



**CITY OF DALLAS  
LANDMARK COMMISSION  
Monday, January 5, 2015  
AGENDA**

BRIEFING:	Dallas City Hall 1500 Marilla St., Room 5/E/S	<b>10:30 A.M.</b>
PUBLIC HEARING:	Dallas City Hall 1500 Marilla St., Council Chambers, 6 <sup>th</sup> floor	1:00 P.M.

David Cossum, Director  
Mark Doty, Sr. Planner Historic Preservation  
Jennifer Anderson, Sr. Planner Historic Preservation

**BRIEFING ITEM**

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

**MISCELLANEOUS ITEM**

**115 S. CLINTON**

Waiver of the one-year waiting period in order to submit an application to consider removal of a door and installation of a new door previously denied with prejudice by Landmark Commission.

**CONSENT ITEMS**

**1. 5812 LA VISTA CT**

Edison/La Vista Court Addition Historic District  
CA145-088(JKA)  
Jennifer Anderson

**Request:**

Remove tree in rear of main structure. Work completed without a Certificate of Appropriateness.

**Applicant:** John Narusis

**Application Filed:** December 5, 2014

**Staff Recommendation:**

Remove tree in rear of main structure. Work completed without a Certificate of Appropriateness. Approve -The completed work is consistent with preservation criteria Section 2.8 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Remove tree in rear of main structure. Work completed without a Certificate of Appropriateness. Approve.

**2. 4949 SWISS AVE**

Swiss Avenue Historic District  
CA145-012(JKA)  
Jennifer Anderson

**Request:**

Demolish accessory structure in rear of the main structure using the standard "imminent threat to public health and safety."

**Applicant:** Cameron King

**Application Filed:** December 5, 2014

**Staff Recommendation:**

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

**Task Force Recommendation:**

Demolish accessory structure in rear of the main structure using the standard "imminent threat to public health and safety." Approve with conditions - Demolish accessory structure with the condition that as much of the original material as possible be salvaged and that the original accessory structure is documented prior to demolition.

**3. 5703 SWISS AVE**

Swiss Avenue Historic District  
CA145-093(JKA)  
Jennifer Anderson

**Request:**

Install 27"x42" Texas Historic Landmark Marker in front yard of the main structure.

**Applicant:** Steven Clicque

**Application Filed:** December 5, 2014

**Staff Recommendation:**

Install 27"x42" Texas Historic Landmark Marker in front yard of the main structure. Approve photograph dated 12-16-14 with the finding that the work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install 27"x42" Texas Historic Landmark Marker in front yard of the main structure. Approve.

**DISCUSSION ITEMS:**

**1. 5907 COLUMBIA AVE**

Junius Heights Historic District  
CA145-087(JKA)  
Jennifer Anderson

**Request:**

1. Extend gable on front elevation of main structure.
2. Replace 12 steel windows with 1/1 single-hung vinyl windows.
3. Remove two steel windows on main structure and replace with Jeld-Wen sliding glass doors.
4. Remove French doors on rear of the main structure and replace with 1/1 single-hung vinyl window.
5. Remove brick on rear of the main structure and replace with 1'x6' beveled wood siding.
6. Replace front entry door.
7. Replace automatic garage door.
8. Replace garage entry door in rear of main structure.
9. Install GAF Timberline composition shingles in Weathered Wood color on main structure.

**Applicant:** Matthew Hammond

**Application Filed:** December 5, 2014

**Staff Recommendation:**

1. Extend gable on front elevation of main structure. Deny without



prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district and inconsistent with preservation criteria Section 6.1 stating that the historic slope, massing, configuration, and materials of the roof must be preserved and maintained. It is also inconsistent with Section 6.3 stating that the historic eaves, coping, roof trim, and gables must be retained.

2. Replace 12 steel windows with 1/1 single-hung vinyl windows. Approve specifications with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 5.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
3. Remove two steel windows on main structure and replace with Jeld-Wen sliding glass doors. Approve specifications and plans dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 4.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
4. Remove French doors on rear of the main structure and replace with 1/1 single-hung vinyl window. Approve specifications and plans dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 4.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
5. Remove brick on rear of the main structure and replace with 1'x6' beveled wood siding. Approve specifications and drawings dated 12/16/14 with the finding that the partially completed work is compatible with the historic overlay district, consistent with preservation criteria Section 4.1, 4.5, and 4.7, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
6. Replace front entry door. Approve specifications dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 5.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
7. Replace automatic garage door. Approve specifications dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 5.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
8. Replace garage entry door in rear of main structure. Approve specifications dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 5.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
9. Install GAF Timberline composition shingles in Weathered Wood color on main structure. Approve specifications dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 6.2, and meets the standards in City Code

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

**Task Force Recommendation:**

1. Extend gable on front elevation of main structure. Approve.
2. Replace 12 steel windows with 1/1 single-hung vinyl windows. Approve replacement of 12 steel windows with 1/1 single-hung vinyl windows. Suggestion to look into 2/2 horizontal mullions to match existing. Split vote. For: Koppang, Johnson, Schmidt. Against: Mesh, Raith, Cohen.
3. Remove two steel windows on main structure and replace with Jeld-Wen sliding glass doors. Approve.
4. Remove French doors on rear of the main structure and replace with 1/1 single-hung vinyl window. None – not reviewed by Task Force.
5. Remove brick on rear of the main structure and replace with 1'x6' beveled wood siding. Deny without prejudice - Recommend replacement of the original brick due to preservation criteria Section 4.7.
6. Replace front entry door. Deny without prejudice - Task Force can't determine from picture if existing door is original. If door is not original, Task Force recommends approval of replacement door as shown.
7. Replace automatic garage door. Approve.
8. Replace garage entry door in rear of main structure. Deny without prejudice - Approve replacement of garage entry door with a simple exterior door, not the interior door that was shown.
9. Install GAF Timberline composition shingles in Weathered Wood color on main structure. Approve.

**2. 5818 WORTH ST**

Junius Heights Historic District  
CD145-011(JKA)  
Jennifer Anderson

**Request:**

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

**Applicant:** City Attorney's Office

**Application Filed:** December 5, 2014

**Staff Recommendation:**

Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Staff recommends an initial suspension period as outlined in 51A-4.501(i)(8)(A)(i).

**Task Force Recommendation:**

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

**3. 5317 JUNIUS ST**

Munger Place Historic District  
CA145-096(JKA)  
Jennifer Anderson

**Request:**

Install 7.5 ' wrought iron security gate in front of the main structure. Work completed without a Certificate of Appropriateness.

**Applicant:** Randi Sanchez

**Application Filed:** December 5, 2014

**Staff Recommendation:**

Install 7.5 ' wrought iron security gate in front of the main structure.

Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district and inconsistent with preservation criteria Section 51P-97.111(c)(2)(B)(iii)(aa) stating that fences are not permitted in the front yard.

**Task Force Recommendation:**

Install 7.5 ' wrought iron security gate in front of the main structure. Work completed without a Certificate of Appropriateness. Applicant to take to Munger Place Task Force to review and get confirmation of the date of fence installation.

**4. 5119 WORTH ST**

Munger Place Historic District  
CA145-092(JKA)  
Jennifer Anderson

**Request:**

1. Replace roll step in front of main structure. Work completed without a Certificate of Appropriateness.
2. Install stone edging in front of main structure to be flush with ground level. Work partially completed without a Certificate of Appropriateness.
3. Install flagstone veneer on walk in front of main structure.
4. Install outdoor fireplace in rear of the main structure.
5. Install wrought iron gate in driveway of main structure.
6. Install wrought iron fence on northeast side of main structure.

**Applicant:** Nina Wahl

**Application Filed:** December 5, 2014

**Staff Recommendation:**

1. Replace roll step in front of main structure. Work completed without a Certificate of Appropriateness. Deny without prejudice - The work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with City Code Section 51A-4.501(e)(4)(F) stating that replacement of a distinctive feature should match the old in design, color, texture, and materials. Applicant must submit a proposal for a roll step that matches the previous in profile and materials to the Landmark Commission for approval.
2. Install stone edging in front of main structure to be flush with ground level. Work partially completed without a Certificate of Appropriateness. Approve with conditions - Approve site plan with the condition that the stone edging is flush with the ground and that the soil backfill that was added to the front yard without a Certificate of Appropriateness is removed from the property. The work is consistent with preservation criteria Section 51P-97.111(c)(2)(F) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install flagstone veneer on walk in front of main structure. Deny - 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-97.111(c)(2)(I)(i)(cc) stating that all private sidewalks must be constructed of brush-finish concrete or brick that matches or is compatible in texture, color, and style with the main building.
4. Install outdoor fireplace in rear of the main structure. Deny

without prejudice - The proposed work does not meet the standards for 51A-4.501(g)(6)(C)(i) because it does not meet IFC Section 315.4 stating that outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a lot line.

5. Install wrought iron gate in driveway of main structure. Deny without prejudice - The proposed work does not meet City Code Section 51A-4.501(g)(6)(C)(i) because a design proposal for the gate was not submitted by the applicant.
6. Install wrought iron fence on northeast side of main structure. Deny without prejudice - The proposed work does not meet City Code Section 51A-4.501(g)(6)(C)(i) because a design proposal for the fence was not submitted by the applicant.

**Task Force Recommendation:**

1. Replace roll step in front of main structure. Approve with conditions - Profile to be returned to original roll step.
2. Install stone edging in front of main structure to be flush with ground level. Work partially completed without a Certificate of Appropriateness. Approve modification of front retaining wall to be reduced to flush with grade to serve as edging.
3. Install flagstone veneer on walk in front of main structure. Deny - Material not allowed.
4. Install outdoor fireplace in rear of the main structure. Approve with conditions - Approve outdoor fireplace with the condition that it follows City Code.
5. Install wrought iron gate in driveway of main structure. Approve with conditions - Approve wrought iron gate with the condition that the gate is located in the rear 50% of main structure and that applicant submits specifications.
6. Install wrought iron fence on northeast side of main structure. Approve with conditions - Approve from corner of gate to existing wooden fence only. Suggest all wood fence if neighbor will agree to replacement.

**5. 4721 GASTON AVE**

Peak's Suburban Addition Neighborhood  
Historic District  
CA145-090(JKA)  
Jennifer Anderson

**Request:**

Replace clay tile on roof of main structure with DECRA tile in color "Garnet."

**Applicant:** Shared Housing Center Inc.

**Application Filed:** December 5, 2014

**Staff Recommendation:**

Replace clay tile on roof of main structure with DECRA tile in color "Garnet." Deny without prejudice - The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.16 stating that the materials of the roof must be preserved and maintained and not consistent with Section 3.17 stating that the allowable roofing materials are wood shingles, composition shingles, slate, clay, concrete, terra-cotta tiles, and other materials deemed appropriate.

**Task Force Recommendation:**

Replace clay tile on roof of main structure with DECRA tile in color

"Garnet." Deny without prejudice - Proposed roofing material is not appropriate. Consider partial replacement with similar color tile that matches form and material of the existing tile.

**6. 4622 SYCAMORE ST**

Peak's Suburban Addition Neighborhood  
Historic District  
CA145-091(JKA)  
Jennifer Anderson

**Request:**

Replace four wood windows on southwest side of main structure with vinyl windows. Work completed without a Certificate of Appropriateness.

**Applicant:** Wilson Urday

**Application Filed:** December 5, 2014

**Staff Recommendation:**

Replace four wood windows on southwest side of main structure with vinyl windows. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.10 stating that replacement doors must express mullion size, light configuration, and material to match the original windows.

**Task Force Recommendation:**

Replace four wood windows on southwest side of main structure with vinyl windows. Work completed without a Certificate of Appropriateness. Deny without prejudice - Per 3.10 material must match original wood. Recommend replacing new windows with more appropriate 1/1 windows.

**7. 4323 WORTH ST**

Peak's Suburban Addition Neighborhood  
Historic District  
CA145-097(JKA)  
Jennifer Anderson

**Request:**

Install two 2' tall brick retaining walls in front of the main structure. Work completed without a Certificate of Appropriateness.

**Applicant:** Hector Ventura

**Application Filed:** December 5, 2014

**Staff Recommendation:**

Install two 2' tall brick retaining walls in front of the main structure. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 2.6 stating that landscaping must be appropriate and compatible, must enhance its surroundings, and reflect the original historic landscaping design when appropriate.

**Task Force Recommendation:**

Install two 2' tall brick retaining walls in front of the main structure. Work completed without a Certificate of Appropriateness. Deny - Rolled lawns at the sidewalks are a character-defining feature of the neighborhood. All brick, concrete, and other hardscape is inappropriate. Brick use in these steps is inappropriate unless documentation exists that they were formerly brick. Recreate original concrete steps.

**8. 2607 STATE ST**

State Thomas Historic District  
CA145-095(JKA)  
Jennifer Anderson

**Request:**

Revise previously approved (CA134-459(MD)) roof design of main structure to include three dormers.

**Applicant:** John Armstrong

**Application Filed:** December 5, 2014

**Staff Recommendation:**

Revise previously approved (CA134-459(MD)) roof design of main structure to include three dormers. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district and inconsistent with preservation criteria Section 51P-225.109(a)(14)(A) stating that roof materials must complement the style and overall scheme of the building or structure, is not consistent with Section 51P-225.109(a)(14)(C) stating that roof patterns of a main building must be typical of the style and period of the architecture of the building and contributing structures of a similar style in the Historic Core Subdistrict, or Section 51A-4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.

**Task Force Recommendation:**

Revise previously approved (CA134-459(MD)) roof design of main structure to include three dormers. Approve - No quorum, comments only. Since this is a 1938 building and non-contributing, the three dormers requested and materials suggested are compatible with the rest of the neighborhood architecture.

**9. 6241 LA VISTA DR**

Swiss Avenue Historic District  
CA145-094(JKA)  
Jennifer Anderson

**Request:**

Install metal roof on existing rear wing of main structure.

**Applicant:** John Chamberlain

**Application Filed:** December 5, 2014

**Staff Recommendation:**

Install metal roof on existing rear wing of main structure. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because the materials proposed are not consistent with preservation criteria Section 51P-63.116(1)(N)(ii) stating that the roof materials and colors must complement the style and overall color scheme of the building or structure.

**Task Force Recommendation:**

Install metal roof on existing rear wing of main structure. Approve with the condition that applicant submits specifications for all roof material and color is appropriate on metal roof of existing rear wing of main structure.

**10. 5640 SWISS AVE**

Swiss Avenue Historic District  
CA145-079(JKA)  
Jennifer Anderson

**Request:**

1. Install skylights in porte cochere.
2. Install roof tile on port cochere to match roof tile on main structure.
3. Install driveway on southwest side of main structure.

**Applicant:** John Chamberlain

**Application Filed:** December 5, 2014



**Staff Recommendation:**

1. Install skylights in porte cochere. Deny - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-63.116(1)(N)(v) stating that skylights are only permitted in the rear 50% of the roof of a main building on an interior lot or the roof of an accessory building in the rear yard.
2. Install roof tile on port cochere to match roof tile on main structure. Approve with conditions - Approve proposed work with the condition that the tile is an exact match to the existing tile on main structure in material, color, profile, and dimension. The work is consistent with preservation criteria Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
3. Install driveway on southwest side of main structure. Deny without prejudice - The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 51P-63.116(2)(G)(ii)(aa) stating that the maximum permitted width of a driveway in front yard is 10 feet.

**Task Force Recommendation:**

1. Install skylights in porte cochere. Deny without prejudice - Per Section 51P-63.116(1)(N)(v).
2. Install roof tile on port cochere to match roof tile on main structure. Approve.
3. Install driveway on southwest side of main structure. Deny without prejudice - Per Section 51P-63.116(2)(G)(ii).

**11. 218 N CLIFF ST**

Tenth Street Historic District  
CD145-010(MD)  
Mark Doty

**Request:**

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

**Applicant:** City Attorney's Office

**Application Filed:** December 4, 2014

**Staff Recommendation:**

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

**Task Force Recommendation:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support demolition. Salvage material to use on other projects.

**12. 230 S CLIFF ST**

Tenth Street Historic District  
CD145-009(MD)

**Request:**

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



Mark Doty

**Applicant:** City Attorney's Office  
**Application Filed:** December 4, 2014  
**Staff Recommendation:**

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

**Task Force Recommendation:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support initial suspension.

**13. 1419 PLUM ST**

Tenth Street Historic District  
CD145-008(MD)

Mark Doty

**Request:**

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

**Applicant:** City Attorney's Office  
**Application Filed:** December 4, 2014

**Staff Recommendation:**

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

**Task Force Recommendation:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support initial suspension.

**14. 1030 E 9TH ST**

Tenth Street Historic District  
CD145-007(MD)

Mark Doty

**Request:**

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

**Applicant:** City Attorney's Office  
**Application Filed:** December 4, 2014

**Staff Recommendation:**

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

**Task Force Recommendation:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support initial suspension.

**15. 1107 E 11TH ST**

Tenth Street Historic District  
CD145-003(MD)  
Mark Doty

Initial Suspension

**Request:**

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

**Applicant:** City Attorney's Office

**Application Filed:** November 6, 2014

**Staff Recommendation:**

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

**Task Force Recommendation:**

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

**16. 2830 TANNER ST**

Wheatley Place Historic District  
CD145-005(MD)  
Mark Doty

**Request:**

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

**Applicant:** City Attorney's Office

**Application Filed:** December 4, 2014

**Staff Recommendation:**

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

**Task Force Recommendation:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support initial suspension.

**17. 2835 TANNER ST**

Wheatley Place Historic District  
CD145-006(MD)  
Mark Doty

**Request:**

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

**Applicant:** City Attorney's Office

**Application Filed:** December 4, 2014

**Staff Recommendation:**

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

**Task Force Recommendation:**

Demolish a residential structure 3,000 square feet or less pursuant

to a court order (51A-4.501(i) of the Dallas City Code). No quorum.  
Comments only. Support initial suspension.

**18. 115 S CLINTON AVE**

Winnetka Heights Historic District  
CA145-086(MD)  
Mark Doty

**Request:**

Remove door on front facade and replace with window.

**Applicant:** Issac Martinez

**Application Filed:** December 4, 2014

**Staff Recommendation:**

Remove door on front facade and replace with window. Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state the total number of door openings in the front facade must be equal or greater than the total number of original door openings in that facade. Preservation criteria Section 51P-87.111(a)(17)(A). Secretary of the Interiors Standard #3.

**Task Force Recommendation:**

Remove door on front facade and replace with window. Approve with conditions - Applicant may replace existing adjacent door with a window.

**19. 215 S. Clinton Avenue**

Winnetka Heights Historic District  
CA134-510(MD)  
Mark Doty

**Request:**

Remove side door, sidelights, and concrete porch on cornerside facade and install 117 wood siding. Work completed without a Certificate of Appropriateness.

**Applicant:** Triple J Construction

**Application Filed:** August 7, 2014

**Staff Recommendation:**

Remove side door, sidelights, and concrete porch on cornerside facade and install 117 wood siding. 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 inconsistent with the preservation criteria that state all windows, doors, and lights in the side facades of the main building must be typical of the style and period of the building. Preservation criteria Section 51P-87.117.3 (a)(17)(F)(iii).

**Task Force Recommendation:**

Remove side door, sidelights, and concrete porch on cornerside facade and install 117 wood siding. Work completed without a Certificate of Appropriateness. Deny without prejudice - Vote 3:2. For - Cummings, Hall, Roy. Against - Russo, Pena. Reason for opposition: We feel the Applicant made a good case for this opening not being original to the house and considering that and the hardship on Owner for replacing the opening we feel they shouldn't (be) req'd to reinstall.

**20. 114 S WILLOMET AVE**

Winnetka Heights Historic District  
CA145-085(MD)  
Mark Doty

**Request:**

Install nine vinyl windows on south and east second floor facades.

**Applicant:** Norma Gutierrez

**Application Filed:** December 4, 2014

**Staff Recommendation:**

Install nine vinyl windows on south and east second floor facades.

Remanded back to Landmark Commission

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 the preservation criteria that state windows must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(17)(F)(iii).

**Task Force Recommendation:**

Install nine vinyl windows on south and east second floor facades.  
Deny without prejudice - Vinyl windows denied without prejudice.

**OTHER BUSINESS ITEMS:**

1. Minutes from December 1, 2014 Meeting

**ADJOURNMENT**

**DESIGNATION COMMITTEE:**

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, January 21, 2015, 5:45 p.m., at the Wilson House Dining Room (Preservation Dallas), 2922 Swiss Avenue.

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

**EXECUTIVE SESSION NOTICE**

*The Commission may hold a closed executive session concerning one or more of the following topics:*

- a. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act; [Texas Government Code §551.071]*
- b. deliberating the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.072]*
- c. 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; [Texas Government Code §551.073]*
- d. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to the hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation requests a public hearing; or [Texas Government Code §551. 074]*
- e. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Texas Government Code §551.076]*
- f. 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. [Texas Government Code §551. 086]*



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**LANDMARK COMMISSION****JANUARY 5, 2015**

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FILE NUMBER:  
LOCATION: 115 S. Clinton Ave.  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty  
DATE FILED: December 16, 2014  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0046.00

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**APPLICANT/OWNER:** Isaac Martinez

**REQUEST:**

Waiver of the one-year waiting period in order to submit an application to consider removal of a door and installation of a new door previously denied with prejudice by Landmark Commission.

**BACKGROUND / HISTORY:**

12/3/2012 – Landmark Commission denied without prejudice a new side and rear addition. (CA123-082(CH)).

3/4/2013 – Landmark Commission approved new porch ceiling material and moving an existing chimney (CA123-271(MD)).

9/2/2014 – Landmark Commission approved a new wood vent in gable, rear addition, garage and tree planting in front yard. (CA134-535(MD)).

11/3/2014 – Landmark Commission denied removal of pair of French doors and installation of a new door and sidelights, and approved new paint colors. (CA145-022(MD)).

**ANALYSIS:**

The Applicant is requesting a waiver to the one year wait period, which is allowed per the Dallas Development Code, for the proposal to remove the French doors denied on November 3, 2014. Although the Applicant has provided additional information from his Contractor regarding the doors (MISC 1-3 and 1-4), Staff does not believe that is sufficient to show the current doors are not original to the structure. Therefore, Staff is recommending denial of the one year waiver.

**STAFF RECOMMENDATION:**

Waiver of the one-year waiting period in order to submit an application to consider removal of a door and installation of a new door previously denied with prejudice by Landmark Commission.– Deny.



**APPLICATION FOR WAIVER OF ONE YEAR WAITING PERIOD**

C A File No. CA145-022 (MD)

Location 415 S. Clinton Dallas, TX 75208

Date of last Landmark Commission Action November

Applicant's Name, Address & Phone Number

Isaac Martinez 211 N. Edgefield Dallas, TX 75208 phone number: 214-621-8455

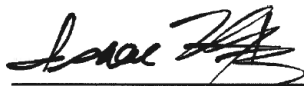
Property Owner's Name, Address and Phone No. , if different from above  
Same as above

State briefly change of circumstances since the last hearing that would warrant reconsideration of another request in less than one year.

Replacement door was denied due to lack of information for replacement.

The door was taken apart carefully and reviewed and it was determined that it was an interior door.

Also safety is of concern because of the layout of the house.



Applicant's Signature

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DEC 16 2014

2014



Owner's Signature (if individual) or  
Letter of Authorization (from corporation/partnership)

Date Received December 16, 2014

## Doty, Mark

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**From:** Isaac Martinez  
**Sent:** Thursday, December 04, 2014 10:19 AM  
**To:** Doty, Mark  
**Subject:** 115 S Clinton - CA  
**Attachments:** IMG\_9499.JPG; IMG\_9501.JPG; IMG\_9519.JPG; IMG\_9506.JPG; ca.pdf

My name is Dustin Lauderdale. I am the owner of a custom home building company named 2L Homes. Our specialty has been homes in Conservation and Historic Districts. Therefore we build and remodel period specific homes. We do this because we enjoy building and refurbishing in the classic styles and it is our passion to be accurate.

In regards to the house at 115 S. Clinton in Oak Cliff Winetka Heights Historic District. It is my professional opinion after examining this house and specifically the "front doors" that this was originally built as a Craftsman home. This is also what you show as it style in the District. As a craftsman style home it would have been built with very craftsman details. One of the iconic things about craftsman homes is the use of solid wood doors with a dintel shelf and usually 3 or 6 panes of glass that are located above the dintel shelf in the upper 3rd of the door. This could have been accompanied by a side light which would have been approximately half the door width and in the same style. Or 2 side lights one on each side.

The door in question is a set of "French Doors" that is currently being used as one of the front doors. This in my opinion would not have been original. The original architect and builders would not have used French doors in their design of a Craftsman Home. If we research the genre of Craftsman style homes we find that they are the American equivalent of Tudor style homes. Tudor homes are from England and they are a backlash against the very precise and machine (newly from the industrial revolution) driven homes that preceded them in Europe. These were styles that harkened back to hand crafted and design driven workmanship. French doors were apart of that European precision motif at the time.

This particular door is not even an exterior French door. It is not an appropriate depth or size to be one. This doors depth is slightly more than 3/4". This alone makes this not an exterior door. French doors that are interior doors such as a parlor door are of a slightly different design than exterior French doors. The lower sash is generally 1 foot to 18 inches tall prior to the panes of glass starting. This was for strength and safety (this doors sash is roughly 8"). The embedded locks would have more strength with more wood material there. Furthermore, in examining this door the threshold is not built as one piece to this door. It does not even match the width of the door frame and jamb. This is highly unusual in any exterior door. All of these things lead me to the point that this was a French parlor door that someone after the finished construction of this house used to change the front door. They built their own door frame and jamb and threshold so that it could function as an exterior door. They utilized a traditional French door header lock but because they built the frame incorrectly does not even ascend into the header itself but instead has been modified to be screwed onto the trim pieces of the door.

In driving this neighborhood and surrounding areas I have found zero other instances where a French door was used as a front door on a Craftsman home. Which is further evidence that this door was not original.

There is another concern to this door. Because of the poor design by the person who installed this door as a front door it is very unsafe. It would take next to no pressure to jolt these doors open. The locking mechanism offers no help and in essence only holds the door shut from wind which is what the door knob and plungers job is. This door offers no protection from intruders and in fact this is the point of entry I believe they would

choose. They would recognize its vulnerabilities and know it was the easiest entry point.

In conclusion by replacing this door with a period specific door that would match the Craftsman style and therefore be restoring this home back to its original design. It would enhance the historic districts original period designs and remove this non original door making the neighborhood more accurate. Also and this is my main concern it will be a vast improvement in safety. We all know that crime is a huge problem in the USA right now and it is only increasing. No neighborhoods or communities are insulated from this epidemic. And oak cliff specifically has many area directly surrounding it that are tougher and tougher neighborhoods. As a builder it is my first goal to make sure that the homes I build are safe from an industry standard point of view. I think it should be all communities desire for this. As neighbors we need to be looking out for each other no matter which community we live in. It makes the whole community stronger if homes that are seen as easy targets are made safer. Direct neighbors will be safer and less likely to become targets as well.

Thank you for listening and for your time.

Dustin Lauderdale

2L Homes, LLC



East elevation.



**LANDMARK COMMISSION****JANUARY 5, 2015**

FILE NUMBER: CA145-088(JKA)  
LOCATION: 5812 La Vista Court  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 14  
ZONING: MF-2(A)

PLANNER: Jennifer Anderson  
DATE FILED: December 4, 2014  
DISTRICT: Edison/La Vista  
MAPSCO: 36-X  
CENSUS TRACT: 0011.01

**APPLICANT:** John Narusis

**OWNER:** JOHN S & SHERRIE K NARUSIS

**REQUEST:** Remove tree in rear of main structure. Work completed without a Certificate of Appropriateness.

**ANALYSIS:** The applicant is not sure of the tree species, but stated that the tree became unstable and had to be removed because it was leaning on nearby power lines. Staff has determined that the completed work meets the preservation criteria and City Code.

**STAFF RECOMMENDATION:** Remove tree in rear of main structure. Work completed without a Certificate of Appropriateness – Approve – The completed work is consistent with preservation criteria Section 2.8 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:** Remove tree in rear of main structure. Work completed without a Certificate of Appropriateness – Approve.

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

CA 145 - 088 [JKA]  
Office Use Only

Name of Applicant: John Narusis  
Mailing Address: 6915 Coronado Ave  
City, State and Zip Code: Dallas, TX 75214  
Daytime Phone: 214-437-7374 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Self

PROPERTY ADDRESS: 5812 La Vista Court  
Historic District: Edison / La Vista Court

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

**PROPOSED WORK:**

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

Remove dead tree from back yard - see attached

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DEC 16 2014  
Current Planning

Signature of Applicant: John Narusis Date: 16 Nov 2014  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

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

**OTHER:**

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

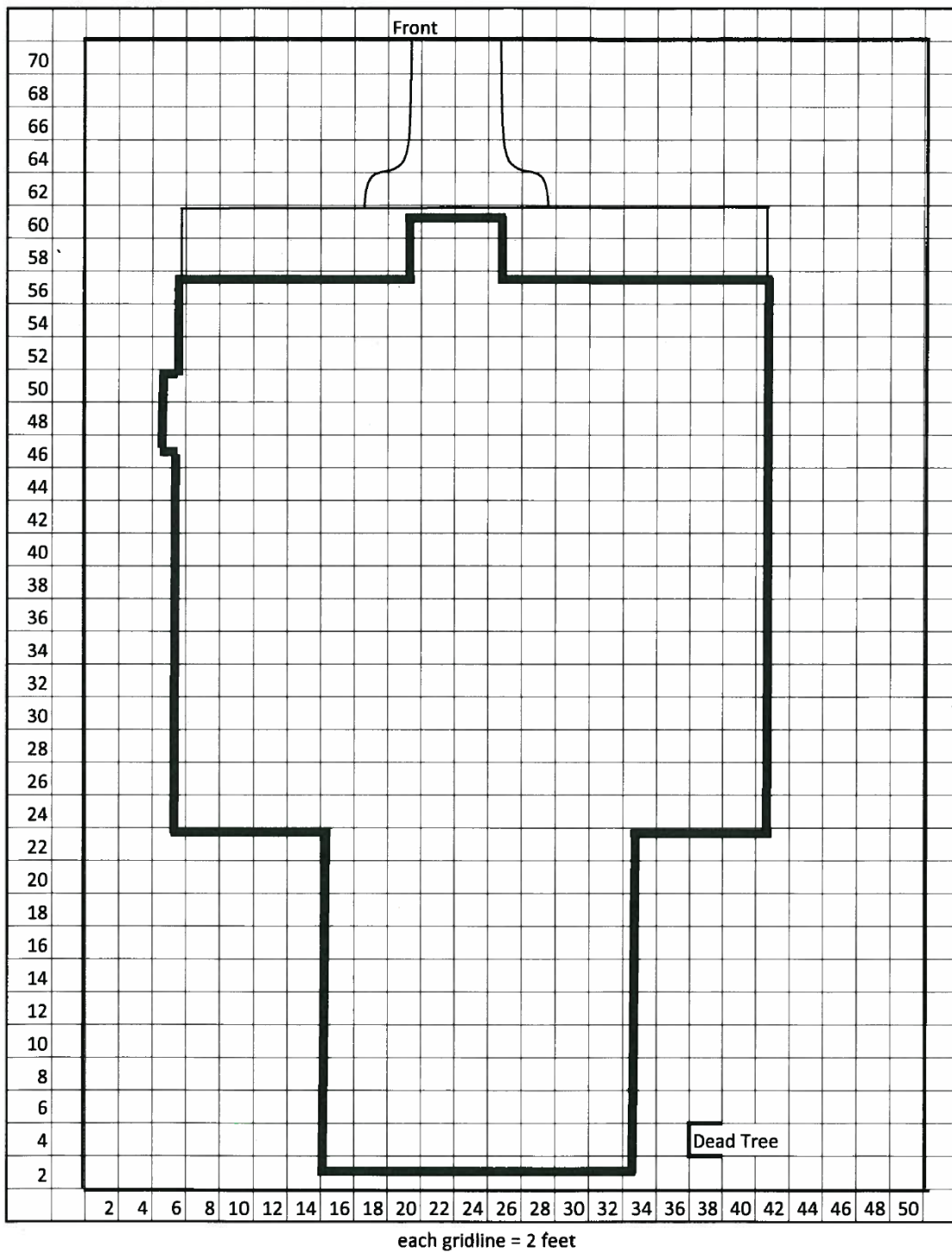
Historic Preservation  
Rev. 111408







5812 - 5814 La Vista Court  
Edison/La Vista Court Historic District



5812 La Vista Court

Remove Dead Tree

There is a tree in the back yard that is completely dead. The only thing keeping it from falling over are the power lines and cable lines. I would like to remove it.



