

CITY OF DALLAS LANDMARK COMMISSION

Monday, March 5, 2018 AGENDA

BRIEFINGS: AGENDA	Dallas City Hall 1500 Marilla St., Room 5/E/S	10:30 A.M.	
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Chambers, 6 th 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 Proposed demolition delay overlays for Oak Cliff and East Dallas/Oak Lawn Mark Doty, Chief Planner
- 2. Briefing Process for Abating Urban Nuisances in Historic Districts Andrew Gilbert and Allen Griffin, City Attorney's Office

CONSENT ITEMS

1. 2557 ELM STREET (AKA 2551 ELM STREET)

Union Bankers Building, Knights of Pythias CE178-004(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 \$407,974 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: Epic Dallas Hotel, LP **Application filed:** January 4, 2018

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$407,974.00 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility with the condition the historic tax exemption only applies to the contributing structure completed in 1916 and not for any future non-contributing additions or new construction on the site.

2. 4800 ROSS AVE

Fannin Elementary School CA178-280(LC) Liz Casso

Request:

- 1. Remove non-historic metal canopies at south elevation of school.
- 2. Remove four windows from west elevation of 1990s rear addition and infill with brick.
- 3. Remove four windows from east elevation of 1990s rear addition and infill with brick.
- 4. Repave parking lot and walkways, including addition of new driveway approach at east elevation.
- 5. Install new landscaping.
- 6. Install new metal panels with signage on existing chiller enclosure.
- 7. Install new metal canopy at rear elevation.
- 8. Construct vestibule addition at rear entry on south elevation.
- 9. Construct gym addition at south elevation of 1990s rear addition.
- 10. Construct stairs and ramp and metal canopy at east elevation of 1990s rear addition.

Applicant: Sean Martin

Application Filed: February 1, 2018

Staff Recommendation:

- Remove non-historic metal canopies at south elevation of school. – Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Remove four windows from west elevation of 1990s rear addition and infill with brick. – Approve – Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Remove four windows from east elevation of 1990s rear addition and infill with brick. Approve Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4. Repave parking lot and walkways, including addition of new driveway approach at east elevation. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5. Install new landscaping. Approve Approve with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6. Install new metal panels with signage on existing

- chiller enclosure. Approve Approve with the finding the proposed work is consistent with preservation criteria Section 3.10 for building site and landscaping, Section 10.2 for signage, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 7. Install new metal canopy at rear elevation. Approve Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 8. Construct vestibule addition at rear entry on south elevation. Approve Approve with the finding the proposed work is consistent with preservation criteria Sections 9.2, 9.3, 9.4 and 9.6 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 9. Construct gym addition at south elevation of 1990s rear addition. Approve Approve with the finding the proposed work is consistent with preservation criteria Sections 9.2, 9.3, 9.4 and 9.6 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 10. Construct stairs and ramp and metal canopy at east elevation of 1990s rear addition. – Approve – Approve with the finding the proposed work is consistent with preservation criteria Sections 9.2, 9.3, 9.4 and 9.6 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Remove non-historic metal canopies at south elevation of school. Approve Approve as submitted.
- 2. Remove four windows from west elevation of 1990s rear addition and infill with brick. Approve as submitted. Approve Approve as submitted.
- 3. Remove four windows from east elevation of 1990s rear addition and infill with brick. Approve Approve as submitted.
- 4. Repave parking lot and walkways, including addition of new driveway approach at east elevation. Approve Approve as submitted.
- 5. Install new landscaping. Approve Approve as submitted.
- 6. Install new metal panels with signage on existing chiller enclosure. Approve Approve as submitted.
- 7. Install new metal canopy at rear elevation. Approve Approve as submitted.
- 8. Construct vestibule addition at rear entry on south elevation. Approve Approve as submitted.

- 9. Construct gym addition at south elevation of 1990s rear addition. Approve Approve as submitted.
- Construct stairs and ramp and metal canopy at east elevation of 1990s rear addition. - Approve -Approve as submitted.

Request:

Construct vestibule addition at recessed entry on west elevation facing into north patio.

<u>Applicant:</u> 1910 Beverage Service, LLC - Pamela Hudson

Application Filed: February 1, 2018

Staff Recommendation:

Construct vestibule addition at recessed entry on west elevation facing into north patio. – Approve – Approve the drawings dated 2/15/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Construct vestibule addition at recessed entry on west elevation facing into north patio. - Approve with conditions - Approved as submitted with condition that the walls be extended to the soffit.

Request:

Install flat attached sign on south elevation of new structure.

Applicant: Byrum Sign & Lighting, Inc. - Marie Byrum Application Filed: February 1, 2018

Staff Recommendation:

Install flat attached sign on south elevation of new structure. – Approve – Approve drawings dated 2/1/2018 with the finding the proposed work is consistent with preservation criteria Section 6 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install flat attached sign on south elevation of new structure. - Approve - Approve as submitted.

Request:

- 1. Remove original metal fire escape on north elevation.
- 2. Remove existing non-historic elevator shaft addition on north elevation.
- 3. Remove non-historic canopy on south elevation.
- 4. Remove non-historic addition on east elevation.
- 5. Modify original window openings on north.
- 6. Create new window and door openings west elevations.
- 7. Install new wood entry doors and transoms on south,

3. 1910 PACIFIC AVE

Harwood Historic District CA178-281(LC) Liz Casso

4. 1607 LYTE ST

Magnolia Station Historic District CA178-288(LC) Liz Casso

5. 2557 ELM ST (AKA 2551 ELM STREET)

Union Bankers Building, Knights of Pythias CA178-276(LC) Liz Casso

- east and north elevations.
- 8. Construct one-story kitchen addition on west elevation.
- 9. Construct seven-story hotel addition with one-story glass connector on north elevation.

Applicant: Rees Bowen

Application Filed: February 1, 2018

Staff Recommendation:

- 1. Remove original metal fire escape on north elevation. Approve Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Remove existing non-historic elevator shaft addition on north elevation. Approve Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Remove non-historic canopy on south elevation. Approve – Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4. Remove non-historic addition on east elevation. Approve Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5. Modify original window openings on north. Approve Approve drawings dated 2/12/18 with the finding that although the proposed work does not comply with Section 4 that states that any renovation of exposed elevations should restore all original openings, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
- Create new window and door openings west elevations. – Approve – Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 4 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 7. Install new wood entry doors and transoms on south, east and north elevations. Approve Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 4 for fenestration and openings, and meets the

- standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 8. Construct one-story kitchen addition on west elevation. Approve Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 2 for new construction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Construct seven-story hotel addition with one-story glass connector on north elevation. Approve Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 2 for new construction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Remove original metal fire escape on north elevation. Approve Approve as submitted.
- 2. Remove existing non-historic elevator shaft addition on north elevation. Approve Approve as submitted.
- 3. Remove non-historic canopy on south elevation. Approve Approve as submitted.
- 4. Remove non-historic addition on east elevation. Approve Approve as submitted.
- 5. Modify original window openings on north. Approve Approve as submitted.
- 6. Create new window and door openings west elevations. Approve Approve as submitted.
- 7. Install new wood entry doors and transoms on south, east and north elevations. Approve Approve as submitted.
- 8. Construct one-story kitchen addition on west elevation. Approve Approve as submitted.
- Construct seven-story hotel addition with one-story glass connector on north elevation. – Approve – Approve as submitted.

Request:

Install Texas Historical Commission subject marker at Continental D.A.R House.

<u>Applicant:</u> Jane Douglas Chapter - Linda Martin Nsdar <u>Application Filed:</u> February 1, 2018

Staff Recommendation:

Install Texas Historical Commission subject marker at Continental D.A.R House. Approve – Approve images dated 2/14/18 with the finding the proposed work is consistent with the criteria for monuments and plaques in the preservation criteria Section 3.14(d) and (e), and it meets the standards in City Code Section 51A-

6. 921 WASHINGTON ST

Fair Park Historic District CA178-274(MD) Mark Doty

7. 5701 TREMONT ST

Junius Heights Historic District CA178-284(MP) Marsha Prior 4.501(g)(6)(C)(i).

Task Force Recommendation:

Install Texas Historical Commission subject marker at Continental D.A.R House. – Approve.

Request:

- 1. Install 72" wood double doors with single lite, and paint. Brand: Glidden 30YY79/070 "Tusk Tusk." Work initiated without a Certificate of Appropriateness.
- Replace wood siding on rear elevation with #117 wood siding and paint. Brand: Valspar 5004-3C "Lyndhurst Jade." Work initiated without a Certificate of Appropriateness.
- Replace single exterior light with two lights on rear elevation. Work initiated without a Certificate of Appropriateness.

Applicant: Drew Simon

Application Filed: February 1, 2018

Staff Recommendation:

- Install 72" wood double doors with single lite, and paint. Brand: Glidden 30YY79/070 "Tusk Tusk." Work initiated without a Certificate of Appropriateness Approve with conditions Approve rear elevation sketch, door illustration, and paint specifications dated 2/14/18 with the condition that the door trim matches the style of trim used for rear windows with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- Replace wood siding on rear elevation with #117 wood siding and paint. Brand: Valspar 5004-3C "Lyndhurst Jade." Work initiated without a Certificate of Appropriateness Approve Approve work and paint specifications dated 2/14/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- Replace single exterior light with two lights on rear elevation. Work initiated without a Certificate of Appropriateness – Approve –Approve rear elevation sketch and light specifications dated 2/14/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

- 1. Install 72" wood double doors with single lite, and paint. Brand: Glidden 30YY79/070 "Tusk Tusk." Work initiated without a Certificate of Appropriateness. Approve Approve door as proposed with the understanding details will be sent to staff by 2/12/18.
- Replace wood siding on rear elevation with #117 wood siding and paint. Brand: Valspar 5004-3C "Lyndhurst Jade." Work initiated without a Certificate

- of Appropriateness. Approve as shown.
- 3. Replace single exterior light with two lights on rear elevation. Work initiated without a Certificate of Appropriateness. Approve Approve as shown.

8. 5533 VICTOR ST

Junius Heights Historic District CA178-285(MP) Marsha Prior

Request:

- 1. Construct rear addition.
- 2. Install two 6" Hardie boards on foundation skirting.
- 3. Install exterior lighting on rear elevation.
- 4. Stain fence. Brand: Miniwax "Special Walnut."
- 5. Install landscaping in front and left side yard flowerbeds.

Applicant: Matthew Baisch

Application Filed: February 1, 2018

Staff Recommendation:

- 1. Construct rear addition Approve with conditions Approve drawings dated 2/14/18 with the condition that a vertical trim board is constructed on each side of the new addition to differentiate between the existing and new with the finding the work is consistent with preservation criteria Sections 8.3(d), 8.5, 8.6, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Install two 6" Hardie boards on foundation skirting Approve with conditions Approve proposed work with the condition that the boards overlap and the flat side faces out with the finding that although the work does not comply with Section 4.1(b) which states that renovation of protected facades must employ materials similar to the historic material, it meets the criteria for Landmark Commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria, and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
- 3. Install exterior lighting on rear elevation Approve Approve illustration (Option C) dated 2/14/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4. Stain fence. Brand: Miniwax "Special Walnut" Approve Approve stain specifications dated 2/14/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5. Install landscaping in front and left side yard flowerbeds Approve Approve landscape plan dated 2/14/18 with the finding the work is consistent

with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Construct rear addition. Approve Approve as shown.
- Install two 6" Hardie boards on foundation skirting. –
 Approve with conditions – Approve with condition flat
 side is out.
- 3. Install exterior lighting on rear elevation. Approve Approve as shown (Option C).
- 4. Stain fence. Brand: Miniwax "Special Walnut." Approve Approve as shown.
- 5. Install landscaping in front and left side yard flowerbeds.— Approve with conditions Approve removal of hedges with a landscape plan approved by Staff and Commissioners.

9. 615 N MARSALIS AVE

Lake Cliff Historic District CA178-310(JKA) Jennifer Anderson

Request:

- 1. Replace front door and sidelights.
- 2. Install address medallion on front facade parapet.

<u>Applicant:</u> David Allen Montemayor <u>Application Filed:</u> February 1, 2018

Staff Recommendation:

- Replace front door and sidelights Approve Approve Options A and B dated 2-12-18 with the finding that the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Install address medallion on front facade parapet –
 Approve Approve specification dated 2-12-18 with
 the finding that the work meets the standards in City
 Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- Replace front door and sidelights. No quorum, comments only. Recommend revising door selection to be wood and full length glass that is appropriate to historic period of the main structure.
- 2. Install address medallion on front facade parapet. No quorum, comments only. Show overall dimensions of sign and the dimensions/course count of where it is to be located.

10. 6000 JUNIUS ST

Junius Heights Historic District CA178-283(MP) Marsha Prior

Request:

Install landscaping in side and front yard. Work completed without a Certificate of Appropriateness.

Applicant: Andre Savino

Application Filed: February 1, 2018

Staff Recommendation:

Install landscaping in side and front yard. Work

completed without a Certificate of Appropriateness – Approve – Approve completed landscape plan with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install landscaping in side and front yard. Work completed without a Certificate of Appropriateness. – Approve - Approve as shown.

Request:

- Install landscaping in front yard, side, and rear yards.
 Work initiated without a Certificate of Appropriateness.
- 2. Remove trees in rear yard.

<u>Applicant:</u> Precision Tree Service - Randall Wilkinson <u>Application Filed:</u> February 1, 2018

Staff Recommendation:

- Install landscaping in front yard, side, and rear yards.
 Work initiated without a Certificate of
 Appropriateness Approve Approve landscape
 plans and renderings dated 2/14/18 with the finding
 the work is consistent with preservation criteria
 Section 3.5(b) and meets the standards in City Code
 Section 51A-4.501(g)(6)(C)(i).
- Remove trees in rear yard Approve Approve photo dated 2/14/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- Install landscaping in front yard, side, and rear yards.
 Work initiated without a Certificate of Appropriateness. – Deny without prejudice – Deny without prejudice due to lack of information.
- 2. Remove trees in rear yard. Deny without prejudice Deny without prejudice due to lack of information.

Request:

- 1. Replace brick border from front yard walkway with grass.
- 2. Replace red brick border around front yard flower beds with grey or white stone.
- Install new plants in current front yard landscape bed.

Applicant: Robert Johnston

Application Filed: February 1, 2018

Staff Recommendation:

1. Replace brick border from front yard walkway with grass. – Approve – Approve with the finding that the proposed work meets the standards in City Code

11. 5536 TREMONT ST

Junius Heights Historic District CA178-304(MP) Marsha Prior

12. 5023 VICTOR ST

Munger Place Historic District CA178-279(MLP) Melissa Parent

- Section 51A-4.501(g)(6)(C)(i).
- 2. Replace red brick border around front yard flower beds with grey or white stone. Approve Approve specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Install new plants in current front yard landscape bed. – Approve – Approve landscape plans and images dated 2/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Replace brick border from front yard walkway with grass. Approve Approve as submitted.
- Replace red brick border around front yard flower beds with grey or white stone. – Approve - Approve as submitted. Comment: the red brick seems more in keeping with the color pallet of the house however.
- 3. Install new plants in current front yard landscape bed. Approve Approve as submitted.

Request:

- 1. Replace front door.
- 2. Replace eight windows on the northeast and southwest elevations.
- 3. Remove and reconstruct front porch and balcony.

Applicant: Rob Little

Application Filed: February 1, 2018

Staff Recommendation:

- Replace front door. Approve Approve specification dated 02/13/2018 with the finding that the proposed work is consistent with the criteria for windows and doors in preservation criteria Section 51P-97.111(c)(1)(S)(vii), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Replace eight windows on the northeast and southwest elevations. Approve Approve images dated 2/13/18 with the finding that the proposed work is consistent with the criteria for windows and doors in preservation criteria Section 51P-97.111(c)(1)(S)(vii)(bb), 51P-97.111(c)(1)(S)(vii)(cc), and 51P-97.111(c)(1)(S)(vii)(dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Remove and reconstruct front porch and balcony. Approve Approve drawings dated 2/13/18 with the finding the proposed work is consistent with the criteria for front entrances and porches in preservation criteria Sections 51P-97.111(c)(1)(N)(i), 51P-97.111(c)(1)(N)(iii), and 51P-97.111(c)(1)(N)(v),

13. 5209 WORTH ST

Munger Place Historic District CA178-302(MLP) Melissa Parent

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

Task Force Recommendation:

- 1. Replace front door. Approve Approve as submitted.
- Replace eight windows on the Northeast and Southwest elevations. – Approve – Approve as submitted. Suggest verification that windows will be wood.
- 3. Remove and reconstruct front porch and balcony. Approve Approve as submitted.

14. 615 N CARROLL AVE

Peak's Suburban Addition Neighborhood Historic District CA178-287(MLP)

Melissa Parent

Request:

- 1. Install 8'-0" wood fence along southeast edge of property.
- 2. Install landscaping along southeast edge of property from fence to street.
- 3. Replace chain link fence with 8'-0" wrought iron fence and gate.

Applicant: Julio Davila

Application Filed: February 1, 2018

Staff Recommendation:

- 1. Install 8'-0" wood fence along southeast edge of property Approve Approve site plan and image dated 2/13/2018 with the finding that the proposed work is consistent with the criteria for fences in preservation criteria Section 2.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Install landscaping along southeast edge of property from fence to street Approve site plan dated 2/13/2018 with the finding that the proposed work is consistent with the criteria for landscaping in preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Replace chain link fence with 8'-0" wrought iron fence and gate – Approve - Approve site plan and image dated 2/13/2018 with the finding that the proposed work is consistent with the criteria for fences in preservation criteria Section 2.11 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

 Install 8'-0" wood fence along southeast edge of property. – Approve with conditions – Approve fence to 5'-0" back from corner of house, portion of fence facing street shall be 70% open. House is next to tire shop and needs privacy from noisy/busy business. Recommend landscaping from fence to street for

privacy.

- 2. Install landscaping along southeast edge of property from fence to street. Approve.
- 3. Replace chain link fence with 8'-0" wrought iron fence and gate. Approve.

15. 4300 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District CA178-305(MLP)

Melissa Parent

Request:

- 1. Install one security camera at front entrance and two at rear of main structure.
- 2. Install security code boxes at front and rear entrances. Work completed without Certificate of Appropriateness.
- 3. Install pole-mounted security code entry box near rear parking lot gate. Work completed without Certificate of Appropriateness.
- 4. Install 4'-0" wood fencing to screen A/C units on rear and side facades.
- 5. Attach wood fencing to interior of existing steelpicket fencing.

Applicant: David Malekan

Application Filed: February 1, 2018

Staff Recommendation:

- 1. Install one security camera at front entrance and two at rear of main structure Approve Approve site plan and specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Install security code boxes at front and rear entrances. Work completed without Certificate of Appropriateness - Approve - Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Install pole-mounted security code entry box near rear parking lot gate. Work completed without Certificate of Appropriateness Approve Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(q)(6)(C)(i).
- 4. Install 4'-0" wood fencing to screen A/C units on rear and side facades Approve Approve site plan dated 02/13/2018 with the finding the proposed work is consistent with the criteria for screening and fences in preservation criteria Sections 2.7 and 2.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Attach wood fencing to interior of existing steelpicket fencing – Approve – Approve with the finding the proposed work is consistent with the criteria for fences in preservation criteria Sections 2.7 and 2.9 and it meets the standards in City Code Section

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

Task Force Recommendation:

- 1. Install one security camera at front entrance and two at rear of main structure. - Approve with conditions -Cameras to be installed on wood, not masonry
- 2. Install security code boxes at front and rear entrances. Work completed without Certificate of Appropriateness. - Approve with conditions - Install so as not to obscure important architectural elements; if in masonry, install through mortar joints
- 3. Install pole-mounted security code entry box near rear parking lot gate. Work completed without Certificate of Appropriateness. – Approve.
- 4. Install 4'-0" wood fencing to screen A/C units on rear and side facades. - Approve - fence being used to screen A/C units and not as a side yard fence
- 5. Attach wood fencing to interior of existing steelpicket fencing. – Approve.

16. 4304 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District 1. Install six security cameras to front and rear of main CA178-306(MLP) Melissa Parent

Request:

- 2. Install security code box at front and rear entrances. Work completed without Certificate Appropriateness.
- 3. Install 4'-0" wood board-on-board fencing to screen AC units at rear and side facades.

Applicant: David Malekan

Application Filed: February 1, 2018

Staff Recommendation:

- 1. Install six security cameras to front and rear of main structure - Approve. - Approve site plan and specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Install security code box at front and rear entrances. completed Certificate Work without Appropriateness - Approve. - Approve site plan dated 02/13/2018 with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Install 4'-0" wood board-on-board fencing to screen AC units at rear and side facades - Approve - The proposed work is consistent with the criteria for fences in preservation criteria Sections 2.7 and 2.9, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

1. Install six security cameras to front and rear of main structure. - Approve with conditions - Cameras to be

- installed on wood, not masonry
- 2. Install security code box at front and rear entrances. completed without Work Certificate Appropriateness. – Approve with conditions - Install so as not to obscure important architectural elements, if in masonry, install through mortar joints.
- 3. Install 4'-0" wood board-on-board fencing to screen AC units at rear and side facades. – Approve.

17. 4310 JUNIUS ST

Peak's Suburban Addition Neighborhood Historic District 1. Install seven security cameras to front and rear of CA178-307(MLP)

Melissa Parent

Request:

- main structure.
- 2. Install security code boxes at front and rear entrances.
- 3. Install 4'-0" wood board-on-board fence to screen AC units on side and rear facade.
- 4. Install 5'-0" wood fence at east side facade.

Applicant: David Malekan

Application Filed: February 1, 2018

Staff Recommendation:

- 1. Install seven security cameras to front and rear of main structure - Approve. - Approve site plan and specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Install security code boxes at front and rear entrances - Approval. - Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Install 4'-0" wood board-on-board fence to screen AC units on side and rear façade - Approve -Approve site plan dated 02/13/2018 with the finding the proposed work is consistent with the criteria for screening and fences in preservation criteria Sections 2.7 and 2.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4. Install 5'-0" wood fence at east side facade -Approve – Approve site plan dated 02/13/2018 with the finding the proposed work is consistent with the criteria for screening and fences in preservation criteria Sections 2.7, 2.9, 2.13 and 2.14, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Install seven security cameras to front and rear of main structure. - Approve with conditions - Cameras to be installed on wood, not masonry
- 2. Install security code boxes at front and rear entrances. - Approve with conditions - Install so as not to obscure important architectural elements; if in

masonry, install through mortar joints.

- 3. Install 4'-0" wood board-on-board fence to screen AC units on side and rear facade. Approve.
- 4. Install 5'-0" wood fence at east side facade. Approve.

18. 6333 BRYAN PKWY

Swiss Avenue Historic District CA178-278(MLP) Melissa Parent

19.5007 SWISS AVE

Swiss Avenue Historic District CA178-303(MLP) Melissa Parent

20, 211 N ROSEMONT AVE

Winnetka Heights Historic District CA178-317(JKA) Jennifer Anderson

Request:

Construct two-story detached accessory structure.

Applicant: David Morr

Application Filed: February 1, 2018

Staff Recommendation:

Construct two-story detached accessory structure. – Approve – Approve drawings dated 02/13/2018 with the finding the proposed work is consistent with the criteria for accessory buildings in preservation criteria Sections 51P-63.116(1)(A)(i) and 51P-63.116(1)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct two-story detached accessory structure. – Approve – Approve as submitted.

Request:

Replace exterior brick cladding on addition with stucco.

Applicant: Rebecca Browning

Application Filed: February 1, 2018

Staff Recommendation:

Replace exterior brick cladding on addition with stucco – Approve – Approve drawings dated 2/13/2018 with the finding the proposed work is consistent with the criteria for façade materials in preservation criteria Section 51P-63.116(1)(J)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace exterior brick cladding on addition with stucco.

– Approve – Approve as submitted. Stucco is an approved material.

Request:

Construct rear addition.

Applicant: Isaac Martinez

Application Filed: February 1, 2018

Staff Recommendation:

Construct rear addition – Approve - Approve plans dated 2-12-18 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standard in City Code Section 51A-4.501(q)(6)(C)(i).

Task Force Recommendation:

Construct rear addition. - No quorum, comments only. If

using another window, provide specifications. Provide lot coverage information on site plan.

21. 332 S ROSEMONT AVE

Winnetka Heights Historic District CA178-312(JKA)
Jennifer Anderson

22. 319 N WILLOMET AVE

Winnetka Heights Historic District CA178-311(JKA) Jennifer Anderson

Request:

- Paint main structure. Brand: Sherwin Williams. Body: SW6255 "Morning Fog;" Trim: SW6231 "Rock Candy;" SW6257 "Gibralter."
- 2. Install Timberline composition shingles in color "Charcoal."

Applicant: Raven Lisa Patrick

Application Filed: February 1, 2018

Staff Recommendation:

- 1. Paint main structure. Brand: Sherwin Williams. Body: SW6255 "Morning Fog;" Trim: SW6231 "Rock Candy;" SW6257 "Gibralter" Approve Approve paint specifications dated 2-12-18 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).
- Install Timberline composition shingles in color "Charcoal" – Approve – Approve specifications dated 2-12-18 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:

- Paint main structure. Brand: Sherwin Williams. Body: SW6255 "Morning Fog;" Trim: SW6231 "Rock Candy;" SW6257 "Gibralter." – No quorum, comments only. Recommend using light color on columns in lieu of dark color as submitted. Supportive of paint color scheme.
- Install Timberline composition shingles in color "Charcoal." – No quorum, comments only. Supportive.

Request:

Install cedar pergola in rear yard. Work completed without a Certificate of Appropriateness.

Applicant: George Baehr

Application Filed: February 1, 2018

Staff Recommendation:

Install cedar pergola in rear yard. Work completed without a Certificate of Appropriateness – Approve with conditions – Approve site plan and image dated 2-12-18 with the condition that the beams above the roofline are removed with finding that the work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-

4.501(g)(6)(C)(i).

Task Force Recommendation:

Install cedar pergola in rear yard. Work completed without a Certificate of Appropriateness. – No quorum, comments only. Recommend / consider painting the wood trellis to match the house trim (off white).

23. 311 N WINNETKA AVE

Winnetka Heights Historic District CA178-316(JKA)
Jennifer Anderson

COURTESY REVIEW ITEMS:

1. 3809 GRAND AVE

Fair Park Historic District CR178-007(MD) Mark Doty

Request:

Replace two rear doors.

Applicant: Alexandra Newman

Application Filed: February 1, 2018

Staff Recommendation:

Replace two rear doors – Approve – Approve specifications dated 2-12-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace two rear doors. – No quorum, comments only. Recommend approval as submitted.

Request:

Courtesy Review - Install 311 removable security bollards and 311 bollard sleeves at numerous locations around Fair Park.

<u>Applicant:</u> City of Dallas Parks & Recreation - Fair Park - Dee Ann Hirsch

Application Filed: February 1, 2018

Staff Recommendation:

Courtesy Review - Install 311 removable security bollards and 311 bollard sleeves at numerous locations around Fair Park. - Approve conceptually with the condition that final plans and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Install 311 removable security bollards and 311 bollard sleeves at numerous locations around Fair Park. – Create overlays illustrating proposed bollard locations with current parking and vehicular and pedestrian routes in master plan. Identify any conflicts with master plan. Illustrate sample setups during 1) large event 2) medium event 3) small event.

DISCUSSION ITEMS:

1. 1409 S LAMAR ST

Sears Complex-Buildings Historic District CA178-286(LC) Liz Casso

2. 1933 ELM ST

Harwood Historic District, Majestic Theatre CA178-277(LC) Liz Casso

Request:

Construct a trash compactor enclosure addition at northeast elevation.

Applicant: Norman Alston

Application Filed: February 1, 2018

Staff Recommendation:

Construct a trash compactor enclosure addition at northeast elevation. – 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 11.1 which states that new construction is prohibited in the no-build zone, Section 11.13 which states that dumpsters must be located to the west of the main contributing structure and must be screened, and Section 17.3 which states that horizontal additions are permitted only in areas shown on Exhibit B, which is the southwest (rear) elevation and a portion of the southeast elevation.

Task Force Recommendation:

Construct a trash compactor enclosure addition at northeast elevation. - Deny without prejudice. - Criteria requires dumpsters to be placed on west side of building.

Request:

- 1. Replace 70 windows on the second and third floors on all elevations of the structure.
- 2. Replace paired entry doors and transom on east elevation.

Applicant: Charyl McAfee-Duncan
Application Filed: February 1, 2018

- Staff Recommendation:
- Replace 70 windows on the second and third floors on all elevations of the structure. Approve with conditions Approve with the condition that the windows on the east, north and west elevations be four-over-four to match the original windows, with the finding the proposed work is consistent with preservation criteria Sections 3.2(a) and 3.2(c) for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- Replace paired entry doors and transom on east elevation. – Approve – Approve the drawings dated 2/21/18 with the finding the proposed work meets the standards in City Code Section 51A-

4.501(g)(6)(C)(i).

Task Force Recommendation:

- Replace 70 windows on the second and third floors on all elevations of the structure. – Deny without prejudice - Deny without prejudice due to lack of information to require replacement.
- Replace paired entry doors and transom on east elevation. – Deny without prejudice - Deny without prejudice due to lack of information to require replacement and the proposed door design is not compatible with the district.

Request:

Paint brick on main structure. Brand: Behr HDC-CT-03 "Candlewick." Work completed without a Certificate of Appropriateness.

Applicant: Kelly Slaven

Application Filed: February 1, 2018

Staff Recommendation:

Paint brick on main structure. Brand: Behr HDC-CT-03 "Candlewick." Work completed without a Certificate of Appropriateness – Deny – The completed 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 4.1(e) which states that brick on protected facades may not be painted.

Task Force Recommendation:

Paint brick on main structure. Brand: Behr HDC-CT-03 "Candlewick." Work completed without a Certificate of Appropriateness. — Deny without prejudice — Deny without prejudice per the ordinance.

Request:

Replace 11 aluminum windows with vinyl windows.

Applicant: Stanley Nabors

Application Filed: February 1, 2018

Staff Recommendation:

Replace 11 aluminum windows with vinyl windows — Deny without prejudice — The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) since the applicant did not meet the burden of proof required to justify the work since elevation drawings showing the proposed window sizes were not received.

Task Force Recommendation:

Replace 11 aluminum windows with vinyl windows. – No quorum, comments only. Two front windows to be resized, provide all dimensions. Provide wood windows at front facade and front 50% of the side facade. Recommend no vinyl windows.

3. 717 LIPSCOMB AVE

Junius Heights Historic District CA178-282(MP) Marsha Prior

4. 216 E 6TH ST

Lake Cliff Historic District CA178-314(JKA) Jennifer Anderson

5. 4722 GASTON AVE

Peak's Suburban Addition Neighborhood Historic District 1. Replace roof ridge cap with copper ridge cap. CA178-289(MLP) Melissa Parent

Request:

- 2. Paint decorative roof cresting and finials. Brand: Sculpt Nouveau. Color: Metallic Copper B coating.
- 3. Replace existing front facade dormer vent with copper dormer vent.
- 4. Install 0'-6" half-round gutters and downspouts on front facade.

Applicant: Liz Gibson

Application Filed: February 1, 2018

Staff Recommendation:

- 1. Replace roof ridge cap with copper ridge cap -Approve with conditions - Approve drawings and specifications dated 02/13/2018 with the condition the existing ridge cap profile is maintained with the finding the proposed work is consistent with the criteria for roofs in preservation criteria Section 3.17, and it meets the standards in City Code Section 51A-4.501(a)(6)(C)(i).
- 2. Paint decorative roof cresting and finials. Brand: Sculpt Nouveau. Color: Metallic Copper B coating -Approve - Approve paint specification dated 02/13/2018 with the finding the proposed work meets standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3. Replace existing front facade dormer vent with copper dormer vent - Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with Secretary of the Interiors Standard number three, preservation criteria 3.16 and City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
- 4. Install 0'-6" half-round gutters and downspouts on front façade - Approve - Approve drawings and specifications dated 02/13/2018 with the finding the proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Replace roof ridge cap with copper ridge cap. -Approve - Attempts to match existing profile if possible
- 2. Paint decorative roof cresting and finials. Brand: Sculpt Nouveau. Color: Metallic Copper B coating. -Approve.

- Replace existing front facade dormer vent with copper dormer vent. – Deny without prejudice -Provide precedent for metal louvers
- 4. Install 0'-6" half-round gutters and downspouts on front facade. Approve as noted on plans.

6. 2534 SOUTH BLVD

South Blvd/Park Row Historic District CA178-308(MP)
Marsha Prior

Request:

- 1. Install 3-lite transom above front door. Work initiated without a Certificate of Appropriateness.
- 2. Install 6-lite French door on left-side porch. Work completed without a Certificate of Appropriateness.
- 3. Install 24 6/1 wood windows and three 4/1 wood windows on lower level. Work completed without a Certificate of Appropriateness.
- 4. Install two 6/1 wood windows and one fixed 4-lite window on upper level. Work initiated without a Certificate of Appropriateness.
- 5. Construct addition on rear side of main structure. Work initiated without a Certificate of Appropriateness.
- 6. Install doorbell camera by front door.
- 7. Install lighting at front and back doors.
- 8. Install six dome security cameras. Work completed without a Certificate of Appropriateness.

Applicant: Jason Brown

Application Filed: February 1, 2018

Staff Recommendation:

- Install 3-lite transom above front door. 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 it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
- Install 6-lite French door on left-side porch. 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).
- 3. Install 24 6/1 wood windows and three 4/1 wood windows on lower level. Work completed without a Certificate of Appropriateness Approve Approve completed work with the finding the work is consistent with preservation criteria Section 3(b)(5)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 4. Install two 6/1 wood windows and one fixed 4-lite window on upper level. Work initiated without a Certificate of Appropriateness Approve Approve completed work with the finding the work is consistent with preservation criteria Section 3(b)(5)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5. Construct addition on rear side of main structure. Work initiated without a Certificate of Appropriateness Approve Approve drawings dated 2/14/18 with the finding the work is consistent with preservation criteria Sections 3(b)(5)(C) and 3(b)(6)(A) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 6. Install doorbell camera by front door Deny without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501 (g)(6)(C)(i) because mounting the doorbell onto brick would have an adverse effect on the architectural features of the structure.
- 7. Install lighting at front and back doors Deny without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because mounting the lights onto brick would have an adverse effect on the architectural features of the structure.
- Install six dome security cameras. Work completed without a Certificate of Appropriateness Approve Approve elevation drawings and illustration dated 2/14/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1. Install 3-lite transom above front door. Work initiated without a Certificate of Appropriateness. Approve Approve as submitted. Brown recused.
- 2. Install 6-lite French door on left-side porch. Work completed without a Certificate of Appropriateness. - Approve Approve as submitted. Brown recused.
- 3. Install 24 6/1 wood windows and three 4/1 wood windows on lower level. Work completed without a Certificate of Appropriateness. Approve Approve as submitted. Brown recused.
- 4. Install two 6/1 wood windows and one fixed 4-lite window on upper level. Work initiated without a Certificate of Appropriateness. Approve Approve as submitted. Brown recused.
- Construct addition on rear side of main structure. Work initiated without a Certificate of Appropriateness. – Approve - Approve as submitted. Brown recused.

- 6. Install doorbell camera by front door. Approve Approve as submitted. Brown recused.
- 7. Install lighting at front and back doors. Approve Approve as submitted. Brown recused.
- 8. Install six dome security cameras. Work completed without a Certificate of Appropriateness. Approve Approve as submitted. Brown recused.

7. 426 S CLINTON AVE

Winnetka Heights Historic District CA178-313(JKA) Jennifer Anderson

Request:

- 1. Remove windows #1-2 on south side facade and infill with 117 siding to match the existing siding.
- 2. Remove window #5 on the north side facade and infill with 117 siding to match existing.
- 3. Remove windows #3-4 on rear facade and infill with 117 siding to match the existing siding.

Applicant: Chris Turner

Application Filed: February 1, 2018

Staff Recommendation:

- Remove windows #1-2 on south side facade and infill with 117 siding to match the existing siding – Approve – Approve drawings dated 2-12-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2. Remove window #5 on the north side facade and infill with 117 siding to match existing Deny without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure since the windows appear to be original and because Staff is not supportive of the removal of windows from the side facades.
- 3. Remove windows #3-4 on rear facade and infill with 117 siding to match the existing siding Approve Approve drawings dated 2-12-18 with the finding that the work meets the standards in City Code Section 51A-4.501(q)(6)(C)(i).

Task Force Recommendation:

- Remove windows #1-2 on south side facade and infill with 117 siding to match the existing siding. – No quorum, comments only. Not supportive of design as submitted. Recommend keeping windows. Provide existing drawing.
- Remove window #5 on the north side facade and infill with 117 siding to match existing. – None – Not reviewed by Task Force.
- Remove windows #3-4 on rear facade and infill with 117 siding to match the existing siding. – No quorum, comments only. Not supportive of design as submitted. Recommend relocating walk-in closet

between bedroom 1 & 2. Recommend keeping windows. Provide existing drawing.

8. 1227 W DAVIS ST

Winnetka Heights Historic District CA178-309(JKA) Jennifer Anderson

9. 316 S WINNETKA AVE

Winnetka Heights Historic District CA178-315(JKA) Jennifer Anderson

Request:

Install mural on west side facade. Work completed without a Certificate of Appropriateness.

Applicant: Manuel Tellez

Application Filed: February 1, 2018

Staff Recommendation:

Install mural on west side 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)(i) because it would have an adverse effect on the architectural features of the structure and the historic overlay district since murals are not typical in the district and it does not reflect historic paint colors or style.

Task Force Recommendation:

Install mural on west side facade. Work completed without a Certificate of Appropriateness. – No quorum, comments only. Recommend repaint to restore colors of the area of the storefront to appropriate colors. Recommend to allow contemporary cultural mural at back of the house from end of the storefront corner of the building along N. Clinton Ave.

Request:

Install 18 solar panels on roof.

Applicant: Lee Hewett

Application Filed: February 1, 2018

Staff Recommendation:

Install 18 solar panels on roof – 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)(14)(E)(bb) stating that solar panels are only permitted in the rear inside quadrant of the roof of a main building on a corner lot.

Task Force Recommendation:

Install 18 solar panels on roof. – No quorum, comments only. Omit all solar panels except for rear inner quadrant. Please revise drawings.

OTHER BUSINESS ITEMS:

Approval of Minutes from February 5, 2018.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, March 21, 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:

- 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]
- 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]



LANDMARK COMMISSION

3/5/2018

FILE NUMBER: CE178-004(MD) PLANNER: Mark Doty

LOCATION: 2557 Elm Street DATE FILED: 1/4/2018

COUNCIL DISTRICT: 2 DISTRICT: Knights of Pythias

SIZE OF REQUEST: 43,929 MAPSCO: 45-M

APPLICANT: Epic Dallas Hotel, LP

OWNER: EPIC DALLAS HOTEL LP

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100% of land and improvements for a period of 10 years and approval of \$407,974.00 in expenditures spent on rehabilitation within the three years prior to the CE approval.

SUMMARY: Westdale Properties and Epic Dallas is currently renovating and restoring 2557 Elm Street, formerly the Knights of Pythias Building, to become a boutique hotel and restaurant space. Construction is planned to be finished near June 2020.

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):	\$148,040
Land Value:	\$1,180,800
Required Expenditures:	\$111,030
Estimated Expenditures:	\$6,896,084
Estimated Total Exemption:	\$103,703

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 0.7804%. 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 started rehabilitation on the property, which includes: asbestos abatement and non-original exterior paint removal. 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 3/5/2021, 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 and approval of \$407,974.00 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility with the condition the historic tax exemption only applies to the contributing structure completed in 1916 and not for any future non-contributing additions or new construction on the site.



Historic Preservation Tax Incentive Program

Step 1 Application to the Landmark Commission

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

Address: 2557 Elm Street & 2598 Pacific Avenue

Applicant: Epic Dallas Hotel, LP

Contact info: Ihoffmann@winstead.com; tmann@winstead.com



Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information	
Property Address: 2557 Elm Street & 2598 Pa	acific Avenue
Legal description: Lot	Block See attached Exhibit A
Provide a metes and bounds attachment if no lo	ot and block can be determined.
Building name (if applicable): Knights of Pythi	as/Pittman Hotel
Historic district or pending historic district: Hist	oric Overlay District No. 46 (Knights of Pythias Building)
Year the historic structure was built: 1916	
Is this a contributing structure? Yes	
Owner Information	
Please list all of the property owner(s): Epic D	allas Hotel, LP
Mailing address: c/o Dennis M. Trimarchi, Wes	tdale Real Estate Investment & Management
City, state and zip code: 3100 Monticello Ave.,	Suite 100, Dallas, TX 75205
Phone number: 972-201-3455	Fax number:
Email: Dennis.Trimarchi@westdale.com	
Applicant Information (if different Applicant name: Laura Hoffmann & Tommy Ma	from the property owner) nn, Winstead PC (On Behalf of the Property Owner)
Mailing address: 2728 N. Harwood Street, Suite	500
City, state and zip code: Dallas, Texas 75201	
Phone number: 214-745-5693; 214-745-5724	Fax number:214-745-5390
Email:lhoffmann@winstead.com; tmann@win	
Rehabilitation Information	
Estimated Rehabilitation Investment: \$6,896,08	4.00
Current Use: Vacant; Former Union Bankers Off	ice Proposed Use: Hotel
For any exterior work, has a Certificate of Appro Yes, Please see attached Exhibit B for CA appro	
if not, when will the application for a CA be cons The CA application for the remainder of the worl	sidered? k is expected to be submitted in March or April 2018.
Projected Construction Time and Estimated Date Expected to commence June 1, 2018 and be co	
distoris Toy Evenentian Duranta Charles to the	

Lien Holder Information (if applicable)
Primary mortgage company:N/A
Contact person:
Correspondence address:
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: 1/5/2018
Improvement Value:_\$148,040
Land Value: \$1,393,200 (\$1,180,800 + 212,400)
Has the Property Received Any Previous Tax Relief? If so, Please Explain: No
Is this in a TIF District? Yes, Deep Ellum TIF
** 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: 136,000 (including the addition)
Retail Square Footage: 5,163 square feet
Office Square Footage: N/A
Residential Square Footage: N/A
Number of Jobs Created: 125 estimated

Type of Exemption that is being applied for:

Chrony		. Jype	Required Expanditures (Sof postable value of status only)	(කාලපාල (කුලේපා ලේ (කුල් යාල් ජොස්වාල)	િ પારા ી ગા	Renewable (feyide eyardibiras ealy)
Urban Historic Districts Includes all properties located within the Urban historic	V	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

(ELETTIN)	CANT	Regulical Expanditures	Amount	Duction	Renewalle (Osseb expendiums only)
Revitalizing Historic Districts Includes properties located in: Junius Heights Lakecliff Peak's Suburban South Bivd. / Park Row Winnetka Heights	Based on Rehab	25%	100%	10 years	Yes

Cityon	STAN.	Required Expanditures	Amounts	මයදුලා	Rancuallo (fague expandicies only)
Endangered Historic Districts 10 th Street Wheatley Place	Based on Rehab	25%	100%	10 years	Yes

City	UNIX3	Regified Expanditues	Amount	Duction	Carraido Argo) Enviração (Viro
Citywide Includes properties located in: Munger Place State Thomas	Based on Rehab	50%	Added Value	10 years	Yes
Swiss Avenue All properties not located within the Urban, Endangered or Revitalizing historic districts	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes

Eligible Costs		<u>Total E</u> <u>Co</u>	ligible sts	<u>E</u>	ligible Costs Incurred	_	Eligible Costs Remaining
Architectural & Engineering		\$	318,318	\$	57,970	\$	260,348
Carpentry		\$	76,923		**************************************	\$	76,923
Demolition			396,303			\$	396,303
Demolition - Remediation	9		443,000	\$	413,599	\$	29,401
Electrical	Ş		280,911	- 61		\$	280,911
Elevators	Ş		149,325			\$	449,325
Exterior Doors	Ş		125,642			\$	125,642
Exterior treatments			•			\$,
Façade	Ç	1,!	586,992			\$	1,586,992
Flooring		3.50				\$	-//
Foundation	\$	5 3	323,105				323,105
Gutter			•			\$	-
Heating & Cooling						\$ \$ \$	_
Interior (permanent)			-			\$	-
Mechanical	ELIG EXP 127, 5 280, 5	> (B	LE				n -
Painting (ext & int)	0	115	1			\$	223,687
Porch	BKI	97	ヒン			\$,
Plumbing	127, 5	573				Ś	_
Rehab contributing structure	280,	401				\$	_
Roofting		#4	07,97	14		\$	343,586
Security & Fire Protection			•			\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	-
Sheetrocking	\$		72,444			\$	72,444
Siding						Ś	-
Structural Walls						\$	_
Structural Ceilings	\$	7	76,204			Ś	776,204
Termite						\$	-
Windows	\$	1,4	21,644			\$	1,421,644
Other Landmark Comm. Necessary i			58,000	\$	35,071	\$	22,929
TOTAL Eligible Costs	\$		96,084	\$	506,640	\$	6,389,445

Other Costs	<u>Tot</u>	al Other Costs	Other Costs Incurred		Other Costs Remaining	
Land	\$	5,576,208	\$ 5,488,537	\$	87,671	
Non-Eligible Hard Costs	\$	40,630,673	\$ 	\$	40,630,673	
Non-Eligible Soft Costs	\$	9,265,270	\$ 760,634	\$	8,504,636	
FFE, OSE, IT, POB	\$	10,227,006	\$ -	\$	10,227,006	
Financing	\$	1,978,750	\$ 	\$	1,978,750	
TOTAL Other Costs	\$	67,677,907	\$ 6,249,171	\$	61,428,736	
Total Project Costs	\$	74,573,991	\$ 6,755,811	\$	67,818,180	

DATE:10/20/2017 CK#:148 TOTAL:\$63,786.50** BANK:Epic Dallas Hotel, LP(ephotbk) PAYEE:DTech Services(dteser00)

 ${\bf Property}_{\gamma} \ {\bf Account}$

ephot

9405

Invoice - Date

8166) - 08/28/2017

Description

Asbestos/Lead Consulting, Abatem

Amount

63,786.50

63,786.50

18

DTECH SERVICES INC

624 SIX FLAGS DRIVE SUITE #242 ARLINGTON, TX 76011

Tel: 817-695-6519 Fax: 817-385-0965

Invoice

Date	Invoice #
8/28/2017	8166

Bili To	···································
Westdale Asset Management 3100 Monticello Ave., Suite 600 Dallas, TX 75205 Attn: Rees Bowen	

Site Info	
Union Bank Building 2551 Elm Street Dallas, Texas Project 101516-01	

P.O. No.	Terms	Rep
	Due on receipt	JC

Quantity	Description	Rate	Amount
	Asbestos and lead Consulting, Abatement, and Project Management Request for Partial Payment (50 % of work completed)	127,573.00 -63,786.50	127,573.00 -63,786.50
ork is currently 70%	complete	Total	\$63,786.50

9/19/17

SP1455 # 9401

DATE:10/26/2017 CK#:154 TOTAL:\$63,786.50** BANK:Epic Dallas Hotel, LP(ephotbk) PAYEE:DTech Services(dteser00)

Property Account

Invoice - Date

Description

Amount

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ephot

9406

8187 - 09/26/2017

Asbestos/Lead Consulting, Abatem-

63,786.50

63,786.50

21

DTECH SERVICES INC

624 SIX FLAGS DRIVE SUITE #242 ARLINGTON, TX 76011

Tel: 817-695-6519 Fax: 817-385-0965

Invoice

Date	Invoice#	
9/26/2017	81,87	

Bill To	
Westdale Asset Management 3100 Monticello Avc., Suite 600 Dallas, TX 75205 Attn: Rees Bowen	

Site info	
Union Bank Building 2551 Elm Street	
Dallas, Texas Project 101516-01	
	į

Rep

			Due on receipt	JC	
Quantily	Description			Rate	Amount
	Asbestos and Lead Consulting, Abateme 50% Previously Involved. Involve Nur	nt and project Ma		127,573.00 -63,786,50	Amount 127,573.00 -63,786.50
•		·····	Tota		\$63,786,50

P.O. No.

Terms

DATE:12/07/2017 CK#:163 TOTAL:\$280,401.00* BANK:Epic Dallas Hotel, LP(ephotbk) PAYEE:Mid-Continental Restoration Co., Inc. (midres00)

Property Account

Invoice - Date

Description

Amount

ephot

9717

52459-01 - 11/27/2017

Paint stripping of exterior maso

280,401.00

280,401.00

25

PH# 620-223-3700 FAX # 620-223-9185



REMIT TO THE FOLLOWING **ADDRESS**

401 E HUDSON STREET FORT SCOTT KS 66701

INVOICE

INVOICE DATE

11/27/2017

INVOICE#

52459-01

JOB#

54-17-52459

Westdale Real Estate Development & Investments 3100 Monticello Ave Dallas, TX 75205

Attn: Rees Bowen

Emailed to: rees.bowen@westdale.com

Emaned to, rees.bowen@westdale.com			
	CHARGES	TAXES	BALANCE
Paint Stripping of Exterior Masonry Union Bankers Building 2551 Elm St Dallas, TX 75226			
Work completed per attached schedule of values: Labor & general conditions Materials	\$ 260,916.00 \$ 18,000.00	\$ 1,485.00	\$ 260,916.00 \$ 19,485.00
AMOUNT DUE UPON RECEIPT			\$ 280,401.00

PLEASE RETURN 1 COPY OF THIS INVOICE WITH YOUR REMITTANCE

THANK YOU

IF PAYMENT IS NOT RECEIVED IN A TIMELY MANNER, INTEREST SHALL ACCRUE AT THE RATE OF 1.5% PER MONTH FROM DATE OF COMPLETION.

Oklahoma City, OK Parkston, SD Fort Worth, TX

401 E. Hudson Street

Fort Scott, KS 66701 www.midcontinental.com

(620) 223-3700

Fax (620) 223-5052

Statement of Understanding

THE STATE OF	Texas	§
		§
COUNTY OF Da	llas	ş

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: Epic Dallas Hotel, LP, a Texas limited partnership
Owner's Signature:
This instrument was acknowledged before me on
by (print name of owner) Joseph G. Beard
RHONDA BAIRD MY COMMISSION EXPIRES February 17, 2019
Notary Stamp Here Notary Signature



Commercial Account #00000106189200400

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

Location (Current 2018)

Address: 2557 ELM ST Market Area: 0 Mapsco: 45-M (DALLAS)

DCAD Property Map

View Photo

2017 Appraisal Notice

Electronic Documents (ENS)



Print Homestead Exemption Form

Owner (Current 2018)

EPIC DALLAS HOTEL LP 3100 MONTICELLO AVE 600 DALLAS, TEXAS 752053439

Multi-Owner (Current 2018)

 	(
Owner Name	Ownership %
EPIC DALLAS HOTEL LP	100%

Legal Desc (Current 2018)

- 1: GOODS
- 2: BLK 280 PT LTS 11-13
- 3: ACS 0.9035 CALC
- 4: INT201700027379 DD01012017 CO-DC
- 5: 0280 000 00104 1DA0280 000

Deed Transfer Date: 1/30/2017

Value

2017 Certified Value	s
Improvement Land Market Value	+ \$1,180,800
Tax Agent: ANDREWS K E & CO	
Revaluation Year:	2017
Previous Revaluation Year:	2016

Improvements (Current 2018)

#	Desc: OFFICE BUILDING Total	Area: 43,929 sqft	Year Built: 1920	
1	Construction	Depreciation	Appraisal Method	
	Construction: B-REINFORCED CONCRETE FRAME	Physical: 80% Functional: + 0%	INCOME	
	Foundation (Area): CONCRETE BEAM (8,786 sqft)	<u>External:</u> + <u>0%</u> Total: = 80%		

Net Lease Area: 60,249 sqft # Stories: 5 # Units: 1 Basement (Area): UNASSIGNED Heat: CENTRAL HEAT A/C: CENTRAL A/C	Quality: LOW CO Condition: POOR	DST
Desc: OFFICE BUILDING	Total Area: 16,320 sqft	Year Built: 1912
Construction	Depreciation	Appraisal Method
Construction: B-REINFORCED CONCRETE FRAME CONCRETE SLAB (8.1)	Physical: 809 Functional: + 09 	%
1/	Total: = 80°	
Net Lease Area: 0 sqft # Stories: 2 # Units: 1	Quality: LOW CO Condition: POOR	ST
Basement (Area): UNASSIGNED Heat: UNASSIGNED		
	# Units: 1 Basement (Area): UNASSIGNED Heat: CENTRAL HEAT A/C: CENTRAL A/C Desc: OFFICE BUILDING Construction Construction: B-REINFORCED CONCRETE FRAME CONCRETE SLAB (8,16) Net Lease Area: 0 sqft # Stories: 2 # Units: 1 Basement (Area): UNASSIGNED	# Stories: 5 # Units: 1 Basement (Area): UNASSIGNED Heat: CENTRAL HEAT A/C: CENTRAL A/C Desc: OFFICE BUILDING

Land (2017 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL IMPROVEMENTS	CENTRAL AREA DISTRICT 1	0	0	39,360.0000 SQUARE FEET	STANDARD	\$30.00	0%	\$1,180,800	

^{*} All Exemption information reflects 2017 Certified Values. *

Exemptions (2017 Certified Values) No Exemptions

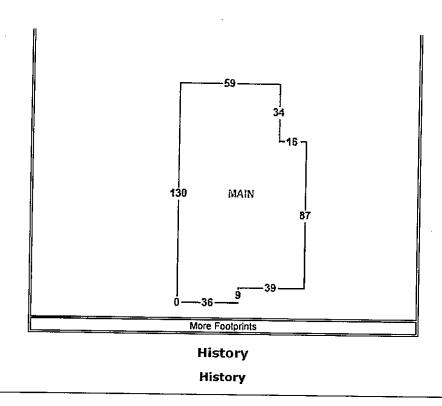
Estimated Taxes (2017 Certified Values)

	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	\$1,328,840	\$1,328,840	\$1,328,840	\$1,328,840	\$1,328,840	\$0
Estimated Taxes	\$10,370.27	\$17,036.86	\$3,363.29	\$1,650.92	\$3,712.78	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$36,134.12

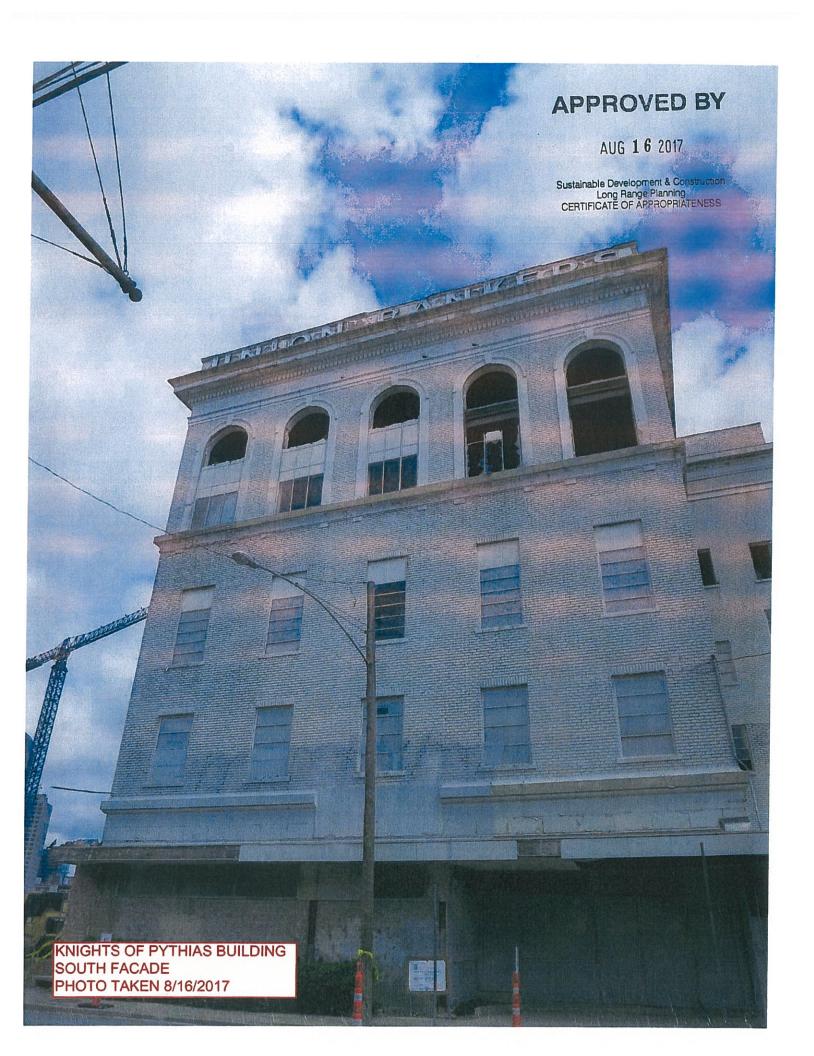
DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. 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**

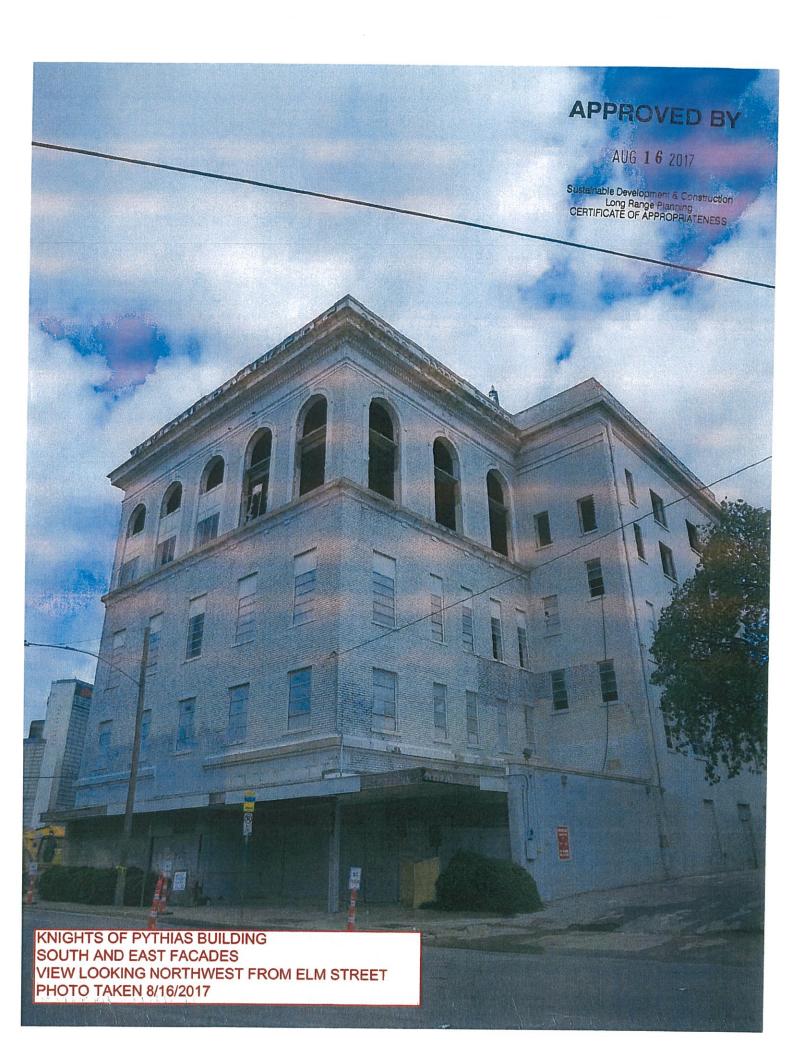
The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your 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 TaxEstimator to assist you.

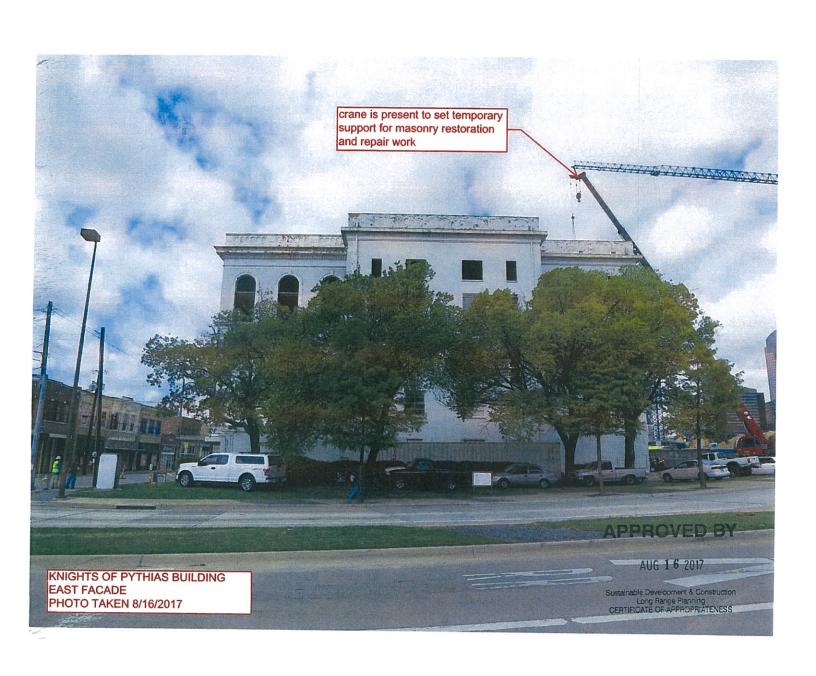
,	Building Footprint (Current 2018)	



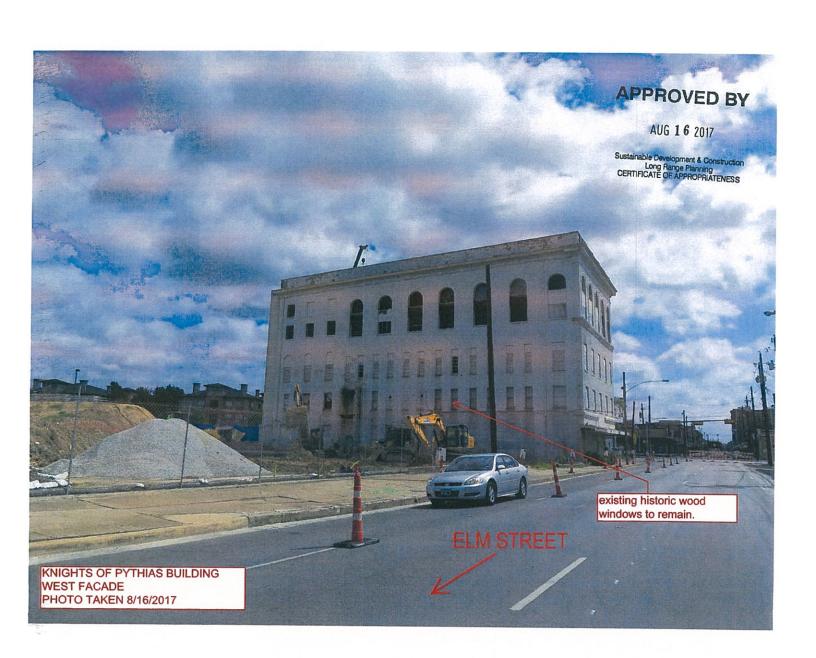
© 2017 Dallas Central Appraisal District. All Rights Reserved.







crane is present to set temporary support for masonry restoration and repair work APPROVED BY AUG 1 6 2017 Sustainable Davelopment & Construction
Long Range Planning
CERTIFICATE OF APPROPRIATENESS KNIGHTS OF PYTHIAS BUILDING NORTH FACADE PHOTO TAKEN 8/16/2017



Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant:Rees Bowen	Building Inspection: Please see signed drawings before issuing permit: Yes No Planner's Initials
PROPOSED WORK: (REPAIR/MAINTENANCE/IMPROVEMENT Please describe your proposed work simply and accurately. Attach extra sheets a material as requested in the submittal criteria checklist. _X_1. Paint removal and cleaning of existing exterior masonry as sugger of Interior Rehabilitation Standards and Accepted Guidelines. _X_2. Repair, re-tuck and point masonry in deteriorated condition.Profile existing mortor. Existing brick to be cleaned & re-used where remo	ested within Dept. es to match val is required.
Signature of Applicant: Date:06/14/2017 Rees Bowen, Westdale Properties Date: Date:	rrent Planning CH MONTH, 12:00 Can consider the ing documentation 1. You may also
applications cannot be reviewed and will be returned to you for more information. You a 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 Landm decision. You are encouraged to attend the Landmark Commission hearing the first Monday 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the 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.	ark Commission's of each month at e history of past
APPROVED WITH CONDITIONS. Please release the building permit in accordance with 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	ζ.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-280(LC) LOCATION: 4800 Ross Avenue STRUCTURE: Contributing COUNCIL DISTRICT: 2

ZONING: PD No. 289

PLANNER: Liz Casso

DATE FILED: February 1, 2018
DISTRICT: Fannin Elementary (H-77)

MAPSCO: 46-A

CENSUS TRACT: 0015.03

APPLICANT: Sean Martin

REPRESENTATIVE: None

OWNER: Dallas Independent School District

REQUEST:

- 1) Remove non-historic metal canopies at south elevation of school.
- 2) Remove four windows from west elevation of 1990s rear addition and infill with brick.
- 3) Remove four windows from east elevation of 1990s rear addition and infill with brick.
- 4) Repave parking lot and walkways, including addition of new driveway approach at east elevation.
- 5) Install new landscaping.
- 6) Install new metal panels with signage on existing chiller enclosure.
- 7) Install new metal canopy at rear elevation.
- 8) Construct vestibule addition at rear entry on south elevation.
- 9) Construct gym addition at south elevation of 1990s rear addition.
- 10) Construct stairs and ramp and metal canopy at east elevation of 1990s rear addition.

BACKGROUND / HISTORY:

6/5/2006 – Landmark Commission approved the installation of new aluminum windows on the non-protected façade (CA056-309(JA)).

3/7/2011 – Landmark Commission approved construction of a dumpster enclosure, construction of ramps, installation of new accessible parking, and installation of playground equipment (CA101-123(LC)).

ANALYSIS:

The applicant is requesting to make improvements to Fannin Elementary School, primarily at the rear of the historic school. This school has a one-story addition at the

south (rear) and east side elevations that was constructed in 1978. There is also a twostory addition that included a gym that was constructed at the south (rear) elevation in 1990. It should be noted that the main entrance into the school is at the south elevation off of the 1978 addition. The doors at the front elevation of the school are used as emergency exit doors only.

Request #1 – Removal of non-historic metal canopies

There are two sets of metal canopies at the south elevation. These will be removed to make way for the proposed vestibule and gym additions.

Request #2 & #3 – Removal of Windows on 1990s Rear Addition

The gym that was constructed in 1990 is an elementary school size gym, which doesn't meet the needs of the current students of the school, which are 9th through 12th grade. With the construction of the proposed new gym addition, the old gym will be repurposed. There are eight large windows at the top of the gym wall, four on the west elevation and four on the east elevation, that will be removed and infilled with brick to match the existing.

Request #4 – Parking Lot Improvements

The existing parking lot behind the school only has one entrance off of San Jacinto Street. Currently both parents and school buses drop off and pick up students along North Prairie Avenue, at the west side of the school. The applicant is requesting to repave the rear parking lot and make improvements, including the addition of another entry into the parking lot off of North Fitzhugh Avenue, at the east side of the property. The new parking lot configuration would allow parents to loop into the parking lot for drop off and pick, alleviating the congestion and safety issues of using North Prairie Avenue with the school buses. The improvements to the parking lot also include new sidewalk paving in front of the school entrance on the south elevation that will extend down and around the proposed gym addition.

Request #5 – New Landscaping

The applicant is proposing to remove several trees from the site, predominately along west side of the property. The two Live Oak trees at the front elevation will not be removed. The existing oak trees at the west elevation are located directly adjacent to the school. Some of the trees are about seven feet away from the building, other are as close as four feet. They have grown up against the school, which has caused some maintenance issues with the exterior of the building. The applicant also indicated that the trees were in poor health, most likely due to the fact that they have been limbed up many times to get over the top of the building. They will be replaced with Crepe Myrtles. The Crepe Myrtles will be maintained at a smaller height than the existing.

The new landscaping will also include new foundation plantings along the north (front) and west elevation of the school. New shade/canopy trees will be planted at the rear of the property and in the parking lot.

Request #6 – Chiller Enclosure Improvements

Directly adjacent to the south elevation entry, which is also the main entry into the school, is a chiller enclosure. The enclosure consists of expanded metal. The applicant

is requesting to apply a new skin to the existing enclosure. The new skin consists of perforated metal. Signage for the school will be installed on the enclosure. It will consist of the schools name and logo. The school name will be made out of flat cut metal letters that will be stud mounted on a black painted steel channel that will be attached to the enclosure wall. The logo will be flat cut aluminum in a dark bronze finish that will be pin mounted to the enclosure wall.

Request #7 & #8 – New Metal Canopy and Vestibule Addition

The purpose of the vestibule addition is to enhance the main entrance into the school. It will be constructed off the 1978 addition. The entry will use brick to match the existing 1990s addition to the structure. It will include a new metal canopy that will extend to the west wing of the school, where the existing 1990s gym is located.

Request #9 – Gym Addition

The proposed gym addition will be constructed off the south (rear) elevation of the 1990s gym addition. The design of the proposed gym will match the 1990s gym, but will be larger to accommodate the student's needs. The exterior will be clad in brick to match the 1990s additions. The windows will also match the existing gym windows as well. The addition includes on exterior door at the south (rear) elevation, which will be a hollow metal door.

Request #10 - New Stairs, Ramp and Metal Canopy at East Elevation of 1990s Addition

At the east elevation of the 1990s gym addition, and between the proposed new addition and the two-story portion of the 1990s addition, will be new concrete stairs and ramp, covered by a metal canopy. The metal canopy at the proposed vestibule addition will connect to the canopy over this space. The stairs and ramp will lead to an existing exterior door on the east elevation of the gym.

After the Task Force meeting, the applicant submitted updated elevation drawings and renderings of the proposed additions and chiller enclosure.

STAFF RECOMMENDATION:

- 1) Remove non-historic metal canopies at south elevation of school. Approve Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove four windows from west elevation of 1990s rear addition and infill with brick. Approve Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove four windows from east elevation of 1990s rear addition and infill with brick. Approve Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Repave parking lot and walkways, including addition of new driveway approach at east elevation. Approve Approve with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 5) Install new landscaping. Approve Approve with the finding the proposed work is consistent with preservation criteria Section 3.3 for building site and landscaping, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Install new metal panels with signage on existing chiller enclosure. Approve Approve with the finding the proposed work is consistent with preservation criteria Section 3.10 for building site and landscaping, Section 10.2 for signage, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 7) Install new metal canopy at rear elevation. Approve Approve with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 8) Construct vestibule addition at entry on south elevation. Approve Approve with the finding the proposed work is consistent with preservation criteria Sections 9.2, 9.3, 9.4 and 9.6 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 9) Construct gym addition at south elevation of 1990s rear addition. Approve Approve with the finding the proposed work is consistent with preservation criteria Sections 9.2, 9.3, 9.4 and 9.6 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 10) Construct stairs and ramp and metal canopy at east elevation of 1990s rear addition. Approve Approve with the finding the proposed work is consistent with preservation criteria Sections 9.2, 9.3, 9.4 and 9.6 for new construction and additions, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Remove non-historic metal canopies at south elevation of school. Approve Approve as submitted.
- 2) Remove four windows from west elevation of 1990s rear addition and infill with brick. Approve Approve as submitted.
- 3) Remove four windows from east elevation of 1990s rear addition and infill with brick. Approve Approve as submitted.
- 4) Repave parking lot and walkways, including addition of new driveway approach at east elevation. Approve Approve as submitted.
- 5) Install new landscaping. Approve Approve as submitted.
- 6) Install new metal panels with signage on existing chiller enclosure. Approve Approve as submitted.
- 7) Install new metal canopy at rear elevation. Approve Approve as submitted.
- 8) Construct vestibule addition at rear entry on south elevation. Approve Approve as submitted.
- 9) Construct gym addition at south elevation of 1990s rear addition. Approve Approve as submitted.
- 10) Construct stairs and ramp and metal canopy at east elevation of 1990s rear addition. Approve Approve as submitted.

RECEIVED BY

FEB 0 1 2018

Current Planning

	280 (4C) Use Only
Name of Applicant: SEAN A. MAPTIN: Malling Address: 350 A. ST. PAUL ST. City, State and Zip Code: Dallas, Tr. 75281 Daytime Phone: 214 964 6599 Fax: Relationship of Applicant to Owner: ARCUITELT.	Building Inspection: Please see signed drawings before issuing permit:
PROPERTY ADDRESS: 4800 Pass ANE Historic District: Beyon Aless Special purpose District:	Yes No Historic Planner's Initials:
PROPOSED WORK: Please describe your proposed work simply and accurately. DO NOT write "see extra sheets if necessary and supplemental material as requested in the submittal critical critical extra sheets."	teria checklist.
ADD NEW 6,200 S.F. MARSONDY CLAD GLYMANASHUM TO 1990 ADDITION WI	WE.
TETRILE AND TETRACE EXISTING ASPIRET PARENGLOT WITH NEW COM	a peaking Lot
ATT LEADING COOK HETTOT, CHORAGE STANDARD CHEAT COOK	TATAL
PERMINE AND POPLACE EXISTING FLAT ROOFS WITH NEW BUILT-UP FO	AT ROOF
REPONT, CAULE SEAL EXTERNOL MARMEY JOINTS CAULE BOL, RE	PAINT EXIST WE
Signature of Applicant: Date: 1/20/2018	WINDOWS.
Signature of Owner: Date: L.3L18	
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EACH NOON, (see official calendar for exceptions), before the Dallas Landmark Commission approval of any change affecting the exterior of any building. This form along with any support must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201	can consider the
Please use the enclosed criteria checklist as a guide to completing the applications cannot be reviewed and will be returned to you for more information. You a contact a Preservation Planner at 214/670-4209 to make sure your application is complete.	otlan Incomplete
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmedecision. You are encouraged to attend the Landmark Commission hearing the first Monday 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.	of each month at
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 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 January 20, 2017

Mr. David Cossum, Director
Sustainable Development and Construction
Dall as City Hall
1500 Marilla Street
Dallas, Texas 75201

RE: Dallas Independent School District - 2015 Bond Program

DALLAS ISD BOND PROGRAM Dear Mr. Cossum:

The undersigned hereby authorizes MASTERPLAN to represent the undersigned in all matters regarding zoning changes, platting, permitting and abandonments for the Dallas Independent School District for the 2015 Bond Program,

By;

Tim Strucel

Executive Director of Construction Services, Dallas Independent School District

3801 Herschel Avenue Dallas, Texas 75219 972 925 7200 Phone

Before me, the undersigned authority, on this day personally appeared Tim Strucely, Executive Director of Construction Services of the Dallas Independent School District, known to me to be the person whose name is subscribed to this letter, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said school district.

Given under my hand and seal of office on this 20th day of January, 2017.

Notary Public, State of Texas

Irma DeLeon Commission Expires 05-26-2017

My commission expires 5-26-2012

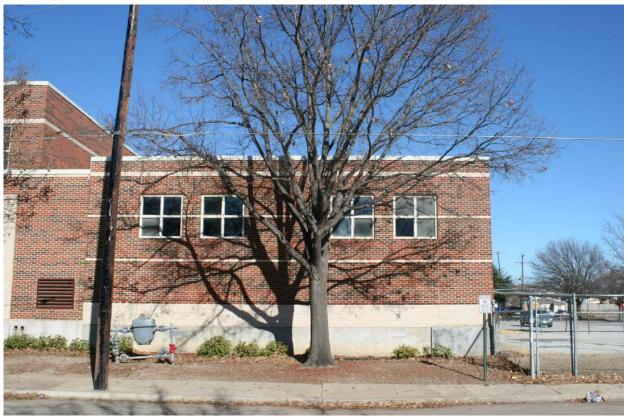
Dallas Independent School District



Site Aerial



Existing North (Front) Elevation



Existing West Elevation of 1990 Addition



Existing East Elevation of 1990 Addition



Existing South (Rear) Elevation of 1990 Addition



Existing South (Rear) Elevation of 1978 Addition

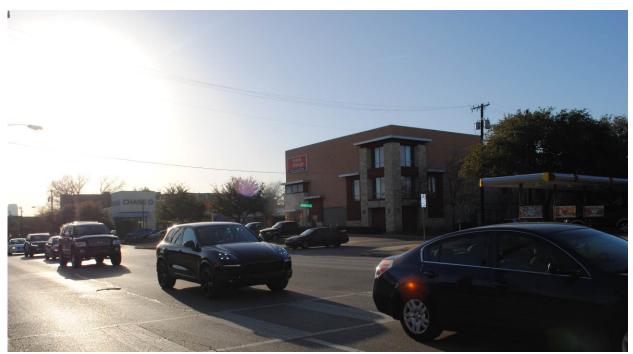
Note: The main entrance to the school is throught the metal canopy above. The entrances on Ross Avenue are not used as main entries.



