are any questions, concerns, and/or clarifications, please contact me at (214) 254-8383 or dbanks@intuitive-approach.com.

Sincerely

Darron Banks, Jr.
Intuitive Approach, LLC

Letter to Landmark Commission from architect.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 –

5.0 Windows and Doors

5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and materials to match the historic. Wood windows should be retained and repaired. Replacement windows should be wood. If wood windows are economically impossible, the Landmark Commission may consider other appropriate materials.

Request #2 –

4.0 Facades

4.3 Wood siding, trim, and detailing must be restored whenever practical. If wood siding is economically impossible, the Landmark Commission may consider other appropriate materials.

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET

DATE: **4/10/2018**
TIME: **4:00 pm**
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: David Ghaazee
Address: 3614 Meadow (Wheatley Place HD)
Date of CA/CD Request: 4/5/2018

RECOMMENDATION:

____ Approve _____Approve with conditions __Deny _____Deny without prejudice

Recommendation / comments/ basis:

① Motion to deny w/o prejudice the 2nd story of contributing structure. Ordinance 9.8 states (motion: Andrew Wallace)
that additions may not exceed height of contributing structure. (2nd: Patricia Williams)
② Approve porch + railing on front of structure. (motion: Andrew Wallace) (2nd: Patricia Williams)
③ Motion to approve front facing gable of ~~gable~~ structure. (motion: Patricia Williams) (2nd: Andrew Wallace)
④ Motion to approve vinyl all windows (motion: Patricia Williams) (2nd: Jay Taylor) (protest: Andrew Wallace)*
⑤ Motion to approve movement of door to left elevation (motion: Patricia Williams) (2nd: Jay Taylor)
⑥ Motion to approve front door w/ wood door (motion: Patricia Williams) (2nd: Jay Taylor)
⑦ Motion to approve aluminum siding replacement w/ Hardie board. (motion: Patricia Williams) (2nd: Jay Taylor)*
⑧ Motion to ~~deny~~ approve w/ condition of alternative color selection (motion: Jay Taylor) (2nd: Patricia Williams)
⑨ Motion to approve widening of driveway entrance and addition of driveway in rear of structure (motion: Jay Taylor) (2nd: Patricia Williams)
⑩ Motion to approve 8' wood fence w/ iron gate, (motion: Patricia Williams) (2nd: Jay Taylor)

Task force members present

___ Kathleen Lenihan	_X_ Jay Taylor
_X_ Patricia Williams	_X_ Andrew Wallace
_X_ Alonzo Harris	___

Ex Officio staff members Present ____ Marsha Prior _X_

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

Maker:
2nd:
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.

* (7) votes in favor Williams, Taylor, Harris. Opposed Wallace. - Wood siding is more historically appropriate.

(4) votes in favor Williams, Taylor, Harris Opposed Wallace - Vinyl windows are inappropriate. Wooden windows are what was originally there. 2 remaining original windows should remain.