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

DATE: 12/10/14

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: John Narusis

Address: 5812 LA VISTA (Edison-La Vista)

Date of CA/CD Request: 12/04/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

**Task force members present**

<input checked="" type="checkbox"/> Norman Alston (Chair)	<input checked="" type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (Peak's Alternate)
<input checked="" type="checkbox"/> Michael Karnowski	<input type="checkbox"/> Kathy Finch	<input type="checkbox"/> VACANT (Edison/LaVista Alt.)
<input checked="" type="checkbox"/> Renee Manes	<input type="checkbox"/> Jennifer Hidden	

Ex Officio staff members present ☒ Jennifer Anderson

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

Maker: *Anderson*

2<sup>nd</sup>: *Manes*

Task Force members in favor: *Unanimous Approval*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *12/10/2014*

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

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



## LANDMARK COMMISSION

JANUARY 5, 2015

FILE NUMBER: CD145-012(JKA)  
LOCATION: 4949 Swiss  
STRUCTURE: Accessory, Contributing  
COUNCIL DISTRICT: 2  
ZONING: PD No. 63

PLANNER: Jennifer Anderson  
DATE FILED: December 4, 2014  
DISTRICT: Swiss Avenue  
MAPSCO: 46-B  
CENSUS TRACT: 0014.00

**APPLICANT:** Cameron King

**OWNER:** CAMERON W KINVIG

**REQUEST:** Demolish accessory structure in rear of the main structure using the standard "imminent threat to public health and safety."

**BACKGROUND:** The current owner took possession of the property in 2011. The previous owner had received numerous citations for the accessory structure, which was damaged in a fire in 1960 and not stabilized or repaired since that incident. A full detail on the background of the structure is included in the applicant's submitted materials.

**ANALYSIS:** Staff believes that the structure has been allowed to deteriorate to a degree that renovation is not a viable option since the homeowners have indicated they cannot afford to mitigate the structure within a reasonable time frame. Therefore, staff is recommending approval of the demolition request. The applicant stated that he plans to salvage all historic materials possible (including brick, doors, windows) in order to replicate the structure at a later date, and was amicable to Task Force's request to have an architect fully document the building. The proposed demolition meets City Code using the "imminent threat to public health and safety" standard.

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

**TASK FORCE RECOMMENDATION:** Demolish accessory structure in rear of the main structure using the standard "imminent threat to public health and safety" – Approve with Conditions – Demolish accessory structure with the condition that as much of the

original material as possible be salvaged and that the original accessory structure is documented prior to demolition.



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

CD 145 - 012 (JKA)  
Office Use Only

1. Name of Applicant: Cameron Kinvig

MAILING Address: 4949 Swiss Ave City Dallas State TX Zip 75214  
Daytime Phone: 303-550-2573 Fax: 281-759-1246

Relationship of Applicant to Owner: one in the same

ADDRESS OF PROPERTY TO BE DEMOLISHED: 4949 Swiss Ave, Dallas TX Zip 75214  
Historic District: Swiss Avenue Historic District

**Proposed Work:**

2. Indicate which 'demolition standard(s) you are applying:

☐ Replace with more appropriate/compatible structure

☐ No economically viable use

☒ Imminent threat to public health / safety

☐ Demolition noncontributing structure because newer than period of significance

☐ Intent to apply for certificates of demolition pursuant to 51-A-4.501(I) of the Dallas City Code;

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

3. Describe work and submit required documents for the demolition standard you are applying:

(please see attached checklist)

The existing accessory structure is collapsing upon itself due to not being protected from external weather elements as time goes on. Repairing the existing structure will cost more than to demolish it and build a new replacement. At this time it is not decided what will be built back. Whatever will be built back in the future will comply with requirements of this historic district and the City of Dallas, Texas. Now the structure is not safe and causes a threat to public health and safety should someone enter the structure without knowledge of this fact. Whether it be a child, homeless person or any person just wondering onto the property.

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4208 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**RECEIVED BY**

5. Signature of Owner: \_\_\_\_\_ Date: 11/26/14

**DEC 24 11:11**

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

**Current Planning**

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

Date \_\_\_\_\_

**Sustainable Development and Construction**

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

**Certificate for Demolition & Removal**

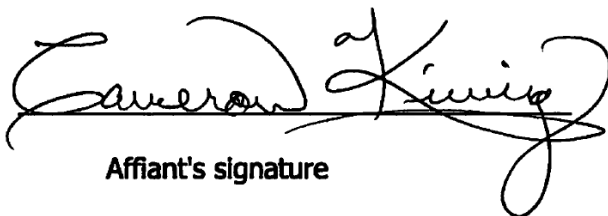
**City of Dallas**

**Historic Preservation**

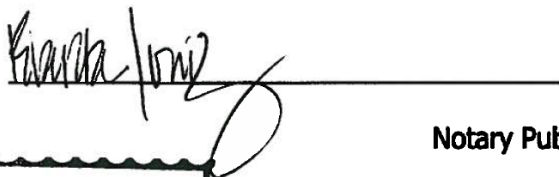
Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

### Affidavit

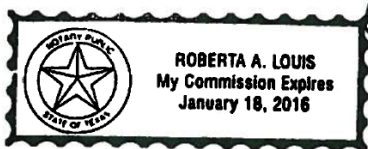
Before me the undersigned on this day personally appeared  
CAMERON KINVIG who on his or her oath certifies that  
the statements contained in the application for a certificate of demolition  
and removal are true and correct to the best of his or her knowledge and  
that he or she is the owner, principle, or authorized representative of the  
subject property.

  
Affiant's signature

Subscribed and sworn to before me this 31st day of November, 2014



Notary Public







Top: Front façade of main structure.  
Bottom: View of accessory structure from N. Collette Avenue.





*Front elevation*

Accessory structure, current condition

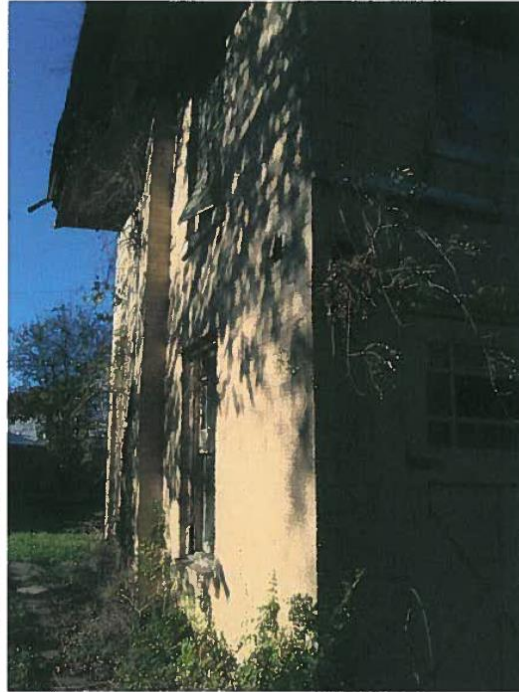
CD145-012(JKA)

C2-6

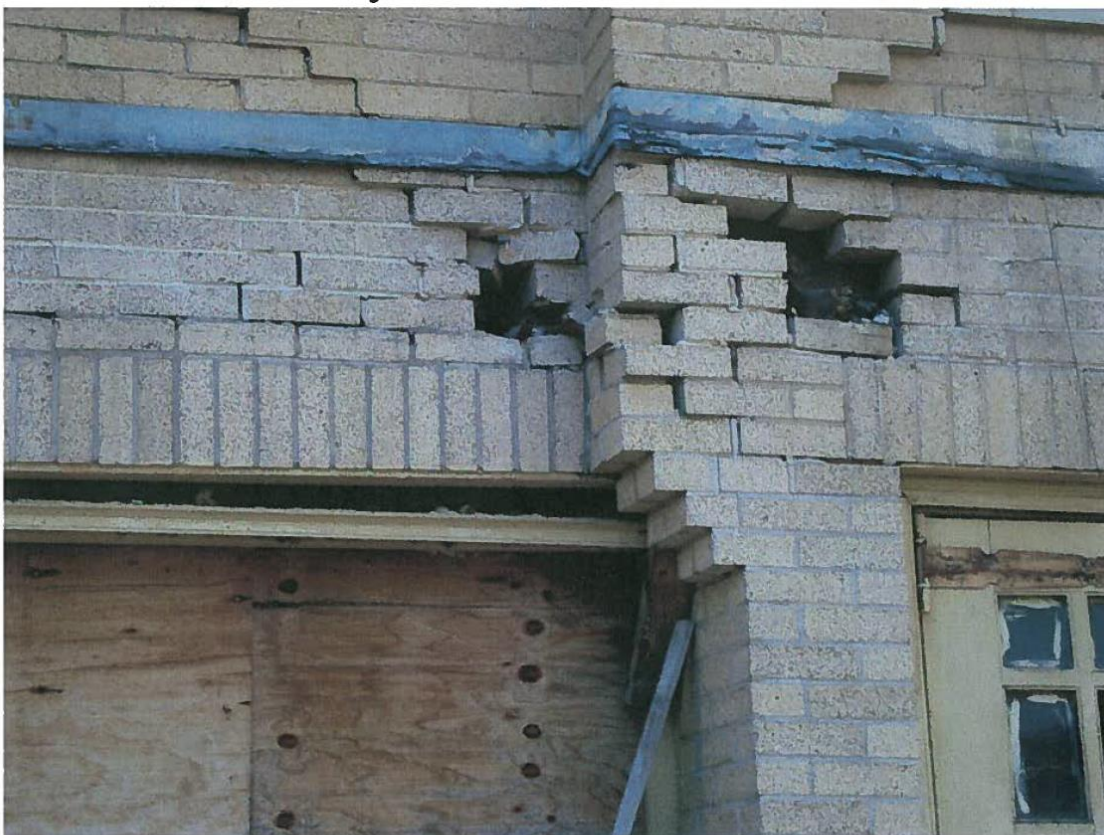




*Front elevation wall alignment*



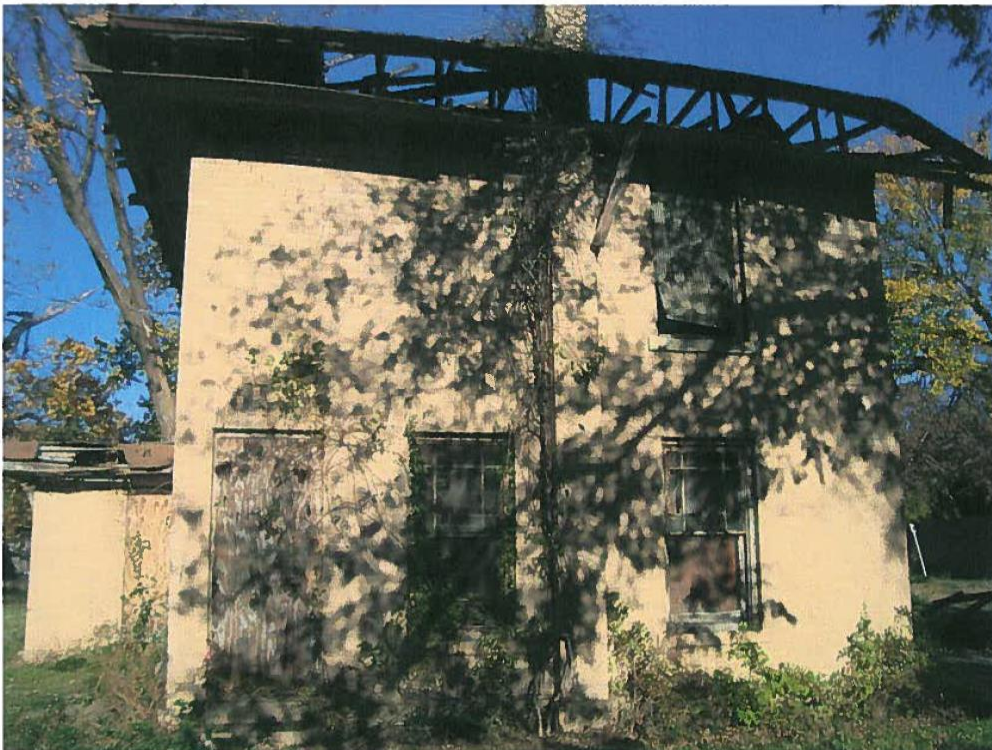
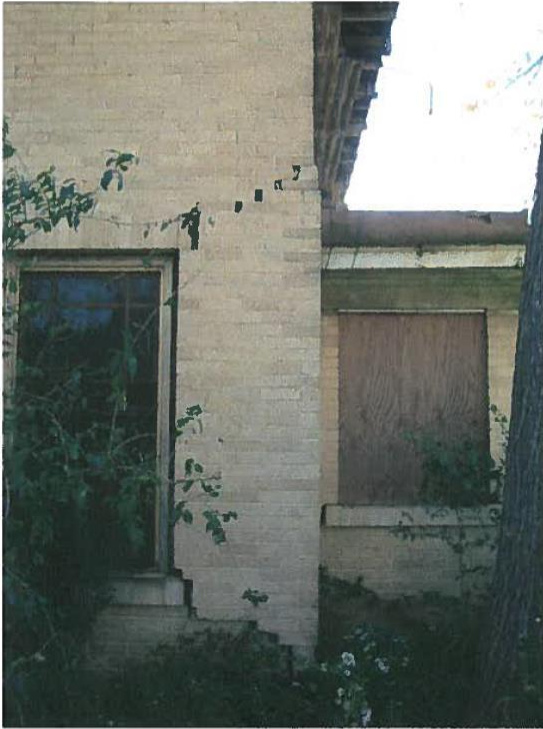
*Chimney*



*Detail above doors*

Accessory structure, current condition





*Side elevation inside lot*

Accessory structure, current condition





*Elevation facing side street of corner lot*



*Rear elevation*

Accessory structure, current condition



*Interior showing joist failure of second floor framing.*

**4949 Swiss Ave Carriage House pictured November +December 2014**



Accessory structure, current condition



**Anderson, Jennifer**

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**From:** Sam Bebeau [REDACTED]  
**Sent:** Thursday, December 04, 2014 5:23 PM  
**To:** Anderson, Jennifer  
**Subject:** Fwd: 4949 Swiss Ave Submission Request for Demolition of Carraige House  
**Attachments:** 4949 Swiss Avenue Survey.pdf; ATT00001.htm

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jennifer,

Please find a survey performed in 2011. See Cameron Kinvig's explanation of when he bought the home and what has transpired since the fire of 1960. Please let me know if this will suffice or if I need to place this on a letter head ?

Also please advise as to the location of the meeting with the task force that the home owner would like to attend, to answer any questions that may arise.

I will load the photographs to the drop box in larger file sizes for your use.

Thank you!

Sam Bebeau

**From:** Cameron Kinvig [REDACTED]  
**Date:** December 4, 2014, 3:25:31 PM CST  
**To:** Sam Bebeau [REDACTED]  
**Cc:** Natalie Bodak [REDACTED]  
**Subject:** Re: 4949 Swiss Ave Submission Request for Demolition of Carraige House

Attached is the Survey Sam.

I closed on the home on August 25, 2011, and did not move in to the home until August 29, 2012. I've lived in the home for approximately 2 years. Upon purchase, the home had no running water, no working sewer system, had approximately 4,000 square feet of collapsing ceilings, original and potentially unsafe electrical, no heat, no air conditioning, no functional kitchen, no functional bathrooms, and several very large (larger than a basketball) holes in various parts of the roof, causing substantial water ingress in almost every portion of the home.

After purchasing the home I inquired of several architects / engineers (including yourself), and Carolyn Horner at the City of Dallas, and was told that the garage structure was in such a terrible state of repair that it could not be saved, that it was a danger to public health and safety, and that it would have to be demolished. I also consulted with Alpha Foundation Repair, and was told that the accumulated damage to the foundation from years of neglect made the foundation unrepairable and unsafe, and would require a total demolition and re-build to make the structure safe. Because of this, I focused my resources / energies on stabilizing the home itself to insure that it did not deteriorate further, as it was at a

Statement from applicant re: background of the accessory structure (p. 1 of 2)



juncture where more deterioration would cause material damage to the structure. Now that the home structure has been largely stabilized, and is no longer in danger of deterioration / collapse, I want to focus on demolishing the garage structure, which has been a priority all along, just not as urgent as trying to save the home.

The prior owner (the family of Mary Ellen Bendtsen--which owned the property from 1949 until I purchased it in late 2011) did very little repair / maintenance at the property during their time of ownership. According to records and family recollections, the garage burned in 1960 due to a toaster catching fire in the garage apartment. The fire gutted the entire second floor of the garage, and essentially destroyed the roof and internal wooden support structure of the building. The family never attempted to repair the garage structure due to lack of funds, and so the structure continued to deteriorate for the next 54 years, largely untouched. During this time the brick cladding separated from the burned and rotting wooden support structure and the entire structure began to collapse, culminating with the total collapse of the roof. The city issued citations to the prior homeowner during their time of ownership, but nothing was done to ultimately require the homeowner to repair the structure. Because of this, the garage structure has deteriorated to the point of collapse. Despite three years of trying, I cannot get any homeowners insurance that will cover the garage structure, and every agent that has seen the structure states that it is uninsurable.

We ultimately plan to build a garage / carriage house structure in the same location as the current garage is located (of approximately the same size and on the same footprint) but do not plan to commence construction of the replacement structure until we are finished renovating the home itself.

Please let me know if you need additional information. Also, please let me know when and where the Taskforce plans to meet on December 9, as Natalie or myself would like to attend that meeting.

Thank you much for your time and efforts!

Cameron

**MB/ASSOCIATES** 2700 Live Oak St. #204, Dallas, Texas 75204/ 214 824 0855

12/2/14

Historic Preservation  
Sustainable Development and Construction Department  
City Hall, Room 5BN  
1500 Marilla Street  
Dallas, Texas 75201  
(214) 670-4209  
**ATTN: Swiss Avenue Historic District –of “The Dallas Landmark Commission”**  
**City representative Jennifer Anderson**  
**RE: 4949 Swiss Avenue, Dallas, TX 75214 Demolition Request of Accessory**  
**Building-Carriage House**

Dear Jennifer,

In representing Cameron Kinvig the homeowner we are requesting the approval of the “The Dallas Landmark Commission” for the home at 4949 Swiss Avenue to demolish the accessory building Carriage House detached and behind the main House on the property.

This building has deteriorated over many years when the prior property owner was unable to maintain and repair the building after a 1960 fire occurred in the interior that damaged the first / second floor and roof joists/truss system which compromised the wood frame structural system. The exterior brick veneer now supports itself for the most part from the cracked foundation and is cracked at mortar joints and leans out not in line anymore with its designed vertical position above building foundation and perimeter footprint.

The structure is not safe and continues to collapse in unpredictable places as the weather elements come into contact with the building interior elements that have not been protected by the roof or exterior envelope for years. Considering imminent threat to public safety if someone were to find their way into the building, it is not safe to leave the building standing or feasible to save the building, see cost estimates.

The homeowner intends to replace the building in the future but has not decided at this time what the design of that will be. The homeowner understands that a replacement building will have to be approved by “The Dallas Landmark Commission” for this Swiss Avenue Historic District property.

Thank you for your consideration in this matter!

  
Sam Bebeau - Architect  
2700 Live Oak St. #204  
Dallas, Texas 75204 - 214 929 7849 mob

Statement from architect.

**CostWorks 2014 - 4949 Swiss, Dallas, Texas - Repair and Restoration**

**12-2-2014**

Qty	CSI Number	Description	Unit	Bare Mat.	Bare Labor	Bare Equip.	Total	Total Incl. O&P	Zip Code
4.000	02411 919 0725	Crane, Scaffold & Disposal	Week	2,440.00	0.00	0.00	2,440.00	2,700.00	75214
21.860	01542 370 0090	Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, Scaffold, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to 5 stories, excl. planks	C.S.F.	0.00	1,989.26	0.00	1,989.26	3,038.54	
21.860	01542 370 0906	Scaffolding, steel tubular, regular, rent/month only for complete system for face of walls, 6'-4" x 5' frames, excl. planks	C.S.F.	765.10	0.00	0.00	765.10	841.61	
50.000	01542 370 2850	Scaffolding, steel tubular, regular, accessory, plank, rent/mo, 2" x 10" x 16' long	Ea.	300.00	0.00	0.00	300.00	330.00	
50.000	01542 370 5700	Scaffolding, planks, labor only to install & remove, 2"x10"x16", up to 50' high	Ea.	0.00	502.50	0.00	502.50	772.50	
2.000	01541 950 0300	Crane crew, daily use for small jobs, 40-ton truck-mounted hydraulic crane, portal to portal	Day	0.00	526.00	2,500.00	3,026.00	3,550.00	
1,125.000	07050 510 3180	Selective Demolition & Brick removal	S.F.	0.00	596.25	0.00	596.25	922.50	
1,125.000	06050 510 6094	Selective demolition, thermal and moisture protection, roofing, asphalt shingles, 2 layers	S.F.	0.00	371.25	0.00	371.25	573.75	
10.000	06050 510 5687	Selective demolition, wood framing, ridge board, 1" x 8" pitch, 2" x 6", 24" O.C.	L.F.	0.00	4.70	0.00	4.70	7.20	
1,125.000	06050 510 5688	Selective demolition, wood framing, rafters, 6/12 - 8/12	S.F.	0.00	393.75	0.00	393.75	618.75	
2.000	06050 510 7050	Selective demolition, wood framing, trusses, 12' span	Ea.	0.00	29.88	0.00	29.88	33.20	
44.000	04050 510 2100	Selective demolition, masonry, columns, hard mortar, 16" x 16"	V.L.F.	0.00	576.40	0.00	576.40	902.00	
1,756.000	04050 510 5020	Selective demolition, masonry, veneers, brick, hard mortar, remove	S.F.	0.00	2,581.32	0.00	2,581.32	3,968.56	
1.000	08050 510 0200	Door demolition, exterior door, single, 3' x 7' high, 1-3/4" thick, remove	Ea.	0.00	10.70	0.00	10.70	16.65	
6.000	08050 510 3500	Door demolition, special doors, swing, residential, 4' x 7' high, remove	Ea.	0.00	321.00	0.00	321.00	498.00	
17.000	08050 520 2020	Window demolition, wood, to 25 S.F., remove old window	Ea.	0.00	161.50	0.00	161.50	248.20	
1,560.000	09050 510 1000	Ceiling demolition, plaster, lime and horsehair, on wood lath, remove	S.F.	0.00	795.60	0.00	795.60	1,216.80	
5,250.000	09050 530 3000	Walls and partitions demolition, plaster, lime or horsehair, on wood lath	S.F.	0.00	2,310.00	0.00	2,310.00	3,570.00	
1.000	26050 510 0010	Electrical, demolition	L.S.	0.00	585.00	0.00	585.00	650.00	
5.000	22050 510 0010	Fixture, plumbing, selective demolition	L.S.	0.00	535.50	0.00	535.50	595.00	
1,560.000	09050 520 3400	Flooring demolition, wood strip flooring, interior, 2-1/4" x 25/32" thick	S.F.	0.00	1,060.80	0.00	1,060.80	1,638.00	
1.000	24313130020	Foundation Demolition and Replacement	Total	0.00	0.00	0.00	0.00	9,800.00	
43.320	30505100060	Building raise and reset on new foundation	C.Y.	0.00	2,404.26	625.97	3,030.23	4,418.64	
		Selective concrete demolition, reinforcing 1" - 2% of cross-sectional area, break up into small pieces, excludes shoring, bracing, saw or torch cutting, loading, hauling, dumping							

Repair and restoration cost analysis

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# Repair and restoration cost analysis

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1.000 33053404050	Concrete slab and piers, structural concrete, in place, foundation (3000 psi), over 20 C.Y., includes forms (4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	L.S.	4,857.38	9,020.84	325.00	14,203.22	15,781.36
0.650 06111 036 1300	<b>Framing</b> Soffit and canopy framing, 1" x 4"	M.B.F.	926.25	1,072.50	0.00	1,998.75	2,681.25
2.700 06111 030 7300	Wood framing, roofs, hip and valley rafters, to 4 in 12 pitch, 2" x 6"	M.B.F.	1,566.00	1,755.00	0.00	3,321.00	4,455.00
0.420 06111 030 7600	Wood framing, roofs, hip and valley jacks, to 4 in 12 pitch, 2" x 8"	M.B.F.	275.10	319.20	0.00	594.30	798.00
0.070 06111 030 7840	Wood framing, roofs, ridge boards, #2 or better, 1" x 8"	M.B.F.	127.75	92.75	0.00	220.50	283.50
1,125.000 06163 310 0050	Board sheathing, roof, laid diagonal, 1" x 6"	S.F.	1,991.25	855.00	0.00	2,846.25	3,521.25
1.000 06111 024 0000	Wood framing, miscellaneous	L.S.	1,710.00	6,840.00	0.00	8,550.00	9,500.00
18.000 07261 010 2400	Vapor retarders, building paper, waterproofed kraft with sisal or fiberglass fibers, minimum	Sq.	207.90	109.80	0.00	317.70	396.00
1,756.000 04013 020 0320	<b>Brick</b> Cleaning masonry, heavy restoration, heavy soil, biological and mineral staining, paint, by chemical, high pressure wash, brush and rinse, excludes scaffolding	S.F.	772.84	5,232.88	0.00	6,005.52	8,850.24
44.000 04211 315 0100	Brick, chimney, one 8" flue, 16" x 16", excludes foundation, scaffolding, grout and reinforcing, see division 03310 for foundations, add to prices	V/L.F.	1,122.00	902.00	0.00	2,024.00	2,596.00
1,756.000 04211 313 2000	Brick veneer masonry, standard brick, select common, running bond, truckload lots, 6.75/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing	S.F.	7,954.68	7,217.16	0.00	15,171.84	19,755.00
12.900 07311 310 0825	<b>Roofing</b> Asphalt shingles, #30 felt underlayment	Sq.	128.36	43.60	0.00	171.96	215.43
12.900 07311 310 0450	Asphalt shingles, premium, laminated multi-layered shingles, class A, 280-300 lb/sq, 4 bundles/sq	Sq.	1,960.80	722.40	0.00	2,683.20	3,379.80
2.000 23372 310 3000	Vents, chimney caps, roof jacks, etc. galvanized	Ea.	350.00	900.00	0.00	1,125.00	1,250.00
14.000 08521 040 0300	<b>Windows &amp; Doors</b> Windows, wood, casement, cypress, custom glass, 2'-4" x 5'-0" high, incl. frame, screens and grilles	Ea.	12,460.00	756.00	0.00	13,216.00	14,980.00
1.000 08521 040 0290	Windows, wood, casement, cypress, custom glass, 6'-4" x 4'-7" high, incl. frame, screens and grilles	Ea.	1,175.00	24.00	0.00	1,199.00	2,600.00
2.000 08521 040 0270	Windows, wood, casement, cypress, custom glass, 2'-6" x 2'-6" high, incl. frame, screens and grilles	Ea.	1,110.00	39.10	0.00	1,149.10	1,290.00
240.000 08526 610 0020	Screens, wood, over 3 SF, 3/4" frames	S.F.	1,224.00	273.60	0.00	1,497.60	1,764.00
1.000 08161 410 0030	French exterior door, maple, 1-3/4", 3'-0" x 6'-8", with glass lites	Ea.	695.00	37.50	0.00	732.50	830.00
4.000 08361 320 0050	Doors, residential, garage, hinged, wood, custom, double, 8' x 7', incl. hardware refinish, excl. frame	Ea.	3,228.75	5,986.25	0.00	9,225.00	10,250.00
2.000 08361 320 0070	Doors, residential, garage, hinged, wood, custom, double, 12' x 7', incl. hardware refinish, excl. frame	Ea.	4,795.50	3,334.50	0.00	5,130.00	5,700.00
1.000 09911 380 0120	<b>Exterior Painting</b> Paints & coatings, trim, exterior, fascia, latex paint, 2 coat coverage, brushwork	L.F.	2,286.90	4,247.10	0.00	6,534.00	7,260.00
17.000 09911 370 0510	Paints & coatings, exterior windows, per exterior side, 7-10 lite, brushwork, primer + 2 coats, exterior latex, based on 15 SF	Ea.	170.34	1,657.50	0.00	1,827.84	2,677.50

# Repair and restoration cost analysis

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1.000 09911 370 0370	Paints & coatings, exterior doors, panel, both sides, roll & brush, primer + 2 coats, exterior latex, incl. frame & trim	Ea.	33.90	131.00	0.00	164.90	234.00
758.000 09223 613 0100	<b>Interior Walls and Ceilings</b>						
584.000 09233 010 0300	Gypsum lath, nailed, 1/2" thick	S.Y.	1,781.30	2,061.76	0.00	3,843.06	4,964.90
174.000 09232 010 0400	Gypsum plaster, 2 coats, on walls, lath excluded	S.Y.	1,903.84	5,956.80	794.24	8,654.88	11,972.00
	Gypsum plaster, 2 coats, on ceilings, with perlite or vermiculite, lath excluded	S.Y.	567.24	2,027.10	269.70	2,864.04	3,915.00
6,822.000 99123721670	Painting walls & ceilings, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation	S.F.	1,432.62	3,411.00	0.00	4,843.62	6,617.34
1,560.000 09642 910 4000	<b>Wood Floor</b>						
	Wood strip flooring, maple, select, 25/32" x 2-1/4", excl. finish	S.F.	9,672.00	1,638.00	0.00	11,310.00	13,182.00
1,560.000 09642 910 7800	Wood strip flooring, finish, 2 coats poly, wax, hardwood, max.	S.F.	2,199.60	1,716.00	0.00	3,915.60	5,054.40
20.000 12322 310 9560	<b>Carpentry Finish &amp; Hardware restoration</b>						
1.000 06221 335 2530	Custom cabinets, rule of thumb, kitchen cabinets, excl. counters & appliances, minimum	L.F.	3,360.00	400.00	0.00	3,760.00	4,320.00
20.000 12363 310 2300	Interior trim, ceiling molding, crown, hard maple	L.S.	2,149.88	3,992.62	0.00	6,142.50	6,825.00
1.000 06111 024 0000	Countertops, built in place, ceramic tile mosaic, 25" wide	L.F.	660.00	240.00	0.00	900.00	1,100.00
1.000 87120420010	Wood trim and finish carpentry, miscellaneous	L.S.	1,023.75	1,901.25	0.00	2,925.00	3,250.00
1.000 22411 910 2300	Door hardware, lockset, knobs and trim, finish hardware	L.S.	915.75	749.25	0.00	1,665.00	1,850.00
1.000 22411 910 2300	<b>Plumbing</b>						
1.000 22411 910 9600	Bath, tub, enameled formed steel, above floor drain, 5' long	Ea.	535.00	93.00	0.00	628.00	730.00
1.000 22411 630 2200	Bath, rough-in, supply, waste and vent for all above tubs	Ea.	485.00	247.00	0.00	732.00	910.00
1.000 22411 630 2200	Sink, kitchen, counter top style, porcelain enamel on cast iron, double bowl, 32" x 21", includes faucet and drain	Ea.	340.00	107.00	0.00	447.00	535.00
1.000 22411 610 7700	Lavatory, pedestal, vitreous china, white, 24" x 20", includes trim	Ea.	395.00	77.50	0.00	472.50	550.00
1.000 22411 630 5790	Sink, kitchen, raised deck, porcelain enamel on cast iron, rough-in, supply, waste and vent	Ea.	460.00	278.00	0.00	738.00	920.00
1.000 22411 610 7990	Lavatory, pedestal, rough-in, supply, waste and vent	Ea.	470.00	310.00	0.00	780.00	985.00
1.000 22411 340 1110	Water closet, tank type, vitreous china, floor mounted, close coupled, dual flush, two piece, includes seat, supply pipe with stop	Ea.	299.00	96.50	0.00	395.50	475.00
1.000 22411 340 1980	Water closet, tank type, vitreous china, floor mounted, rough-in, supply, waste and vent, one piece	Ea.	330.00	168.00	0.00	498.00	620.00
1.000 26053 316 0000	<b>Electrical</b>						
1.000 26511 350 0000	Rough-in electrical, outlets, switches, includes 100 amp service	L.S.	4,089.60	6,134.40	0.00	10,224.00	11,360.00
1.000 26511 350 0000	Interior lighting fixtures, incl lamps, mounting hardware	L.S.	702.00	378.00	0.00	1,080.00	1,200.00
1.000 26511 350 0010	Exterior lighting fixtures, incl lamps, mounting hardware	L.S.	630.00	180.00	0.00	810.00	900.00
1.000 01741 320 0040	<b>Final clean-up</b>						
	Cleaning up, clean up after job completion, allow, max	Job	0.00	1,575.00	119.00	1,694.00	1,863.40
<b>Sub-totals</b>			<b>\$69,036.18</b>	<b>\$101,073.53</b>	<b>\$4,633.91</b>	<b>\$191,618.62</b>	<b>\$246,057.27</b>
Contractor O & P							\$35,604.44