Streetscape - Facing Southeast from Ross Avenue



Streetscape – Facing Southwest from Ross Avenue



Streetscape – Facing Northwest from Ross Avenue (across street)



Streetscape – Facing Northeast from Ross Avenue (across street)



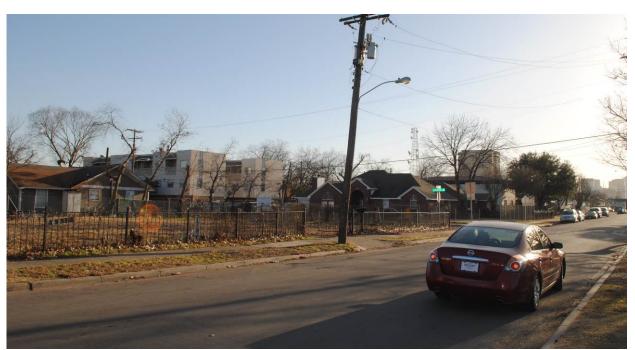
Streetscape – Facing Northwest from San Jacinto Street



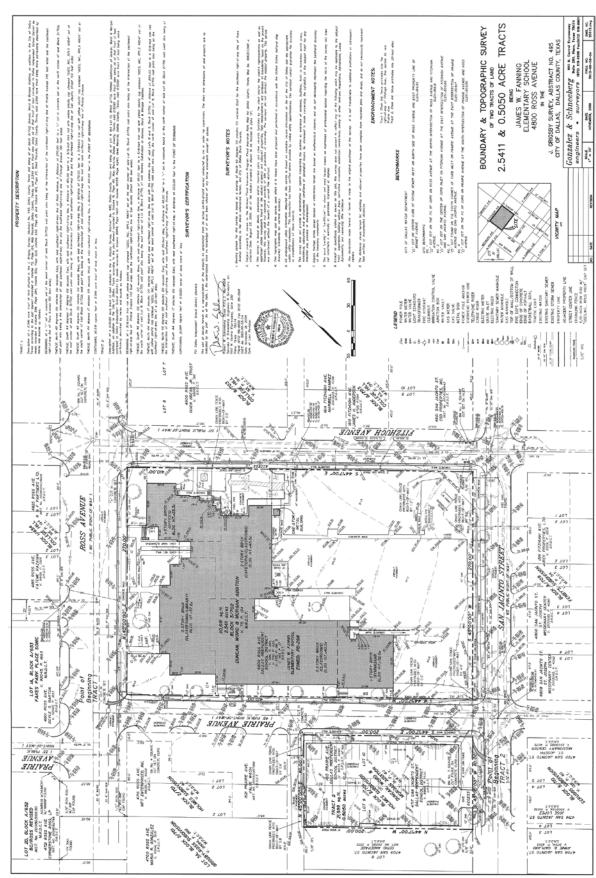
Streetscape – Facing Northeast from San Jacinto Street



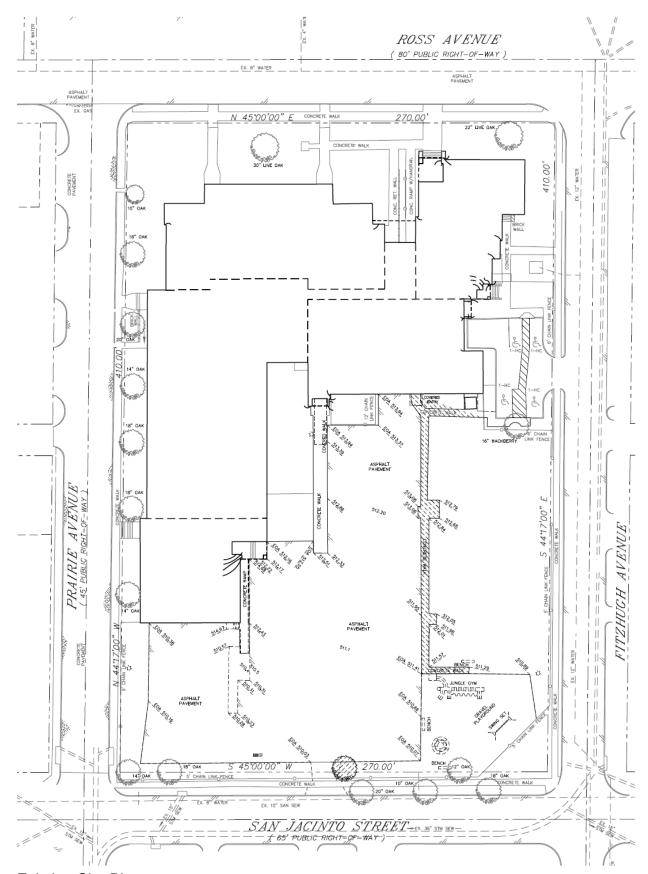
Streetscape – Facing Southeast from San Jacinto Street (across street to the south)



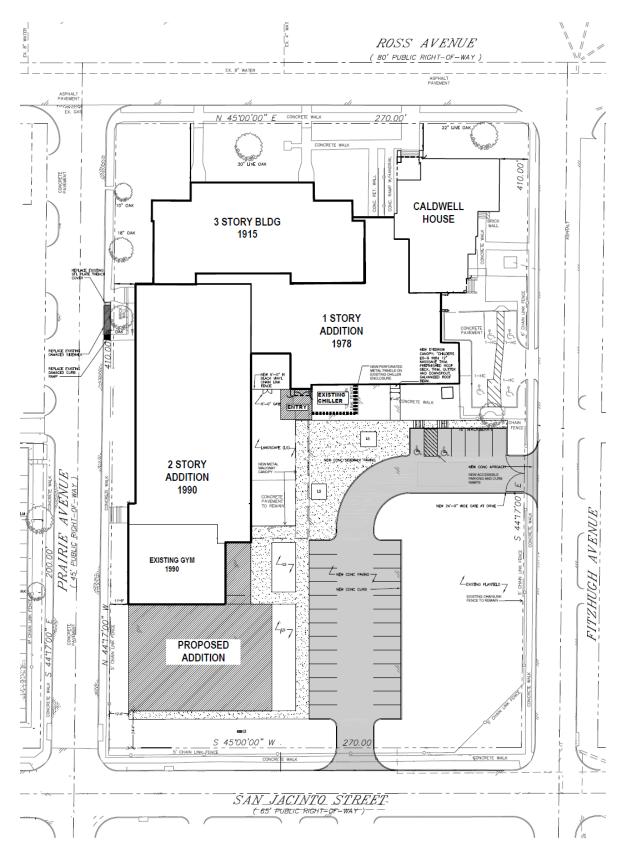
Streetscape – Facing Southwest from San Jacinto Street (across street to the south)



Site Survey



Existing Site Plan







Request #1 – Existing Metal Canopy to be Removed



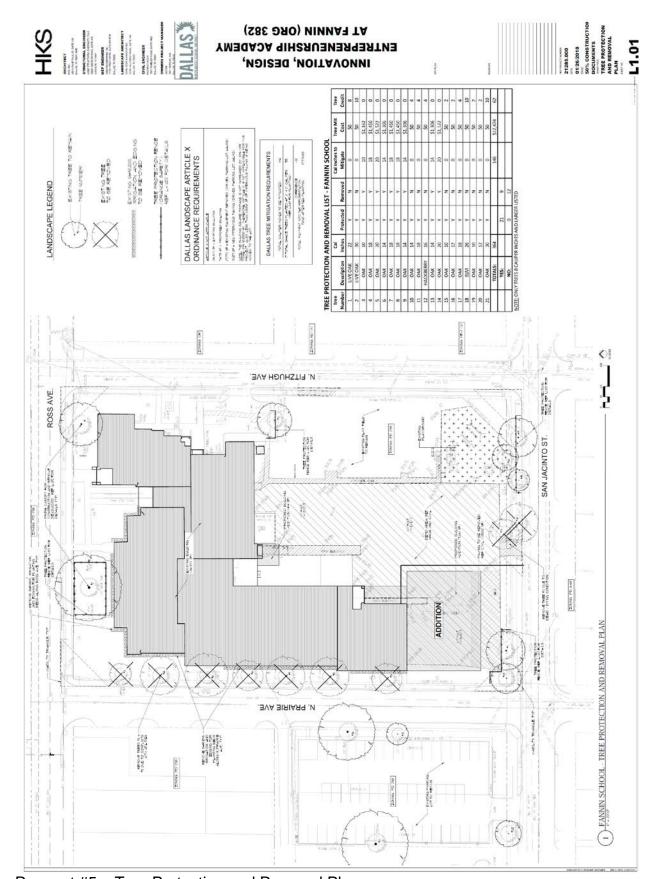
Request #1 – Existing Metal Canopy to be Removed



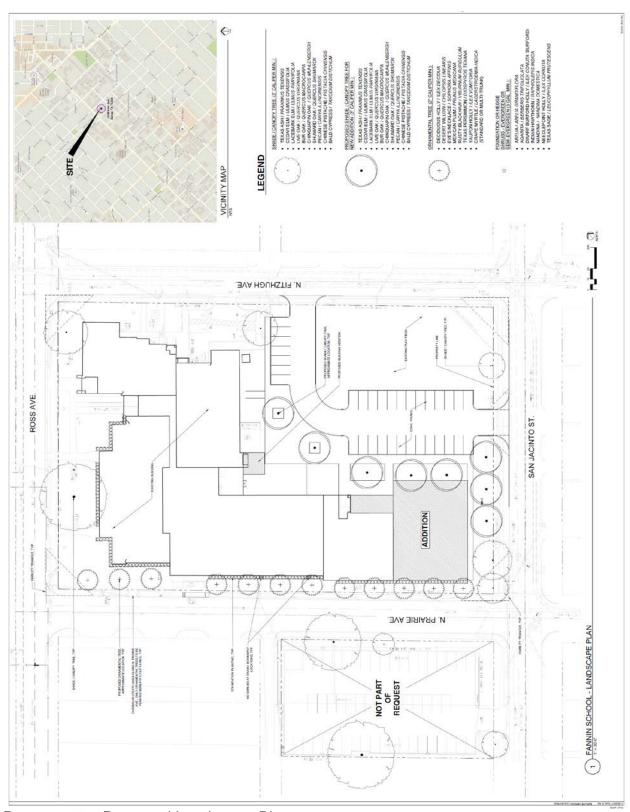
Request #2 – Windows to be bricked in on Existing West Elevation of 1990s Addition



Request #3 – Windows to be bricked in on Existing East Elevation of 1990s Addition



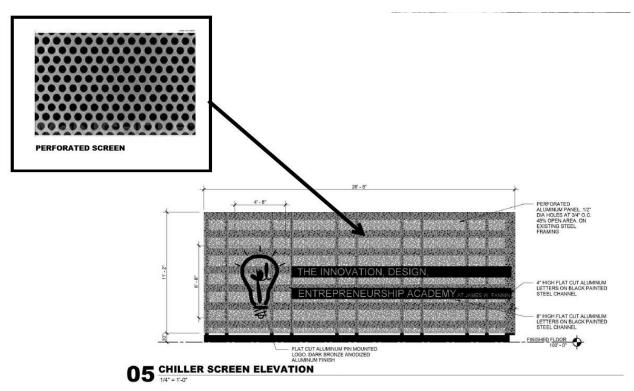
Request #5 - Tree Protection and Removal Plan



Request #5 – Proposed Landscape Plan



Request #6 – Existing Chiller Enclosure



Request #6 – Proposed Alterations to Chiller Enclosure Skin

McNICHOLS since 1952

McNICHOLS® Quality Round Perforated, .125 Gauge Aluminum, 1/2" Round on 11/16" Staggered, 48.0000" x 120.0000"

Visit us online at http://www.mcnichols.com

Order Now: 1-877-884-4653 or email sales@mcnichols.com



Item Specifications:

Item Number: 1712611241 Product Line: Perforated Product Type: Round Hole Weight: 0.93 #/SF Class: Round Hole Trade Name: McNICHOLS® Major Material: Aluminum Minor Material: Type 3003-H14 Gauge (Thickness): .125 Hole Size : 0.5000 0.6875 Hole Centers:

Hole Centers : 0.6875
Hole Pattern : Staggered
Surface Finish : Mill
Percent Open Area : 48
Width : 48.0000
Length (Span for Grating) : 120.0000
SKU Type : Sheet

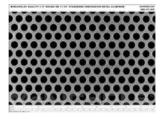
Margins Parallel to Width:

Min Safe Both Ends

Margins Parallel to Length:

Min Safe Both Sides

Straight Rows Parallel To:LengthEnd Pattern:UnfinishedHS Item Number:1712611241



Accessories:

U Edging

Options:

Angle Cutting Straight line cutting to produce an angle other than 90 degrees

Annealing Heating and slowly cooling to reduce the brittleness of a material.

Anodizing The process of coating aluminum electrolytically, resulting in a thin film of aluminum oxide of

extreme hardness. Can be processed either clear or in colors.

Bending The bending of material in a flat state by along a straight line to a defined angle.

Bolt Holes The punching or drilling of holes at specific locations in material in order to provide a means to

bolt the material in place.

Circle Cutting Shearing or sawing material in a circular path to a specified dimension.

Cleaning Perforated An internal service that can be provided by McNichols Operations where the excess lubricant is

http://www.mcnichols.com/jsp/template/item/includes/itemDetailPrint.jsp

1/3

Request #6 - Proposed Chiller Enclosure Panel Specifications

2/15/2018 Item Specs: 1712611241

wiped off of the perforated sheet with cloths. This is not degreasing, which is a service

provided by an external supplier.

Coating A material applied as a covering to another material such as vinyl coating applied to steel.

Coiling A relatively long, continuous piece of material rolled to form a coil.

Collared Holes Holes punched in such a way so as to create a ring of material that protrudes from the surface

of the sheet, forming a solid ring or "collar" around the hole.

Corrugating The process of creating a pattern of ridges and grooves on a flat surface.

Cut to Size This describes the option of cutting a standard size into pieces of specified size with typically

90 degree corners. Used to describe this process regardless of what tool or machine is used to

do the cutting.

De-Burring The process of brushing or polishing material to remove the sharp edges that are present as

as result of punching, slitting, shearing or otherwise cutting the material

Degreasing Removal of oil or lubricant from an item through the use of a detergent or chemical process

Drawings Required Drawings required to confirm material specifications, sizes or to aid in erection of the finished

materials

Electro-galvanizing The process of electrolytically applying a thin coating of zinc to a base material. The result is a

much thinner zinc coating than hot dip galvanizing.

Embossing A technique for altering the surface of a sheet to make a raised design.

Flame Cutting A cutting process using a oxygen and acetylene mixture which, when propelled through a

torch and ignited, produces a controlled flame. Used for cutting carbon steel and most metal

alloys

Heat Treating A process where solid steel or components manufactured from steel are subject to treatment

by heating to obtain required properties, e.g. softening, normalizing, stress relieving,

hardening.

Hot Dip Galvanizing The process of applying a zinc rich coating to steel to prevent corrosion by submerging the

material in a tank of molten zinc for a period of time.

Indented Holes A punching process where the material around a hole is pushed out to form a raised bump

with a hole in the middle of it.

Laser Cutting The process of cutting material through the use of a CO2 gas laser with a gas jet expelling the

molten material.

Leveling The process by which material is made flat to a specific tolerance.

Notching A type of cutting where material is removed from a portion of the edge of a product to

specified dimensions resulting in a "cut-out" or notch in the edge of the material

Painting The process of applying paint to material.

Phosphate Wash A type of bath designed to remove oils and surface dirt from material.

Plasma Cutting A cutting process using a plasma cutting torch that applies electrically charged gas to cut and

a gas jet to expel the molten material.

Plating The application of a thin layer of a secondary metal to a primary metal through an electrolytic

process.

Polishing The process of changing the surface appearance of a material through the repeated

application of an abrasive media (brushing, grinding, sanding, etc.)

Powder Coating The process of applying powdered paint to an item then placing it in an oven where the

powder particles melt and coalesce to form a continuous coating.

Rolling The process by which a sheet is formed into a full or partial segment of a cylinder or cone.

Slitting A cutting process which is used to cut a coil into a series of strips of considerable length.

Typically these strips are recoiled during this process.

Stamping The process by which small pieces are produced by punching a specific size and shaped die

through the material.

Straight Cutting Straight line cutting at a 90 degree angle to the edge of the material.

Vibrating Screen - Perforated A product made of perforated metal to which hook flanges are attached. The resulting product

is then installed into a machine designed to sort material to size.

Water Jet Cutting A process used to cut materials with a jet of pressurized water directed through a cutting

nozzle.

Water-soluble lubricant The us of water soluble lubricants when perforating wetal or in a cutting process so that he

material can be cleand afterwards by a detergent bath instead of chemical degreasing.

Welding The process of fusing two pieces of metal together through the application of heat, sometimes

with pressure and sometimes with an intermediate or filler material having a high melting

point.

Applications:

Architectural/Decorative Applications where the appearance of the finished item is as important as the function of the

item.

Container/Enclosure Products used as components of a container. The container may be to keep objects in or as a

http://www.mcnichols.com/jsp/template/item/includes/itemDetailPrint.jsp

2/3

Request #6 - Proposed Chiller Enclosure Panel Specifications

2/15/2018 Item Specs: 1712611241

secrity device to keep people or things out.

Filter/Screen Material used to reduce the flow of a liquid or gas, to limit the size of a particulate or to

reduce the amount of light allowed to pass.

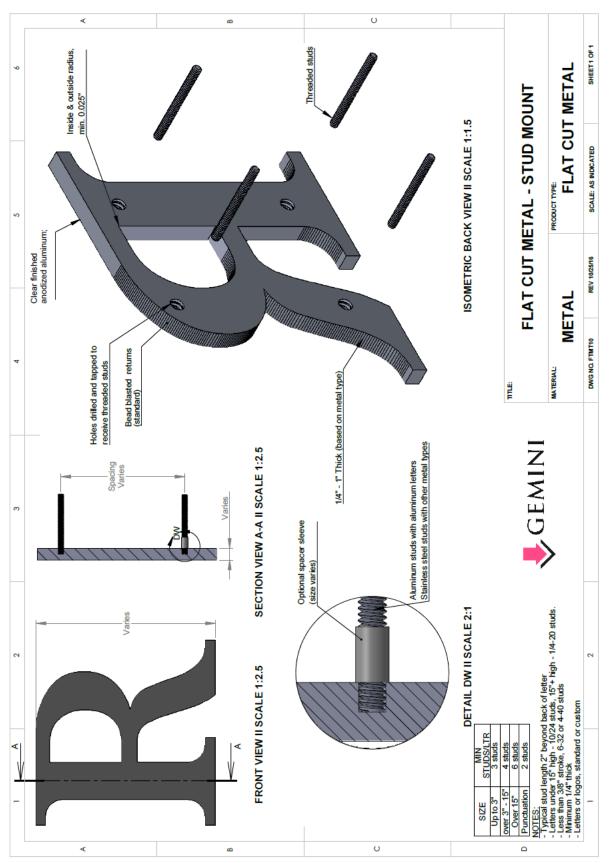
Fixture/Furniture Material used as a component in a fixture or furniture.

Grille/Guard Material used in some way to restrict access to an area.

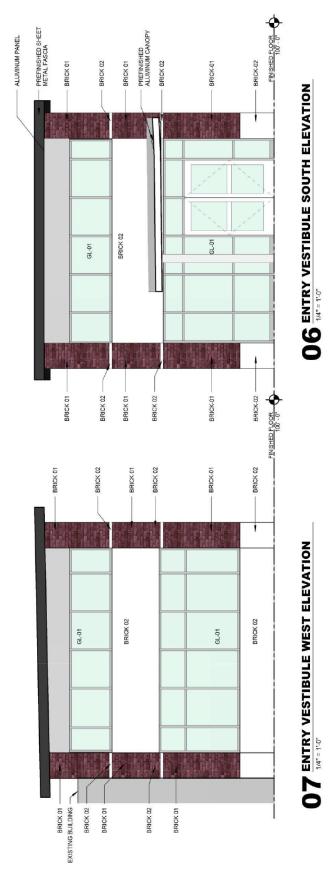
Panel/Partition Material used as the means to stop the passage of something from one place to another.

Part/Equipment Products used as parts on equipment or machinery.

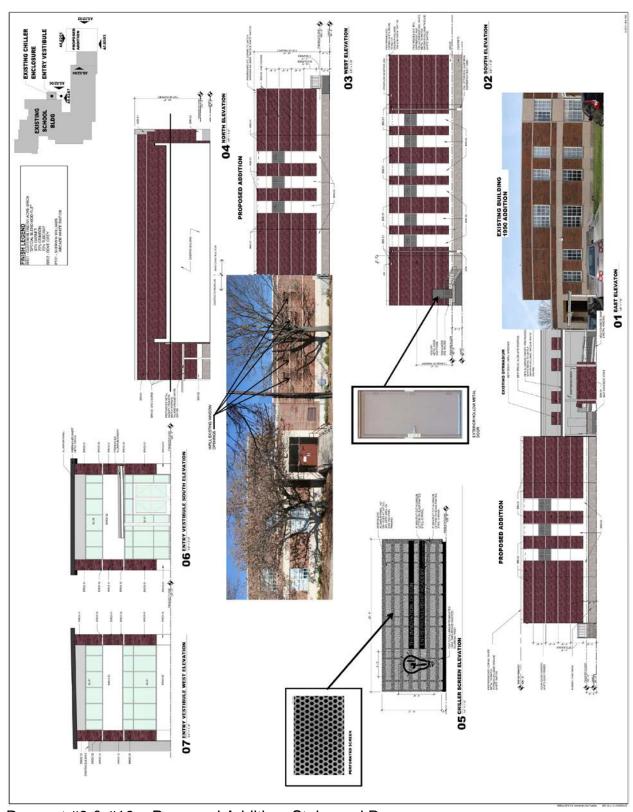
Railings Products used to form a physical barrier around an area or platform, typically a handrail.



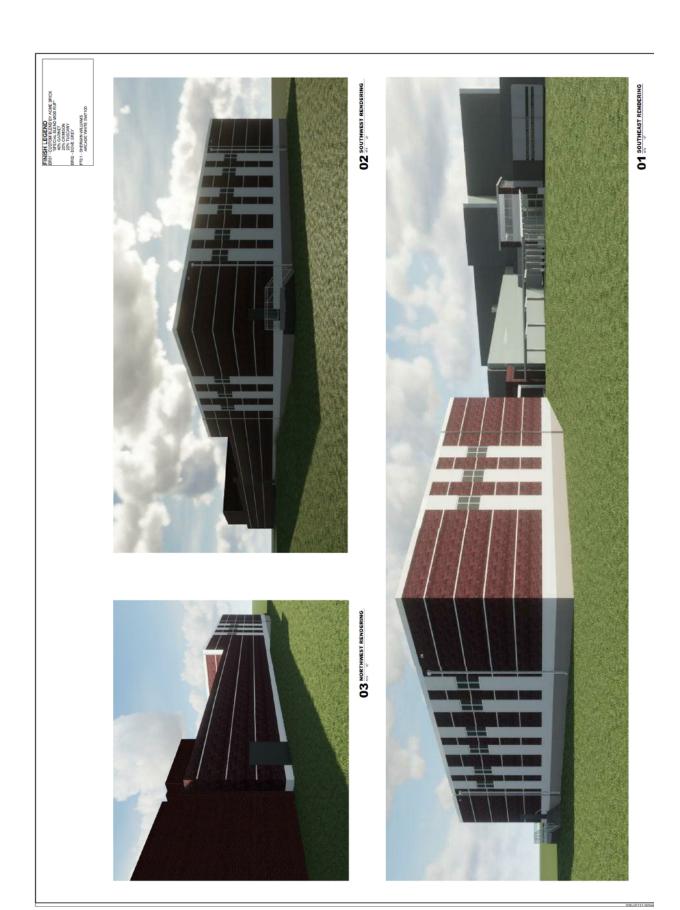
Request #6 - Proposed Signage Details for Chiller Enclosure



Request #8 – Elevation Drawings of Proposed Vestibule Addition



Request #9 & #10 – Proposed Addition, Stairs and Ramp



Perspective Renderings of Proposed Alterations















03 VIEW TO NEW BUILDING ENTRY

Perspective Renderings of Proposed Alterations

CA178-280(LC)

C2-29



Request #2, #3, #8 & #9 - Example of Proposed Brick to Match the 1990s Addition

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION Fannin Elementary School (H-77), Ordinance No. 22856, Exhibit A

- 3.0 Building Site and Landscaping.
 - 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
 - 3.7 Landscaping must be appropriate, enhance the structures and surroundings, and not obscure significant views of protected facades.
 - 3.8 It is recommended that landscaping reflect the historic landscape design.
 - 3.9 Existing trees are protected, except that unhealthy or damaged trees may be removed.
 - 3.10 Any new mechanical equipment may be erected in the side or rear yards, and must be screened.

4.0 Facades.

4.2 Nonprotected facades

4.2(a) 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.

9.0 New Construction and Additions

- 9.2 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- 9.3 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios.
- 9.4 The height of new construction and additions must not exceed the height of the main building.
- 9.6 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established

and maintained. Historic details in the coping, eaves and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

10.0 Signs

- 10.2 Signs may be erected if appropriate.
- 10.3 All signs must comply with the provisions of the Dallas City Code, as amended.

DALLAS CITY CODE

Section 51A-4.501. Historic Overlay District

- (g) <u>Certificate of Appropriateness</u>.
 - (6) Standard certificate of appropriateness review procedure.
 - (C) <u>Standard for approval</u>. 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: 2/7/2018 TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Sean Martin Address: 4800 Ross Avenue (H-77; Fannin Elementary) Date of CA/CD/CR Request: 2/1/2018
RECOMMENDATION:
ApproveApprove w/ conditionsDenyDeny w/o prejudiceComments only
Recommendation / comments/ basis:
Windows - Dany submitted without prejudice of the replacement windows are to match the existing winds
@ Balance of submitted is approved as submitted
Task force members present
Gary C. Coffman (Chair) Justin Curtsinger VACANT (Ind. Resident) VACANT (Alternate)
Ex Officio staff members Present Liz Casso
Simply Majority Quorum:
Maker: Justin Curtsing 2nd: Justin Curtsing 5 Task Force members in favor: Task Force members opposed: OBasis for opposition:
and the opposition.
CHAIR, Task Force Date 2/7/2018

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.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-281(LC) LOCATION: 1910 Pacific Avenue STRUCTURE: Non-contributing

COUNCIL DISTRICT: 14

ZONING: PD 619

PLANNER: Liz Casso

DATE FILED: February 1, 2018 DISTRICT: Harwood (H-48)

MAPSCO: 45-L

CENSUS TRACT: 0031.01

APPLICANT: 1910 Pacific LP

REPRESENTATIVE: Pamela Hudson

OWNER: 1910 Pacific LP

REQUEST:

Construct vestibule addition at recessed entry on west elevation facing into north patio.

BACKGROUND / HISTORY:

This structure is listed as 'non-contributing' to the Harwood Historic District, as well as the Dallas Downtown National Register District. It was constructed circa 1982. The Harwood Historic District was locally designated in 1990.

5/3/2004 – Landmark Commission approved the installation of brass clad wall panels on the north and south elevations, and the replacement of brass columns with polished granite (CA034-138(JA)).

8/7/2017 – Landmark Commission approved modifications to three window openings on north elevation, installation of exterior lighting, modifications to restaurant entry ceiling, and alterations to planters on north elevation (CA167-675(LC)).

1/8/2018 – Landmark Commission approved the installation of two flat attached signs on the north and south elevations (CA178-151(LC)).

ANALYSIS:

The applicant is requesting to construct a vestibule addition within the recessed entry on the west elevation that faces into the north patio. The existing entry does not include a vestibule and the wind tunnel created when the entry doors are opened is disruptive and blows items off the dining tables inside. The intention is that the proposed vestibule addition will alleviate the problem.

The proposed addition will consist of glass with an aluminum frame that has a chrome finish to match the existing storefront system within this recessed entry. The entry doors into the addition will be located on the left and right sides and will match the existing storefront entry doors into the structure. The addition will also include, and vents along the top. The location of the doors on the sides of the addition, as well as the vents, should alleviate the wind tunnel issue. This addition will be stand-alone and will abut the existing recessed storefront entry wall.

After the Task Force meeting, the applicant updated the vestibule design based on the Task Force recommendation. Their recommendation was that the walls of the vestibule be extended to the ceiling of the recessed entry so as not to create a space for birds to nest above it.

STAFF RECOMMENDATION:

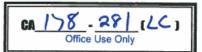
Construct vestibule addition at recessed entry on west elevation facing into north patio. – Approve – Approve the drawings dated 2/15/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

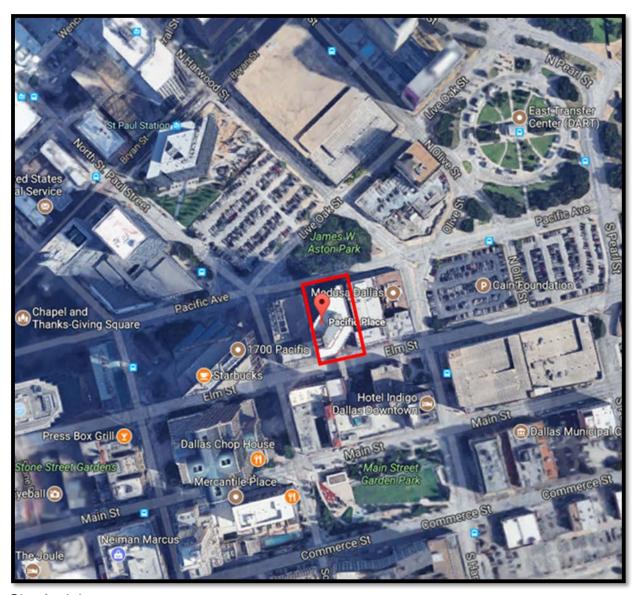
Construct vestibule addition at recessed entry on west elevation facing into north patio.

Approve with condition – Approved as submitted with condition that the walls be extended to the soffit.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Mailing Addres City, State and Z Daytime Phone: Relationship of A	ant: 1910 Beverage Service, LLC s: 2727 LBJ Freeway, Suite 67 Zip Code: Dallas, Texas 75234 469-703-3373 Fax: Applicant to Owner: Lease DRESS: 1910 Pacific Plaza t: Harwood Street	214-630-4135		Building Inspection: Please see signed drawings before issuing permit: Yes No Historic Planner's Initials:	
extra sheets if no our restal. We are also a The vestibule	your proposed work simply an ecessary and supplemental mate at CA includes write washed word arant. We have decided not to particularly will be made of glass and me	rial as requested in to be clauding under the aint the wood claddir of the restaurant to tal with two entry p	the submittal criter awning at the en ng, leaving it as a provide a prote points and ventila	try to natural finish. ected entry. ation. We	
Signature of App	licant: Pam Hudson	Date: 2 <u>/</u>	1/18	ECEIVE	
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EACH WORTH 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.					
decision. You are 1:00 pm in Coun certificates of appr Please review the en Memorandum to the APPROVED. APPROVED. DENIED. Ple	denial, you have the right to an a encouraged to attend the Landmari cil Chambers of City Hall (see e opriateness for individual addresses aclosed Review and Action Form Building Official, a Certificate of Appropriate Please release the building permit. WITH CONDITIONS. Please release ase do not release the building permit. OUT PREJUDICE. Please do not	cxceptions). Informatis is available for review riateness has been: e the building permit in mit or allow work.	the first Monday of tion regarding the in 5BN of City Hall. accordance with an	f each month at history of past	
Sustainable Cor	nstruction and Development		Date		
Certificate of App	propriateness City of	Dallas	Historic Pres	ervation Rev. 111408	



Site Aerial



Existing North (Front) Elevation



Close-up of West Elevation Entry facing into North Patio

(Note: Signage and multi-colored film shown above entry was installed without a CA. Staff is working with applicant to bring signage into compliance.)



Streetscape – Facing Southeast from Pacific Ave (left of 1910 Pacific)



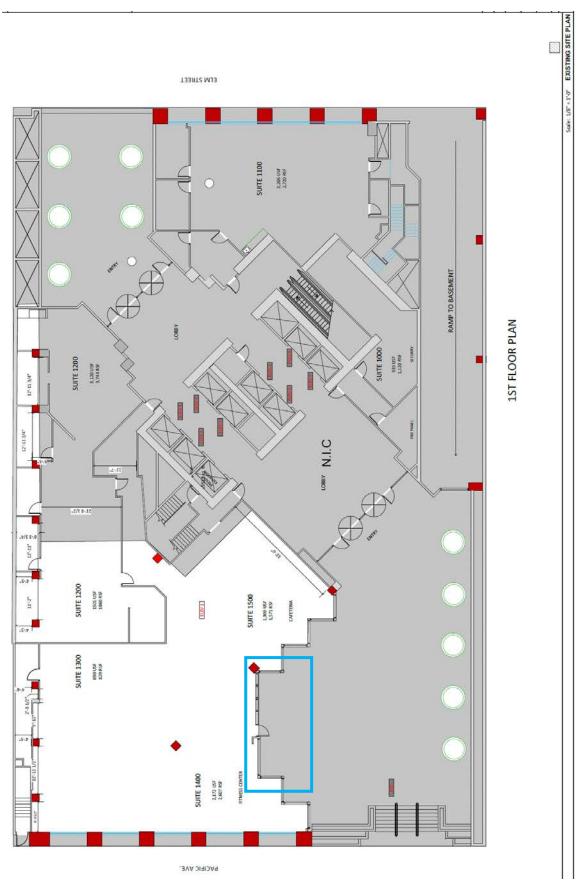
Streetscape - Facing Southwest from Pacific Ave (right of 1910 Pacific)



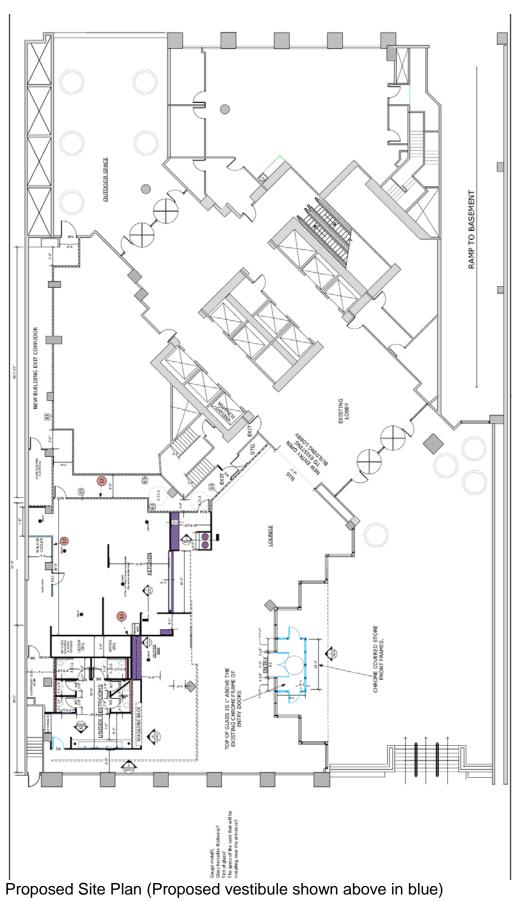
Streetscape – Facing Northwest from Pacific Ave (across street to the north)

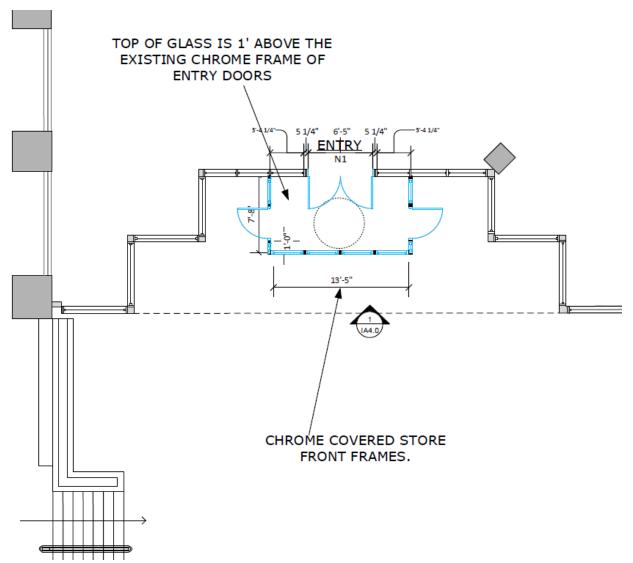


Streetscape – Facing Northeast from Pacific Ave (across street to the north)

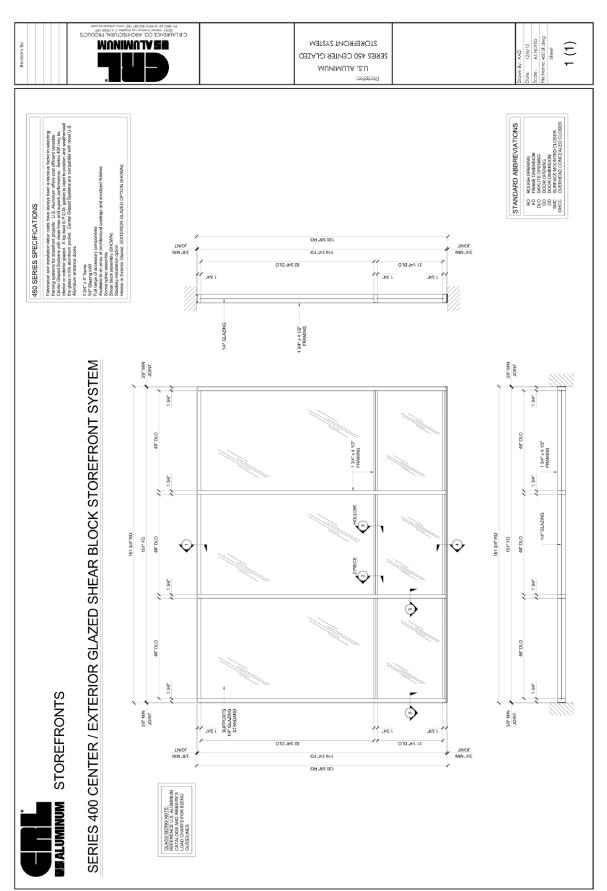


Existing Site Plan (Proposed vestibule location highlighted above in blue)
CA178-281(LC)
C3-9





Proposed Site Plan Close-Up (Proposed vestibule shown above in blue)



Specifications of Proposed Vestibule Storefront System CA178-281(LC) C3-12



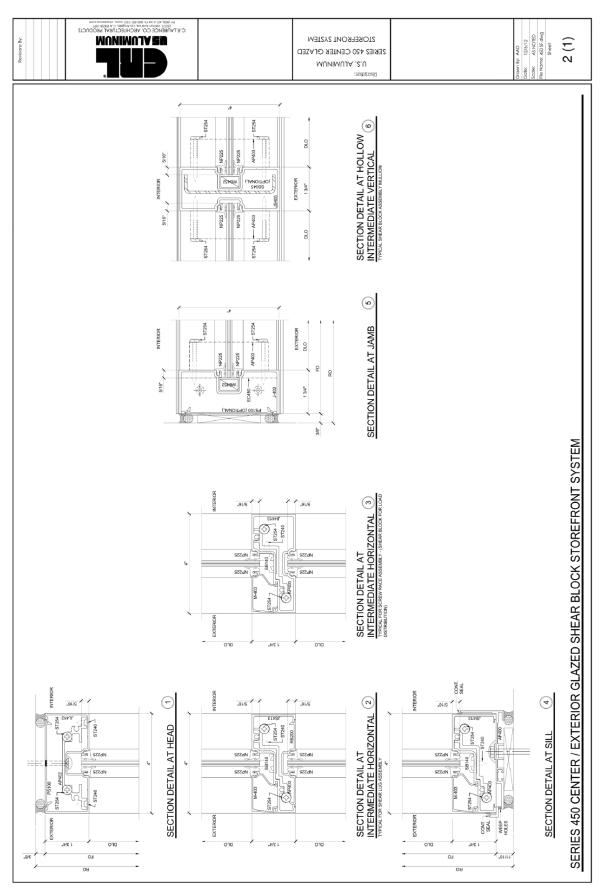
Existing West Elevation Recessed Entry



Proposed Vestibule within West Elevation Recessed Entry



Rendering of Proposed Vestibule



Section Details of Proposed Vestibule

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

- (g) <u>Certificate of Appropriateness</u>.
 - (6) Standard certificate of appropriateness review procedure.
 - (C) <u>Standard for approval</u>. 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: 2/7/2018 TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN
Applicant Name: Pamela Hudson Address: 1910 Pacific Ave (H-48; Harwood) Date of CA/CD/CR Request: 2/1/2018
RECOMMENDATION:
Approve Approve w/ conditions Deny Deny w/o prejudice Comments only
Recommendation / comments/ basis:
Approved 22 submitted a condition that the walls be extended to the soft.
Task force members present
Gary C. Coffman (Chair) Justin Curtsinger VACANT (Ind. Resident) VACANT (Alternate)
Ex Officio staff members Present Liz Casso
Simply Majority Quorum: ves no (four makes a quorum)
Maker: 2 nd ·
Task Force members in favor: 5 Task Force members opposed: 6 Basis for opposition:
CHAIR, Task Force Sary Coffma DATE 2/7/2018 Jan Coffma
The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 11:00 with a staff briefing.
The Landmark Commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-288(LC) LOCATION: 1607 Lyte Street STRUCTURE: Non-Contributing

COUNCIL DISTRICT: 2

ZONING: PD 193

PLANNER: Liz Casso

DATE FILED: February 1, 2018
DISTRICT: Magnolia Station (H-64)

MAPSCO: 45-E

CENSUS TRACT: 0019.00

APPLICANT: Marie Byrum

REPRESENTATIVE: None.

OWNER: Magnolia Station LLC

REQUEST:

Install flat attached sign on south elevation of new structure.

BACKGROUND / HISTORY:

9/3/2013 – Landmark Commission approved conceptually the construction of a new residential structure (CR123-004(MD)).

8/3/2015 – Landmark Commission approved the construction of a new residential structure (CA145-512(MD)).

9/8/2015 – Landmark Commission approved the demolition of a non-contributing structure, Building G (CD145-028(MD)).

3/6/2017 – Landmark Commission approved installation of landscaping, three tank cradle sculptures, metal guardrails, water fountains & fencing, construction of a ramp & pool deck on new structure, and reconfiguration of the parking lot (CA167-269(LC)).

ANALYSIS:

At the August 2015 meeting, the Landmark Commission approved the construction of a multi-story apartment structure at the northwest corner of the site. Construction was completed in 2017.

The applicant is requesting to install signage on the south elevation of the new structure, along the parapet. The signage will consist of the name, "Magnolia Station" in white aluminographic letters. The aluminographic material is an adhesive that will mimic the look of a painted sign. The individual letters will be adhered directly to the black painted stucco of the parapet wall.

Both the Task Force and Staff are in support of the proposed signage.

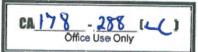
STAFF RECOMMENDATION:

Install flat attached sign on south elevation of new structure. – Approve – Approve drawings dated 2/1/2018 with the finding the proposed work is consistent with preservation criteria Section 6 for signs, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Install flat attached sign on south elevation of new structure. – Approve – Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Marie Byrum	I I I I I I I I I I I I I I I I I I I				
Mailing Address : 305 N. Delaware Street, Suite 106					
City, State and Zip Code: Irving, TX 75061					
Daytime Phone: (972)723-8525 Fax:	Main Structure:				
Relationship of Applicant to Owner : Sign Contractor	Coskributing				
PROPERTY ADDRESS: 1607 Lyte Street, #100F, Dallas, TX 75201	Non-contributing				
Historic District: H64/Magnolia Station Historic District					
PROPOSED WORK: Please describe your proposed work simply and accurately. DO NO extra sheets if necessary and supplemental material as requested in the Apply a 2' x 20' ID alumigraphix on stucco wall on South elevation	T write "see attached." Attach e submittal criteria checklist. RECEIVED				
the second secon	FEB 0 1 2018				
Signature of Applicant: Date: Date: Date:	Current Planning				
(IF NOT APPLICANT)	121				
Application material must be completed and submitted by the FIRST THURNOON, (see official calendar for exceptions), before the Dallas Landma approval of any change affecting the exterior of any building. This form along womust be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas Please use the enclosed criteria checklist as a guide to completing applications cannot be reviewed and will be returned to you for more inforcontact a Preservation Planner at 214/670-4209 to make sure your application	rk Commission can consider the rith any supporting documentation at Texas, 75201. Ing the application. Incomplete				
OTHER: In the event of a denial, you have the right to an appeal within 30 days a decision. You are encouraged to attend the Landmark Commission hearing the 1:00 pm in Council Chambers of City Hall (see exceptions). Information certificates of appropriateness for individual addresses is available for review in	after the Landmark Commission's ne first Monday of each month at				
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 an DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit.					
Signed drawings and/or specifications are enclosedYesNo					
Sustainable Construction and Development	Date				
Certificate of Appropriateness City of Dallas	Historic Preservation Rev. 112817				



Site Aerial



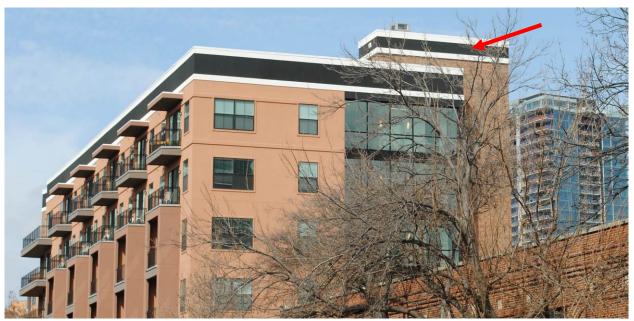
Existing South (Front) Elevation of Site



Existing South & East Elevations of New Structure



Existing West & South Elevations



Close-up of Signage of South Elevation (Sign location indicated above)



Streetscape – Facing Northwest on Lyte St



Streetscape – Facing Northeast on Lyte St



Streetscape – Facing Southwest on Lyte St (across the street from main entrance)



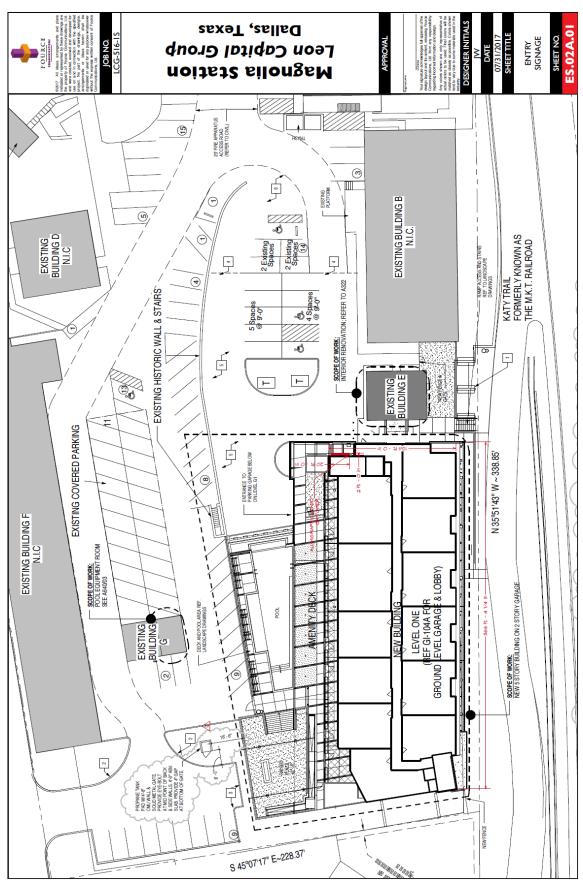
Streetscape – Facing Northeast on Houston St



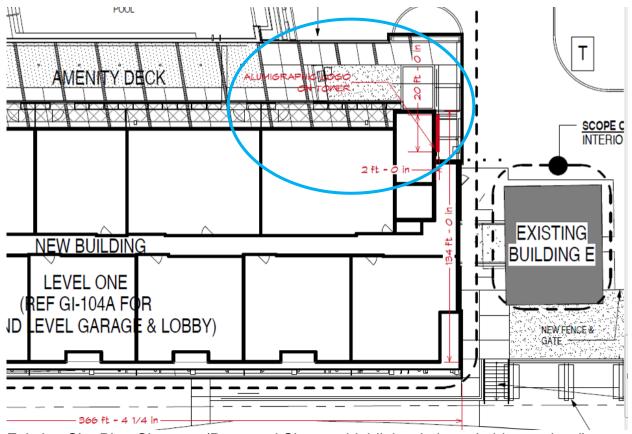
Streetscape - Facing Southeast on Houston St



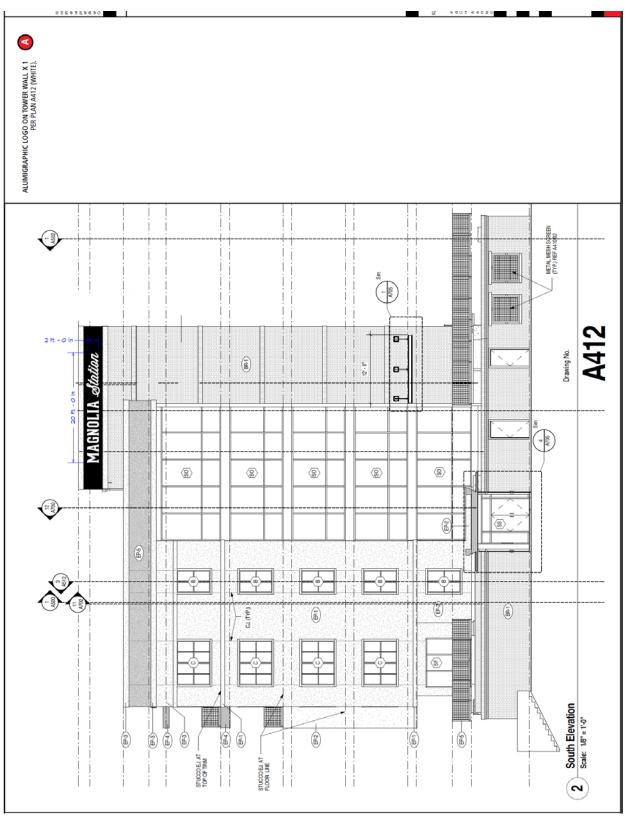
Streetscape – Facing Northwest on Houston St (across the street to the west)



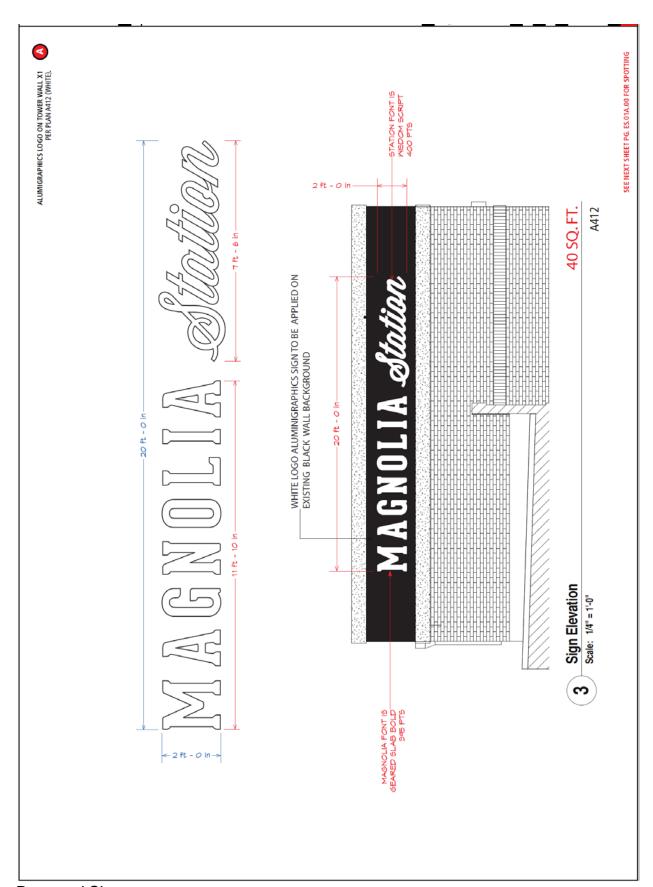
Existing Site Plan

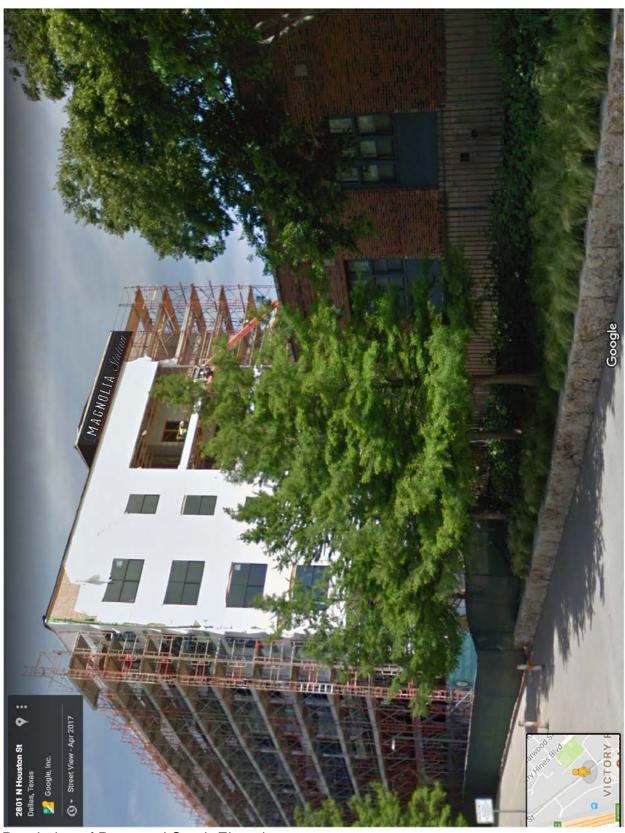


Existing Site Plan Close-up (Proposed Signage highlighted above in blue and red)



Proposed South Elevation





Rendering of Proposed South Elevation



Exceptional Foil-Based Print Media for outdoor & indoor rigid wall graphics





Unlike Any Other Material

- No Overlaminate Needed
- End User Friendly Installation
- Long-Term Outdoor Durability





PURPOSE

One-step, durable material for outdoor and rigid interior walls shopping malls, parking garages, grocery stores, restaurants, trade shows, stadiums, universities, museums, and convenience stores

	Problems with Other Outdoor Wall Graphic Materials	Problems Solved with AlumiGraphics Smooth
Material	Two-part structure consisting of base film + overlaminate or flimsy vinyl / fabric films. Combining incompatible or inferior materials.	No overlaminate needed, print direct to matte white material with PSA. Meets ASTM surface burning characteristics, plus eco-friendly.
Production	Two part production process involves more time and labor. Must wait for inks to cure prior to lamination, takes up space, and risk of wrinkles, requiring reprint.	No waiting, print direct to the surface. One material that is compatible with solvent, eco-solvent, latex & UV wide format plus screen and UV offset printers.
Image Quality	Vinyl overlaminates can reduce resolution, image quality and cause muted colors.	Non-obstructed, crisp surface print.
Installation & Removal	Challenging to apply smoothly without wrinkles and/or air bubbles. Requires experienced installers to apply & remove typically with heat gun.	End users can install and remove with ease and no special equipment. Typically leaves no residue.
Durability	Life expectancy is short term up to 3 months. Easily tears, stretches, and disfigures. Deteriorates with exposure to environment.	Foil is very durable. Life of printed & installed graphics outdoors is 1 year (based on solvent inks). Indoor use, UV & latex inks last longer.
Summary	Problems = time consuming, more labor to produce, difficult to apply & remove, varying degree of qualities & adhesives, and inferior durability.	Benefits = time savings realized with faster production & installation plus unmatched durability resulting in cost savings, value and eco-friendly.

SIMPLE • DURABLE • RELIABLE

Signage Material Specifications

















MATERIAL SPECIFICATIONS				
MATERIAL:	Matte / satin white foil-based media (FBM) film + PSA + Release Liner = <12 mil.			
SIZE:	Standard rolls: 53" wide x 30', 75' &150' long. Short rolls: 26.5" wide x 10' & 30' long.			
PRINT COMPATIBILITY:	Solvent, eco-solvent, latex, UV wide format digital printers + screen print & UV offset.			
OVERLAMINATE:	No overlaminate needed. Print direct to the surface / one step production process.			
ADHESIVE:	Pressure sensitive, permanent acrylic; typically no residue when removed.			
LINER:	84# silicone based stay flat release liner.			
APPLICATION:	No heat source and dry apply; does not require professional installers. Roller recommended to compress to surface.			
USAGE:	Outdoor & indoor rigid wall surfaces (heavily textured & non-textured) including concrete (sealed & unsealed), stucco, cinder block, brick, and other masonry.			
LIFE EXPECTANCY:	Printed & installed up to 1 year with harsh weather conditions; based on solvent inks.			
NOTES:	 Handle rolls with care, do not drop on end. Store horizontal with suspension caps. Use a take up roll with tension and vacuum to keep material flat during printing. Print direct to the surface; download profiles from AlumiGraphics.com. Cut-to-shape on most print & cut, plotters and routers, guillotine, steel rule die cut and manually with scissors. Use standard 30º blades on AlumiGraphics Smooth. Material is pliable, lightweight, has no memory and will not shrink. Optimal application temperature is 50º F / 10º C or warmer. Material withstands high temperature range; -40º F - 302º F / -40º C - 150º C. Meets surface burning characteristics ASTM E84-15b (NFPA 255, ANSI/UL 723, UBC 8-1). Environmentally friendly, contains no PVC; dispose with aluminum recycling. Harmonized tariff code / NCM: 7607.20.0000 Shelf life = 2 years stored at 70º F / 21º C. 			

DESIGNED FOR END USERS TO INSTALL & REMOVE

STANDARD APPLICATION INSTRUCTIONS

- 1. Use hard rubber roller rather than a squeegee. The only exception; felt edge squeegee can be used with AlumiGraphics Smooth on non textured surfaces.
- 2. Recommended surface temperate 50° Fahrenheit / 10° Celsius or higher.
- 3. Sweep dry surface clean of dirt & debris.
- 4. Lay printed side down on a flat surface then peel release liner from the foil surface.
- 5. Lay adhesive side down flat on the selected location.
- 6. Smooth by hand from the center to outer edge, be sure all edges lay flat.
- 7. Firmly compress to surface, especially all edges by roller.

REMOVAL INSTRUCTIONS

- Generally easy to remove on wall and pedestrian walkway applications; rough surfaces and/or vehicular traffic may increase the difficulty in removal.
- 2. Simply peel off at an angle less than 45 degrees for best result; typically leaves no residue.

For more information, instructions, photographs and videos, visit www.AlumiGraphics.com

Manufactured in the United States by





Signage Material Specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION Magnolia Station (H-64), Ordinance No. 29719, Exhibit A

- 6.0 Signs.
 - 6.1 Painted signs are allowed on new construction.
 - 6.4 All signs must comply with the provisinos of the Dallas City Code, as amended.

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

- (g) <u>Certificate of Appropriateness</u>.
 - (6) Standard certificate of appropriateness review procedure.
 - (C) <u>Standard for approval</u>. 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: 2/7/2018

TIME: 3:00 pm MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

WILL THING I EACE. Dallas City Itali, 1500 Marilla 5BN
Applicant Name: Marie Byrum Address: 1607 Lyte St (H-64; Magnolia Station) Date of CA/CD/CR Request: 2/1/2018
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) Jay Firsching (Vice-Chair) Carolina Pace Justin Curtsinger Charles Neel VACANT (Ind. Resident) VACANT (Ind. Resident) VACANT (Ind. Resident) VACANT (Ind. Resident) VACANT (Ind. Resident)
Ex Officio staff members Present Liz Casso
Simply Majority Quorum: veg yes no (four makes a quorum)
Maker: Jay Forsehing 2nd: Charles
Task Force members in favor: 5
Task Force members opposed:
Basis for opposition:
CHAIR, Task Force Dary C Coffma DATE 2/7/2018
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.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-276(LC)

LOCATION: 2557 Elm Street (2551 Elm Street)

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 2

ZONING: PD-269

PLANNER: Liz Casso

DATE FILED: February 1, 2018
DISTRICT: Knights of Pythias (H-46)

MAPSCO: 45-M

CENSUS TRACT: 0204.00

APPLICANT: Rees Bowen

REPRESENTATIVE: None

OWNER: Epic Dallas Hotel, LP

REQUEST:

1) Remove original metal fire escape on north elevation.

- 2) Remove existing non-historic elevator shaft addition on north elevation.
- 3) Remove non-historic canopy on south elevation.
- 4) Remove non-historic addition on east elevation.
- 5) Modify original window openings on north elevation.
- 6) Create new window and door openings on west elevation.
- 7) Install new wood entry doors and transoms on south, east and north elevation.
- 8) Construct one-story kitchen addition on west elevation.
- 9) Construct seven-story hotel addition with one-story glass connector on north elevation.

BACKGROUND / HISTORY:

The legal address for this site is 2557 Elm Street. However it is also known as 2551 Elm Street, which is the address it is listed as in both the City of Dallas Landmark and National Register nomination forms.

1/5/2016 – Landmark Commission approved the demolition 2549 Elm Street, the two story building abutting 2551 Elm, using the standard that it posed an imminent threat to public health and safety (CD156-006(MD)).

6/23/2017 – Staff approved the removal of paint, cleaning of exterior surfaces and in-kind repointing of exterior masonry (CA167-646(LC)).

8/16/2017 – Staff approved the removal of non-historic metal windows and the temporary boarding up of window openings with plywood (CA167-796(LC)).

ANALYSIS:

The Knights of Pythias Building and site is to be redeveloped into a hotel. The historic structure is to be restored and a seven story hotel addition, connected by a one-story glass connector, is to be constructed at the north (rear) elevation. This project is also a state and federal historic tax credit project. All of the requested items, as well as all the plans and drawing submitted in this application have been reviewed and approved by the Texas Historical Commission and the National Park Service.

In addition, the property owner has requested an expansion of the historic overlay boundary to include the entire hotel addition, as well as amendments to the preservation criteria. The Landmark Commission approved the expansion and amendments to the preservation criteria at their January 8th, 2018 meeting. However, the preservation criteria amendments have not yet been adopted. City Plan Commission will review these amendments at their March 1st meeting, followed by City Council review at their April 11th meeting. Because the new preservation criteria has not yet been adopted, Staff used the current preservation criteria for evaluating the requested items. It should be noted that all the requested items are in-keeping with the new (not yet adopted) preservation criteria.

Request #1 – Fire escape

The existing fire escape is original to the structure. However, it is no longer usable. The applicant is requesting to remove it from the structure. The fire escape will be salvaged for potential reuse as a sculptural element elsewhere on site.

Request #2 – Elevator Shaft

The existing elevator shaft on the north (rear) elevation of the structure is not historic. It is to be removed and the original window openings behind it will be restored.

Request #3 & #4 – Removal of Non-historic Canopy and Addition

The non-historic addition and canopy, constructed on the south (front) and east elevations will be removed from the structure. The original storefront and window openings behind these features will be restored.

Request #5— Modify Window Openings

Four window openings on the second floor of the north (rear) elevation will be modified. The sills will be raised to accommodate the roof of the one-story glass connector addition that is to be constructed at this elevation. A door opening on the north elevation will be widened. This opening will not be visible and will provide access from the glass connector into the historic structure.

Request #6 – Create New Window and Door Openings

Part of this request is the construction of a kitchen addition on the west elevation. It is the intention of the applicant to create an outdoor eating space at the west elevation of the structure in front of this addition. There are no, nor have there ever been, window and door openings on the first floor of the west elevation adjacent to this future patio location. The applicant is requesting to create three window opening and four door openings in this location. Two of the openings will not be visible behind the kitchen

addition. These openings will provide access from the kitchen addition into the historic structure.

Request #7 – Install New Doors

There are original door openings on the south (front), east and north (rear) elevations. The applicant is requesting to period appropriate wood doors in these locations. The original design of these doors is unknown. The doors on the east elevation also includes a transom above. The main front doors on the south elevation will include an arched transom.

Request #8 – Kitchen Addition

A one-story kitchen addition will be constructed on the west elevation of the structure. It will be clad in brick to match the historic brick on the west elevation of the structure. Using brick to match was a specific requirement of the Texas Historical Commission and National Park Service. They believed the design of this addition was contemporary and distinguished enough as a new addition that matching the historic brick exactly would be appropriate.

Request #9 – Hotel Addition

The proposed seven story hotel addition is contemporary in design to distinguish it from the historic Knights of Pythias Building. The applicant sought compatibility with the historic structure though the massing and materials. The width of the hotel addition matches the width of the historic structure. Floors two through six will also be clad in brick to match the side and rear elevation of the historic structure. However, the mass of this masonry addition is lifted from the ground floor as it sits atop a glass and concrete base in contrast. The intention is to contrast with the all masonry historic structure which anchors itself firmly on the corner. The seventh floor will be clad in metal panels and is setback from the edge of the building to minimize the visual impact and respect the parapet line of the historic building. The idea is that the design of the hotel addition be secondary to that of the historic Knights of Pythias Building.

The seven story addition will be connected to the historic structure by a one-story glass connector, which will serve as entry into the new hotels lobby.

STAFF RECOMMENDATION:

- 1) Remove original metal fire escape on north elevation. Approve Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove existing non-historic elevator shaft addition on north elevation. Approve Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove non-historic canopy on south elevation. Approve Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Remove non-historic addition on east elevation. Approve Approve drawings dated 2/12/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 5) Modify original window openings on north elevation. Approve Approve drawings dated 2/12/18 with the finding that although the proposed work does not comply with Section 4 that states that any renovation of exposed elevations should restore all original openings, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
- 6) Create new window and door openings on west elevation. Approve Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 4 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 7) Install new wood entry doors and transoms on south, east and north elevation. Approve Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 4 for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 8) Construct one-story kitchen addition on west elevation. Approve Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 2 for new construction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 9) Construct seven-story hotel addition with one-story glass connector on north elevation. Approve Approve drawings dated 2/12/18 with the finding the proposed work is consistent with preservation criteria Section 2 for new construction, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Remove original metal fire escape on north elevation. Approve Approved as submitted.
- 2) Remove existing non-historic elevator shaft addition on north elevation. Approve Approved as submitted.
- 3) Remove non-historic canopy on south elevation. Approve Approved as submitted.
- 4) Remove non-historic addition on east elevation. Approve Approved as submitted.
- 5) Modify original window openings on north elevation. Approve Approved as submitted.
- Create new window and door openings on west elevations. Approve Approved as submitted.
- 7) Install new wood entry doors and transoms on south, east and north elevation. Approve Approved as submitted.
- 8) Construct one-story kitchen addition on west elevation. Approve Approved as submitted.
- 9) Construct seven-story hotel addition with one-story glass connector on north elevation. Approve Approved as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Rev. 111408

Name of Applicant:Rees Bowen		Building Inspection: Please see signed drawings before issuing permit:				
PROPERTY ADDRESS: _2551 ELM STREET (KNIGHTS OF PYTHIStoric District:DEEP ELLUM	THIAS BLDG)	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.						
PLEASE SEE ATTACHED. PROPOSED SCOPE LIST ON PA (IA+B_PITTMAN SITE+PLNS+PHOTOS keyed for ca_12818)	AGE 3 OF PDF F	TILE ATTACHED	7			
	RI	ECEIVED	BY			
Signature of Applicant:Date:	_02/01/2018	FEB 0 1 2018				
Rees Bowen, Westdale Properties	C	urrent Pla ni	ning			
APPLICATION DEADLINE:						
Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12:00 NOON, (see official calendar for exceptions), before the Dallas Landmark Commission can consider the approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201. You may also fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.						
Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4538 to make sure your application is complete.						
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.						
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:						
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.						
Sustainable Construction and Development	Date					
Certificate of Appropriateness City of Dallas	Historic Pre	eservation				

Scope of Work

Landmark Commission

6. 2551 ELM ST

- 1) Remove original metal fire escape on north elevation.
- 2) Remove existing non-historic elevator shaft addition on north elevation.
- 3) Remove non-historic canopy on north elevation.
- 4) Remove non-historic addition on east elevation. south
- 5) Modify original window openings on north and east elevations.
- 6) Create new window and door openings on north, east and west elevations.
- 7) Install new wood entry doors and transoms on south, east and north elevation.
- 8) Construct one-story kitchen addition on west elevation.
- 9) Construct seven-story hotel addition with one-story glass connector on north elevation.



Site Aerial



Existing South (Front) & East Elevations
CA178-276(LC) C5-7



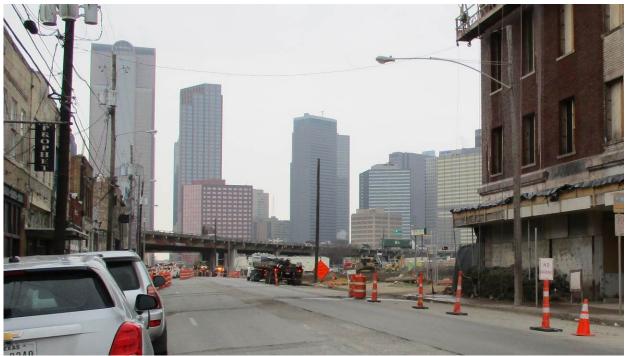
Existing West & South (Front) Elevations



Existing East Elevation



Existing North (Rear) Elevation



Streetscape – Facing Northwest from Elm Street



Streetscape – Facing Northeast from Elm Street



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



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



Streetscape – Facing Southwest from Good Latimer Expressway



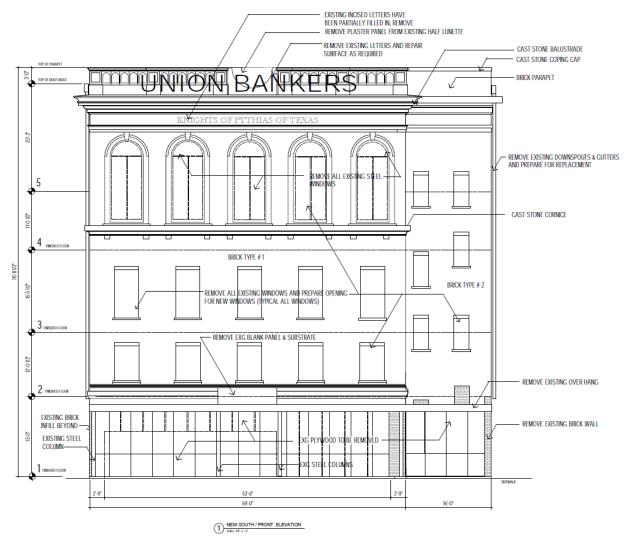
Streetscape – Facing Northwest from Good Latimer Expressway



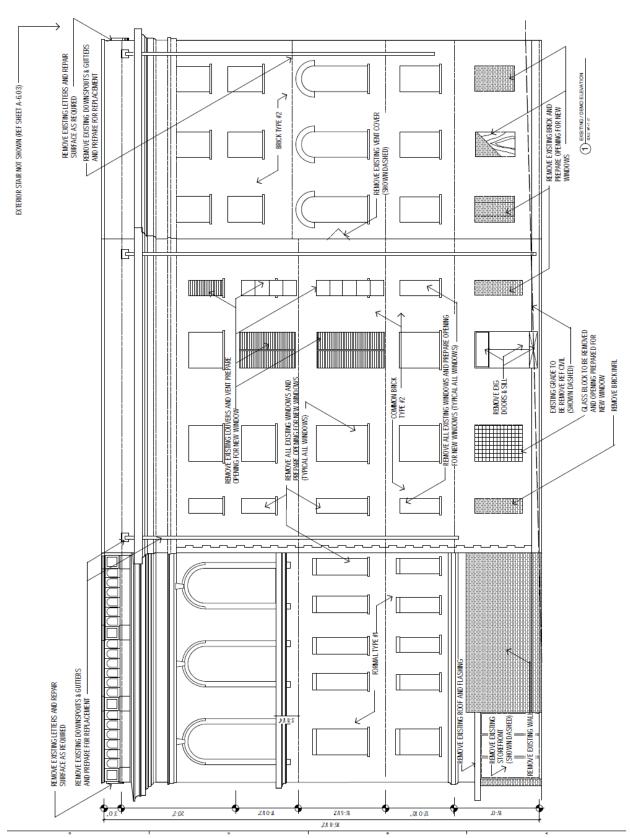
Streetscape – Facing Northeast from Good Latimer Expressway (across street to the east)



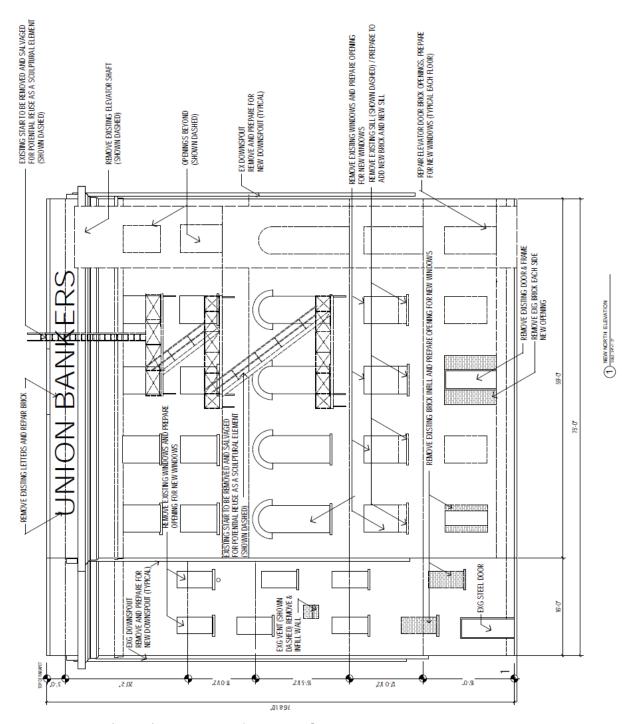
Streetscape – Facing Southeast from Good Latimer Expressway (across street to the east)



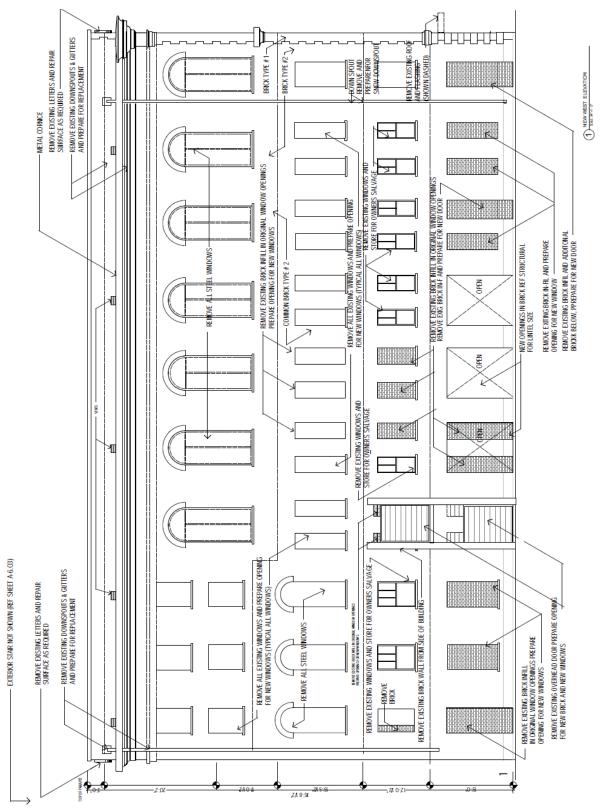
Existing South (Front) Elevation of Historic Structure



Existing East Elevation of Historic Structure

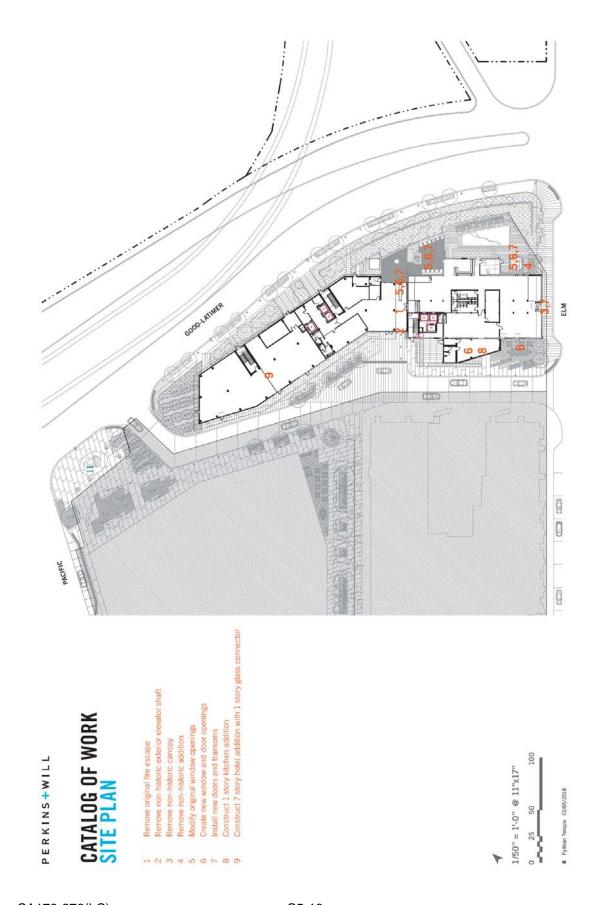


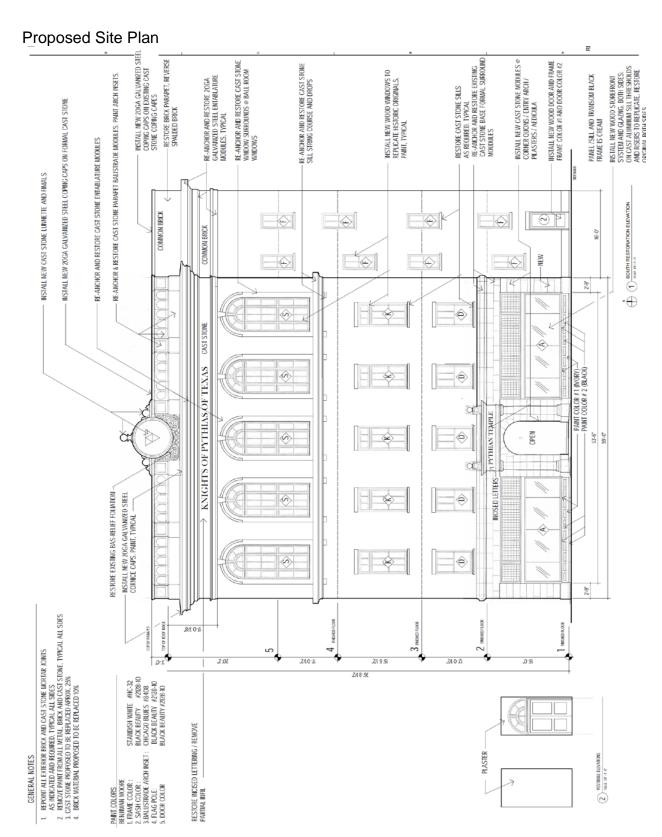
Existing North (Front) Elevation of Historic Structure



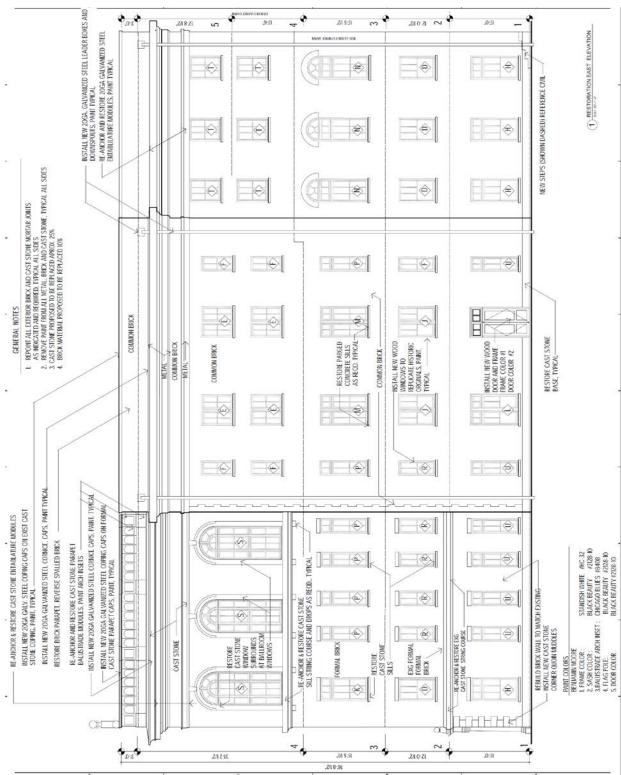
Existing West Elevation of Historic Structure

Note: The bricked in window and door openings on the far right side of the first floor are actually proposed new openings. There have never been window or door openings in this location.

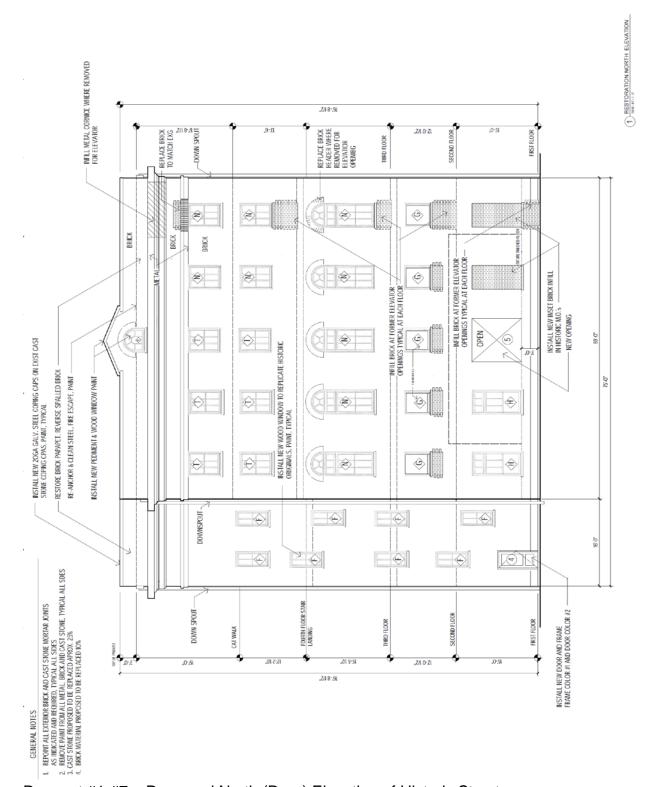




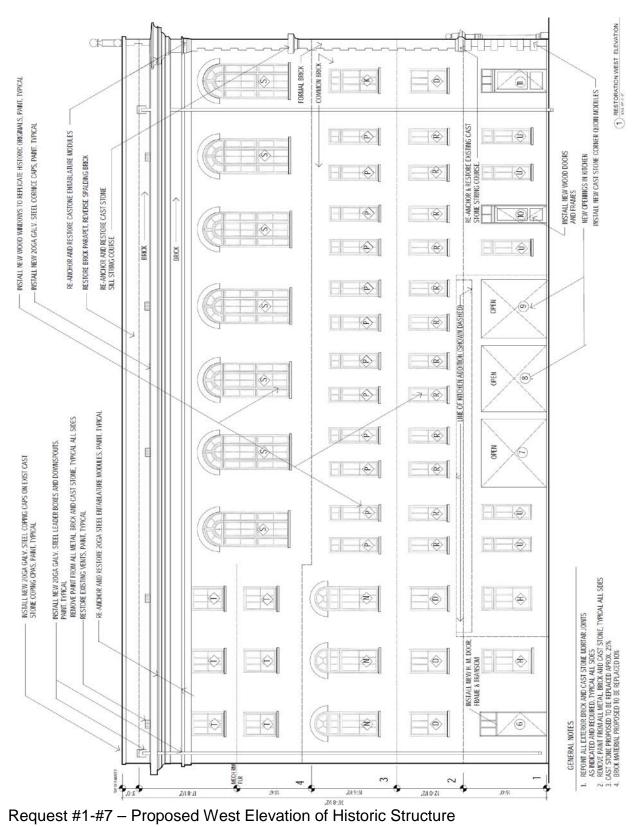
Request #1-#7 – Proposed South (Front) Elevation of Historic Structure



Request #1-#7 - Proposed East Elevation of Historic Structure



Request #1-#7 - Proposed North (Rear) Elevation of Historic Structure

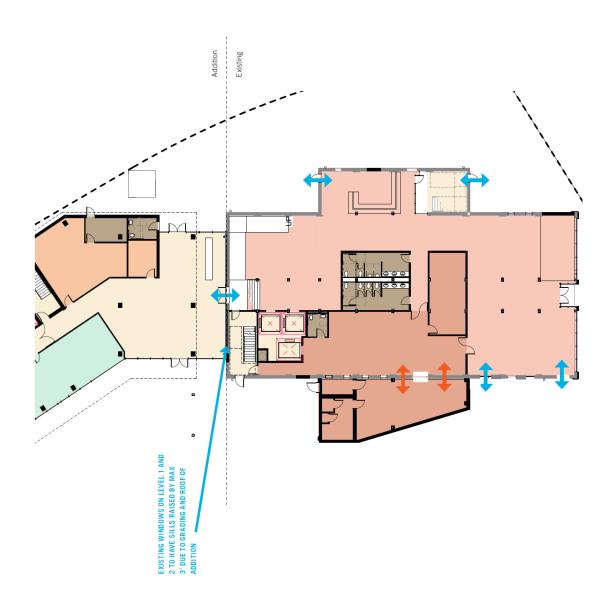




Request #1 & #2 – Metal Fire Escape and Elevator Shaft to be Removed from North Elevation

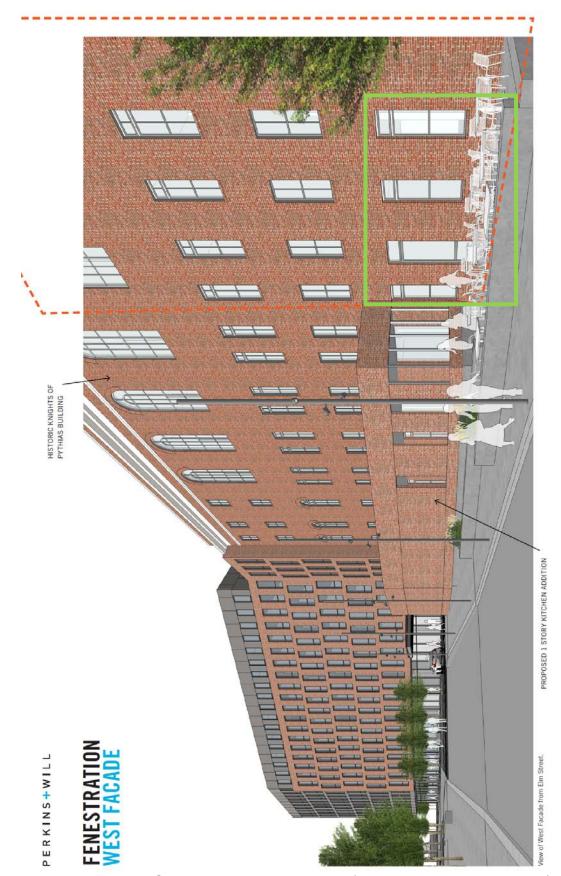


Request #3 & #4 – Canopy to be Removed from South Elevation and Addition to be Removed from East Elevation

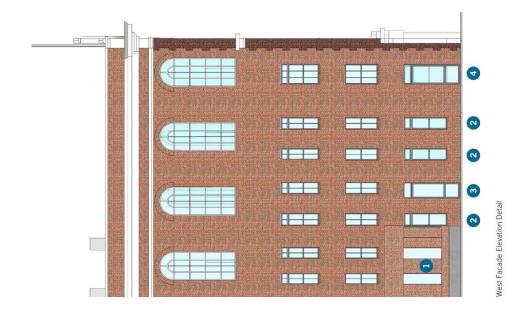




Request #5, #6 & #7 – Opening Modification and New Opening Locations



Request #6 –New Opening on West Elevation (Highlighted above in green)
CA178-276(LC)
C5-25



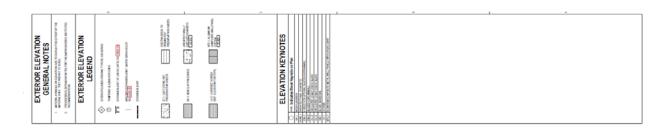
HEADER

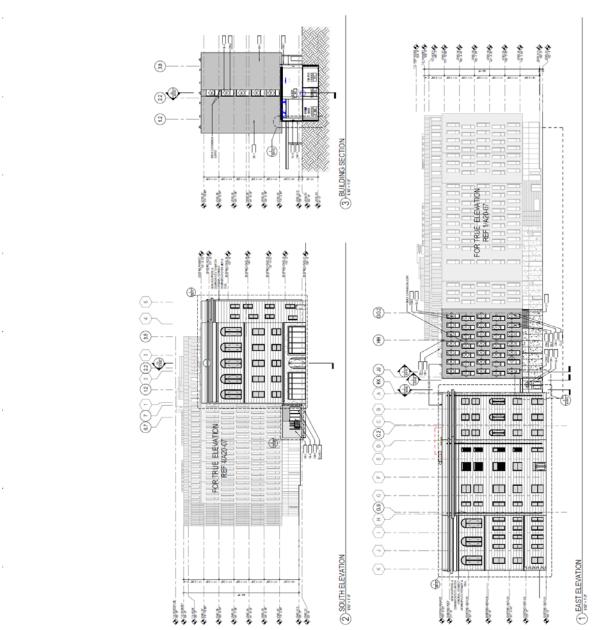
Request #6 –Elevation of New Openings on West Elevation

Request #7 – Restoration of Original Door Openings

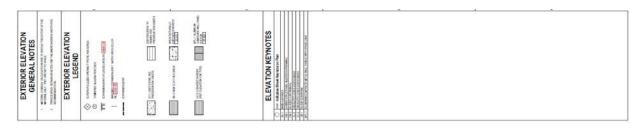
CA178-276(LC)

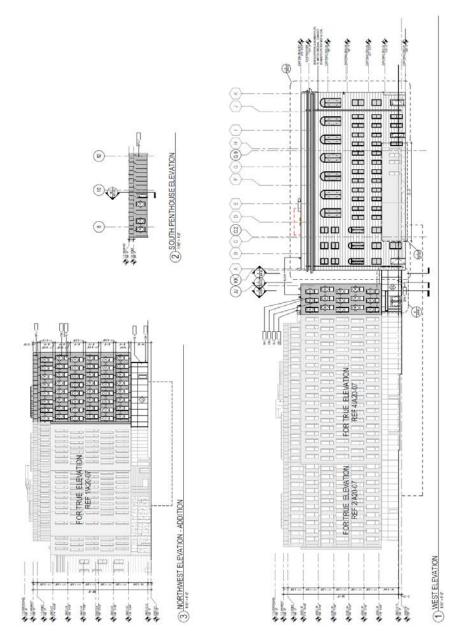
PERKINS+WILL



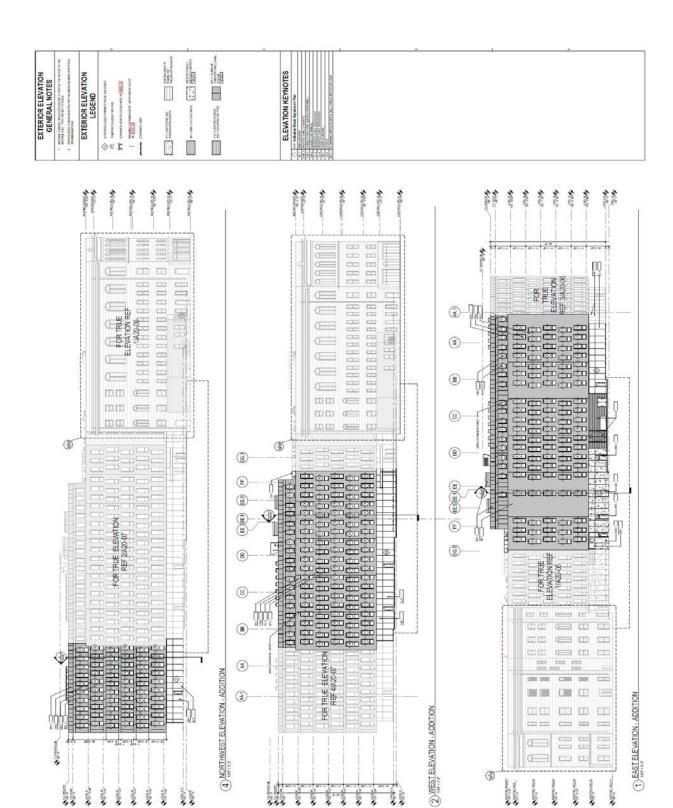


Request #8 & #9 - Proposed South and East Elevations





Request #8 & #9 - Proposed North and West Elevations



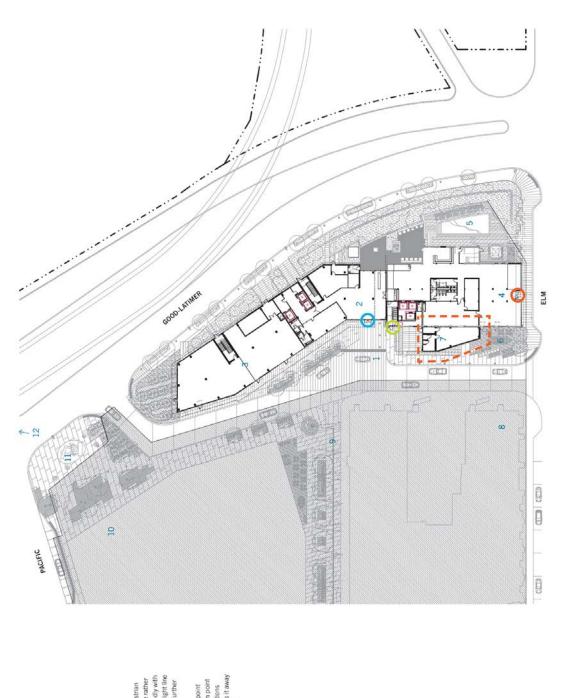
Request #8 & #9 - Proposed North, West and East Elevations

- Simo **₩** DES.2-**◆**898 **₩**

0.00 0.00

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ADDITION DESIGN

SITE PLAN

The master plan of the block creates an internal peder oriented street which will draw visitors through the ste than down Good-Latimer which is not pedestrian free its multiple lares and light rail line. In the future, the is planned to extend further down Good-Latimer and inhibit pedestrian movement along this street.

The introduction of the internal street shift the entry lock the building from the easter wing to the comection between the new and old structures. This better position the busy, noisy corner of Elm and Good-Latimer.

I Guest Drop-off Plaza

Hotel Lobby

Retail

A Restaurant

C Outdoor Patio / Pool

Outdoor Patio / Pool

Office Lobby

Traveling Man Sculpture

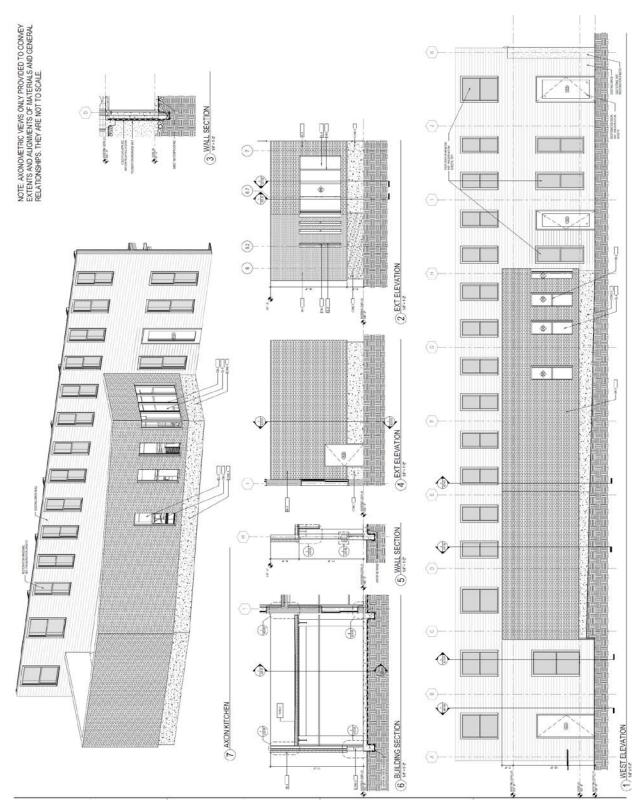
O STAFF ENTRY

O PUBLIC ENTRY

STAFF ENTRY

O 25 50 100

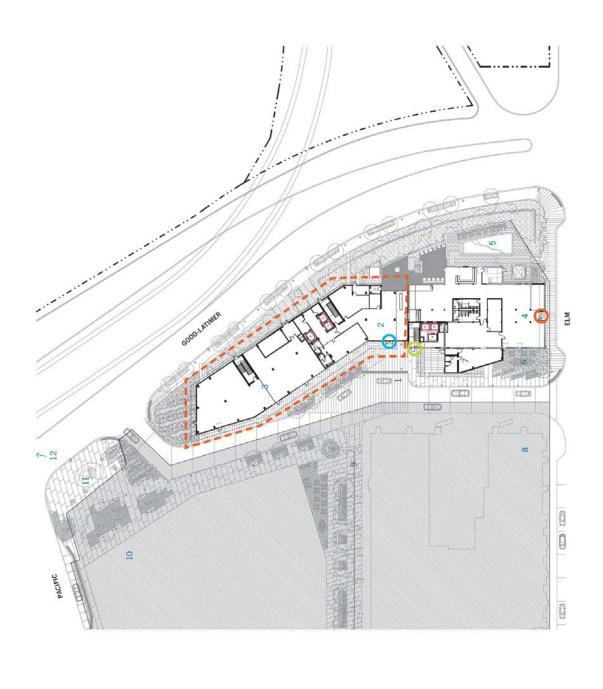
Request #8 – Proposed Kitchen Addition Site Plan (Addition highlighted above with dashed orange line)



Request #8 – Kitchen Addition Elevations



CA178-276(LC) C5-33





Request #9 – Proposed Hotel Addition Site Plan (Addition highlighted above with dashed orange line)
CA178-276(LC)
C5-34

ADDITION DESIGN

OLD AND NEW

A primary concern when building an addition to an existing structure, particularly a historically significant one, is articularing the difference between old and new. Clarifying this relationship through massing, materially, and tectonics is key to respecting the existing structure and establishing a dialogue.

The hotel addition is distinct from the existing building in several ways while drawing cues from the original architecture.

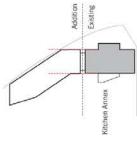
In plan, the width of the addition matches that of the existing building. A kinks keeps the building within the site boundary wh

building. A kinks keeps the building within the site boundary white also minimizing the perceived mass so as not to overwhelm the existing building.

The mass of the addition is lifted from the ground plane, sitting atop a glass and concrete base in contrast to the existing which anchors itself firmly at the corner of the site. The two structures

are connected with a glazed lobby on the first floor.

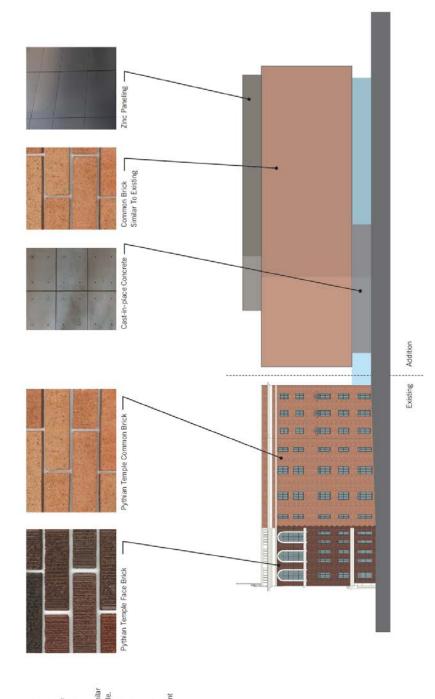
A secback and material change at the 7th floor respects the top of parapet datum line of the existing building.



13 Pythian Temple 03/05/2018

Addition

Request #9 – Proposed Hotel Addition Design Concept CA178-276(LC) C5-35



ADDITION DESIGN

PERKINS+WILL

The master plan of the development calls for a reserved patette among members of the same programmatic "family" in order to avoid undue visual noises among the varied components of the development. We are therefore proposing a strong material relationship between the old

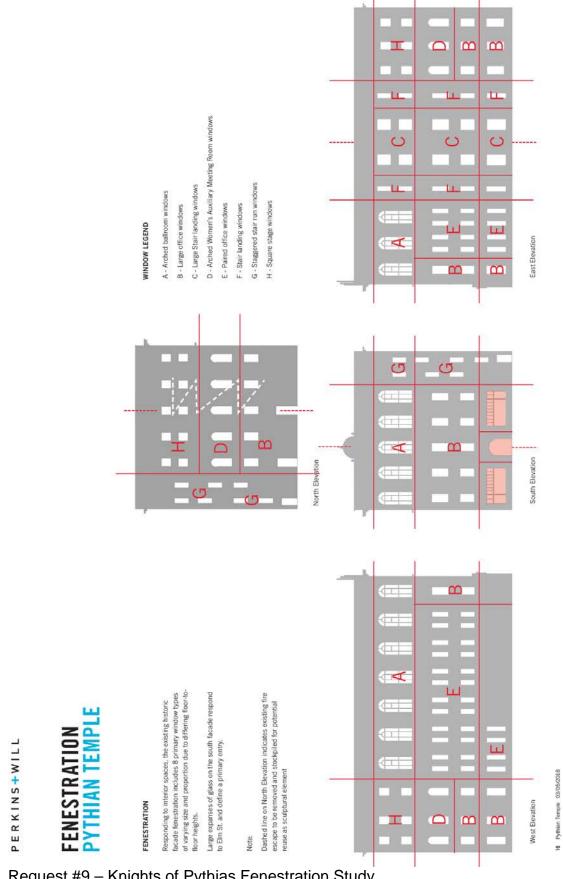
and new architecture.

The primary mass of the building will be clad in brick similar to the common brick used on much of the Pythian Temple. Just as the existing building uses a darker, higher quality material at the point of most public interface, the ground floor of the addition will be clad in dark cash-in-place concrete and zinc pareling. This dark base will enhance the appearance of a floating brick mass and help lie the building to the office tower component of the development through the use of zinc.

14 Pythian Temple 03/05/2018

Request #9 – Proposed Hotel Addition Material Palette CA178-276(LC) C5-36

Request #9 – Proposed Hotel Addition East and West Elevations CA178-276(LC) C5-37



Request #9 – Knights of Pythias Fenestration Study



CA178-276(LC) C5-39

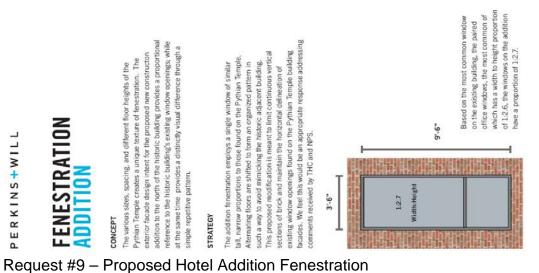
FENESTRATION

CONCEPT

addition to the north of the historic building provides a proportional reference to the historic building's existing window openings, while at the same time provides a distinctly visual difference through a exterior facade design intent for the proposed new constructon Pythian Temple creates a unique texture of fenestration. The The various sizes, spacing, and different floor heights of the simple repetitive pattern.

STRATEGY

existing window openings found on the Pythian Temple building facades. We feel this would be an appropriate response addressing This proposed modification is meant to limit continuous vertical The addition fenestration employs a single window of similar tall, narrow proportions to those found on the Pythian Temple. Alternating floors are shifted to form an organized pattern in such a way to avoid mimicking the historic adjacent building. sections of brick and maintain the horizontal delineation of comments received by THC and NPS.



SINGLE WINDOW

TWO ROOM BAY

18 Pythian Temple 03/05/2018

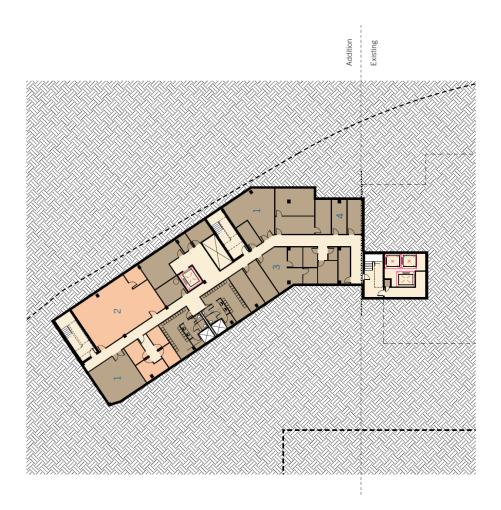
provides the benefit of allowing the windows to be spaced uniformly across the facade despite instances of irregular allows for two windows in each A vertical window proportion hotel guest room. This also

use of proportionate windows alternating every other floor creates a horizontally visual inference and distinguishes the new building from the historic building.

consistent floor-to-floor heights. The The proposed new addition has

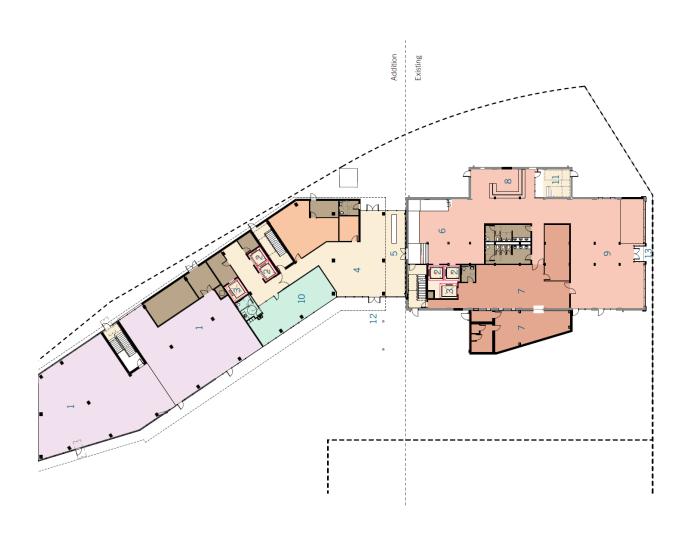
nterior planning.

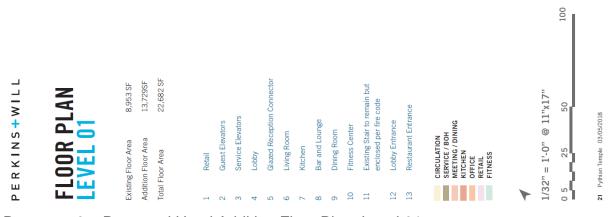
WINDOW ALIGNMENT





Request #9 - Proposed Hotel Addition Floor Plan, Level B1





Request #9 - Proposed Hotel Addition Floor Plan, Level 01

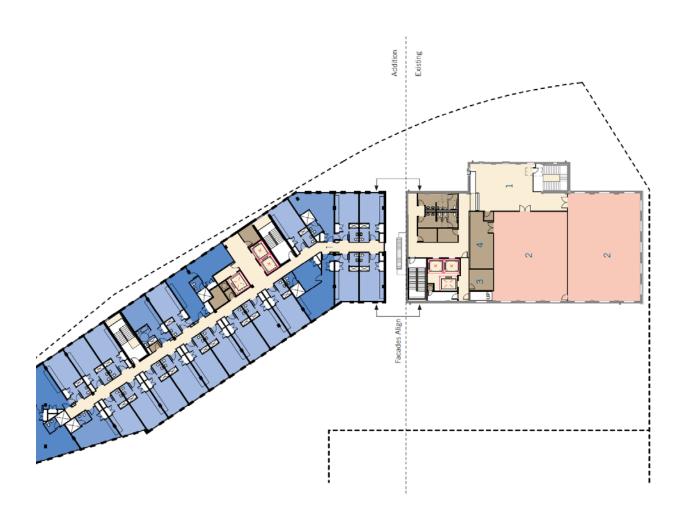




Request #9 – Proposed Hotel Addition Floor Plan, Level 02

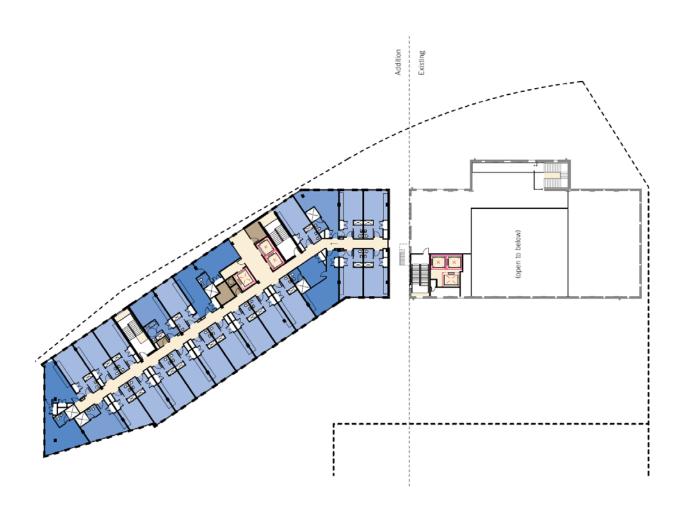






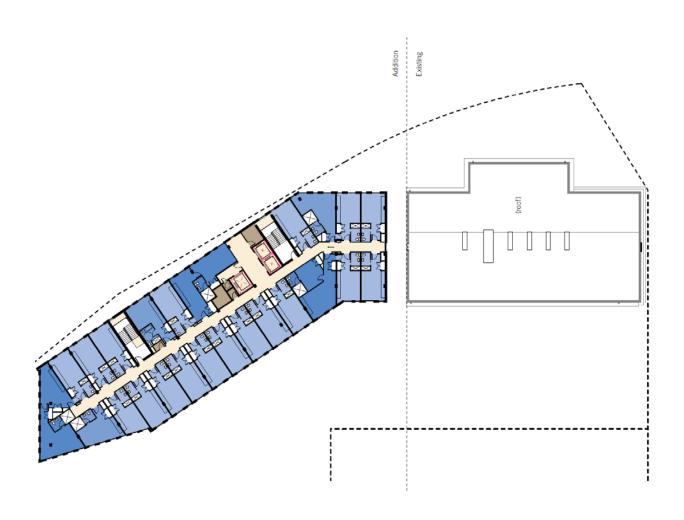


Request #9 – Proposed Hotel Addition Floor Plan, Level 04



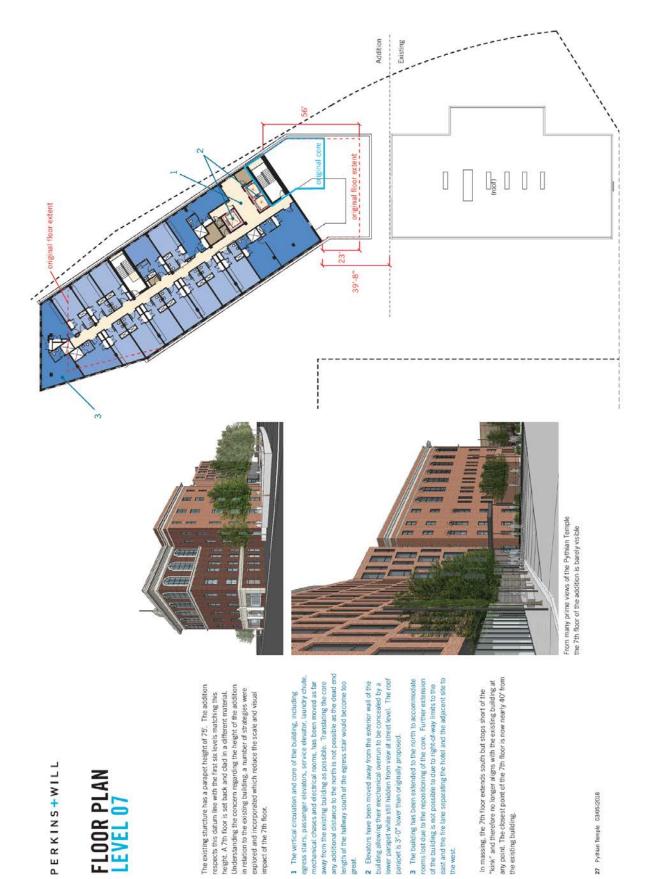


Request #9 – Proposed Hotel Addition Floor Plan, Level 05





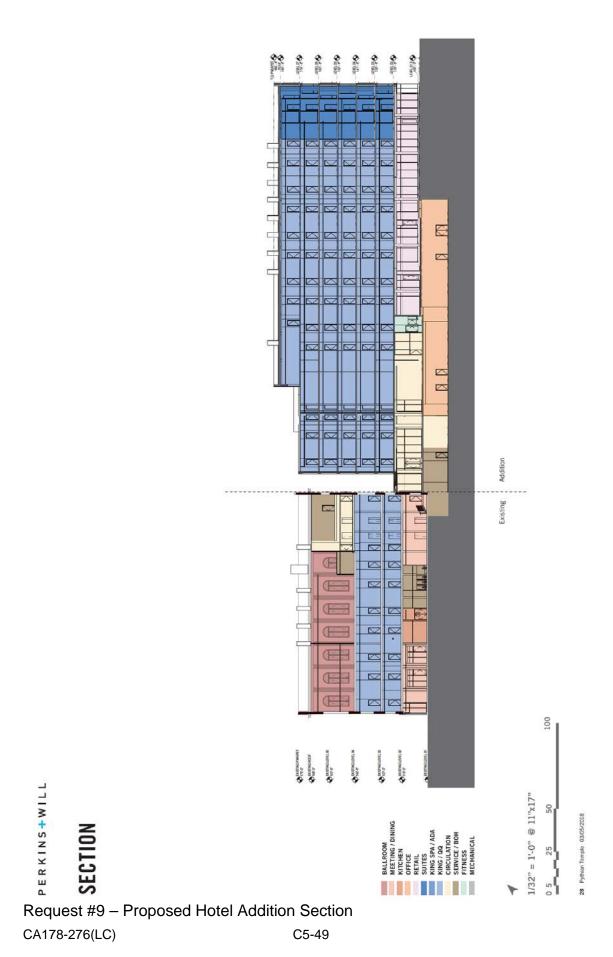
Request #9 – Proposed Hotel Addition Floor Plan, Level 06

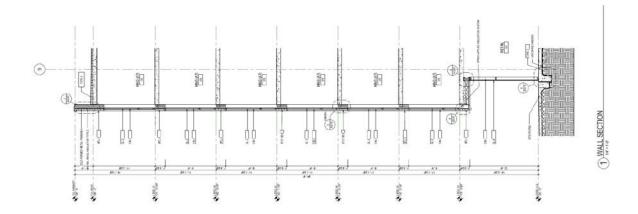


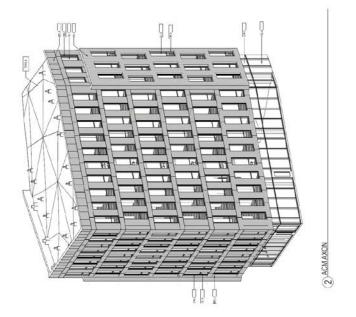
27 Pythlan Temple 03/05/2018

Request #9 - Proposed Hotel Addition Floor Plan, Level 07 CA178-276(LC) C5-48

impact of the 7th floor.



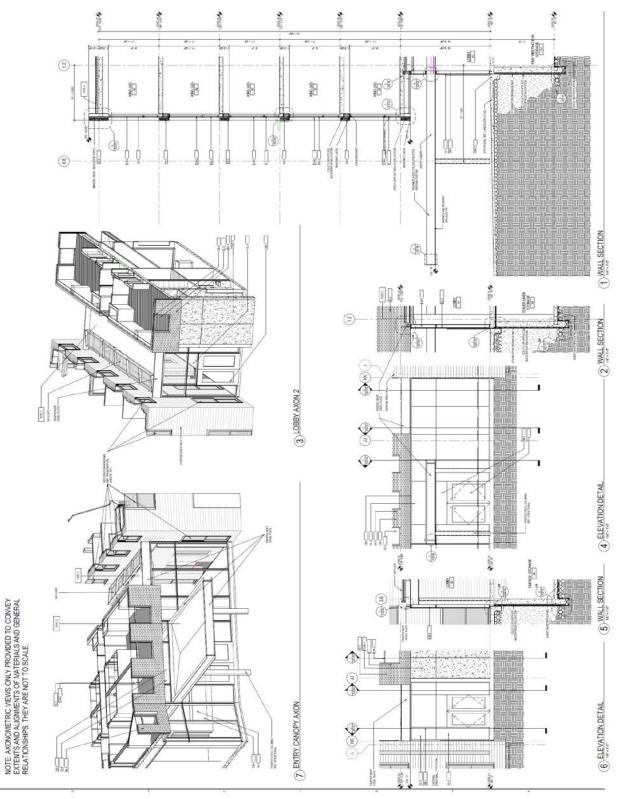






Request #9 – Axon & Section Drawings

NOTE: AXONOMETRIC VIEWS ONLY PROVIDED TO CONVEY EXTENTS AND ALIGNMENTS OF MATERIALS AND GENERAL RELATIONSHIPS. THEY ARE NOT TO SCALE.



Request #9 – Glass Connector Detail Drawings

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION Knights of Pythias (H-46), Ordinance No. 20492, Exhibit A

1. Protected Elevations

The south and east elevations (elevations A & Bon attached site plan, Exhibit A) of the existing resource structure are the critical facades which are the most visually sensitive portions of the building. These elevations must be preserved and protected by no-build areas as shown, to protect sightlines to the landmark structure and preserve the significant elevations from additional construction.

2. New Construction

Additions to the existing resource building are limited to areas adjacent to elevations shown as C & D, must be in harmony with the basic configuration created by the facade rhythm of fenestrations, and must comply with the requirements specified for a Central Area-2 District and Planned Development District No. 269. Any new construction on the site should reflect the significant architectural features of the resource building, including the large, arched windows and cornice lines. All new construction physically attached to the resource building must be reviewed and approved for compatibility in the Certificate of Appropriateness process prior to issuance of a building permit.

3. Surface Materials

Renovation or reconstruction of protected elevations A & B, or portions of elevations C & D remaining unobscured by new construction, must employ a brick similar in color, module size and texture to the existing brick. Any renovations or reconstructions of existing trim and detailing must employ materials (cast stone, concrete, etc.) similar in color, module size and texture to the existing trim and detailing.

4. Fenestration and Openings

Any renovation or reconstruction of exposed elevations should restore all original window and door openings to their original configuration. Any such renovation should include removal of the one story addition on the southeast corner and construction of an appropriate entrance feature reflecting the original configuration. The opaque elements in all altered, arched windows should be removed and replaced with clear glass. New openings will only be permitted on elevations c & D if they are a result of abutting new construction or in order to comply with health or safety code provisions. If the elevator shaft on elevation C is removed, and if the elevation remains exposed, the original window configuration must be restored.

DALLAS CITY CODE

Section 51A-4.501. Historic Overlay District

- (g) <u>Certificate of Appropriateness</u>.
 - (6) <u>Standard certificate of appropriateness review procedure.</u>
 - (C) <u>Standard for approval</u>. 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: 2/7/2018 TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

MEDITING I Dried. Danas city Hair, 1500 Marina 5510
Applicant Name: Rees Bowen
Address: 2551 Elm Street (H-46; Knights of Pythias) Date of CA/CD/CR Request: 2/1/2018
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) VACANT (Ind. Resident)
Ex Officio staff members Present Liz Casso Jay Firsching recused Owner ship 1550es of Feri
Simply Majority Quorum: ves no (four makes a quorum)
Maker: Justin Curtsinger 2nd: Carolina Pace
Task Force members in favor:
Task Force members opposed: of Basis for opposition:
Public for opposition.
LAAII
CHAIR, Task Force Day Coffma DATE 2/7/2018
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.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-274(MD) LOCATION: 921 Washington Street STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 7

ZONING: CS

PLANNER: Mark Doty

DATE FILED: February 1, 2018

DISTRICT: Fair Park MAPSCO: 46-Q

CENSUS TRACT: 0203.00

APPLICANT: NSDAR, Jane Douglas Chapter

REPRESENTATIVE: Linda Martin

OWNER: CITY OF DALLAS

REQUEST:

Install Texas Historical Commission subject marker at Continental D.A.R House.

BACKGROUND / HISTORY:

8/4/2014 – Landmark Commission reviewed the installation of building identification signage on the structure (CA134-442(MD)).

The Continental D.A.R. House is considered 'contributing' to the Fair Park district.

ANALYSIS:

Both Staff and Task Force are supportive of the placement of the subject marker. The proposed work meets the requirements for monuments and plaques in the Fair Park preservation criteria. The email correspondence on CX-9 indicates the approval from the Park and Rec Department, which is required for a Certificate of Appropriateness application for new monuments and plaques to even be submitted.

STAFF RECOMMENDATION:

Install Texas Historical Commission subject marker at Continental D.A.R House.— Approve - Approve images dated 2/14/18 with the finding the proposed work is consistent with the criteria for monuments and plaques in the preservation criteria Section 3.14(d) and (e), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install Texas Historical Commission subject marker at Continental D.A.R House. – Approve.

Certificate of Appropriateness (CA) CA 178 - 274 IMD City of Dallas Landmark Commission Office Use Only Name of Applicant: Building Mailing Address : 2604 LL Inspection: City, State and Zip Code: Ledar Please see signed Daytime Phone: 469.682.2716 Fax: drawings before Relationship of Applicant to Owner: issuing permit: __ No PROPERTY ADDRESS: 921 Historic Planner's **Historic District**: 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. FEB 0 1 2018 Signature of Applicant: Signature of Owner: Date: 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. In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall. Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been: APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with any conditions. **DENIED.** Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work. Sustainable Construction and Development Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408



Front elevation of Continental D.A.R. House.



Old Administration Building (Women's Museum) located to the left.



The Centennial Building located to the right.



Fair Park Esplanade across from the structure.

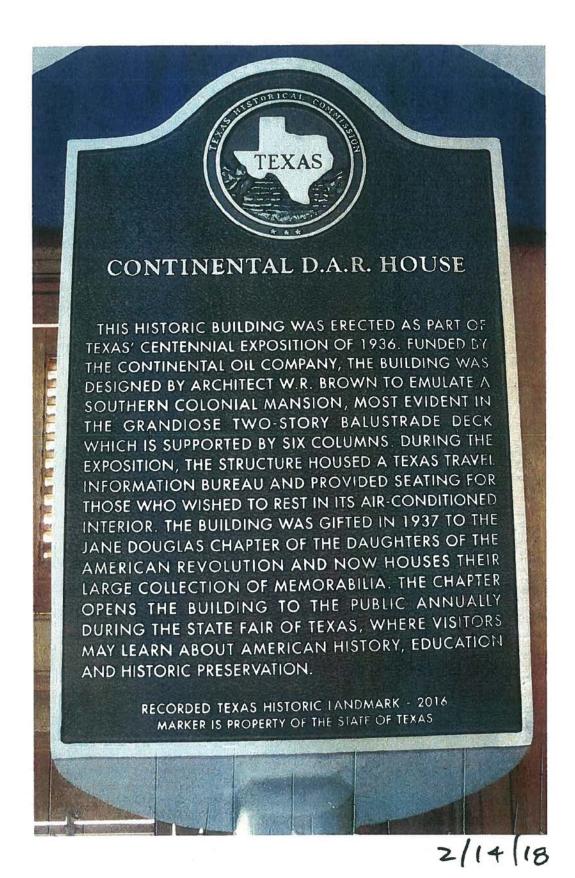




Parry Avenue gates across and to the right of the structure.



Proposed location of subject marker.



Proposed subject marker to be installed.

Doty, Mark

From: Huerta, Daniel

Sent: Friday, January 19, 2018 3:06 PM

To: Doty, Mark

Cc: Linda Martin; Caswell, Diana; Hirsch, Dee

Subject: RE: DAR Certificate of Appropriateness - Install Historic Marker at DAR House, Fair Park

We are good with the proposed placement location.

Email from Fair Park/Park and Rec administration approving the proposed marker.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

3.14 Monuments and plaques.

- d. Discreet markers and plaques related to the history and development of the district, that do not require special maintenance, and that avoid conflict with original Art Deco sculpture, architecture, and artwork are encouraged if appropriate.
- e. Proposed work must be reviewed and formally approved by the Park and Recreation Department prior to an application for a certificate of appropriateness.

TASK FORCE RECOMMENDATION REPORT FAIR PARK

DATE: 2/7/2018 TIME: 11:00 am

MEETING PLACE: Fair Park, Tower Building Conference Room

Applicant Name: Linda Martin – DAR – Jane Douglas Chapter					
Address: 921 Washington (DAR-Continental House)					
Date of CA/CD Request: 2/1/2018					
RECOMMENDATION:					
ApproveApprove with conditions DenyDeny 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: no (four makes a quorum)					
Maker: CRKIG H 2 nd . BOB H					
Task Force members in favor: ALL					
Task Force members opposed: NONE					
Basis for opposition:					
2/7/12					
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.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-284(MP) LOCATION: 5701 Tremont St.

STRUCTURE:Main, Non-Contributing COUNCIL DISTRICT: District 14

ZONING: PD-397

PLANNER: Marsha Prior

DATE FILED: February 1, 2018

DISTRICT: Junius Heights

MAPSCO: 46-C

CENSUS TRACT: 13.01

APPLICANT: Drew and Anna Simon

REPRESENTATIVE: None

OWNER: Drew and Anna Simon

REQUEST:

- 1) Install 72" wood double doors with single lite, and paint. Brand: Glidden 30YY79/070 "Tusk Tusk." Work initiated without a Certificate of Appropriateness.
- Replace wood siding on rear elevation with #117 wood siding and paint. Brand: Valspar 5004-3C "Lyndhurst Jade." Work initiated without a Certificate of Appropriateness.
- 3) Replace single exterior light with two lights on rear elevation. Work initiated without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

None

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

ANALYSIS:

Request #1 – Staff is recommending approval because the proposed door is still historically accurate, and thus, would not have an adverse impact on the historic overlay district. Task Force was also supportive.

Request #2 – Staff is supportive of the restoration efforts that uses in-kind wood siding on the rear elevation. Task Force was also supportive.

Request #3 – Staff does not believe that the proposed exterior lighting for the rear elevation would adversely affect the historic overlay district, therefore, Staff is recommending to approve. Task Force was also supportive.

STAFF RECOMMENDATION:

- 1) Install 72" wood double doors with single lite, and paint. Brand: Glidden 30YY79/070 "Tusk Tusk." Work initiated without a Certificate of Appropriateness. Approve with conditions Approve rear elevation sketch, door illustration, and paint specifications dated 2/14/18 with the condition that the door trim matches the style of trim used for rear windows with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Replace wood siding on rear elevation with #117 wood siding and paint. Brand: Valspar 5004-3C "Lyndhurst Jade." Work initiated without a Certificate of Appropriateness – Approve – Approve work and paint specifications dated 2/14/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Replace single exterior light with two lights on rear elevation. Work initiated without a Certificate of Appropriateness Approve Approve rear elevation sketch and light specifications dated 2/14/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

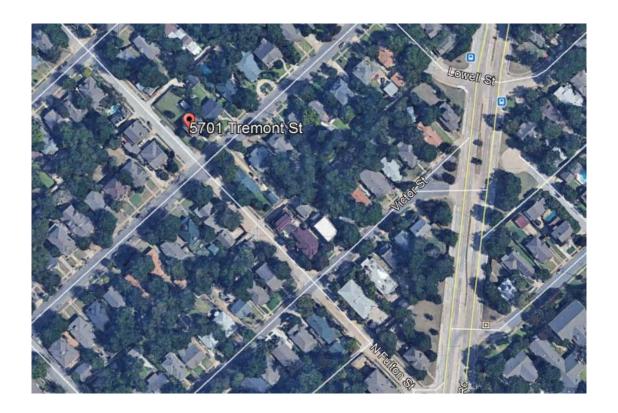
- Install 72" wood double doors with single lite, and paint. Brand: Glidden 30YY79/070 "Tusk Tusk." Work initiated without a Certificate of Appropriateness

 Approve – Approve door as proposed with the understanding details will be sent to staff by 2/12/18.
- 2) Replace wood siding on rear elevation with #117 wood siding and paint. Brand: Valspar 5004-3C "Lyndhurst Jade." Work initiated without a Certificate of Appropriateness Approve Approve as shown.
- 3) Replace single exterior light with two lights on rear elevation. Work initiated without a Certificate of Appropriateness Approve Approve as shown.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Drew and Anna Simon	n		
Mailing Address : 5701 Tremont St			OFFICE USE ONLY
City, State and Zip Code: Dallas, TX 75	3214		Main Structure:
Daytime Phone: 489-768-8865	Fax:		
Relationship of Applicant to Owner	:		Contributing
DDODERTY ADDRESS.			Non-contributing
PROPERTY ADDRESS: 5701 Tremo	nt St, Dallas TX 75214		
Historic District: Junius Heights			
PROPOSED WORK:			
Please describe your proposed w	ork simply and accurately	DO NOT write "se	e attached " Attach
extra sheets if necessary and supp	lemental material as reque	sted in the submittal	criteria checklist.
Beplace siding on the rear facade with matching	materials (#117 siding). Siding will be	painted to match (Valspar L	yndhurst Jade).
Extend existing rear doorway to 72" and replace existing	ng door with solid fir single pane 1 lite dou	ble doors painted to match trim	(Glidden Tusk Tusk)
Replace window and door trim with exact matching wo			
Replace single exterior light with two exterior lights abo	ove doorway (dimensions and examples)	CEIVED BY	/
			• (
	S 1 1 1	FFR 0 1 2010	1
Signature of Applicant:	Date Date	9: "Jahuary 29,60160	3
Signature of Owner:	-Date	4-	
	OT APPLICANT) CUP	rent Planning	7
APPLICATION DEADLINE	•	· · · · · · · · · · · · · · · · · · ·	3
Application material must be complete		ST THURSDAY OF E	ACH MONTH, 12:00
NOON, (see official calendar for ex	cceptions), before the Dallas	s Landmark Commissi	ion can consider the
approval of any change affecting the ex	kterior of any building. This for	m along with any supp	orting documentation
must be filed with a Preservation Plann	er at City Hall, 1500 Marilla 5	BN, Dallas, Texas, 752	01.
Please use the enclosed criteria	checklist as a guide to	completing the app	lication. Incomplete
applications cannot be reviewed and			
contact a Preservation Planner at 214/6	370-4209 to make sure your a	pplication is complete.	
OTHER:			
In the event of a denial, you have the	e right to an appeal within	30 days after the Lan	dmark Commission's
decision. You are encouraged to atten			
1:00 pm in Council Chambers of Ci certificates of appropriateness for indivi	ity maii (see exceptions). idual addresses is available fo	information regarding or review in 5BN of City	the history of past
Please review the enclosed Review and Ac		TOTION IN OBIT OF ONLY	T Tall
Memorandum to the Building Official, a	Certificate of Appropriateness	nas been:	
☐ APPROVED. Please release the	building permit.		
APPROVED WITH CONDITIONS.	Please release the building	ermit in accordance w	ith any conditions.
DENIED. Please do not release t	the building permit or allow wo	ork.	-
☐ DENIED WITHOUT PREJUDICE.	Please do not release the bu	ilding permit or allow v	vork.
Signed drawings and/or specifications a	are enclosedYesNo	1	
Sustainable Construction and De	velopment	D	ate
Certificate of Appropriateness	City of Balla-	Westernste	B
Continuate of Appropriateness	City of Dallas	Historic	Preservation Rev. 112817



Aerial view



Front (South) elevation.



View to left (West) of 5701 Tremont.



View to right (East) of 5701 Tremont.



View across the street (South) from 5701 Tremont.

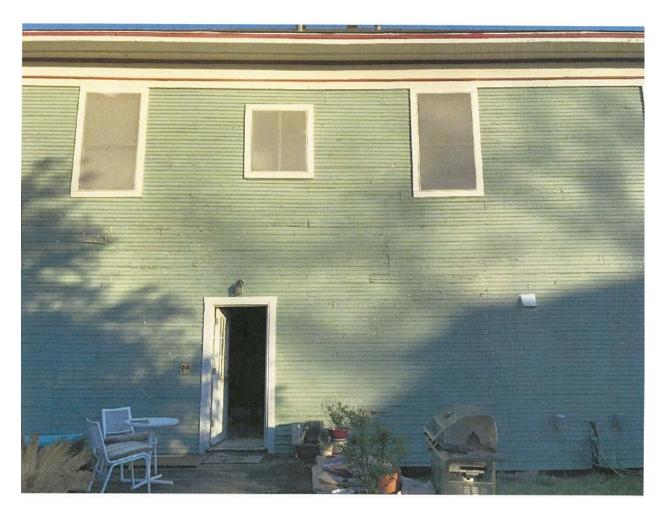
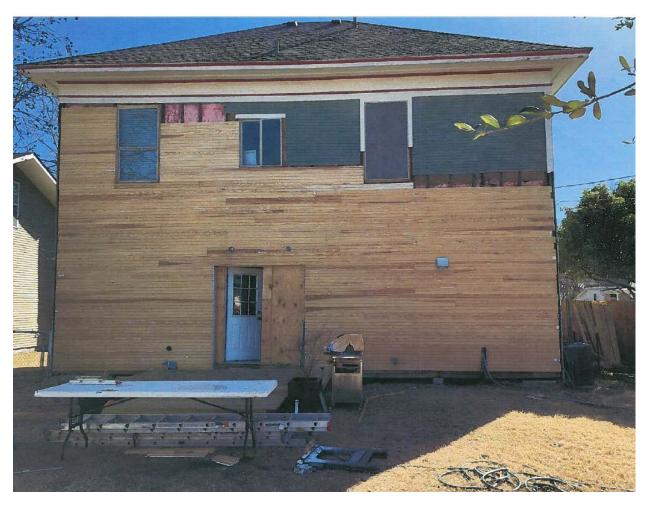
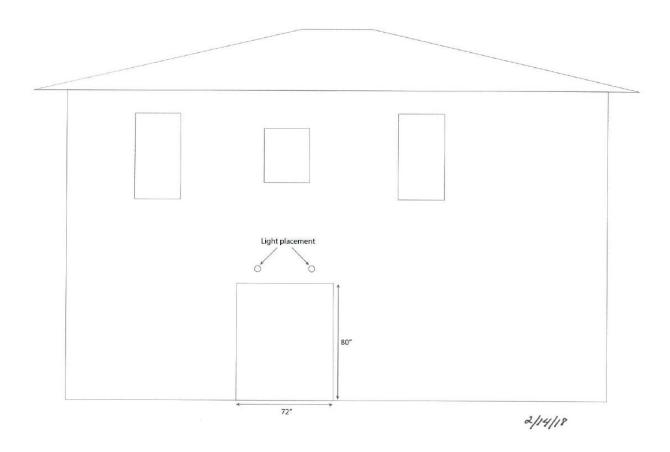


Photo of rear elevation before alterations.



Rear elevation with new wood siding and enlarged opening for door initiated.



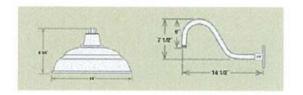
Request #s 1 and 3 – Sketch demonstrating measurements of proposed door and placement of exterior lights.



2/14/18

Request #1 – Proposed door style.

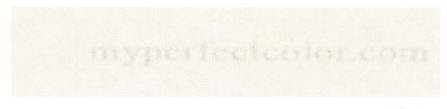




2/14/18

Request #3 – Proposed exterior lighting.

Match of Glidden™ 30YY79/070 Tusk Tusk *



2/14/18

Request #1 – Proposed paint color for wood trim.

Match of Valspar™ 94-31A Lyndhurst Jade *



2/14/18

Request #2 – Proposed paint color for replacement wood siding on main structure.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 -

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.

Request #2 -

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

City Code Section 51A-4.501(g)(6)(C)(ii) –

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

Request #3 -

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

City Code Section 51A-4.501(g)(6)(C)(ii) -

(ii) for non-contributing structures:

The proposed work is compatible with the historic overlay district.

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 02/08/2018 TIME: 5:30 P.M.

MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave. Applicant Name: DREW AND ANNA SIMON Address: **5701 TREMONT** Date of CA/CD Request: 02/01/2018 RECOMMENDATION: Approve ____Approve with conditions Deny _ Deny without prejudice Recommendation / comments/ basis: Task force members present Rene Schmidt (Chair) Laura Koppang Eric Graham Mary Mesh Terri Raith VACANT Barbara Cohen Morgan Harrison VACANT Ex Officio staff members present Jennifer Anderson Simple Majority Quorum: no (four makes a quorum) yes 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,

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

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



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-285(MP) LOCATION: 5533 Victor St. STRUCTURE:Main, Contributing

COUNCIL DISTRICT: District 14

ZONING: PD-397

PLANNER: Marsha Prior

DATE FILED: February 1, 2018

DISTRICT: Junius Heights

MAPSCO: 46-C

CENSUS TRACT: 13.02

APPLICANT: Kristin Israelian and Matthew Baisch

REPRESENTATIVE: None

OWNER: Patricia G. Lewis

REQUEST:

1) Construct rear addition.

- 2) Install two 6" Hardie boards on foundation skirting.
- 3) Install exterior lighting on front and rear elevations.
- 4) Stain fence. Brand: Miniwax "Special Walnut."
- 5) Install landscaping in front and left side yard flowerbeds.

BACKGROUND / HISTORY: None

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

ANALYSIS:

Request #1 – Staff is recommending approval because the proposed addition meets preservation criteria and the applicant is proposing appropriate siding to match existing and is retaining the existing window. The Task Force was also supportive.

Request #2 – Staff is recommending approval. Although Hardie board is not a historically appropriate material for siding, the proposed two laps at the bottom would not impact the historic features of the house and the Landmark Commission has approved previous requests for two bottom laps in the past. Task Force also recommended approval.

Request #3 – Staff would be supportive of Options A, B, or C, but believes Option C to be more historically accurate. Task Force only saw Option C and was supportive.

Request #4 – The proposed stain is an acceptable color, thus Staff is recommending approval. Task Force was also supportive.

Request #5 – Staff is recommending approval because the landscaping enhances the surroundings and does not obscure any significant views. Task Force was supportive based on the applicant's explanation of proposed plantings.

STAFF RECOMMENDATION:

- 1) Construct rear addition Approve with conditions Approve drawings dated 2/14/18 with the condition that a vertical trim board is constructed on each side of the new addition to differentiate between the existing and new with the finding the work is consistent with preservation criteria Sections 8.3(d), 8.5, 8.6, and 8.14 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install two 6" Hardie boards on foundation skirting. Approve with conditions Approve proposed work with the condition that the boards overlap and the flat side faces out with the finding that although the work does not comply with Section 4.1(b) which states that renovation of protected facades must employ materials similar to the historic material, it meets the criteria for Landmark Commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria, and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
- 3) Install exterior lighting on front and rear elevations Approve Approve illustration (Option C) dated 2/14/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Stain fence. Brand: Miniwax "Special Walnut" Approve Approve stain specifications dated 2/14/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install landscaping in front and left side yard flowerbed Approve Approve landscape plan dated 2/14/18 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Construct rear addition Approve Approve as shown.
- 2) Install two 6" Hardie boards on foundation skirting. Approve with conditions Approve with condition flat side is out.
- 3) Install exterior lighting on front and rear elevations Approve Approve as shown (Option C).
- 4) Stain fence. Brand: Miniwax "Special Walnut" Approve Approve as shown.
- 5) Install landscaping in front and left side yard flowerbeds Approve with conditions Approve removal of hedges with a landscape plan approved by Staff and Commissioners.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Kristin Israelian	and Matthew Baisch		
Mailing Address : current:4320 Wor	th St.		OFFICE USE ONLY
City, State and Zip Code: Dallas			Main Structure:
Daytime Phone: 6315599547	Fax:		Contributing
Relationship of Applicant to Owner:			Non-contributing
PROPERTY ADDRESS: 5533 Vic	tor St. Dallas TX 75214		Non-contributing
Historic District: Junius Heights			
PROPOSED WORK: Please describe your proposed work extra sheets if necessary and supple replace pier and beam foundation exterior of house, replace broken steps, replant front and driveway aprox 50sf rear addition does no	mental material as reques o, replace rotted exterior window panes, replace side flowerbeds	ted in the submittal wood and founda repair existing co	criteria checklist. tion skirting, paint ncrete walkway and
	(550	0 1 2018	
Signature of Applicant: Zvistin Poraelie			
Signature of Applicant:		:1/31	
Signature of Owner:	CUIP®®	t Planning	
Application material must be completed NOON, (see official calendar for excapproval of any change affecting the extenses the filed with a Preservation Planne Please use the enclosed criteria c	eptions), before the Dallas erior of any building. This for r at City Hall, 1500 Marilla 58	Landmark Commiss m along with any supp BN, Dallas, Texas, 75	sion can consider the corting documentation 201.
applications cannot be reviewed and w contact a Preservation Planner at 214/67	vill be returned to you for	more information. Yo	u are encouraged to
OTHER: In the event of a denial, you have the decision. You are encouraged to attend 1:00 pm in Council Chambers of City certificates of appropriateness for individ.	the Landmark Commission Hall (see exceptions). ual addresses is available fo	hearing the first Mon Information regarding	day of each month at the history of past
Memorandum to the Building Official, a Ce		as been:	
APPROVED. Please release the business of the provential and the proven	Please release the building p e building permit or allow wo Please <u>do not</u> release the bu	rk. ilding permit or allow	
Sustainable Construction and Dev	elopment	ľ	Date
Certificate of Appropriateness	City of Dallas	Historic	Preservation

Repair/Maintenance

(2) Foundation repair

New pier and beam foundation, not visible from exterior of home, engineers report provided.

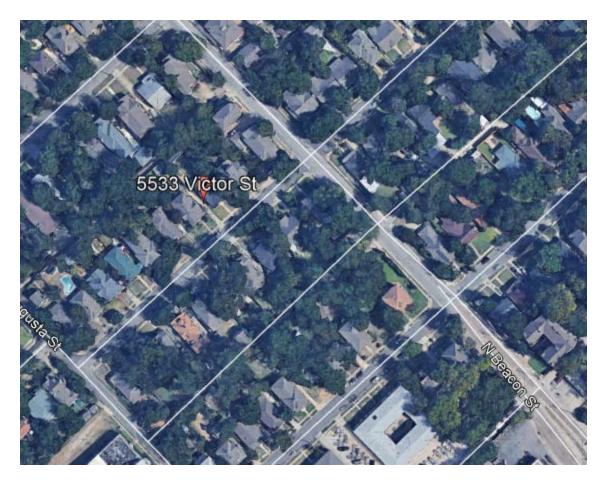
- 2) Replace foundation skirting where removed for foundation repair access, to be replaced with two (2) 6" hardie boards to be painted the body color of house.
- 3) Replacement of siding only where beyond repair, with new like siding 6"-2 lap clapboard
- (4) Paint a. Body, 6"-2 lap clapboard siding Benjamin Moore Grey owl (where existing lime green is)
 - b. Trim, soffeting, corbels, porch ceiling, windows, and sashes Benjamin Moore Simply white (where existing white is)
 - c. Front door, Benjamin Moore Hawthorne Yellow (existing Kelly green)
 - d. Porch floor Benjamin Moore Sea Haze
 - e. Chimney to remain as existing brick, except corners near siding which have existing lime green color will need to be covered.
- 5) Walkway and stairs, existing concrete to be repaired with new like concrete
 - 6) Replace front porch sconce lights, pictures attached
 - 7) Stain fence color: Minwax Special Walnut shown in diagram.
- - 9) Landscaping- replace/replant front and driveway flowerbeds. Plants to be used: Magnolia, Japanese holly, gardenia, fountain grass, coreopsis, caryopteris, echinacea, knockout roses, plumbago, liriope, salvia, Texas sage,

New Addition

10) Addition

- a. Rear 1st floor addition 47 sf, along midsection of rear wall of house to make midsection flush with two existing additions. Extension of existing rear gable over addition.
- b. Roof shingles to match existing composite, Tamko vintage charcoal
- c. New siding to match existing clapboard
- d. Exterior lighting in rear see included options

Detailed list of requests submitted by applicant along with the Certificate of Appropriateness application. Note the 'R' in red ink signifies a task to be approved at Staff level under routine maintenance.



Aerial view



Front (South) elevation.



View to left (West) of 5533 Victor.

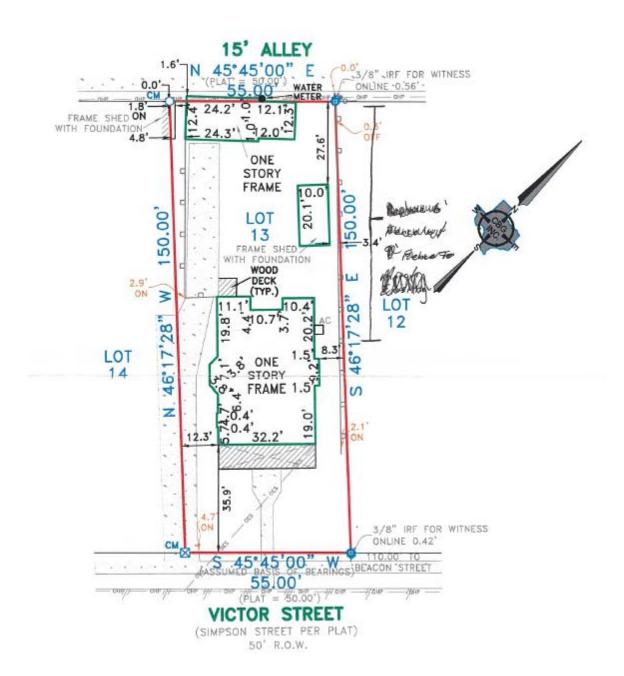


View to right (East) of 5533 Victor.

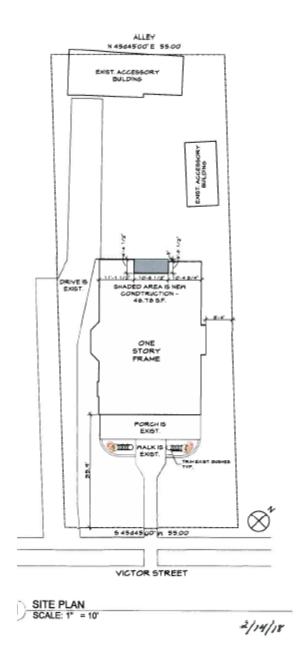


View across the street (South) from 5533 Victor.

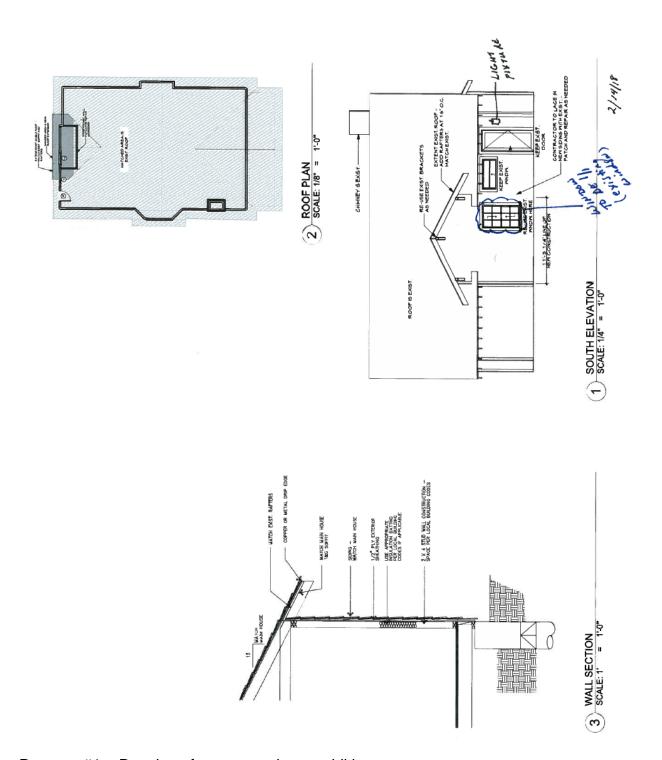




Survey plat.



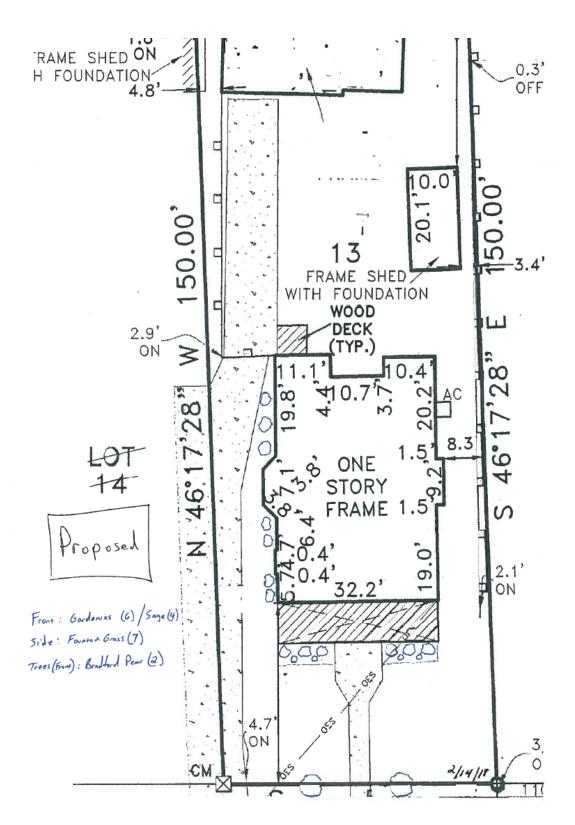
Proposed site plan



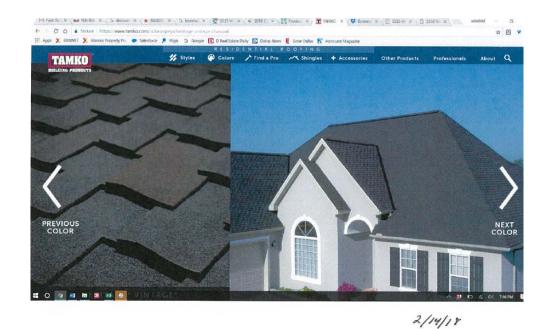
Request #1 – Drawings for proposed rear addition.



Request #1 – Photo of rear elevation submitted by applicant.



Request #5 – Proposed landscape plan.



Request #1 – Proposed roof shingles for addition is to match existing.

Foundation skirting: James Hardie, ¼"x48"x96" sheet to be painted house body color



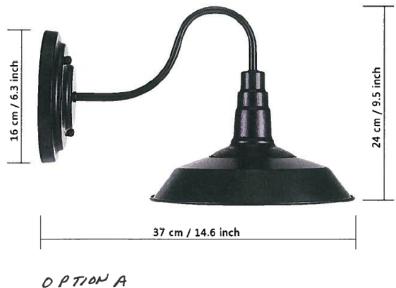
Request #2 – Proposed Hardie board for bottom two laps around the perimeter.



Request #3 – Existing rear exterior light.