\$21,579.22  
\$303,240.93

A & E  
TOTAL ESTIMATED RESTORATION  
Not in estimate:  
Site Work  
HVAC  
Appliances  
Water Heater

Repair and restoration cost analysis

12-3-2014

## CostWorks 2014 - 4949 Swiss, Dallas, Texas - Replace Building In-kind

Qty	CSI Number	Description	Unit	Bare Mat.	Bare Labor	Bare Equip.	Total	Total Incl. O&P	Zip Code
		<b>Brick Removal, Selective Demolition</b>							
21.860	01542 370 0090	Scaffolding, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to	C.S.F.	0.00	1,989.26	0.00	1,989.26	3,038.54	75214
21.860	01542 370 0906	Scaffolding, steel tubular, regular, rent/month only for complete system for face of walls, 6' - 4" x 5' frames, excl. planks	C.S.F.	765.10	0.00	0.00	765.10	841.61	
50.000	01542 370 2850	Scaffolding, steel tubular, regular, accessory, plank, rent/mo, 2" x 10" x 16' long	Ea.	300.00	0.00	0.00	300.00	330.00	
50.000	01542 370 5700	Scaffolding, planks, labor only to install & remove, 2"x10"x16", up to 50' high	Ea.	0.00	502.50	0.00	502.50	772.50	
44.000	04050 510 2100	Selective demolition, masonry, columns, hard mortar, 16" x 16"	V.L.F.	0.00	576.40	0.00	576.40	902.00	
1,756.000	04050 510 5020	Selective demolition, masonry, veneers, brick, hard mortar, remove	S.F.	0.00	2,581.32	0.00	2,581.32	3,968.56	
8,994.000	02421 030 0100	Deconstruction material handling, clean and stack brick on pallet	Ea.	0.00	2,878.08	0.00	2,878.08	4,407.06	
		<b>Building Demolition</b>							
100%	24116 131 0000	Building demolition, single family wood frame house, less than 1600 S.F., includes 20 mile haul, excludes salvage, foundation demolition or dump fees	Ea.	\$0.00	\$1,875.00	\$2,560.00	\$4,225.00	\$5,350.00	
43.320	03050 510 0060	Selective concrete demolition, reinforcing 1% - 2% of cross-sectional area, break up into small pieces, excludes shoring, bracing, saw or torch cutting, loading, hauling.	C.Y.	0.00	2,404.26	625.97	3,030.23	4,418.64	
43.320	31232 320 1025	Cycle hauling(wait, load, travel, unload or dump & return) time per cycle, excavated or borrow, loose cubic yards, 15 min load/wait/unload, 12 C.Y. truck, cycle 10 miles, 15 MPH, excludes loading equipment	C.Y.	0.00	119.13	309.74	428.87	524.17	
4.000	24119190725	Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week.	Week	2,440.00	0.00	0.00	2,440.00	2,700.00	
		<b>Foundation</b>							
27.770	03305 340 3850	Structural concrete, in place, spread footing (3000 psi), over 5 C.Y., includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	C.Y.	4,831.98	999.72	11.94	5,843.64	6,859.19	
15.550	03305 340 4700	Structural concrete, in place, slab on grade (3500 psi), 6" thick, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), and placing, excludes finishing	C.Y.	1,728.05	385.43	5.60	2,097.07	2,472.45	
		<b>Framing</b>							
12.300	61110408165	Structural wood framing, wall studs, 2" x 6", 8' high wall, pneumatic nailed, includes headers, floor & ceiling joist	M.B.F.	7,195.50	5,043.00	0.00	12,238.50	15,682.50	
740.000	06162 310 0200	3/4" thick CDX plywood, subfloor	SF Flr.	658.60	296.00	0.00	954.60	1,191.40	
0.320	06111 024 8820	2" x 12" stair stringer, plywood risers and treads, framing	M.B.F.	251.20	608.00	0.00	859.20	1,224.00	
0.720	06111 030 7600	Wood framing, roofs, hip and valley jacks, to 4 in 12 pitch, 2" x 8"	M.B.F.	471.60	547.20	0.00	1,018.80	1,368.00	
1,125.000	06163 310 0050	Board sheathing, roof, laid diagonal, 1" x 6"	S.F.	1,991.25	855.00	0.00	2,846.25	3,521.25	
0.650	61110361300	Soffit and canopy framing, 1" x 4"	M.B.F.	926.25	1,072.50	0.00	1,998.75	2,681.25	

Cost estimate to replace building in-kind



## Cost estimate to replace building in-kind

CD145-012(JKA)

C2-19

18.000	07261 010 2400	Vapor retarders, building paper, waterproofed kraft with sisal or fiberglass fibers, minimum	Sq.	207.90	109.80	0.00	317.70	396.00
		<b>Roofing</b>						
12.900	07311 310 0825	Asphalt shingles, #30 felt underlayment	Sq.	128.36	43.60	0.00	171.96	215.43
12.900	07311 310 0450	Asphalt shingles, premium, laminated multi-layered shingles, class A, 260-300 lb/sq, 4 bundles/sq	Sq.	1,960.80	722.40	0.00	2,683.20	3,379.80
2.000	23372 310 3000	Vents, chimney caps, roof jacks, etc. galvanized	Ea.	350.00	900.00	0.00	1,125.00	1,250.00
		<b>Brick</b>						
1,756.000	04013 020 0320	Cleaning masonry, heavy restoration, heavy soil, biological and mineral staining, paint, by chemical, high pressure wash, brush and rinse, excludes scaffolding (less stack on pallet)	S.F.	386.32	2,616.44	0.00	3,022.76	4,443.18
44.000	04211 315 0100	Brick, chimney, one 8" flue, 16" x 16", excludes foundation, scaffolding, grout and reinforcing, see division 03310 for foundations, add to prices	V.L.F.	1,122.00	902.00	0.00	2,024.00	2,596.00
1,756.000	04211 313 2000	Brick veneer masonry, standard brick, select common, running bond, truckload lots, 6.75/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes	S.F.	7,954.68	7,217.16	0.00	15,171.84	19,785.00
		<b>Windows &amp; Doors</b>						
14.000	08521 040 0300	Windows, wood, casement, cypress, custom glass, 2'-4" x 5'-0" high, incl. frame, screens and grilles	Ea.	12,460.00	756.00	0.00	13,216.00	14,980.00
1.000	08521 040 0290	Windows, wood, casement, cypress, custom glass, 6'-4" x 4'-7" high, incl. frame, screens and grilles	Ea.	1,175.00	24.00	0.00	1,199.00	2,600.00
2.000	08521 040 0270	Windows, wood, casement, cypress, custom glass, 2'-6" x 2'-6" high, incl. frame, screens and grilles	Ea.	1,110.00	39.10	0.00	1,149.10	1,290.00
240.000	08528 610 0020	Screens, wood, over 3 SF, 3/4" frames	S.F.	1,224.00	273.80	0.00	1,497.80	1,764.00
1.000	08161 410 0030	French exterior door, maple, 1-3/4", 3'-0" x 6'-8", with glass	Ea.	695.00	37.50	0.00	732.50	830.00
4.000	08361 320 0050	Doors, residential, garage, hinged, wood, custom, double, 8' x 7', incl. hardware refinish, excl. frame	Ea.	3,228.75	5,996.25	0.00	9,225.00	10,250.00
2.000	08361 320 0070	Doors, residential, garage, hinged, wood, custom, double, 12' x 7', incl. hardware refinish, excl. frame	Ea.	4,795.50	3,334.50	0.00	5,130.00	5,700.00
		<b>Exterior Painting</b>						
1.000	09911 380 0120	Paints & coatings, trim, exterior, fascia, latex paint, 2 coat coverage, brushwork	L.F.	2,286.90	4,247.10	0.00	6,534.00	7,280.00
17.000	09911 370 0510	Paints & coatings, exterior windows, per exterior side, 7-10 lite, brushwork, primer + 2 coats, exterior latex, based on 15 SF	Ea.	170.34	1,657.50	0.00	1,827.84	2,677.50
1.000	09911 370 0370	Paints & coatings, exterior doors, panel, both sides, roll & brush, primer + 2 coats, exterior latex, incl. frame & trim	Ea.	33.90	131.00	0.00	164.90	234.00
		<b>Interior Walls and Ceilings</b>						
756.000	09223 613 0100	Gypsum lath, nailed, 1/2" thick	S.Y.	1,781.30	2,061.76	0.00	3,843.06	4,984.90
584.000	09232 010 0300	Gypsum plaster, 2 coats, on walls, lath excluded	S.Y.	1,903.84	5,956.80	794.24	8,654.88	11,972.00
174.000	09232 010 0400	Gypsum plaster, 2 coats, on ceilings, with perlite or vermiculite, lath excluded	S.Y.	567.24	2,027.10	269.70	2,864.04	3,915.00
6,822.000	99123721670	Painting walls & ceilings, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation	S.F.	1,432.62	3,411.00	0.00	4,843.62	6,617.34
		<b>Wood Floor</b>						
1,560.000	09642 910 4000	Wood strip flooring, maple, select, 25/32" x 2'-1/4", excl. finish	S.F.	9,672.00	1,638.00	0.00	11,310.00	13,182.00

	QTY	UNIT	DESCRIPTION	S.F.	2,199.60	1,716.00	0.00	3,915.60	5,054.40
1,560.000	09842	910 7600	Wood strip flooring, finish, 2 coats poly, wax, hardwood, max						
220.000			Carpentry Finish & Hardware restoration						
	12322	310 9560	Custom cabinets, rule of thumb: kitchen cabinets, excl. counters & appliances, minimum	L.F.	3,360.00	400.00	0.00	3,760.00	4,320.00
1.1.000	06221	335 2530	Interior trim, ceiling molding, crown, hard maple	L.S.	2,149.88	3,992.62	0.00	6,142.50	6,925.00
220.000	12363	310 2300	Countertops, built in place, ceramic tile mosaic, 25" wide	L.F.	660.00	240.00	0.00	900.00	1,100.00
1.000	06111	024 0000	Wood trim and finish carpentry, miscellaneous	L.S.	1,023.75	1,901.25	0.00	2,925.00	3,250.00
1.1.000	871204	20010	Door hardware, lockset, knobs and trim, finish hardware	L.S.	915.75	749.25	0.00	1,665.00	1,850.00
			Plumbing						
1.000	22411	910 2300	Bath, tub, enameled formed steel, above floor drain, 5' long	Ea.	535.00	93.00	0.00	628.00	730.00
1.000	22411	910 9600	Bath, rough-in, supply, waste and vent for all above tubs	Ea.	485.00	247.00	0.00	732.00	910.00
1.1.000	22411	630 2200	Sink, kitchen, counter top style, porcelain enamel on cast iron, double bowl, 32" x 21", includes faucet and drain	Ea.	340.00	107.00	0.00	447.00	535.00
1.1.000	22411	610 7700	Lavatory, pedestal, vitreous china, white, 24" x 20", includes trim	Ea.	395.00	77.50	0.00	472.50	550.00
1.1.000	22411	630 5790	Sink, kitchen, raised deck, porcelain enamel on cast iron, rough-in, supply, waste and vent	Ea.	460.00	278.00	0.00	738.00	920.00
1.000	22411	610 7990	Lavatory, pedestal, rough-in, supply, waste and vent	Ea.	470.00	310.00	0.00	780.00	985.00
1.1.000	22411	340 1110	Water closet, tank type, vitreous china, floor mounted, close	Ea.	299.00	96.50	0.00	395.50	475.00
1.1.000	22411	340 1980	Water closet, tank type, vitreous china, floor mounted, rough-in, supply, waste and vent, one piece	Ea.	330.00	168.00	0.00	498.00	620.00
			Electrical						
1.1.000	26053	316 0000	Rough-in electrical, outlets, switches, includes 100 amp service	L.S.	4,089.60	6,134.40	0.00	10,224.00	11,360.00
1.000	26511	350 0000	Interior lighting fixtures, incl lamps, mounting hardware	L.S.	702.00	378.00	0.00	1,080.00	1,200.00
1.1.000	26511	350 0000	Exterior lighting fixtures, incl lamps, mounting hardware	L.S.	630.00	180.00	0.00	810.00	900.00
			Final clean-up						
1.1.000	01741	320 0040	Cleaning up, clean up after job completion, allow, max	Job	0.00	1,575.00	119.00	1,694.00	1,863.40
					\$95,248.56	\$85,258.33	\$4,686.19	\$182,088.67	\$225,973.07
					<b>Sub-Totals</b>				
					<b>Contractor O &amp; P A &amp; E</b>				
									\$32,698.30
									\$19,817.83
									\$278,489.20
					<b>TOTAL ESTIMATED RESTORATION</b>				
					<b>Not in estimate:</b>				
					Site Work				
					HVAC				
					Appliances				
					Water Heater				

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

DATE: 12/09/2014  
TIME: 5:30 pm  
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Cameron Kinvig  
Address: **4949 SWISS** (Swiss Avenue)  
Date of CA/CD Request: 12/04/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

*Demolish accessory structure in rear of main structure using standard "imminent threat" with condition that as much of original material be salvaged as possible and original accessory structure to be documented prior to demolition*

**Task force members present**

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

Ex Officio staff members Present : Jennifer Anderson ☐

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

Maker: *Wesley Powell*

2<sup>nd</sup>: *Brandon Burris*

Task Force members in favor: *all*

Task Force members opposed: *0*

Basis for opposition:

CHAIR, Task Force *Cheryl Scott*

DATE *11/9/14*

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

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

**LANDMARK COMMISSION****JANUARY 5, 2015**

FILE NUMBER: CA145-093(JKA)  
LOCATION: 5703 Swiss  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-63

PLANNER: Jennifer Anderson  
DATE FILED: December 4, 2014  
DISTRICT: Swiss Avenue  
MAPSCO: 36-X  
CENSUS TRACT: 0014.00

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**APPLICANT:** Steve Clicque

**OWNER:** VIRGINIA S MCALESTER

**REQUEST:** Install 27"x42" Texas Historic Landmark Marker in front yard of the main structure.

**ANALYSIS:** Staff has determined that the work meets the standards for the historic district and City Code. The applicant will need to obtain a sign permit from Building Inspection.

**STAFF RECOMMENDATION:** Install 27"x42" Texas Historic Landmark Marker in front yard of the main structure – Approve – Approve photograph dated 12-16-14 with the finding that the work is consistent with preservation criteria Section 51P-63.116(2)(A) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:** Install 27"x42" Texas Historic Landmark Marker in front yard of the main structure – Approve.

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

CA 145 - 093 [JKA]  
Office Use Only

Name of Applicant: Steve Clicque  
Mailing Address: 5703 Swiss Ave  
City, State and Zip Code: Dallas, TX, 75214  
Daytime Phone: 214-616-2247 Fax: 214-823-2011  
Relationship of Applicant to Owner: Contractor

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

PROPERTY ADDRESS: 5703 Swiss Ave  
Historic District: SAHD

**PROPOSED WORK:**

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

Install a 27"x 42" Texas Historic Landmark Marker in the front yard of 5703 Swiss Avenue.

Applicant does not anticipate any planting bed surrounding the marker in order to minimize disruption to the continuous streetscape when viewing along the block face.

4 Digital images are included, 1 with measurements marker for location.

Signature of Applicant: [Signature] Date: 12-03-2014

Signature of Owner: Virginia S. McAlester Date: 12-03-2014  
(IF NOT APPLICANT)

RECEIVED BY

DEC 4 REC'D

**APPLICATION DEADLINE:**

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

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

**OTHER:**

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408

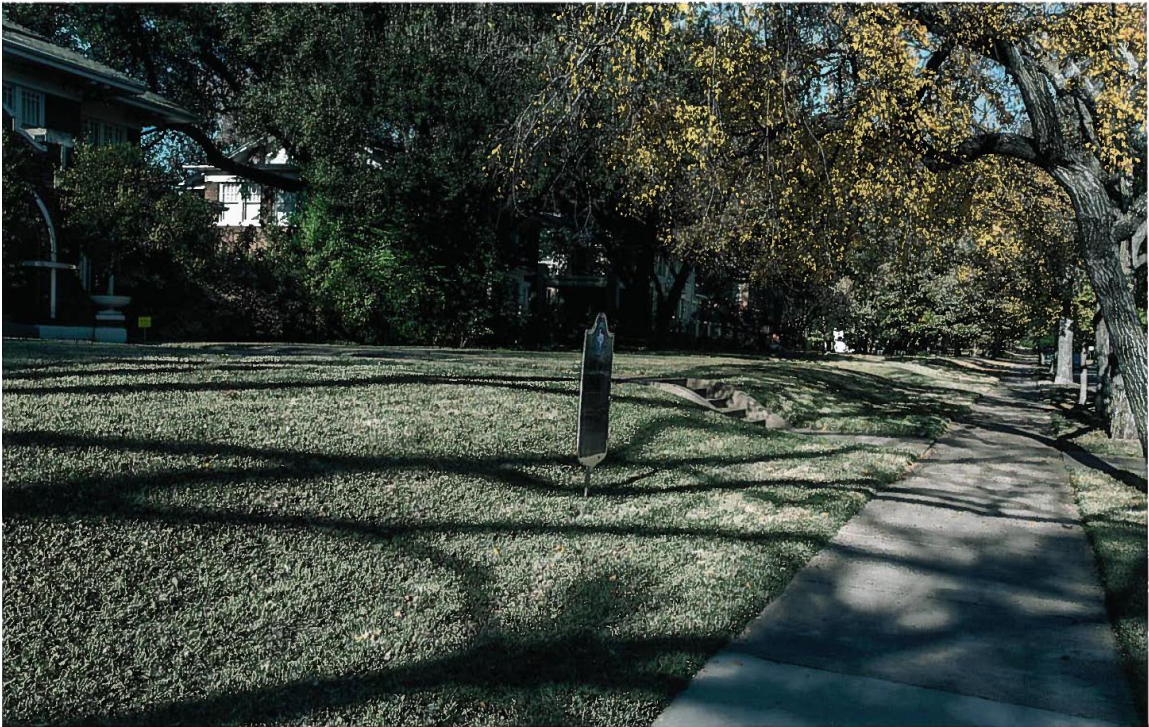














**TASK FORCE RECOMMENDATION REPORT**  
**SWISS AVENUE/MUNGER PLACE**

DATE: 12/09/2014

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Steve Clicque

Address: 5703 SWISS (Swiss Avenue)

Date of CA/CD Request: 12/04/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

Install 27" x 42" Texas Historic Landmark marker in front yard of the main structure

**Task force members present**

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

Ex Officio staff members Present : Jennifer Anderson ☐

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

Maker: Greg Johnson

2<sup>nd</sup>: John Gormley

Task Force members in favor: all

Task Force members opposed:  $\emptyset$

Basis for opposition:

CHAIR, Task Force

Cheryl Scott

DATE

11/9/14

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

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



## LANDMARK COMMISSION

JANUARY 5, 2015

FILE NUMBER: CA145-087(JKA)  
LOCATION: 5907 Columbia  
STRUCTURE: Main, Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-397

PLANNER: Jennifer Anderson  
DATE FILED: December 4, 2014  
DISTRICT: Junius Heights  
MAPSCO: 46-C  
CENSUS TRACT: 0013.01

**APPLICANT:** Matthew Hammond

**OWNER:** MATTHEW HAMMOND & MANUEL ALVAREZ

### REQUEST:

- 1) Extend gable on front elevation of main structure
- 2) Replace 12 steel windows with 1/1 single-hung vinyl windows
- 3) Remove two steel windows on main structure and replace with Jeld-Wen sliding glass doors
- 4) Remove French doors on rear of the main structure and replace with 1/1 single-hung vinyl window
- 5) Remove brick on rear of the main structure and replace with 1'x6' beveled wood siding. Work partially completed without a Certificate of Appropriateness.
- 6) Replace front entry door
- 7) Replace automatic garage door
- 8) Replace garage entry door in rear of main structure
- 9) Install GAF Timberline composition shingles in Weathered Wood color on main structure.

**ANALYSIS:** The applicant will be submitting full plans to reconstruct the porch in rear of the main structure at a later date. The porch floor was removed without a Certificate of Appropriateness.

### ANALYSIS:

- 1) Task Force recommended approval of the proposed extension on the gable since an overhang is not unusual on a Mid-Century home; however, Staff believes that other options such as installing a drip edge or gutters should be explored before permanent modification of the gable occurs and is recommending Denial without Prejudice.
- 2) The applicant has stated that the windows are inoperable and have rusted due to years of neglect by the previous owner, which is a common problem for steel Mid-Century windows. Detailed photos of the windows were not submitted. While staff would prefer that the windows were replaced with replicas (particularly in the front façade) staff was unable to locate sources for replica 2/2 windows with horizontal mullions and

recognizes the difficulty of replacing them in-kind. Therefore, staff is recommending approval of the proposed replacement with 1/1 vinyl windows. Task Force could not come to a consensus on a recommendation. Staff has determined that the proposed work meets the preservation criteria and City Code.

3) Both Staff and Task Force are recommending approval to replace to windows with sliding glass doors since they are located in the unprotected façade of a non-contributing structure. Applicant has indicated that the changes to the window and door configuration is necessary due to a change in floor plan. Staff has determined that the proposed work meets the preservation criteria and City Code.

4) Both Staff and Task Force are recommending approval to replace the French doors with vinyl windows since the doors are not original to the structure and are located in the unprotected façade of a non-contributing structure. Applicant has indicated that the changes to the window and door configuration is necessary due to a change in floor plan. Staff has determined that the proposed work meets the preservation criteria and City Code.

5) Task Force would like to see the brick replaced on the rear façade in-kind; however, the applicant has stated that much of the brick was discarded before the contractor realized that the property is located in an historic district and needed a CA. The contractor has not been able to find an exact replacement brick and would like to replace the brick with wood siding. Staff is recommending approval of the request since the work is located in the unprotected façade of a non-contributing structure, and is not visible from the street. Staff has determined that the proposed work meets the preservation criteria and City Code.

6) Task Force requested that more information be provided to Staff to determine if the existing door was original to the structure, which was submitted the following day. Staff has determined that the door is a non-historic and incompatible replacement and is recommending approval of the proposed door as shown. Staff has determined that the proposed work meets the preservation criteria and City Code.

7-9) Staff is recommending approval of requests 7-9 and has determined that the proposed work meets the preservation criteria and City Code.

#### **STAFF RECOMMENDATION:**

1) Extend gable on front elevation of main structure – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district and inconsistent with preservation criteria Section 6.1 stating that the historic slope, massing, configuration, and materials of the roof must be preserved and maintained. It is also inconsistent with Section 6.3 stating that the historic eaves, coping, roof trim, and gables must be retained.

2) Replace 12 steel windows with 1/1 single-hung vinyl windows – Approve – Approve specifications with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 5.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3) Remove two steel windows on main structure and replace with Jeld-Wen sliding glass doors – Approve – Approve specifications and plans dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent

with preservation criteria Section 4.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

4) Remove French doors on rear of the main structure and replace with 1/1 single-hung vinyl window – Approve – Approve specifications and plans dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 4.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

5) Remove brick on rear of the main structure and replace with 1'x6' beveled wood siding. Work partially completed without a Certificate of Appropriateness – Approve – Approve specifications and drawings submitted on 12/16/14 with the finding that the partially completed work is compatible with the historic overlay district, consistent with preservation criteria Section 4.1, 4.5, and 4.7, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

6) Replace front entry door – Approve – Approve specifications dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 5.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

7) Replace automatic garage door – Approve – Approve specifications dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 5.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

8) Replace garage entry door in rear of main structure – Approve – Approve specifications dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 5.1, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

9) Install GAF Timberline composition shingles in Weathered Wood color on main structure – Approve – Approve specifications dated 12/16/14 with the finding that the proposed work is compatible with the historic overlay district, consistent with preservation criteria Section 6.2, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

#### **TASK FORCE RECOMMENDATION:**

1) Extend gable on front elevation of main structure – Approve.

2) Replace 12 steel windows with 1/1 single-hung vinyl windows – None – Approve replacement of 12 steel windows with 1/1 single-hung vinyl windows. Suggestion to look into 2/2 horizontal mullions to match existing. Split vote. For: Koppang, Johnson, Schmidt. Against: Mesh, Raith, Cohen.

3) Remove two steel windows on main structure and replace with Jeld-Wen sliding glass doors – Approve.

4) Remove French doors on rear of the main structure and replace with 1/1 single-hung vinyl window – None – Not reviewed by Task Force.

5) Remove brick on rear of the main structure and replace with 1'x6' beveled wood siding. Work partially completed without a Certificate of Appropriateness – Deny without Prejudice – Recommend replacement of the original brick due to preservation criteria Section 4.7.

- 6) Replace front entry door – Deny without Prejudice – Task Force can't determine from picture if existing door is original. If door is not original, Task Force recommends approval of replacement door as shown.
- 7) Replace automatic garage door – Approve.
- 8) Replace garage entry door in rear of main structure – Deny without Prejudice – Approve replacement of garage entry door with a simple exterior door, not the interior door that was shown.
- 9) Install GAF Timberline composition shingles in Weathered Wood color on main structure – Approve.

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

CA 145 - 087 [JKA]  
Office Use Only

Name of Applicant: Matthew Hammond  
Mailing Address: 2805 Westwood Dr.  
City, State and Zip Code: Fort Worth, TX 76109  
Daytime Phone: 972 921 7646 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Owner

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

PROPERTY ADDRESS: 5907 Columbia Ave  
Historic District: Junius Heights

**PROPOSED WORK:**

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

Replace 12 existing windows with vinyl, delete 2 windows,  
add sliding Teld-Wen door off back, new deck made of  
cedar, new Simpson 5 light door, extend gables of front elevation,  
shingles to match existing, reveal of brick on back of house  
for new floor plan to be replaced with smooth handplank  
Patio 38' x 16'

Signature of Applicant: [Signature] Date: 12-4-14

**RECEIVED BY**

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

Date: \_\_\_\_\_  
**DEC 4 2014**

**Current Planning**

**APPLICATION DEADLINE:**

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

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

**OTHER:**

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408











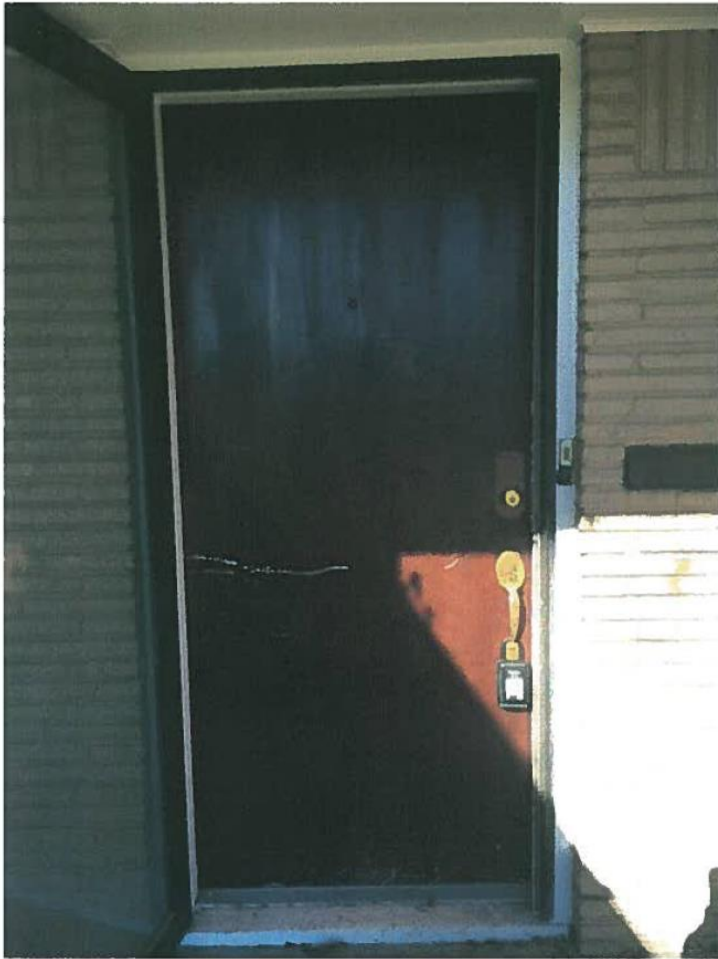


**Top: Front elevation 5907 Columbia.**  
**Bottom: Rear elevation**





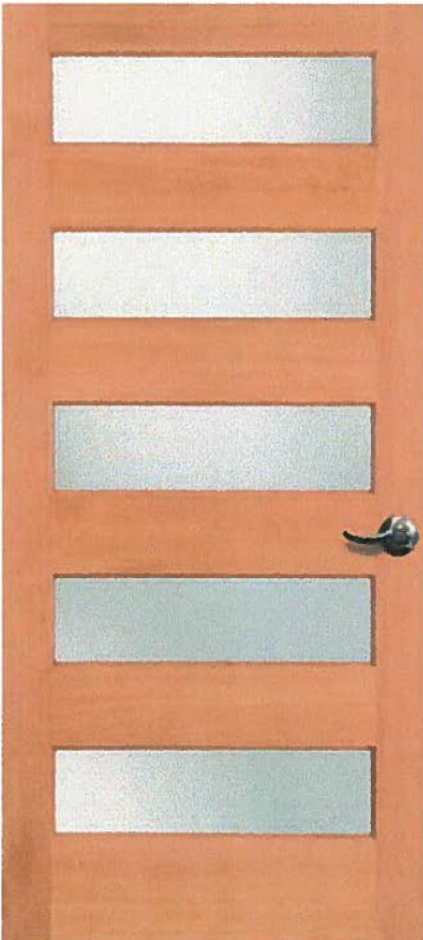
Top: Northeast elevation  
Left: Southwest elevation



Existing front door

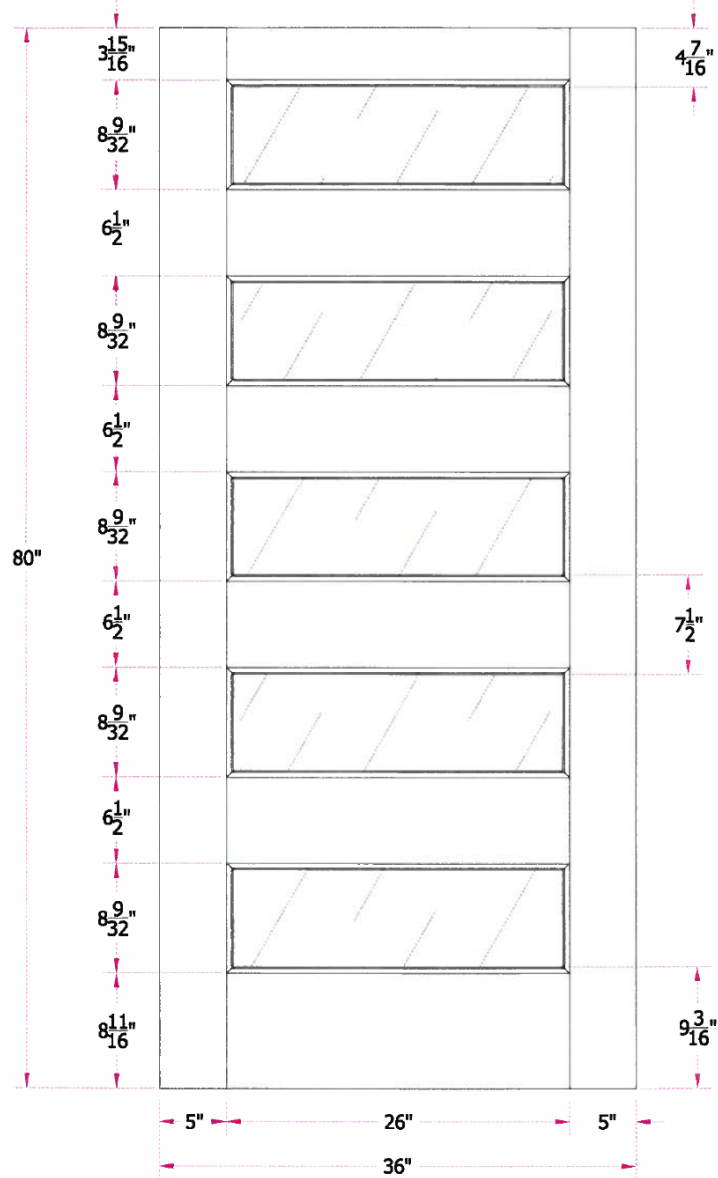


Garage door flush insulated model 298 overhead garage door co.