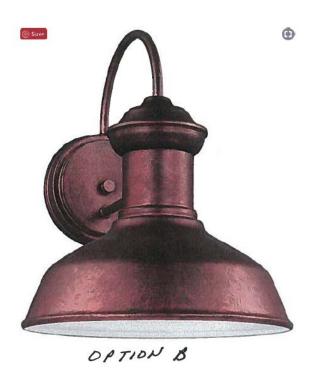
Porch/rear exterior light options:

a) Black sconce



Request #3 – Proposed exterior lighting, Option A.

b) 10x10x11 Copper sconce



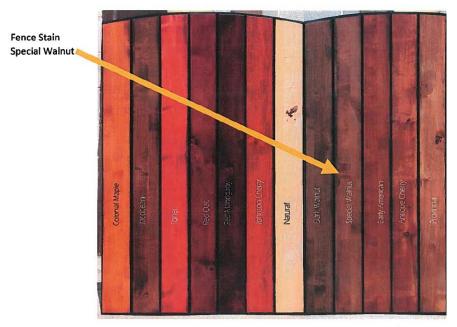
Request #3 – Proposed exterior lighting, Option B.

c) Oil rubber bronze sconce 7x7x13



2/14/18

Request #3 – Proposed exterior lighting, Option C.



2/14/18

Request #4 – Proposed stain for wood fence.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 -

- 8.0 Main Building: New Construction and Additions in Tracts A, B, C, D, and E
 - 8.3 New construction and vertical or horizontal additions must be compatible with the historic architectural styles for that tract as listed below.
 - 8.3(d) Tract D: Except as otherwise provided in this paragraph, new construction and additions must be in the Prairie or Craftsman style, typical to contributing main buildings within this tract. New construction and additions to a school building must be compatible with the existing school building.
- 8.5 The massing, shape, building and roof form, materials, solid-to-void ratios, details, color, and general appearance of additions must be compatible with the existing historic structure.
- 8.6 The height of new construction and vertical or horizontal additions must not exceed the height of similar historic structures on the block.
- 8.14 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

Request #2 -

4.0 Facades

4.1 Protected facades

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

Request #3 -

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

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

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

Request #4 -

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

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

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

Request #5

3.0 Site and Site Elements

3.5 Landscaping

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

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 02/08/2018 TIME: 5:30 P.M.

MEETING PLACE: Carriage House, Preservation Dallas, 2922 Swiss Ave.

Applicant Name:

KRISTIN ISRAELIAN AND MATTHEW BAISCH

Address:

5533 VICTOR

RECOMMENDATION: ApproveApprove with cond	itions DenyDeny without prejudice
Recommendation / comments/ basis:	
1. Approve as shown	Laura/serri All in Favor
2. Approus as shown	Laura / Mary
3. Approus as shown	Flat Side Out.
Mary / E1	ic
4. Approus as shown	
5. Approve removal	of bood hadron with a landscape.
Okn approved	by Staff & Commission Land / Eri
Task force members present	9 0'
Rene Schmidt (Chair) Mary Mesh	Laura Koppang Eric Graham Terri Raith VACANT
Barbara Cohen	Terri Raith VACANT Morgan Harrison VACANT
	, morgan Harrison vacant
Ex Officio staff members presentJe	nnifer Anderson
Simple Majority Quorum:yes Maker:	no (four makes a quorum)
Maker: Aboul	
Task Force members in favor:	
Task Force members opposed:	
Basis for opposition:	
////	
CHAIR, Task Force	DATE Feb 8, 2018
HAIR Task Force	DAIL CON X /OIX

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



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-310(JKA) LOCATION: 615 N Marsalis Ave STRUCTURE:Main, Contributing

COUNCIL DISTRICT: 1 ZONING: PD No. 468 PLANNER: Jennifer Anderson DATE FILED: February 1, 2018

DISTRICT: Lake Cliff MAPSCO: 45-W

CENSUS TRACT: 0020.00

APPLICANT: David Allen Montemayor

OWNER: 615 MARSALIS LLC

REQUEST:

1) Replace front door and sidelights.

2) Install address medallion on front facade parapet.

BACKGROUND / HISTORY:

01/20/2012 - A Routine CA was issued to repair damaged siding and paint (CA112-109(CH)).

05/10/2012 – Landmark denied the request for 70 vinyl windows and approved the brick to be painted to cover graffiti (CA112-204(CH)).

07/06/2012 - Landmark approved 70 new wood windows (CA112-303(CH)).

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

ANALYSIS:

- 1) The applicant submitted new front door and sidelight specifications using suggestions that Task Force made at the meeting. Staff believes that either option A or B are appropriate for the structure and is recommending approval for the installation of either option. Staff does not believe that Option C is appropriate due to the mirrored, reflective glass and is not including that option in the approval. Staff is recommending approval of either Option A or B with the finding that the proposed work is consistent with the preservation criteria and City Code.
- 2) The applicant would like to install an address medallion on the front façade parapet which, at its highest point, is 4' long. The Lake Cliff ordinance does not have guidelines for address signs. Both Task Force and Staff is supportive of the proposed design and believe that it is complimentary to the style of the structure.

Staff is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION:

- 1) Replace front door and sidelights Approve Approve Options A and B dated 2-12-18 with the finding that the work is consistent with preservation criteria Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install address medallion on front facade parapet Approve Approve specification dated 2-12-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

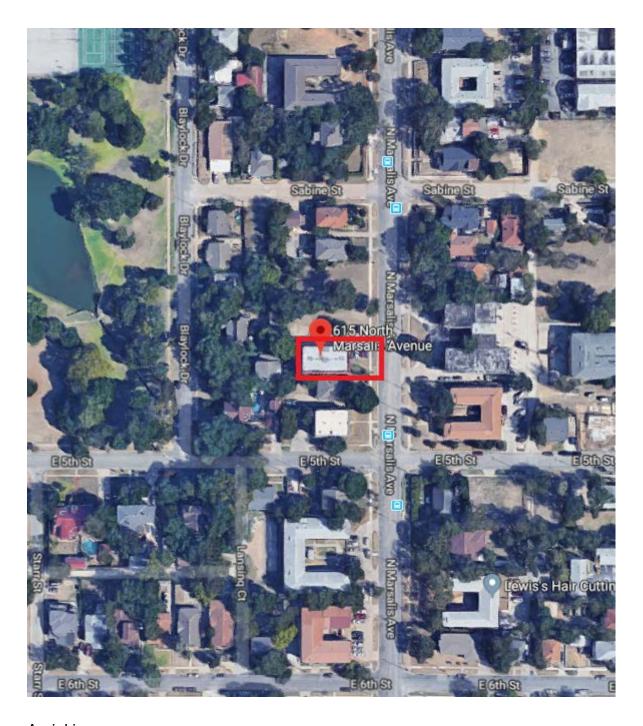
TASK FORCE RECOMMENDATION:

- 1) Replace front door and sidelights None No quorum, comments only. Recommend revising door selection to be wood and full length glass that is appropriate to historic period of the main structure.
- 2) Install address medallion on front facade parapet None No quorum, comments only. Show overall dimensions of sign and the dimensions/course count of where it is to be located.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: David Allen Montemayor Mailing Address: 675 N Glenville Dr. Ste 125 Building Inspection:					
City, State and Zip Code: Richardson, TX. 75081 Daytime Phone: 214-274-6188 Fax: 972-235-6778 Relationship of Applicant to Owner: Contractor	Please see signed drawings before issuing permit:				
PROPERTY ADDRESS: 615 North Marsalis Ave Historic District: Lake Cliff Winnetka Heights Yes Historic 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.					
Replace damaged front door and side panels with new exterior front door and side lights:					
36" TXS2236PDM w/ Sidelites Fiberglass Door Slab Dimensions: 36" x 80" Unit Dimensions w/Sidelites					
Door Type: Fiberglass Finish Color: Dark Mahogany Glass Style: Decorative Glass with Patina Caming					
Reinforced Skins Polyurethane Core Composite Skins & Rails Polyurethane Core Hydroshield Tech	hnology				
RECEI	VED DV				
Signature of Applicant: David After Hortmayor Signature of Owner: Docustigned by: Docustigned by: Signature of Owner: Docustigned by: Docustigned by: Docustigned by: Docustigned by: Docustigned by: Date: 1/5/2018 FEB 0 1 2018 APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH 1600 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 filled 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	!				



Aerial image



Main structure



To right



To left



Across street





 $60\ \mathrm{in.}\ x\ 80\ \mathrm{in.}\ Savannah\ Right-Hand\ 6$ Lite Clear Stained Mahogany Wood Prehung Front Door with Sidelites

- Glass panels and sidelites offer plenty of natural light Pre-finished a rich mahogany color for an elegant touch Prehung for ease of installation

Request #1: OPTION A - Front door specifications and rendering



The door will be painted to match the building trim color



HTC 700-WS is a beautiful unfinished mahogany front entry door with sidelites featuring clear beveled insulated glass and patina caming.

Door Dimensions: 36" x 80"

Unit Dimensions: 68 7/8" x 82 3/4"

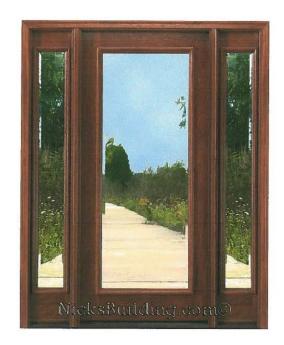
Wood Type: Mahogany

Glass Style: Clear beveled IG with Patina Caming

Jamb Width: 4 9/16" Comes unfinished

Request #1: OPTION B - Front door specifications and rendering





Exterior Doors with Sidelights - 6' 8"

Exterior Doors are Made from 100% Solid Brazilian Mahogany Choose Door Style, Sidelights and Glass (some styles slightly higher) Sidelite Width Sizes: 11" thru 16" (4-Lite up to 18")

N-250 & N-100 Sidelights (N-255 in 3' 6" x 6 '8" add \$150)

Request #1: OPTION C - Front door specifications and rendering





Request #2: Address medallion specifications and rendering

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1: Section 5.2

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

Request #2: Standards for contributing structures: Dallas Development Code: No. 19455, Section 51A-4.501(g)(6)(C)(i):

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

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

A TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/07/2018 TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,

Conference Room

APPLICANT NAME: DAVID ALLEN MONTEMAYOR PROPERTY ADDRESS: 25-N MARSALIS AVE

ApprovalApproval wit	ii conditions Demai	Beinar without prejudice
Recommendation / comments/ basis	33	
100 (514)		Firmension
SHOW DIMENSIO	NE (OVERALL) OF	SIGN + THE COJESE CON OF WHERE IT I SELECTION TO BE
		OF WHERE IT
RECOMEND RE	dising Door	SELECTION
TO BE WOOD	Soup + Fu	L LENGHT GLASS
IN APPOPRIATE -	TO ALISTORIC PR	- 06
100 1011 1001 1001	to character to	6,00
Task force members present		
110 1 0	Katrina Whatley	VACANT (Professional)
Alfredo Pena Christine Escobedo Jeff Cummings (Chair)	Nicholas Dean	VACANT (Professional) VACANT (Alt)
Jeff Cummings (Chair)	Rachel Hoehn	VACANT (Alt)
Ex Officio staff members present	_ Jennifer Anderson	
Simply Majority Quorum: yes	X no	
Maker:	<u></u>	
2nd.		
Γask Force members in favor:		
Task Force members opposed:		
Basis for opposition:		
Olt Am To 1 P		
CHAIR, Task Force	DAT	E 2/7/2018
The task force recommendation will be	reviewed by the landmark com-	mission during the staff briefing in the
City Council chamber, Room 5ES.		



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-283(MP) LOCATION: 6000 Junius St STRUCTURE:Main, Contributing COUNCIL DISTRICT: District 14

ZONING: PD-397

PLANNER: Marsha Prior

DATE FILED: February 1, 2018 DISTRICT: Junius Heights

MAPSCO: 36-Y

CENSUS TRACT: 13.01

APPLICANT: Andre Savino

REPRESENTATIVE: None

OWNER: Andre Savino

REQUEST:

Install landscaping in side and front yard. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: None

1/8/18 — Landmark Commission denied without prejudice a request to install landscaping in the front and corner side yards and to construct a retaining wall in the front and side corner yards. Landmark approved the removal of a tree from the corner side yard (CA178-144(MP)).

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

ANALYSIS:

Per Landmark's decision to deny without prejudice the front and corner side landscaping and retaining wall, the applicant has agreed to remove the plantings and retaining wall that are in the front yard at the sidewalk and re-plant grass. This will restore the rolling lawn that is common to the Junius Heights Historic District. Applicant is requesting to retain the corner side landscaping and the front flower beds adjacent to the porch. This includes the low-lying stone border next to the sidewalk. Staff is recommending approval because the landscaping enhances the surroundings and does not obscure any significant views. Task Force was also supportive.

STAFF RECOMMENDATION:

Install landscaping in side and front yard. Work completed without a Certificate of Appropriateness – Approve – Approve completed landscape plan with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

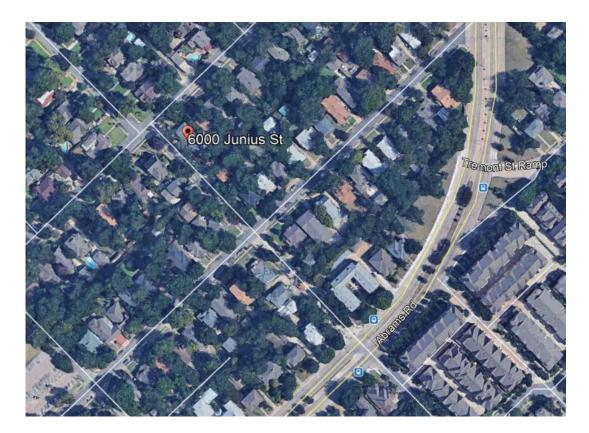
TASK FORCE RECOMMENDATION:

Install landscaping in side and front yard. Work completed without a Certificate of Appropriateness – Approve – Approve as shown.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Andre Savino				
Mailing Address: 6000 Junius Street	OFFICE USE ONLY			
City, State and Zip Code: Dallas,TX 75214	Main Structure:			
Daytime Phone: 972-292-2518 Fax:				
Relationship of Applicant to Owner: Owner	Contributing			
PROPERTY ADDRESS: 6000 Junius Street	Non-contributing			
Historic District: Junius Heights				
PROPOSED WORK:				
Please describe your proposed work simply and accurate	ly. DO NOT write "see attached." Attach			
extra sheets if necessary and supplemental material as requ				
Extend side flower bed to front of the house (i.e. in front of p	orch) Plants will be native. Border will be			
natural stone. The border will prevent the current condition				
The mud creates unsafe conditions as well as unpleasant aest	hetics.			
///	F.			
Signature of Applicant:	ate: RECEVED BY			
Signature of Owner: Da	até:			
(IF NOT APPLICANT)	FEB 0 1 2018			
APPLICATION DEADLINE:	1 2010			
Application material must be completed and submitted by the <u>PNOON</u> , (see official calendar for exceptions), before the Dalapproval of any change affecting the exterior of any building. This must be filed with a Preservation Planner at City Hall, 1500 Marilla	las Landon (Commission can consider the form along with any supporting documentation			
Please use the enclosed criteria checklist as a guide to applications cannot be reviewed and will be returned to you for contact a Preservation Planner at 214/670-4209 to make sure your	or more information. You are encouraged to			
OTHER: In the event of a denial, you have the right to an appeal with decision. You are encouraged to attend the Landmark Commission of the council Chambers of City Hall (see exceptions), certificates of appropriateness for individual addresses is available.	on hearing the first Monday of each month at Information regarding the history of past			
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriatenes	s has been:			
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building DENIED. Please do not release the building permit or allow DENIED WITHOUT PREJUDICE. Please do not release the	work.			
Signed drawings and/or specifications are enclosedYesNo				
Sustainable Construction and Development	Date			
Certificate of Appropriateness City of Dallas	Historic Preservation Rev. 112817			



Aerial view.



Front (North) elevation.



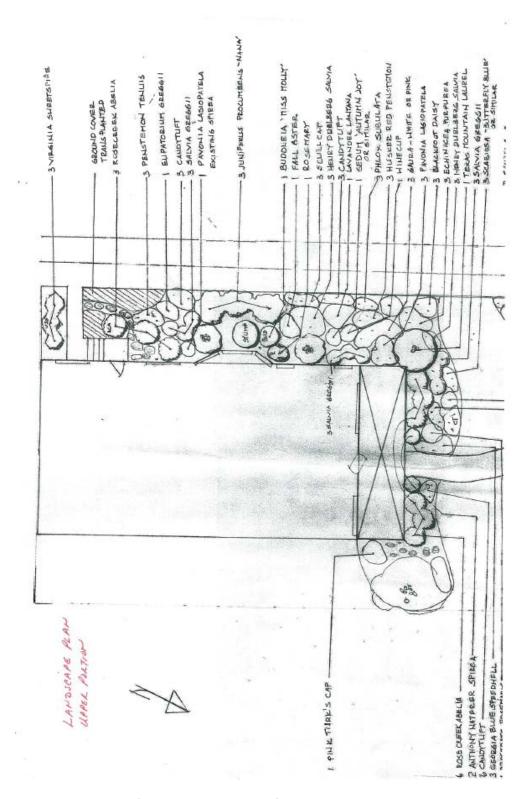
View to left (East) of 6000 Junius.



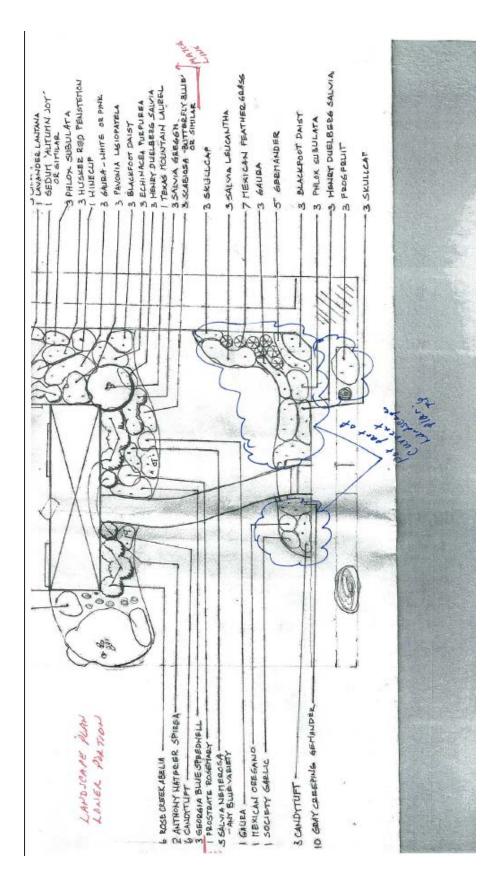
View to right (West) of 6000 Junius.



Across (North) from 6000 Junius.



Proposed landscape plan for corner side and front beds.



Proposed landscape plan for corner side and front beds.



Corner side landscape. Photo submitted by applicant.



Corner side landscape. Photo submitted by applicant.



Corner side landscape. Photo submitted by applicant.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

3.0 Site and Site Elements

3.5 Landscaping

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

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 02/08/2018

Date of CA/CD Request:		US				
REÇØMMENDATI	ON:					
ApproveA		litions I	eny	Deny wit	hout prejud	lice
Recommendation / comm	nents/ basis:					
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			1,210			
	1					UNIX 1
ask force members pres	ent	1			1	
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Mary Mesh Barbara Cohen		Terri Raith Morgan Ha			ACANT ACANT	
Barbara Colleii	7	/ Morgan ria	ITISON	V	ICANI	
x Officio staff members	present Je	ennifer Ander	son			
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faker:			our makes a	quorum		
nd.						
ask Force members in fa ask Force members opp						
asis for opposition:						
	/ /					1
HAIR, Task Force	-	4	DATE	Fa	E 2-11	<i></i>
TITALY, TASK PUICE	- ~		DATE	1 877	8, 601	0



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-304(MP) LOCATION: 5536 Tremont St. STRUCTURE: Main, Contributing COUNCIL DISTRICT: District 14

ZONING: PD-397

PLANNER: Marsha Prior

DATE FILED: February 1, 2018

DISTRICT: Junius Heights

MAPSCO: 46-C

CENSUS TRACT: 13.02

APPLICANT: Randall Wilkinson (Precision Tree)

REPRESENTATIVE: None

OWNER: Rebecca Weddle

REQUEST:

- 1) Install landscaping in front, side, and rear yards. Work initiated without a Certificate of Appropriateness.
- Remove trees in rear vard.

BACKGROUND / HISTORY:

None

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

ANALYSIS:

Request #1 – Staff is recommending approval of the landscaping plan because the plan will not obscure significant views, it contains flowering plants, and enhances the structure. Task Force was unable to make a recommendation because the initial landscaping plan was not readable and there were no renderings available.

Request #2 – Staff is supportive of the removal of the Hackberry trees along the fence in the rear yard because they are not located in an area per the ordinance that protects them. Task Force was unable to make a recommendation because photos were not submitted until after the task force meeting.

STAFF RECOMMENDATION:

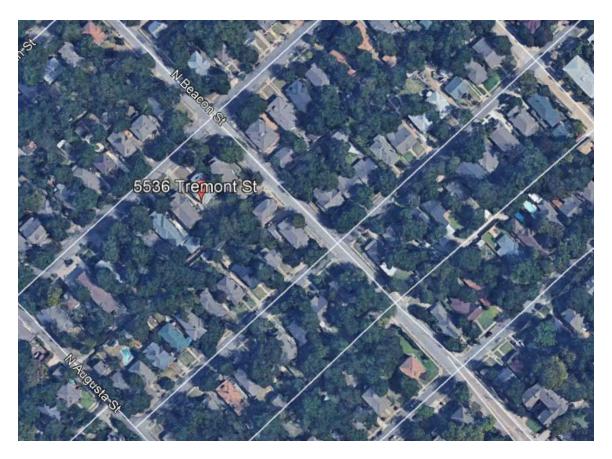
1) Install landscaping in front, side, and rear yards. Work initiated without a Certificate of Appropriateness – Approve – Approve landscape plans and renderings dated

- 2/14/18 with the finding the work is consistent with preservation criteria Section 3.5(b) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove trees in rear yard Approve Approve photo dated 2/14/18 with the finding the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install landscaping in front, side, and rear yards. Work initiated without a Certificate of Appropriateness Deny without prejudice Deny without prejudice due to lack of information.
- 2) Remove trees in rear yard Deny without prejudice Deny without prejudice due to lack of information.

Certificate of Approp	riateness (CA)	CA/78 - 304 IMPI
Name of Applicant: Pandal A Mailing Address: 30 Box City, State and Zip Code: Dayline Phone: 8/4 7/09 4/82 Relationship of Applicant to Owner:	handscaper	OFFICE USE ONLY Main Structure: Contributing Non-contributing
PROPERTY ADDRESS: 5536 Historic District: UNIV.5	Trement Dallar	TX 75ALL
PROPOSED WORK: Please describe your proposed wor extra sheets if necessary and supple Including in Atlantication Including in Atlantication The analysis and including the same and	Resimply and accurately. Domental material as requested Residual of Blass blass Residual of Bl	NOT write "see attached." Attach in the submittal criteria checklist AND
Signature of Applicant:	Date.	RECEIVED BY
Signature of Owner:	TAPPLICANT) Date:	- SPEB/05 2018
APPLICATION DEADLINE: Application material must be completed NOON. (see official calendar for excapproval of any change affecting the extension before the complete of the com	erior of any building. This form a r at City Hall, 1500 Marilla 5BN,	Dallas, Texas, 75201
Please use the enclosed criteria applications cannot be reviewed and contact a Preservation Planner at 214/6	checklist as a guide to con	npleting the application. Incomplete e information. You are encouraged to
OTHER: In the event of a denial, you have the decision. You are encouraged to attend 1:00 pm in Council Chambers of City certificates of appropriateness for individ	the Landmark Commission nea y Hall (see exceptions). Info lual addresses is available for re	ormation regarding the history of past
Please review the enclosed Review and Action Memorandum to the Building Official, a Common Co	on Form ertificate of Appropriateness has	been:
DENIED. Please do not release the DENIED WITHOUT PREJUDICE.	Please release the building pem ne building permit or allow work. Please do not release the buildi	nit in accordance with any conditions.
Signed drawings and/or specifications at	re enclosedYesNo	
Sustainable Construction and Dev	relopment	Date
Certificate of Appropriateness	City of Dallas	Historic Preservation



Aerial view



Front (North) elevation.



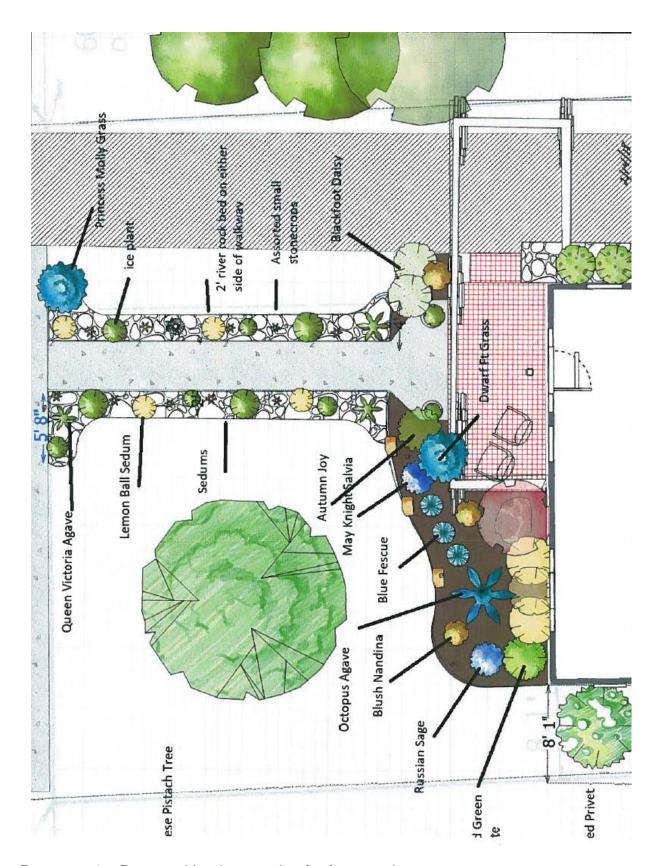
View to left (East) of 5536 Tremont.



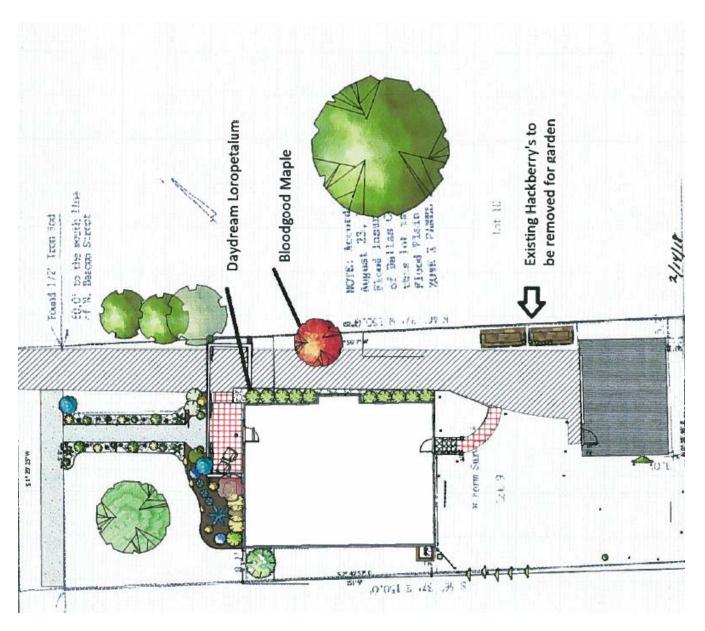
View to right (West) of 5536 Tremont.



View across the street (North) from 5536 Tremont.



Request #1 – Proposed landscape plan for front yard.



Request #1 – Proposed landscaping plan for side and rear yards.



Request #1 – Rendering of proposed front yard.



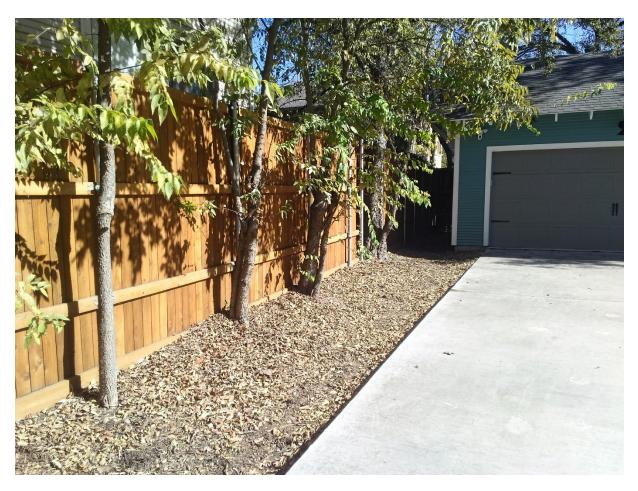
Request #1 – Rendering of proposed front yard.



Request #1 – Rendering of proposed side yard and part of rear yard.



Request #1 – Rendering of proposed rear yard.



Request #2 – Existing Hackberry trees proposed for removal.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1 -

3.0 Site and Site Elements

3.5 Landscaping

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

Request #2 -

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

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

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

TASK FORCE RECOMMENDATION REPORT

JUNIUS HEIGHTS

DATE: 02/08/2018 TIME: 5:30 P.M.

Applicant Name: Address:	RANDALL WILKINSON 5536 TREMONT
Date of CA/CD Request:	02/01/2018
RECOMMENDATIO	ON:
ApproveApp	rove with conditions DenyDeny without prejudice
Recommendation / comme	
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J w ru	ed a ohn Laura / Marie
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g. por without	proj due + lack or intermedire.
	Laura Kr.C.
Rene Schmidt (Chair	Terri Raith VACANT
Mary Mesh Barbara Cohen Ex Officio staff members p	Morgan Harrison VACANT resent Jennifer Anderson
Mary Mesh Barbara Cohen	resentJennifer Anderson
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Mary Mesh Barbara Cohen Ex Officio staff members p Simple Majority Quorum: Maker: and: Cask Force members in favor	yes no (four makes a quorum) or:
Mary Mesh Barbara Cohen Ex Officio staff members p Simple Majority Quorum: Maker:	yes no (four makes a quorum) or:
Mary Mesh Barbara Cohen Ex Officio staff members p Simple Majority Quorum: Maker: ad. ask Force members in fav ask Force members oppos	yes no (four makes a quorum) or:



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-279(MLP) LOCATION: 5023 Victor Street STRUCTURE:Main, Contributing COUNCIL DISTRICT: District 14

ZONING: PD-97

PLANNER: Melissa Parent
DATE FILED: February 1, 2018
DISTRICT: Munger Place

MAPSCO: 46-B

CENSUS TRACT: 0013.02

APPLICANT: Robert Johnston

REPRESENTATIVE: None.

OWNER: JOHNSTON ROBERT J

REQUEST:

1) Replace brick border from front yard walkway with grass.

- 2) Replace red brick border around front yard flower beds with grey or white stone.
- 3) Install new plants in current front yard landscape bed.

BACKGROUND / HISTORY:

07-10-17: The Landmark Commission approved the request to construct the fence behind the 2nd bay on the bay window on the side elevation of the main structure and that the fence would be altered to be only as tall as the neighboring metal fence posts. CA167-597(EH).

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

ANALYSIS:

Request #1: Staff recommends approval of the brick border along the front walkway. Removal of the brick will not adversely affect the property in any way and will be more compatible with neighboring properties, none of which have a brick border along their front walkways.

Request #2: Staff recommends approval of the replacement of brick with limestone for use as the front yard flowerbed border. Replacing the current brick border will not have any adverse effect on the property. Stone is an approved material for use in this district. There was a little bit of pushback from Task Force in that they preferred the border remain brick as the material color seemed more aesthetically pleasing to them, but they were also not wholly opposed to the limestone.

Request #3: Staff recommends approval of the updated plantings in existing front yard flowerbed. Proposed plan meets all requirements of the historic district overlay to include use of Texas native plants. Proposed plan is compatible with the structure and surroundings and will not obstruct views of the property.

STAFF RECOMMENDATION:

- 1) Replace brick border from front yard walkway with grass Approve Approve with the finding that the proposed work meets the standards in City Code Section 51-4.501(g)(6)(C)(i).
- 2) Replace red brick border around front yard flower beds with grey or white stone Approve Approve specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51-4.501(g)(6)(C)(i).
- 3) Install new plants in current front yard landscape bed grass Approve Approve landscape plans and images dated 2/13/2018 with the finding that the proposed work meets the standards in City Code Section 51-4.501(g)(6)(C)(i).

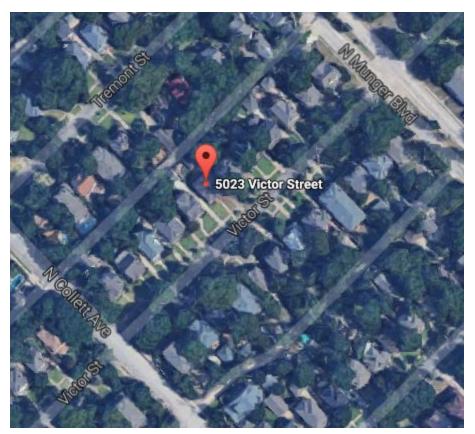
TASK FORCE RECOMMENDATION:

- 1) Replace brick border from front yard walkway with grass Approve as submitted.
- 2) Replace red brick border around front yard flower beds with grey or white stone Approve as submitted. Comment: the red brick seems more in keeping with the color pallet of the house.
- 3) Install new plants in current front yard landscape bed Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



,	
Name of Applicant: Robert Johnston Mailing Address: 5023 Victor St City, State and Zip Code: Dallas TX 75214 Daytime Phone: 214-213-7641 Fax: Relationship of Applicant to Owner: same PROPERTY ADDRESS: 5023 Victor St, Dallas 75214 Historic District: Munger Place	Building Inspection: Please see signed drawings before issuing permit: Yes No (*) Historic Planner's Initials:
PROPOSED WORK: Please describe your proposed work simply and accurately. DO No	
extra sheets if necessary and supplemental material as requested in the	he submittal criteria checklist.
 Remove red brick bordering walk-up and replace with grass 	. <u> </u>
Remove red brick bordering flower beds, replace with grey/	white rectangular stones.
3) Update plants in east and west flower beds as detailed in th	e project plan.
	2 1
Signature of Applicant Date:	white rectangular stones.
Signature of Owner: Date:	E
Application material must be completed and submitted by the FIRST THU NOON, (see official calendar for exceptions), before the Dallas Landmapproval of any change affecting the exterior of any building. This form along must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dalla Please use the enclosed criteria checklist as a guide to complet applications cannot be reviewed and will be returned to you for more informatical a Preservation Planner at 214/670-4209 to make sure your application	ark Commission can consider the with any supporting documentation as, Texas, 75201. ting the application. Incomplete formation. You are encouraged to
OTHER: In the event of a denial, you have the right to an appeal within 30 days decision. You are encouraged to attend the Landmark Commission hearing 1:00 pm in Council Chambers of City Hall (see exceptions). Informat certificates of appropriateness for individual addresses is available for review	after the Landmark Commission's the first Monday of each month at ion regarding the history of past
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 □ DENIED. Please do not release the building permit or allow work. □ DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work. 	•
Sustainable Construction and Development	Date
Certificate of Appropriateness City of Dallas	Historic Preservation Rev. 111408



Aerial view.



Front elevation.



Adjacent property to the left



Adjacent property to the right



Properties across Victor Street.



Request #1: Remove brick, replace with grass

Existing red brick bordering the flower beds.



Limestone Straight Edging Stone (Common 14-in x 4-in; Actual: 14-in x 4-in)

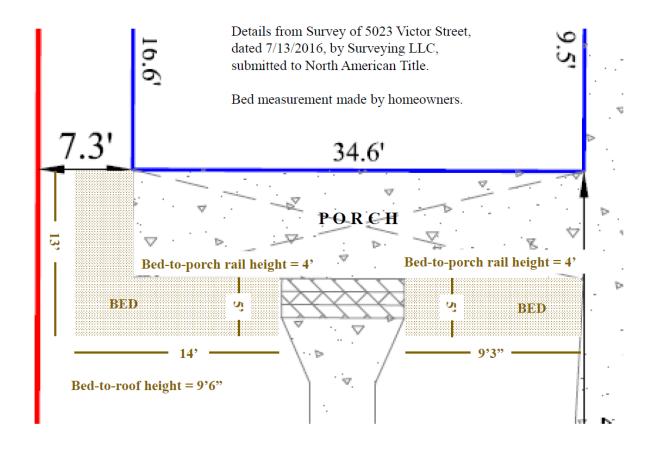
Item # 382583 Model # 4414



Proposed bed border material



Request #2: Replace brick border with gray or white limestone



Existing flower bed

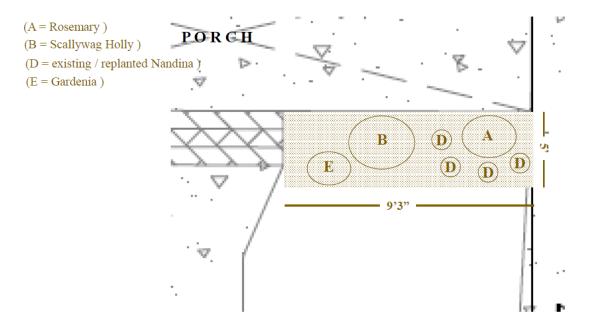
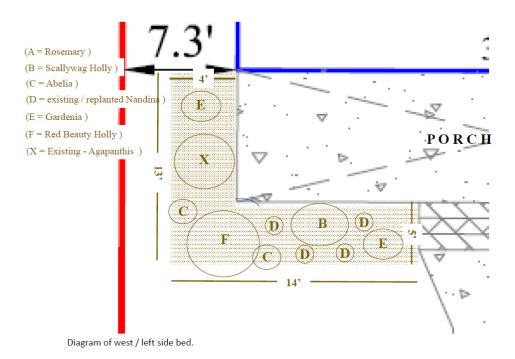
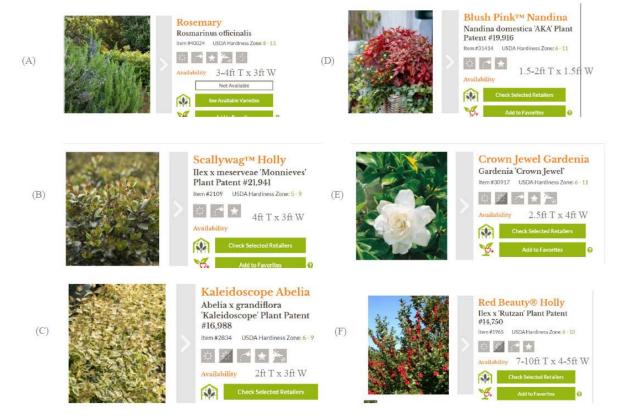


Diagram of right / east side bed.



Request #3: Install new plants in current front yard landscape bed.



Listing of materials to be planted.



Mock up of right / east side bed.



Mock up of west / left side bed.



Mock up of west corner bed.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

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

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

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

TASK FORCE RECOMMENDATION REPORT SWISS AVENUE/MUNGER PLACE

DATE: 2/6/18
TIME: 5:30 pm
MEETING PLACE: Lakewood Library (6121 Worth Street)
Applicant Name: Robert Johnston
Address: 5023 Victor
Date of CA/CD Request: 2/1/18
DECOMMEND ATION
RECOMMENDATION:
ApproveApprove with conditions DenyDeny without prejudice
Recommendation / comments/ basis:
Approve as submitted.
Comment: the red brick seems more in Keeping with the color pallete of the house, however,
with the color Dallete of the house however.
· ·
Tools favor manufacts propert
Task force members present Connection (Chair)
Joanna Hampton (Chair) Beth Bradley (Munger Alt.) John Gormley
Joanna Hampton (Chair) Beth Bradley (Munger Alt.) John Gormley Wesley Powell (Vice-Chair) Virginia Bonifield (Swiss Alt.) Elizabeth Mast
Joanna Hampton (Chair) Beth Bradley (Munger Alt.) John Gormley
Joanna Hampton (Chair) Wesley Powell (Vice-Chair) Cheryl Scott Beth Bradley (Munger Alt.) Virginia Bonifield (Swiss Alt.) Greg Johnston John Gormley Elizabeth Mast Mark Guest
Joanna Hampton (Chair) Beth Bradley (Munger Alt.) John Gormley Wesley Powell (Vice-Chair) Virginia Bonifield (Swiss Alt.) Elizabeth Mast
Joanna Hampton (Chair) Wesley Powell (Vice-Chair) Cheryl Scott Beth Bradley (Munger Alt.) Virginia Bonifield (Swiss Alt.) Greg Johnston John Gormley Elizabeth Mast Mark Guest
Joanna Hampton (Chair) Wesley Powell (Vice-Chair) Cheryl Scott Welissa Parent Ex Officio staff members present: Melissa Parent Simply Majority Quorum: Yes no (four makes a quorum) Maker:
Joanna Hampton (Chair)
Joanna Hampton (Chair) Wesley Powell (Vice-Chair) Cheryl Scott Ex Officio staff members present: Melissa Parent Simply Majority Quorum: Yes no (four makes a quorum) Maker: 2nd: Task Force members in favor:
Joanna Hampton (Chair) Wesley Powell (Vice-Chair) Cheryl Scott Wesley Powell (Vice-Chair) Cheryl Scott Wesley Powell (Vice-Chair) Cheryl Scott Wesley Powell (Vice-Chair) Greg Johnston Mark Guest Ex Officio staff members present: Melissa Parent X Simply Majority Quorum: Yes no (four makes a quorum) Maker: 2 nd : Task Force members in favor: All Task Force members opposed:
Joanna Hampton (Chair) Wesley Powell (Vice-Chair) Cheryl Scott Ex Officio staff members present: Melissa Parent Simply Majority Quorum: Yes no (four makes a quorum) Maker: 2nd: Task Force members in favor:
Joanna Hampton (Chair) Wesley Powell (Vice-Chair) Cheryl Scott Wesley Powell (Vice-Chair) Cheryl Scott Wesley Powell (Vice-Chair) Cheryl Scott Wesley Powell (Vice-Chair) Greg Johnston Mark Guest Ex Officio staff members present: Melissa Parent X Simply Majority Quorum: Yes no (four makes a quorum) Maker: 2 nd : Task Force members in favor: All Task Force members opposed:
Joanna Hampton (Chair) Wesley Powell (Vice-Chair) Cheryl Scott Ex Officio staff members present: Melissa Parent Simply Majority Quorum: Yes no (four makes a quorum) Maker: 2nd: Task Force members in favor: All Task Force members opposed: Basis for opposition:
Joanna Hampton (Chair) Wesley Powell (Vice-Chair) Cheryl Scott Wesley Powell (Vice-Chair) Cheryl Scott Wesley Powell (Vice-Chair) Cheryl Scott Wesley Powell (Vice-Chair) Greg Johnston Mark Guest Ex Officio staff members present: Melissa Parent X Simply Majority Quorum: Yes no (four makes a quorum) Maker: 2 nd : Task Force members in favor: All Task Force members opposed:
Joanna Hampton (Chair) Wesley Powell (Vice-Chair) Cheryl Scott Ex Officio staff members present: Melissa Parent Simply Majority Quorum: Yes no (four makes a quorum) Maker: 2nd: Task Force members in favor: All Task Force members opposed: Basis for opposition: DATE 2/6/2018
Joanna Hampton (Chair) Wesley Powell (Vice-Chair) Cheryl Scott Ex Officio staff members present: Melissa Parent Ex Officio staff members present: Melissa Parent Simply Majority Quorum: Yes no (four makes a quorum) Maker: 2nd: Task Force members in favor: All Task Force members opposed: Basis for opposition: CHAIR, Task Force DATE 2/6/2018 The task force recommendation will be reviewed by the landmark commission in the City Council chamber,
Joanna Hampton (Chair) Wesley Powell (Vice-Chair) Cheryl Scott Ex Officio staff members present: Melissa Parent Simply Majority Quorum: Yes no (four makes a quorum) Maker: 2nd: Task Force members in favor: All Task Force members opposed: Basis for opposition: DATE 2/6/2018
Joanna Hampton (Chair) Wesley Powell (Vice-Chair) Cheryl Scott Ex Officio staff members present: Melissa Parent Ex Officio staff members present: Melissa Parent Simply Majority Quorum: Yes no (four makes a quorum) Maker: 2nd: Task Force members in favor: All Task Force members opposed: Basis for opposition: CHAIR, Task Force DATE 2/6/2018 The task force recommendation will be reviewed by the landmark commission in the City Council chamber,



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-302(MLP)
LOCATION: 5209 Worth Street
STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14 ZONING: PD No. 97 PLANNER: Melissa Parent DATE FILED: February 1, 2018 DISTRICT: Munger Place

MAPSCO: 46-B

CENSUS TRACT: 0013.02

APPLICANT: Bella Vista Company

REPRESENTATIVE: Rob Little

OWNER: ROBSON CHARLES T

REQUEST:

1) Replace front door.

- 2) Replace eight windows on the Northeast and Southwest elevations.
- 3) Remove and reconstruct front porch and balcony.

BACKGROUND / HISTORY:

8/4/2016 –Landmark Commission approved installation and painting of –new door on rear of main structure and construction of one-story garage in rear yard CA156-731(EH)

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

ANALYSIS:

Request #1: Staff recommends approval of the front door replacement. The existing door appears to have been kicked in at one time, leaving the locking mechanism in a malfunctioning state. The owner is having a door custom built to match the existing wood door.

Request #2: Staff recommends approval of replacement of eight windows on the Northeast and Southwest elevations. Windows show wood rot on rails and sashes and are no longer work properly. New windows will match existing – wood, one-over-one double-hung.

Request #3: Staff recommends approval of the reconstruction of the front porch and balcony. Porch has not been maintained well. Railings are crumbling and upper balcony leaks water to lower levels, causing significant damage to porch and columns below. Porch shows evidence in several areas of wood rot and wood skirting is failing.

All materials will be replaced in-kind. Porch and balcony will be reconstructed to match the existing structure.

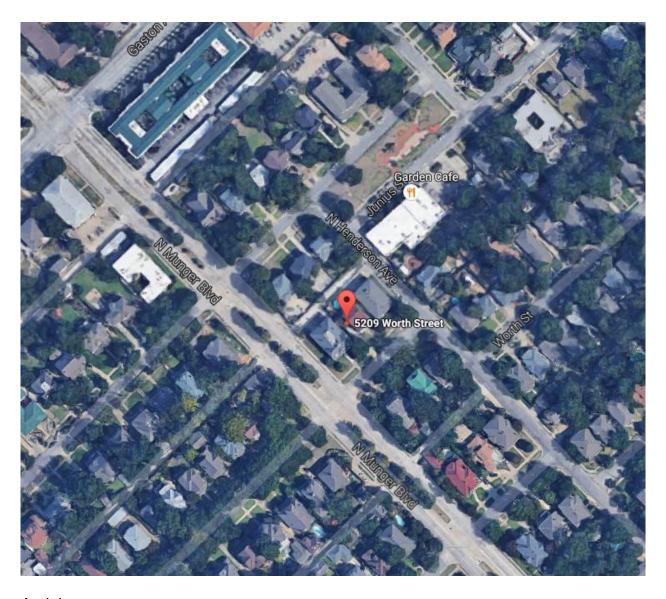
STAFF RECOMMENDATION:

- 1) Replace front door Approve Approve specification dated 02/13/2018 with the finding that the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-97.111(c)(1)(S)(vii), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)
- 2) Replace eight windows on the Northeast and Southwest elevations Approve Approve images dated 2/13/18 with the finding that the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-97.111(c)(1)(S)(vii)(bb), 51P-97.111(c)(1)(S)(vii)(cc), and 51P-97.111(c)(1)(S)(vii)(dd), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove and reconstruct front porch and balcony Approve Approve drawings dated 2/13/18 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Sections 51P-97.111(c)(1)(N)(i), 51P-97.111(c)(1)(N)(iii), and 51P-97.111(c)(1)(N)(v), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

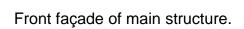
TASK FORCE RECOMMENDATION:

- 1) Replace front door Approve as submitted.
- 2) Replace eight windows on the Northeast and Southwest elevations Approve as submitted. Suggest verification that windows will be wood.
- 3) Remove and reconstruct front porch and balcony Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission	CA 178 - 302 (1449) Office Use Only
Name of Applicant: Bella VI Sta Campany % Rub (Mailing Address: 6318 Geston Ave 7202 City, State and Zip Code: Dalba, Texas 75214 Daytime Phone: 2148230033 Fax: Relationship of Applicant to Owner: Designer PROPERTY ADDRESS: 5209 Worth Street Historic District: Munger Place	OFFICE USE ONLY Main Structure: Contributing Non-contributing
PROPOSED WORK: Please describe your proposed work simply and accurately. DO extra sheets if necessary and supplemental material as requested in Remove and rewnstruct from the property of the	the submittal criteria checklist.
Window replacements (0) Front Door replacement	8
	N 10 0
Signature of Applicant: Date: Date: Date: Date: Date:	1-31-18 = =================================
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST TI NOON, (see official calendar for exceptions), before the Dallas Land approval of any change affecting the exterior of any building. This form alon must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dalla City Hall, 1500 Marilla City Hall, 1500 Mar	dmark Commission can consider the ng with any supporting documentation
Please use the enclosed criteria checklist as a guide to comp applications cannot be reviewed and will be returned to you for more contact a Preservation Planner at 214/670-4209 to make sure your applica	information. You are encouraged to
OTHER: In the event of a denial, you have the right to an appeal within 30 da decision. You are encouraged to attend the Landmark Commission hearing:00 pm in Council Chambers of City Hall (see exceptions). Information certificates of appropriateness for individual addresses is available for review.	ng the first Monday of each month at nation regarding the history of past
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has be	en:
□ APPROVED. Please release the building permit. □ APPROVED WITH CONDITIONS. Please release the building permit □ DENIED. Please do not release the building permit or allow work. □ DENIED WITHOUT PREJUDICE. Please do not release the building	and the street
Signed drawings and/or specifications are enclosedYesNo	
Sustainable Construction and Development	Date
Certificate of Appropriateness City of Dallas	Historic Preservation Rev. 112817



Aerial

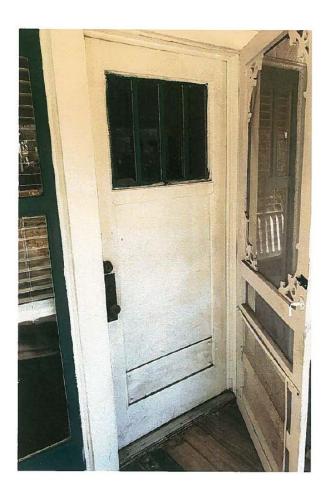


Adjacent property to the left.		

C13-6

CA178-302 (MP)

Properties across Worth St.





Request #1: Replace front door

New door will be custom made to look just like the current door.

4 H	Date Received:
-----	----------------

Window Survey Form: 5209 Worth

Have	Basic Requirements
A	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered South, North - East
4	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
4	3. Condition Evaluation of each window (see reverse).
×	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.), materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
8	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
	6. Other

<u>ALL window openings</u> on the structure should be assigned a *number* and *described* under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.

Windows in *pairs* or *groupings* should be assigned *separate* numbers. Windows in dormers and small fixed windows *should* also be included, but *not* door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of each window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. Additional close-up photographs, showing evidence of window condition, MUST be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Total Number of Window Openings on the Structure - South, North - EAST	31
Number of Historic Windows on the Structure	30
Number of Existing Replacement/Non- Historic Windows	Ð
Number of Windows Completely Missing	Ð
Total Number of Windows to be Replaced	8

Request #2: Replace eight windows on two facades

COA		Date Received:
Applicant Name: Bella Vista Company	GROS Little	Received by:

Window Survey Form—Window Condition Report

Window #	Window Condition	Window #	Window Condition
1	TO REMAIN,"	21	TO REMAIN
2	TO REMAIN;	22	TU REMAIN
3	TO REMAIN; FAIR	23	TO REMAIN FAIR
4	TO REMAN; FAIR	24	TO REMAIN
5	TO REMAIN; FAIR	25	TO REMAIN
6	TO REMAIN; POOR	26	TO REMAIN
7	TO REMAIN;	27	TO REMAIN
8	TO REMAIN;	28	Gorden Window;
9	POOR TO REMAIN; POOR	29	TO REMAIN
10	TO BE REPLACED DAMAGED	30	TO REMAIN
11	TO BE REPLACED DAMAGED	31	TO REMAIN
12	TO BE REPLACED DAMAGED	32	FAIR
13	TO BE REPLACED DAMAGED	33	
14 X	TO BE REPLACED DAMAGED	34	
15	TO REMAIN POOR	35	
16	TO REMAIN FAIR	36	
17	TO REMAIN FAIR	37	
18	TO BE REPLACED DAMAGED	38	
19 *~	DAMAGED	39	
20 X 6	TO BE REPLACED DAMAGED	40	





North elevation, 1st floor: windows 10 through 14 for replacement

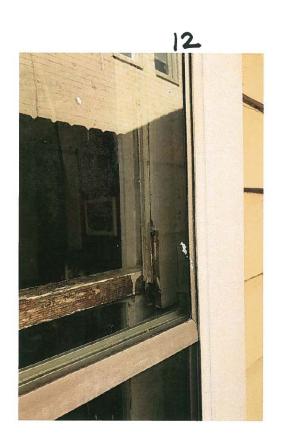


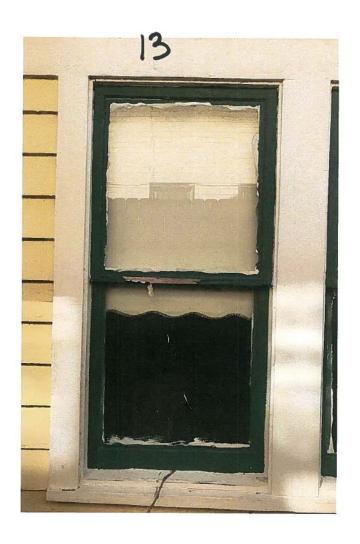
South elevation, 2nd floor: windows 18 through 20 for replacement

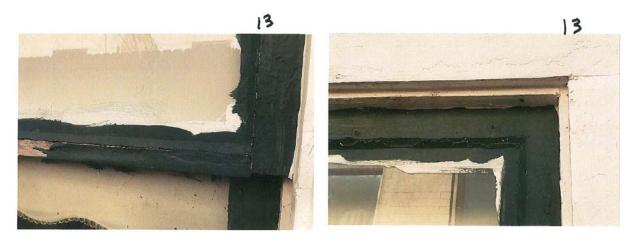




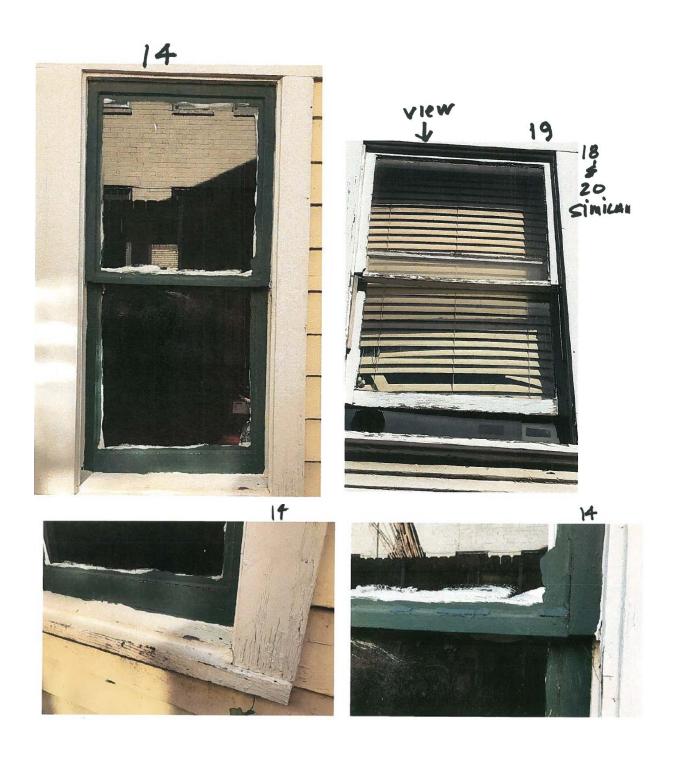








Window Damage



Window Damage

WEATHER SHIELD.

WINDOWS & DOORS

(/Home.aspx)

HOME (/) > PREMIUM SERIES (/PRODUCT-LIST/WEATHER-SHIELD-PREMIUM-SERIES) > DOUBLE HUNG

PRODUCTS

WHY WS

PROFESSIONALS

NEWS (/NEWS)

RESOURCES

PREMIUM SERIES DOUBLE HUNG

Our double hung windows represent a one-of-a-kind approach to a popular choice in home design. With the versatility to open from the top or bottom, a breath of fresh air is never out of reach. From robust ventilation to energy efficiency and ease of use, double hung windows are a timeless classic.



Style
Traditional aesthetics built to the highest performance standards for discriminating architects and homeowners.

Configuration Available in a variety of operating sizes up to 60" x 120".

Operation
Single dual action lock allows the sash to
be unlocked and tilted inward, easily and
with one hand.

Energy Efficiency Choices including energy-efficient Zo-eshield® glazing and ENERGY STAR® ated windows.

Proposed window

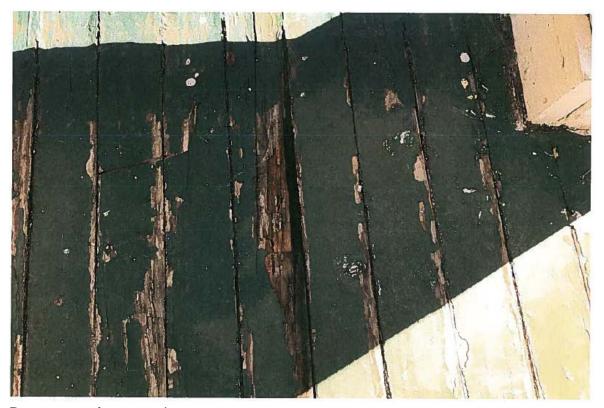




Damage on front porch, 1st floor

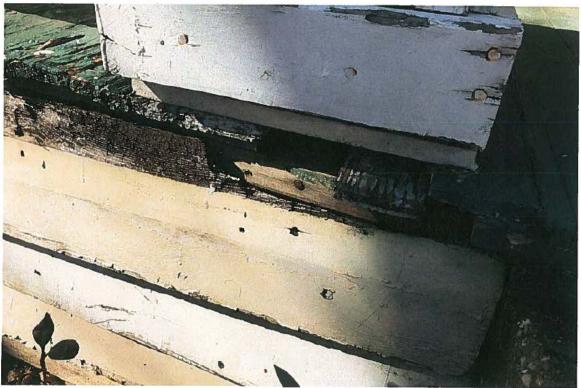
Request #3: Remove and reconstruct front porch and balcony





Damage on front porch





Damaged skirting







Damage to rail on front porch





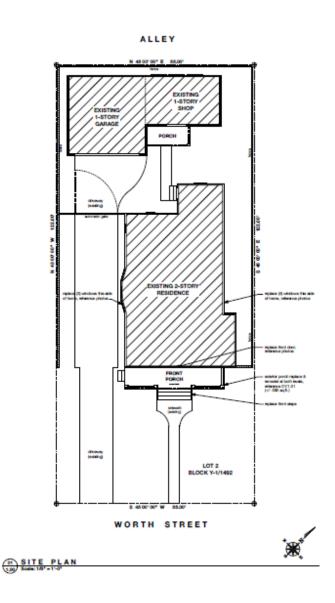


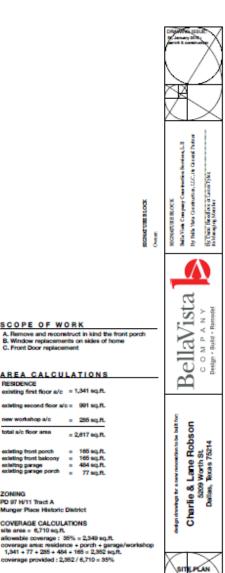
Front porch column damage



Water damage

Front steps lifting away from walkway





ZONING PD 97 H/11 Tract A Munger Place Historic District

SCOPE OF WORK

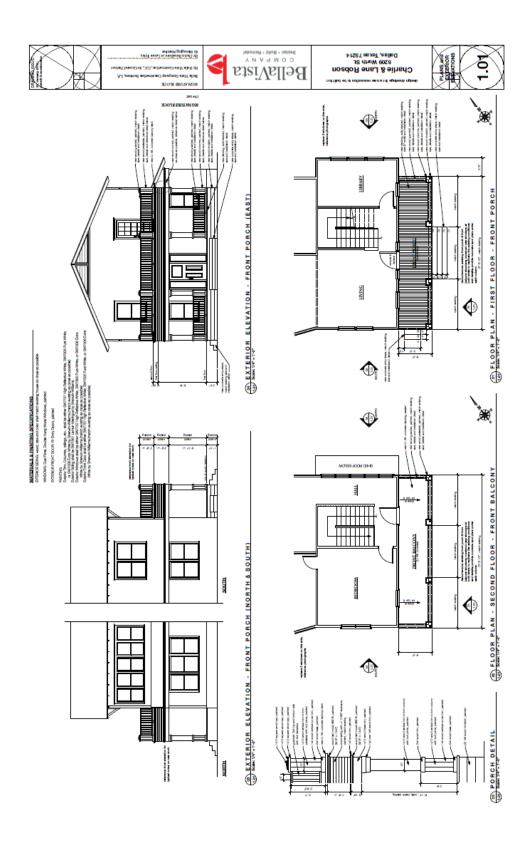
AREA CALCULATIONS RESIDENCE existing first floor a/c = 1,341 sq.ft.

total a/c floor area = 2,617 sq.ft.

COVERAGE CALCULATIONS sits area = 6,710 sq.ft. allowable coverage : 59% = 2,349 sq.ft. coverage area: residence + porch + parage, 1,341 + 77 + 295 + 494 + 195 = 2,952 sq.ft. coverage provided : 2,352 / 6,710 = 35%

SHEET INDEX

1.00 cover, project calculations, general notes, and site plan



Proposed front porch plans and elevations.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Sec 51P-97.111

- (c) <u>Preservation criteria for Tract A</u>. The following preservation criteria apply to all property in Tract A.
 - (1) Building placement, form, and treatment.
 - (N) Front entrances and porches.
 - (i) <u>Detailing</u>. 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.
 - (iii) Facade openings. Porches must not obscure or conceal any facade openings in the main building.
 - (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 period of the building. A front entrance or porch must reflect the dominant horizontal or vertical characteristics of the 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 on the closest main building of a similar style; and
 - (cc) have wood or concrete steps.

(S) Windows and doors

(vii) Style

- (bb) No single, fixed plate glass is allowed except as part of an original period design. The size and proportion of window and door openings located on the front and side facades of a main building must be typical of the style and period of the building and the district.
- (cc) All windows, doors, and lights in the front and side facades of a main building must be typical of the style and period of the building and the district. Windows must contain at last two window panes. Windows must have at least a one

over one sash design. Front doors must contain at least one light. Sidelights must be compatible with the door.

(dd) The frames of windows must be trimmed in a manner typical of the style and period of the building and the district.

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 SWISS AVENUE/MUNGER PLACE

DATE: 2/6/18 TIME: 5:30 pm MEETING PLACE: Lakewood Library (6121 Worth Street)
WEDTING TEACE. Eakewood Elotaly (0121 World Street)
Applicant Name: Rob Little/Bella Vista Company Address: 5209 Worth
Date of CA/CD Request: 2/1/18
RECOMMENDATION:
ApproveApprove with conditions DenyDeny without prejudice
Recommendation / comments/ basis:
Approve as submitted:
THE STATE OF THE S
Approve as submitted. Suggest verification that windows will be wear
Task force members present
Joanna Hampton (Chair) Beth Bradley (Munger Alt.) V John Gormley
Wesley Powell (Vice-Chair) Virginia Bonifield (Swiss Alt.) Elizabeth Mast Cheryl Scott Greg Johnston Mark Guest
Greg Johnston Mark Guest
Ex Officio staff members present : Melissa ParentX
Simply Majority Quorum: yes no (four makes a quorum)
Maker:
Task Force members in favor:
Task Force members opposed: None
Basis for opposition:
l.
CHAIR, Task Force DATE 2/6/2018
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,



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-287(MLP) LOCATION: 615 N Carroll Ave STRUCTURE: Main, Contributing

COUNCIL DISTRICT: 2 ZONING: PD No. 98 PLANNER: Melissa Parent DATE FILED: February 1, 2018 DISTRICT: Peak's Suburban

MAPSCO: 46-E

CENSUS TRACT: 0015.02

APPLICANT: Julio Davila

OWNER:

TAVAREZ IRIS & DAVILA JULIO

REQUEST:

- 1) Install 8'-0" wood fence along southeast edge of property.
- 2) Install landscaping along southeast edge of property from fence to street.
- 3) Replace chain link fence with 8'-0" wrought iron fence and gate.

BACKGROUND / HISTORY:

09/30/2015 –Landmark Commission approved installation of 13 Siteline wood one-over-one windows in place of the existing vinyl windows – CA156-025(JKA).

This property is listed as a contributing structure.

ANALYSIS:

Applicant is requesting to put up fencing and landscaping along the southeast edge of the property line. The fencing would screen the property from a neighboring tire shop. The tire shop does not have a waiting area, so customers are frequently milling about, sometimes wandering onto the applicant's property. Debris and trash from the tire shop has also begun to encroach on the applicant's property. Original site plan had the fence beginning at the roadway, but applicant took Task Force and staff suggestions of shortening the length of the fence to keep within the ordinance and use landscaping for screening purposes for the section nearest the roadway. Applicant resubmitted plans to include the new plantings along the property line and to replace an existing chain link fence with a wrought iron fence. Task force did not review requests 2 and 3. These requests were added after applicant submitted updated plans per Task Force's suggestions.

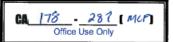
STAFF RECOMMENDATION:

- 1) Install 8'-0" wood fence along southeast edge of property Approve Approve site plan and image dated 2/13/2018 with the finding that the proposed work is consistent with the criteria for fences in the preservation criteria Section 2.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install landscaping along southeast edge of property from fence to street Approve Approve site plan dated 2/13/2018 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(q)(6)(C)(i).
- 3) Replace chain link fence with 8'-0" wrought iron fence and gate Approve Approve site plan dated and image 2/13/2018 with the finding that the proposed work is consistent with the criteria for fences in the preservation criteria Section 2.11 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install 8'-0" wood fence along southeast edge of property Approve fence to 5'-0" back from corner of house, portion of fence facing street shall be 70% open. House is next to tire shop and needs privacy from noisy/busy business. Recommend landscaping from fence to street for privacy.
- 2) Install landscaping along southeast edge of property from fence to street. Task Force did not review this request.
- 3) Replace chain link fence with 8'-0" wrought iron fence and gate. Task Force did not review this request.

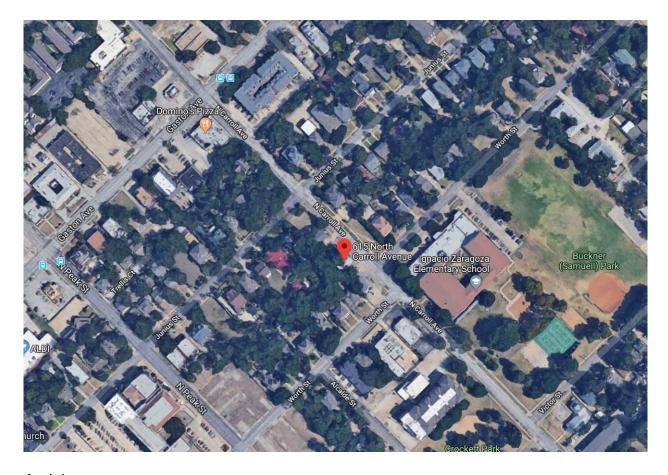
Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant:Julio Davila Mailing Address :615 N. Carroll Ave City, State and Zip Code:Dallas, TX 75246 Daytime Phone:469-693-7316 Fax: Relationship of Applicant to Owner :Applicant is Homeowner PROPERTY ADDRESS:615 N. Carroll Ave : Dallas, TX 75246 Historic District:Peaks Suburban PROPOSED WORK: Please describe your proposed work simply and accurately. DO NOT write "see extra sheets if necessary and supplemental material as requested in the submittal cri	teria checklist.	C		
I am planning on fencing the left run or left elevation of my property with an 8ft tall cedar w I wanted to know if I can block the view to a tire shop and extend the fence pretty much to		n Board)		
of my lot. We deal with constant debris coming into our property, elevated noise levels, and not so (way too many cars, equipment/tires, etc). We also lack privacy due to the fact that the tire sho indoor waiting area for it's customers, so they wait outside while their vehicle gets fixed (conting	uch pretty sights			
Signature of Applicant: Date: Date:	7 1 2 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EACH MONTH, 12: UI 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 supposing documentation must be filled 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 applic applications cannot be reviewed and will be returned to you for more information. You a contact a Preservation Planner at 214/670-4209 to make sure your application is complete.	ation. Incomplete are encouraged to			
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landm decision. You are encouraged to attend the Landmark Commission hearing the first Monday 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the certificates of appropriateness for individual addresses is available for review in 5BN of City Hall (see exceptions). Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:	of each month at ne history of past			
 □ APPROVED. Please release the building permit. □ APPROVED WITH CONDITIONS. Please release the building permit in accordance with □ 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			
Certificate of Appropriateness City of Dallas Historic Pr	reservation Rev. 111408			

Easily seeing into our property. There is also a lack of disposals at the shop so our front lawn is typically a destination for any debris or packaging. So again, the goal is to replace existing left run of fence as well and add about 20 ft of new fence on front left run of property to block tire shop view. Please see site plan and pictures for reference.

Continuation of Certificate of Appropriateness request



Aerial



Front façade



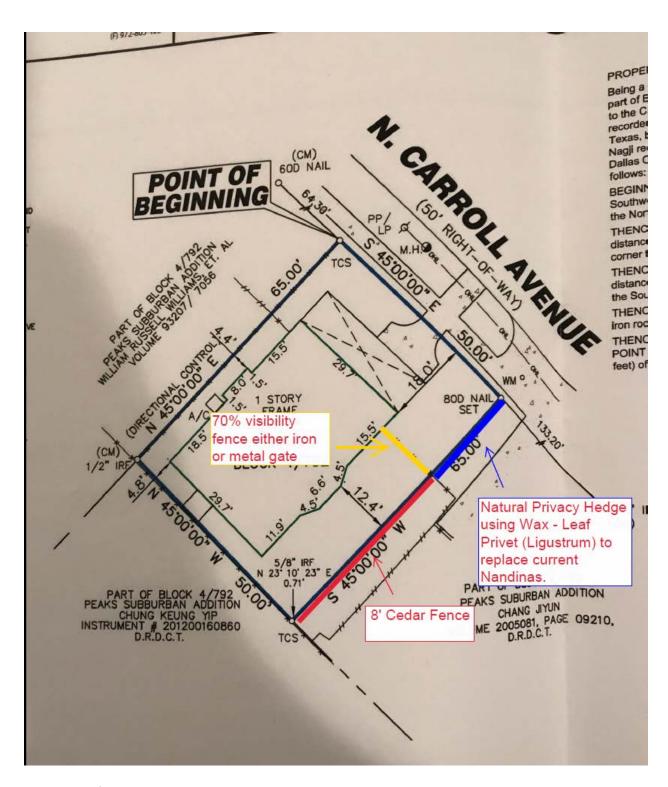
Properties to the right of the subject property.



Properties to the left of the subject property.



Vacant lot across N Carroll



Proposed fence and landscaping plan



Proposed wood fence style (side)



Proposed wrought iron fence style (facing N. Carroll)



Proposed plantings (Wax - Leaf Privet (Ligustrum))





View of neighboring tire shop



Junk overflowing from tire shop into yard



Debris from tire shop





Debris from tire shop

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

- 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.
- 2.9 Fences in the rear yard and rear 50% of the side yard may not exceed 9 feet in height.
- 2.11 Interior side yard fences must be located in the rear 50% of the side facade. Interior side yard fences must be located behind the open front porch of an adjacent house. The fence at the side property line may **be a** solid fence. The portion of the fence facing the main street must be at least 70% open. Chain link fences do not qualify as a "70% open fence". (See Addendum B.)
 - a. The commission may, if it determines more screening is necessary to ensure privacy, allow interior side yard fences to be located up to a point 5 feet back from the corner of the house measured from the back wall of the front porch, provided that these fences may not exceed 8 feet in height. (See Addendum B.)

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: 02/8/2018 TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson House)

	Applicant Name: Julio Davila				
	Address: 615 N Carroll				
	Date of CA/CD Request: 2/1/2018				
	RECOMMENDATION:				
	ApproveApprove with conditionsDenyDeny without prejudice				
	Recommendation / comments/ basis:				
	1. APPROVE FENCE TO S'-O" BACK FROM CORNER OF HOUSE, PORTION				
	OF FENCE FACING STREET SHALL BE 70% OPEN HOUSE IS NEXT TO TIRE AND WEEDS PRIVACY PROM NOBY BUSY BUSY BUSINESS.				
/	2. APPROVED W/ CONDITION THAT FRONT DOWNSPOUTS ARE INSTALLED ON				
	2. APPROVED W/ CONDITION THAT FRONT DOWNSPOUTS ARE INSTALLED ON GIDE OF HOUSE (NOT FACING FRONT) AND TIGHT TO HOUSE				
\	RECOMMEND LAND SCAPING FROM FENCE TO STREET FOR PRIVARY.				
	Task force members present				
	VACANT Jim Anderson VACANT (Edison/LaVista Res) ✓ Michael Karnowski (Chair) ✓ Kathy Finch Patricia Simon (Peak's Alt.)				
	Jennifer Suitonu William Hersch VACANT (Edison/LaVista Alt.)				
	Ex Officio staff members presentXMelissa Parent				
[Simply Majority Quorum:yes				
	Maker: 2 nd .				
	Task Force members in favor:				
	Task Force members opposed:				
	Basis for opposition:				
	CHAIR, Task Force DATE 2/8/2018				

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.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-305(MLP) LOCATION: 4300 Junius Street STRUCTURE:Main, Contributing COUNCIL DISTRICT: District 2

ZONING: PD-98

PLANNER: Melissa Parent
DATE FILED: February 1, 2018
DISTRICT: Peak's Suburban

MAPSCO: 46-E

CENSUS TRACT: 0015.04

APPLICANT: David Malekan

REPRESENTATIVE: None.

OWNER: 4300 JUNIUS LLC

REQUEST:

- 1) Install one security camera at front entrance and two at rear of main structure.
- 2) Install security code boxes at front and rear entrances. Work completed without Certificate of Appropriateness.
- 3) Install pole-mounted security code entry box near rear parking lot gate. Work completed without Certificate of Appropriateness.
- 4) Install 4'-0" wood fencing to screen A/C units on rear and side facades.
- 5) Attach wood fencing to interior of existing steel-picket fencing.

BACKGROUND / HISTORY:

11-11-2016: 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).

04-07-2017: The Landmark Commission approved the installation of landscaping stones around the front and sides of the structures at 4300, 4304 and 4310 Junius Street, the installation of A/C units in the side and rear yards of the structures, the reconfiguration of the curb-cut on the N Peak Street frontage and the installation of a telecommunications box in the wrought iron gate facing N Peak Street. CA167-333(EH).

The structure is listed as contributing to the Peak's Suburban historic district.

ANALYSIS:

Request #1: Staff recommends approval of the security camera installation. All cameras will be mounted and hidden under the soffits, and will be out of public view.

Request #2: Staff recommends approval of the security code boxes at entrances to main structure. Applicant had a previously approved model and this new model is much smaller and less obtrusive to the architecture.

Request #3: Staff recommends approval of the pole-mounted security box. Pole is behind fencing, located in the parking lot at the rear of the main structure.

Request #4: Staff recommends approval of the wood fences for screening purposes. Fences are shorter than maximum allowable height and are located in the rear and rear 50% of property.