Front door: Simpson fir with opaque glass





THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

#### Revisions

Rev. #	Description	Date	by Whom
	<i>furr</i>		

TITLE **7405 3/0 x 6/8**  
**Customer Layout**

DRAWING NO. **D-7405-300-608-0700**

LAYOUT <b>00</b>	SCALE <b>NTS</b>	BORE PATTERN # <b>0000</b>
DRAWN BY: <b>J. Decker</b>		DATE <b>11/07/2012</b>

**Simpson®**

Your Store:  
White Settlement, TX



## JELD-WEN 71.5-in 1-Lite Glass Vinyl Sliding Patio Door with Screen

Item #: 358402 | Model #: JWVYL LE 6068 LH



**\$767.44**

**Get 5%\* Off Every Day or Special Financing\*\***  
Minimum Purchase Required

Tweet 0 +1 1 email

### FREE Store Pickup

Your order will be ready for pickup from  
Lowe's Of White Settlement, TX by  
12/25/2014.

### Lowe's Truck Delivery

Your order will be ready for delivery to  
you from Lowe's Of White  
Settlement, TX by 12/25/2014.

### Parcel Shipping

**Unavailable for This Order**

Sent by carriers like UPS,  
FedEx, USPS, etc.

**JELD-WEN 71.5-In 1- Lite Glass Vinyl Sliding Patio Door with Screen** **\$767.44**

### Description

71.5-in 1-Lite Glass Vinyl Sliding Patio Door with Screen

- ENERGY STAR® qualified
- 1-lite Low-E with argon gas for greater energy efficiency
- XO (left hand as viewed from the exterior)
- Frames assembled using fusion-welded technology for greater strength and stability
- Optional colors available through special order - check for regional availability
- Custom sizes and options are available, check with your local Lowe's store
- Adjustable metal tandem rollers allow panel to move smoothly along corrosion-resistant track
- Fiberglass charcoal-color insect screen in an aluminum frame to match the color of the unit
- Limited lifetime warranty

### Specifications

ENERGY STAR Qualified Southern Zone	Yes	Movement/Swing	Sliding
Handle Set Included	Yes	Actual Door Height (Inches)	79.5
Series	N/A	Lockset Bore	No
Handle Finish	White	Handle	Left
ENERGY STAR Qualified North/Central Zone	Yes	Product Type	Sliding
Screen Included	Yes	Actual Door Width (Inches)	71.5
Color	White	ENERGY STAR Qualified Northern Zone	Yes
Brickmould	No	Door Material	Vinyl
Maintenance	Yes	Glass Insulation	Low-E argon
Weatherstripping	Yes	Finish	White
Glass Type	1-lite	Rough Opening Height (Inches)	80
Rough Opening Width (Inches)	72	Warranty	Limited lifetime
Jamb Width (Inches)	4.5	Hinge Finish	N/A (sliding door)
		ENERGY STAR Qualified South/Central Zone	Yes

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Proposed exterior door for garage. Solid core birch veneer door with exterior frame and sill.

COA—  
Applicant Name: \_\_\_\_\_

Date Received: \_\_\_\_\_  
Received by: \_\_\_\_\_

## Window Survey Form

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

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

All existing windows are steel frame with steel sashes with no thermal breaks, egress compromised. All new & replacement windows will be vinyl single hung 1/1.

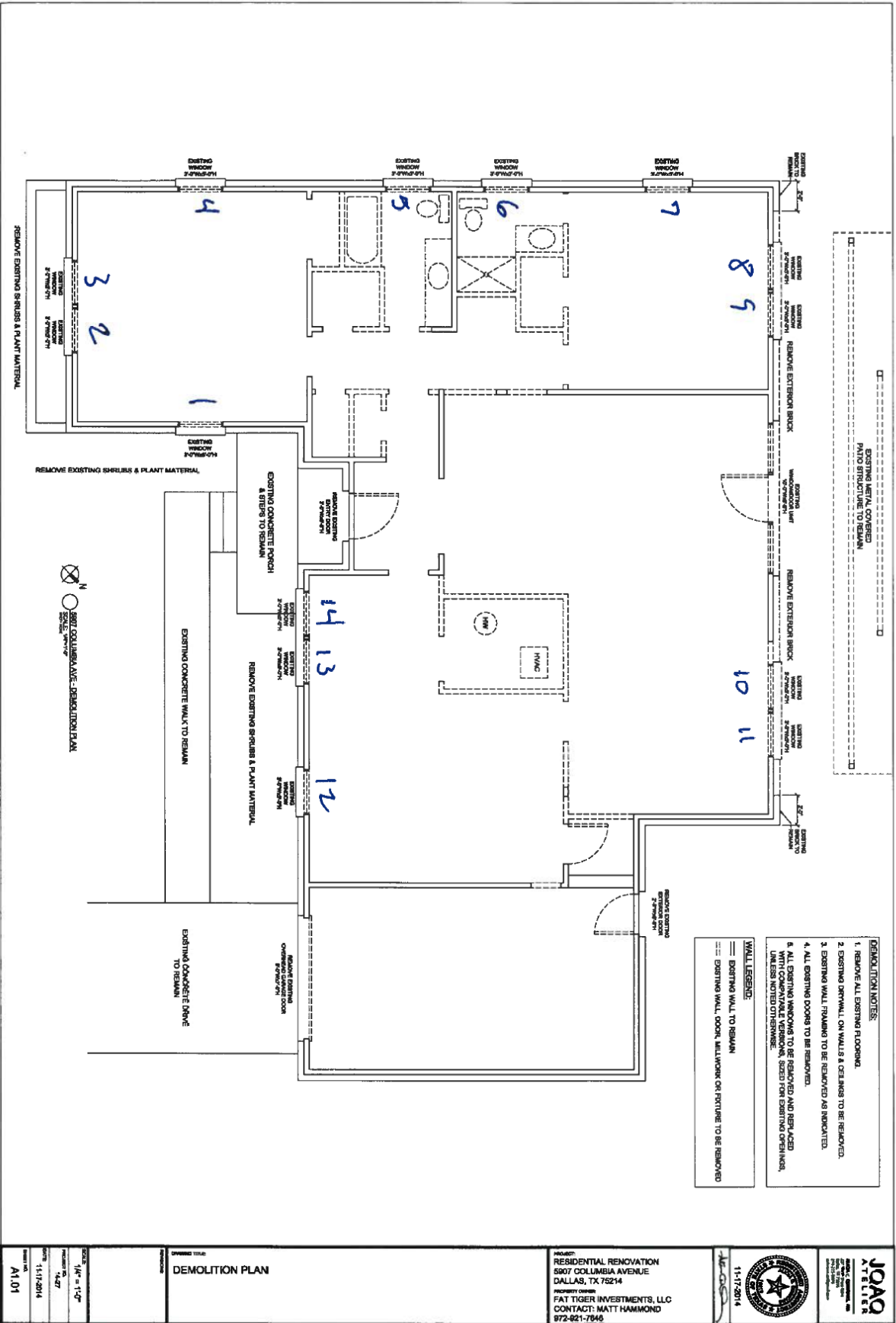
Windows in **pairs** or **groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but not door sidelights or transoms associated with a door.

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	14
Number of Historic Windows on the Structure	
Number of Existing Replacement/Non-Historic Windows	
Number of Windows Completely Missing	1
Total Number of Windows to be Replaced	12 / 2 deleted







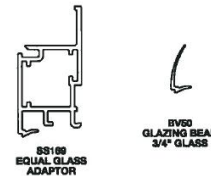
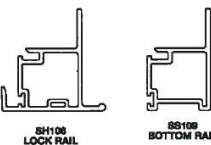
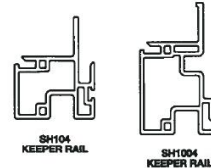
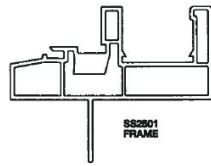
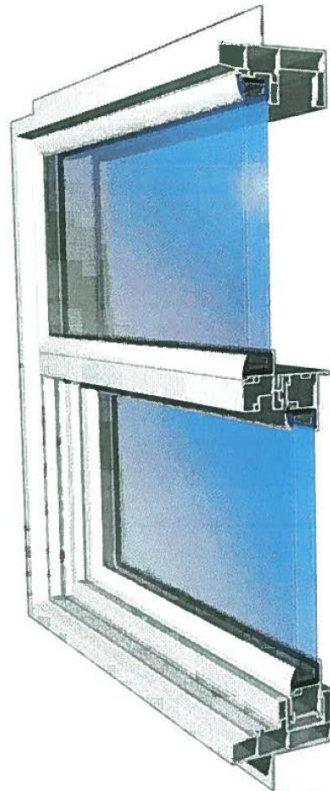






SOLID VINYL WINDOWS

# SSH25 WW SINGLE HUNG



**MADE IN TEXAS**

## MFG. LIMITATIONS

	Width
Minimum	12"
Maximum	48"

	Height
Minimum	24"
Maximum	96"

\* Minimum width and heights are determined by process machinery capabilities.

## BASELINE PERFORMANCE

### NFRC Values

GLASS	U-Value	SHGC Value
Clear	.50	.68
Low-E 366-Air	.33	.23
Low-E 366-Arg	.30	.22

### Structural Performance

Air Infiltration @ 25MPH	.08 cfm/ft <sup>2</sup>
Water Penetration	4.5 psf
Uniform Loads	+/- 52.5 psf

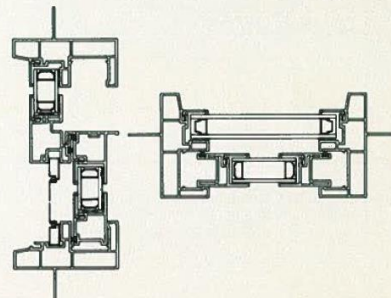
AAMA RATING: H-LC30

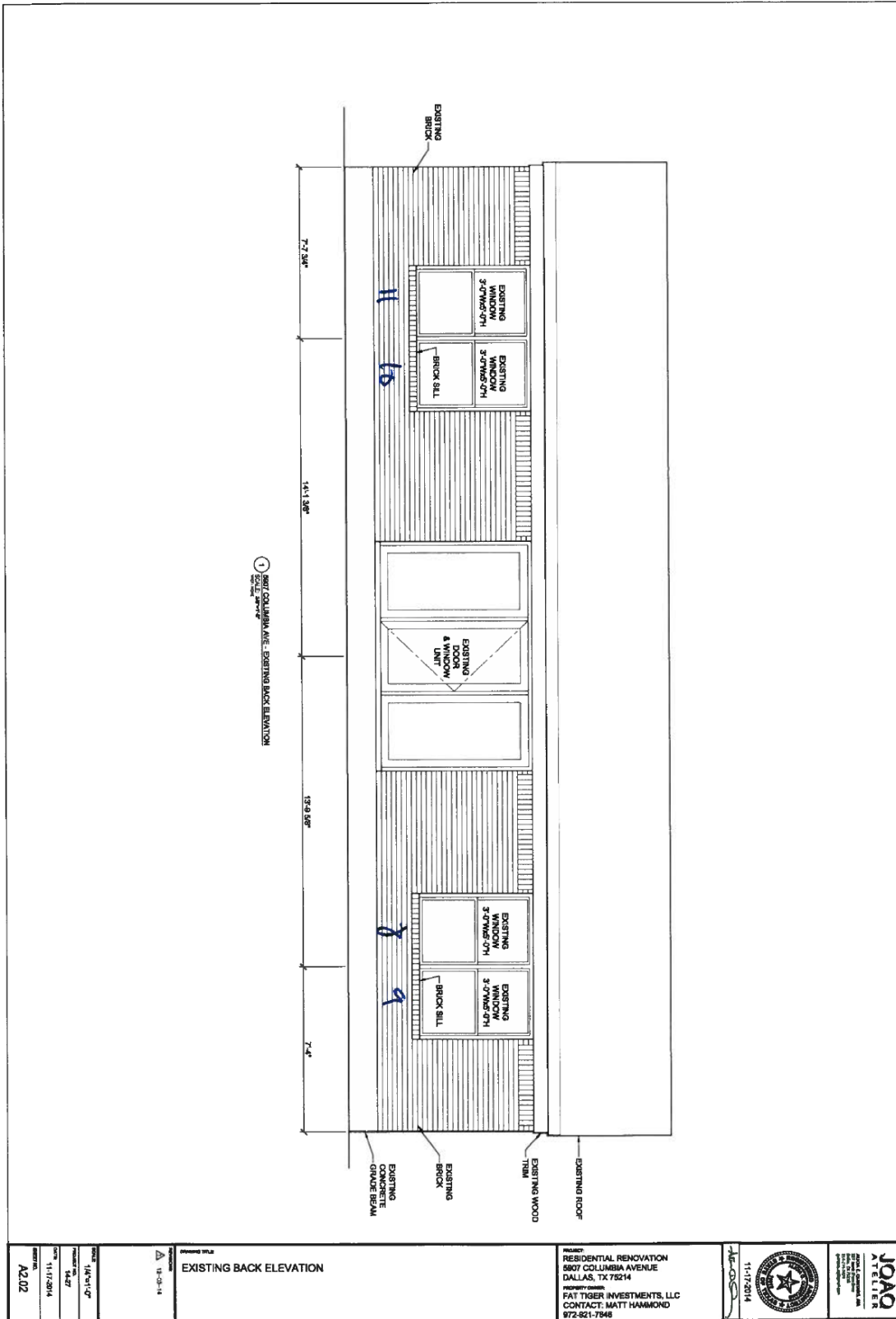


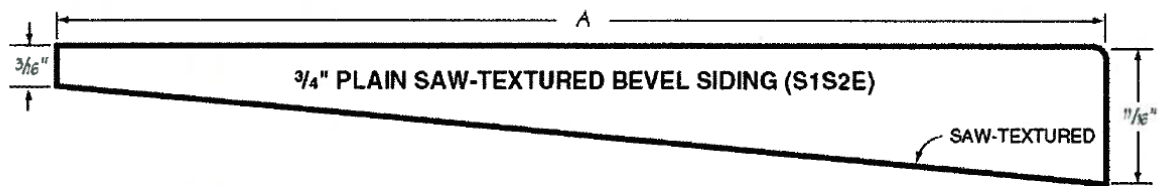
## FEATURES & BENEFITS

- H-LC30 Performance.
- Exterior bevel frame.
- Dual Sweep Lock. Exceeds forced entry requirements.
- 3/4" Insulated glass standard.
- Dual weather-stripping.
- Full 1 1/2" integral nail fin.
- Full span interlocking and reinforced sashes.
- 3 1/4" Double wall frame for increased rigidity and thermal performance.
- Constant force balance standard.
- Integrated straight, bay, and bow mull available.
- Optional two piece field mulling system, hurricane tested.
- Full family of Single Hung, Single Slider, 3-lite Slider, and Picture Windows.
- LowE<sup>3</sup> Glass Standard

## ASSEMBLIES







NOMINAL SIZE	PATTERN NUMBER	A	CONVERSION FACTOR
3/4 x 6	329R	5 1/2	1.34
3/4 x 8	330R	7 1/4	1.28
3/4 x 10	331R	9 1/4	1.22

Pine 1x6 beveled wood siding to be painted, colors to be approved later.





GAF Timberline Weathered wood  
to match existing roof



**Anderson, Jennifer**

---

**From:** Matthew Hammond [REDACTED]  
**Sent:** Sunday, December 14, 2014 10:35 PM  
**To:** Anderson, Jennifer  
**Subject:** Re: 5907 Columbia CA App ITEMS NEEDED  
**Attachments:** Pattern RW Bevel 329-331R 3qtr-inch Plain Saw S1S2E.gif; Exterior Door Sill.JPG; Exterior Door.JPG; Columbia .jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Jennifer,

Below are the items requested for the task force. Ill be sending a better picture of the front door Monday morning.

Thanks a bunch, Matt

- 1) Solid core birch veneer door with exterior frame and sill. Example pictures attached
- 2) Picture attached, will send a clearer one following this email
- 3) 38'X16' are the dimensions for the back deck
- 4) Pine 1x6 beveled wood siding to be painted, colors to be approved later. Spec Sheet attached

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

DATE: 12/11/2014

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Matthew Hammond  
Address: 5907 COLUMBIA  
Date of CA/CD Request: 12/04/14

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

1. Approve extending gable on front elevation to 16" Laura/Mary.
2. Install cedar dock in rear of main structure. Deny without  
pre due to lack of information Laura/Sally
3. Approve replacement of 12 steel windows with 1/1 single-hung  
vinyl windows. Suggestion to look into 2 over 2 to matching  
existing. Laura/Sally Split decision - 3 in favor (Laura,  
Sally, Rene) Oppose: Laura, Mary, Terri

**Task force members present**

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

Ex Officio staff members present ☒ Jennifer Anderson

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

Maker:  
2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force 

DATE Dec. 11, 2014

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.

Approve

4. Remove two ~~steel~~<sup>steel</sup> windows on main structure & replace with Sen-Wen sliding glass doors

Mary/Barbara

5. Deny without ~~prejudice~~ removal of brick on rear of main structure & replacement with smooth white Hardi/Plank siding. Per 4.7 Recommend reattachment of original brick.

~~Laura~~ Sally/Laura

- ~~6. Recommend replacement of front entry door.~~

~~Laura/Mary~~

7. ~~Replace~~ Recommend replacement of automatic garage door. Laura/Mary

8. ~~6.~~ Deny without prejudice replacement of front door. Task force can't determine from picture if existing door is original. If door is not original, task force recommends approval of replacement door as shown Per 5.1 Sally/Laura

8. Approve replacing garage entry door in rear of main structure with a simple exterior door, not the interior door that was shown.

Laura/Mary

10. Install GAF Timberline composition shingles in weathered wood color on main structure.

Laura/Sally

**LANDMARK COMMISSION****JANUARY 5, 2015**

FILE NUMBER: CD145-011(JKA)  
LOCATION: 5818 Worth  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-397

PLANNER: Jennifer Anderson  
DATE FILED: December 4, 2014  
DISTRICT: Junius Heights  
MAPSCO: 36-Y  
CENSUS TRACT: 0013.01

**APPLICANT:** Dallas City Attorney's Office

**REPRESENTATIVE:** Andrew Gilbert

**OWNER:** WILLIAM SLOCUM

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

**BACKGROUND / HISTORY:** The City Attorney's Office was in the process of applying for demolition of the structure when it was purchased via Sheriff's Sale by William Slocum, who plans to renovate.

**ANALYSIS:** Mr. Slocum was issued two Certificate of Appropriateness for a full renovation of the structure in November 2014. Staff believes the new owner is dedicated to renovation and is recommending an initial suspension period for the demolition request.

**STAFF RECOMMENDATION:** Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Staff recommends an initial suspension period as outlined in 51A-4.501(i)(8)(A)(i).

**TASK FORCE RECOMMENDATION:** Demolish residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) – Recommend suspension of demolition order.



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

CD 145 - 011 [ JKA ]  
Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office

**MAILING Address:** 1500 Marilla St., 7DN City Dallas State Texas Zip 75201

Daytime Phone: 214-671-8273 Fax: 214-670-0622

Relationship of Applicant to Owner: N/A

**ADDRESS OF PROPERTY TO BE DEMOLISHED:** 5818 Worth Zip 75214

**Historic District:** Junius Heights

**Proposed Work:**

2. Indicate which 'demolition standard(s) you are applying:

☐ Replace with more appropriate/compatible structure

☐ No economically viable use

☐ Imminent threat to public health / safety

☐ Demolition noncontributing structure because newer than period of significance

☒ X Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;

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

3. Describe work and submit required documents for the demolition standard you are applying:

(please see attached checklist)

Demolition of a structure pursuant to 51-A-4.501 (i)

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

**Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application.** Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

**Other:** In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: 

Date: 12/2/14

RECEIVED BY

5. Signature of Owner: \_\_\_\_\_

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

DEC 4 REC'D

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

Date

**Sustainable Development and Construction**

**Certificate for Demolition & Removal**

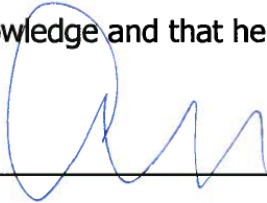
**City of Dallas**

**Historic Preservation**

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

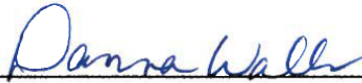
## Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.



Affiant's signature

Subscribed and sworn to before me this 2<sup>nd</sup> day of December, 2014



Notary Public











Wednesday, August 20, 2014



Wednesday, August 20, 2014





Friday, June 13, 2014



Friday, June 13, 2014





CITY OF DALLAS,  
Plaintiff,

VS.

5818 WORTH STREET.  
Defendant,

§  
§  
§  
§  
§  
§  
§

IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

**ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY**

On July 14, 2014, the Court ORDERED that the structure located at **5818 Worth Street**, Dallas, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the July 19, 2014 edition of the Dallas Morning News.

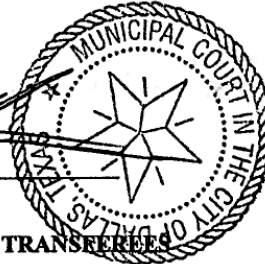
Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the August 21, 2014, edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's July 14, 2014, orders..

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 3 day of September 2014.

Presiding Judge



**NOTICE TO SUBSEQUENT GRANTEEES, LIENHOLDERS OR TRANSFERREES**

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.



DATE: November 5, 2014

TO: Landmark Commission

FROM: Andrew Gilbert, Sr. Assistant City Attorney

CC: David Cossum, Director  
Neva Dean, Interim Assistant Director  
Casey Burgess, Assistant City Attorney  
Mark Doty, Senior Planner  
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

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Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

- (1) 1012 Betterton (Tenth Street): Owner of Record per DCAD, Artis L. Cooper, 1012 Betterton Cir., Dallas, Texas 75203
- (2) 5818 Worth (Tenth Street): Owner of Record per DCAD, William Slocum, 700 Paulus Ave., Dallas, Texas 75214

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.



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

DATE: 12/11/2014

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Andrew Gilbert (COA)  
Address: 5818 WORTH  
Date of CA/CD Request: 12/04/14

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

Motion made to recommend suspension & demolish  
order, Laura Koppang / Sally Johnson.

**Task force members present**

☒ Rene Schmidt (Chair)  
☒ Mary Mesh  
☒ Barbara Cohen

☒ Laura Koppang  
☒ Sally Johnson  
☒ Morgan Harrison

☐ VACANT  
☒ Terri Raith (Alternate)  
☐ Kiki Granstrom (Alternate)

Ex Officio staff members present ☐ Jennifer Anderson

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

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

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

**LANDMARK COMMISSION****JANUARY 5, 2015**

FILE NUMBER: CA145-096(JKA)  
LOCATION: 5317 Junius  
STRUCTURE: Main, Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-97

PLANNER: Jennifer Anderson  
DATE FILED: December 4, 2014  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Randi Sanchez

**OWNER:** HUDSON HENLEY

**REQUEST:** Install 7.5 ' wrought iron security gate in front of the main structure. Work completed without a Certificate of Appropriateness.

**ANALYSIS:** The application was not reviewed by the Munger Place Task Force due to a system error that initially placed the property in the Junius Heights Historic District. According to Google Screenshot photos, the fence was installed sometime between October 2008 and August 2011 (pg. 5). The fence does not conform to Munger Place guidelines stating that fences cannot be located in the front yard of a main structure, therefore Staff is recommending Denial without Prejudice.

**STAFF RECOMMENDATION:** Install 7.5 ' wrought iron security gate in front of the main structure. Work completed without a Certificate of Appropriateness – The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district and inconsistent with preservation criteria Section 51P-97.111(c)(2)(B)(iii)(aa) stating that fences are not permitted in the front yard.

**TASK FORCE RECOMMENDATION:** Install 7.5 ' wrought iron security gate in front of the main structure. Work completed without a Certificate of Appropriateness – Not reviewed by Munger Place Task Force.

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

CA 145 - 096 [JKA]  
Office Use Only

Name of Applicant: RANDI SANCHEZ  
Mailing Address: 2205 N. HENDERSON  
City, State and Zip Code: DALLAS, TX 75206  
Daytime Phone: 2148016871 Fax: 2148210124  
Relationship of Applicant to Owner: PROPERTY MANAGER

PROPERTY ADDRESS: 5317 JUNIUS ST. DALLAS  
Historic District: Munger Place

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

**PROPOSED WORK:**

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

SECURITY FENCE IN FRONT

RECEIVED BY

DEC 04 2011

Signature of Applicant: [Signature] Date: 11/1/11  
Signature of Owner: [Signature] Date: 11/3/11  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

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

**OTHER:**

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408





Hand-drawn site plan of a property on Junius Street. The plan shows a rectangular lot with a driveway on the left and a gate on the right. The gate is labeled "GATE DOOR MEASURES" and "HEIGHT FRAME OF DOOR 91\"". The gate is flanked by two "SIDEWALK" areas. The driveway is labeled "DRIVEWAY". The street is labeled "JUNIUS STREET". The plan includes dimensions for the gate and driveway, and a note "GATE DOOR MEASURES".











Google Streetview screenshot dated October 2008 showing that the fence is not installed.



Google Streetview screenshot dated August 2011 showing that the fence is installed.



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

DATE: 12/11/2014

TIME: 5:30 P.M.

MEETING PLACE: Lakewood Library, 6121 Worth

Applicant Name: Randi Sanchez  
Address: 5317 JUNIUS  
Date of CA/CD Request: 12/04/14

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

Applicant to take to Mayor District Task Force  
and get confirmation of date of force. Sally/Laura  
Address of apartment is incorrect (i.e. not in Junius Heights  
but city lists it as Junius Heights. Apartment is in  
Mayor Place.

**Task force members present**

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

Ex Officio staff members present ☒ Jennifer Anderson

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

Maker: Sally Johnson

2<sup>nd</sup>: Laura Koppang

Task Force members in favor: AIP

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE Dec. 11, 2014

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

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

**LANDMARK COMMISSION****JANUARY 5, 2015**

FILE NUMBER: CA145-092(JKA)  
LOCATION: 5119 Worth  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-97

PLANNER: Jennifer Anderson  
DATE FILED: December 4, 2014  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Nina Wahl

**OWNER:** JOHN R BOERNER & MARY L SMITH

**REQUEST:**

- 1) Replace roll step in front of main structure. Work completed without a Certificate of Appropriateness.
- 2) Install stone edging in front of main structure to be flush with ground level. Work completed without a Certificate of Appropriateness.
- 3) Install flagstone veneer on walk in front of main structure.
- 4) Install outdoor fireplace in rear of the main structure.
- 5) Install wrought iron gate in driveway of main structure.
- 6) Install wrought iron fence on northeast side of main structure.

**BACKGROUND / HISTORY:** The applicant removed the original roll step without a Certificate of Appropriateness. In the November 2014 Landmark Commission meeting, the requests to remove the roll step and install a retaining wall was Denied without Prejudice.

**ANALYSIS:**

- 1) After the replacement steps were Denied without Prejudice in the November 2014 Landmark Commission meeting, the owner installed replacement roll steps without a Certificate of Appropriateness in violation of a Stop Work Order that was in place. The roll steps that were installed do not resemble the original roll steps in profile, and Staff is recommending Denial without Prejudice with the instruction that the applicant should submit a full plan for replacement roll steps that match the original in profile and material.
- 2) The applicant proposed to sink the stone retaining wall until it is flush with the ground, which would then qualify the stone as edging. Staff is recommending approval with the condition that the extra topsoil that was added to the yard is removed. The owner installed the retaining wall without a Certificate of Appropriateness, then completed the

work to sink the retaining wall in the ground after receiving a denial for the wall in the November meeting without a Certificate of Appropriateness.

3) Flagstone is not an allowed material for private sidewalks in Munger Place, so staff is recommending Denial with Prejudice.

4) The proposed fireplace does not meet the setback requirements for a structure since it is flush with the property line, and should be at least 10 feet back from the alley property line and 10 feet from the neighbor's property line to meet City Code (IFC Section 315.4). The applicant would need to obtain a permit from Building Inspection and the Fire Department for the work, and since the applicant did not submit a scaled site survey or permissible drawings to assess setbacks accurately Staff is recommending Denial without Prejudice.

5-6) Task Force approved the gate and fence with the condition that the applicant submit specifications for the structures to Staff, which was not received. Therefore, Staff is recommending Denial without Prejudice.

#### **STAFF RECOMMENDATION:**

1) Replace roll step in front of main structure. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with City Code Section 51A-4.501(e)(4)(F) stating that replacement of a distinctive feature should match the old in design, color, texture, and materials. Applicant must submit a proposal for a roll step that matches the previous in profile and materials to the Landmark Commission for approval.

2) Install stone edging in front of main structure to be flush with ground level. Work completed without a Certificate of Appropriateness – Approve with Conditions – Approve site plan with the condition that the stone edging is flush with the ground and that the soil backfill that was added to the front yard without a Certificate of Appropriateness is removed from the property. The work is consistent with preservation criteria Section 51P-97.111(c)(2)(F) and meets the criteria in City Code Section 51A-4.501(g)(6)(C)(i).

3) Install flagstone veneer on walk in front of main structure – Deny – 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-97.111(c)(2)(I)(i)(cc) stating that all private sidewalks must be constructed of brush-finish concrete or brick that matches or is compatible in texture, color, and style with the main building.

4) Install outdoor fireplace in rear of the main structure – Deny without Prejudice – The proposed work does not meet the standards for 51A-4.501(g)(6)(C)(i) because it does not meet IFC Section 315.4 stating that outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a lot line.

5) Install wrought iron gate in driveway of main structure – Deny without Prejudice – The proposed work does not meet City Code Section 51A-4.501(g)(6)(C)(i) because a design proposal for the gate was not submitted by the applicant.

6) Install wrought iron fence on northeast side of main structure – Deny without Prejudice – The proposed work does not meet City Code Section 51A-4.501(g)(6)(C)(i) because a design proposal for the fence was not submitted by the applicant.

#### **TASK FORCE RECOMMENDATION:**

- 1) Replace roll step in front of main structure. Work completed without a Certificate of Appropriateness – Approve with Conditions – Profile to be returned to original roll step.
- 2) Install stone edging in front of main structure to be flush with ground level. Work completed without a Certificate of Appropriateness – Approve – Approve modification of front retaining wall to be reduced to flush with grade to serve as edging.
- 3) Install flagstone veneer on walk in front of main structure – Deny – Material not allowed.
- 4) Install outdoor fireplace in rear of the main structure – Approve with Conditions – Approve outdoor fireplace with the condition that it follows City Code.
- 5) Install wrought iron gate in driveway of main structure – Approve with Conditions – Approve wrought iron gate with the condition that the gate is located in the rear 50% of main structure and that applicant submits specifications.
- 6) Install wrought iron fence on northeast side of main structure - – Approve with Conditions – Approve from corner of gate to existing wooden fence only. Suggest all wood fence if neighbor will agree to replacement.