Request #5: Staff recommends approval of the attached wood fencing. This will be used to screen an area dedicated for a large dumpster located in the rear parking lot.

STAFF RECOMMENDATION:

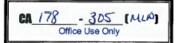
- 1) Install one security camera at front entrance and two at rear of main structure-Approve. Approve site plan and specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(q)(6)(C)(i).
- Install security code boxes at front and rear entrances. Work completed without Certificate of Appropriateness - Approve. – Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install pole-mounted security code entry box near rear parking lot gate. Work completed without Certificate of Appropriateness Approve Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install 4'-0" wood fencing to screen A/C units on rear and side facades Approve Approve site plan dated 02/13/2018 with the finding the proposed work is consistent with the criteria for screening and fences in preservation criteria Section 2.7 and 2.9 and it meets the standards in City Code Section 51A-4.501(q)(6)(C)(i).
- 5) Attach wood fencing to interior of existing steel-picket fencing Approve Approve with the finding the proposed work is consistent with the criteria for fences in preservation criteria Section 2.7 and 2.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

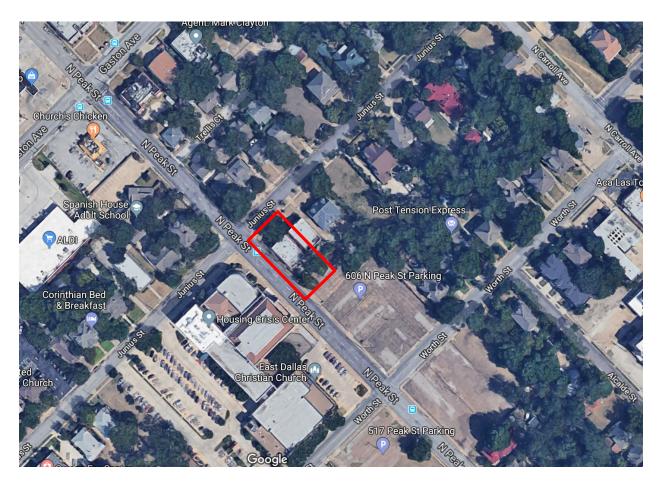
- 1) Install one security camera at front entrance and two at rear of main structure Approve with conditions Cameras to be installed on wood, not masonry.
- Install security code boxes at front and rear entrances. Work completed without Certificate of Appropriateness – Approve with conditions – Install so as not to obscure important architectural elements; if in masonry, install through mortar joints.
- 3) Install pole-mounted security code entry box near rear parking lot gate. Work completed without Certificate of Appropriateness Approve.

- 4) Install 4'-0" wood fencing to screen A/C units on rear and side facades Approve Fence being used to screen A/C units and not as a side yard fence.
- 5) Attach wood fencing to interior of existing steel-picket fencing Approve.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: David Malekan		
Mailing Address : 4125 Swiss Ave Ste 100	OFFICE USE ONLY	
City, State and Zip Code: Dallas, TX 75204	Main Structure:	
Daytime Phone: <u>214-824-5500</u> Fax:	THE SAME OF THE STREET	
Relationship of Applicant to Owner : Managing member	Contributing	
PROPERTY ADDRESS: 4300 Junius Street, Dallas, TX 75246	Non-contributing	
Historic District: Peak's Suburban		
PROPOSED WORK: Please describe your proposed work simply and accurately. DO NOT write extra sheets if necessary and supplemental material as requested in the subrance.	nittal criteria checklist.	
 Install security cameras under soffits per attached site plan. Model #: Hikvision DS- 	2CD2342WD-I or similar.	
2. Install security code entry box at front and back entrance. Model #: Linear AM-KP of	r similar.	
3. Install pole-mounted security code entry box near exit gate in parking lot. Model #: I	inear AM-KP or similar.	
Install wood fences to screen HVAC units.		
Install 8' wood fencing to screen dumpster from street.	9	
Signature of Applicant: Dind Holde Date: 2/1/2011		
Signature of Owner: Date:	1 2 Pla	
(IF NOT APPLICANT)		
APPLICATION DEADLINE:	CE (EB (
Application material must be completed and submitted by the FIRST THURSDAY NOON, (see official calendar for exceptions), before the Dallas Landmark Corapproval of any change affecting the exterior of any building. This form along with any must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texa	OF EACH MONTH, 12:00 nmission can consider the supporting documentation	
Please use the enclosed criteria checklist as a guide to completing the applications cannot be reviewed and will be returned to you for more information contact a Preservation Planner at 214/670-4209 to make sure your application is com	n. You are encouraged to	
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the decision. You are encouraged to attend the Landmark Commission hearing the first 1:00 pm in Council Chambers of City Hall (see exceptions). Information regreerlificates of appropriateness for individual addresses is available for review in 5BN of the control of	Monday of each month at arding the history of past	
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 enclosedYesNo		
Sustainable Construction and Development	Date	
Certificate of Appropriateness City of Dallas His	storic Preservation Rev. 112817	



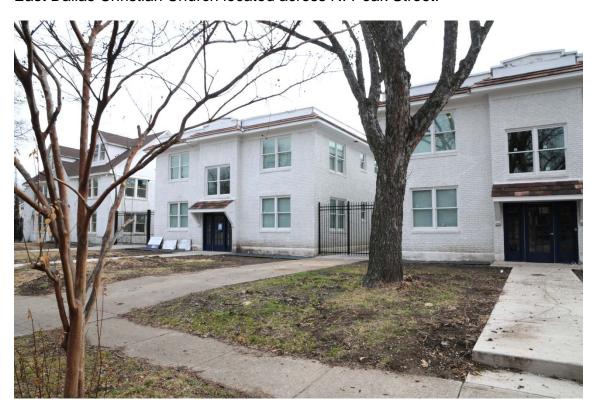
Aerial



Front facade



East Dallas Christian Church located across N. Peak Street.



Adjacent property to the left (4304 Junius)



Properties across Junius Street.



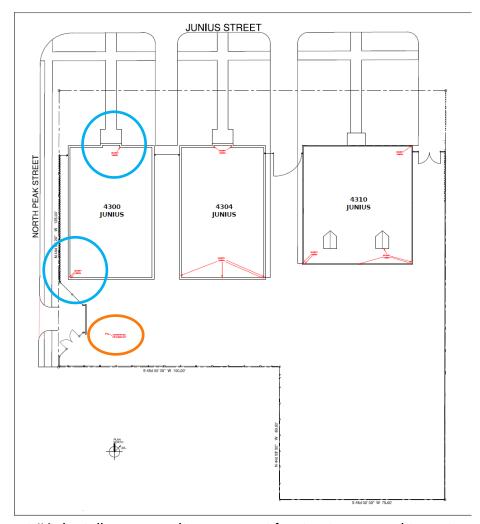
Hikvision 4MP Day/Night IR Outdoor Dome Camera with 6mm **Fixed Lens** B&H # HIDS2CD2342D • MFR # DS-2CD2342WD-I-6MM TOP HIGHLIGHTS • 1/3" Progressive CMOS Sensor

- 4MP Resolution & 30 fps Frame Rate
- 6mm Fixed Lens

In Stock

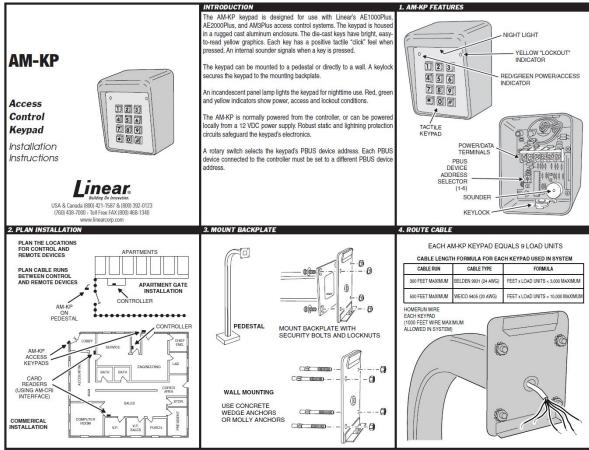
Order by 4pm to ship today

Free Expedited Shipping

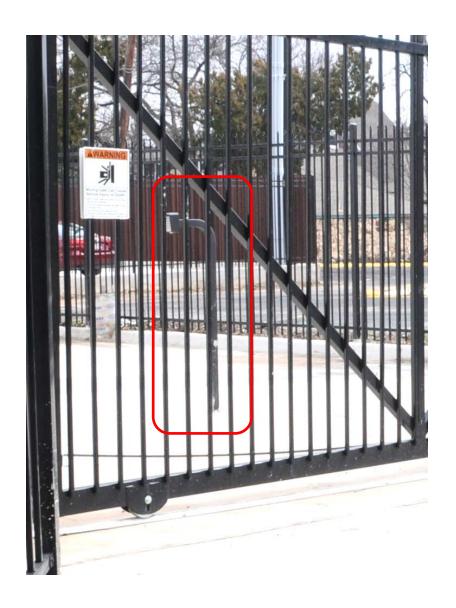


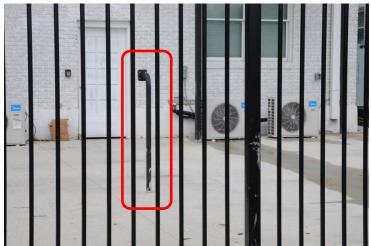
Request #1: Install one security camera at front entrance and two at rear of main structure.





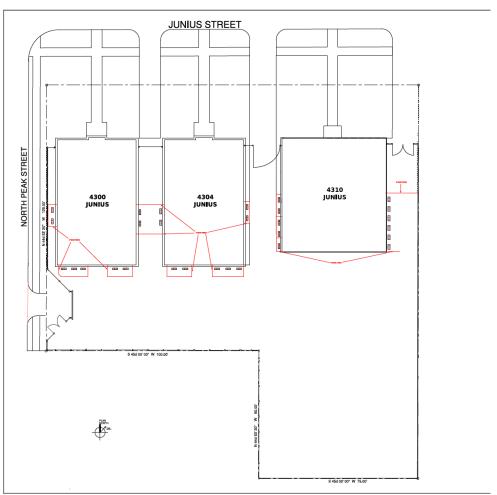
Request # 2: Install security code boxes at front and rear entrances.





Request #3: Install pole-mounted security code entry box near rear parking lot gate.





Request #4: Install 4'-0" wood fencing to screen A/C units on rear and side facades.



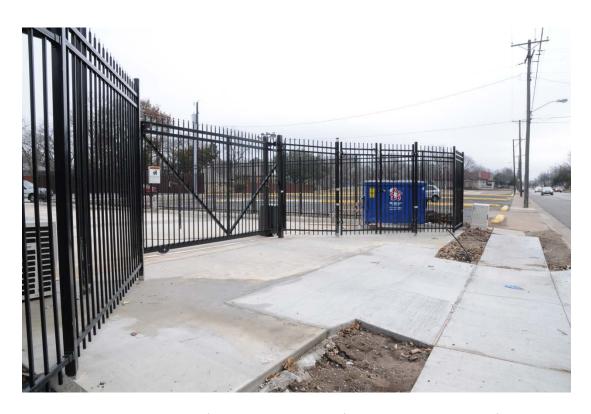




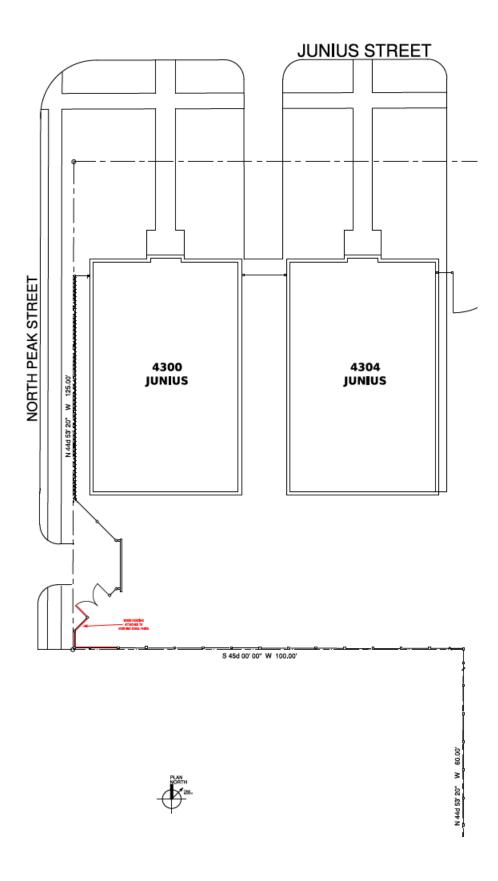
Current fencing







Request #5: Attach wood fencing to interior of existing steel-picket fencing.



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

- 2.7 Any new mechanical equipment must be erected in the side or rear yard and must be screened from the street
- 2.9 Fences in the rear yard and rear 50% of the side yard may not exceed 9 feet in height
- (C) <u>Standard for approval</u>. 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: 02/8/2018 TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: David Malekan
Address: 4300 Junius
Date of CA/CD Request: 2/1/2018
RECOMMENDATION:
ApproveApprove with conditionsDenyDeny without prejudice
Recommendation / comments/ basis:
, CAMERAS TO BE INSTALLED ON WOOD, NOT MASONRY
2. INSTALL THE THEORY ARCHITECTURAL ELEMENTS 2. INSTALL THE BUGH MORTE JOINTS
3, APROVED
4. APPROVED, FENCE BEING USED TO SCREEN A/C UNITS + NOT AS SIDE
YARD PENCE
5.4PPROVED
6. NOT APPLICABLE
Task force members present
VACANT Jim Anderson VACANT (Edison/LaVista Res)
Michael Karnowski (Chair) Kathy Finch Patricia Simon (Peak's Alt.)
Jennifer Suitonu William Hersch VACANT (Edison/LaVista Alt.)
Ex Officio staff members presentXMelissa Parent
Simply Majority Quorum:yes no (four makes a quorum)
Maker: 2 nd .
Task Force members in favor:
Task Force members opposed:
Basis for opposition:
CHAIR, Task Force DATE 2/8/2018

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.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-306(MLP) LOCATION: 4304 Junius Street STRUCTURE:Main, Contributing COUNCIL DISTRICT: District 2

ZONING: PD-98

PLANNER: Melissa Parent
DATE FILED: February 1, 2018
DISTRICT: Peak's Suburban

MAPSCO: 46-E

CENSUS TRACT: 0015.04

APPLICANT: David Malekan

REPRESENTATIVE: None.

OWNER: 4300 JUNIUS LLC

REQUEST:

- 1) Install six security cameras to front and rear of main structure.
- 2) Install security code box at front and rear entrances. Work completed without Certificate of Appropriateness.
- 3) Install 4'-0" wood board-on-board fencing to screen AC units at rear and side facades.

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).

02-02-2017: 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).

03-20-2017: Staff approved the installation of downspouts on the rear of the structure, painting of the previously painted brick siding (Decorator's White), and the installation of an 8' board-on-board fence along the property line in the side and rear yards of all three properties. CA167-374(EH).

The structure is listed as contributing to the Peak's Suburban historic district.

ANALYSIS:

Request #1: Staff recommends approval of the security camera installation. All cameras will be mounted and hidden under the soffits, and will be out of public view.

Request #2: Staff recommends approval of the security code boxes at entrances to main structure. Applicant had a previously approved model and this new model is much smaller and less obtrusive to the architecture.

Request #3: Staff recommends approval of the wood fences for screening purposes. Fences are shorter than maximum allowable height and are located in the rear and rear 50% of property.

STAFF RECOMMENDATION:

- 1) Install six security cameras to front and rear of main structure Approve. Approve site plan and specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install security code boxes at front and rear entrances. Work completed without Certificate of Appropriateness. Approve. Approve site plan dated 02/13/2018 with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install 4'-0" wood board-on-board fencing to screen AC units at rear and side facades Approve The proposed work is consistent with the criteria for fences in preservation criteria Section 2.7, 2.9, and it meets the standards in City Code Section 51A-4.501(q)(6)(C)(i).

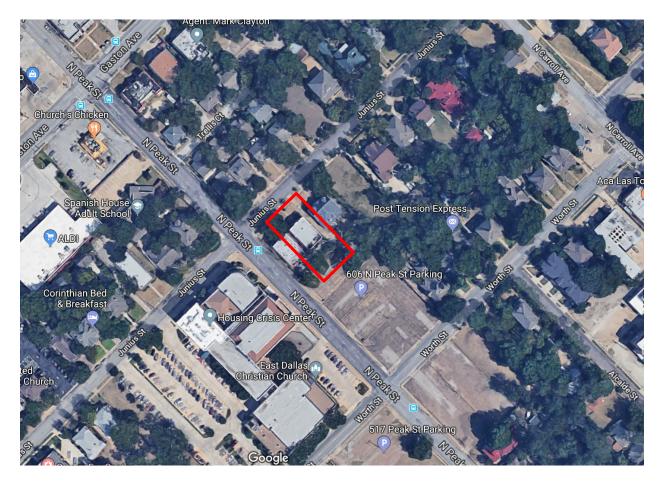
TASK FORCE RECOMMENDATION:

- 1) Install six security cameras to front and rear of main structure Approve with conditions Cameras to be installed on wood, not masonry.
- Install security code box at front and rear entrances. Work completed without Certificate of Appropriateness. – Approve with conditions - Install so as not to obscure important architectural elements, if in masonry, install through mortar joints..
- 3) Install 4'-0" wood board-on-board fencing to screen AC units at rear and side facades Approve.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: David Malekan				
Mailing Address : 4125 Swiss Ave Ste 100	OFFICE USE ONLY			
City, State and Zip Code: Dallas, TX 75204	Main Structure:			
Daytime Phone: _214-824-5500	Contributing			
Relationship of Applicant to Owner : Managing member				
PROPERTY ADDRESS: 4304 Junius Street, Dallas, TX 75246	Non-contributing			
Historic District: Peak's Suburban	_			
PROPOSED WORK: Please describe your proposed work simply and accurately. DO NOT write "see attached." Attach extra sheets if necessary and supplemental material as requested in the submittal criteria checklist. 1. Install security cameras under soffits per attached site plan. Model #: Hikvision DS-2CD2342WD-I or similar. 2. Install security code entry box at front and back entrance. Model #: Linear AM-KP or similar. 3. Install wood fences to screen HVAC units.				
	<u> </u>			
Signature of Applicant: Date: Date:	12 K			
Signature of Owner: Date:	III 88 #			
(IF NOT APPLICANT)				
APPLICATION DEADLINE:	halad			
Application material must be completed and submitted by the FIRST THURSDAY OF EACMONTH, 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 enclosedYesNo				
Sustainable Construction and Development	Date			
Certificate of Appropriateness City of Dallas Histor	ric Preservation Rev. 112817			



Aerial



Front elevation.





Adjacent properties (4300 and 4310 Junius)

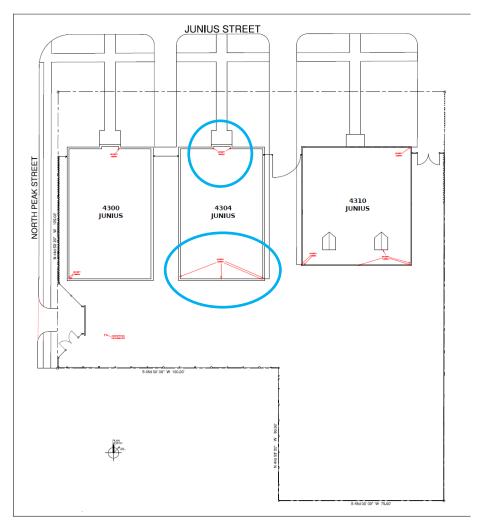


Properties across Junius Street.



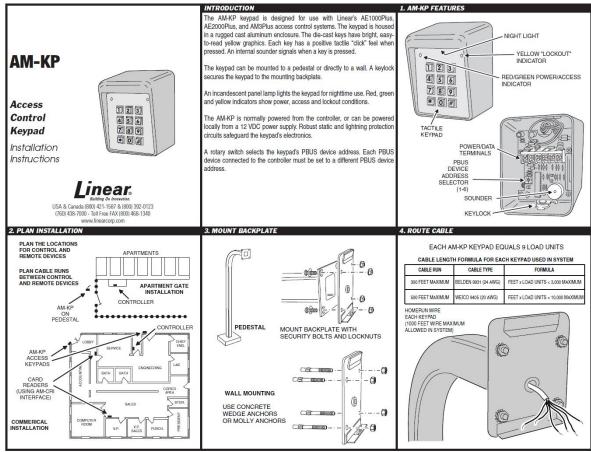
Hikvision 4MP Day/Night IR Outdoor Dome Camera with 6mm Fixed Lens B&H # HIDS2CD2342D • MFR # DS-2CD2342WD-I-6MM TOP HIGHLIGHTS 1/3" Progressive CMOS Sensor 4MP Resolution & 30 fps Frame Rate 6mm Fixed Lens In Stock Order by 4pm to ship today

Free Expedited Shipping



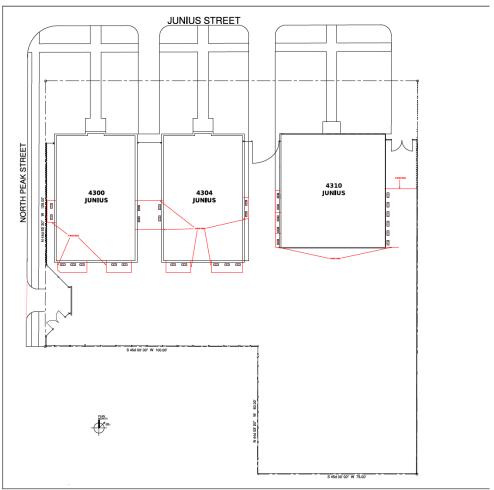
Request #1: Install six security cameras to front and rear of main structure.





Request #2: Install security code box at front and rear entrances.





Request #3: Install 4'-0" wood board-on-board fencing to screen AC units at rear and side facades.



Existing fencing in rear



Existing fencing between 4300 and 4304 Junius

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

- 2.7 Any new mechanical equipment must be erected in the side or rear yard and must be screened from the street
- 2.9 Fences in the rear yard and rear 50% of the side yard may not exceed 9 feet in height
- (C) <u>Standard for approval</u>. 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: 02/8/2018

TIME: 5:30 pm MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: David Malekan
Address: 4304 Junius
Date of CA/CD Request: 2/1/2018
RECOMMENDATION:
ApproveX _Approve with conditionsDenyDeny without prejudice
Recommendation / comments/ basis:
1. CAMERAS TO BE INSTALLED ON WOOD, NOT MASONEY
2. INSTALL SO AS NOT TO OBSCURE IMPORTANT ARCH. ELEMENTS, IF IN MASONE INSTALL THROUGH MORTAR SOUTS
3. APPROVED
Task force members present VACANT VACANT Jim Anderson Wichael Karnowski (Chair) Jennifer Suitonu William Hersch VACANT (Edison/LaVista Res) Patricia Simon (Peak's Alt.) VACANT (Edison/LaVista Alt.) Ex Officio staff members present X Melissa Parent
Simply Majority Quorum:yesno (four makes a quorum)
Maker: 2 nd :
Task Force members in favor:
Task Force members opposed: Basis for opposition:
CHAIR, Task Force DATE 2/8/2018

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.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-307(MLP) LOCATION: 4310 Junius Street STRUCTURE:Main, Contributing COUNCIL DISTRICT: District 2

ZONING: PD-98

PLANNER: Melissa Parent DATE FILED: February 1, 2018 DISTRICT: Peak's Suburban

MAPSCO: 46-E

CENSUS TRACT: 0015.04

APPLICANT: David Malekan

REPRESENTATIVE: None.

OWNER: 4300 JUNIUS LLC

REQUEST:

- 1) Install seven security cameras to front and rear of main structure.
- 2) Install security code boxes at front and rear entrances.
- 3) Install 4'-0" wood board-on-board fence to screen AC units on side and rear facade.
- 4) Install 5'-0" wood fence at east side facade.

BACKGROUND / HISTORY:

10-11-2016: The Landmark Commission approved the replacement of all 59 aluminum and vinyl windows on the structure to wood, the replacement of four sets of patio doors on the rear elevation, the replacement of a rear pedestrian door on the rear elevation, and the installation of eleven light fixtures on the property. CA167-025(EH).

03-02-2017: The Landmark Commission approved the construction of a wood covered entryway on the rear elevation of the main structure and the enlarging of the concrete steps leading to it. The Commission also approved the conversion of a 2nd story pedestrian door which opened to the outside to be converted to a window of the same size and lite-configuration as that seen on the structure. CA167-251(EH).

The structure is listed as contributing to the Peak's Suburban historic district.

ANALYSIS:

Request #1: Staff recommends approval of the security camera installation. All cameras will be mounted and hidden under the soffits, and will be out of public view.

Request #2: Staff recommends approval of the security code boxes at entrances to main structure. Applicant had a previously approved model and this new model is much smaller and less obtrusive to the architecture.

Request #3: Staff recommends approval of the wood fences for screening purposes. Fences are shorter than maximum allowable height and are located in the rear and rear 50% of property.

Request #4: Staff recommends approval of the 5'-0" fence in the side yard. The fence is in the rear 50%, is under the maximum allowable height and will be used as screening of A/C units.

STAFF RECOMMENDATION:

- 1) Install seven security cameras to front and rear of main structure Approve. Approve site plan and specification dated 02/13/2018 with the finding that the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install security code boxes at front and rear entrances Approval. Approve with the finding the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install 4'-0" wood board-on-board fence to screen AC units on side and rear façade Approve Approve site plan dated 02/13/2018 with the finding the proposed work is consistent with the criteria for screening and fences in preservation criteria Section 2.7 and 2.9 and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install 5'-0" wood fence at east side façade Approve Approve site plan dated 02/13/2018 with the finding the proposed work is consistent with the criteria for screening and fences in preservation criteria Section 2.7, 2.9, 2.13 and 2.14, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

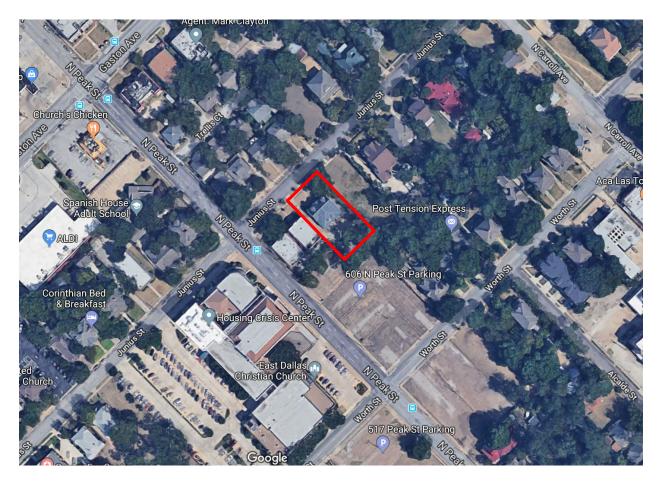
TASK FORCE RECOMMENDATION:

- 1) Install seven security cameras to front and rear of main structure Approve with conditions Cameras to be installed on wood, not masonry.
- 2) Install security code boxes at front and rear entrances Approve with conditions Install so as not to obscure important architectural elements; if in masonry, install through mortar joints.
- 3) Install 4'-0" wood board-on-board fence to screen AC units on side and rear façade Approve.
- 4) Install 5'-0" wood fence at east side facade Approve.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: David Maleka	n			
Mailing Address : 4125 Swiss Av	/e Ste 100	OFFICE USE ONLY		
City, State and Zip Code: Dallas,	TX 75204	Main Structure:		
Daytime Phone: 214-824-5500	Fax:			
Relationship of Applicant to Owner	: Managing member	Contributing		
PROPERTY ADDRESS: 4310 J	unius Street, Dallas, TX 75246	Non-contributing		
Historic District: Peak's Subu				
1. Install security cameras under soff DS-2CD2342WD-I or similar. 2. Install security code entry box at from 3. Install wood fences to screen HVA Signature of Applicant: Discontinuous Code in the security code entry box at from 3. Install wood fences to screen HVA Signature of Owner:	its and on dormer per attached site ont and back entrance. Model #: Lir C units. Date:	plan. Model #: Hikvision near AM-KP or similar. 2/1/2018		
(IF NO	OT APPLICANT)	<u> </u>		
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EACH ONTH, 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		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 enclosedYesNo				
Sustainable Construction and De	velopment	Date		
Certificate of Appropriateness	City of Dallas	Historic Preservation Rev. 112817		



Aerial



Front elevation.



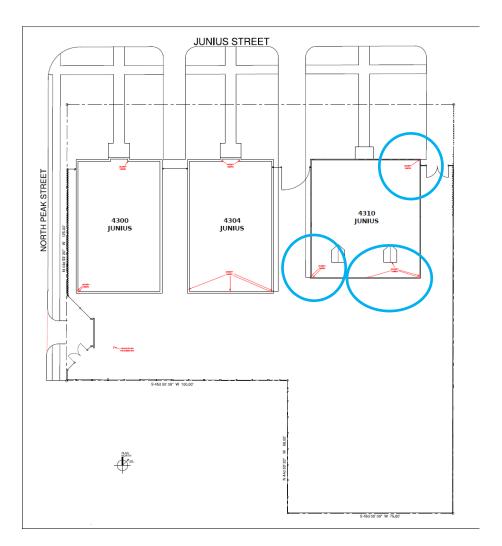


Adjacent properties (4304 to the right, Vacant lot to the left)

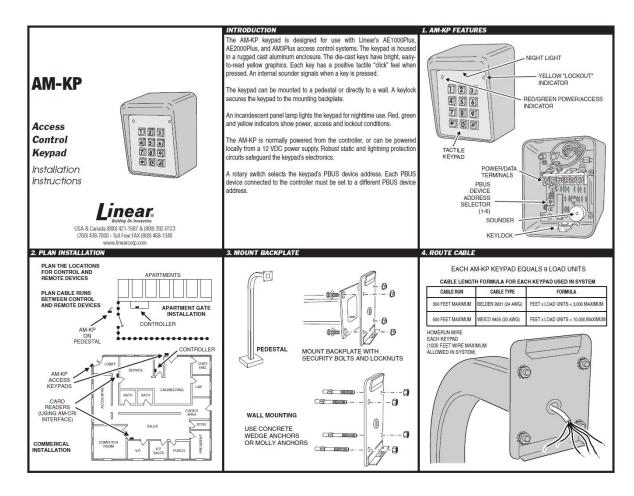


Properties across Junius Street.



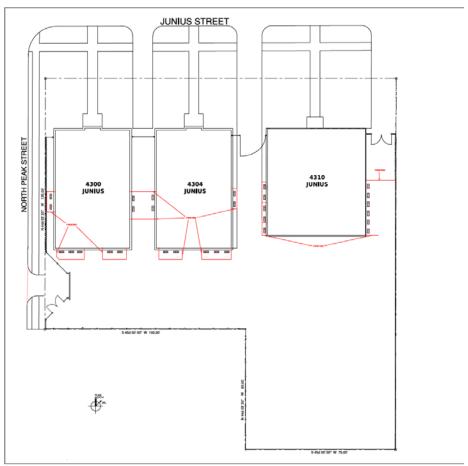


Request #1: Install seven security cameras to front and rear of main structure.



Request #2: Install security code boxes at front and rear entrances.





Request #3: Install 4'-0" wood board-on-board fence to screen AC units on side and rear facade.

Request #4: Install 5'-0" wood fence at east side facade.



Existing fencing on Northeast side



Existing fencing in rear

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

- 2.7 Any new mechanical equipment must be erected in the side or rear yard and must be screened from the street
- 2.9 Fences in the rear yard and rear 50% of the side yard may not exceed 9 feet in height
- 2.13 Fences in side, rear or cornerside yards must be constructed of one or more of the following materials: wood, brick, stone, wrought iron, chain link, a combination of these materials, or other materials deemed appropriate.

Chain link fences are not allowed in the front yard or front 50% of the side yard, or the front 50% of the cornerside yard.

The fences that are required to be 70% open should be wrought iron, wood that resembles wrought iron, or historic wire fences. Chain link fences do not qualify as a "70% open fence".

2.14 Tops of fences must be horizontal, stepped or parallel to grade.

- (C) <u>Standard for approval</u>. 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: 02/8/2018 TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: David Malekan
Address: 4310 Junius
Date of CA/CD Request: 2/1/2018
RECOMMENDATION:
ApproveApprove with conditionsDenyDeny without prejudice
Recommendation / comments/ basis:
I. CAMERAS TO BE INSTALLED ON WOOD, NOT MASONEY
2. INSTALL SO AS NOT TO OBSCRE IMPORTANT ARCH. ELEMENTS, IF IN MASON
INSTALL THROUGH MORCAR WINTS
2 APPROJED
4. APPROVED
17 11 1100 - 0
Tools force more how and the
Task force members present
VACANT Jim Anderson VACANT (Edison/LaVista Res
Michael Karnowski (Chair) Kathy Finch Patricia Simon (Peak's Alt.)
Jennifer Suitonu William Hersch VACANT (Edison/LaVista Alt.
Ex Officio staff members present X Melissa Parent
Ex Officio stati memoers presentxwenssa Parent
Simply Majority Quorum:yes no (four makes a quorum)
Maker:
2^{nd} :
Task Force members in favor:
Task Force members opposed:
Basis for opposition:
CHAIR, Task Force DATE 2/8/2018

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.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-278(MLP) LOCATION: 6333 Bryan Parkway

STRUCTURE: Accessory & Non-Contributing

COUNCIL DISTRICT: 14

ZONING: PD-63

PLANNER: Melissa Parent DATE FILED: February 1, 2018 DISTRICT: Swiss Avenue (H-1)

MAPSCO: 36-Y

CENSUS TRACT: 0011.02

APPLICANT: Broadacre Homes

REPRESENTATIVE: David Morr

OWNER: ADAMS JON A

REQUEST:

Construct two-story detached accessory structure

BACKGROUND / HISTORY:

6/5/2006 – Landmark Commission approved the demolition of the non-contributing one-car garage (CD156-011(JA)), and construction of a two-car garage (CA056-292(JA)).

10/9/2017 – Landmark approved the demolition of a detached garage and construction of a new two-story, one car garage (CD167-023(LC) and CA167-839(LC)).

12/15/17 – Landmark approved the removal of two window openings on main structure (CA178-079(LC)).

ANALYSIS:

Landmark had approved a previous designed version of this two-story accessory structure (10/9/2017). Initially it was supposed to include an enclosed garage but the property owner was unable to obtain a variance from Board of Adjustment for a new driveway, thus negating the need for the garage area. This is a redesign in which the garage enclosure has been removed and the space turned into an outdoor living area.

STAFF RECOMMENDATION:

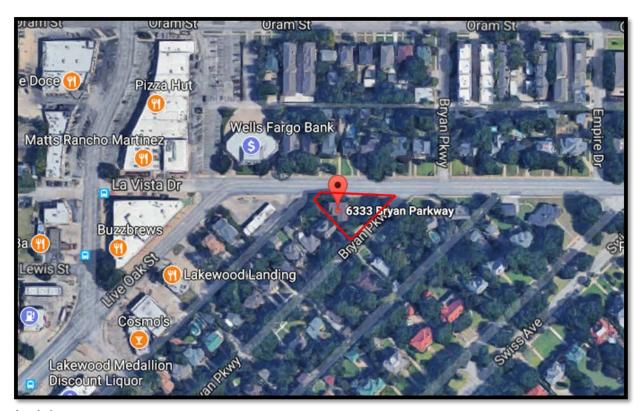
Construct two-story detached accessory structure – Approve – Approve drawings dated 02/13/2018 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-63.116(1)(A)(i) and 51P-63.116(1)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Construct two-story detached accessory structure – Approve as submitted.

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Certificate of Appropriateness (CA) City of Dallas Landmark Commission	CA 178 - 278 [MLP] Office Use Only					
Name of Applicant: DAVID MORE BROADACRE HONES Mailing Address: 2919 COMMERCE ST., *55%, 75226 City, State and Zip Code: Daytime Phone: 214 693, 3300 Fax: Relationship of Applicant to Owner: BUILDER PROPERTY ADDRESS: 6333 BRYAN PKWY	OFFICE USE ONLY Main Structure; Contributing Non-contributing					
PROPOSED WORK: Please describe your proposed work simply and accurately. DO NOT write extra sheets if necessary and supplemental material as requested in the submit	ttal criteria checklist.					
PLAN ALTERATION - OFF STREET PARKING VARIANG CHANCE GAZAGE SPACE ON PREVIOUSLY APPRI TO OUTDOOR CIVING AREA	PUED PLETO SE					
Signature of Applicant: Signature of Owner: Date: 2/1/18 APPLICATION DEADLINE:	E CE					
Application material must be completed and submitted by the <u>FIRST THURSDAY OF EACH MONTH</u> , 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. contact a Preservation Planner at 214/670-4209 to make sure your application is comp OTHER: In the event of a denial, you have the right to an appeal within 30 days after the decision. You are encouraged to attend the Landmark Commission hearing the first it.	You are encouraged to lete.					
1:00 pm in Council Chambers of City Hall (see exceptions). Information regal certificates of appropriateness for individual addresses is available for review in 5BN of Please review the enclosed Review and Action Form Memorandum to the Bullding Official, a Certificate of Appropriateness has been: APPROVED. Please release the building permit.	ding the history of past					
APPROVED WITH CONDITIONS. Please release the building permit in accordant DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or all Signed drawings and/or specifications are enclosedYesNo						
Sustainable Construction and Development	Date					
rtificate of Appropriateness City of Dallas Historic Preservation Rev. 112817						



Aerial



Existing East (Front) & South Elevations of Main Structure



Rear of Property & West (Rear) Elevation of Existing Garage



Rear of Property & West (Rear) Elevation of Existing Garage



Streetscape - Facing Southwest from Bryan Pkwy



Streetscape - Facing Northwest from Bryan Pkwy



Streetscape – Facing Northeast from Bryan Pkwy (across street to the east)



Streetscape – Facing Southeast from Bryan Pkwy (across street to the east)



Streetscape - Facing Southwest from La Vista Dr



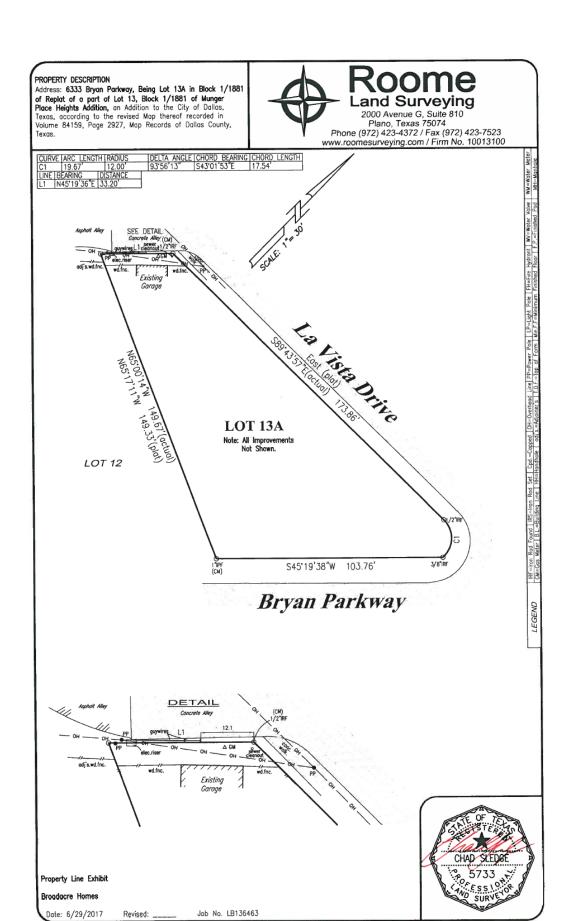
Streetscape – Facing Southeast from La Vista Dr

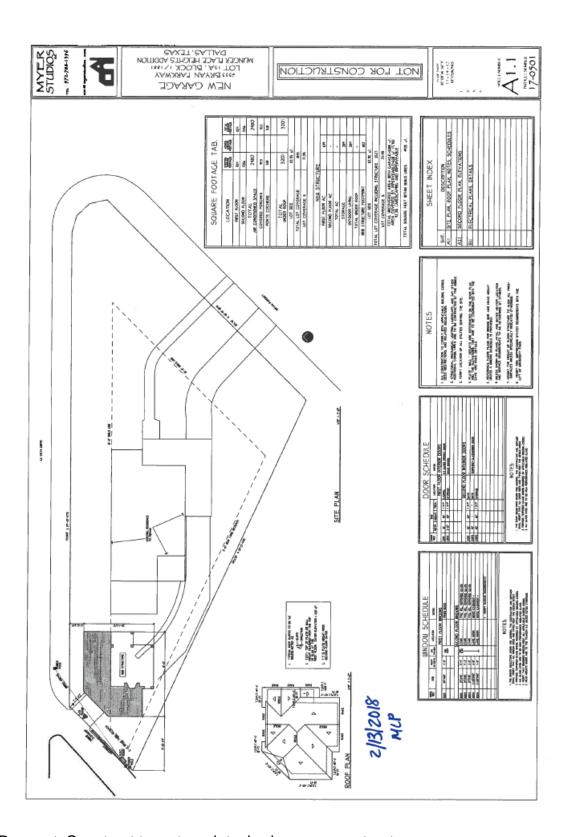


Streetscape – Facing Northwest from La Vista Dr (across street to the north)

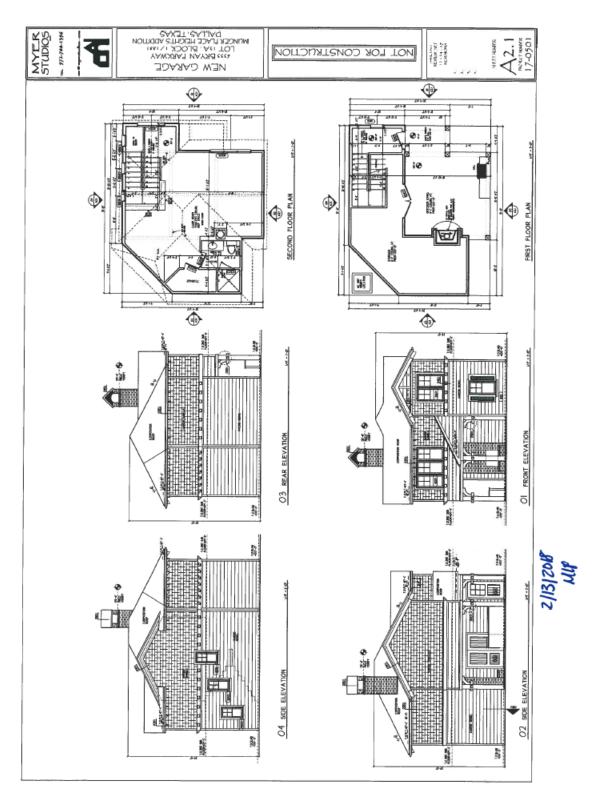


Streetscape – Facing Northeast from La Vista Dr (across street to the north)

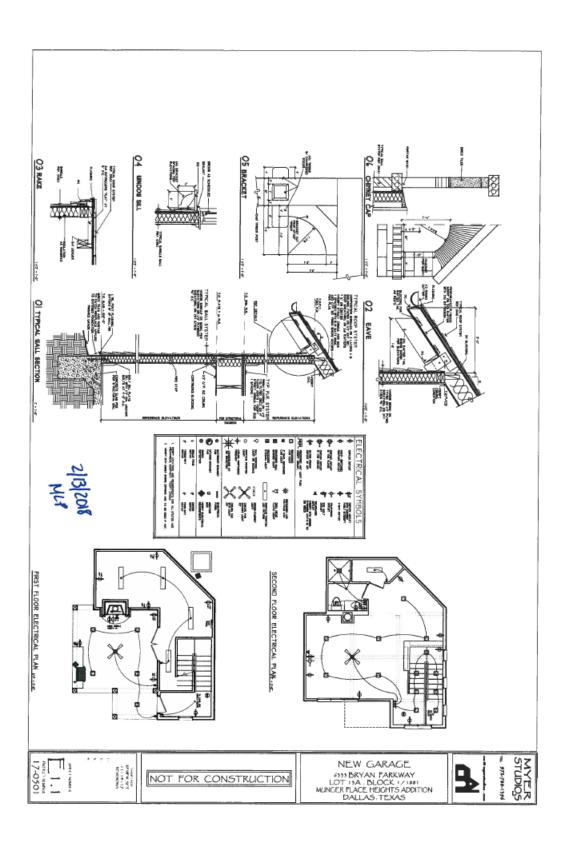




Request: Construct two-story detached accessory structure



Proposed elevations



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

Sec. 51P-63.116

- (1) Building placement, form and treatment
 - (A) Accessory Buildings
 - (i) are only permitted in the rear yard no closer than 15 feet to a main building
 - (ii) must be compatible with the scale, shape, roof form, materials, detailing, and color of a main building

SEC.51A-4.501(g)(6)(C)(i):

- (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.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-303(MLP) LOCATION: 5007 Swiss Avenue STRUCTURE: Main Contributing COUNCIL DISTRICT: District 2

ZONING: PD-63

PLANNER: Melissa Parent
DATE FILED: February 1, 2018
DISTRICT: Swiss Avenue

MAPSCO: 46-B

CENSUS TRACT: 0014.00

APPLICANT: Rebecca Browning

REPRESENTATIVE: None.

OWNER: ODSTRCIL ELIZABETH & SHULTZ BRIAN

REQUEST:

Replace exterior brick cladding on addition with stucco.

BACKGROUND / HISTORY:

11-03-16: The Landmark Commission approved the replacement of the front door as well as the installation of two sconces flanking the front entry (CA167-084(EH)).

11-09-16: Staff approved the removal of three fabric awnings on the front façade of the main structure (CA167-100(EH)).

06-01-17: Landmark approved the demolition and reconstruction of a rear addition as well as the construction of a two-story accessory structure in the rear yard (CA167-599(EH)).

The structure is listed as contributing to the Swiss Avenue historic district.

ANALYSIS:

Staff recommends the approval of replacing the exterior brick cladding with stucco on the addition to the main structure. The rear façade and rear 50% of side facades are already completed with stucco. Applicant had originally asked for brick in a previously approved CA for a new addition (CA167-599(EH)) and is now requesting a change in materials to stucco. Stucco is an approved material.

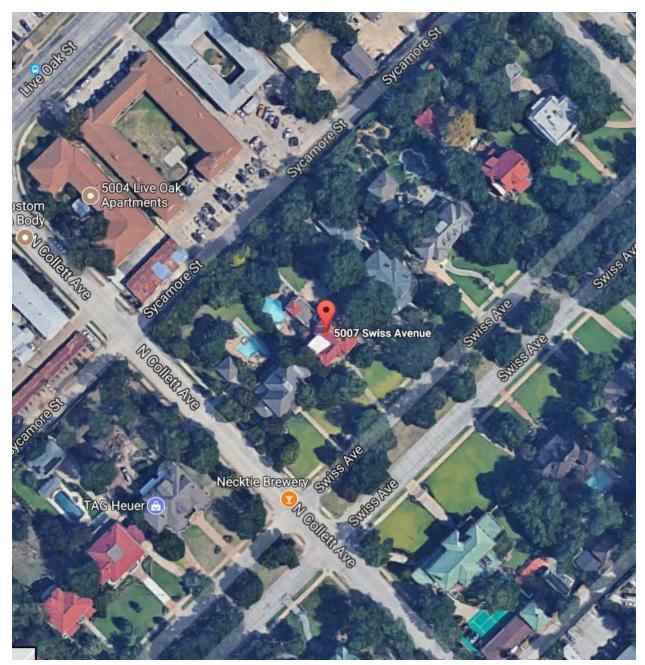
STAFF RECOMMENDATION:

Replace exterior brick cladding on addition with stucco – Approve – Approve drawings dated 2/13/2018 with the finding the proposed work is consistent with the criteria for façade materials in the preservation criteria Section 51P-63.116(1)(J)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Replace exterior brick cladding on addition with stucco – Approve as submitted. Stucco is an approved material.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission	CA /78 - 303 [M/l'] Office Use Only
Name of Applicant: Rebecca Browning Mailing Address: 5650 Swiss Ave. City, State and Zip Code: Dallas 7X 75214 Daytime Phone: 214-870-1863 Fax: Relationship of Applicant to Owner: Designer	OFFICE USE DNLY Main Structure: Contributing
PROPERTY ADDRESS: 5007 Swiss Ave. Historic District: Swiss Avenue	Non-contributing
PROPCISED WORK: Please describe your proposed work simply and accurately. DO extra sheets if necessary and supplemental material as requested in the have previously filed for two Certificates of Approved A 167 084 and CA	n the submittal criteria checklist.
the bidding process, We need to make a few changes	
(to be built in Physe II with future), (2) Change exterior from brick to stucco. (There is currently brick and stucco	
condition where the house steps in about 9" and changes	
	to do the same.)
Signature of Owner: Date:	1/31/18
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST T NOON. (see official calendar for exceptions), before the Dallas Lan approval of any change affecting the exterior of any building. This form alo must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, D	dmark Commission chi consider the ng with any supporting commistation allas, Texas, 75201.
Please use the enclosed criteria checklist as a guide to compapplications cannot be reviewed and will be returned to you for more contact a Preservation Planner at 214/670-4209 to make sure your application.	information. You are encouraged to
OTHER: In the event of a denial, you have the right to an appeal within 30 dadecision. You are encouraged to attend the Landmark Commission hearing pm in Council Chambers of City Hall (see exceptions). Information of appropriateness for individual addresses is available for review.	ng the first Monday of each month at nation regarding the history of past
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has be	en:
 ■ APPROVED. Please release the building permit. ■ APPROVED WITH CONDITIONS. Please release the building permit or allow work. ■ DENIED. Please do not release the building permit or allow work. ■ DENIED WITHOUT PREJUDICE. Please do not release the building 	In accordance with any conditions.
Signed drawings and/or specifications are enclosedYesNo	
Sustainable Construction and Development	Date
Certificat⊕ of Appropriateness City of Dallas	Historic Preservation Rev. 112817



Aerial.



Front elevation.



Properties to the left of the subject property



Properties to the right of the subject property.



Higganbotham house across Swiss Avenue.



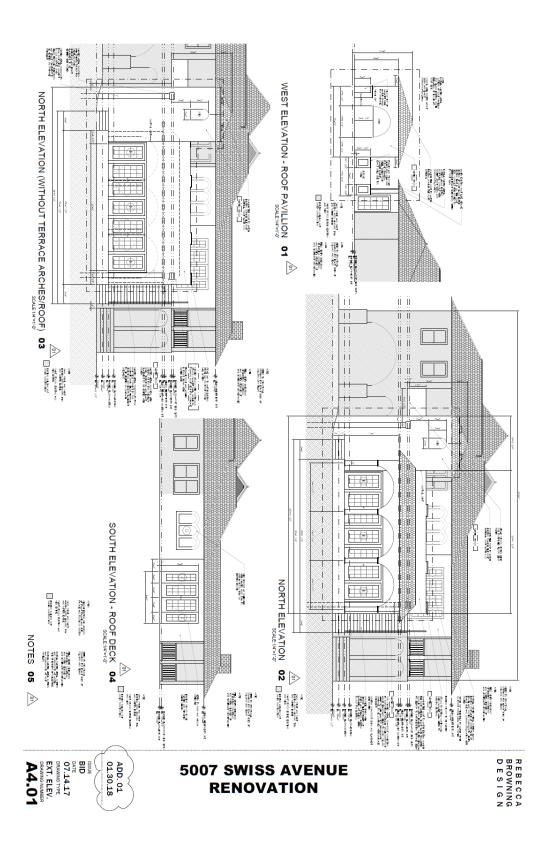
View towards rear yard.

Rear Facade

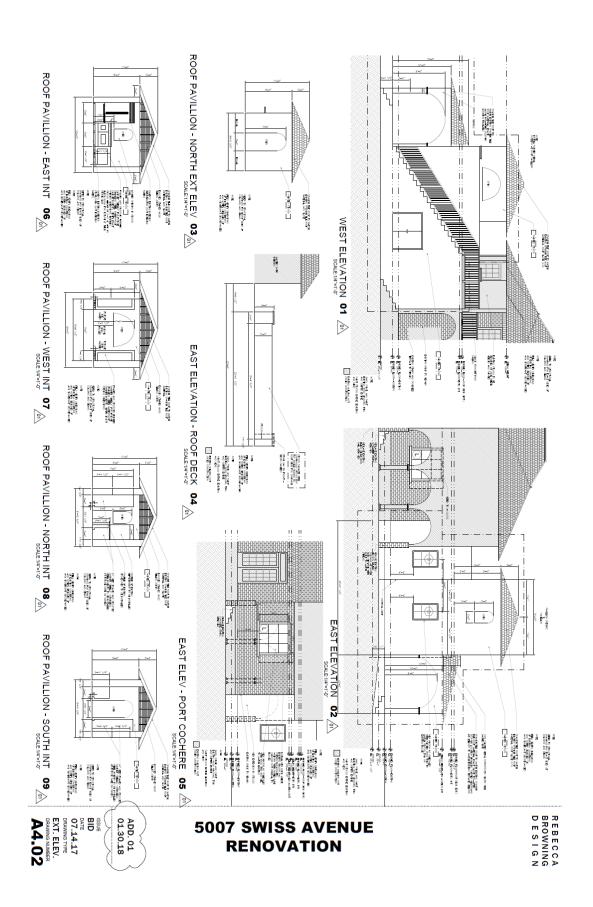


Removing the garage and roof deck and roof pavillion, which are not original to the house. Also extending the back side of the house out and adding a downstairs terrace and new roof deck above, which was already approved by Landmark Commission with CA167-100 and CA167-084.

Existing conditions in rear yard.



Proposed elevations



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION:

Sec. 51P-63.116

- (1) Building placement, form and treatment
 - (J) Façade Materials
 - (i) In general. The only permitted façade materials are brick, wood siding, stone and stucco. All façade treatments and materials must be typical of the style and period of a main building.

SEC.51A-4.501(g)(6)(C)(i):

- (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: 2/6/18 TIME: 5:30 pm MEETING PLACE: Lakewood Library (6121 Worth Street)
Applicant Name: Rebecca Browning Address: 5007 Swiss Date of CA/CD Request: 2/1/18
RECOMMENDATION:
ApproveApprove with conditions DenyDeny without prejudice
Recommendation / comments/ basis:
Approve as submitted. Succes is an approved material
Stices is an approved material
Task force members present
Joanna Hampton (Chair) Beth Bradley (Munger Alt.)
Ex Officio staff members present : Melissa ParentX
Simply Majority Quorum: yes no (four makes a quorum) Maker:
2 nd : Task Force members in favor: Task Force members opposed: Basis for opposition:
CIVALID T. L.T. ()
CHAIR, Task Force DATE 2/6/2018
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 $1:00~\mathrm{pm}$ in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-317(JKA)
LOCATION: 211 N Rosemont Avenue

STRUCTURE:Main, Contributing

COUNCIL DISTRICT: 1

ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson DATE FILED: February 1, 2018 DISTRICT: Winnetka Heights

MAPSCO: 54-A

CENSUS TRACT: 0046.00

APPLICANT: Isaac Martinez

OWNER: Isaac Martinez

REQUEST: Construct rear addition.

BACKGROUND / HISTORY: None.

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

ANALYSIS: The proposed 255 sq. ft. will be placed on top of an existing one-story addition. The addition would match the existing structure's detailing and the existing windows will be reused. Staff is recommending approval of the addition with the finding that it meets the preservation criteria and City Code.

Note: The front porch reconstruction shown on the plans will be handled via Routine Maintenance.

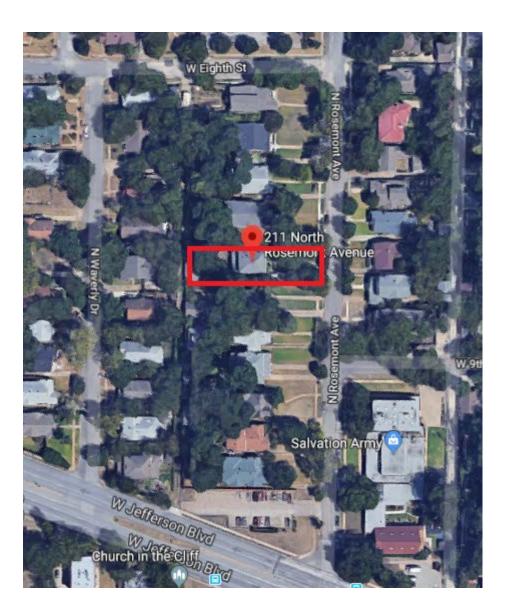
STAFF RECOMMENDATION: Construct rear addition – Approve – Approve plans dated 2-12-18 with the finding that the proposed work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Construct rear addition – None – No quorum, comments only. If using another window, provide specifications. Provide lot coverage information on site plan.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Certificate of Appropriateness	City of Dallas		Historic Pr	eservation Rev 111408
Sustainable Construction and Deve	elopment		Date	ð
□ APPROVED. Please release the but APPROVED WITH CONDITIONS. For DENIED. Please do not release the DENIED WITHOUT PREJUDICE. P	Please release the build building permit or allo Please <u>do not</u> release t	w work.		
Please review the enclosed Review and Actio Memorandum to the Building Official, a Certifi		nas been:		
OTHER: In the event of a denial, you have the decision. You are encouraged to attend 1:00 pm in Council Chambers of City certificates of appropriateness for individu	the Landmark Commit Hall (see exception ual addresses is availa	ssion hearin	ng the first Monday ation regarding th	of each month at ne history of past
Please use the enclosed criteria clapplications cannot be reviewed and was contact a Preservation Planner at 214/67	vill be returned to you	for more i	information. You a	ation. Incomplete are encouraged to
Application material must be completed NOON, (see official calendar for exceepproval of any change affecting the externust be filed with a Preservation Planne fax this form to 214/670-4210. DO NO	eptions), before the lerior of any building. The at City Hall, 1500 Ma DT FAX PAINT SAMPI	e FIRST TF Dallas Land nis form alor arilla 5BN, D LES OR PH	HURSDAY OF EAC Imark Commission ng with any support Dallas, Texas, 7520 OTOGRAPHS.	can consider the ting documentation ()1. You may also
APPLICATION DEADLINE:	APPLICANT)		Current Pla	nnina
	APPLICANT)	Date:	FEB 0 1 20	118
Signature of Applicant:	Toutris	Date:	RECEIVE 02.01.18	3
Routine Maintenance - Add Porch to front Routine Maintenance - Paint - Repaint Wh Replace wood rot areas where needed wit Replace Roof shingles with the exact mate Addition to the back of house - Plans attack	nite Benjamin Moore Whit th 1x5.5 siding- Less than ch - Driftwood - 3 tab	e Dove, Trim 1 20% -	(black) Benjamin Mo	oore Midnight oil.
Please describe your proposed worl material as requested in the submitta	k simply and accura al criteria checklist.	tely. Attac	h extra sheets a	ind supplementa
PROPOSED WORK:				
Historic District: Winnetka H		5200		Planner's Initials
PROPERTY ADDRESS: 211 N. Rose	04			Yes No
Daytime Phone: 214-621-8455 Relationship of Applicant to Owner:	Fax:			drawings before issuing permit:
Mailing Address : 31 City, State and Zip Code: Dallas TX	19 N Edgefield 75208			Inspection: Please see signed
Name of Applicant: Isaac Mart				Building



Aerial image



Main structure



To right



To left



Across street



WEST SIDE



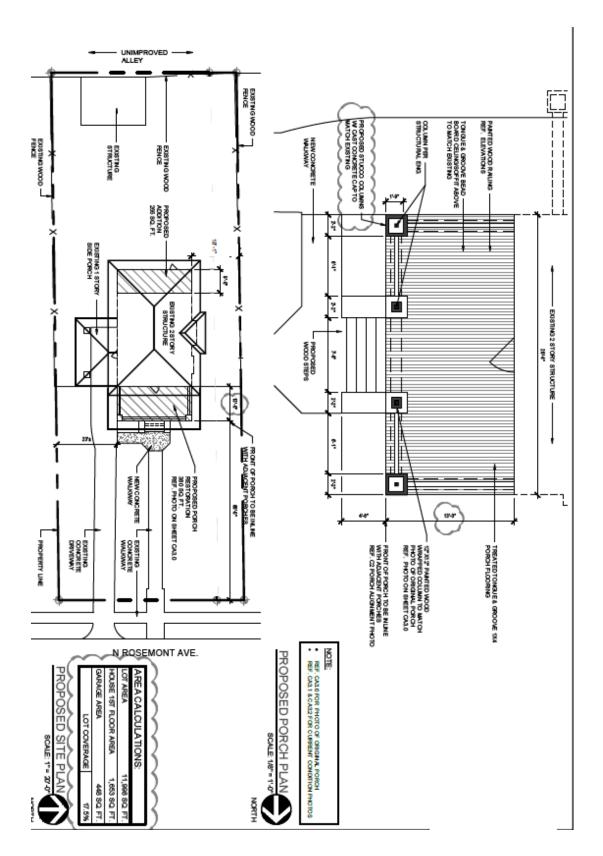
SOUTH WEST CORNER

West side (rear) and southwest corner of main structure where new addition is proposed.

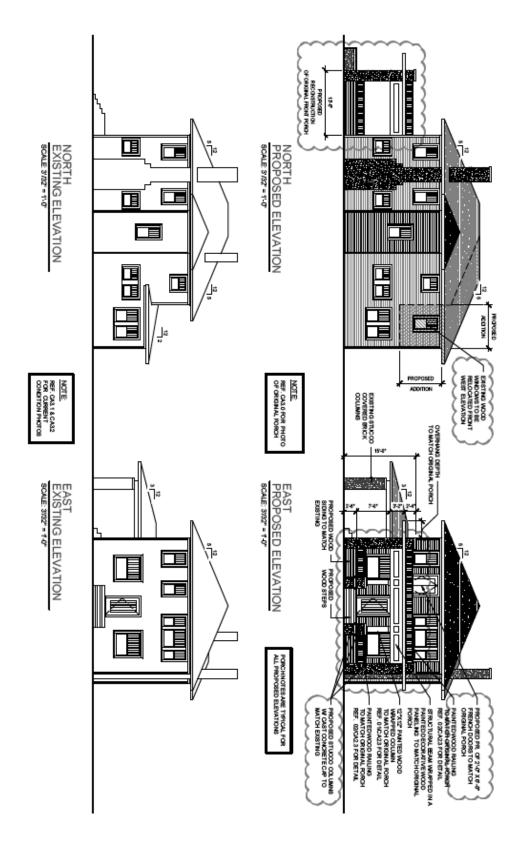


North side

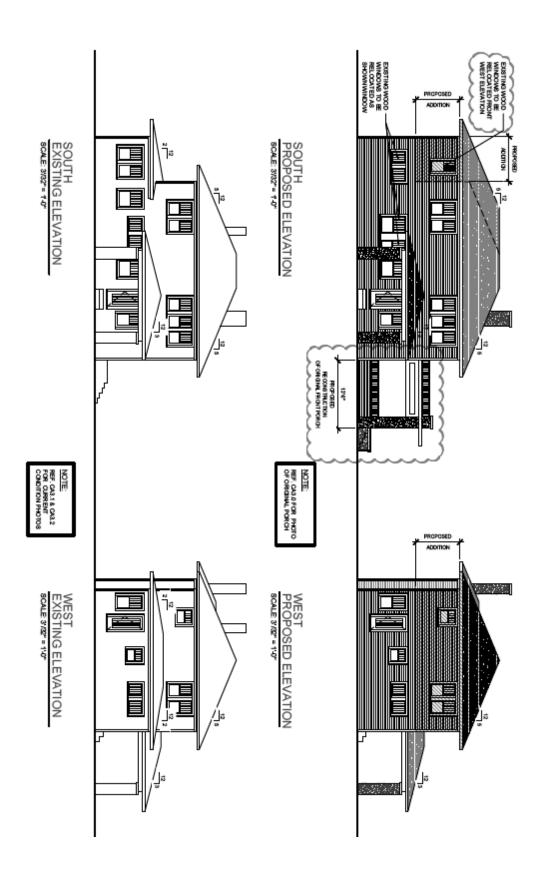
NORTH SIDE



Site plan



Existing and proposed north and east elevations



Existing and proposed south and west elevations

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a)(2)

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

A TASK FORCE RECOMMENDATION REPORT WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/07/2018

TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,

Conference Room

APPLICANT NAME: ISAAC MARTINEZ PROPERTY ADDRESS: 211 N ROSEMONT AVE

DATE of CA / CD REQUEST: 02/01/2018

the applicant and citizens to provide public comment.

DECOMMENDATION
RECOMMENDATION:
ApprovalApproval with conditions DenialDenial without prejudice
Recommendation / comments/ basis:
· If to be approved as sentine maintenance, the responds
would need to be changed to matched existing columns
· Recommend adjust balusters on Railing / Need to provide spec's on
proposed 2'0 Franch Doors / Need to remove Notation of "Removing stucco"
· If using another window, provide specs/Provide lot courses 1 mfo on steplen
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
Simply Majority Quorum:yes
Maker: 2 nd .
Task Force members in favor:
Task Force members opposed:
Basis for opposition:
CHAIR, Task Force DATE 02/07/208
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



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-312(JKA)
LOCATION: 332 S. Rosemont Avenue
STRUCTURE:Main, Contributing

COUNCIL DISTRICT: 1 ZONING: PD No. 87 PLANNER: Jennifer Anderson DATE FILED: February 1, 2018 DISTRICT: Winnetka Heights

MAPSCO: 54-E

CENSUS TRACT: 0052.00

APPLICANT: Raven Patrick

OWNER: Lisa M Patrick

REQUEST:

Paint main structure. Brand: Sherwin Williams. Body: SW6255 "Morning Fog;"
 Trim: SW6231 "Rock Candy;" SW6257 "Gibralter."

2) Install Timberline composition shingles in color "Charcoal."

BACKGROUND / HISTORY:

11/02/2008 – A routine CA was issued to repair the garage door (CA089-089(JA)).

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

ANALYSIS:

- 1) The grey color scheme proposed has been common in Winnetka Heights in recent years. However, the applicant would like to leave the column body color dark grey as they are now, and paint them using the accent color rather than the more commonly applied trim color. The Winnetka Heights ordinance does not include language that requires the columns to be a light color, or an illustration of appropriate paint locations, and simply states that the colors must be complimentary of each other. Task Force was supportive of the color scheme, but recommended that the applicant change the column body color to white. Due to the size of the columns, Staff does not believe that the proposed column color will be detrimental to the structure or to the neighborhood and is recommending approval with the finding that the work meets the preservation criteria and City Code.
- 2) The applicant is proposing a dark grey roof shingle color to complement the proposed paint colors. Staff believes that the color is appropriate and is recommending approval of the work with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION:

- 1) Paint main structure. Brand: Sherwin Williams. Body: SW6255 "Morning Fog;" Trim: SW6231 "Rock Candy;" SW6257 "Gibralter" Approve Approve paint specifications dated 2-12-18 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 "Charcoal" Approve Approve specifications dated 2-12-18 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).

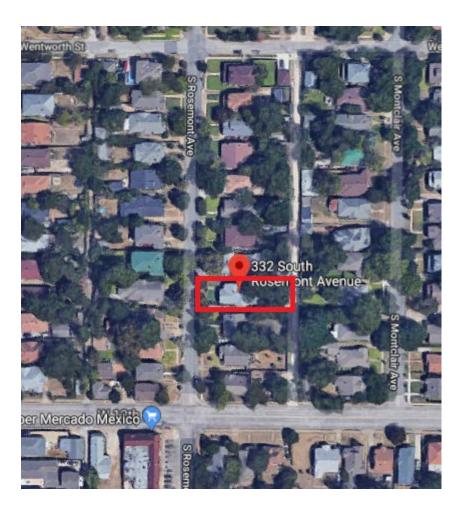
TASK FORCE RECOMMENDATION:

- 1) Paint main structure. Brand: Sherwin Williams. Body: SW6255 "Morning Fog;" Trim: SW6231 "Rock Candy;" SW6257 "Gibralter" None No quorum, comments only. Recommend using light color on columns in lieu of dark color as submitted. Supportive of paint color scheme.
- 2) Install Timberline composition shingles in color "Charcoal" None No quorum, comments only. Supportive.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicants			
Name of Applicant: Raven Patrick Mailing Address: 332 S Rosemo			Duilding
City, State and Zip Code: Dallas, TX	nt Ave		Building Inspection:
Daytime Phone:214-542-9719	(75208		Diaman
Relationship of Applicant to Owner	Fax:		drawings before
relationship of Applicant to Owner	. Self		issuing permit:
PROPERTY ADDRESS: 332 S Do	noment Asses Date -		Yes No_
PROPERTY ADDRESS: 332 S Ros Historic District: Winnetka Heights	semont Ave Dallas, TX	/5208	2-45
The District of the State of th			Planner's Initials
PROPOSED WORK: Please describe your proposed we material as requested in the submit Repair exterior siding - replace rotted treated steps and rail to side of porch. under siding Paint exterior - main body SW 6255 N Replace existing white shingled roof with new control or co	bevel siding boards, and Install new frames for ve	Lrepair damaged board ent boxes. Repair and r	ls. Install new pressure eplace any support framing
Replace existing white shingled roof with no	ew 35 year composite roof		
		RECEIV	ED BY
Signature of A		3	
Signature of Applicant:		_ Date: _1/2/7 2018 1	2010
Signature of Owner:			2
Signature of Owner:(IF NO	T APPLICANT	Date:	
APPLICATION DEAD INT	TAPPLICANT)	Current Pl	anning
APPLICATION DEADLINE:			ariming .
Application material must be completed NOON, (see official calendar for exc	d and submitted by the	FIRST THURSDAY	OF EACH MONTH 12:00
NOON, (see official calendar for excapproval of any change affecting the ext	ceptions), before the D	alias Landmark Comr	nission can consider the
approval of any change affecting the ext must be filed with a Preservation Planne	erior of any building. Th	is form along with any	supporting documentation
must be filed with a Preservation Planne fax this form to 214/670-4210. DO NO	OT FAX PAINT SAMPL	nila 5BN, Dallas, Texa	s, 75201. You may also
	STITION TO SHIME	EO UK PHUTUGRAPI	48
Please use the enclosed criteria of applications cannot be reviewed and y	necklist as a guide	to completing the	application. Incomplete
applications cannot be reviewed and vicontact a Preservation Planner at 214/67	70-4538 to make sure we	for more information.	You are encouraged to
OTHER:	0-4000 to make sure yo	ur application is compli	ete.
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decision. You are encouraged to attend 1:00 pm in Council Chambers of City	the Landmark Commis	sion hearing the first M	onday of each month at
1:00 pm in Council Chambers of City certificates of appropriateness for individu	Hall (see exceptions). Information regard	fing the history of past
Please review the enclosed Review and Actio		e for review in 5BN of	City Hall.
Memorandum to the Building Official, a Certifi	in Form	- h	
		s been:	
APPROVED. Please release the bu	uilding permit.		
APPROVED WITH CONDITIONS. F DENIED. Please do not release the	rease release the buildi	ng permit in accordance	e with any conditions.
DENIED WITHOUT PREJUDICE. P	ease do not release the	work.	
, , , , , , , , , , , , , , , , , , ,	rease do not release the	building permit or allo	w work.
Sustainable Construction			
Sustainable Construction and Deve	lopment		Date
Contillanta			
Certificate of Appropriateness	City of Dallas	Histor	ic Preservation
			Rev. 111408



Aerial image



Main structure



To right



To left



Across Street





Front facade and column details

SW 6255 Morning Fog

Interior / Exterior Locator Number: 234-C3

BODY

SW 6231

Rock Candy

Interior / Exterior

Locator Number: 257-C6

TRIM

SW 6257 Gibraltar

Interior / Exterior

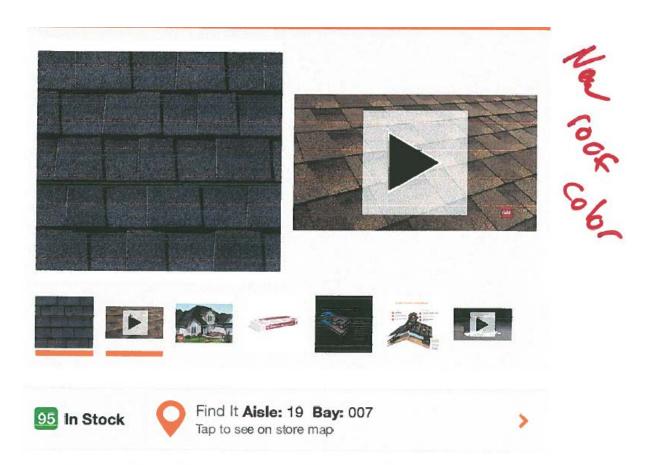
Locator Number: 234-C6

ACCENT AND COLUMN BODY

Request #1: Paint specifications



Request #1: Proposed paint color locations



GAF Timberline Lifetime Natural Shadow Charcoal Architectural Shingles with StainGuard (33.3 sq. ft. Per Bundle)

Model# 0601180 SKU# 775276

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Request #1: 51P-87.111(a)(8)(C)

(C) <u>Dominant and trim colors</u>. 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 #2: 51P-87.111(a)(8)(E):

(E) <u>Roof colors</u>. Roof colors must complement the style and overall color scheme of the structure.

A TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/07/2018 TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,

Conference Room

APPLICANT NAME: RAVEN PATRICK PROPERTY ADDRESS: 332 S ROSEMONT AVE

DATE of CA / CD REQUEST: 02/01/2018

RECOMMENDATION:
ApprovalApproval with conditions DenialDenial without prejudice
Recommendation / comments/ basis:
PECOMEND USING LIGHT COOP ON COLUMNS IN
LIEU OF DARK COUR OS SUBUNITIES.
· Approvial on color scheme
POOF SPURCTION
Task force members present
✓ Alfredo Pena
Christine Escobedo Nicholas Dean VACANT (Alt)
Jeff Cummings (Chair) Rachel Hoehn VACANT (Alt)
Ex Officio staff members present 🔀 Jennifer Anderson
Simply Majority Quorum:yes no
Maker:
2 nd : Task Force members in favor:
Task Force members opposed:
Basis for opposition:
CHAIR, Task Force DATE Z, 7, Zolg
The task force recommendation will be reviewed by the landmark commission during the staff briefing in the City Council chamber, Room 5ES.
The landmark commission public hearing begins at 1:00 pm in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-311(JKA) LOCATION: 319 N. Willomet Avenue STRUCTURE:Main, Contributing

COUNCIL DISTRICT: 1

ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson DATE FILED: February 1, 2018 DISTRICT: Winnetka Heights

MAPSCO: 54-B

CENSUS TRACT: 0046.00

APPLICANT: George Baehr

OWNER: BAEHR VALERIA

REQUEST: Install cedar pergola in rear yard. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

08/06/2009 – Landmark approve the demolition of a non-contributing accessory structure (CD089-024(JA)).

06/09/2016 – A routine CA was issued to install a 6' wood fence (CA156-610(JKA)).

03/31/2017 – A routine CA was issued to replace a concrete sidewalk and stabilize a stone retaining wall (CA167-394(JKA)).

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

ANALYSIS: The pergola was built without a Certificate of Appropriateness. Sometime after the application was submitted, beams were added above the roofline. Staff is not supportive of the addition of the beams, and is recommending approval with the condition that the beams above the roofline are removed. Task Force recommended that the pergola be painted to match the trim on the house. Staff does not agree with this recommendation since wood stain is the most common color for a pergola of this style and believes that white paint would make the pergola stand out more. Task Force was still supportive of the pergola as submitted and the paint was a suggestion only, so this case was added to the consent agenda. The pergola does not add to the applicant's lot coverage since the roof is at least 70% open. Staff is recommending approval of the completed work with the condition that the beams above the roofline are removed with the finding that it meets the preservation criteria and City Code.