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

CA 145-092 (JKA)  
Office Use Only

Name of Applicant: NINA WAHL  
Mailing Address: 16029 Short Lake Ln.  
City, State and Zip Code: Joshua Tx 76058  
Daytime Phone: 817-962-7720 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Project manager

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

PROPERTY ADDRESS: 5119 Worth St. Dallas  
Historic District: Munger Place

**PROPOSED WORK:**

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

1. REPLACE STAIR ROLLS to ORIGINAL Condition.
2. Request outdoor Fireplace in Back yard near pool
3. Appeal to council to allow front retaining wall to be Reduced to flush with grade to serve as edge banding where grass was dead and unable to revive. using - 1" flag stone veneer.
4. Install Roll Top Automatic gate at End of Drive way for security (Homeowner is away 75% of time)

Signature of Applicant: Nina Wahl

Date: 12-4-14

Signature of Owner: \_\_\_\_\_

(IF NOT APPLICABLE)

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

RECEIVED BY

**APPLICATION DEADLINE:**

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

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

**OTHER:**

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

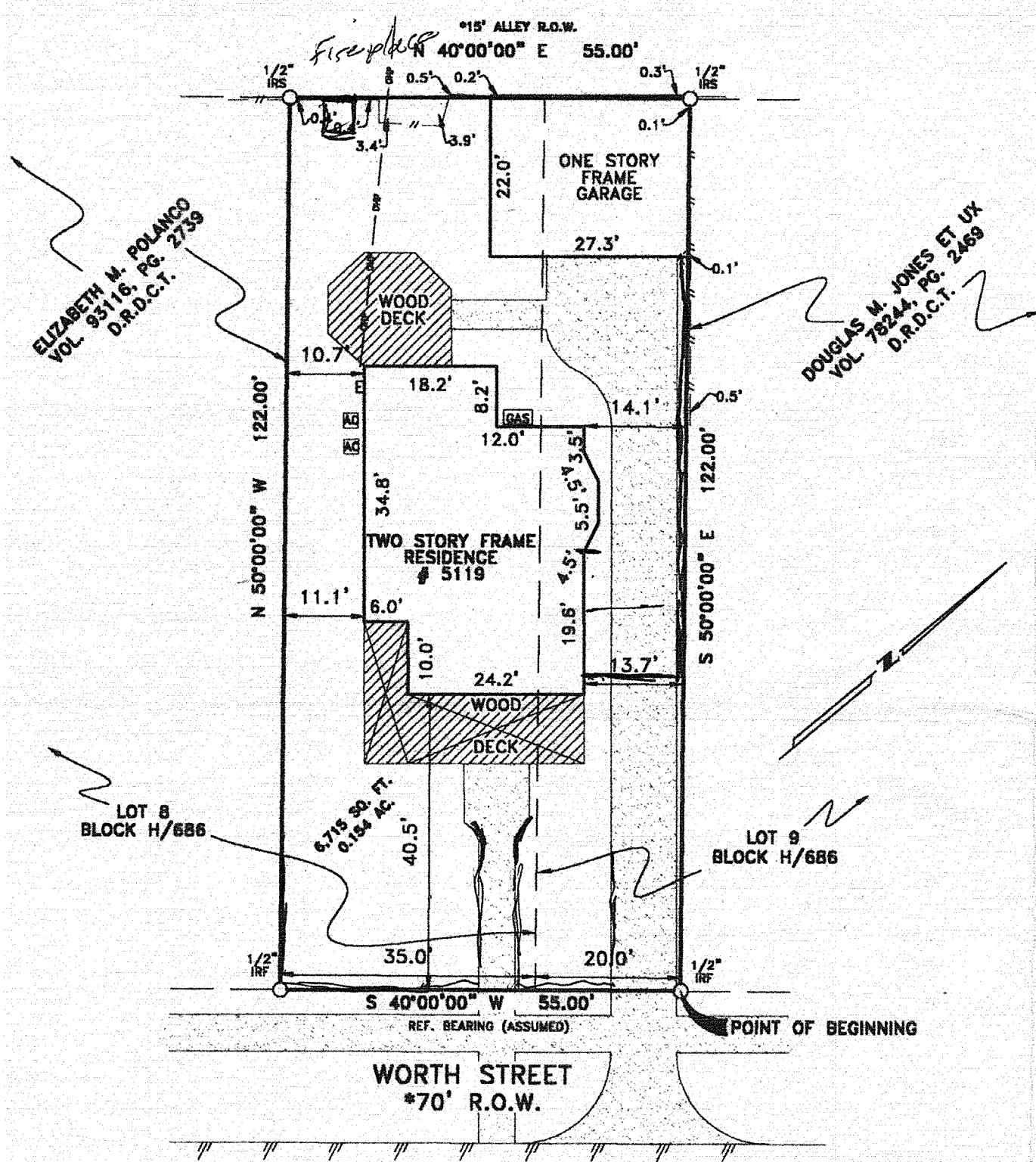
Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408







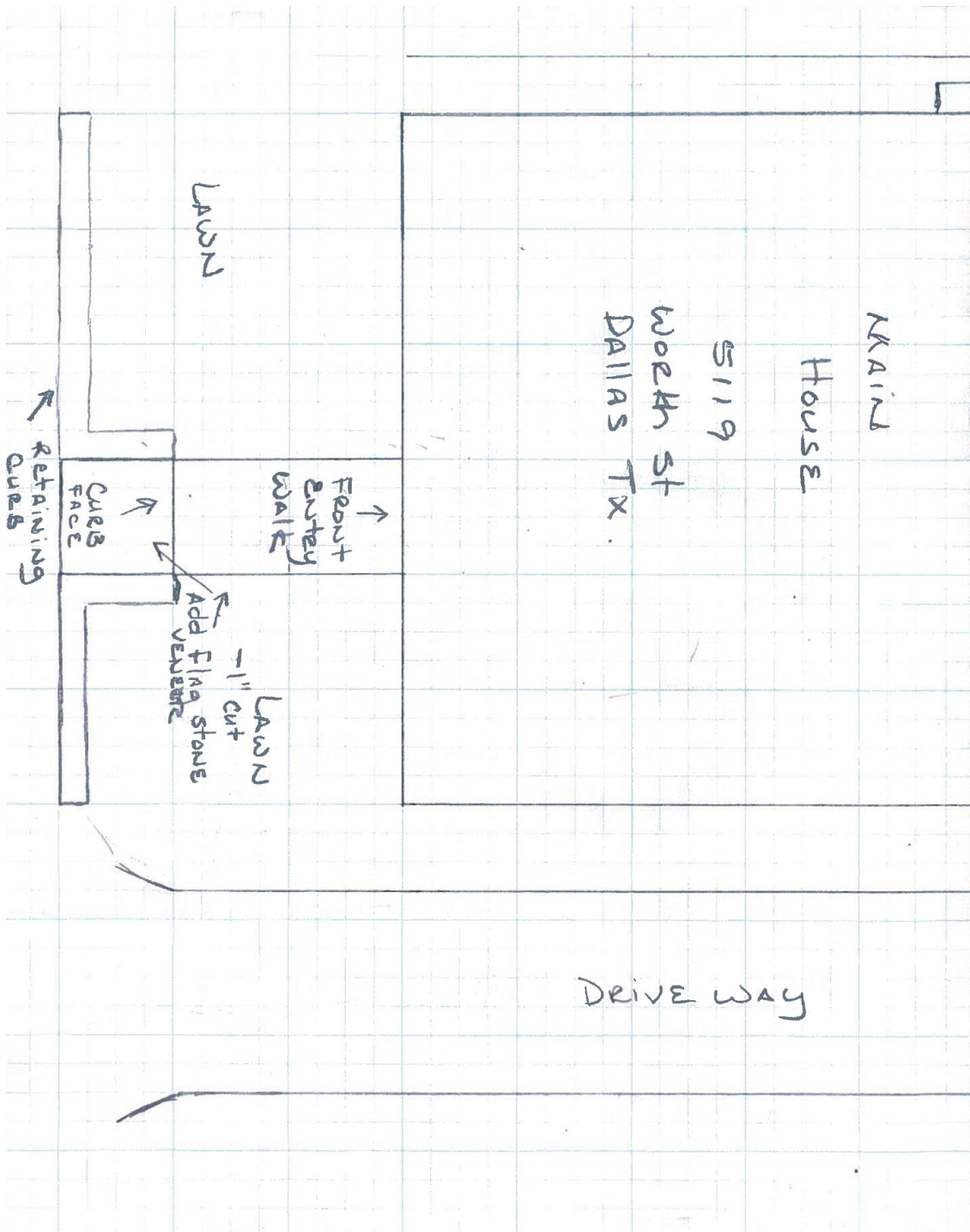


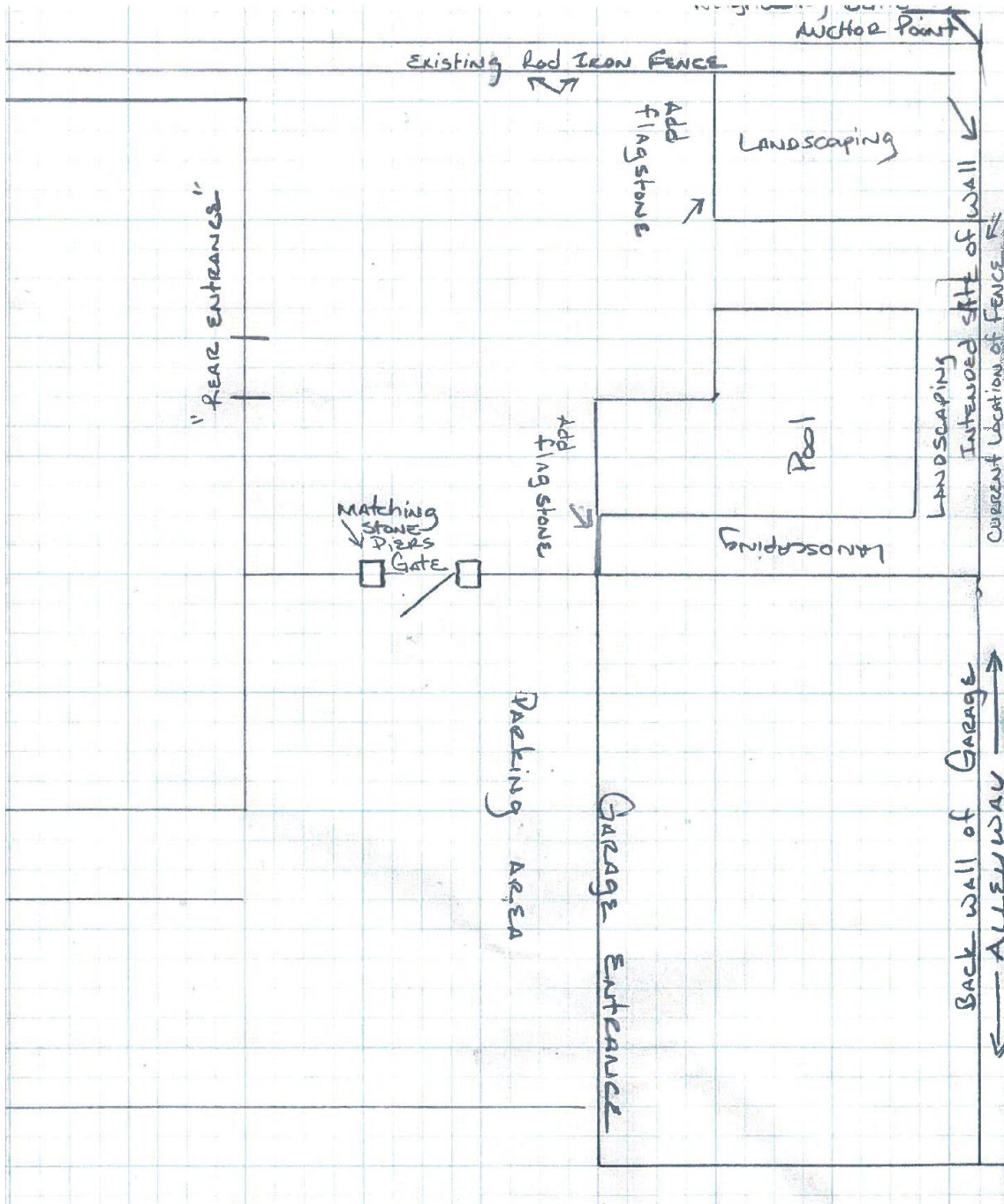
Original roll step as shown in Google Streetview image dated June 2014.

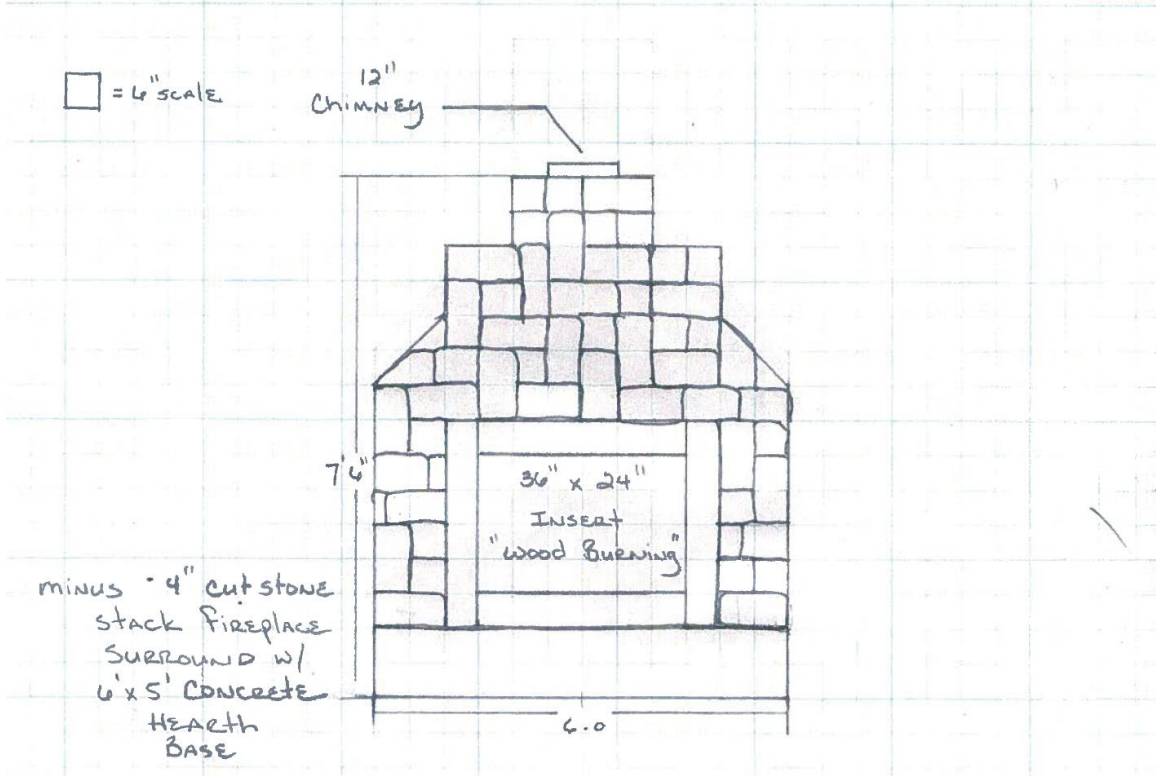
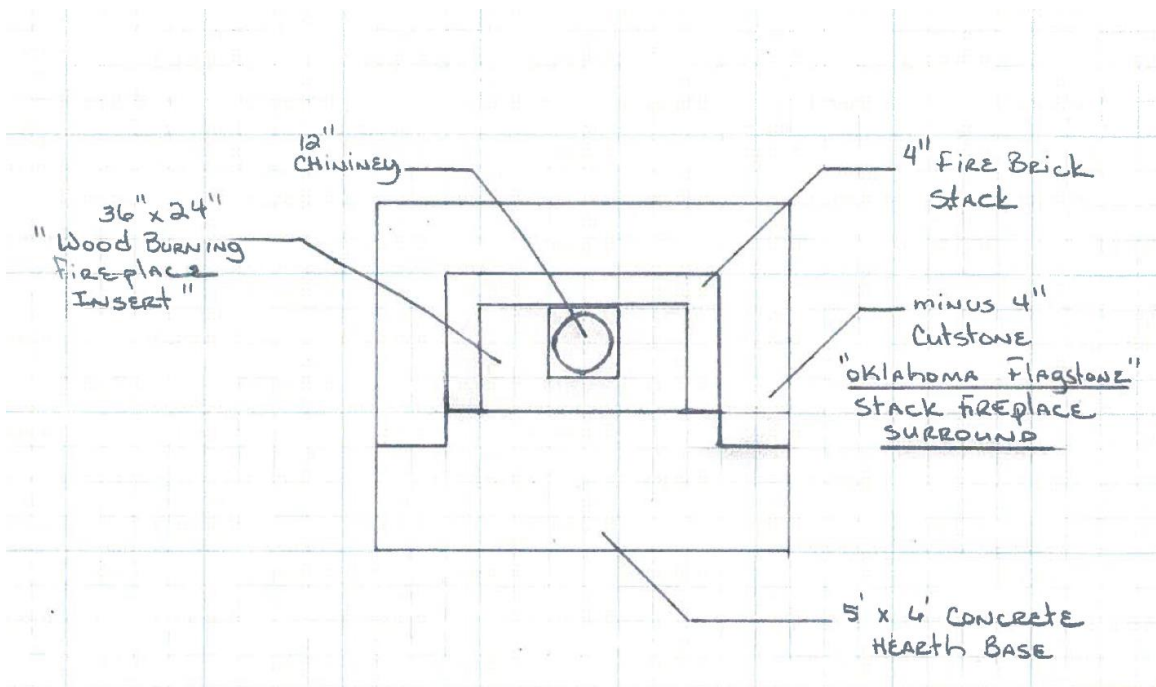


Steps installed 12-2-14 without a Certificate of Appropriateness.











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

DATE: 12/09/2014  
TIME: 5:30 pm  
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: Nina Wahl  
Address: **5119 WORTH** (Munger Place)  
Date of CA/CD Request: 12/04/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

- 1) Approve with condition that profile is returned to original roll step
- 2) Approve front retaining wall to be reduced to flush with grade to serve as edging -
- 3) Deny with prejudice - flag stone veneer on walk in front of main structure section 11(h)(9) pg 32
- 4) Approve outdoor fireplace with condition it follows code
- 5) Approve red iron automatic gate in rear 50% of structure - to provide sample of gate (over)

Task force members present	<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> John Mark Guest	<input type="checkbox"/> Elizabeth Mast
	<input checked="" type="checkbox"/> Wesley Powell (Vice-Chair)	<input checked="" type="checkbox"/> John Gormley	<input checked="" type="checkbox"/> Greg Johnston
	<input checked="" type="checkbox"/> Cheryl Scott	<input checked="" type="checkbox"/> Brandon Burris	<input type="checkbox"/> Beth Bradley (Munger Alt.)
	<input type="checkbox"/> VACANT (Swiss Alternate)		

Ex Officio staff members Present : Jennifer Anderson ☐

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

Maker: Brandon Burris

2<sup>nd</sup>: Greg Johnston

Task Force members in favor: all

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force Cheryl Scott DATE 11/9/14

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

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



**LANDMARK COMMISSION****JANUARY 5, 2015**

FILE NUMBER: CA145-090(JKA)  
LOCATION: 4721 Gaston  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 2  
ZONING: PD-362

PLANNER: Jennifer Anderson  
DATE FILED: December 4, 2014  
DISTRICT: Peak's Suburban  
MAPSCO: 46-A  
CENSUS TRACT: 0015.04

**APPLICANT:** Shared Housing Center, Inc.

**REPRESENTATIVE:** Richard Wincorn

**OWNER:** SHARED HOUSING CENTER INC

**REQUEST:** Replace clay tile on roof of main structure with DECRA tile in color "Garnet."

**ANALYSIS:** DECRA tile sheets are a steel roofing material that is sprayed with a textured coating to resemble terra cotta tile. Staff does not feel that this can be considered an appropriate roofing material per Section 3.17 and is recommending Denial without Prejudice. Staff and Task Force advised the applicant to contact a contractor who is experienced in locating replacement materials to match historic tile in order to replace the damaged tiles individually and is not supportive of wholesale replacement of the existing roof material.

**STAFF RECOMMENDATION:** Replace clay tile on roof of main structure with DECRA tile in color "Garnet" – Deny without Prejudice – The proposed work does not meet the requirements of City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 3.16 stating that the materials of the roof must be preserved and maintained and not consistent with Section 3.17 stating that the allowable roofing materials are wood shingles, composition shingles, slate, clay, concrete, terra-cotta tiles, and other materials deemed appropriate.

**TASK FORCE RECOMMENDATION:** Replace clay tile on roof of main structure with DECRA tile in color "Garnet" – Deny without Prejudice – Proposed roofing material is not appropriate. Consider partial replacement with similar color tile that matches form and material of the existing tile.

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

CA 145 - 090 (JKA)  
Office Use Only

Name of Applicant: Shared Housing Center, Inc.  
Mailing Address : 402 N. Good Latimer Expressway  
City, State and Zip Code: Dallas, TX 75204  
Daytime Phone: 214-821-8510 Fax: 214-828-1499  
Relationship of Applicant to Owner: same

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

**PROPERTY ADDRESS:** 4721 Gaston Ave., Dallas, TX 75204  
**Historic District:** Peaks' Suburban Addition

**PROPOSED WORK:**

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

Remove and replace old clay tile roof. New roof will be made of DECRA, a stone coated steel material. The color chosen is Garnet

**RECEIVED BY**

**DEC 4 REC'D**

**Current Planning**

Signature of Applicant: Richard W. W. W. Date: 12-02-2104  
Signature of Owner: Maria M. M. M. Date: 12-02-2014  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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**OTHER:**

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- ☐ **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





Decra garnet roofing to replace red tile upper roof



Grigsby side of house



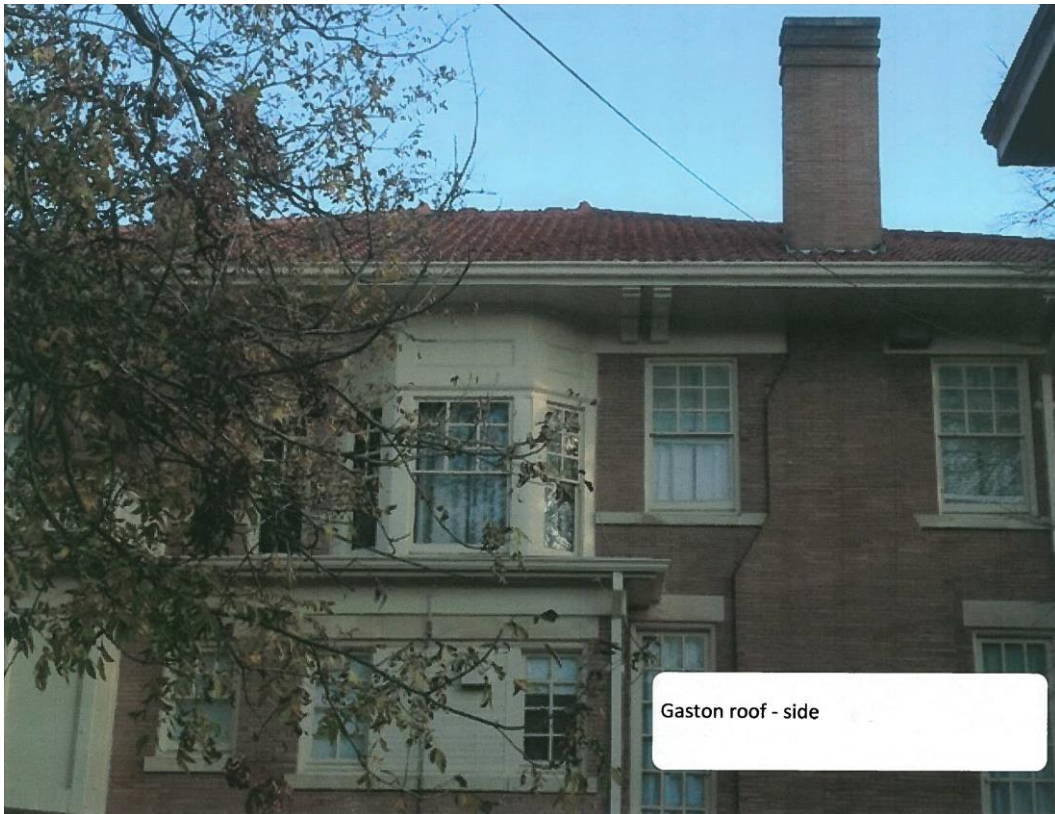


**DECRA** TILE



Offering the beauty and style  
of Mediterranean Tile and the  
lightweight of stone coated  
steel, a DECRA Tile roof  
will add a distinctive  
elegance to any home.





# Roofing Product Comparisons

Protection / Benefits	Stone Coated Steel Panels	Concrete & Clay Tile	Fiber Cement	Architectural Shingles	Wood Shake	Synthetic Composite	Standing Seam
<b>Weight</b>	<b>Lightest</b> 1.25 - 1.5 lbs./sq.ft. Avg. Roof: 3,700 to 4,500 lbs.	6 - 15 lbs./sq.ft. Avg. Roof: 18,000 to 45,000 lbs.	6 lbs./sq.ft. Avg. Roof: 18,000 lbs.	2.5 - 4 lbs./sq.ft. Avg. Roof: 7,500 to 12,000 lbs.	1.5 - 2 lbs./sq.ft. Avg. Roof: 4,500 to 6,000 lbs.	2.5 - 3 lbs./sq.ft. Avg. Roof: 7,500 to 9,000 lbs.	.7 - 1.5 lbs./sq.ft. Avg. Roof: 3,750 to 4,500
<b>Fire</b>	<b>Class A Rated Material</b>	Class A Rated Material	Class A Rated Material	Class A Rated Material	Class B or C no rating if untreated	Class A or C underlayment requirements	Class A Rated Material
<b>Wind Warranty</b>	<b>120 mph Wind Warranty</b>	Wind damage not covered	75 mph Wind Warranty	60 - 110 mph Wind Warranty ▪ Special restrictions ▪ Warranty period may vary	Wind damage not covered	70 - 110 mph Wind Warranty ▪ Warranty period may vary	UL Tested
<b>Hail Resistant Impact Resistant UL2218</b>	<b>Class 4 Impact Resistant</b> ▪ Qualifies for insurance discounts in many states ▪ Warranted against hail penetration	Cracks very easily, hail can cause severe damage.	Class 4	Class 3 or 4 ▪ Not all meet 2218	Class 3 or 4	Class 4	Class 4
<b>Snow / Ice</b>	<b>Freeze/Thaw Resistant</b>	Not waterproof, when wet can absorb 15% of weight in water.	Freeze/Thaw Resistant	Freeze/Thaw Resistant	Limited Freeze/Thaw Cycles	Freeze/Thaw Resistant	Freeze/Thaw Resistant (snow guards recommended)
<b>Earthquake</b>	<b>Lightweight + Added Shear Strength</b>	Heaviest weight with no added shear strength.	Moderate weight with no added shear strength.	Moderate weight with no added shear strength.	Light to moderate weight with no added shear strength.	Moderate weight with no added shear strength.	N/A
<b>Warranty</b>	<b>Lifetime Limited Warranty</b>	25 - 50 Year Limited Warranty	50 - Year Limited Warranty	25 - Year to Lifetime Limited Warranty	25 - 40 Year Limited Warranty	50 - Year Limited Warranty	Coverage varies by manufacturer.
<b>Environmental Impact</b>	<b>Low Impact</b> ▪ Often no tear-off needed ▪ Recycled material ▪ End of life recyclability	<b>High Impact</b> ▪ High embodied energy ▪ Tear-off is required ▪ Limited recycling use	<b>Moderate Impact</b> ▪ Not virgin material ▪ Tear-off is required ▪ Limited recycling use	<b>High Impact</b> ▪ High embodied energy in relation to life cycle ▪ Tear-off usually required ▪ Limited recycling use	<b>Moderate Impact</b> ▪ Low embodied energy ▪ Renewable resource ▪ Tear-off required ▪ End of life recyclability	<b>Moderate to High Impact</b> ▪ Limited information ▪ Only on market 12 years ▪ Some made of recycled rubber & TPO ▪ Tear-off required ▪ Not all are recyclable	<b>Low Impact</b> ▪ Often no tear-off needed ▪ Recycled material ▪ End of life recyclability
<b>Required Maintenance</b>	<b>Low</b>	Moderate to High (broken tiles)	Moderate to High (broken tiles)	Low	High (fire resistance maintenance required)	Moderate (replacement for breakage and curling)	Moderate to High (if repainting required)
<b>Life Cycle Costs</b>	<b>Low Life Cycle Costs</b> ▪ Long Use Cycle ▪ Lifespan is 2 - 3 times longer than other roofing products	High Costs Lifespan is 20 - 50 years	High Costs Lifespan is 25 - 40 years	High Costs Lifespan is approx. 20 years	High Costs Lifespan is 20 - 30 years	High Costs Lifespan is unproven, expect 50 years	Low Life Cycle Cost ▪ Long Use Cycle ▪ Lifespan is 2 - 3 times longer than other roofing products

K-062214

Information gathered from manufacturer's specifications, promotional literature, websites, independent testing laboratories and published industry statistics.

© 2005 DECRA Roofing Systems, Inc.





December 2, 2014

Jennifer Anderson  
Senior Planner - Historic Preservation  
Sustainable Development & Construction Department  
City of Dallas, City Hall  
1500 Marilla Street, Room 5BN  
Dallas, TX 75201

Dear Ms. Anderson:

Shared Housing Center is submitting a Certificate of Appropriateness application. It is our request to replace the roof at 4721 Gaston from clay tile to DECRA, a stone coated steel material.

The Gaston Mansion was built somewhere around 1905 – 1909 as one of several spec homes for East Dallas. While its history is enveloped with significant progress for our city, it has begun to show significant wear and tear, particularly with the roof. For the past nineteen years it has been home for many families who have sought refuge from the cold harsh elements of homelessness.

2014 has not been kind to the Gaston Mansion as it has experienced vandalism with the copper tubing for the air condition units and several roof leaks that have moved from drips to pours. In our effort to protect the current roofing material, we have made repairs for the past three years. But the Board of Shared Housing made the decision in late June to replace the roof. While we began to raise the necessary funds, we also researched for durability and sustainability. The Gaston Mansion, while serving a noble cause, is very expensive to operate. One of our ongoing challenges is to reduce operating and maintenance expenses.

We believe that the proposed roof will contribute to our goals and address our challenges. We hope that the City of Dallas staff of the Sustainable Development and Construction Department and members of the Landmark Commission will support our request.

Thank you for your time and attention.

  
Maria Machado  
Executive Director

cc: R. Wincorn, Board Member

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

DATE: 12/10/14

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Shared Housing Center

Address: 4721 Gaston (Peak's Suburban)

Date of CA/CD Request: 12/04/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

*- Proposed roofing material is not appropriate*  
*- Consider partial replacement with similar color, ~~material~~ tile, that*  
*~~material~~ matches form & material of the existing tile.*

**Task force members present**

☒ Norman Alston (Chair)

☒ Jim Anderson

☐ VACANT (Peak's Alternate)

☒ Michael Karnowski

☒ Kathy Finch

☐ VACANT (Edison/LaVista Alt.)

☒ Renee Manes

☐ Jennifer Hidden

Ex Officio staff members present ☒ Jennifer Anderson

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

Maker: *Karnowski*

2<sup>nd</sup>: *Manes*

Task Force members in favor: *Unanimous approval*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *12/10/2014*

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

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



## LANDMARK COMMISSION

JANUARY 5, 2015

FILE NUMBER: CA145-091(JKA)  
LOCATION: 4622 Sycamore  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 2  
ZONING: R-7.5(A)

PLANNER: Jennifer Anderson  
DATE FILED: December 4, 2014  
DISTRICT: Peak's Suburban  
MAPSCO: 46-A  
CENSUS TRACT: 0015.04

**APPLICANT:** Wilson Urday

**OWNER:** GISELLE URDAY

**REQUEST:** Replace four wood windows on southwest side of main structure with vinyl windows. Work completed without a Certificate of Appropriateness.

**BACKGROUND:** The applicant's original application to retain the new windows was Denied without Prejudice in October 2014 due to a lack of information (CA134-572(JKA)).

**ANALYSIS:** Staff does not feel that the replacement vinyl windows are appropriate since they do not match the original material, light configuration, or mullion size of the original windows. Because the windows are partially located in the protected façade of a contributing structure and are visible from the street, staff is recommending Denial with Prejudice.

**STAFF RECOMMENDATION:** Replace four wood windows on southwest side of main structure with vinyl windows. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 3.10 stating that replacement doors must express mullion size, light configuration, and material to match the original windows.

**TASK FORCE RECOMMENDATION:** Replace four wood windows on southwest side of main structure with vinyl windows. Work completed without a Certificate of Appropriateness – Deny without Prejudice – Per 3.10 material must match original wood. Recommend replacing new windows with more appropriate 1/1 windows.

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

CA 145 -091 [JKA]  
Office Use Only

Name of Applicant: WILSON UNDA  
Mailing Address: 4622 SYCAMORE ST  
City, State and Zip Code: DALLAS TX 75204  
Daytime Phone: 817-980-0811 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: FATHER

PROPERTY ADDRESS: 4622 SYCAMORE ST  
Historic District: Park Suburban

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

**PROPOSED WORK:**

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

REPLACE OLD ROTTEN WOOD WINDOWS

Signature of Applicant: \_\_\_\_\_

Date: 11/11/14

Signature of Owner: \_\_\_\_\_

(IF NOT APPLICANT)

Date: 11/11/14

RECEIVED BY

DEC 14 REC'D

**APPLICATION DEADLINE:**

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

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

**OTHER:**

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408






Top: front façade

Bottom: Photo showing visibility of the window openings from the street (Google Streetview)





<p>Energy Performance</p> <p>U.S. / F.S.</p> <p>1990-2010</p> <p>1990-2010</p>		
<p><b>Andersen</b> </p> <p>WINDOWS • DOORS</p> <p>CPON AND-N-81-00521-00001</p> <p>100 Series Gliding Wd Xc Fibrex</p> <p>Composite Frame, Low-E SmartSun,</p> <p>Argon Gas Blend</p> <p>Product Type: Slider</p>		
<p><b>ENERGY PERFORMANCE RATINGS</b></p>		
<p><b>U-Factor</b></p> <p><b>0.29</b></p> <p>(U.S. / F.S.)</p>	<p><b>1.65</b></p> <p>(Metric/SI)</p>	<p>Solar Heat Gain Coefficient</p> <p><b>0.21</b></p>
<p><b>ADDITIONAL PERFORMANCE RATINGS</b></p>		
<p>Visible Transmittance</p> <p><b>0.49</b></p>		
<p><small>Manufacturer certifies that these ratings conform to applicable NFRC procedures for determining window product performance. NFRC ratings are determined for a fixed set of environmental conditions and a set of product data. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.</small></p> <p><small>www.nfrc.org</small></p>		
<p>129-H-910</p>		







Original windows (removed without a Certificate of Appropriateness)



**TASK FORCE RECOMMENDATION REPORT**  
**PEAK'S SUBURBAN / EDISON – LA VISTA**

DATE: 12/10/14

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Wilson Urday

Address: 4622 Sycamore (Peak's Suburban)

Date of CA/CD Request: 12/04/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

*Per 3.1 - Material must match original wood.*  
*Recommend replacing new windows with more*  
*appropriate 1 over 1 wood windows.*

**Task force members present**

☒ Norman Alston (Chair)  
☒ Michael Karnowski  
☒ Renee Manes

☒ Jim Anderson  
☒ Kathy Finch  
☐ Jennifer Hidden

☐ VACANT (Peak's Alternate)  
☐ VACANT (Edison/LaVista Alt.)

Ex Officio staff members present ☒ Jennifer Anderson

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

Maker: *Anderson*  
2<sup>nd</sup>: *Karnowski*

Task Force members in favor: *Unanimous approval*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *12/10/2014*

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

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

**LANDMARK COMMISSION****JANUARY 5, 2015**

FILE NUMBER: CA145-097(JKA)  
LOCATION: 4323 Worth  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 2  
ZONING: PD-98

PLANNER: Jennifer Anderson  
DATE FILED: December 4, 2014  
DISTRICT: Peak's Suburban  
MAPSCO: 46-E  
CENSUS TRACT: 0015.02

**APPLICANT:** Hector Ventura

**OWNER:** CRISTINA D VENTURA LF EST

**REQUEST:** Install two 2' tall brick retaining walls in front of the main structure. Work completed without a Certificate of Appropriateness.

**ANALYSIS:** The retaining wall and all hardscape was installed without a Certificate of Appropriateness. Staff has determined that the completed work is not compatible with the surrounding streetscape or the historic district since rolled lawns at the sidewalk are a defining feature of the Peak's Suburban Historic District and are therefore recommending Denial without Prejudice.

**STAFF RECOMMENDATION:** Install two 2' tall brick retaining walls in front of the main structure. Work completed without a Certificate of Appropriateness – Deny without Prejudice – The completed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 2.6 stating that landscaping must be appropriate and compatible, must enhance its surroundings, and reflect the original historic landscaping design when appropriate.

**TASK FORCE RECOMMENDATION:** Install two 2' tall brick retaining walls in front of the main structure. Work completed without a Certificate of Appropriateness – Deny – Rolled lawns at the sidewalks are a character-defining feature of the neighborhood. All brick, concrete, and other hardscape is inappropriate. Brick use in these steps is inappropriate unless documentation exists that they were formerly brick. Recreate original concrete steps.

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 145 - 097 [JKA]  
Office Use Only

Name of Applicant: Hector Ventura  
Mailing Address: 4323 Worth St  
City, State and Zip Code: Dallas, TX 75246  
Daytime Phone: 214 532-2961 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: owner

PROPERTY ADDRESS: 4323 Worth St.  
Historic District: Peak Suburban

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

**PROPOSED WORK:**

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

- Flower Beds (2) extending across the front of the property  
- Lined with concrete & brick - Soil on bottom for plants  
- Dimensions are 2'-H 10'-W 3'-D

Enclosures: Letter from neighbor, pictures

Signature of Applicant: HECTOR VENTURA Date: NOV. 20, 2014

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

RECEIVED BY

**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 approval of any change affecting the exterior of any building. This form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5BN, Dallas, Texas, 75201. You may also fax this form to 214/670-4210. **DO NOT FAX PAINT SAMPLES OR PHOTOGRAPHS.**

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

**OTHER:**

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

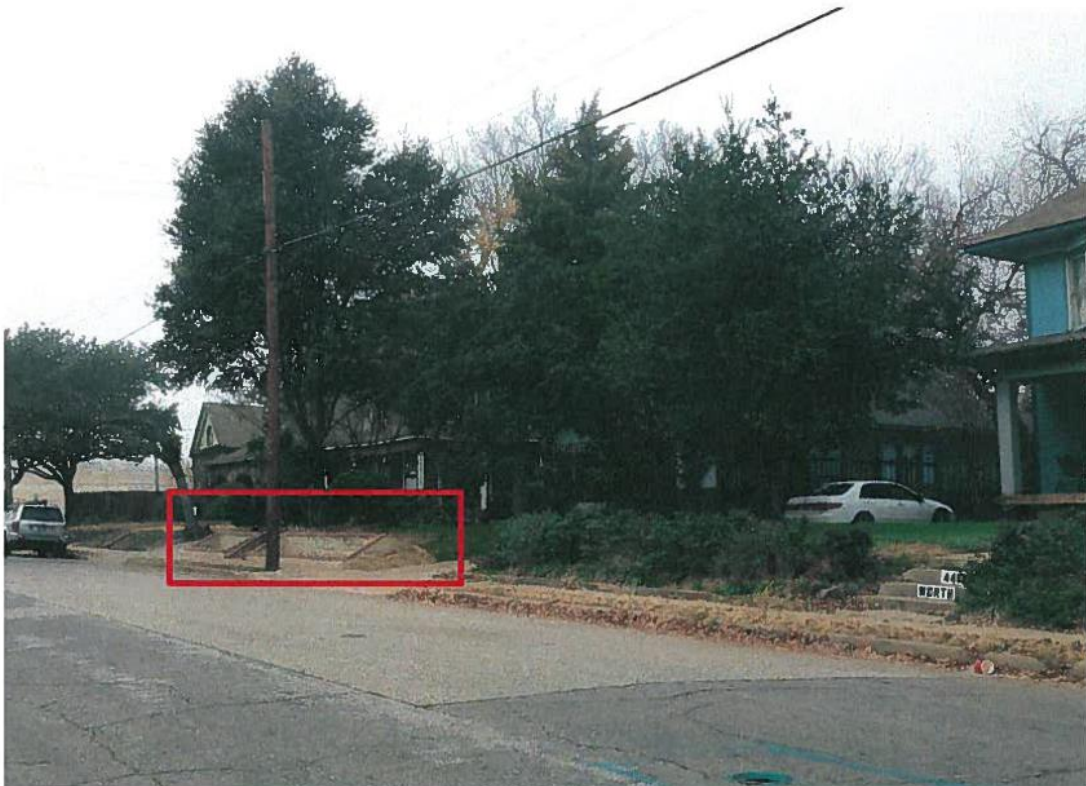
Historic Preservation

Rev. 111408





4323 Worth

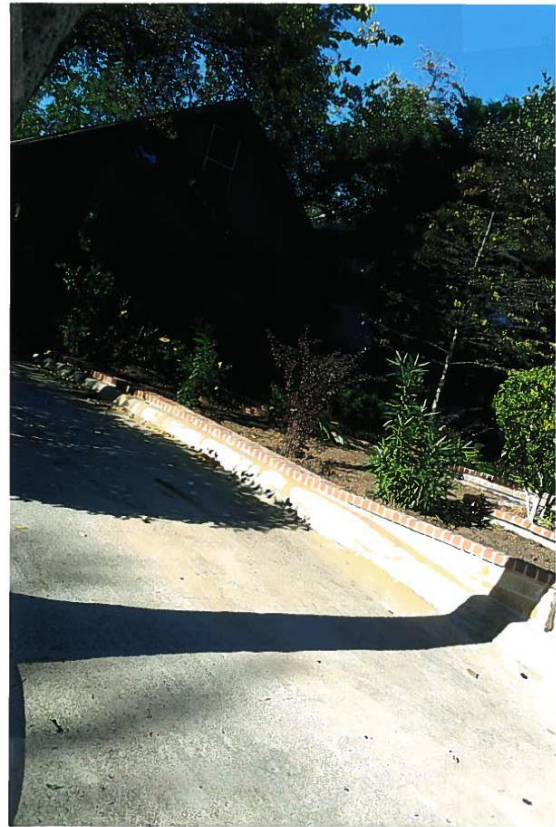


4323 Worth in context





Google Streetview photo showing lawn before retaining wall was installed. Hardscape shown in the photo was also installed without a Certificate of Appropriateness.



*Photos submitted by applicant*







City of Dallas  
Preservation Planning  
1500 Marilla #5BN  
Dallas TX 75201

Nov. 20, 2014

RE: Certificate of Appropriateness  
Hector Ventura  
4323 Worth St.

To Whom It May Concern:

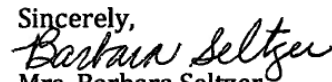
Since 1981 I have been a resident at 4317 Worth Street. At this time I am writing on behalf of my neighbor, Hector Ventura in response to a violation notice that he received on Nov. 14, 2014. Because of his limitations in understanding and communicating in English, Hector asked me to intervene to help bring him into compliance in this matter.

Since 1995 when he purchased and moved into the house next door, Mr. Ventura has always maintained the exterior of his property, keeping it clean and in a state of good repair. Therefore, I was surprised when he came to me with this violation. Please allow me to explain the situation:

Because the homes on this block of Worth St. were built on higher ground, the slope of our yards to the sidewalk has always presented an erosion problem. This has made it difficult to grow grass on the edge of our lawns. To alleviate this constant runoff, one of our neighbors had installed a large flowerbed, and I also had planted some ground cover on the sloping edge of my lawn. Hector was experiencing the same erosion issues, and because his business is installation of concrete foundations, he dug out flower beds and lined them with brick and concrete with the intention of planting bushes there in the Spring. The flowerbeds are well constructed and attractive, and while they are empty and bare right now, there is no doubt that they will be very pretty when the new shrubbery is installed in March.

In my opinion, Mr. Ventura has shown himself through the years to be a responsible homeowner who has tried to be respectful of the neighborhood and has made sure that his property was in compliance with the law. Because of his lack of understanding of English, he absolutely did not realize that certification of appropriateness was required before he could begin this landscaping project. He is very intent upon cooperating and taking the necessary steps to rectify this error.

On behalf of Hector Ventura, I thank you for your consideration in this matter.

Sincerely,  
  
Mrs. Barbara Seltzer  
4317 Worth St.



4300 block of Worth Street

**TASK FORCE RECOMMENDATION REPORT**  
**PEAK'S SUBURBAN / EDISON – LA VISTA**

DATE: 12/10/14

TIME: 5:30 pm

MEETING PLACE: 2922 Swiss Avenue (Wilson Building)

Applicant Name: Hector Ventura

Address: 4323 Worth (Peak's Suburban)

Date of CA/CD Request: 12/04/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

- Rolled lawns at the sidewalks are a character-defining feature of the neighborhood.
- All brick, concrete & other hardscape is inappropriate.
- Brick use in these steps is inappropriate unless documentation exists that they were formerly brick. Recreate original concrete steps.

**Task force members present**

<input checked="" type="checkbox"/> Norman Alston (Chair)	<input checked="" type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (Peak's Alternate)
<input checked="" type="checkbox"/> Michael Karnowski	<input checked="" type="checkbox"/> Kathy Finch	<input type="checkbox"/> VACANT (Edison/LaVista Alt.)
<input checked="" type="checkbox"/> Renee Manes	<input type="checkbox"/> Jennifer Hidden	

Ex Officio staff members present ☒ Jennifer Anderson

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

Maker: Anderson  
2<sup>nd</sup>: Karnowski

Task Force members in favor: *Unanimous approval*

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force



DATE

*12/10/2014*

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

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



**LANDMARK COMMISSION****JANUARY 5, 2015**

FILE NUMBER: CA145-095(JKA)  
LOCATION: 2607 State Street  
STRUCTURE: Main, Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-225

PLANNER: Jennifer Anderson  
DATE FILED: December 4, 2014  
DISTRICT: State Thomas  
MAPSCO: 45-F  
CENSUS TRACT: 0017.04

**APPLICANT:** John Armstrong

**OWNER:** BERGER ARMSTRONG

**REQUEST:** Revise previously approved (CA134-459(MD)) roof design of main structure to include three dormers.

**BACKGROUND / HISTORY:** The applicant would like to add dormers to the addition and roof that was approved by Landmark Commission in August 2014 (CA134-459(MD)).

**ANALYSIS:** Task Force felt that the dormers were an appropriate addition to the structure since it is being evaluated as non-contributing. Staff believes that regardless of the building's status, the high-pitched side gabled roof is a defining feature of the main structure and that the addition of the dormers would obscure the original roof line, making the proposed alteration an unsympathetic addition to the front façade and incompatible with the architecture and style of the building. Additionally, Staff believes that the dormers would be conjectural features since they did not exist on the structure previously and are intended to resemble those found on surrounding properties. The addition of conjectural features is not compatible with the Secretary of Interior's Standards for Rehabilitation. Therefore, Staff is recommending Denial without Prejudice of the proposed dormers.

**STAFF RECOMMENDATION:** Revise previously approved (CA134-459(MD)) roof design of main structure to include three dormers – Deny without Prejudice – The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(ii) because it is not compatible with the historic overlay district and inconsistent with preservation criteria Section 51P-225.109(a)(14)(A) stating that roof materials must complement the style and overall scheme of the building or structure, is not consistent with Section 51P-225.109(a)(14)(C) stating that roof patterns of a main building must be typical of the style and period of the architecture of the building and contributing structures of a similar style in the Historic Core Subdistrict, or Section 51A-

4.501(e)(4)(C) stating that the addition of conjectural features or architectural elements from other buildings will not be undertaken.

**TASK FORCE RECOMMENDATION:** Revise previously approved (CA134-459(MD)) roof design of main structure to include three dormers – Approve – No quorum, comments only. Since this is a 1938 building and non-contributing, the three dormers requested and materials suggested are compatible with the rest of the neighborhood architecture.

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 145 - 095 [JKA]  
Office Use Only

Name of Applicant: JOHN ARMSTRONG  
Mailing Address: 2607 STATE STREET  
City, State and Zip Code: DALLAS TEXAS 75204  
Daytime Phone: 214 261 0893 Fax: 214 871 0894  
Relationship of Applicant to Owner: SAME

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

PROPERTY ADDRESS: 2607 STATE STREET  
Historic District: STATE THOMAS

**PROPOSED WORK:**

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

THIS IS A WORK AMENDMENT REQUEST TO MY PREVIOUS APPLICATION CA 134-457(MD) WHICH WAS APPROVED. THE PROPOSED WORK IS SIMPLY TO ADD 3 DOORS ON THE ROOF FACING STATE STREET. PERMITS ATTACHED.

Signature of Applicant: [Signature] Date: 1 DEC 2014

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

RECEIVED BY

**APPLICATION DEADLINE:**

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

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**OTHER:**

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408

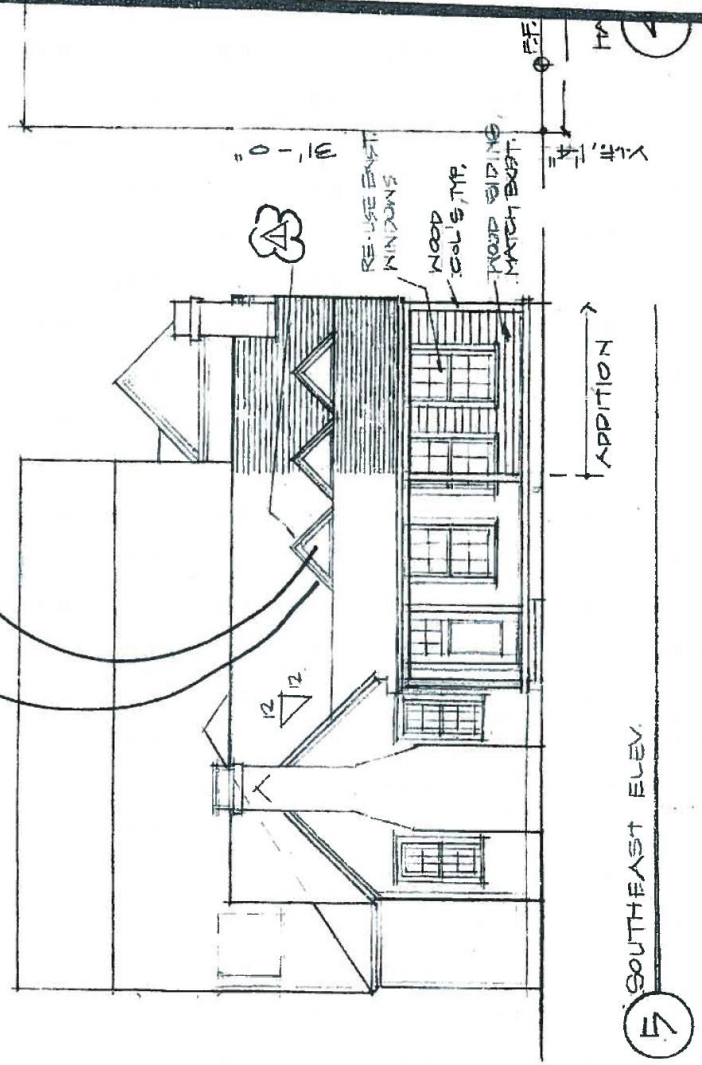




ALTERNATE TO METAL ROOF:  
SHINGLES TO MATCH ROOF.

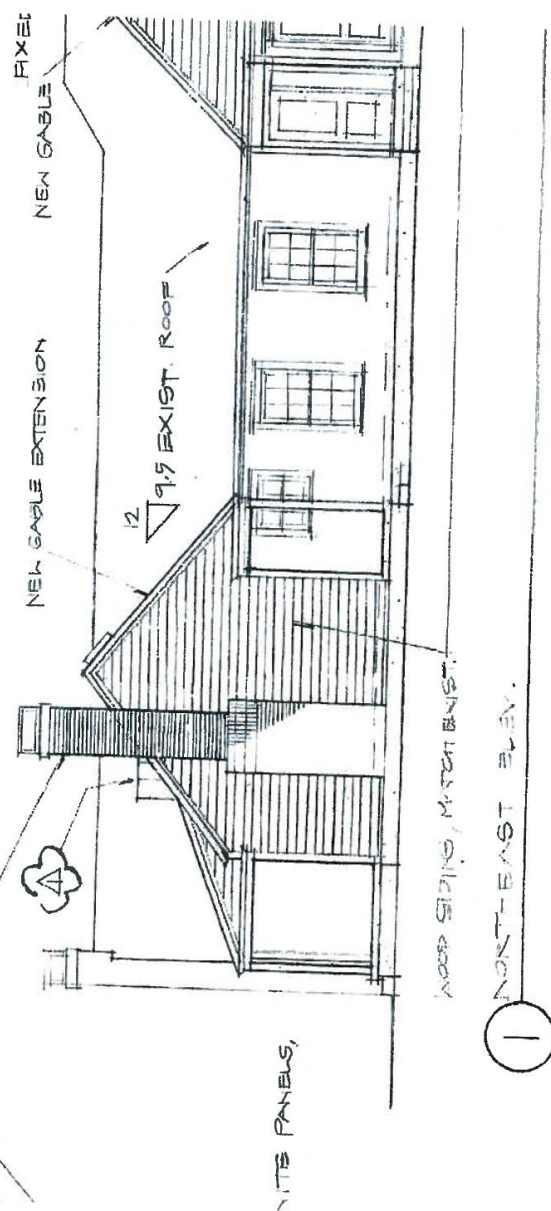
GLUE METAL, GRAY COLOR  
STANDING SEAM, METAL DUT  
GRAY COLOR MATCHES EXISTING GUTTERS

SAND CLEAR GLASS



ALL NEW SIDING SHOWN IS HARDY PLANK LAP ON THE ADDITIONS,  
ALL NEW WINDOWS ARE WOOD, ALL NEW DOORS ARE WOOD. PAINTED  
ALL NEW ROOFS ARE COMPOSITION ASPHALT SHINGLES TO MATCH EX  
NEW BRICK CHIMNEY TO MATCH EXIST. SIZE & COURSE.

ALL NEW SIDING SHOWN IS HARDY PLANK LAP ON THE ADDITIONS,  
ALL NEW WINDOWS ARE WOOD, ALL NEW DOORS ARE WOOD. PAINTED  
ALL NEW ROOFS ARE COMPOSITION ASPHALT SHINGLES TO MATCH EX  
NEW BRICK CHIMNEY TO MATCH EXIST. SIZE & COURSE.







This is the metal color we would like on the standing seam metal panels on the dormers we are requesting on the front of the house.



No. 35 - 2607 State

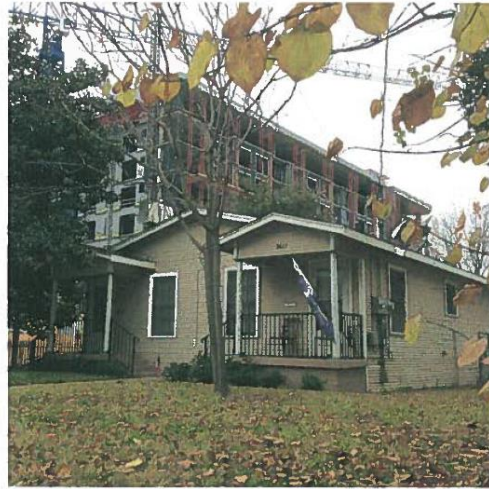
Approx. 1905-15;

Description: Planbook, intersecting gable roof, large brick front exterior chimney, grill porch posts, boxed eaves, 6/6 windows, shed porch roof extension.

Condition: Good.

Texas Historical Commission Survey Card of 2607 State Street, State Thomas Historic District Survey.

## ADJACENT STRUCTURES





**TASK FORCE RECOMMENDATION REPORT**  
**STATE THOMAS/WILSON BLOCK**

DATE: 12/10/2014  
TIME: 3:30 pm  
MEETING PLACE: Dallas City Hall, 1500 Marilla, 5DN

Applicant Name: John Armstrong  
Address: 2607 STATE STREET (State Thomas)  
Date of CA/CD Request: 12/04/2014

**RECOMMENDATION:**

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

Recommendation ~~comments~~ basis:

*Since this is a 1938 building <sup>is</sup> and non-contributing, we think that the three ~~demers~~ requested and the materials suggested <sup>for the demers</sup> are compatible with the rest of the neighborhood architecture.*

**Task force members present**

<input checked="" type="checkbox"/> Deborah Carpenter	<input type="checkbox"/> Nancy Starr	<input type="checkbox"/> VACANT
<input checked="" type="checkbox"/> Jim Anderson	<input type="checkbox"/> VACANT (Vice-Chair)	<input type="checkbox"/> VACANT (Alternate)
<input checked="" type="checkbox"/> Judy Hearst (Chair)	<input type="checkbox"/> VACANT	<input type="checkbox"/> VACANT (Alternate)

Ex Officio staff members Present ☐ Jennifer Anderson

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

*Judy Hearst*

DATE 12-10-14

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

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



## **LANDMARK COMMISSION**

**JANUARY 5, 2015**

FILE NUMBER: CA145-094(JKA)  
LOCATION: 6241 La Vista Drive  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD No. 63

PLANNER: Jennifer Anderson  
DATE FILED: December 4, 2014  
DISTRICT: Swiss Avenue  
MAPSCO: 36-Y  
CENSUS TRACT: 0014.00

**APPLICANT:** John Chamberlain

**OWNER:** JOHN S MCCRARY

**REQUEST:** Install metal roof on existing rear wing of main structure.

**ANALYSIS:** Note: the original application mentions an interior remodel only. While the footprint of the structure will not change, a new roof slope is proposed. Task Force recommended Approval with Condition that the applicant submit final specifications for the roof materials and color. While more detail was provided after the Task Force meeting, exact color and texture details for the metal roof and the roof trim were not provided. Additionally, the cementitious trim proposed by the applicant is not consistent with the preservation criteria for Swiss Avenue stating that the only permitted facade materials are brick, wood siding, stone, and stucco and must be typical of the style and period of a main building. Therefore, staff is recommending Denial without Prejudice of the request.

**STAFF RECOMMENDATION:**

Install metal roof on existing rear wing of main structure – Deny without Prejudice – The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because the materials proposed are not consistent with preservation criteria Section 51P-63.116(1)(N)(ii) stating that the roof materials and colors must complement the style and overall color scheme of the building or structure.

**TASK FORCE RECOMMENDATION:**

Install metal roof on existing rear wing of main structure – Approve with Conditions – Approve with the condition that applicant submits specifications for all roof material and color is appropriate on metal roof of existing rear wing of main structure.

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

CA 145 - 094 (JKA)  
Office Use Only

Name of Applicant: JOHN H. CHAMBERLAIN  
Mailing Address: 16135 PRESTON ROAD #139  
City, State and Zip Code: DALLAS, TX 75248  
Daytime Phone: (214) 606-5669 Fax: (972) 991-6601  
Relationship of Applicant to Owner: CONTRACTOR

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

PROPERTY ADDRESS: 6241 LA VISTA DRIVE  
Historic District: SWISS

**PROPOSED WORK:**

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

INTERIOR REMODEL ... NEW KITCHEN, NEW BREAKFAST AREA  
NEW MASTER BATHROOM AT REAR  
OF STRUCTURE NOT VISABLE FROM THE  
STREET. IN ORIGINAL FOOTPRINT OF  
HOUSE

RECEIVED BY

Signature of Applicant: [Signature] Date: 11.13.14

Signature of Owner: [Signature]  
(IF NOT APPLICANT)

Date: 11/2/14

DEC 6 2014

Current Planning

**APPLICATION DEADLINE:**

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

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

Sustainable Construction and Development

Date

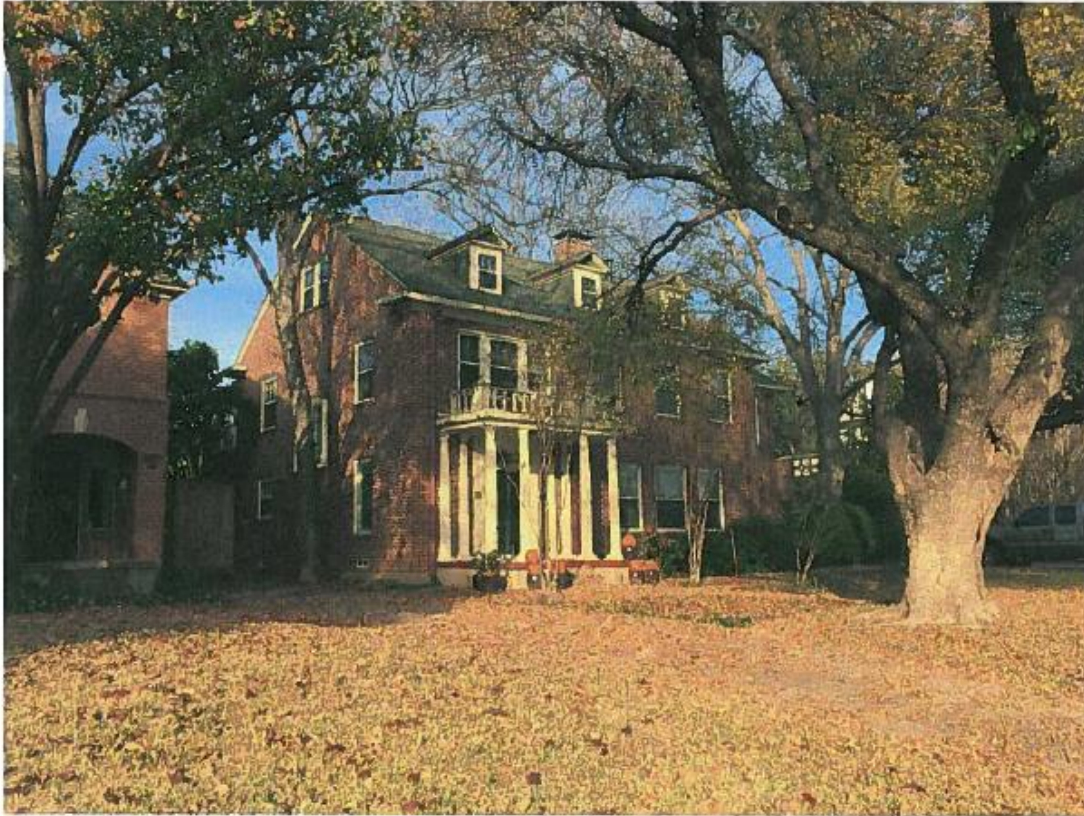
Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 11/14/08





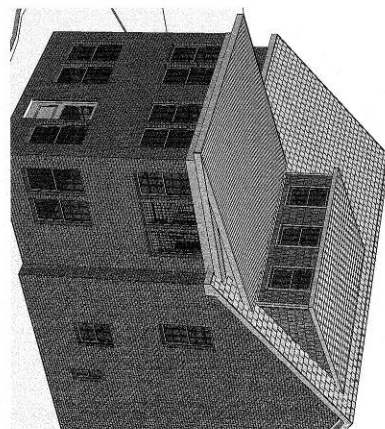
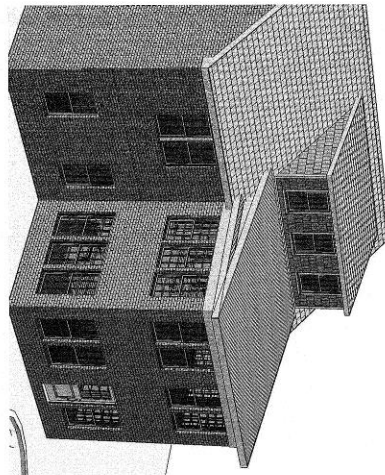
Front elevation



Rear elevation

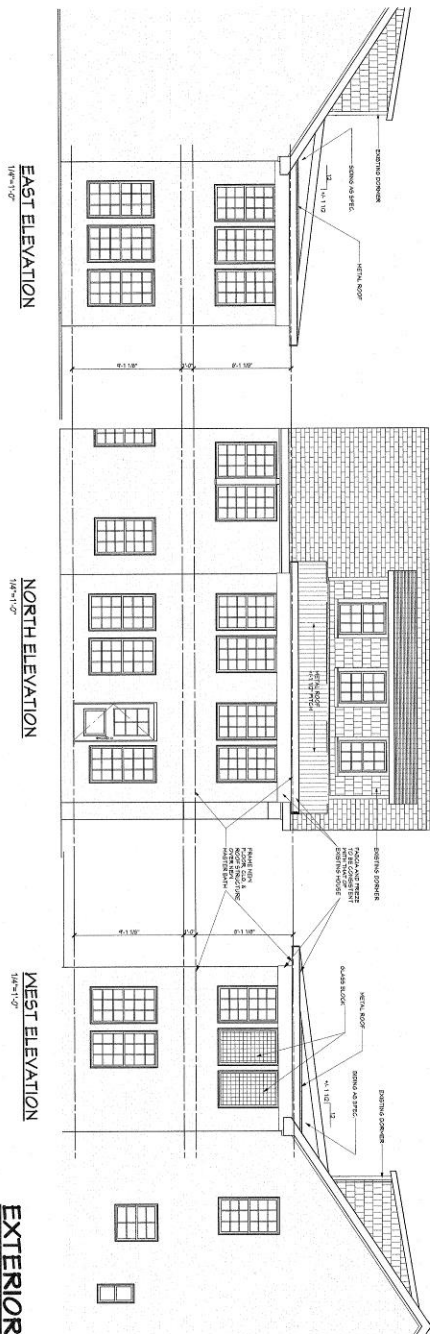
CA145-094(JKA)

D9-3



NORTHEAST CORNER  
(N.T.S.)