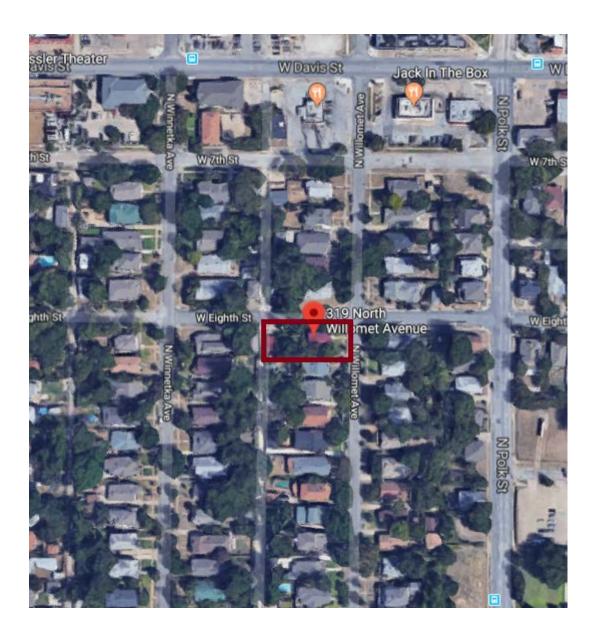
STAFF RECOMMENDATION: Install cedar pergola in rear yard. Work completed without a Certificate of Appropriateness – Approve with Conditions – Approve site plan and image dated 2-12-18 with the condition that the beams above the roofline are removed with finding that the work is consistent with preservation criteria Section 51P-87.111(a)(2) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Install cedar pergola in rear yard. Work completed without a Certificate of Appropriateness – None – No quorum, comments only. Recommend / consider painting the wood trellis to match the house trim (off white).

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: George Baehr	
Mailing Address : 319 N Willomet Ave	OFFICE USE ONLY
City, State and Zip Code: Dallas, TX 75208	Main Structure:
Daytime Phone: 214-662-7762 Fax: Relationship of Applicant to Owner :	Contributing
	Non-contributing
PROPERTY ADDRESS: 319 N Willomet Ave Dallas TX 75208	
Historic District: Winnetka Heights	
PROPOSED WORK:	,,
Please describe your proposed work simply and accurately. DO NOT write "se	e attached." Attach
extra sheets if necessary and supplemental material as requested in the submittal	criteria checklist.
Install a free standing cedar pergola in rear yard. The structure is detached from the house	
The structure sits slightly below the rear soffit and uses craftsman style cuts and hardware	
with the age of home. The structure is 11'.6" D x 25' W. The material used is redwood cer	dar which is the
highest quality cedar on the market.	
RECEI	/En ov
Signature of Applicant: George Bachr Date: 1/18/18	ALD DY
; [[]	1 2018
Signature of Owner: Output Date: TEB 0	1 2010
ADDI IOATION DEADUNE	
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF	ACH MOING 12:00
NOON, (see official calendar for exceptions), before the Dallas Landmark Commiss	ion can consider the
approval of any change affecting the exterior of any building. This form along with any supp must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 752	orting documentation
Please use the enclosed criteria checklist as a guide to completing the app	
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:	d
In the event of a denial, you have the right to an appeal within 30 days after the Lan decision. You are encouraged to attend the Landmark Commission hearing the first Monday	
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 Please review the enclosed Review and Action Form	Hall.
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 w	ith any conditions.
 DENIED. Please <u>do not</u> release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please <u>do not</u> release the building permit or allow v 	vork.
Signed drawings and/or specifications are enclosedYesNo	
Sustainable Construction and Development D	ate
	
Certificate of Appropriateness City of Dallas Historic	Dragomost'
City of Dallas Historic	Preservation Rev. 112817



Aerial image



Main structure



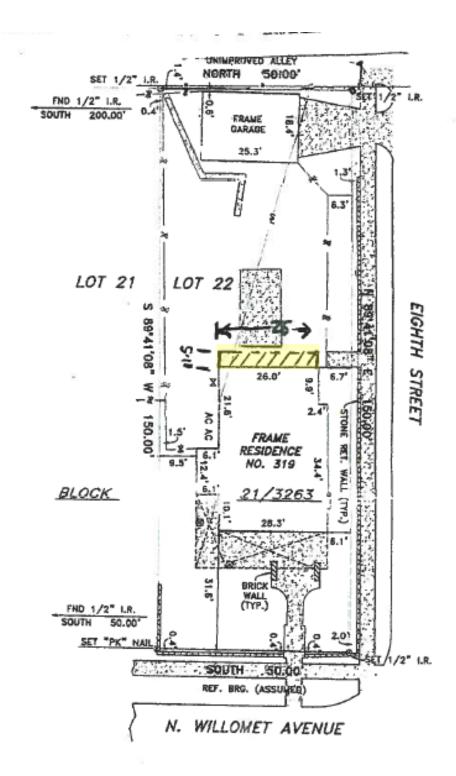
To right



To left



Across street



Site plan with completed pergola highlighted





View of completed pergola from public right of way.





Completed pergola (submitted by applicant and without the beams extending above roofline).



Beams extending above roofline of the pergola.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

Section 51P-87.111(a)(2):

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

A TASK FORCE RECOMMENDATION REPORT WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/07/2018 TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,

Conference Room

APPLICANT NAME: GEORGE BAEHR PROPERTY ADDRESS: 319 N WILLOMET AVE

DATE of CA / CD REQUEST: 02/01/2018

RECOMMENDATION:			
ApprovalApproval with	h conditions Den	ialDenial w	vithout prejudice
Recommendation / comments/ basis			
· SHIP RECOMEN	0 / CONSIDER	PRINTIN	G THE MANER
WOOD TRELLIS TO	natch Hous	GE TRIM	(, FF WHITE)
		713	
Task force members present			
Alfredo Pena Christine Escobedo Jeff Cummings (Chair)	Katrina Whatle Nicholas Dean Rachel Hoehn	VA	CANT (Professional) CANT (Alt) CANT (Alt)
Ex Officio staff members present	Jennifer Anderson		
Simply Majority Quorum: yes	× no		
Maker:			
Task Force members in favor:			
Task Force members opposed:			
Basis for opposition:			
		- 1	+
CHAIR, Task Force		DATE Z/	7/2018
The task force recommendation will be a City Council chamber, Room 5ES.	reviewed by the landma	rk commission durin	ng the staff briefing in the

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



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-316(JKA)
LOCATION: 311 N. Winnetka Avenue
STRUCTURE:Main, Contributing

COUNCIL DISTRICT: 1

ZONING: PD No. 87, Tract 1

PLANNER: Jennifer Anderson DATE FILED: February 1, 2018 DISTRICT: Winnetka Heights

MAPSCO: 54-B

CENSUS TRACT: 0046.00

APPLICANT: Alexandra Newman

OWNER: NEWMAN ANDREW & ALEXANDRA

REQUEST: Replace two rear doors.

BACKGROUND / HISTORY:

10/21/2008 - A Routine CA was issued for tree removal (CA089-069(JA)).

01/24/2018 – A Routine CA was issued for trim and window repair, painting body color and trim to match existing, and shingles (CA178-246(JKA)).

02/05/2018 – Landmark approved the installation of a light fixture on the front porch, painting, and fence stain (CA178-246(JKA)).

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

ANALYSIS: There are two doors on the rear façade. The rear door on the left side was replaced without a Certificate of Appropriateness by the previous owner. The new owner likes the door and would like to replace the door on the right side with one to match. The Winnetka Heights ordinance does not have guidelines for doors on a rear, unprotected façade, and Staff believes that the door proposed is appropriate for the style of the building and will not have an adverse effect. Therefore, Staff is recommending approval of the door as submitted with the finding that it meets the preservation criteria and City Code.

STAFF RECOMMENDATION: Replace two rear doors – Approve – Approve specifications dated 2-12-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Replace two rear doors – None – No quorum, comments only. Recommend approval as submitted.

i-toness	(CA) (CA) 178 -316 (JKA)	
Certificate of Appropriateness	Office User Only	
Alexandra Newm	OFFICE USE ONLY	
Name of Applicant: Alexandra Newmonth Mailing Address: 203 N. Willowet Ave City, State and Zip Code: Dallas TX 7520	Main Structure: Contributing	
Daytime Phone: 703 - 403 - 4124 Fax Daytime Phone: 703 - 404 - 4124 Fax	Non-contributing	
Daytime Phone: 703-407-4174 Fax Relationship of Applicant to Owner: Owner SP	netka Ave.	
PROPERTY ADDRESS: 31 Novth Ding Historic District (DINGET A Herants		
Historic District TVIII		
PROPOSED WORK: Please describe your proposed work simply and acc	curately. DO NOT write "see attached." Attach	
Proposed work simply and acceptance as the state of the s	s requested in the submittal Critical Critical	
The a full party day	r to moter	
other backdoor that was	replaced by	
SCHADUS MINDEY		
Replace with 36 x 80" 9-11to	e glass and wood door	
Signature of Applicant alexandra Meema	Date: 20 19 RECEIVED BY	7
	Date: 7/1/8:	
Signature of Owner: (IF NOT APPLICANT)	FEB 0 1 2018	
APPLICATION DEADLINE: Application material must be completed and submitted by	the FIRST THURSDAY OF EACH MONTH, 12:00	
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Aerial image



Main structure



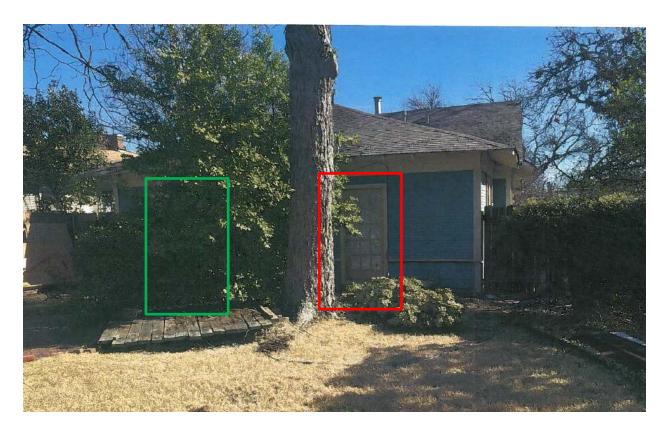
To right



To left



Across street



Red door – Door proposed for removal.

Green door – Door that was replaced without a CA (hidden behind the tree).



Door replaced without a CA by the previous owner.



Door Specifications

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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

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

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

A TASK FORCE RECOMMENDATION REPORT

WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/07/2018 TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,

Conference Room

APPLICANT NAME: ALEXANDRA NEWMAN PROPERTY ADDRESS: 311 N WINNETKA AVE

DATE of CA / CD REQUEST: 02/01/2018

Approval	Approval with o	conditions	Denial	Denial without prejudice
Recommendation /	comments/ basis:			
O MOOR	OUAL AC	SCOBO	ITTED	
4.9				
Task force members				
Alfredo Pena Christine Esc	obedo	Katrina W Nicholas		VACANT (Professional) VACANT (Alt)
× Jeff Cumming		Rachel Ho		VACANT (Alt)
x Officio staff men	mbers present 🔼 J	ennifer Ander	son	
Simply Majority Qu	iorum:yes	X no		
Maker:				
ask Force member	s in favor			
ask Force member	AND DESCRIPTION OF THE PARTY OF			
asis for opposition				
			DATI	32/7/2010
HAIR, Task Force				
	nendation will be rev	iewed by the la	ndmark comn	nission during the staff briefing in the
he task force recomment to the task force recommendation its Council chamber	mendation will be rev , Room 5ES.			nission during the staff briefing in the EN, the Council Chamber, which all



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CR178-007(MD) LOCATION: 3809 Grand Avenue

STRUCTURE: No structure COUNCIL DISTRICT: 7

ZONING: CS

PLANNER: Mark Doty

DATE FILED: February 1, 2018

DISTRICT: Fair Park MAPSCO: 46-Q

CENSUS TRACT: 0203.00

APPLICANT: City of Dallas Park and Recreation Department

REPRESENTATIVE: Dee Ann Hirsch

OWNER: CITY OF DALLAS

REQUEST:

Courtesy Review - Install 311 removable security bollards and 311 bollard sleeves at numerous locations around Fair Park.

BACKGROUND / HISTORY: None.

ANALYSIS:

Staff is understanding and supportive about the need for increased security measures at Fair Park, especially in the larger public areas that could see vehicular accidents, but would like to explore and consider options for more bollard placement along the perimeter of Fair Park rather than ones that might be placed in historic spaces, like the Court of Honor.

STAFF RECOMMENDATION:

Courtesy Review - Install 311 removable security bollards and 311 bollard sleeves at numerous locations around Fair Park. Approve conceptually with the condition that final plans and details are submitted for final Landmark Commission review.

TASK FORCE RECOMMENDATION:

Courtesy Review - Install 311 removable security bollards and 311 bollard sleeves at numerous locations around Fair Park. Create overlays illustrating proposed bollard locations with current parking and vehicular and pedestrian routes in master plan. Identify any conflicts with master plan. Illustrate sample setups during 1) large event 2) medium event 3) small event.

Courtesy Review Form (CR) City of Dallas Landmark Commission



This review is a courtesy review only and not

permission to alter the site or any structure on the site. To alter a site within a historic overlay district or alter, place, construct, maintain, or expand any structure on a site within a historic overlay district, a certificate of appropriateness must be obtained in accordance with Dallas Development Code § 51A-4.501(g) and the preservation criteria in the historic overlay district ordinance.

Name of Applicant: Dee Ann Hirsch	RECEIVED	BY
Mailing Address: 3809 Grand Avenue		
City, State and Zip Code: Dallas, TX 75210		
Daytime Phone: 214-670-8508 Fax: Sr. Manager	FEB 0 1 2018	
Relationship of Applicant to Owner: Sr. Manager PROPERTY ADDRESS: Fair Park Grounds		
Historic District: Fair Park	-Current Diene	-!
	—Current Plann	ııng
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 submi	ttal criteria checklist	
Install 311 removable, lockable bollards with sleeves, and 311 storage sleeve	s throughout park	
road access points to minimize pedestrian/vehicle interactions, implement ped		
circulation recommendations of the Fair Park Comprehensive Development P recommendations of Homeland Security with respect to threat mitigation.	ian, and implement	
recommendations of Florificiand Security with respect to timear (mitigation,		
Signature of Applicant: Date: / Date:	(
Signature of Owner: Sull Att Date: 1/20/1	8	
(IF NOT APPLICANT)		
APPLICATION DEADLINE:		
Application material must be completed and submitted by the FIRST THURSDAY 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 document	tation 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 comp	lete.	
*leformation reporting poot on whom any investigate for leading and decrease in a sufficient for		
*Information regarding past courtesy reviews for individual addresses is available for re	view in 5CN of City Hall.	
Memorandum to the Building Official: This review is a Courtesy Rev	iou only do not	
issue building permits based on this CR form.	view only, do not	
COURTESY APPROVAL (Certificate of Appropriateness must still be obtained)		
 COURTESY APPROVAL WITH COMMENTS (Certificate of Appropriateness must COURTESY DISAPPROVAL (Certificate of Appropriateness may be considered w 	still be obtained)	
OCONTEST DISAFFINOVAL (Certificate of Appropriateriess may be considered w	ithout a waiver)	
Department of Sustainable Development and Construction Date		
•	oric Preservation	
THIS CR FORM IS NOT A CERTIFICATE OF APPROPRIATENESS OR PERMISSIO	N TO ALTER THE SITE	
OR ANY STRUCTURES ON THE SITE	10-10-2016	
	10-10-2016	



Fair Park Bollard Program

Pedestrian, Park, and Asset Safety

Fair Park Bollard Program

- Introduction and Background
- Need for Operational Process Improvements
 - Increase in Fair Park Patrons
 - Proactive Stance Toward Homeland Security Standards
 - Protection of Historic Assets
 - Implementation of Fair Park Comprehensive Development Plan
- Comprehensive Bollard Plan

Background

- Top visitor attraction in Texas 4.53 million
- Hosts more than 1200 events each year more than any other venue in Texas
- American Planning Association "Top 10 Public Spaces in America" – 2011
- Trust for Public Land 18th Most Visited Public Park in America – 2012
- Designated a National Historic Landmark
- Home to eight museums/visitor attractions
 Hall of State, Music Hall at Fair Park, Starplex Pavilion, Dallas Children's Aquarium, Texas Discovery Gardens, and African American Museum
- Home to the following organizations and agencies:
 State Fair of Texas, Friends of Fair Park, WRR Radio, Daughters of the American Revolution, Dallas Police Mounted and K-9 Units, Dallas Winds, Old Mill Inn Restaurant

Dallas Park & Recreation 3

Comparison with Other Visitor Attractions

- Home to 11 of top 29 festivals in Dallas/Ft. Worth area
- Total FY 16-17 Fair Park attendance of 4.53M
 - Top visitor attraction in Texas with more visitors than:
 - The Alamo (3M)
 - Sea World San Antonio (3.54M)
 - More visitors than many major national attractions including:
 - Sea World Florida (4.4M)
 - Sea World California (4.2M)
 - Busch Gardens Tampa (4.16M)
 - Knott's Berry Farm California (4.01M)

Need for Operational Process Improvement

 Proactive approach to Homeland Security recommendations of preparedness, prevention and response and recovery for emergency situations



In the past four years, there have been 15 attacks on pedestrians with vehicles as the primary weapon of choice, including:

New York City, NY
Nice, France
London, England
Austin, Texas
New Orleans, LA
Charlottesville, VA
Longview, TX
Berlin, Germany
Rio Dejaneiro, Brazil
Melbourne Australia
Queens, NY

Need for Operational Process Improvement

- Protect historic assets
 - From vehicular collision of equipment (forklifts, deliver vehicles, etc.)
 - From vehicular collision (POVs, delivery trucks)
 - From terroristic threats (IEDs, truck bombs, etc.)
 - 10' stand-off distance can reduce blast impacts by as much as 30%.





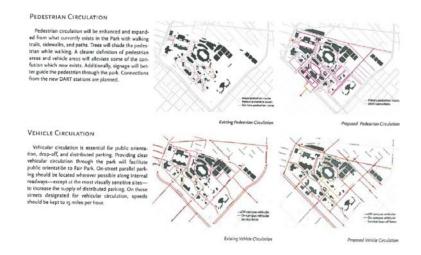






Need for Operational Process Improvement

 Pedestrian and Vehicle circulation at Fair Park, a goal of the Fair Park Comprehensive Development Plan



Comprehensive Bollard Plan

- Designed to create a safe, pedestrian-friendly environment for patrons to enjoy all Fair Park offerings
 - Expand existing bollard footprint to include Court of Honor, Exposition Plaza service lane and access points at Grand Avenue and Martin Luther King, Jr. Boulevard
 - Provide pedestrian security at Starplex entry plazas and backstage access areas per Homeland Security recommendations
 - Restrict vehicular access on Cotton Bowl ring road at Cotton Bowl Plaza
 - Restrict vehicular access on Admiral Nimitz Drive at Keating and Martin Luther King, Jr. Boulevard
 - Restrict vehicular access to, and parking on, sidewalks and pedestrian walkways
- Designed to create security and labor savings

Fair Park Bollard System

- New Bollards will replicate existing bollards at Fair Park, previously approved by the Fair Park Task Force and Landmark Commission
 - · Fair Park Esplanade



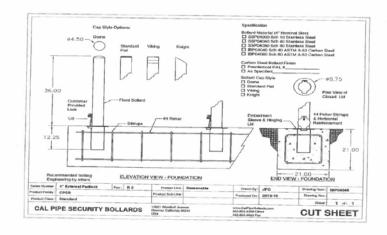




 Additional permanent bollards in use at: Food and Fiber Building, Embarcadero Building, Women's Building (Washington St.), Briscoe-Carpenter Livestock Center, African American Museum, Music Hall at Fair Park

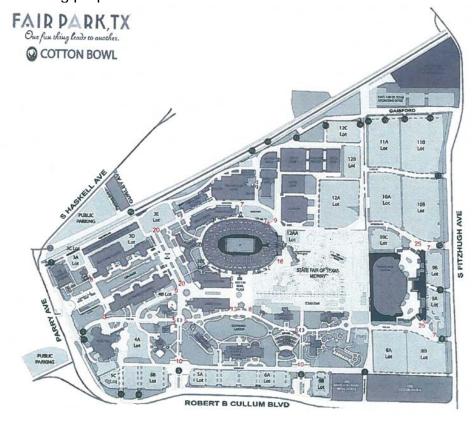
Fair Park Bollard System

- 311 Padlocking removable bollards; carbon-steel fabricated, 4.5" in diameter; 36" above grade and 12" below grade.
- 311 additional Bollard sleeves (11.5" with a 5.563" diameter) will be placed near installation locations for storage for a total 446 sleeves.





Maps indicating proposed locations and number of bollards and bollard sleeves.



TASK FORCE RECOMMENDATION REPORT FAIR PARK

DATE: 2/7/2018 TIME: 11:00 am

MEETING PLACE: Fair Park, Tower Building Conference Room

Applicant Name: Dee Ann Hirsch – City of Dallas Park and Rec
Address: 3809 Grand Avenue Date of CA/CD Request: 2/1/2018
RECOMMENDATION:
ApproveApprove with conditions DenyDeny without prejudice
Process 14' Array 171 '
Recommendation / comments/ basis:
· CREATE OVERLATS ILLUSTRATING PROPOSED BOLLARD LOCATIONS WITH
CURRENT PARKING AND VEHICULR : PEDESTRIAN ROUTES IN MASTER PLIN.
IDENTIFY INY CONFLICTS WITH MP.
• ILLUSTRATE SAMPLE SETUPS DURING 1) LARGE EVENT 2) MEDIUM EVENT 3) SMALL EVENT
2) MEDIUM EVENT
3) SMLLL KVENT
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:
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 $1:00~\mathrm{pm}$ in Room 6EN, the Council Chamber, which allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-286(LC) LOCATION: 1409 S Lamar Street STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 2

ZONING: PD-317

PLANNER: Liz Casso

DATE FILED: February 1, 2018 DISTRICT: Sears Complex (H-86)

MAPSCO: 45-U

CENSUS TRACT: 0204.00

APPLICANT: Norman Alston

REPRESENTATIVE: None

OWNER: South Side Plaza 455 LTD

REQUEST:

Construct a trash compactor enclosure addition at northeast elevation.

BACKGROUND / HISTORY:

3/3/2008 – Landmark Commission approved brick infill for holes left behind by removal of non-historic sky bridge between 1409 S Lamar and 1601 S Lamar (CA078-260(MD)).

3/2/2015 – Landmark Commission approved installation of three projecting signs on the northwest elevation (CA145-182(MD)).

9/8/2015 – Landmark Commission approved installation of a projecting sign on southeast elevation (CA145-577(MD)).

1/8/2018 – Landmark Commission reviewed a Courtesy Review for construction of a trash compactor enclosure addition at the northeast elevation (CR178-004(LC)), and approved the installation of a projecting sign (CA178-286(LC)).

ANALYSIS:

At the January 8, 2018 meeting, the Landmark Commission reviewed a Courtesy Review request for construction of a trash compactor enclosure addition at the northeast (front) elevation of the structure. The purpose of the request is to replace the existing trash compactor, which is too small to meet the needs of the buildings occupants. A new, and larger, compactor will not fit within the loading dock at the front elevation, where the existing compactor is located. Therefore, the applicant is requesting to place the larger compactor in front of this loading dock with a screening enclosure.

The following were the Landmark Commission's questions and discussion from the January 8th meeting:

- It was clarified by the City Attorney that an amendment to the ordinance is not necessarily required for this request. The Landmark Commission may use the "wiggle room clause" if they had a good reason to do so.
- Commission asked if an auto-turn study had been conducted or considered. The
 applicant had not considered this study and indicated that the loss of bank of
 parking spaces in front of the compactor would be preferable to relocating it to
 the rear of the property.
- Commissioner asked if consideration had been given into cutting into the structure to make more space within the loading dock for the larger compactor. The applicant had not considered this and believed it would not be practical. Another Commissioner stated they would not be supportive of altering the front elevation of the structure by cutting into existing loading dock space.
- One Commissioner acknowledged that the compactor might have a similar feel to the trucks that historically would have been parked in front of this loading dock, and would like to see more details on how the applicant would make it blend in.
- It was suggested that the applicant provide drawings showing other location options that were considered, even if those options were not feasible, so that the Commission could understand how certain locations were ruled out.
- Commission asked if there was an opportunity to share the service entry behind 1401 S Lamar (one story building at the northeast corner of the site). The applicant explained that this service entry slopes down to basement level from the Belleview Street. They again expressed concern about having to cart the trash from the main structure to this location.
- Concern was expressed by a Commissioner about the maintenance of the proposed screen which could very likely be damaged or knocked down since the compactor would be hauled away and dropped back off daily.
- Other information clarified during the discussion was that the existing compactor
 was the only one for the structure and had been in its current location since the
 structure had been renovated. This loading dock is the only one that has been
 retained, all others have been removed/enclosed. Also, the proposed compactor
 would be sealed.

The applicant is now requesting approval to construct the trash compactor enclosure addition at the northeast (front) elevation. The proposed enclosure would be 32 feet long by 15 ½ feet wide, and nine feet tall. It will consist of flat-faced metal panel walls on metal purlins and four inch steel columns. There will be six feet wide metal double doors on the front. The metal panels, including the doors, will be clad in historic images of the Sears Complex to make the enclosure feel more like an art installation than an addition to the structure.

The proposed location of the enclosure at the front elevation is within the no-build zone. New construction is not permitted within the no-build zone (per Section 11.1 of preservation criteria). In addition, the front elevation is a protected façade (per Section 12.1(a) of preservation criteria). Dumpsters must be located at the rear of the main contributing structure and must be screened (per Section 11.13 of preservation criteria).

Horizontal additions are only permitted at the southwest (rear) elevation and on a portion of the southeast elevation (per Section 17.3 of preservation criteria).

The Task Force remains unconvinced that the only or best possible location for the proposed trash compactor enclosure is at the front elevation, adjacent to the entry. They expressed concern about the logistics of transferring trash from inside the loading dock out to the new compactor. Though they acknowledged, during the meeting, that the proposal fails to meet several of the preservation criteria, they only cited one in their recommendation for denial (11.13 – dumpsters must be located at the rear of the main building).

STAFF RECOMMENDATION:

Construct a trash compactor enclosure addition at northeast elevation. – 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 11.1 which states that new construction is prohibited in the no-build zone, Section 11.13 which states that dumpsters must be located to the west of the main contributing structure and must be screened, and Section 17.3 which states that horizontal additions are permitted only in areas shown on Exhibit B, which is the southwest (rear) elevation and a portion of the southeast elevation.

TASK FORCE RECOMMENDATION:

Construct a trash compactor enclosure addition at northeast elevation. – Deny without prejudice – Criteria requires dumpsters to be placed on west side of building.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Norman Alston	
Mailing Address : 1201 Elm Street, Suite 4920	OFFICE USE ONLY
City, State and Zip Code: Dallas, Texas 75270	Main Structure:
Daytime Phone: 214 826-5466 Fax: None	A CONTRACTOR OF THE PARTY OF TH
Relationship of Applicant to Owner : Architect	Contributing
PROPERTY ADDRESS: 1409 South Lamar St., Dallas	Non-contributing
Historic District: Sears Complex	
PROPOSED WORK: Please describe your proposed work simply and accurately. DO NOT write "see extra sheets if necessary and supplemental material as requested in the submittal Addition of a new trash compactor on the South Lamar side of the building and related enclosur compactor is driven by the popularity and success of the project and the resulting all-time high system can no longer reasonably keep up and cannot be realistically moved. The location of the however, was not anticipated by nor specifically allowed by the Preservation Criteria. Our applications with historic images of the building, so that it's viewed more as an art in the submittal properties.	criterla checklist. ure. Need for the new occupancy. Existing his added equipment, roach is to treat the new
-1 1	RECEIVED BY
Signature of Owner: Date:Date:	FEB 0 1 2018
	LER 0 I 5018
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF ENOON, (see official calendar for exceptions), before the Dallas Landmark Commiss approval of any change affecting the exterior of any building. This form along with any suppomust be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 752	idal de Cainside anni no
Please use the enclosed criteria checklist as a guide to completing the app applications cannot be reviewed and will be returned to you for more information. You contact a Preservation Planner at 214/670-4209 to make sure your application is complete.	u are encouraged to
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the Landecision. You are encouraged to attend the Landmark Commission hearing the first Monda 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding certificates of appropriateness for individual addresses is available for review in 5BN of City	day of each month at the history of past
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 DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow with the permit or allow w	
Signed drawings and/or specifications are enclosedYesNo	
Sustainable Construction and Development D	ate
Certificate of Appropriateness City of Dallas Historic	Preservation Rev. 112817

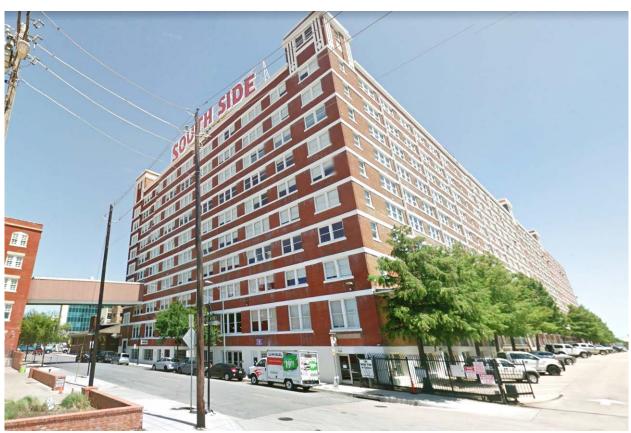


Site Aerial



D1-5

Existing Northeast (Front) Elevation CA178-286(LC)



Existing Northwest & Southwest (Rear) Elevations



Existing Northwest (Rear) Elevation and Parking Area



Existing Southeast Elevation



Close-up Northeast (Front) Elevation



Streetscape – Facing South on S Lamar St



Streetscape – Facing West on S Lamar St



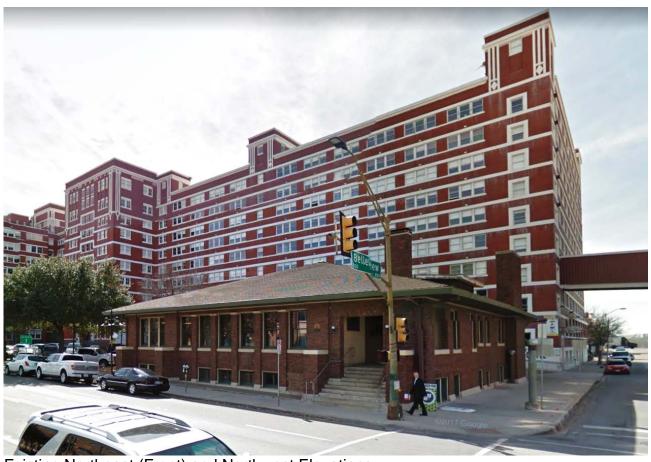
Streetscape – Facing North on S Lamar St (across street)



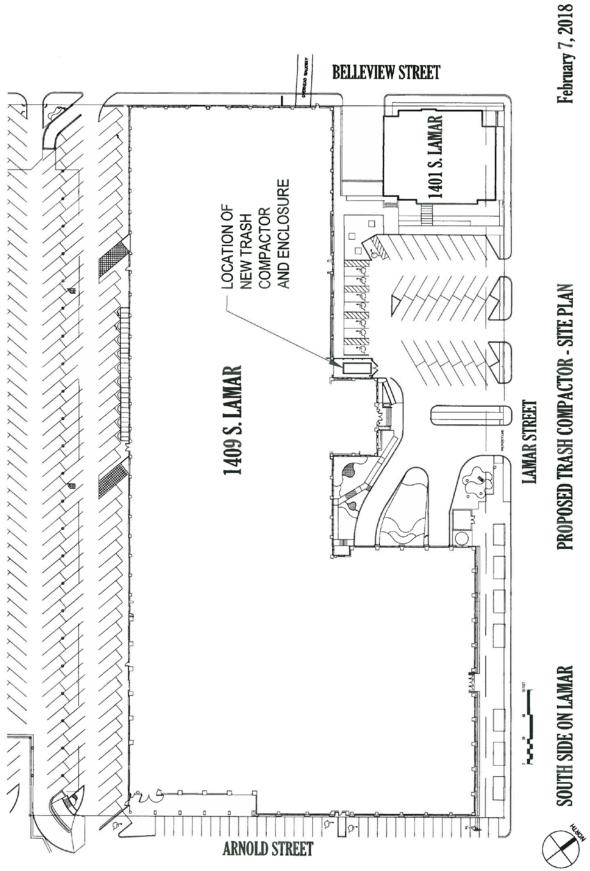
Streetscape – Facing East on S Lamar St (across street)



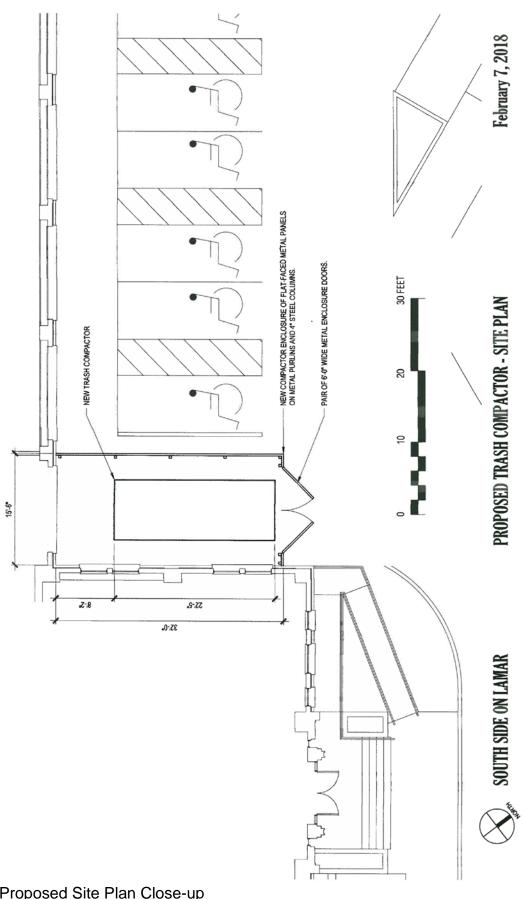
Historic Photo – July, 1914

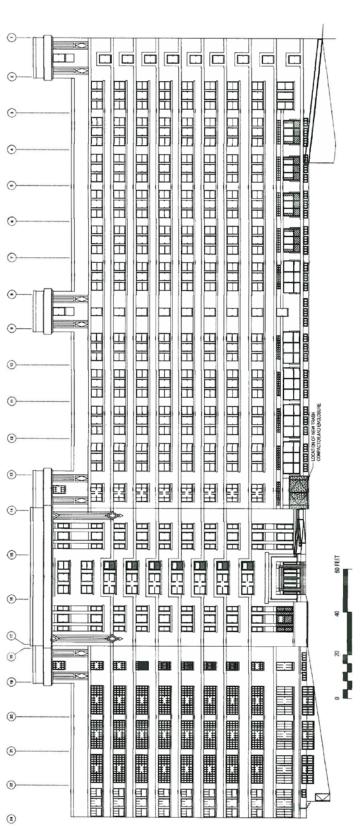


Existing Northeast (Front) and Northwest Elevations
CA178-286(LC)
D1-10



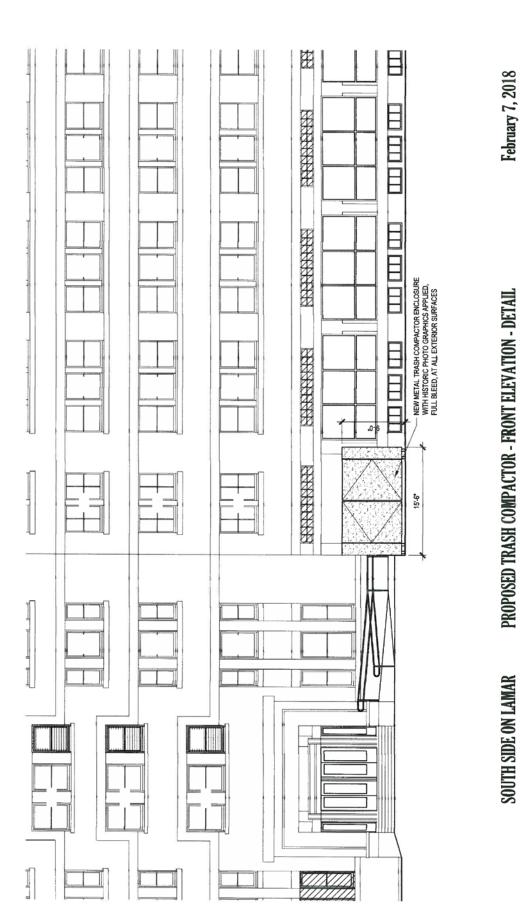
Proposed Site Plan CA178-286(LC)





Proposed Northeast (Front) Elevation CA178-286(LC)

D1-13



Proposed Northeast (Front) Elevation Close-up CA178-286(LC) D1-14



Existing Northeast (Front) Elevation



Proposed Trash Compactor Addition Location



Close-up of Proposed Addition Location



Example Photo of Trash Compactor

SELF-CONTAINED COMPACTORS

RJ-250SC and RJ-250HT Self-Contained Compactors

Dimensions and Specifications

Specifications					
Charge Box Capacity					
[Mfr. Rating]	1.7 cu yd	1.30 m ^a			
[WASTEC Rating]	1.31 cu yd	1.00 m ^a			
Clear Top Opening	41"L x 58"W	1041mm x 1473mm			
Performance Characteristics:					
Cycle Time	33 sec.	33 sec.			
Total Normal Force	39,900 lbs.	177 KN			
Total Maximum Force	49,500 lbs.	220 kN			
Normal Ram Face Pressure	27.1 psi	187 kPa			
Maximum Ram Face Pressure	33.7 psi	232 kPa			
Ram Penetration	6"	152mm			
Electrical Equipment:					
Electric Motor 3/60/230-460	10 hp	7.5kW			
Electric Control Voltage	120 VAC	120VAC			
Panel Box Assembly					
UL® and CUL® Listed	Key Operated 120 VAC				
All Circuits Fused	2-Push Button Station Start/Stop				
Hydraulic Equipment:					
Hydraulic Pump	10 gpm	38 L/min			
Normal Pressure	1850 psi	128 bar			
Maximum Pressure	2300 psi	159 bar			
Hydraulic Cylinders (2) - Bore	4"	102mm			
- Rod	21/2*	64mm			



Also available as Green Built®, featuring Solar and other environmentally friendly components.

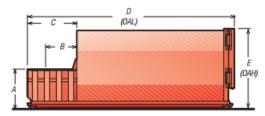
Marathon's solar option is not UL and CUL Listed.

RJ-250SC	A	В	C	D**	E	WT.
15 cu yds	4'0"	3'7½"	5'7"	14"3"	7'5"	8,860 lbs.
	1219mm	1099mm	1702mm	4343mm	2261mm	4019 kg
20 cu yds	4'0"	3'7 ¹ /4"	5'7"	17'4"	7'5"	9,520 lbs.
	1219mm	1099mm	1702mm	5283mm	2261mm	4318 kg
25 cu yds	4'0"	3'7½"	5'7"	17"10"	8'8"	10,030 lbs.
	1219mm	1099mm	1702mm	5436mm	2642mm	4550 kg
30 cu yds	4'0"	3'7½"	5'7"	20'5"	8'8"	10,620 lbs.
	1219mm	1099mm	1702mm	6223mm	2642mm	4818 kg
34 cu yds	4'0"	3'7 ¹ /4"	5'7"	22'5"	8'8"	11,130 lbs.
	1219mm	1099mm	1702mm	6833mm	2642mm	5049 kg
39 cu yds	4'0"	3'7½"	5'7"	24'11½"	8'8"	11,790 lbs.
	1219mm	1099mm	1702mm	7607mm	2642mm	5348 kg
RJ-250HT		В		D**		WT.
25 cu yds	4'1"	3'7¼"	5'7"	20'9½"	8'6**	11,104 lbs.
	1245mm	1099mm	1702mm	6337mm	2591mm	4173 kg
29 cu yds	4'1"	3'7¼*	5'7"	23'1"	8'6"*	11,604 lbs.
	1245mm	1099mm	1702mm	7036mm	2591mm	5264 kg

Overall height with hydraulic taligate raisect: 16'6". Hoist should be equipped with selector valve (1500 psi minimum) in order to control hydraulic taligate.
**Other lengths available. Call factory for details.

Signature Series Warranty

Featuring 3 Years Structure, 2 Years Components, 6 Months Labor



Dimensions not shown: 8"41%" (2543mm) Overall Width Ground Roller Widths: 611/4" (1569mm) Inside Rollers

673/6" (1712mm) Roller Centers 721/4" (1851mm) Outside Rollers

Compactor Rental and Leasing Programs Available

For detailed specifications, recommendations, or free economic studies comparing various systems, contact Marathon Customer Care at

1-800-633-8974.

Authorized Dealer:



Trash Compactor Specifications







Historic Photos Suggested for Cladding Proposed Trash Compactor Enclosure CA178-286(LC)

D1-18





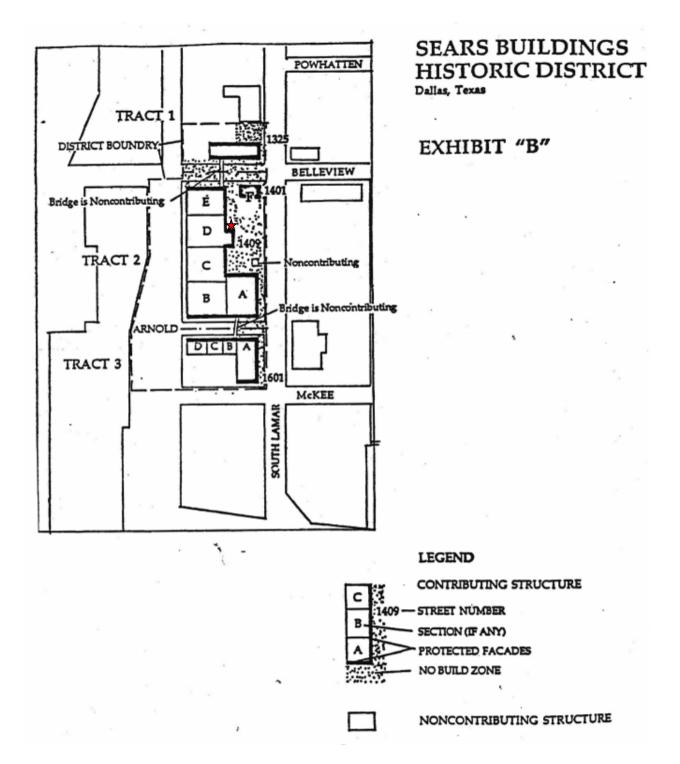


Historic Photos Suggested for Cladding Proposed Trash Compactor Enclosure CA178-286(LC)

D1-19



Historic Photo Suggested for Cladding Proposed Trash Compactor Enclosure



Sears Buildings Ordinance Exhibt Map (Proposed addition location highlighted above in red)

APPLICABLE PRESERVATION CRITERIA Sears Buildings (H-86), Ordinance No. 23486, Exhibit A

- 11.0 Building Site and Landscaping.
 - 11.1 New construction is prohibited in the no-build zone shown on Exhibit B.
 - 11.13 Dumpsters must be located to the west of the main contributing structure and must be screened.
- 12.0 Facades.
 - 12.1 Protected Facades.
 - 12.1(a) The facades shown on Exhibit B are protected.
- 17.0 New Construction and Additions.
 - 17.1 Stand-alone new construction is permitted to the west of the main contributing structure.
 - 17.3 Horizontal additions are permitted only in areas shown on Exhibit B.
 - 17.4 New construction and additions must have appropriate color, detailing, form, fenestration, massing, materials, roof form, shape, solids-to-voids ratios, and general appearance and must be compatible with the contributing structures.
 - 17.6 Aluminum siding, stucco, and vinyl cladding are not permitted.
 - 17.9 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

DALLAS CITY CODE

Section 51A-4.501. Historic Overlay District

- (g) <u>Certificate of Appropriateness</u>.
 - (6) <u>Standard certificate of appropriateness review procedure.</u>
 - (C) <u>Standard for approval</u>. 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: 2/7/2018 TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Norman Alston
Address: 1409 S Lamar (H-86; Sears Complex) Date of CA/CD/CR Request: 2/1/2018
Date of CA/CD/CR Request: 2/1/2018
RECOMMENDATION:
ApproveApprove w/ conditions Deny w/o prejudice
Comments only
Recommendation / comments/ basis:
Dany w/o prejudice. Critaria requires dumpstors to be placed on west side of bld
to be placed on west side of bld
Task force members present
Gary C. Coffman (Chair) Justin Curtsinger VACANT (Ind. Resident)
Jay Firsching (Vice-Chair) Charles Neel VACANT (Ind. Resident)
✓ Carolina Pace
Ex Officio staff members Present Liz Casso
Simply Majority Quorum: ves no (four makes a quorum)
Maker: Jay Fresching
2nd: Justin Centsinga
Task Force members in favor:
Task Force members opposed:
Basis for opposition:
··
and a popular
CHAIR, Task Force Sany Coffma DATE 2/7/2018
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.



LANDMARK COMMISSION

JANUARY 8, 2018

FILE NUMBER: CA178-277(LC)
LOCATION: 1933 Elm Street
STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 14

ZONING: PD-619

PLANNER: Liz Casso

DATE FILED: December 7, 2017

DISTRICT: Harwood (H-48)

MAPSCO: 45-L

CENSUS TRACT: 0031.01

APPLICANT: Charyl McAfee-Duncan

REPRESENTATIVE: None

OWNER: Pacific Elm Building LLC

REQUEST:

1) Replace 70 windows on the second and third floors on all elevations of the structure.

2) Replace paired entry doors and transom on east elevation.

BACKGROUND / HISTORY:

7/2/2002 – Landmark Commission approved restoration of the structure including removal of paint from brick, brick repair and repointing, window repair and in-kind replacement where necessary, repair of cast stone sills and pressed tin cornice, restoration of original glass block paving on Elm Street elevation, removal of steps in front of the Harwood Street entry and the lowering of the existing doors to make entry ADA compliant (No CA number).

8/5/2002 – Landmark Commission approved a new Elm Street entry vestibule, installation of a canopy on Elm Street elevation, and new exterior lighting (No CA number).

10/7/2002 – Landmark Commission approved the installation of a projecting sign at the southeast corner of structure (No CA number).

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

ANALYSIS:

Request #1 – Window Replacement

An assessment was made of the windows on the second and third floors by Leeds Clark Historic Preservation Consulting. It was determined that most of the original window

components had been replaced, exterior brick moulding and sills had been replaced. Some of this replacement work was not done correctly and has caused water infiltration and damage. The consultant concluded that it would not be feasible to repair the existing windows and has recommended replacement.

The applicant is requesting to replace the existing windows on the second and third floors with two-over-two, double hung, custom made, Jeld Wen wood windows with simulated divided lights. There are a few of the original two-over-two wood windows in the basement of the structure. These windows are in poor condition and may not be reinstalled on the structure. However, the applicant was able to measure and use the original windows to create the specifications for the proposed replacement windows. The simulated divided lights will have an appropriate profile to match the mullions of the original windows.

The Task Force recommended denial of this request due to lack of information and requested additional details on the new windows. It was after this meeting that the applicant provided the assessment by Leeds Clark, as well as updated drawings for the proposed window replacements.

Staff is supportive of the proposed window replacement, but recommends that the windows on the east (Harwood Street), north (rear) and west elevations be four-over-four. Based on historic photos, it is clear that this structure always had two-over-two windows on the front, and four-over-four window on the sides and rear. It is not unusual for commercial structures like this to have had different windows on secondary, or less visible facades. However, 1933 Elm is located on a corner with two highly visible primary facades. It is an unusual and unique feature on this structure that these two primary facades had different window styles. Though the structure currently has four-over-four windows on both facades, Staff was able to verify that the four-over-four windows for the front (Elm Street) elevation were installed without a Certificate of Appropriateness sometime in 2002-2003. Previous CA's only requested repair of the two-over-two windows.

Request #2 – Door Replacement

This structure is currently undergoing renovations to turn the second and third floors into a law office. The ground floor will be renovated for a retail or restaurant use. There are two entrances into the structure, one off Elm Street (south elevation) and one off Harwood Street (east elevation). The Harwood Street entrance is the only accessible entrance into the structure. The Elm Street entrance requires one to walk up two steps. In addition to being the only accessible entrance, the Harwood Street entrance is also the main entrance for the law office.

The applicant is requesting to replace the existing double entry doors located on the Harwood Street (east) elevation with an ADA compliant door with side light. The proposed door and sidelight will match the existing contemporary storefront doors located at the Elm Street entry.

The existing doors may not be original to the structure. Staff found that this entry had been altered in 2002. Previously there were steps leading into this entry. The steps

were removed and the doors were lowered to ground level to make this entry ADA accessible. Photos on file from 2002 show a very similar set of doors in this location, but they are not an exact match to the existing. It is possible they may be the same doors, only altered, but this is unclear.

The applicant looked into making the existing doors ADA compliant, with an automatic open. They also looked into replacement with similar double doors that are compliant with an automatic open. Unfortunately, the width and depth of this entry is too small to meet ADA requirements. Therefore they are requesting to replace the existing doors with a single door (and sidelight) that will meet the requirements. Rather than attempting to make the new door appear historic, they have opted to replace the existing doors with a more contemporary door that will match the existing storefront system on the EIm Street elevation.

The Task Force recommended denial of this request due to lack of information. In addition, they believed the proposed door design was not compatible with the district. After the Task Force meeting, the applicant provided additional information showing they could not meet ADA requirements using double doors in this location. It was also after this meeting that Staff found the information regarding the previous alterations to this entry.

Staff understands the need to make this structure ADA accessible and is supportive of the request to replace the doors. If the space had allowed, Staff's preference would be to keep the existing doors or replace them in-kind with new compliant doors to match. As that is not possible, Staff is supportive of installing a door system to match the existing on the front elevation.

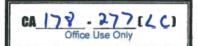
STAFF RECOMMENDATION:

- 1) Replace 70 windows on the second and third floors on all elevations of the structure. Approve with conditions Approve with the condition that the windows on the east, north and west elevations be four-over-four to match the original windows, with the finding the proposed work is consistent with preservation criteria Sections 3.2(a) and 3.2(c) for fenestration and openings, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace paired entry doors and transom on east elevation. Approve Approve the drawings dated 2/21/18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- Replace 70 windows on the second and third floors on all elevations of the structure. – Deny without Prejudice – Deny without prejudice due to lack of information to require replacement
- 2) Replace paired entry doors and transom on east elevation. Deny without Prejudice Deny without prejudice due to lack of information to require replacement and the proposed door design is not compatible with the district.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Charyl F. McAfee-Duncan	
Mailing Address : P.O. Box 831206	OFFICE USE ONLY
City, State and Zip Code: Richardson, TX 75206	Main Structure:
Daytime Phone: 214-696-9688 Fax: 214-696-9685	Contributing
Relationship of Applicant to Owner : Project Architect	
PROPERTY ADDRESS: 1929 and 1933 Flm Street, Dallas, TX 75201	Non-contributing
Historic District: Harwood Street Historic District	
PROPOSED WORK: Please describe your proposed work simply and accurately. DO NOT write "se	ae attached " Attach
extra sheets if necessary and supplemental material as requested in the submittal The Owner of the HART Building has a desire to breathe life into this decaying structure.	criteria checklist.
renovating and upgrading the interior, he is replacing the windows, frame and trip	m that have been
determine to contain asbestos, lead based paints and various significant stages of	
current window components are 4'-0" x 12'0" tall, single pane, double-hung and r	non-energy efficient
glazing. Because of the deterioration in the frame there is also air and moisture in	
joints. (continues on next page)	RECEIVED BY
Signature of Applicant: Change Market Market Date: 01/31/2018	FFD 0.1 2010
Signature of Owner: Kevin Kelley CC Date: 01/31/2018	FEB 0 1 2018
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF NOON, (see official calendar for exceptions), before the Dallas Landmark Commission.	Current Planning
NOON. (see official calendar for exceptions), before the Dallas Landmark Commission approval of any change affecting the exterior of any building. This form along with any supmust be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75	porting documentation
Please use the enclosed criteria checklist as a guide to completing the ap applications cannot be reviewed and will be returned to you for more information. Yo contact a Preservation Planner at 214/670-4209 to make sure your application is complete	ou are encouraged to
OTHER:	
In the event of a denial, you have the right to an appeal within 30 days after the La decision. You are encouraged to attend the Landmark Commission hearing the first Mor 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding certificates of appropriateness for individual addresses is available for review in 5BN of City	day of each month at g the history of past
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 of DENIED. Please do not release the building permit or allow work. □ DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow 	1
Signed drawings and/or specifications are enclosedYesNo	
Sustainable Construction and Development	Date
Certificate of Appropriateness City of Dallas Historic	Preservation Rev. 112817

HART Building 1929 and 1933 Elm Street Page 2

The Environmental Report indicates that the building has traces of mirror mastic - 15% Chrysotile, exterior window caulking (white) - 3% Chrysotile, and exterior waterproofing mastic - 5% Chrysotile and will need to be abated. The paint on the wood window frames and trim also has lead paint. It is the desire of this Owner to remove all hazardous and health risk materials and components to protect employees, tenants, and workers from exposure to asbestos. This requires the removal of all window components in order to abate.

The building improvements and upgrades will replace these openings and components with energy efficient insulated glazing in a wood framed double-hung window. The frame design and detailing will match the existing windows currently on the building. We believe these are the original windows as the windows in the basement do not matches these windows in size or shape. It also appears that the windows that were originally two over two on the Elm Street Façade were changed to 4 over 4 by only adding trim because they are not divided lights.

Please note, although the HART Building is not on the historic register it rest within the Harwood Street Historic district. The proposed improvements enhance the exterior architectural features of the structure. The exterior improvements are consistent with the historic overlay district and therefore will not have an adverse effect, but will have a positive effect on future preservation in Dallas. Architecturally we are pleased with these improvements.

As it sits next to the Majestic Theatre, the improvements to the HART Building are long overdue as parts of the cast stone have started to detach from the building. This much needed upgrade of the exterior of the HART building will bring new life to the 130 year old structure and make the building much more attractive and aesthetically pleasing. The brick and cast stone detailing, which are the essence of the building will be cleaned and repaired if needed. These tall and narrow picture windows express the technologies of the 1888 Italianate architectural style as well as the current façade delineation being approved in the historic district and displayed in downtown Dallas. The selection of 4 over 4 wood double-hung windows is consistent with the regulations and the preservation criteria contained in the historic overlay district ordinance. New development brings back vitality to the area. We are respectfully requesting approval for these exterior improvements.



December 4, 2017

Liz Casso via e-mail: liz.casso@dallascityhall.com Sr. Planner - Historic Preservation - City of Dallas Sustainable Development & Construction 1500 Marilla St, Room 5BN Dallas, Texas 75201

Certificate or Appropriateness for 1933 Elm Street Re:

Dear Liz:

Please be advised Charyl McAfee-Duncan is authorized to represent the interests of Kevin Kristian 2612, LLC for all applications and processes related to obtaining a Certificate of Appropriateness (CA) for 1933 Elm Street. If you have any questions or concerns regarding her representation of my interests and that of Kevin Kristian 2612, LLC contact me as soon as possible.

Kevin Kelley - Sole Proprietor Kevin Kristian 2612, LLC

Charyl McAfee-Duncan, FAIA McAfee 3 Architects 14665 Midway Rd, Suite 120 Addison, Texas 75001

via e-mail: charylmd@mcafee3.com

1 (800) 498-KELLEY (5355)

CC:

2614 MAIN ST, DALLAS, TX 75226

INFO@YOUCANCALLUS.COM





Site Aerial



Existing South (Front) Elevation CA178-277(LC)



Existing East Elevation



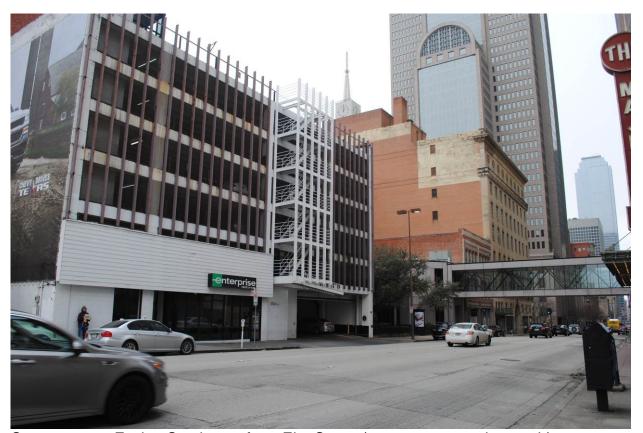
Streetscape – Facing Northwest from Elm Street



Streetscape – Facing Northeast from Elm Street



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



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



Streetscape – Facing Southwest from Harwood Avenue



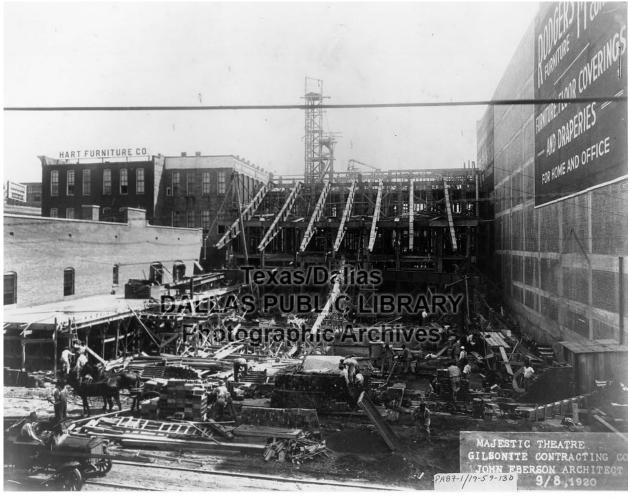
Streetscape – Facing Northwest from Harwood Avenue



Streetscape – Facing Northeast from Harwood Avenue (across street to the east)



Streetscape – Facing Southeast from Harwood Avenue (across street to the east)



City Photographers Collection PA87-1/19-59-130 e.

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Contact the Texas/Dallas History and Archives Division.

Historic Photo Showing Rear Elevation of 1933 Elm (Hart Furniture Store), 9/8/1920; note the four-over-four windows



Historic Photo showing 1933 Elm on far Right, circa 1921-1922; note the two-over-two windows



Historic Photo, 1955; note the two-over-two window on the Elm Street elevation and the four-over-four windows on the Harwood Street side CA178-277(LC)

D2-14



Historic Preservation & Consulting

3010 Shady Grove Rd. Midlothian, Texas 76065 (972) 775-3843 Fax: (972) 775-3263

February 15, 2018

Charyl F. McAfee-Duncan, FAIA - President McAfee 3 Architects 14665 Midway Rd, Suite 120 Addison, TX 75001

Charyl:

Per your request, please find the attached Condition Assessment Report for the Hart Furniture Building in downtown Dallas. The condition assessment and survey of the wood windows was performed on February 12th by Thomas L. Clark and Tommy Clark. We were able to pull back the paper on the interior of the window units to access the wood sashes and inspect the jambs as well without having to completely remove the paper from the openings. Each window was opened so we could inspect the sills, brick moulding, and lower side jambs on the exterior. Each unit was probed with an awl to determine the soundness of the materials and note existing problems if any on the window units. We utilized your numbering system on the elevation sheets furnished and photographed the individual windows from the interior as a whole and included additional photos of any concerned areas. We surveyed the entire third floor and two elevations of the third floor and stopped the survey when it became apparent that all the windows were similar in damages and components non-original to the structure. It was very apparent that previous work on the windows removed most of the original components to the windows themselves and that an attempt to replace all of the sashes was made in somewhat trying to keep with appearance of the original size and shape of the sashes with the exception of the front façade (Elm Street), which originally had 2 over two configuration of sash and replaced with 4 over 4 configuration like the side elevation (Harwood Street). The upper sashes were made with the lug extensions (dog ear) like the original sashes had, but did not do so for the lower sash, which had the feature also. The interior profile on the rail and stile as well as the muntins was different than the original sashes (examples found in the basement). We have attached the profiles of the original sash and the replicated sash to show the difference. The exterior brick moulding was replaced also, and the replacement moulding had a simple bevel cut on the interior edge. While I can't say this was not original, it would probably have been an ogee style profile or radius profile moulding.

All but a few exterior sills were cut out and replaced with 2x yellow pine. These replacements were improperly done by either cutting the side jambs at the sill level which leaves the side jambs free floating and moving or cutting next to the side jamb and simply dropping in a replacement board which leaves a caulk joint on a horizontal level at the sill which defaults after a short period of time and allows water to infiltrate.

Request #1 – Window Assessment by Leeds Clark

All the interior trim was removed and discarded in the demolition except for the jamb extensions. There are no interior casing, stool or apron boards remaining on any of the windows. The only remaining original components of the wood windows are the side jambs and head of the jamb track. With the improper replacement of the exterior sills, modifications of the lower side jambs would need to be implemented by Dutchman repairs so that the jambs could properly set within the dado slots on top of the new sills to be installed. In summary, 95% of the existing wood window units are not original and it would cost more to retrofit than it would to replicate new window units matching the original sight line and appearance. Photographs showing the various items mentioned above are shown in the Condition Assessment Report attached to this letter.

It is our recommendation to replace the entire wood window unit with a new wood window matching the historic sightline appearance. Whether the window is a fixed unit, single-hung, or double-hung is up to the owner's discretion. Most owner's will choose single-hung operation if they wish for units to be operable for fresh air ventilation purposes. Others choose to fix the units in a closed position due to new HVAC systems and never intend to utilize an operable sash. Because of the necessity for new window units, the owners may wish to incorporate I/G glazing in the sash to help with thermal and sound transmittance issues. This can be accomplished in the replacement windows without affecting the sight line appearance of the window. It will be necessary for the Architect to submit the measurements and details of their chosen replacement window to the Landmark Commission for approval. We sometimes suggest a mock-up to help with the visual appearance of the new window unit.

If there are any additional questions or clarifications needed, please feel free to contact me regarding this report.

Respectfully submitted by:

Thomas L. Clark - President

Leeds Clark, Inc.

(972) 268-6543 Direct Office Metro

Turne X Africa

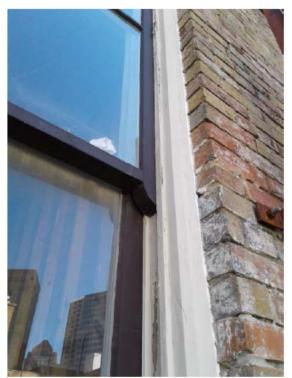
(469) 337-1654 Cell

Condition Assessment Report Historic Wood Windows Hart Furniture Building Dallas, TX

A condition assessment of the wood windows was conducted on February 12, 2018. The inspection was made from the interior of the building but included the exterior components and operation of the sashes as well. All lower sashes were tested for operation, with only a few upper sashes tested. All sashes were connected to the counter-balance weight system with rope and pulley. The weight pockets were fully boxed and contained within the throat depth of the jamb itself. Inspection revealed access pockets on the side jambs to be able to access the weights and ropes for maintenance. A 1x pine extension of the inside jamb board is present, but all interior casing, stools, and aprons have been pulled and disposed of during demolition work. All interior windows were removed and stored in the basement as far as we could tell. These sashes were stained and stored on one side of the basement area. Limited number of original sash from the exterior masonry openings were stored on another side of the basement. Below is a breakdown of the items inspected.

Window Jambs (Frames): The wood jambs are made up of the side jambs and head which are an enclosed box of 1x yellow pine with interlocking joinery to hold the components together along with casing nails. The side jamb box houses the weights for the upper and lower sash on each side. The pulley wheels for the balance system are near the top of the side jambs, with only the lower sash pulleys being visible when the sashes are seated in a closed position. $5/16^{\prime\prime}$ cotton sash cord connects the sash to the weights enclosed within the jamb. All ropes and pulleys were present and in working order. The wood sills had been replaced on over 97% of the window units, with 3% original sills being on the west elevation facing towards the brick wall of the Majestic Theater. These openings had been protected somewhat because of the proximity to the Theater and not exposed fully to the elements. The removal of the original sills was improperly performed during previous restoration work. The original wood sills extended from masonry opening to masonry opening with ½" dado cuts on top of the sill on each side for the side jamb boards to die into to give it structural support. The replacement sills were cut to fit between the side jambs, leaving an exposed seam line that was caulked. This type of repair is doomed to fail after a short period of time. All exterior brick moulding had been replaced with a dimensional piece of yellow pine with a bevel cut on the interior edge. We feel that this was not the original profile on the brick moulding, but we could not find a window that had an original piece. We also checked to see if there might have been an example in the basement stored with a few original sashes, but we could not locate any. All parting stop (dimensional $\frac{1}{2}$ " x $\frac{3}{4}$ " trim that separates the upper and lower sash) had been replaced as well as the inside stop trim (trim that runs vertically from the stool to the head inside each of the lower sashes. All interior casing, stools, and aprons had been removed and discarded probably during the demolition phase of the interior. Approximately 60% of the interior jamb extensions have sustained damage during the demolition work. The only remaining components of the original jambs are the vertical side jamb boards with the pulleys and the head jamb. All other components have been removed and replaced.

Request #1 – Window Assessment by Leeds Clark



Existing dimensional brick moulding with bevel cut.



Typical custom style brick moulding (Ogee or Radius Profile)



Improper sill replacement by cutting next to side jamb.



Another example of improper sill replacement.

Request #1 - Window Assessment by Leeds Clark



Undercut of side jamb for sill replacement (Improper repair)



Interior blocking to give replacement sill slope to exterior.



Window with intact stool and jamb extension.



Side view of jamb w/ seam line of weight access pocket.



Window missing entire sill and stool.



Termite damage to interior side of sill board.

Request #1 – Window Assessment by Leeds Clark







Example of Dutchman repairs to side jambs properly installed.

Sashes: All upper and lower sashes have been replaced at some point in the past with new true divided lite sashes made from yellow pine. The original configuration of the front facade windows was 2 over 2, but replaced with 4 over 4 configurations to match with the side elevation sashes. A profile with a smaller ½" reveal ogee was used and does not match with the original sash profile. Muntin dimensions are similar, but not exact. The upper sashes were made with the lug extensions as found on the original sashes, but were left off of the lower sashes. The sashes were glazed with 1/8" clear annealed glass and putty glazed. All putty needs replacement. Approximately 6% of the sashes have some deterioration to components and would need new replacement components. The sashes are weather-stripped with a light weight spring bronze weather-stripping nailed on the side jamb tracks. This type of weather-stripping is fine for casement windows being a compression type weather-stripping. We would recommend a zinc ribbed metal weather-stripping that would offer better protection for air infiltration. Because of the condition of the existing jambs and inaccurate details in the sashes, we recommend replacement with more accurate details to the original sashes.

Request #1 – Window Assessment by Leeds Clark



Removal of interior paper coverings over window units.



Upper rectangular sash resembling radius top sash when seated.



Replicated sash with 1/4" low profile ogee around glass.



Larger projection profile on historic sash with bead.



Bottom rail rot only visible when sash is raised.



Bottom rail rot visible across entire bottom rail.

Request #1 – Window Assessment by Leeds Clark



Example of rectangular upper sash appearing as a radius top sash.



Interior view of rectangular upper sash.



Visible lug extension on replicated upper sash.



Historic upper sash found in basement.



Historic lower sash with lug extension found in basement.



Hollow-metal fire rated windows on adjacent Majestic Theater.

Request #1 – Window Assessment by Leeds Clark

Summary:

Because of the existing conditions of the jambs and related trim along with the altered replacement sashes, we recommend replacing the wood windows in whole with new replicated wood windows. Based on the costs of repairing and retrofitting the existing wood windows and jambs, new replacement windows could be procured approximately for the same costs and be more accurate to the originals plus offer I/G glazing for thermal and sound transmittance upgrades.

Submitted by:

Thomas L. Clark – President

fund Sign

Leeds Clark, Inc.

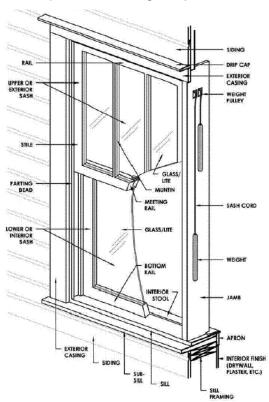
Request #1 - Window Assessment by Leeds Clark

COA	Date Received:
Applicant Name:	Received by:

Window Survey Form

Have	Basic Requirements
ZX	Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
X	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
X	3. Condition Evaluation of each window (see reverse).
N	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.), materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
N)	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
	6. Other

<u>ALL window openings</u> on the structure should be assigned a *number* and *described* under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



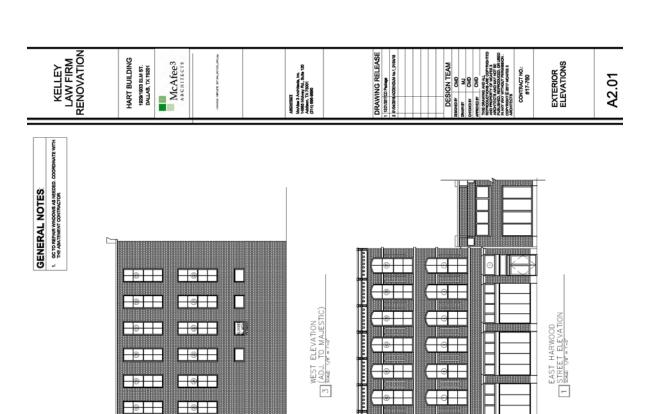
Windows in **pairs** or **groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows should also be included, but not door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of each window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. Additional close-up photographs, showing evidence of window condition, MUST be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Total Number of Window Openings on the Structure	108
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non- Historic Windows	108
Number of Windows Completely Missing	7
Total Number of Windows to be Replaced	71

Request #1 – Window Survey Provided by Applicant





Request #1 – Window Survey Provided by Applicant CA178-277(LC) D2-25

KELLEY LAW FIRM RENOVATION	HART BUILDING 1929/1933 ELM ST. DALLAS, TX 75201	McAfee3	Profesioracy and Minds sensity	ARCHIECT MACHINE, TO 1660 A SACHER, TO 1660 A SACHER, TO 1660 A SACHER, TO 1611 (1660 A SACHER, TO 161	DRAWING RELEASE terrangion hauge provider hauge	DESIGN TEAM DESIGN TEAM DESIGN TEAM DESIGN TEAM DESIGN TEAM MANUAL TEAM MANUA	ARCHITECTURAL FLOOR PLANS - 2nd AND 3rd FLOOR - WINDOWS	A6.04
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Request #1 – Window Survey Provided by Applicant CA178-277(LC) D2-26



Request #1 – Window Survey Provided by Applicant



Request #1 – Window Survey Provided by Applicant



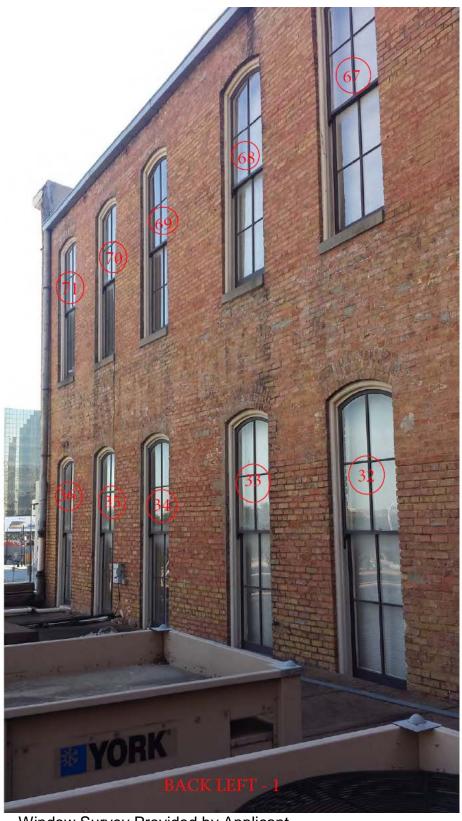
Request #1 – Window Survey Provided by Applicant



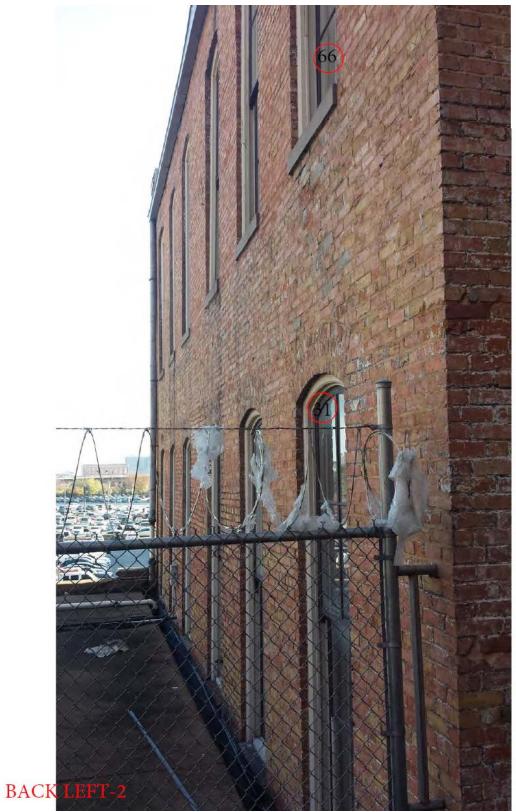
Request #1 – Window Survey Provided by Applicant



Request #1 – Window Survey Provided by Applicant



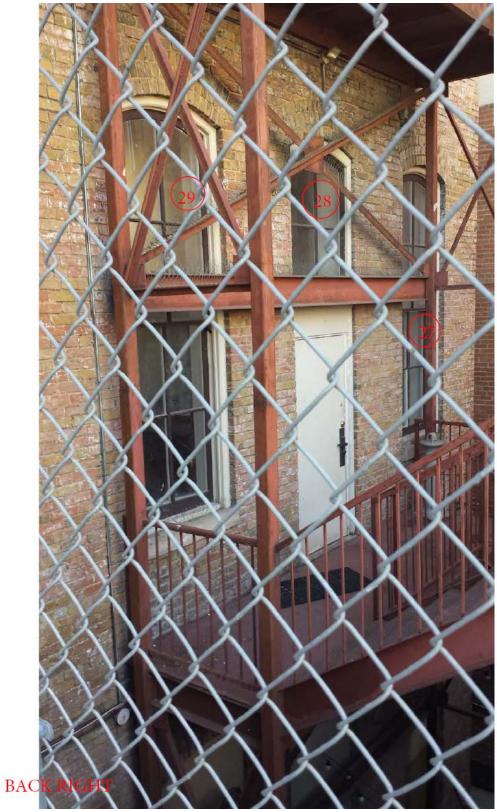
Request #1 – Window Survey Provided by Applicant



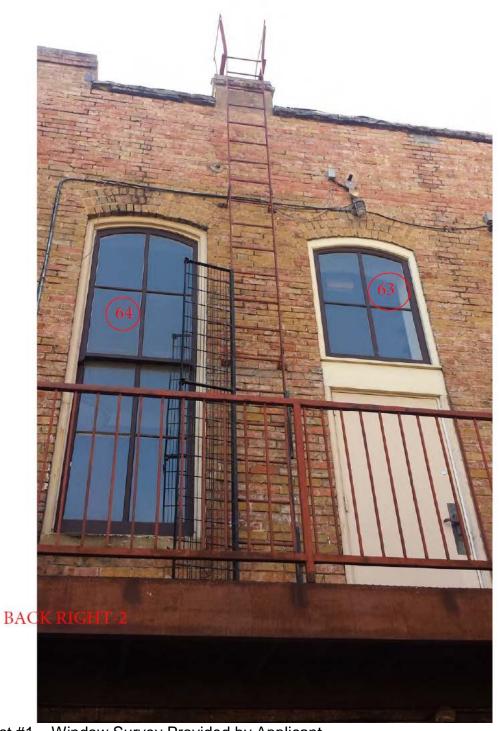
Request #1 – Window Survey Provided by Applicant



Request #1 – Window Survey Provided by Applicant



Request #1 – Window Survey Provided by Applicant



Request #1 – Window Survey Provided by Applicant



Request #1 – Window Survey Provided by Applicant



Request #1 – Window Survey Provided by Applicant

3. Condition Evaluation of each window.

The Environmental Report indicates that the building has traces of mirror mastic - 15% Chrysotile, exterior window caulking (white) - 3% Chrysotile, and exterior waterproofing mastic - 5% Chrysotile and must be abated. The paint on the wood window frames and trim also has lead paint. It is the desire of this Owner to remove all hazardous and health risk materials and components to protect employees, tenants, and workers from exposure to asbestos. This requires the removal of all window components.

COA	Date Received:
Applicant Name:	Received by:

Window Survey Form—Window Condition Report

Window #	Window Condition	Window #	Window Condition
1	Exterior Storefront Door and Frame with window above is rusted and does not work properly.	21	
2	Condition of windows 2 thru 71. Exterior and interior paint contains lead based paint. Window caulk contains chrysotile (abestos), Exterior waterproofing mastic contains chrysotile (abestos). Color of the glazing is not consistent and very	22	
3	(abestos). Color of the glazing is not consistent and very thin.	23	
4		24	
5		25	
6		26	
7		27	
8		28	
9		29	
10		30	
11		31	
12		32	
13		33	
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15		35	
16		36	
17		37	
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19		39	
20		40	

Request #1 – Window Survey Provided by Applicant









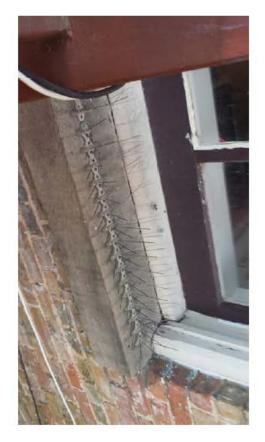
EXISTING WINDOWS

Request #1 – Additional Photos of Existing Windows

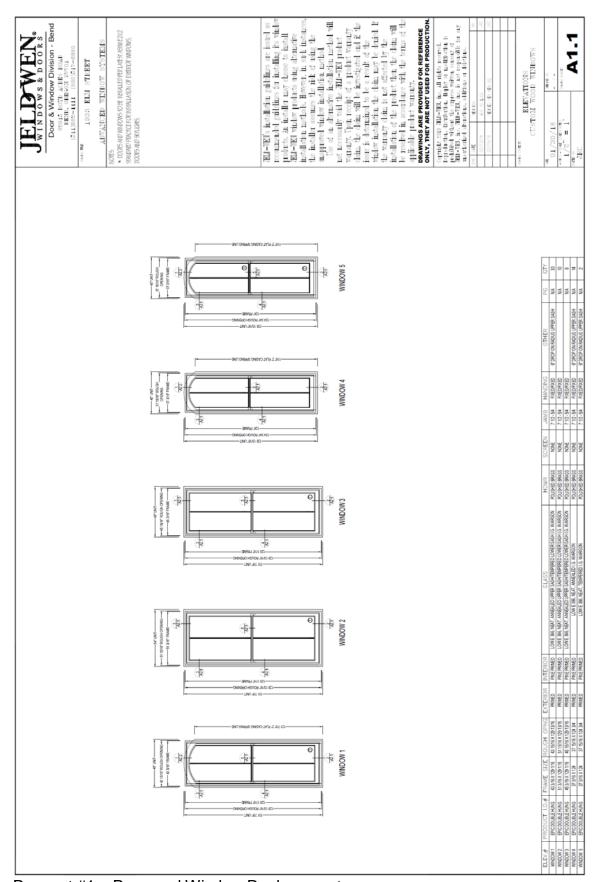








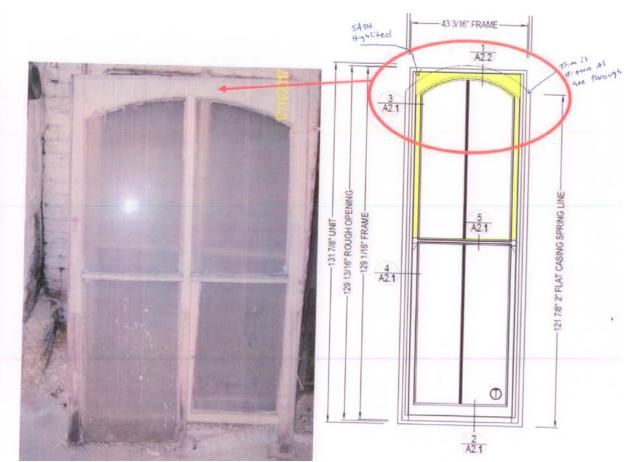
Request #1 – Additional Photos of Existing Windows



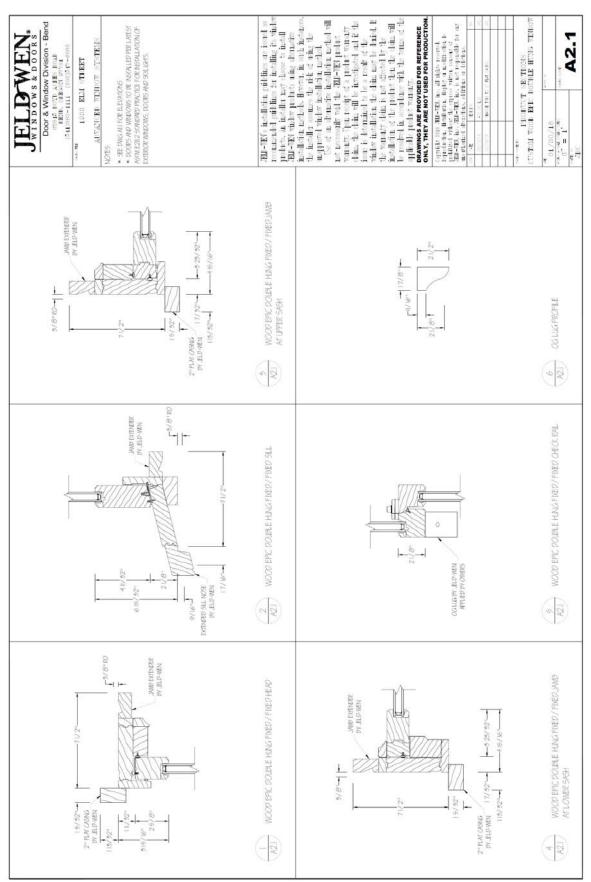
Request #1 – Proposed Window Replacements



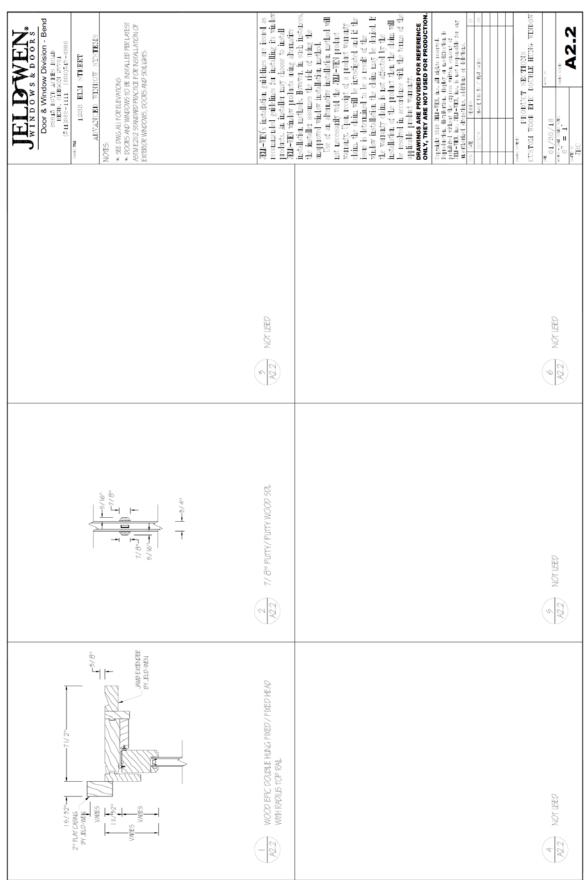
Request #1 – Existing Windows Arched Top Windows on Structure



Request #1 – Comparison of Historic Window to Proposed New Window CA178-277(LC) D2-44



Request #1 – Detail Drawings of Proposed Window Replacements

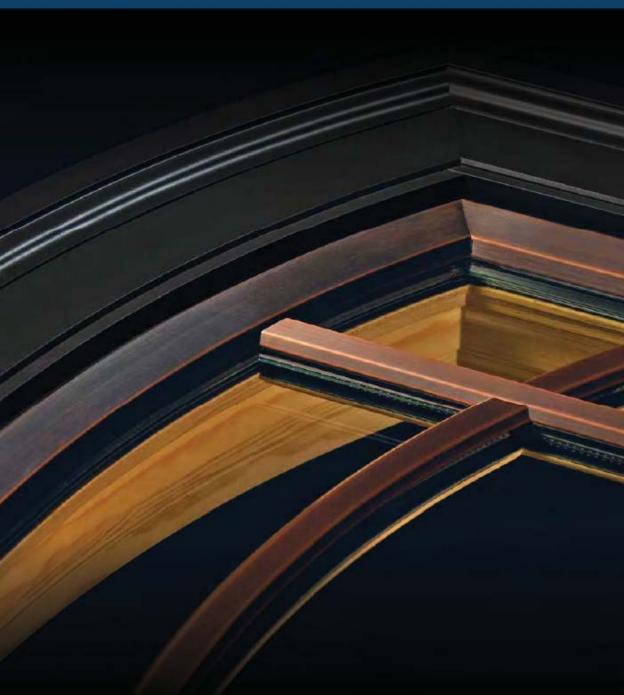


Request #1 – Detail Drawings of Proposed Window Replacements
CA178-277(LC)
D2-46

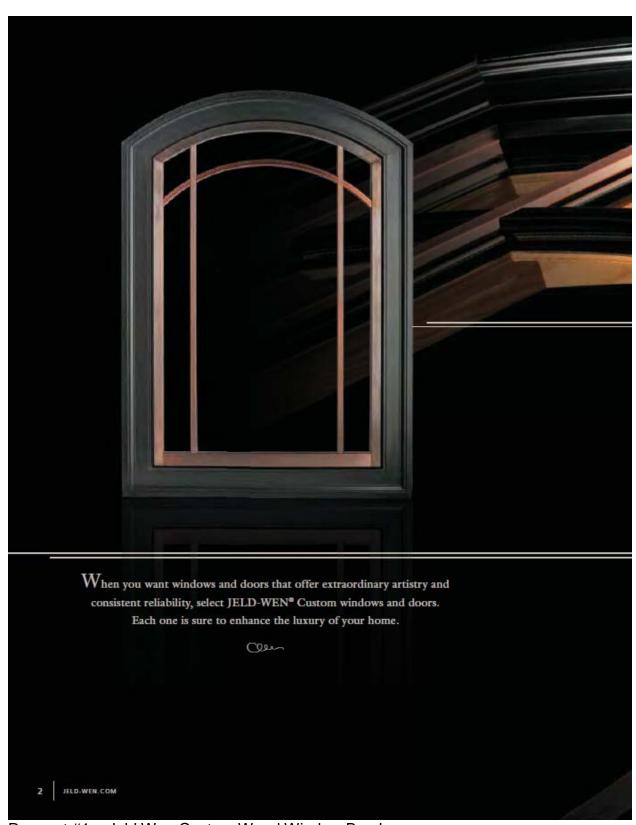


Custom Wood Windows & Patio Doors

Casement | Double-Hung | Tilt & Turn | Awning | Sliding Fixed, Radius & Geometric | Clad Entry Door Systems | Patio Doors



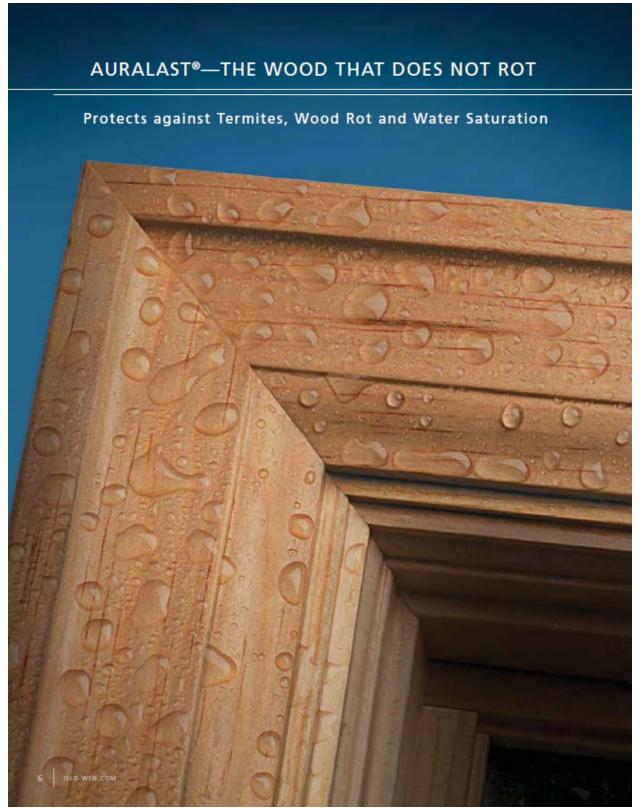
Request #1 – Jeld Wen Custom Wood Window Brochure



Request #1 – Jeld Wen Custom Wood Window Brochure



Request #1 – Jeld Wen Custom Wood Window Brochure



Request #1 – Jeld Wen Custom Wood Window Brochure

AURALAST® WOOD PROTECTS AGAINST WOOD ROT FOR AS LONG AS YOU OWN AND LIVE IN YOUR HOME, GUARANTEED.



Guaranteed Protection Against Wood Rot

JELD-WEN Wood Windows and patio doors

made with exclusive AuraLast Wood are guaranteed not to rot for as long as you own and occupy your home. Wood components made from AuraLast wood maintain their structural integrity even in the toughest climates. See our complete warranty at the back of this brochure for full details.

Surface-to-Core Protection

Because of our vacuum/pressure process, PROTECTION AuraLast Wood provides virtually 100%

penetration of the protective ingredients. Other manufacturers use dip-treatments, which only protect the outer surface of the wood.

A JELD-WEN Exclusive Only JELD-WEN makes wood windows and patio doors with AuraLast® Wood. AURALAST*-THE WOOD THAT DOES NOT ROT



AuraLast® - The Wood that Does Not Rot



AuraLast is Safe

AuraLast Wood is made by using a water-WORRY-FREE based solution to deliver the effective

ingredients to the core of the wood.

Other manufacturers use ordinary dip-treatments with a solventbased chemical bath. During production our Aural ast process releases 96% fewer volatile organic compounds than the traditional dip-treatment method.

Ordinary dip-treatments only protect the outer surface.





Working with AuraLast Wood is Easy

AuraLast offers the strength and beauty

of real wood because it is real wood, not a composite. AuraLast Wood is colorless, stainable, and odorless.

Protects Against Water Saturation

AuraLast Wood offers superior resistance to water saturation, which protects against swelling that causes windows and doors to stick.

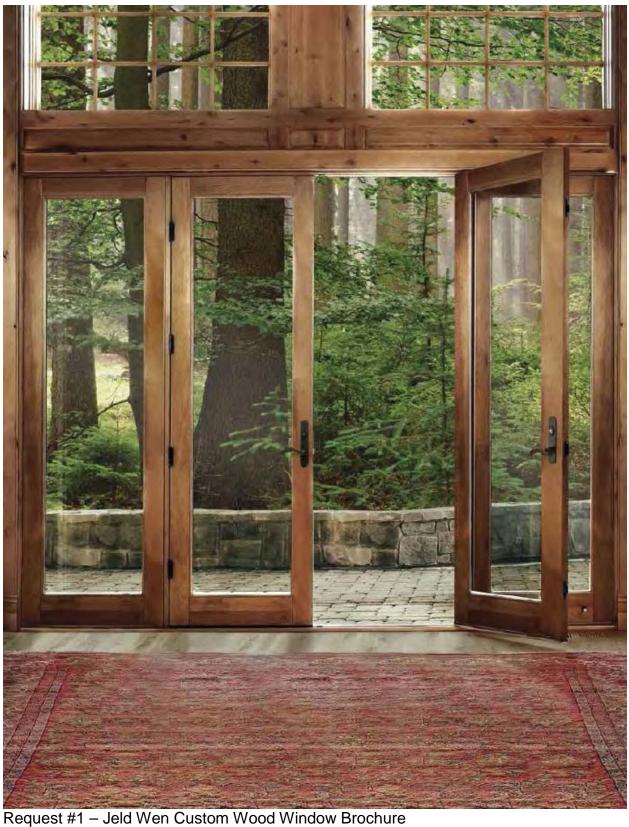
Protects Against Termites

Harmful termites will eat through unprotected wood-not so with AuraLast Wood.

For more information visit jeld-wen.com/auralast



Request #1 – Jeld Wen Custom Wood Window Brochure





Supporting responsible forestry



At JELD-WEN, environmental stewardship is nothing new. With origins rooted in wood product manufacturing, our legacy has been to make windows, doors and components in a manner consistent with efficient use of what

nature provides. In effect, we've always strived to make stiles and sash, not sawdust.

To us, minimizing waste has always made good ecological and business sense. Our mission is to develop high performance, high-value products that satisfy our



customers' needs, while also caring for our communities by seeking ways to reduce our impact on the environment.

Only JELD-WEN makes window and door products with natural pine AuraLast®—The Wood that Does Not Rot.

AuraLast Wood releases 96% fewer volatile organic compounds (VOCs) during the manufacturing process than traditional submersion treatment methods used by other manufacturers.

AuraLast is manufactured with a water-based solution that is safer to handle compared to much harsher, solvent-based treatments.

Best of all, our lifetime limited warranty protects against termites, water saturation, and wood rot for as long as an individual owns and occupies their home.

Environmental stewardship is a journey, and our on-going efforts will remain directed toward continual improvement of our products, processes and culture.

We do this not because it's popular.

We do it because it's the right thing to do.



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Request #1 – Jeld Wen Custom Wood Window Brochure

INTERIOR OPTIONS

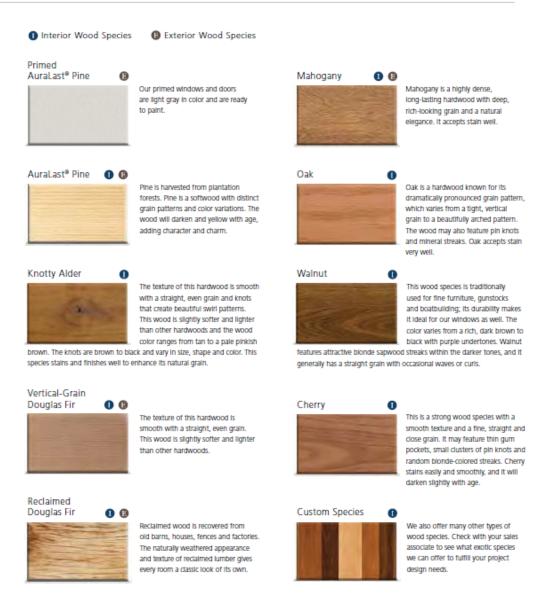


Request #1 – Jeld Wen Custom Wood Window Brochure



Request #1 – Jeld Wen Custom Wood Window Brochure

WOOD SPECIES AVAILABILITY







FSC® certified or SFI certified wood available.

See your JELD-WEN dealer for details.



SURFACE TEXTURE DETAILS



CHISELED

We use chisels and other tools to achieve an aged look by applying random dents and dings, also called character marks.



HAND HEWN

This texture adds the look of weather-worn waves to the wood and is our least pronounced texture. To create it, we plane channels of various sizes into the smooth wood surface. It is then hand-sanded for an appealing transition between the surfaces.



WORMHOLES

Along with character marks, we can simulate wormholes for an authentic old world charm.



WIRE BRUSHED

Windows and doors with this texture feature a charming, uneven and rough appearance. We achieve this by running the wood through a wire brushing wheel that grooves the wood for a raised-grain appearance.



ANTIQUING

This look is achieved through a multi-step process beginning with a base stain for overall color. Next, depending on base color, a dark brown or black stain is applied between the mouldings, panels and character marks, which highlights these areas.

All of our wood species are available with unique surface textures that allow you to create one-of-a-kind windows and doors with weather-worn, rustic appeal. Mix and match any of our surface textures for a custom distressed look.

LIGHT DISTRESSING

Distress marks only, no wormholes or hand hewing



MEDIUM DISTRESSING

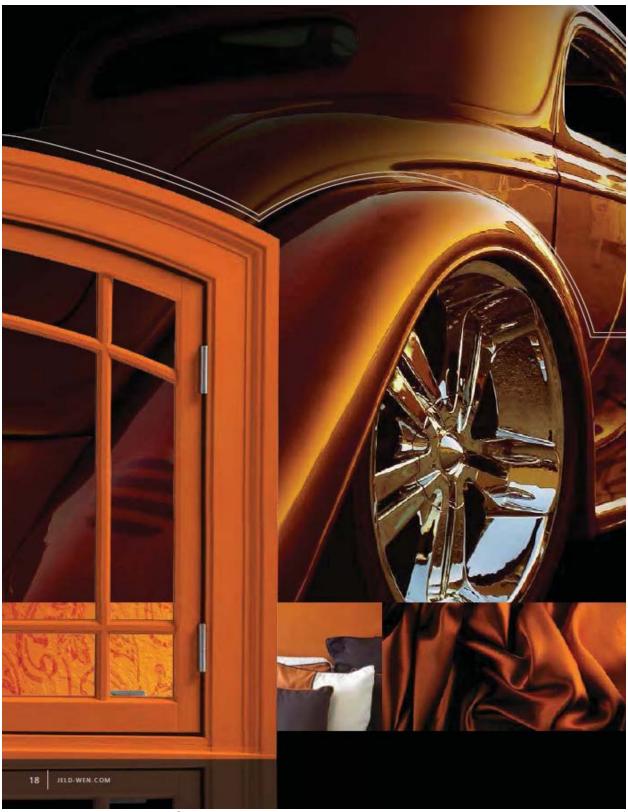
Hand hewing, wormholes



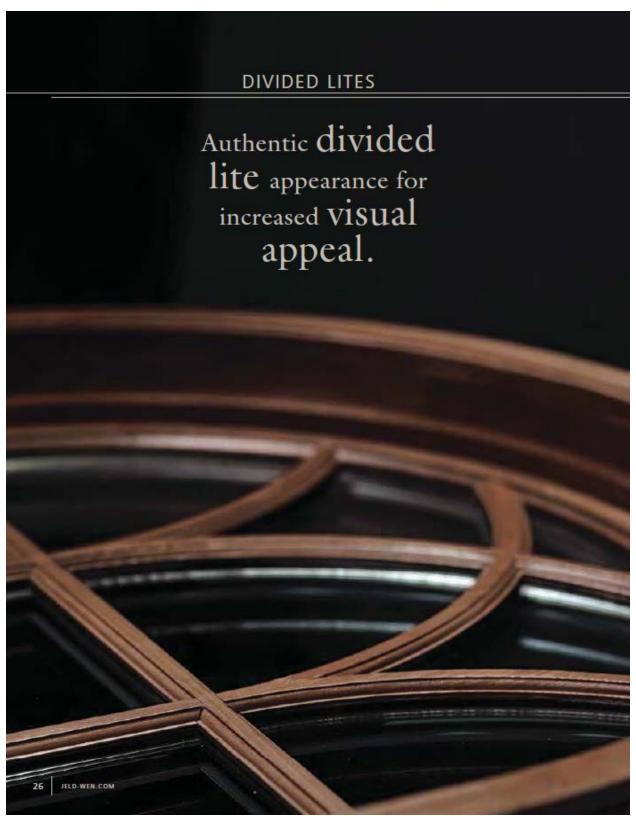


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Request #1 – Jeld Wen Custom Wood Window Brochure



Request #1 – Jeld Wen Custom Wood Window Brochure



Request #1 – Jeld Wen Custom Wood Window Brochure

DESCRIPTIONS & OPTIONS



SIMULATED DIVIDED LITES (SDL)

For the most authentic divided lite appearance, select our SDL option. It includes detailed interior wood bars, metal bars placed between the panes of insulating glass, and exterior metal bars that are permanently adhered to the exterior glass. Bars are available in five widths and two profiles—SEE PROFILES AT BOTTOM OF PAGE. Exterior metal bars come in our 41 clad colors or your custom color; or you may choose primed metal bars, which may be painted any color you choose.

PRECISE SIMULATED DIVIDED LITES (PDL)

This option features wood exterior bars, wood interior bars and an internal metal shadow bar. Both interior and exterior bars are designed with identical widths and are permanently adhered to the glass. Muntin bars are available in 3/4* and 1-1/2* sizes. PDLs are designed for wood exteriors only.





GRILLES BETWEEN THE GLASS (GBG)

Enjoy increased visual appeal and decreased maintenance with our Grilles Between the Glass, which consist of a spacer bar placed between the panes of insulating glass. We offer 5/8* flat grilles, as well as 23/32* and 1* contour grilles. Our contour grilles are available with two-tone coloring (Brilliant White inside and Desert Sand outside or vice versa).

FULL-SURROUND WOOD GRILLES (FS)

Our Full-Surround wood grilles are a convenient way to achieve the look of divided lites. These grilles are positioned on the interior glass and can be removed for easy cleaning. They're available with 7/8", 1-1/8" or 1-3/8" grilles.



SIMULATED DIVIDED LITE PROFILES



Request #1 – Jeld Wen Custom Wood Window Brochure



Request #1 – Jeld Wen Custom Wood Window Brochure

LOW-E & PROTECTIVE GLASS OPTIONS

GLASS OPTIONS

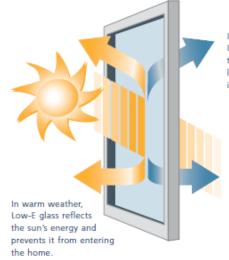
Low-E, LoE3-366 Insulating Glass with Argon

Our standard high-performance LoĒ²-366 glass with insulating argon gas fill lowers energy costs and helps homes stay cooler in the summer and warmer in the winter.

LoĒ³-366 greatly reduces fading of interior furnishings and reduces condensation. It also delivers greater visible light transmittance than tinted glass.

Many JELD-WEN® windows and patio doors with LoE³-366 and argon fill or Low-E glass are also ENERGY STAR® qualified, which means they exceed the minimum energy efficiency criteria for the climate region you live in.

For complete information please visit jeld-wen.com.



In cold weather, Low-E glass reduces the amount of heat lost by reflecting it back inside



ENERGY STAR

Many JELD-WEN windows and doors are ENERGY STAR® qualified, which means they exceed the minimum energy efficiency criteria for the climate region you live in. JELD-WEN has been an ENERGY STAR partner since 1998.

ENERGY STAR is a government program created in 1992 by the Environmental protection Agency in an attempt to reduce energy consumption and greenhouse gases, what began originally as a voluntary labeling program has grown into one of the largest efforts worldwide to promote energy efficient consumer products.

PRESERVE® PROTECTIVE FILM

Preserve film is standard for all Custom windows and patio doors. It is factory-applied to both the interior and exterior surfaces of the glass. This means the glass surfaces will be reliably protected from debris and scratches that can occur during shipping and handling or at a construction site, so you won't need to spend extra time cleaning your new windows and patio doors. What's more, it's easy to remove.



NEAT® GLASS

With this glass option you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required. For more information, visit jeld-wen.com.





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Request #1 - Jeld Wen Custom Wood Window Brochure





This glass stands up to strong impacts from wind-borne debris as well as harsh coastal conditions. In fact, ImpactGard® features the industry's leading laminated glass technology that can withstand a nine-pound piece of lumber striking it head-on at approximately 34 miles per hour. It also reduces sound transmission and blocks up to 95 percent of harmful UV rays and enhances home security.

SAFE IMPACT-RESISTANCE

During a severe storm, a broken window can affect a home's structural integrity. Windows and patio doors with ImpactGard protection are designed to resist impacts so even if the glass cracks, the fragments will adhere to the interlayer, so the shards remain

ImpactGard protection also meets the nation's toughest building codes. These codes specify that windows must withstand a nine-pound 2x4 traveling at 50 feet per second (34 miles per hour).





SECURE FORCED-ENTRY RESISTANCE

Windows and patio doors with ImpactGard protection resist forced entry. Because the interlayer separating the panes helps resist a potential intruder's glass cutter, break-ins are less likely.

DECREASED SOUND TRANSMISSION

Unwanted outdoor noise is noticeably dampened with ImpactGard glass.

To compare, a single pane of glass generally has an STC rating around 27, a typical insulating glass unit has an improved STC rating of 31, and a laminated insulated glass unit can achieve an STC rating up to 35. The higher the STC rating, the better the sound dampening effects.





Request #1 – Jeld Wen Custom Wood Window Brochure



Little touches can be profoundly transformative.

This is why JELD-WEN® offers a range of hardware and finishes for our Custom Wood windows and patio doors. We know a Victorian house feels all the more ornate with brass fixtures. And the shine of polished chrome adds a contemporary edge to traditional architecture. Our selection ensures you can make the statement you want down to the last detail.







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Request #1 – Jeld Wen Custom Wood Window Brochure

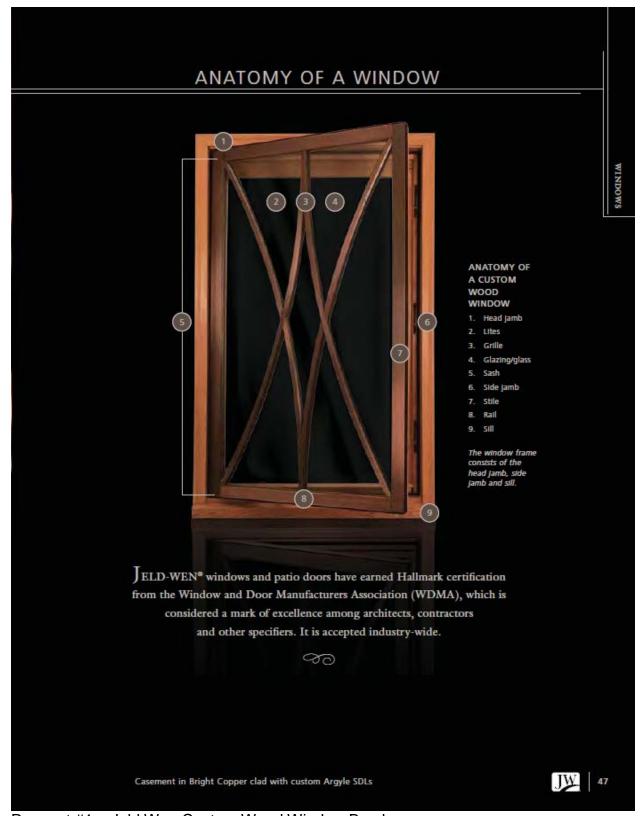


^{*}Oil-Rubbed Bronze will change in appearance over time. Actual colors may vary from the samples displayed

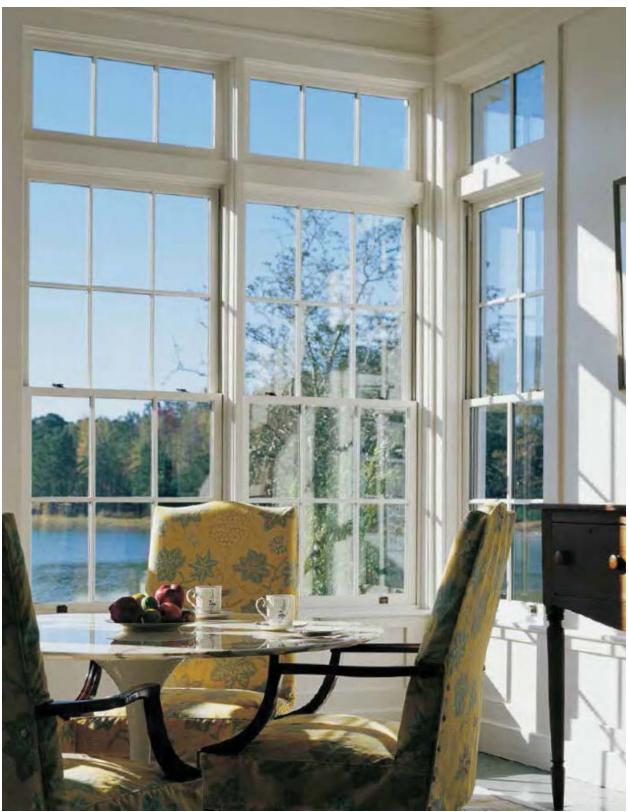
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Request #1 – Jeld Wen Custom Wood Window Brochure

[†]Available with optional PVD finish for increased resistance to wear and discoloration



Request #1 – Jeld Wen Custom Wood Window Brochure



Request #1 – Jeld Wen Custom Wood Window Brochure

DOUBLE-HUNG WINDOWS

No other windows convey the sense of traditional American design like our double-hung windows. They feature an upper and lower sash that slide vertically past each other in a single frame. The sash also tilt in for convenient cleaning. In addition, we offer double-hung sash replacement windows, which allow for easy installation.

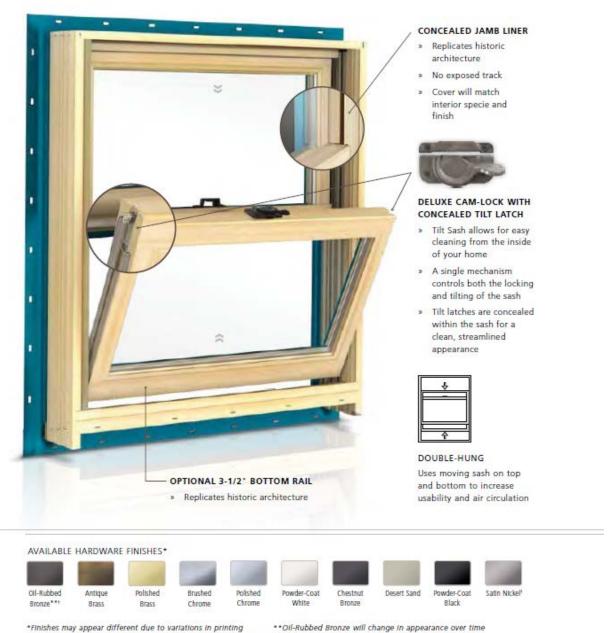
We also offer large-scale Epic® series double-hung windows (shown below). They're ideal for either new projects or historic renovations, feature extruded sash components, and can be incorporated into new or existing rough openings that are up to 5'6" wide and 8'6" tall or up to 4'6" wide and 10'6" tall, respectively.





Request #1 – Jeld Wen Custom Wood Window Brochure

DOUBLE-HUNG FEATURES & OPTIONS



†Available with optional PVD finish for Increased resistance to wear and discoloration

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Request #1 – Jeld Wen Custom Wood Window Brochure



Request #1 - Proposed Paint Colors for Windows





Request #1 – Proposed Paint Color Comparison to Existing Paint on Windows CA178-277(LC) D2-70

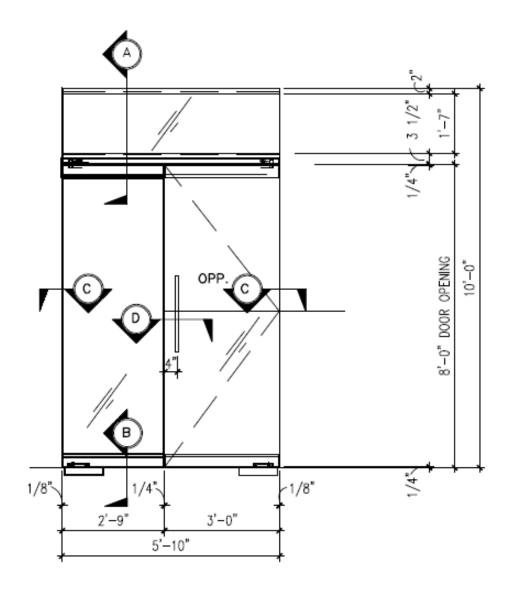


Request #2 – Previous Harwood Street Entry Doors (circa 2002)



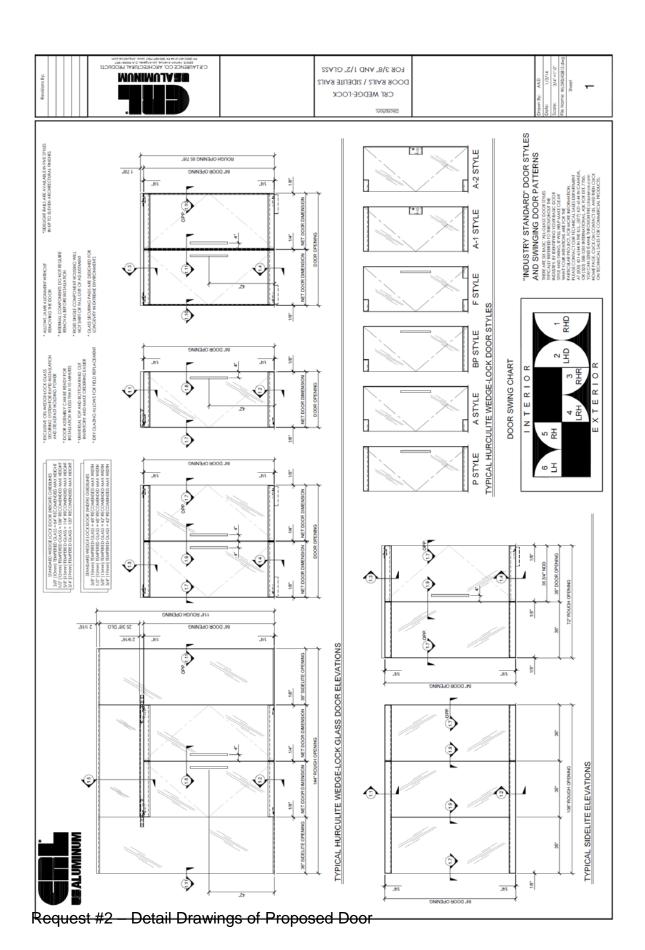
Request #2 –Existing Harwood Street Entry Doors

Note: Compared to the doors on the previous page, the hardware is in a different location, and there are no ghost marks on the existing doors where they might have been removed. The tops of the door are also different. It remains unclear if these are the exact same doors. It is unclear if they were original to the structure. The applicant does not believe they are.





Request #2 – Close-up of Proposed Door



SECTION 08 42 10

ALL GLASS ENTRANCES

PART 1 - GENERAL

1.01 SUMMARY

- A. This section includes:
 - Vestibule doors matching entrance doors.
 - Sidelites.
- B. Related work in other sections:
 - Lock cylinders for tempered glass entrance doors are specified in Division 8 section "Finished Hardware".

1.02 **SUBMITTALS**

- A. Product Data: Submit Manufacturer's product data for all glass entrance systems including:
 - Manufacturer's standard details and fabrication method.
 - Data on finishing, hardware and accessories.
 - Recommendations for maintenance and cleaning of exterior finish surfaces.
 - 4. Test data on fabricated door.
- B. Shop drawings for each all glass entrance system are required, including:
 - Layout and installation details.
 - Elevations at 1/4-inch scale.
 - Detail sections of fittings.
 - Hardware mounting heights.
 - 5. Anchorage and reinforcement.
 - Glazing details.
- C. Samples for approval:
 - Submit pairs of samples of each specified metal color and finish on 9-inch long sections of extrusions or formed shapes.
 - Submit samples of glass approximately 6 inches square showing the edge conditions.

1.03 QUALITY ASSURANCE

- A. Installer qualifications: Engage an experienced installer who has completed installations of all glass entrances similar in design and extent to those required for the project and whose work has resulted in construction with a record of successful in service performance.
- B. Manufacturer's qualifications: Provide all glass entrances produced by a firm experienced in manufacturing entrance systems that are similar to those indicated for this project and that have a record of successful in service performance. All door rail systems must be tested.

HART Building Renovation for Kelley Law Firm McAfee3 Architects Project No. 17-760

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All-Glass Entrances and Storefronts 21 December 2017

Request #2 - Door Specifications

- C. Single source responsibility: Obtain all glass entrance systems from a single manufacturer, to ensure full compatibility and warranty of parts.
- D. Design criteria: The drawings indicate the size, profile and dimensional requirements of the all glass entrance system required and are based on the specific types and models indicated. All glass entrances by other manufacturers may be considered, provided deviations in dimensions and profiles are minor and do not change the design concept as judged by the Architect. The burden of proof of equality is on the proposer.
- E. Safety glass standard: Provide tempered glass components that comply with ANSI Z97.1 and testing requirements of CPSC 16 CFR 1201 Category II.
- F. Testing criteria for Door Rail: The door rail must be tested to perform 1,000,000 cycles without any failures. The door rail should also be subject to a temperature pull-off test at temperatures from -10°F to 150°F (-23°C to 65.5°C). The rail shall remain stationary throughout this test while a 500 pound (227 kg) pressure is applied.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Deliver all glass entrances and related components in the manufacturer's original protective packaging. Do not deliver entrance units until the work is ready for their installation.
 - Inspect components for damage upon delivery. Unless minor defects in metal components can be made to meet the Architect's specifications and satisfaction, damaged parts should be removed and replaced.

1.05 PROJECT CONDITIONS

- A. Field Measurements: Check opening by accurate field measurement before fabrication. Show recorder measurements on shop drawings. Coordinate fabrication schedule with construction progress to avoid delay of the work and possible damage to the finished product.
 - Where necessary, proceed with fabrication without measurement and coordinate fabrication tolerances to insure proper fit.

PART 2 - PRODUCTS

2.01 ACCEPTABLE MANUFACTURER'S

A. Basis of design: Design is based on an "All-Glass" Entrance Door System featuring heavy tempered glass secured to a CRL Wedge-Lock® Door Rail System, manufactured by:

C.R. Laurence Co., Inc. (CRL)
Tel: (800) 421-6144 Fax: (800) 587-7501
Email: architectural@crlaurence.com
www.crlaurence.com

B. Subject to compliance with requirements, "all-glass" entrances from other manufacturers meeting the specified requirements may be acceptable.

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All-Glass Entrances and Storefronts 21 December 2017

Request #2 – Door Specifications

2.02 MATERIALS

- A. LEED® requirements:
 - Recycled Content Materials: Provide building materials with recycled content such that
 post-consumer recycled content plus one-half of pre-consumer recycled content
 constitutes a minimum of 20 percent of the cost of materials used for the project. See
 LEED® Green Building Rating System.
 - Regional Materials: Provide a minimum of 10 percent (based on cost) of building materials that are regionally extracted, processed, and manufactured.
- B. Glass: Provide flat, fully tempered glass in thickness indicated for doors and sidelites. Comply with requirements of ASTM C 1048 for FT (fully tempered), Condition A (uncoated surfaces), Type 1 (transparent) Class 1 (clear) glass. Provide products of thickness indicated that have been tested for surface and edge compression according to ASTM C 1048 and for impact strength according to 16 CFR Part 1201 for Category II materials.
 - 1. Thickness: 3/8 inch (10 mm)
 - Thickness: 1/2 inch (12 mm)
 - Edge treatment: Provide machine ground and polished edges for exposed glass edges of doors and sidelites and flat ground edges for butting glass edges.
 - Glass Manufacturers:
- C. Fittings, General: Provide CRL Wedge-Lock® Door Rails in required profile, size and glass thickness as selected by the Architect. Comply with requirements indicated for kind and form of metal finish.
 - Aluminum: Provide fittings fabricated from aluminum extrusions of alloy and temper recommended by manufacturer for use intended and required for application of finish indicated, but not less than strength and durability properties specified in ASTM B 221 for 6063-T5.
- D. Door Rail Systems: Provide door rail systems matching metal and finish of door fittings. The system shall include, but not limited to, door rails, patches, vertical stiles, center locks, and strike housings. Comply with GANA guidelines, and hardware manufacturer requirements for size restrictions. Door rails shall allow for jamb adjustment in or out with standard hardware. System shall include, but not limited to, end caps, blocking, and preparation.
 - 1. Profile: Square
 - 2. Profile: Beveled (Only available in 4 inch [102 mm] high profile)
 - 3. Height: 2-5/16 inch (59 mm)
 - 4. Height: 4 inch (102 mm)
 - 5. Height: 6 inch (152 mm)
 - 6. Height: 10 inch (254 mm)
 - 7. Height: Custom as indicated on drawings
- E. Accessory Fittings: Provide manufacturer's standard accessory fittings of the type indicated. Comply with requirements indicated for kind and form of metal and finish of door fittings.
 - Overhead Door Stop: Provide overhead door stop systems.
 - Sidelite Systems: Provide sidelite systems matching metal and finish of door fittings. The
 design of head and sill details is based upon C.R. Laurence Co. Inc. Top-Load Gasket
 Sidelite Rails (Square 2-5/16" Low Profile, Tapered or Square in 4", Square 6", or Square
 10" heights) as selected by the Architect. Top-Load gasket is cord reinforced EPDM
 Rubber for long life and no stretching.
- F. Anchors and Fasteners: Manufacturer's standard concealed anchors and fastenings. Do not use exposed fasteners.

HART Building Renovation for Kelley Law Firm McAfee3 Architects Project No. 17-760

08 42 10 - 2

All-Glass Entrances and Storefronts 21 December 2017

Request #2 - Door Specifications

G. Weatherstripping: Can be applied to edges of glass and top/bottom door rails to help reduce air and water infiltration. The weatherstripping shall be pile and replaceable without removing doors from opening.

2.03 **HARDWARE**

- A. General: Provide heavy-duty hardware units as indicated, scheduled or required for operation of each type of door, including the following items of sizes, numbers and type recommended by the manufacturer for the type of service required. Provide metal and finish for exposed parts to match the finish of the door rails.
- B. CRL by C.R. Laurence Co., 9100 Series Medium Duty extended spindle Overhead Concealed Door Closers and 9200 Series Heavy-Duty extended spindle Overhead Concealed Door Closers are double acting and fit into CRL 4-1/2" x 1-3/4" Single or Double Closer Headers. Closers secure to the center hung arm in the top door rail. Provide top adjustable arm, bottom adjustable pivot and finished cover plate if required. Comply with manufacturer's recommendations for closer size, depending upon door size, exposure to weather, and anticipated frequency of use.
- C.R. Laurence Co., J990 Series Heavy Weight Floor Mounted Closers are double acting and supplied with cement box and Brushed S/S cover plate. Cover plates in other finishes are available. Provide bottom adjustable arm, top adjustable pivot and finished cover plate if required. Comply with manufacturer's recommendations for closer size, depending upon door size, exposure to weather, and anticipated frequency of use.

Include the following:

- Non-hold-open closers must comply with ADA Handicap requirements.
- Consult manufacturer for closer recommendations on doors over 264 lbs.
- D. Push-Pull Set: Provide handles selected by the Architect and supplied by C.R. Laurence.
- E. Concealed PA100 and PA110 Panic Handles: Panic device shall be 1-1/4" diameter C.R. Laurence's PA100 or PA110 with interior operating panic handle in combination with exterior fixed pull handles designated by letters. Panic mechanism shall be concealed within the brass or stainless steel tubing. Entrance from exterior by a keyed cylinder is optional.
- F. Deadbolt Lock Handles: Shall be C.R. Laurence's DB100, DB110, DB130, DB140, DB150, DB160, DB170 with interior fixed handle and any of the fixed exterior pull handles designated by letters. Operating mechanism shall be concealed within the 1-1/4" brass or stainless steel tubing. There shall be a keyed cylinder on both sides or a thumbturn on the interior side where indicated. The locking mechanism shall be on the interior side of the door.
- G. Electronic Egress Control Handles: Shall be C.R. Laurence's EG100 or EG110 with interior operating egress handle in combination with exterior fixed pull handles designated by letters. Panic mechanism shall be concealed within the brass or stainless steel tubing. Entrance from exterior by a keyed is cylinder optional.
- H. Electric Strikes: Shall be Folger Adams 310-1 with ¾" straight latch bolt keeper without signal switches using PA100 Panic Handles. Electric strikes are mounted in the header or transom bar.
- Locks: Equip exterior doors with manufacturer's locksets that accept a standard cylinder with related components. Comply with the following:

HART Building Renovation for Kelley Law Firm McAfee3 Architects Project No. 17-760

08 42 10 - 2

All-Glass Entrances and Storefronts 21 December 2017

Request #2 – Door Specifications

- Location and function: Provide round throw deadbolt in continuous bottom fitting.
 Lock to be operated by key outside and thumbturn inside with end load capability.
- J. Cylinders or Magnetic Locks: Supplied as described under Division 8 section, for keying into building system.
- K. Threshold: Provide manufacturer's standard extruded aluminum threshold in mill finish. Coordinate cutouts with operating hardware. Include anchors and jamb clips.

2.04 FABRICATION

- A. General: Fabricate all glass entrance components to designs and sizes indicated. Size of door and profile requirements of fittings and hardware are indicated on the drawings.
 - Locate and provide holes and cutouts in glass to receive hardware before tempering glass. Do not permit cutting, drilling or other alterations to glass after tempering.
 - Fabricate work to accommodate required fittings, hardware, anchors, reinforcement, and accessory items.
- B. Prefabrication: Complete fabrication, assembly, finishing, hardware application and other work to the greatest extent possible before shipment to the project site. Disassemble components only as necessary for shipment and installation.
- Continuity: Maintain accurate relation of planes and angles with hairline fit of contracting members.
- 2.05 METAL FINISHES: (List one or more finishes)
- US-28 Clear Satin Anodized Aluminum
 US-32 Polished Stainless Steel Clad
 US-32D Brushed Stainless Steel Clad
- B. Other Custom Metal and Painted finishes available

PART 3 - EXECUTION

3.01 **EXAMINATION**

- A. Examine substrates and supports with the installer, present for compliance with requirements indicated, installation tolerances and other conditions that affect the installation of all glass entrances and storefronts. Correct unsatisfactory conditions before proceeding with the installation.
 - Do not proceed with installation until unsatisfactory conditions are corrected.

3.02 INSTALLATION

- Install all glass entrance door and associated components in accordance with manufacturer's printed instructions and recommendations.
 - Verify units level, plumb and true line.
 - Lubricate hardware and other moving parts.

3.03 ADJUSTING

HART Building Renovation for Kelley Law Firm McAfee3 Architects Project No. 17-760

08 42 10 - 2

All-Glass Entrances and Storefronts 21 December 2017

Request #2 - Door Specifications

- Adjust doors and hardware to provide a tight fit at meeting points and at weather-stripping for smooth operation and weather tight closure.
- B. Hardware: Adjust operating hardware to ensure proper operation. Set, seal, and grout floor closer cases. Coordinate cylinder installation.

3.04 **CLEANING**

- A. Clean door and frame surfaces after installation, exercising care to avoid damage to the finish.
- B. Clean glass surfaces after installation, complying with requirements contained in the "Glass and Glazing" section for cleaning and maintenance. Remove excess glazing sealant compounds, dirt or other substances.

3.05 PROTECTION

A. Institute protective measures required throughout the remainder of the construction period to ensure that the all glass entrances do not incur any damage or deterioration, other than normal weathering, at the time of acceptance.

END OF SECTION

HART Building Renovation for Kelley Law Firm McAfee3 Architects Project No. 17-760 All-Glass Entrances and Storefronts 21 December 2017

08 42 10 - 2

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

- 3.2 Fenestration and Openings.
 - 3.2(a) Orignal doros and windows and their openings must remain intact and be preserved and renovated whenever practical. Where replacement is proposed due to damage or structureal deterioration, replacement doors and windows must express muyllion size, light configuration, and material to match orignal doors and windows. Replacement of windows and doors which have been altered and no longer match the historic appearnacne is strongly recommended.
 - 3.2(c) Glass and glazing must match original materials as newar as practical. No tinted glass or reflective glazing is permitted.

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

- (g) <u>Certificate of Appropriateness</u>.
 - (6) Standard certificate of appropriateness review procedure.
 - (C) <u>Standard for approval</u>. 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: 2/7/2018

TIME: 3:00 pm MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

MEDITAGI ETTOE. Danas Ony Han, 1500 Maina 5014
Applicant Name: Charyl F. McAfee-Duncan Address: 1933 Elm Street (H-48; Harwood) Date of CA/CD/CR Request: 2/1/2018
RECOMMENDATION:
Approve Approve w/ conditions Deny Deny w/o prejudice Comments only
Recommendation / comments/ basis:
@ Windows - Dony wo projudice due to lack of informati
2) Doors - Dany w/o projudice due to lack of information
to require replacement of the proposed door
design is not compatible with the district
Task force members present
Gary C. Coffman (Chair) Justin Curtsinger VACANT (Ind. Resident) VACANT (Alternate)
Ex Officio staff members Present Liz Casso
Simply Majority Quorum: no (four makes a quorum) Maker: 2 nd :
Task Force members in favor: Task Force members opposed: Basis for opposition:
CHAIR, Task Force Stary (DATE 2/7/2018
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.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-282(MP) LOCATION: 717 Lipscomb Avenue STRUCTURE:Main, Contributing COUNCIL DISTRICT: District 14

ZONING: PD-397

PLANNER: Marsha Prior

DATE FILED: February 1, 2018

DISTRICT: Junius Heights

MAPSCO: 36-Y

CENSUS TRACT: 14.00

APPLICANT: Kelly Slaven and Jessica Brazeal

REPRESENTATIVE: None

OWNER: Kelly Slaven and Jessica Brazeal

REQUEST:

Paint brick on main structure. Brand: Behr HDC-CT-03 "Candlewick." Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

12/4/17 – Landmark Commission ruled to deny without prejudice the request to paint the brick on the main structure and advised applicant to experiment with the removal of the paint and report back to the commissioners (CA178-072(MP)).

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

ANALYSIS:

The applicant made two attempts to remove paint from the brick on the main structure with two different products. Both products (KS-3 and Prosoco) failed to effectively remove the paint. In addition, a contractor has advised the applicant that the paint cannot be removed without sandblasting, which may in turn, damage the brick. Staff is recommending to deny, however, because painting brick on a protected façade is prohibited in the ordinance. Task Force was also not supportive and recommended to deny without prejudice.

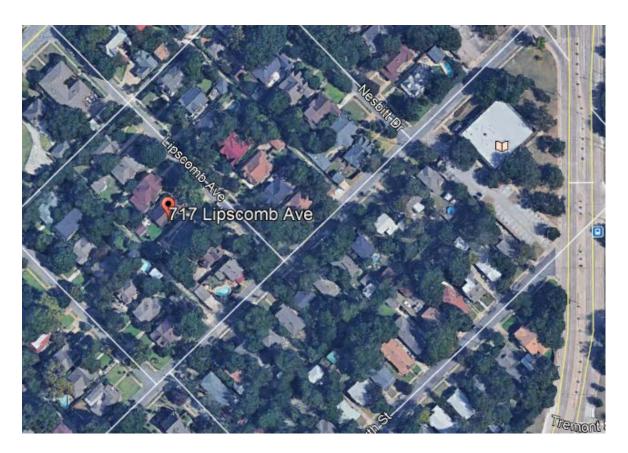
STAFF RECOMMENDATION:

Paint brick on main structure. Brand: Behr HDC-CT-03 "Candlewick." Work completed without a Certificate of Appropriateness – Deny – The completed 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 4.1(e) which states that brick on protected facades may not be painted.

TASK FORCE RECOMMENDATION:

Paint brick on main structure. Brand: Behr HDC-CT-03 "Candlewick." Work completed without a Certificate of Appropriateness – Deny without prejudice – Deny without prejudice per the ordinance.



Aerial view



Front (West) elevation.



View to left (North) of 717 Lipscomb.



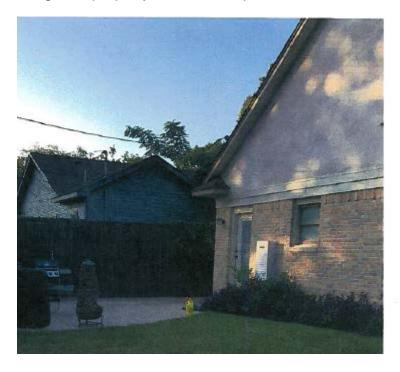
View to right (South) of 717 Lipscomb.



View across the street (West) from 717 Lipscomb.



Images of property before brick painted.





Main structure after being painted. Photo submitted by applicant.



Main structure after being painted. Photo submitted by applicant.



Main structure after being painted. Photo submitted by applicant.



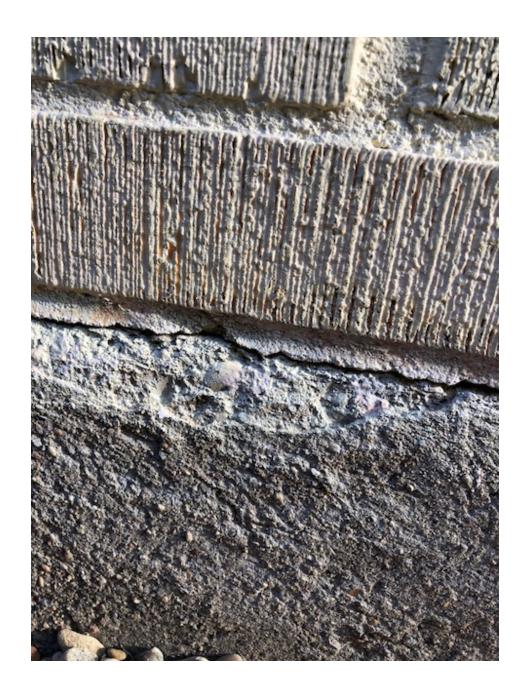
Main structure after being painted. Photo submitted by applicant.



First attempt to remove paint with KS-3.



Brick prior to KS-3 application.



After KS-3 product was used. Per applicant: "I put on a heavy coat of the paint stripping gel as well as using a bristle brush to rub it in. After 30 minutes I repeated the scrubbing and after 24 hours I repeated the scrubbing. The outcome was that no paint color came off but the brick crumbled somewhat."



Second attempt to remove paint using Prosoco paint remover.



Brick prior to applying Prosoco.



Brick coated in Prosoco.



Brick after 15 minutes of Prosoco (recommended amount of time to sit so as not to dry), water and scrub brush used as well.



Specifications for body, Behr "Candlewick."

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

4.0 Facades

- 4.1 Protected facades
- e. Brick, cast stone, and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted prior to the effective date of this ordinance may remain painted.

TASK FORCE RECOMMENDATION REPORT JUNIUS HEIGHTS

Applicant Name: KELLY SLAVEN AND JESSICA BRAZEAL Address: 717 LIPSCOMB Date of CA/CD Request: 02/01/2018			
RECOMMEND			
Approve	Approve with conditions DenyDeny without prejudice		
Recommendation /	comments/ basis:		
VI. Dong	without pre. por the Ordinance Loura/Many		
Task force members Rene Schmid Mary Mesh	dt (Chair) Laura Koppang Eric Graham VACANT		
Rene Schmid	tt (Chair) Laura Koppang Eric Graham VACANT Morgan Harrison VACANT VACANT		
Rene Schmid Mary Mesh Barbara Cohe Ex Officio staff mer	ten Laura Koppang Eric Graham VACANT Morgan Harrison VACANT Terri Raith VACANT Morgan Harrison VACANT Terri Raith VACANT		
Rene Schmid Mary Mesh Barbara Cohe Ex Officio staff mer	Laura Koppang Eric Graham Terri Raith VACANT Morgan Harrison VACANT The property of the prope		

allows the applicant and citizens to provide public comment.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-314(JKA) LOCATION: 216 E 6th Street

STRUCTURE: Main, Non-Contributing

COUNCIL DISTRICT: 1 ZONING: PD No. 468

PLANNER: Jennifer Anderson DATE FILED: February 1, 2018

DISTRICT: Lake Cliff

MAPSCO: 54-D

CENSUS TRACT: 0020.00

APPLICANT: Stanley Nabors

OWNER: SANCHEZ JUAN JOSE

REQUEST: Replace 11 aluminum windows with vinyl windows.

BACKGROUND / HISTORY:

10/21/2008 – A Routine CA was issued for new shingles (CA089-042(JA)).

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

ANALYSIS: The applicant currently has 11 aluminum windows and would like to replace them with 11 vinyl windows. Some of the windows, particularly the two front windows, will be resized. Staff did not receive drawings illustrating the proposed window sizes, which is required by Staff and by Building Inspection. Therefore, Staff is recommending Denial without Prejudice of the proposed work due to lack of information.

Note: A Routine CA will be written for the removal of the vinyl siding and to paint the structure.

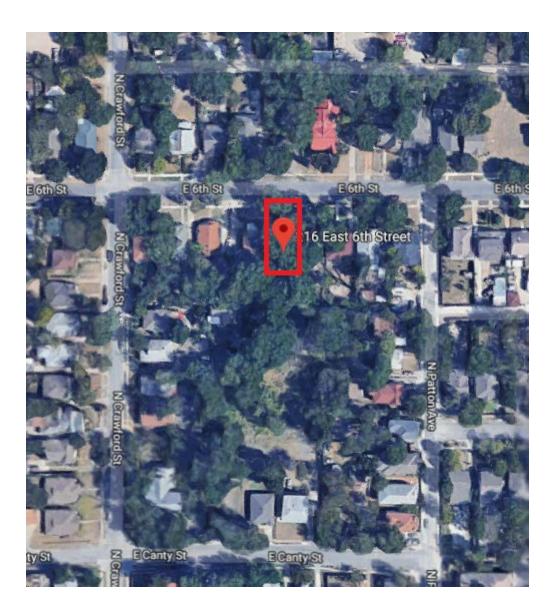
STAFF RECOMMENDATION: Replace 11 aluminum windows with vinyl windows – Deny without Prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) since the applicant did not meet the burden of proof required to justify the work since elevation drawings showing the proposed window sizes were not received.

TASK FORCE RECOMMENDATION: Replace 11 aluminum windows with vinyl windows - None - No quorum, comments only. Two front windows to be resized, provide all dimensions. Provide wood windows at front facade and front 50% of the side facade. Recommend no vinyl windows.

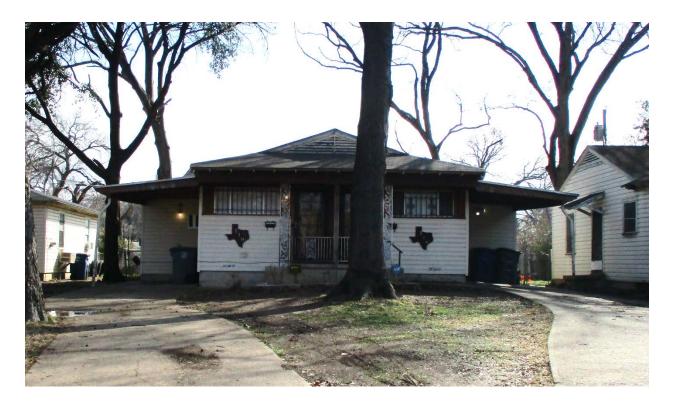
Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Certificate of Appropriateness City of Dallas	Historic Preservation Rev. 112817
Sustainable Construction and Development	Date
Signed drawings and/or specifications are enclosedYesNo	
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accompanies. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit.	
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:	
OTHER: In the event of a denial, you have the right to an appeal within 30 days af decision. You are encouraged to attend the Landmark Commission hearing the 1:00 pm in Council Chambers of City Hall (see exceptions). Information certificates of appropriateness for individual addresses is available for review in	e first Monday of each month at regarding the history of past
Please use the enclosed criteria checklist as a guide to completing applications cannot be reviewed and will be returned to you for more inform contact a Preservation Planner at 214/670-4209 to make sure your application is	nation. You are encouraged to
Application material must be completed and submitted by the FIRST THURS NOON. (see official calendar for exceptions), before the Dallas Landmark approval of any change affecting the exterior of any building. This form along wit must be filled with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas,	th any supporting documentation Texas, 75201.
Signature of Owner: Date: Output Output Date: APPLICATION DEADLINE:	FEB 0 1 2018
Signature of Applicant: Muly // Date:	JOOK VED BI
10 pilings - its joists in foundation.	DECEMEN BY
2 Front windows, Frestall (3x5). Install New	mindous, Refrance
Repair, prep, portne, and paint exterior, Rep.	lace worn alluminum
Remove viny siding from home and return to no	tioinal word lan sidian
PROPOSED WORK: Please describe your proposed work simply and accurately. DO NOT extra sheets if necessary and supplemental material as requested in the	write "see attached." Attach
PROPERTY ADDRESS: 2/6 F. 6th 5t. Historic District: Lake CITE	Non-contributing
Paytime Phone: 90/- 270 - (550) Fax: 40/4 Relationship of Applicant to Owner: Owner	Contributing
Mailing Address: 1409 North 2 ang Blvd. # 419 City, State and Zip Code: Dallas, TX 75303	OFFICE USE ONLY Main Structure:
Name of Applicant: Stanley Nabors	



Aerial image



Main structure



To right



To left



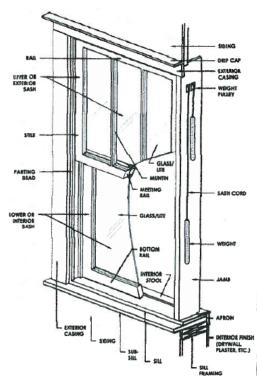
Across street

COA- Applicant Name: Stantcy Nabors	Date Received: Received by:
Applicant Name: 27/4/7/C g - 12/2/	Received by.

Window Survey Form

Have	Basic Requirements
	Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
12	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
	3. Condition Evaluation of each window (see reverse).
Ø	4. Proposed window design (casement, fixed, etc.), pattern (3/1, 6/6, 1/1, etc.), materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
12	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
	6. Other

ALL window openings on the structure should be assigned a **number** and **described** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.



Windows in **pairs** or **groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows should also be included, but not door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of each window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. Additional close-up photographs, showing evidence of window condition, MUST be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated frim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.

Total Number of Window Openings on the Structure	11
Number of Historic Windows on the Structure	X Q
Number of Existing Replacement/Non- Historic Windows	11
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	11

COA—	Date Received: Received by:
Window Survey Form—Window	Condition Report

Window #	Window Condition		
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Window #	Window Condition
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Window survey





Window survey





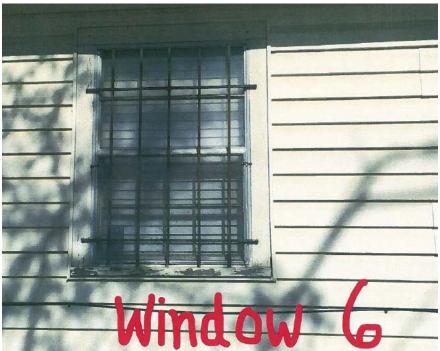
Window survey





Window survey





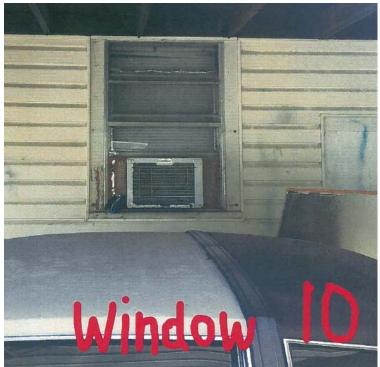
Window survey





Window survey





Window survey



Window survey



Vinyl 220 Series

Replace your old aluminum or wood windows with energy efficient windows from the Vinyl 220 Series. Available as Single Hung, Single Vent Slider, Picture Window and Architectural Shapes. "See "How to Measure" at the bottom of the page.

Color Options

Grille Options

PeBBlestone 220series

2-6038 K Twin singlehung e-66 WArgon, ventstops 340ver HII glass, With screen

Locations 1,11

(0



Features

- 3 colors White, Pebblestone or Clay. Also available in Bronze exterior with Clay interior.
- · 3" main frame Beveled exterior profile gives an outstanding, bold appearance
- · Tilt-in sash for easy cleaning.
- · Block & Tackle balance system for long lasting smooth, quiet operation,
- 3/4" LoE E66 environmentally friendly with Warm Edge Spacer reduces thermal loss (additional charge).
- Ventilation control for opening windows only 4°.
- Metal reinforced center bar for better structural performance and weather tightness.
- Multi-chambered design for structural integrity, superior thermal performance, maintenancefree, vinyl frame and sash extrusions.

Other Options

- Argon enhanced glass improves energy efficiency.
- 3/4" insulated clear glass
- The Replacement 220 is available with an integral nail fin.
- Tempered glass, rain glass, obscure glass.
- Grille patterns; 3/4" colonial, prairie lite, 1" contoured and 1 1/6" simulated divided lites.
- Factory mults (combined units) with continuous head and sill.
- Field multi accessory for job site joining of units Units are made in 1/4" increments, plus or minus 1/8". Order 1/4" less than smallest measurement.
- U-Factor & SHGC Into (.pdf) see "220 Series"
- Energy Analysis Savings Report (.pdf)
- Brochure (.pdf)
- How to Measure* (.pdf
- Manufacturer's Certification Statement (.pdf)
- Warranty (.pdf)
- Krestmark AAMA Performance Data (.pdf) see "220 Series"

Installation Instructions:

- TDI Approved Fastening Method and Spacing Requirements (.pdf)
- Finless Installation Instructions (.pdf)
- Wood Window Replacement Instructions (.pdf)
- Window in Siding Replacement Instructions (.pdf)
- Aluminum Window in Brick Replacement Instructions (.pdf)
- Mulling Oversize Units (.pdf)
- Glass Cleaning Requirements (pdf)

Easy to Shim Installation Screw

Click here for more information

Specifications for windows 1 and 11



Architectural Shapes. "See "How to Measure" at the bottom of the page.

Color Options

Galle Options

PeBBlestone 220 series

7-32×45/2/single hung e-66 W/Argon, ventstops

34 over All glass, with screen

LOCAtions 2,45,6,7,8,10



Features

- 3 colors White, Pebblestone or Clay. Also available in Bronze exterior with Clay interior
- 3" main frame Beveled exterior profile gives an outstanding, bold appearance.
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- The Replacement 220 is available with an integral nail fin.
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- Grille patterns: 3/4" colonial, prairie lite, 1" contoured and 1 1/8" simulated divided lites.
- Factory mulls (combined units) with continuous head and sill.
- Field mull accessory for job site joining of units*Units are made in 1/4" increments, plus or minus 1/8". Order 1/4" less than smallest measurement.
- U-Factor & SHGC Info (.pdf) see "220 Series"
- · Energy Analysis Savings Report (.pdf)
- · Brochure (.pdf)
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- Aluminum Window in Brick Replacement Instructions (.pdf)
- Mulling Oversize Units (.pdf)
- Glass Cleaning Requirements (.pdf)

Easy to Shim Installation Screw

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Specifications for windows 2, 4-8, and 10



Vinyl 220 Series

Replace your old aluminum or wood windows with energy efficient windows from the Vinyl 220 Series. Available as Single Hung, Single Vent Stider, Picture Window and Architectural Shapes. "See "How to Measure" at the bottom of the page.

Color Options

Galle Options

PeBBlestone 220series

-1-32×35/2 Tsingle hung e-66 Wargon, went stops 340 ver Alighas, with screen

Locations 3



Features

- 3 colors White, Pebblestone or Clay. Also available in Bronze exterior with Clay interior.
- 3" main frame Beveled exterior profile gives an outstanding, bold appearance.
- · Tilt-in sash for easy cleaning.
- Block & Tackle balance system for long lasting smooth, quiet operation.
- 3/4" LoE E66 environmentally friendly with Warm Edge Spacer reduces thermal loss (additional charge).
- Ventilation control for opening windows only 4".
- Metal reinforced center bar for better structural performance and weather tightness.
- Multi-chambered design for structural integrity, superior thermal performance, maintenancefree, vinyl frame and sash extrusions.

Other Options

- Argon enhanced glass improves energy efficiency.
- 3/4" insulated clear glass.
- The Replacement 220 is available with an integral nail fin.
- Tempered glass, rain glass, obscure glass.
- Grille patterns: 3/4" cotonial, prairie lite, 1" contoured and 1 1/8" simulated divided lites.
- Factory mults (combined units) with continuous head and sill.
- Field mult accessory for job site joining of units*Units are made in 1/4* increments, plus or minus 1/8*. Order 1/4* less than smallest measurement.
- . U-Factor & SHGC Info (.pdf) see "220 Series"
- Energy Analysis Savings Report (.pdf)
- Brochure (.pdf)
- How to Measure* (.pdf)
- Manufacturer's Certification Statement (.pdf)
- Warranty (.pdf)
- Krestmark AAMA Performance Data (.pdf) see "220 Series"

Installation Instructions:

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- Wood Window Replacement Instructions (.pdf)
- Window in Siding Replacement Instructions (.pdf)
- Aluminum Window in Brick Replacement Instructions (.pdf)
- Mulling Oversize Units (.pdf)
- Glass Cleaning Requirements (pdf)

Easy to Shim Installation Screw

Click here for more information

Specifications for window 3



CA178-314(JKA)



Vinyl 220 Series

Replace your old aluminum or wood windows with energy efficient windows from the Vinyl 220 Series. Available as Single Hung, Single Vent Slider, Picture Window and Architectural Shapes. *See "How to Measure" at the bottom of the page.

Color Options

Grille Options



Features

- 3 colors White, Pebblestone or Clay. Also available in Bronze exterior with Clay interior
- 3" main frame Beveled exterior profile gives an outstanding, bold appearance.
- Block & Tackle balance system for long lasting smooth, quiet operation
- 3/4" LoE E66 environmentally friendly with Warm Edge Spacer reduces thermal loss (additional charge).
- Ventilation control for opening windows only 4".
- Metal reinforced center bar for better structural performance and weather tightness.
- Multi-chambered design for structural Integrity, superior thermal performance, maintenance free, vinyl frame and sash extrusions.

Other Options

- Argon enhanced glass improves energy efficiency.
- · 3/4" insulated clear glass.
- The Replacement 220 is available with an integral nail fin.
- · Tempered glass, rain glass, obscure glass.
- Grille patterns: 3/4" colonial, prairie lite, 1" contoured and 1 1/8" simulated divided lites.
- Factory mulls (combined units) with continuous head and sill.
- Perpressione 200 series
 Horizontal

 1-32X2912 1x15kider
 e-66 WArgon, ventstops
 34 Overallgiass, Withsoren
 Location 9 Field mull accessory for job site joining of units*Units are made in 1/4" increments, plus or minus 1/8". Order 1/4" less than smallest measurement.
- U-Factor & SHGC Info (.pdf) see "220 Series"
- Energy Analysis Savings Report (.pdf)
- · Brochure (.pdf)
- How to Measure* (.pdf)
- Manufacturer's Certification Statement (.pdf)
- VVarranty (.pdf)
- Krestmark AAMA Performance Data (.pdf) see "220 Series"

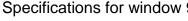
Installation Instructions:

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- · Finless Installation Instructions (.pdf)
- Wood Window Replacement Instructions (.pdf)
- Window in Siding Replacement Instructions (.pdf)
- · Aluminum Window in Brick Replacement Instructions (.pdf)
- Mulling Oversize Units (pdf)
- Glass Cleaning Requirements (pdf)

Easy to Shim Installation Screw

Click here for more information

Specifications for window 9



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: 02/07/2018 TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,

Conference Room

APPLICANT NAME: STANLEY NABORS PROPERTY ADDRESS: 216 E 6TH STREET DATE of CA / CD REQUEST: 02/01/2018

Recommendation / comments/ basi	TO BE K	-6123		
S FROM THOMS	TO BE K			
SMORNIN TROOPS 2	TO BE K			
		ESI RED A	PROVIDE ALL	DIMENSIO
) PROVIDE WOOD W	INPOUS (2 FRON	TEACHOR BU	5 50%
@ FRONT OR Move	R			
) Recompny No	VINAL V	UINDOWS	3	Lat 17
(olors 600	D.			
ask force members present	-			
X Alfredo Pena	Katrina	Whatley	VACANT (Profe	essional)
Christine Escobedo	Nicholas		VACANT (Alt)	
Z Jeff Cummings (Chair)	Rachel I	Hoenn	VACANT (Alt)	
x Officio staff members present	∠ Jennifer And	erson		
imply Majority Quorum:yes	×_ no			
faker:				
ask Force members in favor:				
ask Force members opposed:				
asis for opposition:				
			11	
HAIR, Task Force		DATI	8102/4/25	
ne task force recommendation will be ity Council chamber, Room 5ES.	reviewed by the	landmark comr	nission during the staff brid	fing in the
ne landmark commission public heari	ng begins at 1:00	nm in Doom 61	EN the Council Chember	wiki ak allama



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-289(MLP) LOCATION: 4722 Gaston Avenue STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 2 ZONING: PD No. 98 PLANNER: Melissa Parent
DATE FILED: February 1, 2018
DISTRICT: Peak's Suburban

MAPSCO: 46-B

CENSUS TRACT: 0015.02

APPLICANT: Liz Gibson

REPRESENTATIVE: None.