NORTHWEST CORNER  
(N.T.S.)



**EXTERIOR ELEVATIONS**  
SCALE: 1/4"=1'-0"

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

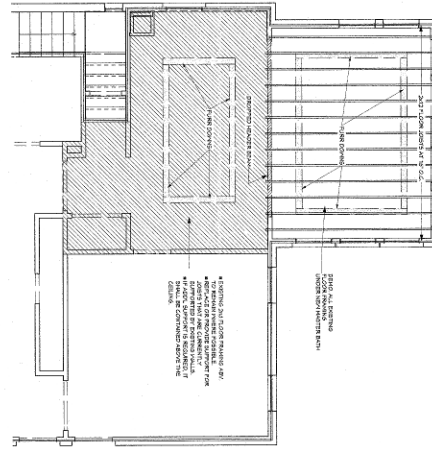
 $\omega$ 

SHEET:

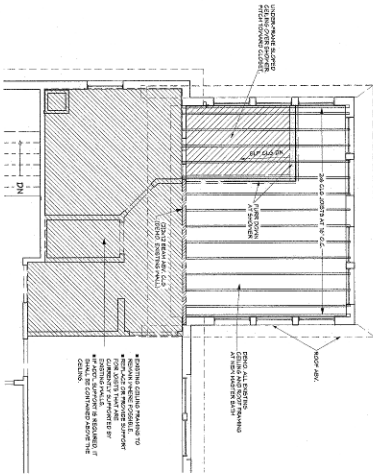
DATE:
9/8/2014

DESIGN AND DRAWINGS PROVIDED BY:  
**JOHN CLAYTON**  
Residential Design and Planning  
972.931.3328

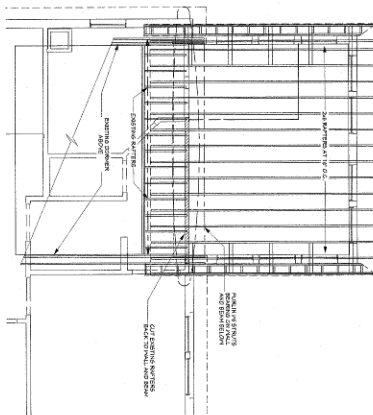
**Williams/Anthony Remodel**  
6241 La Vista Drive Dallas, Texas



1st Floor Ceiling Framing



2nd Floor Ceiling Framing



Roof Framing

**FRAMING PLANS**  
SCALE: 1/4"=1'-0"

SHEET:  
5

DATE:  
9/8/2014

DESIGN AND DRAWINGS PROVIDED BY:  
**JOHN CLAYTON**  
Residential Design and Planning  
972.931.3328

**Williams/Anthony Remodel**  
6241 La Vista Drive Dallas, Texas





East elevation

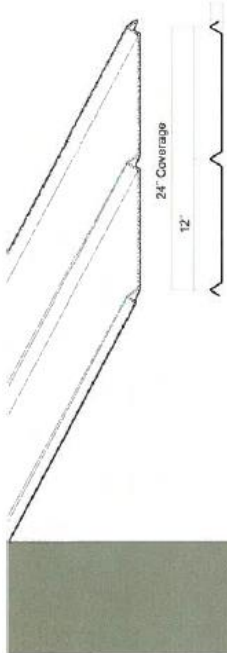


West elevation

Roofing material specifications for the remodel at 6241 LaVista Drive, Dallas, Texas.

Metal roof at new roof construction over Master Bath. See the following three pages for manufacturer's specifications.

- 26 gauge painted steel panels over (2) layers 15# roofing felt or better.
- "AP", "R", and "U" panels are acceptable. "CF" and "Corrugated" panels shall not be used.
- Panel color to complement existing roof finish at main house.



## AP PANELS

Get all the benefits of Mueller metal roofing, from high quality to low maintenance. The 26-gauge, commercial-grade steel in our AP Panel roof delivers the strength you need to protect your home from the elements. This panel design also offers the look of a standing-seam roof without the extra cost, along with many beautiful colors to choose from. An AP Panel roof is a smart choice for new construction and applications where the existing roof covering is removed to decking.

## AP PANELS IMPRESSIVE FROM ANY ANGLE



### PANEL BENEFITS

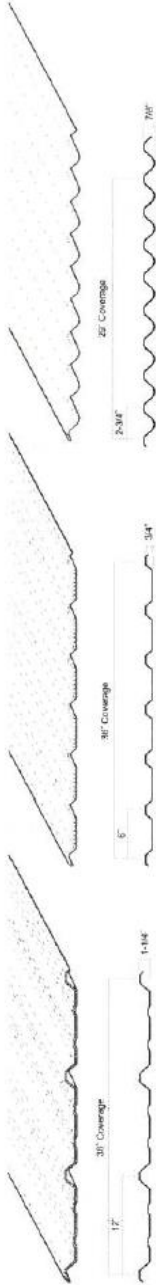
- Up to a 30-Year Limited Paint Warranty
- A Wide Range of Designer Colors
- Hail Resistant – Underwriters Laboratories Class-4 Rating
- Fire Resistant
- Wind Resistant up to 140 mph
- Practically Maintenance Free
- 26-Gauge - Commercial Grade Steel
- Energy Efficient
- Greater Life Expectancy
- Outstanding Durability
- Possible Insurance Savings

### AVAILABLE COLORS



Note: Screws will show at various locations. Only use on roof pitch of 3/12 or greater. Please check local building codes before ordering. In print media, actual colors may vary. Please contact your Mueller sales representative to get the most accurate color representation.





ROOF COLOR: GALVALUME PLUS



## R, U & CORRUGATED PANELS TRADITIONAL AND TIMELESS ELEGANCE

### R, U AND CORRUGATED PANELS

When you compare Mueller's R, U and Corrugated Panel roofs to composition shingle roofs, it's no contest. These roofs last longer, offer greater durability and give you a wide selection of colors. They could also save you money on your homeowner's insurance. Many times you can install these panels directly onto an existing shingle roof, saving time, labor and disposal costs.

#### AVAILABLE COLORS



#### PANEL BENEFITS

- Up to a 30-Year Limited Paint Warranty
- A Wide Range of Designer Colors
- Hall Resistant – Underwriters Laboratories Class-4 Rating
- Fire Resistant
- Wind Resistant up to 140 mph
- Practically Maintenance Free
- 26-Gauge - Commercial Grade Steel
- Energy Efficient
- Greater Life Expectancy
- Outstanding Durability
- Possible Insurance Savings

*Note: Screens will show at various locations. Only use an roof pitch of 3/12 or greater. Please check local building codes before ordering. In print media, actual colors may vary.*

*Please contact your Mueller sales representative to get the most accurate color representation.*

# COLOR PALETTE

R, U & CORRUGATED PANEL COLORS COLUMN	CF PANEL COLORS COLUMN	AP PANEL COLORS COLUMN
Galvalume Plus*	Galvalume Plus*	Galvalume Plus*
White	White	White
Twilight Gray	Twilight Gray	Twilight Gray
Smokey Pewter	Smokey Pewter	Smokey Pewter
Light Gray	Light Gray	Light Gray
Silver Metallic	Silver Metallic	Silver Metallic
Smokestack Gray	Smokestack Gray	Smokestack Gray
Black	Black	Black
Charcoal	Charcoal	Charcoal
Deep River Blue	Deep River Blue	Deep River Blue
Deep Blue	Deep Blue	Deep Blue
Hawaiian Blue	Hawaiian Blue	Hawaiian Blue
Marine Green	Marine Green	Marine Green
Forest Green	Forest Green	Forest Green
Deep Green	Deep Green	Deep Green
Ivy Green	Ivy Green	Ivy Green
Colony Green	Colony Green	Colony Green
Mansard Brown	Mansard Brown	Mansard Brown
Burnished Slate	Burnished Slate	Burnished Slate
Coco Brown	Coco Brown	Coco Brown
Chestnut Brown	Chestnut Brown	Chestnut Brown
Saddle Leather Brown	Saddle Leather Brown	Saddle Leather Brown
Rustic Brown	Rustic Brown	Rustic Brown
Rustic Red	Rustic Red	Rustic Red
Burgundy	Burgundy	Burgundy
Patriot Red	Patriot Red	Patriot Red
Sunset Red	Sunset Red	Sunset Red
Bright Copper	Bright Copper	Bright Copper
Tan	Tan	Tan
Gold	Gold	Gold
Desert Tan	Desert Tan	Desert Tan
Light Stone	Light Stone	Light Stone

In print media, actual colors may vary. Please contact your Mueller sales representative to get the most accurate color representation. We will be glad to provide you with color samples. Mueller, Inc. reserves the right to add or discontinue colors without notice. Please contact your sales representative, or visit our website at [www.muellerinc.com](http://www.muellerinc.com) for our current color selection.

\*Galvalume has a protective top coat which may possibly change the color of the panels over a period of time, giving a slight brownish tint to the panels. For consistent color retention, Mueller recommends using painted panels.

Siding and trim material specifications for the remodel at 6241 LaVista Drive, Dallas, Texas.

All exterior material used to construct fascia, soffit, and frieze, including all required trim, to be cement-board or equivalent. See the following nine pages for manufacturer's specifications.

- "Cedarmill" or "Smooth" vertical siding shall be used for frieze.
- "Rustic" or "Smooth" trim boards shall be used for fascia and other trim.
- "Smooth" soffit material shall be used for soffits. Use vented soffit as required for proper roof ventilation.



Unique Formulation	Finishing Technology	100% HARDIE Complete Exterior™	The James Hardie Difference	Warranty	Endorsements
● HardieZone® System		HZ10® Substrate			

## HardieZone® System

Only James Hardie fiber cement products are Engineered for Climate®. Specifically designed for the southern, southwestern and Pacific coastal regions of the U.S., HZ10® products help protect homes from hot, humid conditions, blistering sun and more. In the northern U.S. and Canada, HZ5® products are engineered to resist damage from wet or freezing conditions.

With James Hardie siding and trim, homeowners have an exterior that's tougher than the elements and easy on the eyes.

## NO MATTER WHAT NATURE BRINGS



ABOUT JAMES HARDIE

PRODUCTS

COLOR

Unique Formulation

Finishing Technology

100% HARDIE Complete Exterior™

The James Hardie Difference

Warranty


Endorsements

HardieZone® System

● HZ10® Substrate


## HZ10® Substrate

Not all fiber cement is the same. James Hardie HZ10 products contain the highest quality raw materials. Our unique formulation, combined with innovative product design and manufacturing processes, create a substrate that is specifically engineered to resist moisture intrusion, cracking, shrinking and swelling for increased durability and workability.



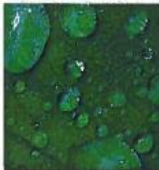
**Superior stability**

Our product is 2x more stable than generic fiber cement. High-quality raw materials combine to form a well-bonded matrix to help protect against shrinking and splitting.




**Unmatched workability**

Our unique formulation and proprietary manufacturing process creates a product that is 75% less brittle than generic fiber cement boards. Expect better handling and less breakage on job sites.



**High resistance to water absorption**

With less water absorption than other fiber cement siding, James Hardie HZ10 siding and trim products help protect against mold, shrinking and swelling for greater durability.

**JamesHardie**

ABOUT JAMES HARDIE

PRODUCTS

COLOR

Siding	Trim	Soffit	HardieWrap <sup>®</sup>	Finishing Touches
--------	------	--------	-------------------------	-------------------

**HardiePanel<sup>®</sup> Vertical Siding**

HardiePanel vertical siding delivers style and substance. When combined with HardieTrim<sup>®</sup> boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.

True to the tradition of

**PERFORMANCE AND BEAUTY.**

HardiePanel<sup>®</sup> Smooth Soft Green

HardieTrim<sup>®</sup> Batten Boards Smooth Soft Green

HardieShingle<sup>®</sup> Siding

ABOUT JAMES HARDIE

PRODUCTS

COLOR

**JamesHardie**



Siding

Trim

Soffit

HardieWrap®

Finishing Touches

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding



**SELECT CEDARMILL®**  
*Navajo Beige Panel & Navajo Beige Rustic Grain® Batten*

Thickness	5/16 in.	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Size				
Pcs./Pallet	50	50	50	50
Pcs./Sq.	3.2	2.8	2.5	

Available Colors



View all HardiePanel Vertical Siding Products

\*4 ft. x 9 ft. HardiePanel vertical siding only available primed.

Siding

Trim

Soffit


HardieWrap®

Finishing Touches

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding


HardieShingle® Siding




**SMOOTH**  
*Evening Blue Panel & Evening Blue Smooth Batten*

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

Available Colors



 **JamesHardie**

ABOUT JAMES HARDIE

PRODUCTS

COLOR

\*4 ft. x 9 ft. HardiePanel vertical siding only available primed.

[View all HardiePanel Vertical Siding Products](#)





4/4 SMOOTH  
Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	3.5 in. 5.5 in. 7.25 in. 9.25 in. 11.25 in.
Pcs./Pallet	322 184 138 115 92

Available Colors



[View all HardieTrim Boards](#)

Siding

Trim

Soffit

HardieWrap®

Finishing Touches



**VENTED SMOOTH**  
*Soffit Cloth*

Thickness	1/4 in.
Length	12 ft. 8 ft.
Width	12 in. 16 in. 24 in.
ColorPlus Pcs./Pallet	216 156 108
Prime Pcs./Pallet	200 150 100

Available Colors



[View all HardieSoffit Products](#)

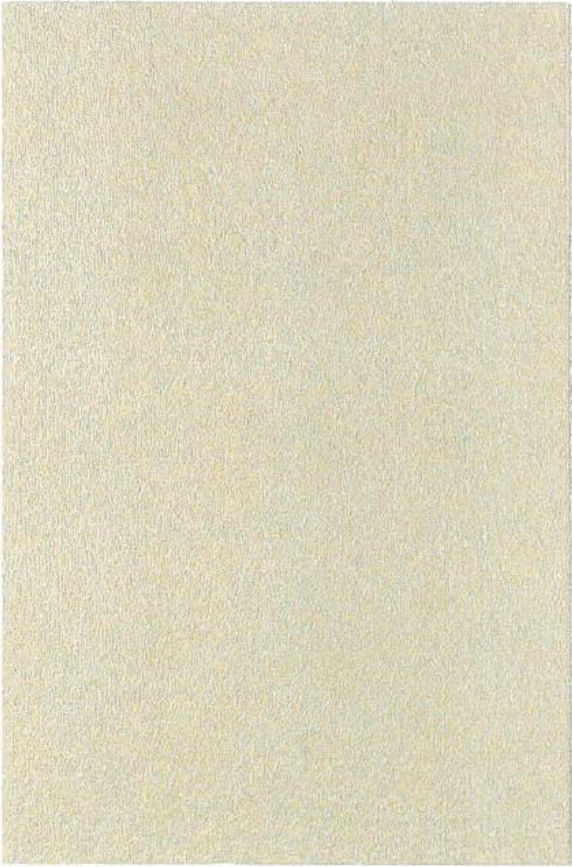
Siding

Trim

Soffit

HardieWrap®


Finishing Touches



NON-VENTED SMOOTH  
*Soffit Cloth*

Thickness	1/4 in.			
Length	12 ft.	8 ft.	8 ft*	
Width	12 in.	16 in.	24 in.	48 in.
ColorPlus Pcs./Pallet	216	156	108	
Prime Pcs./Pallet	200	150	100	50

Available Colors



[View all HardieSoffit Products](#)

\*48 in. x 8 ft. panels only available primed



ABOUT JAMES HARDIE

PRODUCTS

COLOR



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

DATE: 12/09/2014

TIME: 5:30 pm

MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: John Chamberlain

Address: **6241 LA VISTA DRIVE** (Swiss Avenue)

Date of CA/CD Request: 12/04/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

*Approve with condition that applicant has specifications for all roof material and color is appropriate on metal roof of existing rear wing of main structure*

**Task force members present**

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

Ex Officio staff members Present : Jennifer Anderson ☐

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

Maker: *Brandon Burris*

2<sup>nd</sup>: *Wesley Powell*

Task Force members in favor: *all*

Task Force members opposed: *0*

Basis for opposition:

CHAIR, Task Force

*Cheryl Scott*

DATE *11/9/14*

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

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

**LANDMARK COMMISSION****JANUARY 5, 2015**

FILE NUMBER: CA145-079(JKA)  
LOCATION: 5640 Swiss  
STRUCTURE: Main, Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-63

PLANNER: Jennifer Anderson  
DATE FILED: December 4, 2014  
DISTRICT: Swiss Avenue  
MAPSCO: 36-X  
CENSUS TRACT: 0014.00

**APPLICANT:** John Chamberlain

**OWNER:** KYLE B PHILLIPS

**REQUEST:**

- 1) Install skylights in porte cochere.
- 2) Install roof tile on porte cochere to match roof tile on main structure.
- 3) Install driveway on southwest side of main structure.

**ANALYSIS:**

- 1) The applicant would like to add skylights to allow more light into the windows located underneath the port cochere roof. Staff is recommending Denial for the installation of skylights since the porte cochere is located in the front 50% of the main structure and the preservation criteria states that skylights are only permitted in the rear 50% of a main building located on an interior lot.
- 2) The porte cochere tile roof was removed without a Certificate of Appropriateness by a previous owner. The applicant would like to reinstall tile roofing that is a match to the existing tile on the main structure. Samples or specifications were not received from the applicant, so Staff conditioned the Approval to be only for tile that is an exact match to the existing in material, color, and profile. The work meets the standards in the preservation criteria and City Code.
- 3) The applicant would like to expand the driveway to match the driveway on the adjacent home (shown on pg. 7). However, at approximately 20 feet, the width of the proposed driveway exceeds the 10 feet permitted in the front yard in Swiss Avenue so Staff is recommending denial of the request.

**STAFF RECOMMENDATION:**

- 1) Install skylights in porte cochere – Deny – The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is not consistent with preservation criteria Section 51P-63.116(N)(v) stating that skylights are only permitted in the rear 50% of the roof of a main building on an interior lot or the roof of an accessory building in the rear yard.

2) Install roof tile on porte cochere to match roof tile on main structure – Approve with Conditions – Approve proposed work with the condition that the tile is an exact match to the existing tile on main structure in material, color, profile, and dimension. The work is consistent with preservation criteria Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

3) Install driveway on southwest side of main structure – Deny without Prejudice – The proposed work does not meet the requirements in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with preservation criteria Section 51P-63.116(2)(G)(ii)(aa) stating that the maximum permitted width of a driveway in front yard is 10 feet.

**TASK FORCE RECOMMENDATION:**

1) Install skylights in porte cochere – Deny without Prejudice – Per Section 51P-63.116(1)(N)(v).

2) Install roof tile on porte cochere to match roof tile on main structure – Approve.

3) Install driveway on southwest side of main structure – Deny without Prejudice – Per Section 51P-63.116(2)(G)(ii).



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

CA 145 - 079 (JKA)  
Office Use Only

Name of Applicant: JOHN H. CHAMBERLAIN  
Mailing Address: 16135 PRESTON ROAD #139  
City, State and Zip Code: DALLAS, TX 75248  
Daytime Phone: (214) 606-5669 Fax: (972) 991-6601  
Relationship of Applicant to Owner: CONTRACTOR

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

PROPERTY ADDRESS: 5640 SWISS AVENUE  
Historic District: SWISS

## PROPOSED WORK:

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

- PORTE COCHERE REPAIRS - ROOF AND REPLACEMENT OF MISSING COPING TILE
- DRIVEWAY RELOCATION - CRUSHED GRANITE
- install skylights in porte cochere

Signature of Applicant: [Signature]  
Signature of Owner: [Signature]  
(IF NOT APPLICANT)

Date: 11.13.14

Date: 11.10.14

RECEIVED BY  
NOV 19 11:41 AM  
Current Planning

## APPLICATION DEADLINE:

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

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

## OTHER:

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408

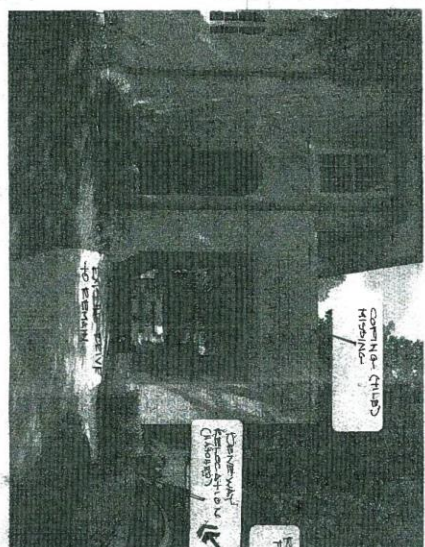
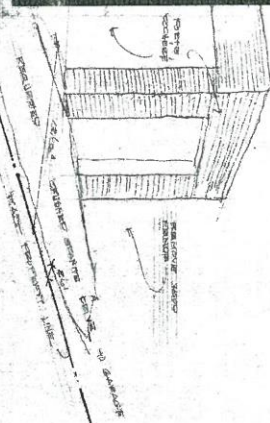




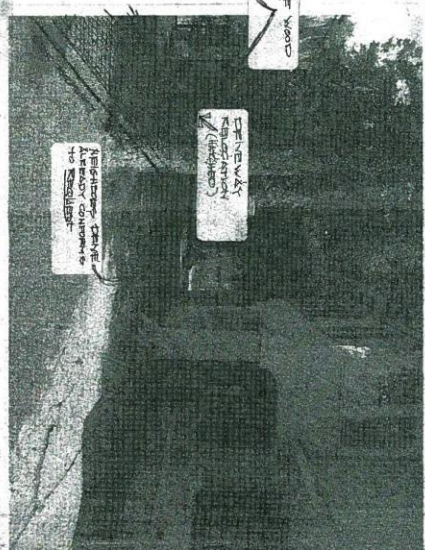
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25 Swiss Ave. PLEVENTON



3 BOTTLES CHAMPAGNE / DRENE



Net Income / Profit Line

TESTA RESIDENCE  
5640 OWENS AVENUE  
DALLAS - TEXAS

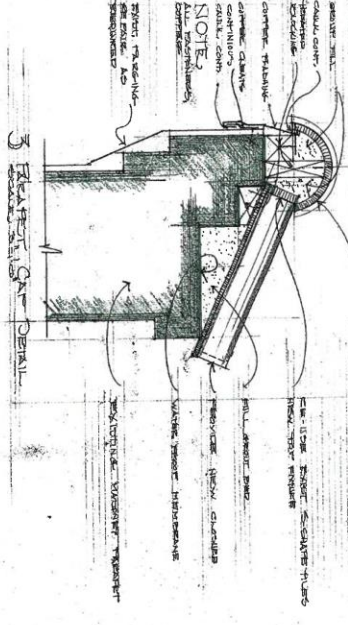
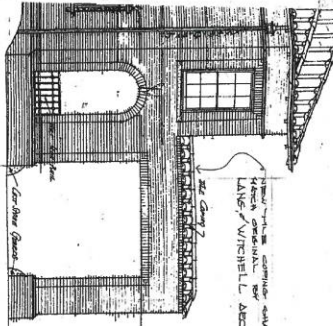
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# NOTE

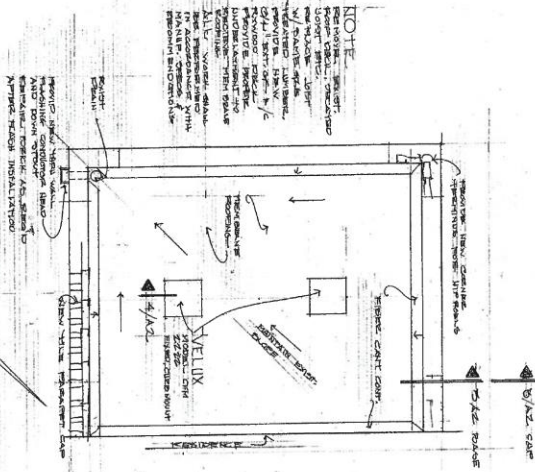
1. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE PREPARED TO CHINA UNITS.
3. VERIFY DIMENSIONS ARE ACCORD ALL UNITS.
4. SHALL BE PREPARED TO CHINA UNITS.



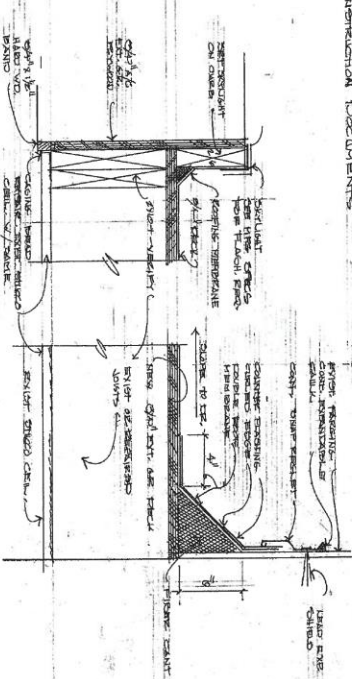
## 2. FRONT COXETER ELEVATION

LANDSCAPE ARCHITECT

## 1. ROOF PLAN



NOTE:  
REPLACE EXISTING ROOF WITH  
NEW ROOF. ROOF SHALL BE  
DESIGNED TO WITHSTAND  
WIND LOADS OF 150 PSF.  
ROOF SHALL BE INSULATED  
WITH 2" POLYSTYRENE FOAM  
BOARD. ROOF SHALL BE  
FINISHED WITH 2" CONCRETE  
SLAB. ROOF SHALL BE  
DRAINAGE TO EXISTING  
DRAINAGE SYSTEM.



## 1. SCULPTURE TERRACE

## 2. SCULPTURE TERRACE

LANDSCAPE ARCHITECT

5640 GUYSON AVENUE  
DALLAS, TEXAS

ADRIAN CALAIS  
DESIGN  
11111 DALLAS  
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A-2





Top: Applicant's driveway.  
Bottom: Adjacent driveway.



Existing tile on roof of main structure (photo submitted by applicant).



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

DATE: 12/09/2014  
TIME: 5:30 pm  
MEETING PLACE: Lakewood Library (6121 Worth Street)

Applicant Name: John Chamberlain  
Address: 5640 SWISS (Swiss Avenue)  
Date of CA/CD Request: 12/04/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

- 1) Deny skylights in porte cochere Sec 14(a)(14)(b) pg 26
- 2) Approve roof tile on porte cochere to match roof tile on main structure
- 3) Deny driveway on southwest side of main structure Sec 14(a)(7) pg 31

**Task force members present**

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

Ex Officio staff members Present : Jennifer Anderson ☐

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

Maker: Wesley Powell

2<sup>nd</sup>: Brandon Burris

Task Force members in favor: all

Task Force members opposed: 0

Basis for opposition:

CHAIR, Task Force

Cheryl Scott

DATE

11/9/14

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

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



## **LANDMARK COMMISSION**

**JANUARY 5, 2015**

FILE NUMBER: CD145-010(MD)  
LOCATION: 218 N. Cliff Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 4  
ZONING: PD No. 388

PLANNER: Mark Doty  
DATE FILED: December 4, 2014  
DISTRICT: Tenth Street  
MAPSCO: 55-B  
CENSUS TRACT: 0041.00

**APPLICANT:** Dallas City Attorney's Office

**REPRESENTATIVE:** Andrew Gilbert

**OWNER:** INNERCITY DEVELOPMENT INC

**REQUEST:**

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

**BACKGROUND / HISTORY:** The structure is listed as contributing per the Tenth Street National Register District.

**ANALYSIS:**

Since the City Attorney's office has submitted all the required documentation, Staff is recommending approval of the demolition.

**STAFF RECOMMENDATION:**

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

**TASK FORCE RECOMMENDATION:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support demolition. Salvage material to use on other projects.

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

C

CD <u>145</u> - <u>010</u> [ <u>MD</u> ]
Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office

MAILING Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201  
Daytime Phone: 214-671-8273 Fax: 214-670-0622  
Relationship of Applicant to Owner: N/A

ADDRESS OF PROPERTY TO BE DEMOLISHED: 218 N. Cliff Zip 75203  
Historic District: Tenth Street

**Proposed Work:**

2. Indicate which 'demolition standard(s) you are applying:

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

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

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

Demolition of a structure pursuant to 51-A-4.501 (i)

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS**.

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: [Signature]

Date: 12/2/14

5. Signature of Owner: \_\_\_\_\_

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

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

Sustainable Development and Construction

Date

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

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



**For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predesignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained by the city, a complete application for a certificate for demolition must be submitted to the landmark commission. Within 10 days after submission of an application, the director shall notify the city's representative or the property owner in writing of any documentation required but not submitted. The application must be accompanied by the following documentation before it will be considered complete:**

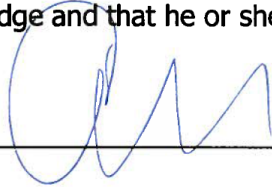
- ☐ An affidavit in which the city representative or the property owner affirms that all information submitted in the application is correct.
- ☐ Records depicting the current condition of the structure, including drawings, pictures, or written descriptions, and including Historic American Buildings survey or Historic American Engineering Records documentation if required by law or agreement.
- ☐ A signed order from a court or other tribunal requiring the demolition of the structure in a proceeding brought pursuant to Texas Local Government Code Chapter 54 or 214, as amended.
- ☐ A copy of a written notice of intent to apply for a certificate for demolition that was submitted to the director and the landmark commission at least 30 days before the application.
- ☐ Any other evidence the city representative or property owner wishes to submit in support of the application.

**GENERAL NOTES:**

- Note 1: Minimum scale of 1/8" = 1'0" on all plans and elevations, unless otherwise approved by a Preservation Planner. Section details of new cornices, columns, railings or any other distinctive details are required at 1/2" = 1'.
- Note 2: When required to show the relationship to adjacent structures and structure is on a corner, "adjacent" means across the street.
- Note 3: When material descriptions are required, materials to be used must be designated on the elevation drawings.

## Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.



Affiant's signature

Subscribed and sworn to before me this 2nd day of December, 2014



Notary Public





West elevation.





West and partial north elevations.



West and partial south elevations.

CITY OF DALLAS,  
Plaintiff,

VS.

218 N. CLIFF STREET.  
Defendant,

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IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

**ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY**

On June 9, 2014, the Court ORDERED that the structure located at **218 N. Cliff Street**, Dallas, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

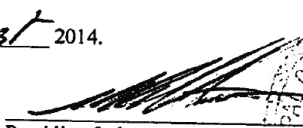
A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the June 16, 2014 edition of the Dallas Morning News.

Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the July 31, 2014, edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's June 9, 2014, orders..

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 6 day of August 2014.

  
Presiding Judge

**NOTICE TO SUBSEQUENT GRANTEEES, LIENHOLDERS OR TRANSFEREES**

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.