OWNER: CAL HOME SERVICES LLC

REQUEST:

1) Replace roof ridge cap with copper ridge cap.

- 2) Paint decorative roof cresting and finials. Brand: Sculpt Nouveau. Color: Metallic Copper B coating.
- 3) Replace existing front facade dormer vent with copper dormer vent.
- 4) Install 6" half-round gutters and downspouts on front facade.

BACKGROUND / HISTORY:

3/10/2017 - The Landmark Commission approved the installation of tin shingles to match what was previously on the structure and porte-cochere and balcony work on the side elevation (CA156-263(EH)).

9/5/2017 – Landmark Commission approved replacing the brick porch columns, extension of balcony on rear of structure, and altering/creation of openings on rear elevation (CA167-776(EH)).

10/2/2017 – Landmark Commission denied without prejudice the demolition of an accessory structure (CD167-022(MD)).

12/4/2017 – Landmark Commission approved the demolition of an accessory structure (CA178-002(MD)).

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

ANALYSIS:

Request #1: Applicant is requesting to replace the current roof ridge cap with a copper ridge cap. The new cap would be molded from copper sheeting with the expectation that the metal will patina to a color more like the existing cap. Staff recommends approval with the condition that the existing profile is matched.

Request #2: Applicant is requesting to paint the finials and roof cresting. The paint is actually a liquid metal (copper) coating that will patina to a color closely resembling the current paint color. Staff recommends approval of the use of the metal coating on the decorative roof cresting and finials.

Request #3: Staff recommends denial without prejudice for the replacement of the existing wood dormer vent to a copper dormer vent. The copper vent is not historically appropriate and is conjectural in nature. There is no documentation to support the use of a copper vent on this structure and there are no other instances of its use in the historic district.

Request #4: Staff recommends approval of the installation of copper gutters and downspouts on the front façade. The use of copper for downspouts and gutters is historically appropriate and meets the Secretary of Interior standards.

STAFF RECOMMENDATION:

- 1) Replace roof ridge cap with copper ridge cap Approve with conditions Approve drawings and specifications dated 02/13/2018 with the condition the existing ridge cap profile is maintained with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Section 3.17, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Paint decorative roof cresting and finials. Brand: Sculpt Nouveau. Color: Metallic Copper B coating Approve Approve paint specification dated 02/13/2018 with the finding the proposed work meets the standards in City Code Section 51A-4.501(q)(6)(C)(i).
- 3) Replace existing front facade dormer vent with copper dormer vent Deny without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501 because it is inconsistent with Secretary of the Interiors Standard number three, preservation criteria 3.16 and City Code Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.
- 4) Install 6" half-round gutters and downspouts on front facade cap Approve Approve drawings and specifications dated 02/13/2018 with the finding the proposed work with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

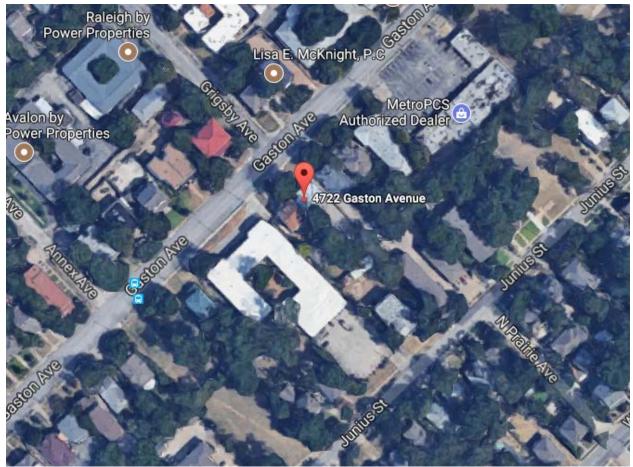
1) Replace roof ridge cap with copper ridge cap – Approve – Attempts to match existing profile if possible.

- 2) Paint decorative roof cresting and finials. Brand: Sculpt Nouveau. Color: Metallic Copper B coating Approve.
- 3) Replace existing front facade dormer vent with copper dormer vent Deny without prejudice Provide precedent for metal louvers.
- 4) Install 0'-6" half-round gutters and downspouts on front façade Approve as noted on plans.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Mailing Address: City, State and Zip Code: Dailas, TX 75202 Daytime Phone: 216.255.1261 Relationship of Applicant to Owner: Sister PROPERTY ADDRESS: 4722 Gaston Ave. Dallas, TX 75246 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 sheet material as requested in the submittal criteria checklist. Replace Damaged Roof Ridge Cap with Copper Ridge Cap	ts and supplemental
Coat Decorative Roof Cresting with Metallic Copper Paint Replace Existing Dormer Vent with Copper Domer Vent Install 6" half-round Gutters and Downspouts	VED B
Signature of Applicant: Signature of Owner: Date: 2/1/2018	RECEIN FEB 0
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF NOON, (see official calendar for exceptions), before the Dallas Landmark Commiss approval of any change affecting the exterior of any building. This form along with any sup must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 7 fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.	sion can consider the porting documentation /5201. You may also
Please use the enclosed criteria checklist as a guide to completing the apparagnet applications cannot be reviewed and will be returned to you for more information. You contact a Preservation Planner at 214/670-4538 to make sure your application is complete	ou are encouraged to
OTHER: In the event of a denial, you have the right to an appeal within 30 days after the La decision. You are encouraged to attend the Landmark Commission hearing the first Mon 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding certificates of appropriateness for individual addresses is available for review in 5BN of City Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:	day of each month at
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance of DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow	
Sustainable Construction and Development	Date
Certificate of Appropriateness City of Dallas Historic	Preservation Rev. 111408



Aerial view.



Front (north) elevation.



Adjacent property to the left of subject property



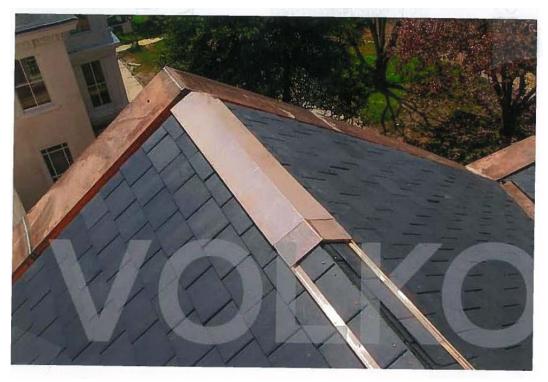
Adjacent property to the right of subject property.



Properties across Gaston Avenue.

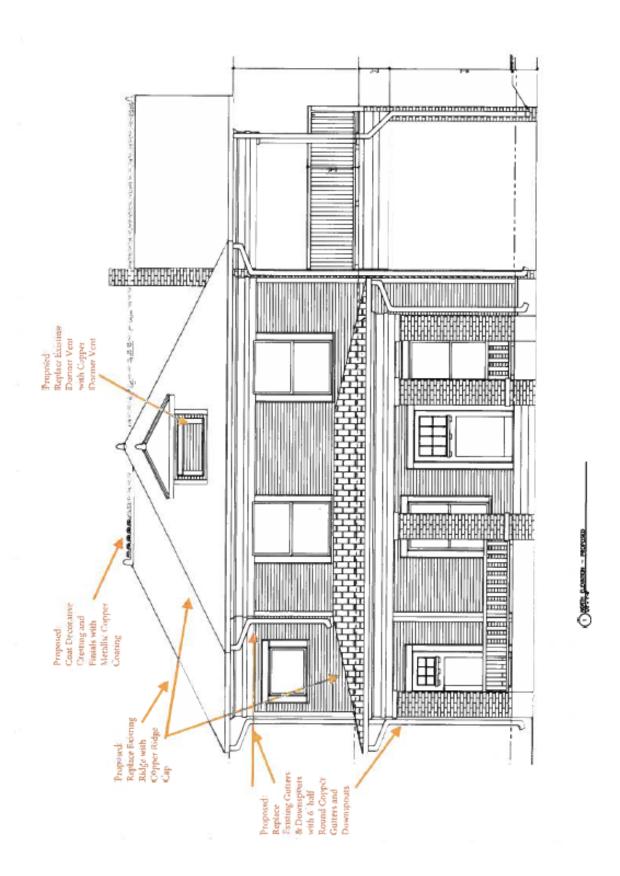


Existing

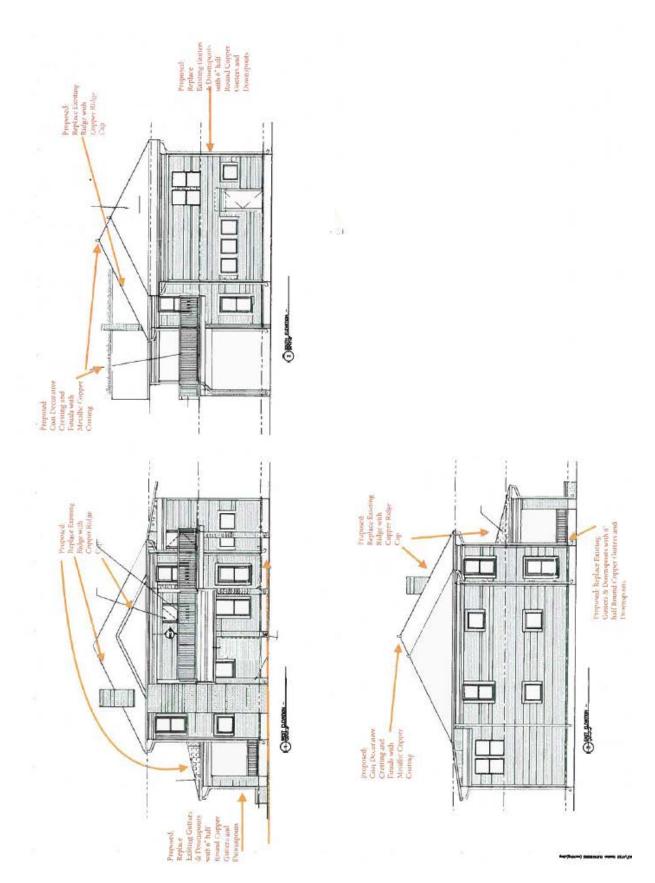


Proposed

Request #1: Replace roof ridge cap with copper ridge cap.



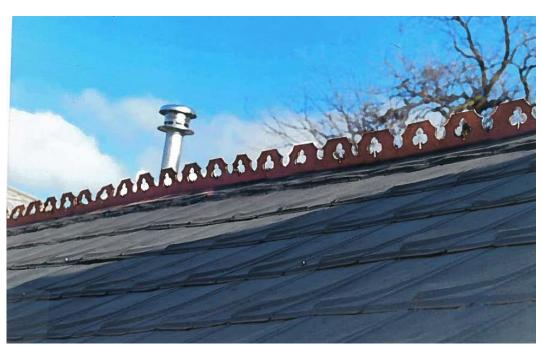
Proposed elevations.



Proposed elevations.



Existing



Proposed

Request #2: Paint decorative roof cresting and finials with Metallic Copper paint/coating.





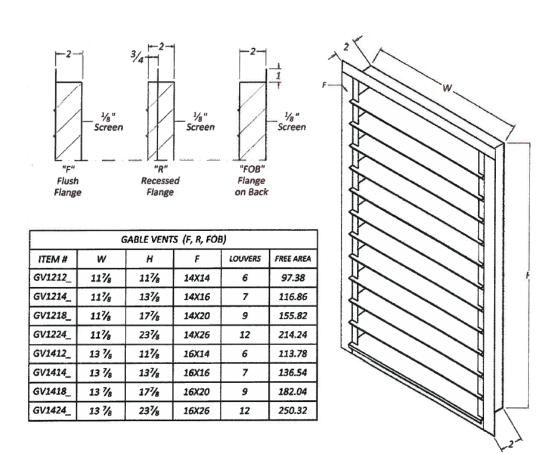
Proposed Metal Coating: Copper B





2016

Existing conditions



Request #3: Replace existing front facade dormer vent with copper dormer vent.





Proposed

Request #4: Install 0'-6" half-round gutters and downspouts on front facade.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

- 3.16 The slope, massing, configuration and materials of the roof must be preserved and maintained. Original gables, dormers, porches, and roofs must be preserved. Existing parapets, cornices, and coping eaves, roof trim and dormers must be retained when repaired, should be done so with material matching in size, finish, module and color.
- 3.17 The following roofing materials are allowed: wood shingles, composition shingles, slate, clay, concrete, terra-cotta tiles, and other materials deemed appropriate.

Section 51A-4.501(e)(4)(C)

(C) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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: 02/8/2018 TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson House)

Applicant Name: Liz Gibson
Address: 4722 Gaston
Date of CA/CD Request: 2/1/2018 RECOMMENDATION:
Approve Approve with conditions Deny Deny without prejudice
Approve — Approve with conditions — Deny without prejudice
Recommendation / comments/ basis:
1. APROVED, ATTEMPT TO MATCH EXISTING PROPLE IF POSSIBLE
2 , APPROVED
3. DENY WOUT PRESUDICE . PROVIDE PRECIDENT FOR METAL LOUVERS
4, APPROVE 45 NOTED ON PLANS
Tools Community
Task force members present VACANT Jim Anderson VACANT (Edison/LaVista Res)
Michael Karnowski (Chair) Kathy Finch Patricia Simon (Peak's Alt.)
Jennifer Suitonu William Hersch VACANT (Edison/LaVista Alt.)
Ex Officio staff members present X Melissa Parent
Zir Officio Sull' Memorio present11 President arente
Simply Majority Quorum:yes
Maker: 2 nd :
Task Force members in favor:
Task Force members opposed:
Basis for opposition:
CHAIR. Task Force DATE 2/8/2018

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.



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-308(MP) LOCATION: 2534 South Blvd

STRUCTURE: Main & Contributing

COUNCIL DISTRICT: 7

ZONING: PD No. 595, Subdistrict R-7.5(A)

PLANNER: Masha Prior

DATE FILED: February 1, 2018 DISTRICT: South Blvd /Park Row

MAPSCO: 46-S

CENSUS TRACT: 0203.00

APPLICANT: Jason Brown

OWNER: Jason Brown

REQUEST:

- 1) Install 3-lite transom above front door. Work initiated without a Certificate of Appropriateness.
- 2) Install 6-lite French door on left-side porch. Work completed without a Certificate of Appropriateness.
- 3) Install 24 6/1 wood windows and three 4/1 wood windows on lower level. Work completed without a Certificate of Appropriateness.
- 4) Install two 6/1 wood windows and one fixed 4-lite window on upper level. Work initiated without a Certificate of Appropriateness.
- 5) Construct addition on rear side of main structure. Work initiated without a Certificate of Appropriateness.
- 6) Install doorbell camera by front door.
- 7) Install lighting at front and back doors.
- 8) Install six dome security cameras. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

4/4/2016 – Landmark Commission approved multiple tasks for renovating main structure, including adding two roof dormers, replacing 30 wood windows, and replacing the front door (CA156-352(MP)).

The structure is listed as contributing to the South Boulevard-Park Row Historic District.

ANALYSIS:

Request #1 – Staff is recommending deny without prejudice because there is no proof that the house originally had a transom, and thus, it appears to be a conjectural feature. Task Force is supportive of the transom.

Request #2 – Staff is supportive of the French door because this style is historically appropriate. Task Force was also supportive.

Request #3 – Staff is recommending to approve the 6/1 and 4/1 wood windows because they are historically appropriate. Task Force also recommended approval.

Request #4 – Staff is recommending approval of the 6/1 and fixed 4-lite windows because they are historically appropriate. Task Force also recommended approval.

Request #5 – Staff is recommending approval of the addition because it follows preservation criteria in the ordinance for material and windows. Task Force was also supportive.

Request #6 – Staff is recommending deny without prejudice because mounting the doorbell onto the brick and would have an adverse impact on an architectural feature. Task Force was supportive of the proposed request.

Request #7 – Staff is recommending deny without prejudice because the front door lights would be mounted onto the brick and would, thus, have an adverse impact on an architectural feature. Task Force was supportive of the proposed request.

Request # 8 – Staff is recommending approval for the security cameras because they have been mounted on the wood eaves and will not damage or obscure architectural features. Task Force was also supportive.

STAFF RECOMMENDATION:

- 1) Install 3-lite transom above front door. Work initiated without a Certificate of Appropriateness Deny without prejudice The work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure with the finding it is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation No. 3 that states changes that create a false sense of historical development shall not be undertaken.
- 2) Install 6-lite French door on left-side porch. 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).

- 3) Install 24 6/1 wood windows and three 4/1 wood windows on lower level. Work completed without a Certificate of Appropriateness Approve Approve completed work with the finding the work is consistent with preservation criteria Section 3(b)(5)(C) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install two 6/1 wood windows and one fixed 4-lite window on upper level. Work initiated without a Certificate of Appropriateness Approve Approve completed work with the finding the work is consistent with preservation criteria Section 3(b)(5)(C) and meets the standards in City Code Section 51A-4.501(q)(6)(C)(i).
- 5) Construct addition on rear side of main structure. Work initiated without a Certificate of Appropriateness Approve Approve drawings dated 2/14/18 with the finding the work is consistent with preservation criteria Sections 3(b)(5)(C) and 3(b)(6)(A) and meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Install doorbell camera by front door Deny without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501 (g)(6)(C)(i) because mounting the doorbell onto brick would have an adverse effect on the architectural features of the structure.
- 7) Install lighting at front and back doors Deny without prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because mounting the lights onto brick would have an adverse effect on the architectural features of the structure.
- 8) Install six dome security cameras. Work completed without a Certificate of Appropriateness Approve Approve elevation drawings and illustration dated 2/14/18 with the finding the work meets the standard in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install 3-lite transom above front door. Work initiated without a Certificate of Appropriateness Approve Approve as submitted.
- 2) Install 6-lite French door on left-side porch. Work completed without a Certificate of Appropriateness Approve Approve as submitted.
- 3) Install 24 6/1 wood windows and three 4/1 wood windows on lower level. Work completed without a Certificate of Appropriateness Approve Approve as submitted.
- 4) Install two 6/1 wood windows and one fixed 4-lite window on upper level. Work initiated without a Certificate of Appropriateness – Approve – Approve as submitted.
- 5) Construct addition on rear side of main structure. Work initiated without a Certificate of Appropriateness Approve Approve as submitted.
- 6) Install doorbell camera by front door Approve Approve as submitted.
- 7) Install lighting at front and back doors Approve Approve as submitted.

8) Install six dome security cameras. Work completed without a Certificate of

Appropriateness – Approve – Approve as submitted.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Daytime Phone:	drawings before issuing permit: Yes No
PROPERTY ADDRESS:2534 South Blvd- Dallas, TX	Planner's Initials
PROPOSED WORK: Please describe your proposed work simply and accurately. Attach extra sheets a material as requested in the submittal criteria checklist. Install 3-lite transom above front door, install 6-lite wood French door to side porch, construct mudrimain structure, apply tudor trim to rear side of house, install front and rear porch light flatures, install cameras, install ring doorbell camera, install two 6/1 wood windows to upper floor, install one fixed a floor, install twenty-four 6/1 wood windows and install three 4/1 wood windows to lower level of main electrical service panel and meter to rear side of house. Signature of Applicant: Date:	oom on rear side of ill 6 dome security Little wood window to uppe n structure, install
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST THURSDAY OF EACH NOON, (see official calendar for exceptions), before the Dallas Landmark Commission approval of any change affecting the exterior of any building. This form along with any support must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 7520 fax this form to 214/670-4210. DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.	can consider the ing documentation 1. You may also
Please use the enclosed criteria checklist as a guide to completing the applications cannot be reviewed and will be returned to you for more information. You a 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 Landmedecision. You are encouraged to attend the Landmark Commission hearing the first Monday 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the 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:	of each month at e history of past
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit in accordance with a 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 Pre	eservation Rev. 111408



Aerial view.



Front (North) elevation.



View to left (East) of 2534 South Boulevard.



View to right (West) of 2534 South Boulevard.



View across (North) from 2534 South Boulevard.



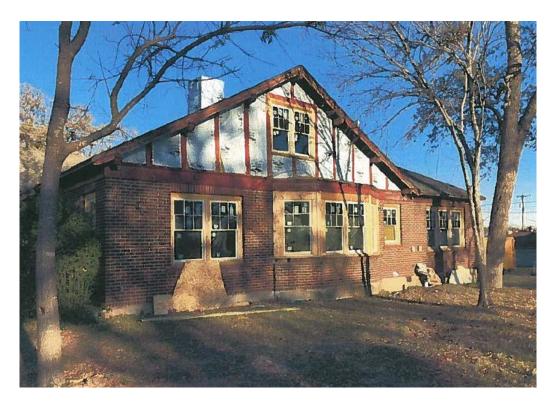
Request #1 – Photo demonstrating the initial work to install transom lights.



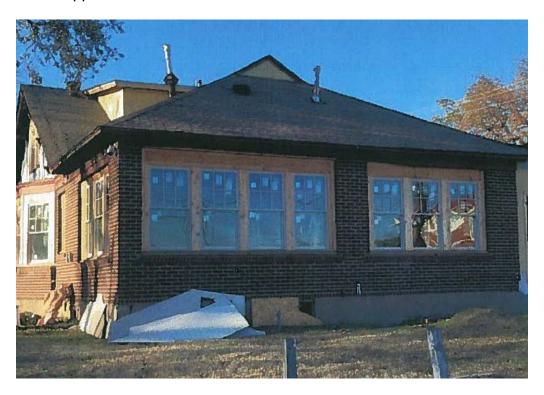
Request #2 – French doors installed on left side elevation.



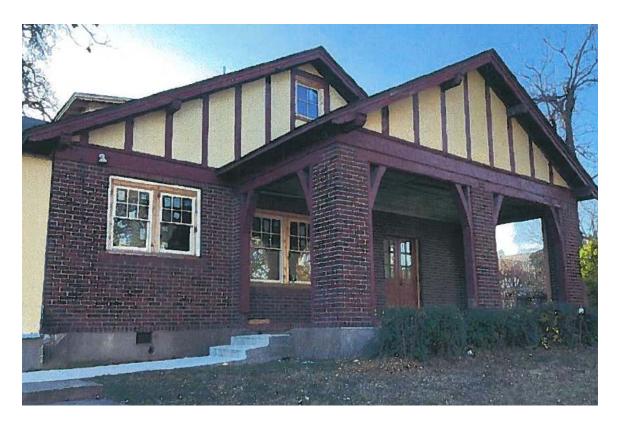
Request #2 – Photo showing the French doors installed on left side elevation.



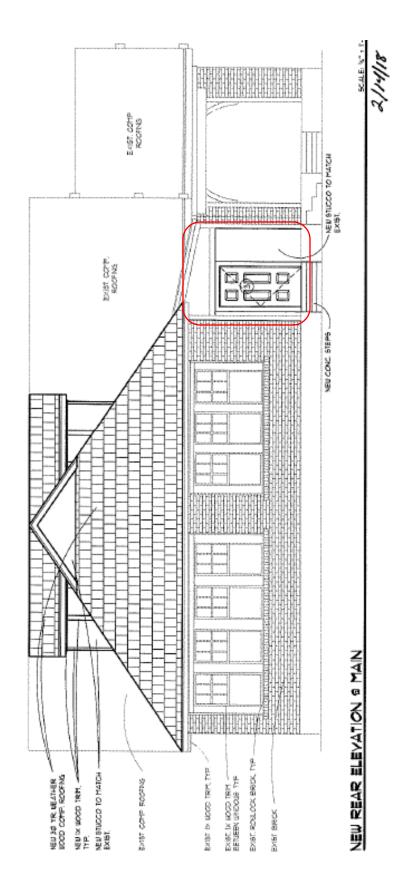
Request #s 3 and 4 – Photo illustrating the 6/1 windows installed on lower floor and 6/1 on upper floor.



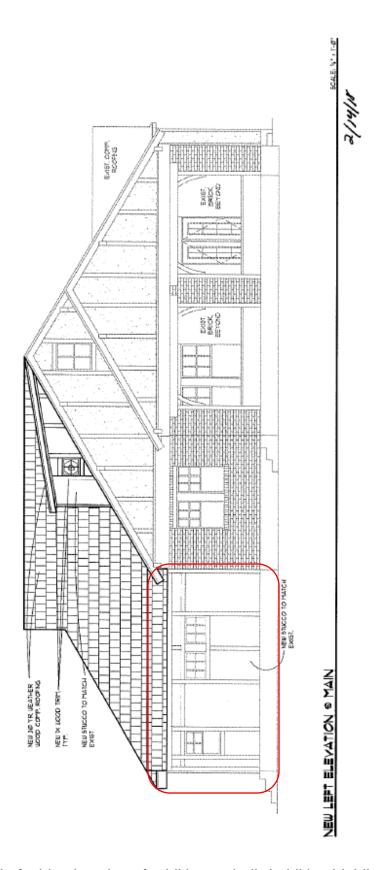
Request #3 – Photo illustrating the 6/1 windows installed on lower floor.



Request #4 – Photo illustrating 4-lite fixed window on upper floor.



Request #5 – Rear elevation of addition as built (addition highlighted in red).



Request #5 – Left side elevation of addition as built (addition highlighted in red).



Request #s 6, 7, and 8 – Front elevation, showing proposed locations for doorbell, lights, and location of security camera on the front elevation.



Request #s 7 and 8 – Rear elevation, showing proposed location of light and location of security cameras.



Request #8 – Left side elevation, showing location of security cameras.



Dimensions

4.50 in. x 1.85 in. x .80 in. (11.43cm x 4.67cm x 2.03cm)

Request #6 – Proposed doorbell.



• 8.29-in W x 16-in H x 9.69-in D

Request #7 – Proposed lights near front and rear doors.



Request #8 – Illustration of security camera installed.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATIONS

Request #1

SOI Standard

#3 - Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Request #2

There is no specific criteria for the completed work in the South Boulevard-Park Row preservation criteria, so Staff is using the general standard for approval for contributing structures located in the Dallas Development Code.

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

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

Request #3

3(b)(5)(C) Windows shall contain three or more lights.

Request #4

3(b)(5)(C) Windows shall contain three or more lights.

Request #5

3(b)(5)(C) Windows shall contain three or more lights.

3(b)(6)(A) The façade material of additions to or remodelings of redeveloped buildings shall be of the same predominant material used in the remainder of the building.

Request #6

There is no specific criteria for the completed work in the South Boulevard-Park Row preservation criteria, so Staff is using the general standard for approval for contributing structures 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 #7

There is no specific criteria for the completed work in the South Boulevard-Park Row preservation criteria, so Staff is using the general standard for approval for contributing structures 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 #8

There is no specific criteria for the completed work in the South Boulevard-Park Row preservation criteria, so Staff is using the general standard for approval for contributing structures 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

SOUTH BOULEVARD-PARK ROW

DATE: 2/9/2018 TIME: 2:00 P.M.

MEETING PLACE: Dallas City Hall, Room 5CN

A Ut NI	I P	
Applicant Name: Address:	Jason Brown 2534 South Blyd	
	2/1/2018	
Date of CA/CD Request:	2/1/2018	
RECOMMENDATIO	N:	
ApproveAppr	rove with conditions DenyDeny without prejudice	
Recommendation / commen	nts/ basis:	
	5 4 6 100 1 4 - N	
space es	SUDMITTED	
Task force members presen	t	
Michael Karnowski		
Jason Brown	VACANT VACANT	
Jeanette Bolden	VACANT VACANT	
E Off -i	resent Mark Doty Parown reco	Kores
Ex Officio staff members p	resent Mark Doty	3000
Simply Majority Quorum:	yes no (two makes a quorum)	
Maker:	-	
2 nd :		
Task Force members in favor		
Task Force members oppos	ed:	
Basis for opposition:		
CHAIR, Task Force	DATE 3-9-12	

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

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



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-313(JKA) LOCATION: 426 S. Clinton Ave STRUCTURE:Main, Contributing

COUNCIL DISTRICT: 1 ZONING: PD No. 87 PLANNER: Jennifer Anderson DATE FILED: February 1, 2018 DISTRICT: Winnetka Heights

MAPSCO: 54-F

CENSUS TRACT: 0051.00

APPLICANT: Christopher Turner

OWNER: AMERICAN NATIONAL INVESTORS CORP

REQUEST:

1) Remove windows #1-2 on south side facade and infill with 117 siding to match the existing siding.

- 2) Remove window #5 on the north side facade and infill with 117 siding to match existing.
- 3) Remove windows #3-4 on rear facade and infill with 117 siding to match the existing siding.

BACKGROUND / HISTORY:

06/08/2017 - Landmark approved demolition of the garage (CD167-016(JKA)), an accessory structure, painting, shingles, and skirting for the main structure (CA167-554(JKA)).

06/15/2017 – A Routine Maintenance CA was issued to replace the porch floor with tongue-and-groove flooring (CA167-638(JKA)).

11/03/2017 – A Routine Maintenance CA was issued for foundation repair (CA178-115(JKA)).

02/14/2018 - A Routine Maintenance CA was issued to stabilize the front porch (CA178-329(JKA)).

The structure is contributing to the Winnetka Heights historic district.

ANALYSIS: Staff has numbered the windows on the drawings of the existing elevations for clarity. The Winnetka Heights ordinance does not address window removal on the side and rear facades and does not have language stating that side facades are protected, so Staff reviewed the proposed work based on any adverse effects that it

would have on the structure. Windows #1-4 appear to be located in an area that originally contained the rear porch, and the old porch was either enclosed and modified or a new addition was built in its place. Therefore, these windows are likely not original to the home and Staff is supportive of the removal of these windows. Staff is not supportive of the removal of window #5 since it is located in the main, historic part of the home near the 50% mark of the side façade, and likely original to the home. Staff is recommending approval of the removal of windows #1-4, but recommends Denial without Prejudice of the removal of window #5.

Note: The original requests and drawings submitted by the applicant were unclear, so the Task Force did not have the opportunity to see the drawings and updated requests that were submitted after the meeting.

STAFF RECOMMENDATION:

- 1) Remove windows #1-2 on south side facade and infill with 117 siding to match the existing siding Approve Approve drawings dated 2-12-18 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove window #5 on the north side facade and infill with 117 siding to match existing Deny without Prejudice The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it would have an adverse effect on the architectural features of the structure since the window appears to be original and because Staff is not supportive of the removal of windows from the side facades.
- 3) Remove windows #3-4 on rear facade and infill with 117 siding to match the existing siding Approve Approve drawings dated 2-12-18 with the finding that the work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

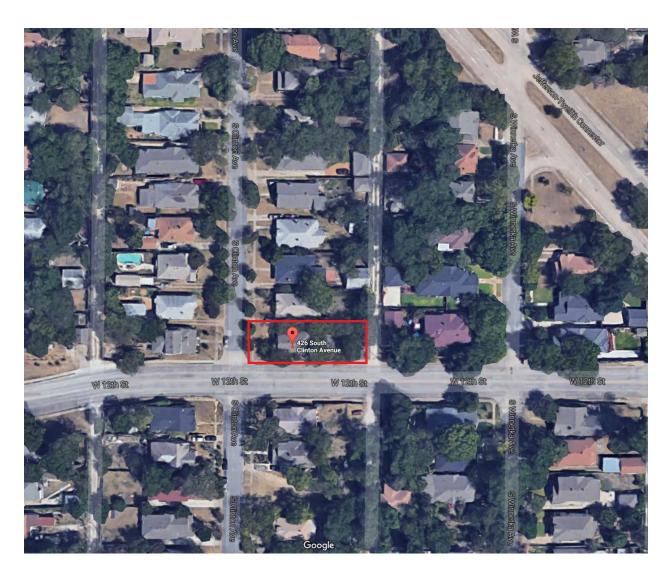
- 1) Remove windows #1-2 on south side facade and infill with 117 siding to match the existing siding None No quorum, comments only. Not supportive of design as submitted. Recommend keeping windows. Provide existing drawing.
- 2) Remove window #5 on the north side facade and infill with 117 siding to match existing None Not reviewed by Task Force.
- 3) Remove windows #3-4 on rear facade and infill with 117 siding to match the existing siding None No quorum, comments only. Not supportive of design as submitted. Recommend relocating walk-in closet between bedroom 1 & 2. Recommend keeping windows. Provide existing drawing.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 178 - 313 (314)

Rev. 111408

_		<u> </u>					
Name of Applicant: CHRTS TER	11/8/						
Mailing Address : SOU //	TACCANT	PKLIY	Building				
City, State and Zip Code: KEUM	TX	76248	Inspection: Please see signed				
Daytime Phone: 1/77490578	Fax:	7.30.30	drawings before				
	C/OUNG		issuing permit:				
(4)4	1		Yes No				
PROPERTY ADDRESS:	(LIN)	73N					
Historic District: WINNETKA	HEIGHT		Historic Planner's Initials:				
[=====================================		7	Itilidais.				
PROPOSED WORK:							
Please describe your proposed work simp	ly and accu	rately. DO NOT write "se	e attached." Attach				
extra sheets if necessary and supplemental	material as r	requested in the submittal	criteria checklist.				
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Signature of Applicant:	,	Date: 0/ Fred Ro	4				
Signature of Applicant.		Date. C/ FEB WA 201	8 - 4				
Signature of Owner:		Date: <u>0/ FEB /8</u>	1				
(IF NOT APPLICA	NT)	,					
APPLICATION DEADLINE:		Current Plan	IIIII į				
,,	bmitted by t	he FIRST THURSDAY OF F	ACH MONTH 12:00				
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 a	any building. T	his form along with any supp	orting documentation				
must be filed with a Preservation Planner at City	Hall, 1500 Ma	rilla 5BN, Dallas, Texas, 752	01.				
Please use the enclosed criteria checklis							
applications cannot be reviewed and will be re			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 v	vithin 30 days after the Lan	dmark 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 (s	ee exception	ns). Information regarding	the history of past				
certificates of appropriateness for individual addr	esses is availa	able for review in 5BN of City	Hall.				
Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of A	nnmnriatanass	has been					
		nas been.					
APPROVED. Please release the building p							
APPROVED WITH CONDITIONS. Please r	elease the bui	lding permit in accordance w	ith any conditions.				
 DENIED. Please <u>do not</u> release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please <u>do not</u> release the building permit or allow work. 							
DENIED WITHOUT PREJODICE. Please un	5 Hot release	the building permit of allow w	OFK.				
Sustainable Construction and Developme	nt	D	ate				
Certificate of Appropriateness C	ity of Dallas	Mistoria	Preservation				



Aerial image



Main structure



To right



To left



Across street

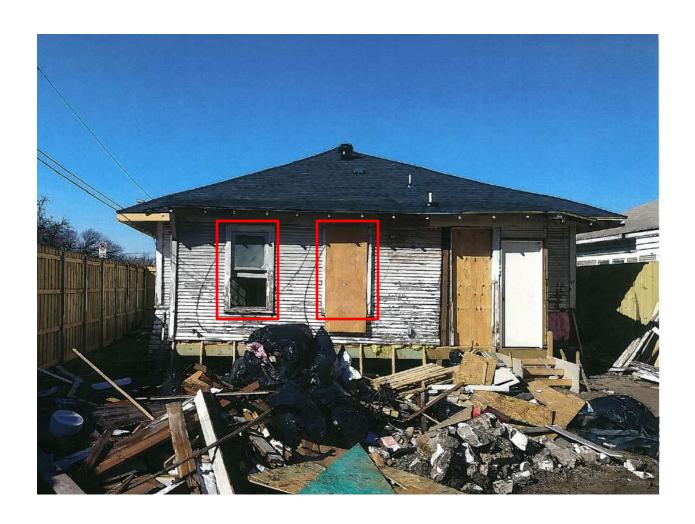




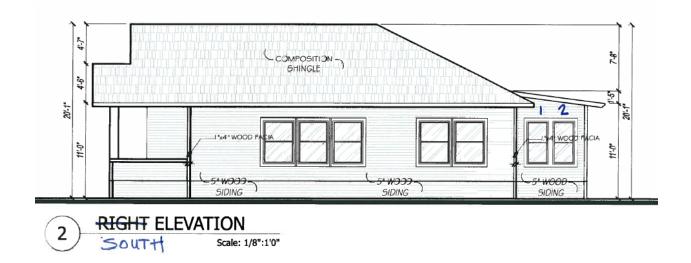
Request #1: Windows #1-2 on the south side



Request #2: Window #5 on the north façade



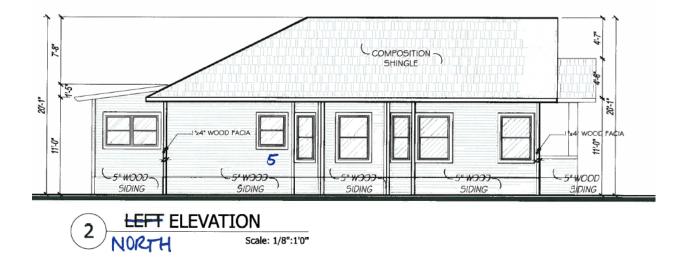
Request #3: Window #3-4 on the rear façade



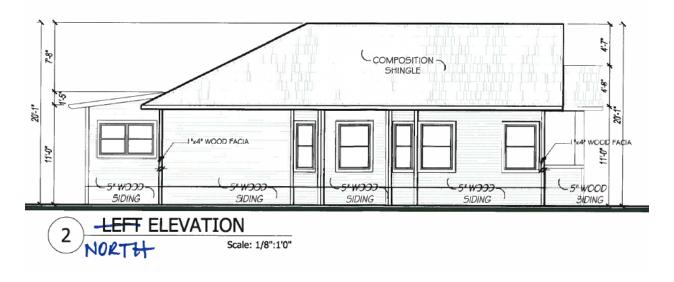
Existing south elevation (Request #1)



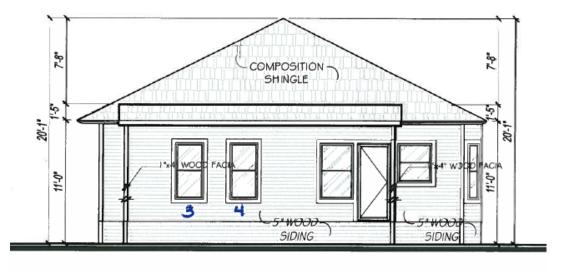
Proposed south elevation (Request #1)



Existing north elevation (Request #2)



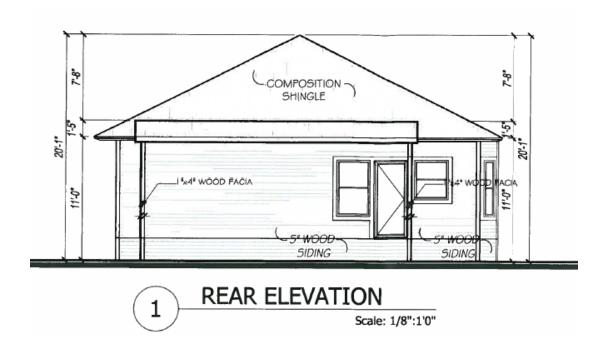
Proposed North elevation (Request #2)



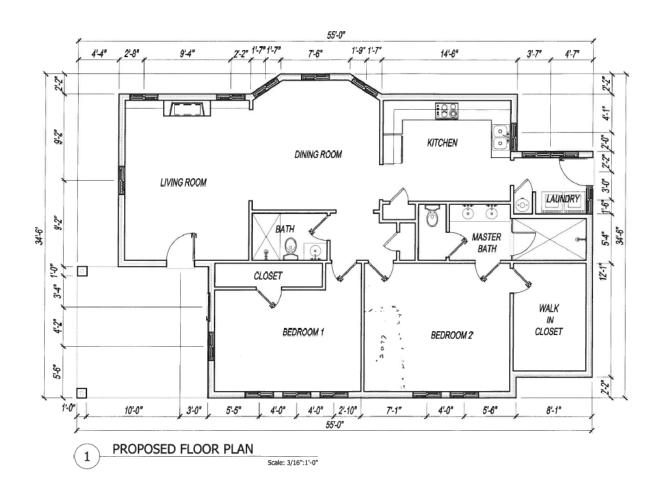


Existing

Rear elevation (Request #3)



Proposed rear elevation (Request #3)



PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

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: 02/07/2018 TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,

Conference Room

APPLICANT NAME: CHRIS TURNER PROPERTY ADDRESS: 426 S CLINTON AVE

DATE of CA / CD REQUEST: 02/01/2018

Approval	Approval with c	onditions	Denial _	Denial w	thout prejudice	
Recommendation /	comments/ basis:					
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PROVIDE	EXISTING	DRAN	OINC			
Task force member	rs present					
✓ Alfredo Pena		Katrina W	hatley	VA	CANT (Professio	nal)
Christine Esc		Nicholas			CANT (Alt)	,
Jeff Cummin	gs (Chair)	Rachel H	oehn	VA	CANT (Alt)	
Ex Officio staff me	mbers present X	ennifer Ander	son			
Simply Majority Q	uorum:yes	× no				
Maker:						
2 nd :						
Task Force member Task Force member						
Basis for opposition	The state of the s					
						4
CHAIR, Task Force			DA	TE Z	12018	
The task force recom- City Council chambe	mendation will be rev r, Room 5ES.	iewed by the la	ndmark co	mmission durin	g the staff briefing	in the



LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-309(JKA) LOCATION: 1227 W. Davis Street STRUCTURE:Main, Contributing

COUNCIL DISTRICT: 1

ZONING: PD No. 87, Tract 4(a)

PLANNER: Jennifer Anderson DATE FILED: February 1, 2018 DISTRICT: Winnetka Heights

MAPSCO: 54-B

CENSUS TRACT: 0042.02

APPLICANT: Manuel Tellez

OWNER: George Tellez

REQUEST: Install mural on west side facade. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

09/02/2010 - A Routine CA was issued to paint the building white, repair the roof, and repair trim (CA090-481(CH)).

10/11/2010 – Landmark approved new frames for the windows but Denied the requests to replace part of the brick façade with stone, paint metallic silver on the columns, and to install lighting (CA090-491(CH)).

01/08/2018 - Landmark denied a mural on the west side façade without prejudice (CA178-184(JKA)).

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

ANALYSIS: The mural was painted onto the west side façade of the main structure without a Certificate of Appropriateness. It does not qualify as a sign since it does not advertise a product sold by the business, and the preservation criteria for Tract 4(a) does not contain any guidelines for painting or paint colors. Without guidance from the ordinance, Staff analyzed the work based on if it would have an adverse effect on the structure and/or the historic overlay district. On the corner of West Davis and N. Clinton Avenue, the structure and the west side façade is located on a very prominent and visible intersection within the Winnetka Heights historic district. The colors and style of used for the mural do not reflect typical historic paint colors, signage, or style that was typical during the period of significance for Winnetka Heights (1910-1935). The owner and several neighborhood residents have pointed to the cultural importance of this mural and have expressed support for it. Staff is sympathetic to this issue and recognizes that there

are several murals along West Davis Street - including one directly across the street. Staff would be supportive of allowing the mural to remain if the paint were removed from the storefront windows and the brick column. However, the owner does not wish to alter the finished artwork, and the images that would be removed appear to be important to the overall work since the window openings have 2 of 6 images of people/children featured. Staff ultimately decided that recommending Denial without Prejudice was more appropriate in order to allow the applicant the opportunity to discuss the issue with the Landmark Commission.

STAFF RECOMMENDATION: Install mural on west side 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)(i) because it would have an adverse effect on the architectural features of the structure and the historic overlay district since murals are not typical in the district and it does not reflect historic paint colors or style.

TASK FORCE RECOMMENDATION: Install mural on west side facade. Work completed without a Certificate of Appropriateness – None – No quorum, comments only. Recommend repaint to restore colors of the area of the storefront to appropriate colors. Recommend to allow contemporary cultural mural at back of the house from end of the storefront corner of the building along N. Clinton Ave.

Cortic	
Certificate of Appropriateness (CA) City of Dallas Landmark Commission	
City of Dallas Landmark Commission Name of Applicant	178 .309 JKA
riding of A	Office Use Only
CITY COL	
City, State and Zip Code: Davis Daytime Phone: (4/4) 834 7464 Relationship of Applicant to Owner Fax (2/4) 83	Building Inspection:
Relationship of Applicant to Owner: PROPERTY APPLICATION OF THE PROPERTY APPLICATION	기 의 의 의 의 의 의 의 의 의 의 의 의 의 의 의 의 의 의 의
	Issuing permit:
PROPERTY ADDRESS: 1227 W. Dans Dollas Tx 7 Historic District: Winnerten Heights PROPOSED WORK	S 208 Yes No Historic Planner's
Please describe your proposed work simply and accurately. Do extra sheets if necessary and supplemental material as requested	The state of the s
	RECEIVED BY
	FEB 0 1 2018
211-112	725 01 2018
Signature of Applicant: Mulelle Date:	1/24/18
Signature of Owner: Date:	Current Planning
(IF NOT APPLICANT)	Section Company and the Section of t
APPLICATION DEADLINE: Application material must be completed and submitted by the FIRST TOOM, (see official calendar for exceptions), before the Dallas Langaproval of any change affecting the exterior of any building. This form along the filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, D	dmark Commission can consider the
Please use the enclosed criteria checklist as a guide to compapplications cannot be reviewed and will be returned to you for more contact a Preservation Planner at 214/670-4209 to make sure your application.	leting the application. Incomplete
OTHER: In the event of a denial, you have the right to an appeal within 30 da decision. You are encouraged to attend the Landmark Commission hearing 1:00 pm in Council Chambers of City Hall (see exceptions). Information propriete the control of the council Chambers of City Hall (see exceptions). Information propriete the council Chambers of City Hall (see exceptions).	mtion according the birty
Rease review the enclosed Review III. Remorandum to the Building Official, a Certificate of Appropriateness has been:	
APPROVED. Please release the building permit. APPROVED WITH CONDITIONS. Please release the building permit of allow work. DENIED. Please do not release the building permit or allow work. DENIED WITHOUT PREJUDICE. Please do not release the building permit or allow work.	n accordance with any conditions.
	Date
Sustainable Construction and Development	
City of Dallas	Historic Preservation Rev. 111408
ertificate of Appropriateness City of Danies	



Aerial image





Main structure



To left



Across street



Across street



Mural on building to left along N. Clinton



Existing Streetscape



Main structure in June 2017 prior to painting (Google Streetview)



Completed mural on west side facade





Detail of artwork on the storefront windows and brick column



Detail of artwork on the storefront windows and door.

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

City Code 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: 02/07/2018 TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,

Conference Room

APPLICANT NAME: TELEZ MANUEL PROPERTY ADDRESS: 1227 W DAVIS AVE

DATE of CA / CD REQUEST: 02/01/2018

	Approval with conditions DenialDenial without prejudice
Recommendation	/ comments/ basis:
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Jeff Cummir	
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LANDMARK COMMISSION

MARCH 5, 2018

FILE NUMBER: CA178-315(JKA) LOCATION: 316 S. Winnetka Ave STRUCTURE:Main, Contributing

COUNCIL DISTRICT: 1 ZONING: PD No. 87 PLANNER: Jennifer Anderson DATE FILED: February 1, 2018 DISTRICT: Winnetka Heights

MAPSCO: 54-F

CENSUS TRACT: 0051.00

APPLICANT: Lee Hewett

OWNER: Lee Jay Hewett

REQUEST: Install 18 solar panels on roof.

BACKGROUND / HISTORY:

3/7/2005 – Landmark Commission denied a request to replace all windows in the main structure (CA045-313(JA)).

10/26/2016 - A Routine Maintenance CA was issued to install gutters (CA167-063(JKA)).

12/02/2016 – A Routine Maintenance CA was issued to repair two front doors (CA167-132(JKA)).

12/05/2016 – Landmark Commission approved paint and stain colors for the main structure (CA167-088(JKA)).

1/09/2017 – Landmark denied a request to install a 7'6" fence in the front and side yard (CA167-128(JKA)).

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

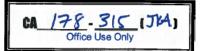
ANALYSIS: The Winnetka Heights ordinance states that solar panels that are located on cornerside facades can be in the rear interior quadrant only on the main structure or anywhere on an accessory structure. The solar panels will be highly visible from the public right of way along the Jefferson-Twelfth Connector, a busy corridor. Staff is recommending denial without prejudice of the work.

STAFF RECOMMENDATION: Install 18 solar panels on roof – 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)(14)(E)(bb) stating that solar panels are only permitted in the rear inside quadrant of the roof of a main building on a corner lot.

TASK FORCE RECOMMENDATION: Install 18 solar panels on roof – None – No quorum, comments only. Omit all solar panels except for rear inner quadrant. Please revise drawings.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission



Name of Applicant: Lee Hewett			_	
Mailing Address : 316 South Win				OFFICE USE ONLY
City, State and Zip Code: Dallas T				Main Structure:
Daytime Phone: 843-810-2263 Relationship of Applicant to Owner:	Fax:			✓ Contributing
		D. # 274.7	5000	Non-contributing
PROPERTY ADDRESS: 316 Sou	th Winnetka Aven	ue Dallas IX /	5208	The Table Table
	- 1013101	42.2.		
PROPOSED WORK:				
Please describe your proposed wo	ork simply and accu	rately. DO NOT	write "see	attached." Attach
extra sheets if necessary and supple	emental material as	requested in the	submittal o	riteria checklist.
5.13kW residential solar install.	18 panels mounte	d on roof. Sola	r Panels a	re black in color
and 38"x66" and 2" thick. Solar pa				
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Replace He wood wine	done w/atum	inum wix	dans.	
0:			ECEIA	EDBY
Signature of Applicant:		_ Date:		
Signature of Owner:		_ Date: 🔀	FEB 0 1	2018
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APPLICATION DEADLINE: Application material must be completed		Cı	irrent P	lanning
Application material must be completed NOON, (see official calendar for exception of the complete of the compl	d and submitted by t	the FIRST THUR	SDAY OF E	ACH MONTH, 12:00
approval of any change affecting the ext	terior of any building.	This form along wi	ith any suppo	orting documentation
must be filed with a Preservation Planne	er at City Hall, 1500 M	arilla 5BN, Dalias,	Texas, 7520	01.
Please use the enclosed criteria	checklist as a guid	de to completin	g the appl	ication. Incomplete
applications cannot be reviewed and contact a Preservation Planner at 214/6	will be returned to you	ou for more infor	mation. You	are encouraged to
OTHER:	70-4203 to make sure	your application	s complete.	
In the event of a denial, you have the	e right to an anneal	within 30 days a	fter the Land	lmark Commission's
decision. You are encouraged to attend	the Landmark Comm	nission hearing th	e first Monda	ay of each month at
1:00 pm in Council Chambers of City certificates of appropriateness for individual	y Hall (see exception	ons). Information	regarding	the history of past
Please review the enclosed Review and Acti		lable for review in	DBN OF City	naii.
Memorandum to the Building Official, a C		eness has been:		
APPROVED. Please release the b	uilding permit.			
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Aerial image



Main structure



To right



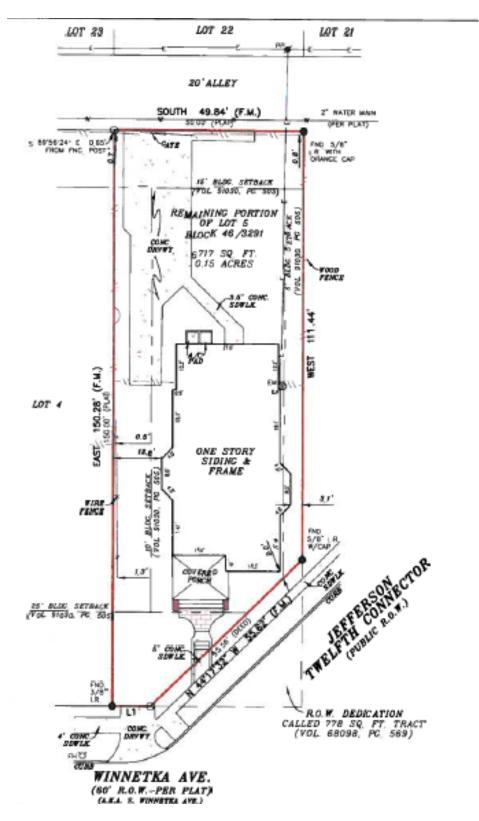
To left



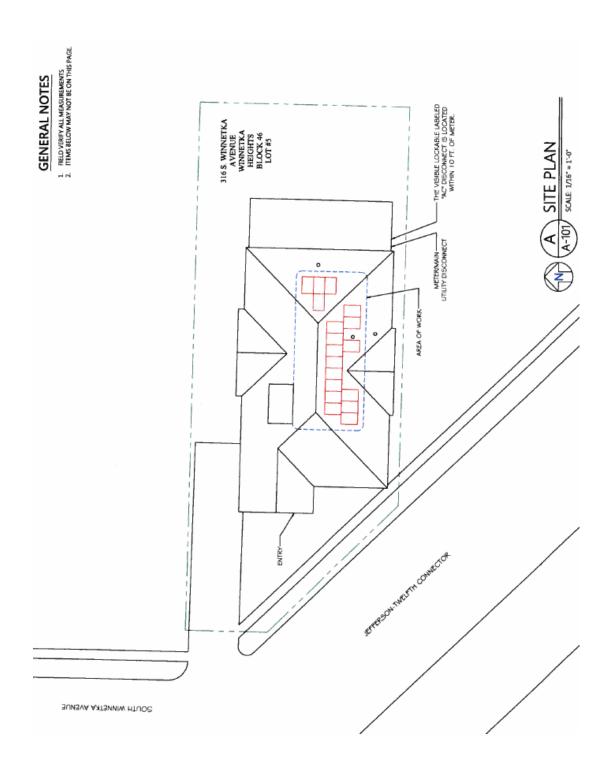
Across street



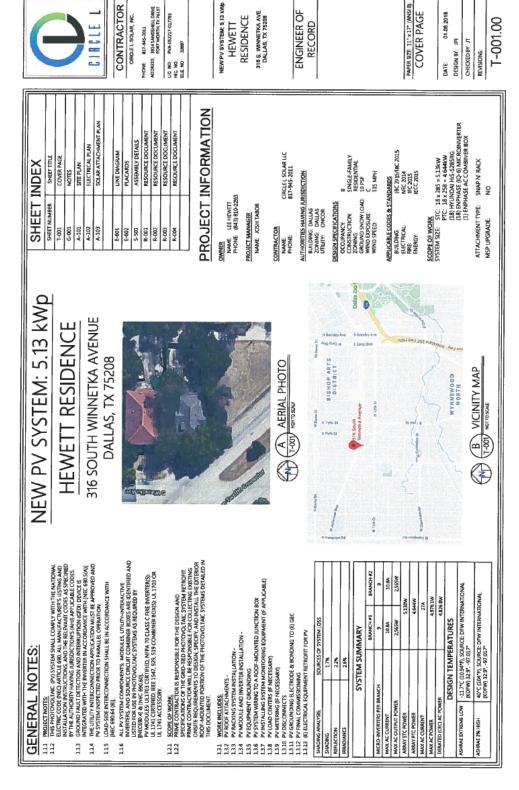
Side view of home as seen from Jefferson-Twelfth (Google Streetview).

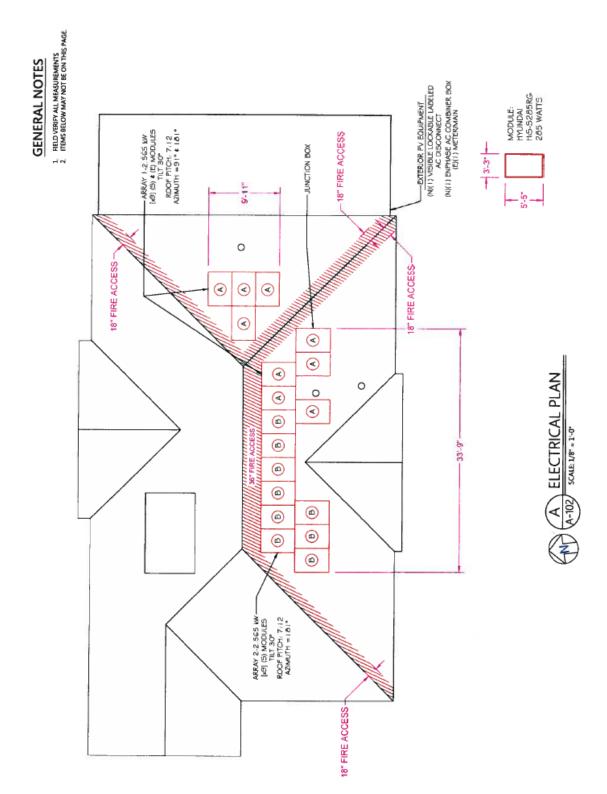


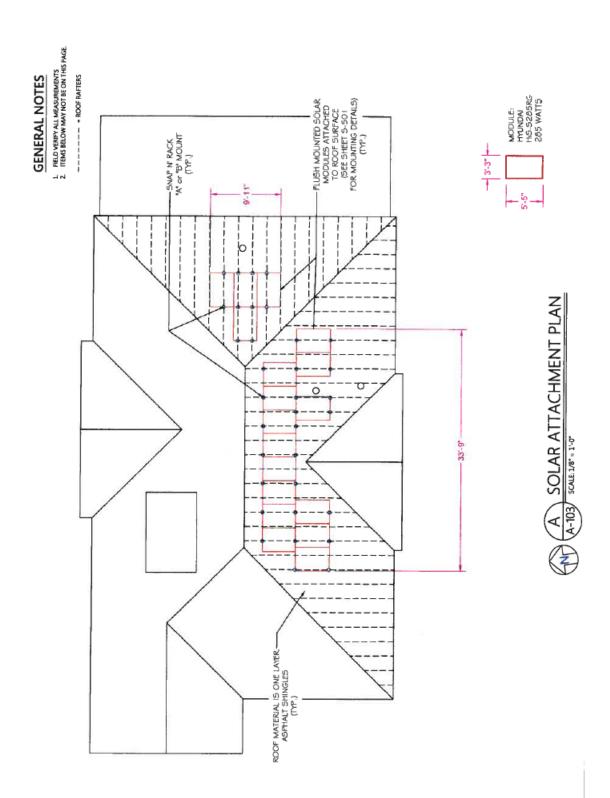
Site survey

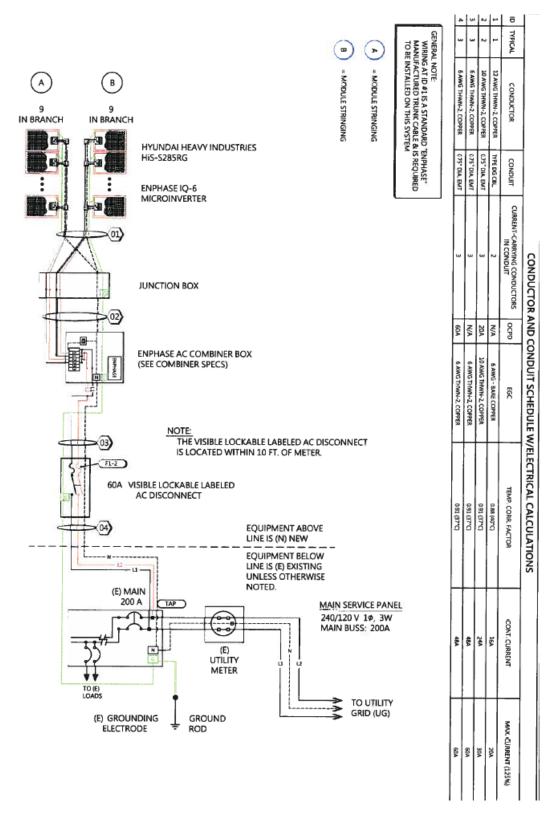


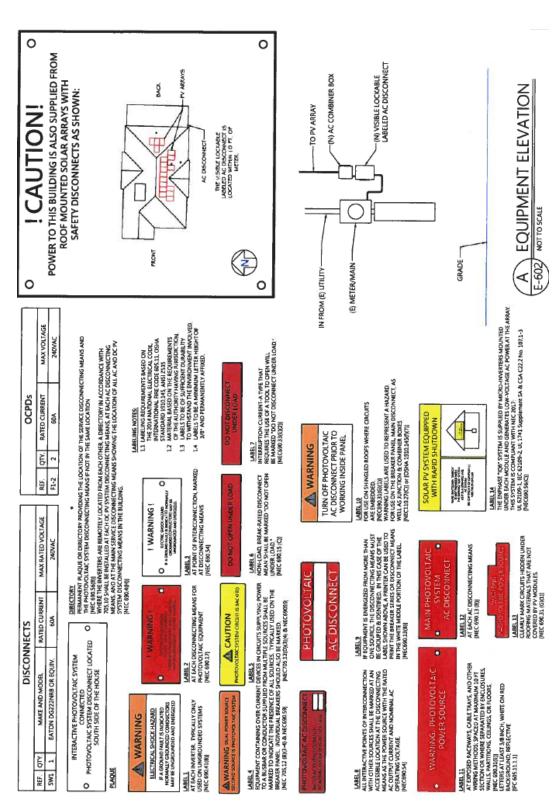
Site plan showing proposed shingle location

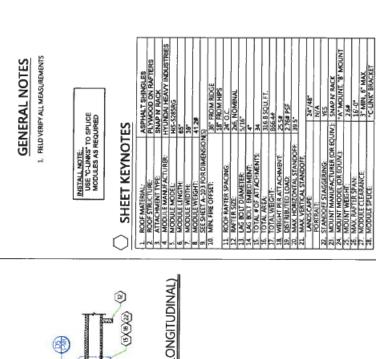


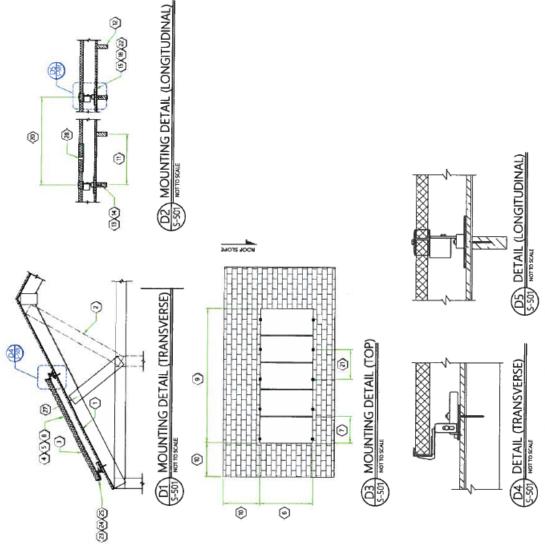












Proposed plans

NOTE: BLACK ON BLACK PANELS PER CUSTOMER REQUEST.

Electrical Characteristics

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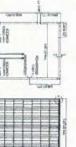
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Cell type		6 More crystalline st	don with PTR, technidory (Boards	Cell. Marte in Served
haddle efficiency	,	10.5	17.4	12.7
miserature coefficient of Propp.	NºN.	44	90	-0.42
emperature coefficient of Voc	MARC	4.39	939	-030
impecture coefficient of by	20%	0.007	0.067	0.00

1510 Module Diagram

HV Curves

SARE THE PUBL







40-167 40-167 DC 1,004 VBC), DC 600 F44,) 13.A



A HYUNDAI HEAVY INDUSTRIES















Solar Module Hyundai

Hyunda Heavy Indianties was founded in 1972 and its Fortume 500 company. The company employs more than 40,000 poople, and has a global Rebring J business Gelecore in Made of 91.3 Billion (1972) p. 201. As one of our core businesses of the company. Hyunda Heary Indianties is committed to demost and invest heavyly in the left of reservables energy. Hyunda Solar as the Ungest and the longest standing MY cell and module manufacturer in Social Icena, whe have 600 MM of module exercises. capacity and provide high-quality solar PV products to more than 3,000 customers wor modules by establishing an R&D absentory and investing more than 20 Million USD on u

RG-Series PERL

Multi-crystalline Type HG-M265RG (HG-M270RG) HG-M275RG HIS-\$280RG | HIS-\$285RG | HIS-\$290RG Mono-crystalline Type

Mechanical Characteristics

998 crim (39.29°1047 x 1,640 mm; j64.57°10.1 x 35 mm; j1.38°10-0. Approx. 18.7 kg jel (2 lbs) 50 cells in seeles (6 x 10 marrio) with PDR technology Orlyanda #67, weatherproof, IEC certified (Ut. trused) 3 hypass diodes no provent power decrease by partial shade 4 mm (12AWG) cables with polarized weather IEC cerefied (UL Bood), Length 1,0 m (39.4")

Front : Anti-veflective coeting love-ean umpered glass, 3.2 mm (0.1367) Enclapsulam : EM Back Sheet : Weatherproof Min Clear anodized aluminum alloy type 6063 (Black)

High Quality

-itC 01219 (86.2) and RC 61730 by VDE
-UL thred (IAL 700A.) yeer 10crClass A Five Rating
-Output power tolerance +34.0 %
-Output power tolerance +34.0 %
-Outsut power tolerance +34.0 %
-OHSAS 18000, 2007. Genified
-OHSAS 18000, 2007. Genified Advanced Mechanical Test (8,000 Pa) Passed (IEC) / Mechanical Load Test (40 lbs/ft/) Passad (UL) Ammonia Comoston Resistance Test Passed IEC 61701 (Saft Mist Comoston Test) Pessed

Limited Warranty

Litter.
- Latywar 97 M.
- After Znd years 97 M. annuel degradori 802 % for 25 years







Eucha Styles Enphase Moroanyorters

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0 6 and 10 6+	6
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Microinverters	ă

The high-towered smart grid-ready Enphase (10 & Micro* editoriated by smplify the installation process while advenuing the highest efficiency for module-level power electronics.

Part of the Enphase (10 System, the (10 & and (10 & 4 Micro*), Enphase (10 System, the Cophase (10 Enoy*, Enphase 2 Aggregator**, Enphase (10 Battery*, and the Enphase Enlighteer* monitoring and analysis software

The IQ 6 and IQ 6 * Micro extend the reliability standards set forth by previous generations and undergo over a million hours of powe-on testing. Enabling Enghing Enphase to provide an industry-leading warranty of up to 25 years.

Easy to install

Lightweight and simple Faster untafabon with improved two-wire cabling.

Butter rapid shusdown compilant, IMEC 20

Productive and Reliable

Optimized for high powered 60-cell 3nd 72cell* modules.
More than a million hours of testing.
Class if double-insulated exchange.

Smart Grid Ready

 Complees with fixed power factor, vollage and frequency rider through requirements
 Remodelly updates to recipord to changing grid requirements

Configurable for varying grid profiles the 40 c+ Man is sepand to expose 72 cell is: **⊕** ENPHASE

ore about Enphase offerings, visit enphase.com

3

Enphase IQ 6 and IQ 6+ Microinverters

INPOLUATE (DE)	100-00-3-03 AND 106-06-5-US	20-0-0	100F186-72-2-US AND 100PLUS-72-6-US	WILL STATE OF STATE O
Conversely used modifie partings"	195 W - 330 W +		235 W - 400 W+	
Module comparating	60-cell PV modules only		40-cs3 and 72-ce3 Pv modules	v modules
Maximum inguit DC voltage	48 V		A 29	
Peak power tracking voltage	27.V-37.V		27.45.4	
Operating range	16 V - 48 V		16 V. 62 V	
MenAMax start votage	22 V / 48 V		22 V / 62 V	
Max DC strort circuit current (module rac)	15.A		15.A	
Overvallage class DC part	-			
DC port back/eed under single fault	0.4		D.A.	
РУ эн ау соябравано	 I ungeroonded array, No additional DC side protection required; AC side protection requires max 20A per branch circuit. 	additional DC side pro	tecton required; trests	
OUTPUT DATA (AC)	106-60-2-US AND 106-60-5-US	-S-US	106PLUS-72-US	106PLUS-72-2-US AND 106PLUS-72-5-US
Peak output power	240 VA		24C VA	
Maximum continuous output power	230 VA		28044	
Nominal voltage/hange?	240 V / 231-254 V 20	200 V (NE) / 183 229 V	240 V J 211-264 V	288 V (161 729 V
Nominal culput cument	0,96.4	1.18.4	137A	
Nomenal frequency	50109		40 Hz	
Extended frequency range	47 - 68 Hz		47-e8 Hz	
Power factor at rated power	1.0		1.0	
Maximum white per 20 A braych proup	% (246 VAC)		13 (246 VAC)	
	14 (single-phase 208 VAC)		II (single-phase 288 WAC)	WCI
Overvoltage class AC port				
AC point backfield utities single laufi	0.A		0.4	
Power factor (adjustable)	ang 0.7 Lapping		07 leading 0.3 layeling	ding
EFFICIENCY	@240 V G2	(8208 V (10)	@240 V	(01308 V (10)
CSC weighted efficiency	97.0%	25.90	970%	96.5%
MECHANICAL DATA				
Ambient temperature range	-40°C to 165°C			
Relative humidity range	4% to 100% (condens rg)			
Connector type	MC4 or Amphenol Hat UTX			
Demonstranty (WeHaD)	219 mm x 191 mm x 379 mm (without bracket)	(without bracket)		
Weight	1,5kg(7,3kbq)			
Cooking	Notació convector - No Sana			
Approved for wet locations	Yes			
Polision degree	PDS			
Environmental catagory / UV exposure rating	Outdoor - NEWA 250, type 6 (IP67)	(1941)		
FEATURES				
Communication	Power line			
Monitoring	Entighten Manages and MyEnlighten monitoring opisions Compatible with Enchase IQ Enviry	Energy	plions	
Compliance	UL AZIOP-1, ULI 741/REE15-0, FCC Part 15 Class B, ICES-0003 Class B CAMPER ACTS 2 and 102 cm	Q, FOC Part 15 Class	B. ICES-0003 Class B	
	This production will Listed as IVP Rigid Shut Down Equipment and conforms with NICC 2014 and NICC 2014 and NICC 2017 section 690.12 and C21.1-2015 Rule bit 218 Rigid Shutdown of PV Spatterns for AC	PV Rapid Shut Down d C22.1-2015 Rule 54	Equipment and confor- 218 Rapid Shutdown of	ms with NEC-2014 and XPV Sparents, for AC
	send DC considerations when installed accounting masses (as lesso's lawformations	attached a continue and	The second secon	

 Ne enforced DC/AG ratio. See the companishing calculator at emphase.com/despacifismodule (compa 2. Norm's lettinge tange can be extended beyond normeal if required by the ability.

To learn more about Exphase offerings, wait emphase.com

can the crosses or fights with applica-

a	biner Box
Enphas	AC Corr

The Enphase AC Combiner Box" with Enphase Envoy-5" Consoligates and connection equipment, no providing a consistent, pre-wired uplution for regidential a single enclosure and streamlines PV installations by

applications

Incredes Envey s for communication and control Pleatible networking support is Wi-Fi, Etherme, or cellular











Enphase AC Combiner Box

MODEL NUMBERS	
XAM1.120-B (B30-00834) or XAM1-120 (B30-00211)	ACCombine with Esphane Emroy-5 Metered" for integrated revolue grade IV production metering (ANSI C12.00 +): 0.5% and optional contamentation introductions (+): 2.5%.
ACCESSORIES (order separanty)	
Enghase Mobile Cornections (CELLMODEM-01 (IGS) et CELLMODEM-03 (45)	Plug and plur lockstring grade cellular modern with fine-year data plan for systems up to 60 inforthwesters, (Amalbule in the U.S. Canear, Jackson, to Head reco., and the US Vergni stands, where there is defined as a facility stands, in the standshoun error.)
Christophon Montraring CT CT 200-SPLIT	Spity one current transformers enable whose home consumptions matering (+i: 2,53).
ELECTRICAL SPECIFICATIONS	
Rading	Continuous duty
Solar branch circuit breakers	Three 2 acts 20 A / 240 UAC DN rati mounted breakers
Maxemum system voltage	240 VAC
Rated output current	48.4
Rated aroun current, each input	15 A
Movement fortal/prouri breaker vallegiousputs	SOA
Production Metanog C1	200 A solid core pre-natalised on solar bushal and wared to (impy 5
MECHANICAL DATA	
Démensions (Works18)	38.0 ± 38.7 ± 20.3 cm (15.0" ± 15.3" = 8.0")
Weight	\$1 kg (11 2 lbs)
Ambient temperature ranges	-40°C10 +46°C(-40°n 115°F)
Ceeling	Vented, natural convention, plus hear sheld
Enclosure emmonmental rating	Ovision, ARTL-certified, MEMA 1904 3R, polycarbonate construction
Altitude	To 2000 meners 05,550 lent)
Wee sale.	Follow local code thranements for conductor sizing
Madel XAM1-120-8	 14 to 5 AMS copper conductors for branch reguls 14 to 4 AMS copper conductors for combined output.
Alebsal XAber-120	12 to 6 AMIG copper conductors for branch legats. 12 to 4 AMIG copper conductors for combined natural.
INTERNET CONNECTION OPTIONS	
Integrated WA-FI	#07.116.WH
Etherner	302.3 Cot5£ to Cot 6; UTP Ethernet cable - Instinctuded)
Catholie	Opidowal CELLMODEM-01 (3K) or CELLMODEM-03 (445)- (1900 included)
COMPLIANCE	
Compliance, Combiner Box	UL 1741
Compliance Enoy-5	CANACSA CT2.2 No. 61010-1 CANACSA CT2.2 No. 61010-1 ICATEN 61010-1,2011. ICATEN 61010-1,2011. Merennig Avisi OYZ TO Incruise-class 6.5



⊕ ENPHASE





Flash Track with Patented Umbrella Technology • Single Umbrella lag screw secures flashing and flash track to roof • Umbrella technology provides weatherproofing with a long-lasting SnapNrack RL Mounting System is designed to provide the fastest, most intuitive mechanical seal Flash track is designed for maximum versatility with 6 inches of North-South adjustability for A Mounts and B Mounts install experience for residential roofs. As Simple as A-B-C

The Fastest Mounting System. Period.



row in an array

• Drop-in design means no securing of modules is necessary as they simply slide into place

B Mounts

Provide a sleek attachment point for the front of the first

A Mounts

Simple design provides mounting platform between rows of modules Clamps onto top of module securing it in place while providing row-Next row of modules easily drops into place as with the A mounts



attachment for bottom of module

Clamps onto both modules on the top of a row to provide

mechanical and electrical connection



Wire Management

New Smartclip design fi rmly retains wires within the module frame preventing them from being pulled out
 Wire Saver provides a simple after install solution for securing hanging cables



Easier logistics through simple box packaging and no long rails

& to

maximum versatility for any arrays including staggered System designed with

Drop-in features make the install process intuitive and fast

Simple design allows system to see installed by single installer



www.snaphrack.com

PRESERVATION CRITERIA CITED FOR STAFF RECOMMENDATION

51P-87.111(a)(14)(E)(bb):

(E) Skylights and solar panels.

(i) solar panels are only permitted on:	Except as otherwise provided in this subsection, skylights and	
interior lot;	(aa)	the rear 50 percent of the roof of a main building on an
a corner lot; and	(bb)	the rear inside quadrant of the roof of a main building on
	(cc)	the roof of an accessory building in the rear yard.

A TASK FORCE RECOMMENDATION REPORT WINNETKA HEIGHTS / LAKE CLIFF

DATE: 02/07/2018 TIME: 5:30pm

MEETING PLACE: 302 W. Tenth Street, North Oak Cliff Library,

Conference Room

APPLICANT NAME: LEE HEWETT PROPERTY ADDRESS: 316 S WINNETKA AVE

DATE of CA / CD REQUEST: 02/01/2018

TROVIDE KULL PLANS SHOWING EXISTING + PER SHOW IF ANY OPENINGS ARE RECOCATED PLEASE YERE ALL ORIGINAL WONDOWS I LI Task force members present Alfredo Pena Katrina Whatley VACANT Christine Escobedo Nicholas Dean VACANT A Christine Escobedo Rachel Hoehn VACANT Ex Officio staff members present Jennifer Anderson Simply Majority Quorum: yes X no Maker:	E ALL ENN WINCS
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2 nd :	
Task Force members in favor:	
Task Force members opposed:	
Basis for opposition:	
CHAID Took Force	
CHAIR, Task Force DATE 2/7/	2018