DATE: September 2, 2014

TO: Landmark Commission

FROM: Andrew Gilbert, Sr. Assistant City Attorney

CC: David Cossum, Interim Director  
Neva Dean, Interim Assistant Director  
Casey Burgess, Assistant City Attorney  
Mark Doty, Senior Planner  
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

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Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

- (1) 1030 E. 9th (Tenth Street): Owner of Record per DCAD, Twenty-Two Investments, 4510 Little Hollow Ct., Arlington, Texas 76016
- (2) 218 N. Cliff (Tenth Street): Owner of Record per DCAD, Inncity Development, Inc., PO Box 6366, Tyler, Texas 75711
- (3) 230 S. Cliff (Tenth Street): Owner of Record per DCAD, Estate of Seraphine C. Moore c/o Christal Castillo, 3807 Diamond Ave., Dallas, Texas 75215
- (4) 1419 Plum (Tenth Street): Owner of Record per DCAD, Ellen R.P. Larkin, 1426 S. Corinth St., Dallas, Texas 75203
- (5) 2830 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Prestwood, 2323 Dugald Pl, Dallas, Texas 75216
- (6) 2835 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Mosley et al, 4929 Wateka Dr., Dallas, Texas 75209

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.



**TASK FORCE RECOMMENDATION REPORT**  
WHEATLEY PLACE / 10<sup>TH</sup> STREET

DATE: **12/9/14**

TIME: **4:00 pm**

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

Applicant Name: Andrew Gilbert (City Attorney's Office)

Address: 218 N. Cliff Street (Tenth Street)

Date of CA/CD Request: 12/4/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

SUPPORT DEMOLITION - SALVAGE MATERIAL TO  
USE ON OTHER PROJECTS

Task force members present

☐ Nancy McCoy

☐ Alonzo Harris

☐ Chris Butler

☒ Alicia Quintans (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

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

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



## **LANDMARK COMMISSION**

**JANUARY 5, 2015**

FILE NUMBER: CD145-009(MD)  
LOCATION: 230 S. Cliff Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 4  
ZONING: PD No. 388

PLANNER: Mark Doty  
DATE FILED: December 4, 2014  
DISTRICT: Tenth Street  
MAPSCO: 55-F  
CENSUS TRACT: 0041.00

**APPLICANT:** City Attorney's Office

**REPRESENTATIVE:** Andrew Gilbert

**OWNER:** MOORE SERAPHINE C EST OF

**REQUEST:**

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

**BACKGROUND / HISTORY:**

The structure is listed as contributing per the Tenth Street National Register District.

**ANALYSIS:**

Staff does not agree with the Task Force recommendation to recommend the initial suspension period to find an interested party due to the fact that the City Attorney's office met all the requirements for the demolition.

**STAFF RECOMMENDATION:**

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

**TASK FORCE RECOMMENDATION:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support initial suspension.

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

CD 145 - 009 (MD)  
Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office

**MAILING** Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201  
Daytime Phone: 214-671-8273 Fax: 214-670-0622  
Relationship of Applicant to Owner: N/A

**ADDRESS OF PROPERTY TO BE DEMOLISHED:** 230 S. Cliff Zip 75203  
**Historic District:** Tenth Street

**Proposed Work:**

2. Indicate which 'demolition standard(s)' you are applying:

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

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

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

Demolition of a structure pursuant to 51-A-4.501 (i)

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

**Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application.** Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

**Other:** In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: \_\_\_\_\_

Date: 12/2/14

5. Signature of Owner: \_\_\_\_\_

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

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

Date \_\_\_\_\_

**Sustainable Development and Construction**

**Certificate for Demolition & Removal**

**City of Dallas**

**Historic Preservation**

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



**For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predesignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained by the city, a complete application for a certificate for demolition must be submitted to the landmark commission. Within 10 days after submission of an application, the director shall notify the city's representative or the property owner in writing of any documentation required but not submitted. The application must be accompanied by the following documentation before it will be considered complete:**

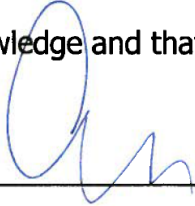
- ☐ An affidavit in which the city representative or the property owner affirms that all information submitted in the application is correct.
- ☐ Records depicting the current condition of the structure, including drawings, pictures, or written descriptions, and including Historic American Buildings survey or Historic American Engineering Records documentation if required by law or agreement.
- ☐ A signed order from a court or other tribunal requiring the demolition of the structure in a proceeding brought pursuant to Texas Local Government Code Chapter 54 or 214, as amended.
- ☐ A copy of a written notice of intent to apply for a certificate for demolition that was submitted to the director and the landmark commission at least 30 days before the application.
- ☐ Any other evidence the city representative or property owner wishes to submit in support of the application.

**GENERAL NOTES:**

- Note 1: Minimum scale of  $1/8" = 1'0"$  on all plans and elevations, unless otherwise approved by a Preservation Planner. Section details of new cornices, columns, railings or any other distinctive details are required at  $1/2" = 1'$ .
- Note 2: When required to show the relationship to adjacent structures and structure is on a corner, "adjacent" means across the street.
- Note 3: When material descriptions are required, materials to be used must be designated on the elevation drawings.

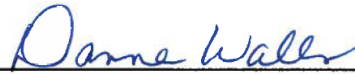
## Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.



Affiant's signature

Subscribed and sworn to before me this 2<sup>nd</sup> day of December, 2014



Notary Public



West elevation.





West elevation and partial south elevation.



South elevation from Clarendon.

No. S50-003183-01

CITY OF DALLAS,  
Plaintiff,

VS.

230 S. CLIFF STREET,  
Defendant,

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IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

**ORDER TO EXERCISE REMEDIES AND TO AUTHORIZE  
CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY**

On February 10, 2014, the Court entered into an Agreed Order with owner, **Christal Castillo**, allowing the structure(s) on the property to be repaired by the owner(s), mortgagee(s), lienholder(s) or other persons having an interest in the property within 90 days.

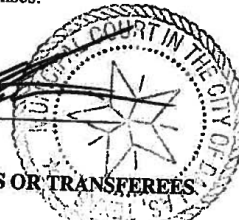
Following the lapse of 90 days from the February 10, 2014, Court Order, the above referenced property was reinspected and the structure was found to be vacant and in its same condition. Further, the structure(s) remain dilapidated, substandard, unfit for human habitation, a hazard to the public safety and welfare, and constitutes an urban nuisance.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's February 10, 2014 order.

It is therefore ORDERED that the City of Dallas, is authorized to: (1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; (2) enter the Property to inspect, photograph, and measure for purposes of documentation; (3) demolish the Structure and any accessory structure(s) on the Property; (4) remove all components and personalty; (5) and place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 15<sup>th</sup> day of July 2014.

Presiding Judge



**NOTICE TO SUBSEQUENT GRANTEEES, LIENHOLDERS OR TRANSFEREES**

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.



DATE: September 2, 2014

TO: Landmark Commission

FROM: Andrew Gilbert, Sr. Assistant City Attorney

CC: David Cossum, Interim Director  
Neva Dean, Interim Assistant Director  
Casey Burgess, Assistant City Attorney  
Mark Doty, Senior Planner  
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

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Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

- (1) 1030 E. 9th (Tenth Street): Owner of Record per DCAD, Twenty-Two Investments, 4510 Little Hollow Ct., Arlington, Texas 76016
- (2) 218 N. Cliff (Tenth Street): Owner of Record per DCAD, Innerscity Development, Inc., PO Box 6366, Tyler, Texas 75711
- (3) 230 S. Cliff (Tenth Street): Owner of Record per DCAD, Estate of Seraphine C. Moore c/o Christal Castillo, 3807 Diamond Ave., Dallas, Texas 75215
- (4) 1419 Plum (Tenth Street): Owner of Record per DCAD, Ellen R.P. Larkin, 1426 S. Corinth St., Dallas, Texas 75203
- (5) 2830 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Prestwood, 2323 Dugald Pl, Dallas, Texas 75216
- (6) 2835 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Mosley et al, 4929 Wateka Dr., Dallas, Texas 75209

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.



**TASK FORCE RECOMMENDATION REPORT**  
WHEATLEY PLACE / 10<sup>TH</sup> STREET

DATE: **12/9/14**

TIME: **4:00 pm**

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

Applicant Name: Andrew Gilbert (City Attorney's Office)

Address: 230 S. Cliff Street (Tenth Street)

Date of CA/CD Request: 12/4/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

*SUPPORT INITIAL SUSPENSION*

Task force members present

☐ Nancy McCoy

☐ Alonzo Harris

☐ Chris Butler

☒ Alicia Quintans (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

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

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



## **LANDMARK COMMISSION**

**JANUARY 5, 2015**

FILE NUMBER: CD145-008(MD)  
LOCATION: 1419 Plum Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 4  
ZONING: PD No. 388

PLANNER: Mark Doty  
DATE FILED: December 4, 2014  
DISTRICT: Tenth Street  
MAPSCO: 55-B  
CENSUS TRACT: 0041.00

**APPLICANT:** City Attorney's Office

**REPRESENTATIVE:** Andrew Gilbert.

**OWNER:** ELLEN R P LARKIN

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

**BACKGROUND / HISTORY:**

4/1/2013 – Landmark Commission approved a Certificate for Demolition (CD123-014(MD)).

**ANALYSIS:**

Staff does not agree with the Task Force recommendation to recommend the initial suspension period to find an interested party due to the fact that the City Attorney's office met all the requirements for the demolition.

**STAFF RECOMMENDATION:**

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

**TASK FORCE RECOMMENDATION:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). – No quorum. Comments only. Support initial suspension.

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

CD 145 - 008 ( MD )  
Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office

MAILING Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201

Daytime Phone: 214-671-8273 Fax: 214-670-0622

Relationship of Applicant to Owner: N/A

ADDRESS OF PROPERTY TO BE DEMOLISHED: 1419 Plum St. Zip 75203

Historic District: Tenth Street

**Proposed Work:**

2. Indicate which 'demolition standard(s) you are applying:

☐ Replace with more appropriate/compatible structure

☐ No economically viable use

☐ Imminent threat to public health / safety

☐ Demolition noncontributing structure because newer than period of significance

☒ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;

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

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

Demolition of a structure pursuant to 51-A-4.501 (i)

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: [Signature]

Date: 12/2/14

5. Signature of Owner: \_\_\_\_\_

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

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

Sustainable Development and Construction

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

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



**For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predesignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained by the city , a complete application for a certificate for demolition must be submitted to the landmark commission. Within 10 days after submission of an application, the director shall notify the city's representative or the property owner in writing of any documentation required but not submitted. The application must be accompanied by the following documentation before it will be considered complete:**

- ☐ An affidavit in which the city representative or the property owner affirms that all information submitted in the application is correct.
- ☐ Records depicting the current condition of the structure, including drawings, pictures, or written descriptions, and including Historic American Buildings survey or Historic American Engineering Records documentation if required by law or agreement.
- ☐ A signed order from a court or other tribunal requiring the demolition of the structure in a proceeding brought pursuant to Texas Local Government Code Chapter 54 or 214, as amended.
- ☐ A copy of a written notice of intent to apply for a certificate for demolition that was submitted to the director and the landmark commission at least 30 days before the application.
- ☐ Any other evidence the city representative or property owner wishes to submit in support of the application.

**GENERAL NOTES:**

- Note 1: Minimum scale of 1/8" = 1'0" on all plans and elevations, unless otherwise approved by a Preservation Planner. Section details of new cornices, columns, railings or any other distinctive details are required at 1/2" = 1'.
- Note 2: When required to show the relationship to adjacent structures and structure is on a corner, "adjacent" means across the street.
- Note 3: When material descriptions are required, materials to be used must be designated on the elevation drawings.

### Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.

  
\_\_\_\_\_  
Affiant's signature

Subscribed and sworn to before me this 2nd day of December, 2014



  
\_\_\_\_\_  
Notary Public



March 2013 - South and partial west elevation of structure.







South elevation of structure.



South and east elevation of structure.

CITY OF DALLAS,  
Plaintiff,

VS.

1419 PLUM STREET.  
Defendant,

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§  
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IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

**ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY**

On June 9, 2014, the Court ORDERED that the structure located at **1419 Plum Street**, Dallas, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the June 16, 2014 edition of the Dallas Morning News.

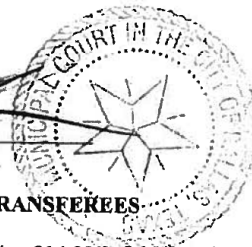
Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the July 31, 2014, edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's June 9, 2014, orders..

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 16 day of August 2014.

Presiding Judge



**NOTICE TO SUBSEQUENT GRANTEEES, LIENHOLDERS OR TRANSFERREES**

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.



DATE: September 2, 2014

TO: Landmark Commission

FROM: Andrew Gilbert, Sr. Assistant City Attorney

CC: David Cossum, Interim Director  
Neva Dean, Interim Assistant Director  
Casey Burgess, Assistant City Attorney  
Mark Doty, Senior Planner  
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

---

Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

- (1) 1030 E. 9th (Tenth Street): Owner of Record per DCAD, Twenty-Two Investments, 4510 Little Hollow Ct., Arlington, Texas 76016
- (2) 218 N. Cliff (Tenth Street): Owner of Record per DCAD, Innerscity Development, Inc., PO Box 6366, Tyler, Texas 75711
- (3) 230 S. Cliff (Tenth Street): Owner of Record per DCAD, Estate of Seraphine C. Moore c/o Christal Castillo, 3807 Diamond Ave., Dallas, Texas 75215
- (4) 1419 Plum (Tenth Street): Owner of Record per DCAD, Ellen R.P. Larkin, 1426 S. Corinth St., Dallas, Texas 75203
- (5) 2830 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Prestwood, 2323 Dugald Pl, Dallas, Texas 75216
- (6) 2835 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Mosley et al, 4929 Wateka Dr., Dallas, Texas 75209

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.



**TASK FORCE RECOMMENDATION REPORT**  
WHEATLEY PLACE / 10<sup>TH</sup> STREET

DATE: **12/9/14**

TIME: **4:00 pm**

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

Applicant Name: Andrew Gilbert (City Attorney's Office)

Address: 1419 Plum Street (Tenth Street)

Date of CA/CD Request: 12/4/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

~~REJECT~~ SUPPORT INITIAL SUSPENSION

**Task force members present**

☐ Nancy McCoy

☐ Alonzo Harris

☐ Chris Butler

☒ Alicia Quintans (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

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

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



## **LANDMARK COMMISSION**

**JANUARY 5, 2015**

FILE NUMBER: CD145-007(MD)  
LOCATION: 1030 E. 9<sup>th</sup> Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 4  
ZONING: PD No. 388

PLANNER: Mark Doty  
DATE FILED: December 4, 2014  
DISTRICT: Tenth Street  
MAPSCO: 55-A  
CENSUS TRACT: 0041.00

**APPLICANT:** Dallas City Attorney's Office

**REPRESENTATIVE:** Andrew Gilbert

**OWNER:** TWENTY-TWO INVESTMENTS

**REQUEST:**

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

**BACKGROUND / HISTORY:** The structure is listed as contributing per the Tenth Street National Register District.

**ANALYSIS:**

Staff does not agree with the Task Force recommendation to recommend the initial suspension period to find an interested party due to the fact that the City Attorney's office met all the requirements for the demolition.

**STAFF RECOMMENDATION:**

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

**TASK FORCE RECOMMENDATION:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support initial suspension.

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

CD 145 - 007 [ MD ]  
Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office

MAILING Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201

Daytime Phone: 214-671-8273 Fax: 214-670-0622

Relationship of Applicant to Owner: N/A

ADDRESS OF PROPERTY TO BE DEMOLISHED: 1030 9<sup>th</sup> St. Zip 75203

Historic District: Tenth Street

**Proposed Work:**

2. Indicate which 'demolition standard(s)' you are applying:

☐ Replace with more appropriate/compatible structure

☐ No economically viable use

☐ Imminent threat to public health / safety

☐ Demolition noncontributing structure because newer than period of significance

☒ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;

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

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

Demolition of a structure pursuant to 51-A-4.501 (i)

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: 

Date: 12/2/14

5. Signature of Owner: \_\_\_\_\_

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

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

Sustainable Development and Construction

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

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



**For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predesignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained by the city, a complete application for a certificate for demolition must be submitted to the landmark commission. Within 10 days after submission of an application, the director shall notify the city's representative or the property owner in writing of any documentation required but not submitted. The application must be accompanied by the following documentation before it will be considered complete:**

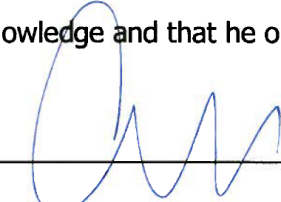
- ☐ An affidavit in which the city representative or the property owner affirms that all information submitted in the application is correct.
- ☐ Records depicting the current condition of the structure, including drawings, pictures, or written descriptions, and including Historic American Buildings survey or Historic American Engineering Records documentation if required by law or agreement.
- ☐ A signed order from a court or other tribunal requiring the demolition of the structure in a proceeding brought pursuant to Texas Local Government Code Chapter 54 or 214, as amended.
- ☐ A copy of a written notice of intent to apply for a certificate for demolition that was submitted to the director and the landmark commission at least 30 days before the application.
- ☐ Any other evidence the city representative or property owner wishes to submit in support of the application.

**GENERAL NOTES:**

- Note 1: Minimum scale of 1/8" = 1'0" on all plans and elevations, unless otherwise approved by a Preservation Planner. Section details of new cornices, columns, railings or any other distinctive details are required at 1/2" = 1'.
- Note 2: When required to show the relationship to adjacent structures and structure is on a corner, "adjacent" means across the street.
- Note 3: When material descriptions are required, materials to be used must be designated on the elevation drawings.

### Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.



Affiant's signature

Subscribed and sworn to before me this 2nd day of December, 2014



Notary Public



North elevation.





North and partial east elevations.



North and partial west elevations.

No. S50-003309-01

CITY OF DALLAS,  
Plaintiff,

VS.

1030 E. 9<sup>TH</sup> STREET.  
Defendant,

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IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

**ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY**

On June 9, 2014, the Court ORDERED that the structure located at **1030 E. 9<sup>th</sup> Street**, Dallas, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.


A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the June 16, 2014 edition of the Dallas Morning News.

Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the July 31, 2014, edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's June 9, 2014, orders..

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 6 day of August 2014.

  
Presiding Judge

**NOTICE TO SUBSEQUENT GRANTEEES, LIENHOLDERS OR TRANSFEREES**

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.



DATE: September 2, 2014

TO: Landmark Commission

FROM: Andrew Gilbert, Sr. Assistant City Attorney

CC: David Cossum, Interim Director  
Neva Dean, Interim Assistant Director  
Casey Burgess, Assistant City Attorney  
Mark Doty, Senior Planner  
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

- (1) 1030 E. 9th (Tenth Street): Owner of Record per DCAD, Twenty-Two Investments, 4510 Little Hollow Ct., Arlington, Texas 76016
- (2) 218 N. Cliff (Tenth Street): Owner of Record per DCAD, Inncity Development, Inc., PO Box 6366, Tyler, Texas 75711
- (3) 230 S. Cliff (Tenth Street): Owner of Record per DCAD, Estate of Seraphine C. Moore c/o Christal Castillo, 3807 Diamond Ave., Dallas, Texas 75215
- (4) 1419 Plum (Tenth Street): Owner of Record per DCAD, Ellen R.P. Larkin, 1426 S. Corinth St., Dallas, Texas 75203
- (5) 2830 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Prestwood, 2323 Dugald Pl, Dallas, Texas 75216
- (6) 2835 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Mosley et al, 4929 Wateka Dr., Dallas, Texas 75209

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.



**TASK FORCE RECOMMENDATION REPORT**  
WHEATLEY PLACE / 10<sup>TH</sup> STREET

DATE: **12/9/14**

TIME: **4:00 pm**

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

Applicant Name: Andrew Gilbert (City Attorney's Office)

Address: 1030 E. 9<sup>th</sup> Street (Tenth Street)

Date of CA/CD Request: 12/4/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

*SUPPORT INITIAL SUSPENSION*

Task force members present

☐ Nancy McCoy

☐ Alonzo Harris

☐ Chris Butler

☒ Alicia Quintans (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

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

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



## **LANDMARK COMMISSION**

**JANUARY 5, 2015**

FILE NUMBER: CD145-003(MD)  
LOCATION: 1107 E. 11th Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 4  
ZONING: PD No. 388

PLANNER: Mark Doty  
DATE FILED: November 6, 2014  
DISTRICT: Tenth Street  
MAPSCO: 55-A  
CENSUS TRACT: 0041.00

**APPLICANT:** Dallas City Attorney's Office

**REPRESENTATIVE:** Andrew Gilbert

**OWNER:** ELIZABETH L LLOYD

**REQUEST:**

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

**BACKGROUND / HISTORY:**

The structure is listed as contributing per the Tenth Street National Register District.

12/1/2014 – Landmark Commission entered into an initial suspension period in order to find an interested party.

**ANALYSIS:**

Since no interested party came forward during the allotted time period, and since the City Attorney has submitted all required documentation, Staff is recommending approval.

**STAFF RECOMMENDATION:**

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

**TASK FORCE RECOMMENDATION:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Initial suspension period to find interested buyer. (This recommendation is from the November 11, 2014 Task Force meeting. The Task Force does not review the application again once it enters into a suspension period.)

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

CD 145 - 003 [ MD ]  
Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office

**MAILING** Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201  
Daytime Phone: 214-671-8273 Fax: 214-670-0622  
Relationship of Applicant to Owner: N/A

**ADDRESS OF PROPERTY TO BE DEMOLISHED:** 1107 E. 11th Zip 75203  
**Historic District:** 10<sup>th</sup> Street

**Proposed Work:**

2. Indicate which 'demolition standard(s)' you are applying:

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

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

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

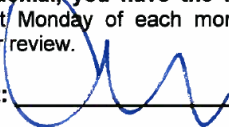
Demolition of a structure pursuant to 51-A-4.501 (i)

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

**Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application.** Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

**Other:** In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: 

Date: 9/3/14

5. Signature of Owner: \_\_\_\_\_

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

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

Sustainable Development and Construction

Date

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

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



**For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predesignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained by the city, a complete application for a certificate for demolition must be submitted to the landmark commission. Within 10 days after submission of an application, the director shall notify the city's representative or the property owner in writing of any documentation required but not submitted. The application must be accompanied by the following documentation before it will be considered complete:**

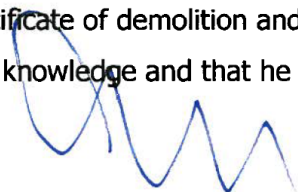
- ☐ An affidavit in which the city representative or the property owner affirms that all information submitted in the application is correct.
- ☐ Records depicting the current condition of the structure, including drawings, pictures, or written descriptions, and including Historic American Buildings survey or Historic American Engineering Records documentation if required by law or agreement.
- ☐ A signed order from a court or other tribunal requiring the demolition of the structure in a proceeding brought pursuant to Texas Local Government Code Chapter 54 or 214, as amended.
- ☐ A copy of a written notice of intent to apply for a certificate for demolition that was submitted to the director and the landmark commission at least 30 days before the application.
- ☐ Any other evidence the city representative or property owner wishes to submit in support of the application.

**GENERAL NOTES:**

- Note 1: Minimum scale of 1/8" = 1'0" on all plans and elevations, unless otherwise approved by a Preservation Planner. Section details of new cornices, columns, railings or any other distinctive details are required at 1/2" = 1'.
- Note 2: When required to show the relationship to adjacent structures and structure is on a corner, "adjacent" means across the street.
- Note 3: When material descriptions are required, materials to be used must be designated on the elevation drawings.

## Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.



\_\_\_\_\_  
Affiant's signature

Subscribed and sworn to before me this 3<sup>rd</sup> day of September, 2014



\_\_\_\_\_  
Notary Public



South elevation.



South and partial east elevations.



No. S50-003203-01

CITY OF DALLAS,  
Plaintiff,

VS.

1107 E. 11<sup>TH</sup> STREET.  
Defendant,

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IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

**ORDER TO EXERCISE REMEDIES AND TO AUTHORIZE  
CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY**

On March 10, 2014, the Court entered into an Agreed Order with owner, **Elizabeth L. Lloyd**, allowing the structure(s) on the property to be repaired by the owner(s), mortgagee(s), lienholder(s) or other persons having an interest in the property within **90 days**.

Following the lapse of **90 days** from the March 10, 2014, Court Order, the above referenced property was reinspected and the structure was found to be vacant and in its same condition. Further, the structure(s) remain dilapidated, substandard, unfit for human habitation, a hazard to the public safety and welfare, and constitutes an urban nuisance.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's March 10, 2014 order.

It is therefore ORDERED that the City of Dallas, is authorized to: (1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; (2) enter the Property to inspect, photograph, and measure for purposes of documentation; (3) demolish the Structure and any accessory structure(s) on the Property; (4) remove all components and personalty; (5) and place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 15<sup>th</sup> day of July 2014.

\_\_\_\_\_  
Presiding Judge

**NOTICE TO SUBSEQUENT GRANTEEES, LIENHOLDERS OR TRANSFERREES**

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.





DATE: August 5, 2014

TO: Landmark Commission

FROM: Andrew Gilbert, Sr. Assistant City Attorney

CC: David Cossum, Interim Director  
Neva Dean, Interim Assistant Director  
Casey Burgess, Assistant City Attorney  
Mark Doty, Senior Planner  
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

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Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

- (1) 1121 E. 9th (Tenth Street): Owner of Record per DCAD, Philipine Nunn, 406 Forsythe Dr., Dallas, Texas 75217-6209
- (2) 1107 E. 11th (Tenth Street): Owner of Record per DCAD, Elizabeth L. Lloyd, 640 Moore St., Dallas, Texas 75203-3238
- (3) 123 Anthony (Tenth Street): Owner of Record per DCAD, A. B. Brown, 123 Anthony Street, Dallas, Texas 75203-2508

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.

**TASK FORCE RECOMMENDATION REPORT**  
WHEATLEY PLACE / 10<sup>TH</sup> STREET

DATE: **11/11/14**

TIME: **4:00 pm**

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

Applicant Name: Andrew Gilbert (City Attorney's Office)

Address: 1107 E. 11th Street (Tenth Street)

Date of CA/CD Request: 11/6/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

INITIAL SUSPENSION PERIOD TO FIND INTERESTED

BUYER

**Task force members present**

☐ Nancy McCoy

☒ Alonzo Harris

☐ Chris Butler

☒ Alicia Quintans (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: **ALONZO**

2<sup>nd</sup>: **AUCIA**

Task Force members in favor: **ALL**

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE **11-11-14**

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

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





## **LANDMARK COMMISSION**

**JANUARY 5, 2015**

FILE NUMBER: CD145-005(MD)  
LOCATION: 2830 Tanner Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 7  
ZONING: PD No. 595, R-5(A)

PLANNER: Mark Doty  
DATE FILED: December 4, 2014  
DISTRICT: Wheatley Place  
MAPSCO: 46-Y  
CENSUS TRACT: 0037.00

**APPLICANT:** Dallas City Attorney's Office

**REPRESENTATIVE:** Andrew Gilbert

**OWNER:** DOROTHY M PRESTWOOD

**REQUEST:**

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

**BACKGROUND / HISTORY:**

The structure is listed as contributing per the Wheatley Place National Register District.

11/5/2010 – Landmark Commission approved a Certificate for Demolition (CD101-001(MD)).

**ANALYSIS:**

Certificate for Demolition applications expire within 180 days, which is why the City Attorney's office is resubmitting this application.

Staff does not agree with the Task Force recommendation to recommend the initial suspension period to find an interested party due to the fact the City Attorney's office met all the requirements for the demolition.

**STAFF RECOMMENDATION:**

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

**TASK FORCE RECOMMENDATION:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support initial suspension.

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

CD 145-005 [ MD ]  
Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office

MAILING Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201

Daytime Phone: 214-671-8273 Fax: 214-670-0622

Relationship of Applicant to Owner: N/A

ADDRESS OF PROPERTY TO BE DEMOLISHED: 2830 Tanner Zip 75215

Historic District: Wheatley Place

RECEIVED BY

DEC 14 4:00 PM  
2014  
Current Planning

**Proposed Work:**

2. Indicate which 'demolition standard(s) you are applying:

☐ Replace with more appropriate/compatible structure

☐ No economically viable use

☐ Imminent threat to public health / safety

☐ Demolition noncontributing structure because newer than period of significance

☒ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;

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

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

Demolition of a structure pursuant to 51-A-4.501 (i)

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: [Signature]

Date: 12/2/14

5. Signature of Owner: \_\_\_\_\_

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

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

Date

Sustainable Development and Construction

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

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



**For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predesignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained by the city, a complete application for a certificate for demolition must be submitted to the landmark commission. Within 10 days after submission of an application, the director shall notify the city's representative or the property owner in writing of any documentation required but not submitted. The application must be accompanied by the following documentation before it will be considered complete:**

- ☐ An affidavit in which the city representative or the property owner affirms that all information submitted in the application is correct.
- ☐ Records depicting the current condition of the structure, including drawings, pictures, or written descriptions, and including Historic American Buildings survey or Historic American Engineering Records documentation if required by law or agreement.
- ☐ A signed order from a court or other tribunal requiring the demolition of the structure in a proceeding brought pursuant to Texas Local Government Code Chapter 54 or 214, as amended.
- ☐ A copy of a written notice of intent to apply for a certificate for demolition that was submitted to the director and the landmark commission at least 30 days before the application.
- ☐ Any other evidence the city representative or property owner wishes to submit in support of the application.

**GENERAL NOTES:**

- Note 1: Minimum scale of 1/8" = 1'0" on all plans and elevations, unless otherwise approved by a Preservation Planner. Section details of new cornices, columns, railings or any other distinctive details are required at 1/2" = 1'.
- Note 2: When required to show the relationship to adjacent structures and structure is on a corner, "adjacent" means across the street.
- Note 3: When material descriptions are required, materials to be used must be designated on the elevation drawings.


## Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.

  
\_\_\_\_\_  
Affiant's signature

Subscribed and sworn to before me this 2<sup>nd</sup> day of December, 2014



  
\_\_\_\_\_  
Notary Public



North elevation.



North and partial east elevations.

No. S50-003352-01

CITY OF DALLAS,  
Plaintiff,

VS.

2830 TANNER STREET.  
Defendant,

§  
§  
§  
§  
§  
§  
§

IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

**ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY**

On June 9, 2014, the Court ORDERED that the structure located at **2830 Tanner Street**, Dallas, Texas (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

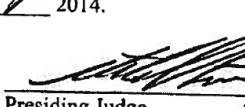
A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the June 16, 2014 edition of the Dallas Morning News.

Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the July 31, 2014, edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's June 9, 2014, orders..

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 6 day of August 2014.

  
Presiding Judge

**NOTICE TO SUBSEQUENT GRANTEEES, LIENHOLDERS OR TRANSFERREES**

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.





DATE: September 2, 2014

TO: Landmark Commission

FROM: Andrew Gilbert, Sr. Assistant City Attorney

CC: David Cossum, Interim Director  
Neva Dean, Interim Assistant Director  
Casey Burgess, Assistant City Attorney  
Mark Doty, Senior Planner  
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

- (1) 1030 E. 9th (Tenth Street): Owner of Record per DCAD, Twenty-Two Investments, 4510 Little Hollow Ct., Arlington, Texas 76016
- (2) 218 N. Cliff (Tenth Street): Owner of Record per DCAD, Innerscity Development, Inc., PO Box 6366, Tyler, Texas 75711
- (3) 230 S. Cliff (Tenth Street): Owner of Record per DCAD, Estate of Seraphine C. Moore c/o Christal Castillo, 3807 Diamond Ave., Dallas, Texas 75215
- (4) 1419 Plum (Tenth Street): Owner of Record per DCAD, Ellen R.P. Larkin, 1426 S. Corinth St., Dallas, Texas 75203
- (5) 2830 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Prestwood, 2323 Dugald Pl, Dallas, Texas 75216
- (6) 2835 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Mosley et al, 4929 Wateka Dr., Dallas, Texas 75209

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.

**TASK FORCE RECOMMENDATION REPORT**  
WHEATLEY PLACE / 10<sup>TH</sup> STREET

DATE: **12/9/14**

TIME: **4:00 pm**

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

Applicant Name: Andrew Gilbert (City Attorney's Office)

Address: 2830 Tanner Street (Wheatley Place)

Date of CA/CD Request: 12/4/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

*SUPPORT INITIAL SUSPENSION*

Task force members present

☐ Nancy McCoy

☐ Alonzo Harris

☐ Chris Butler

☒ Alicia Quintans (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

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

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



## **LANDMARK COMMISSION**

**JANUARY 5, 2015**

FILE NUMBER: CD145-006(MD)  
LOCATION: 2835 Tanner Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 7  
ZONING: PD No. 595, R-5(A)

PLANNER: Mark Doty  
DATE FILED: December 4, 2014  
DISTRICT: Wheatley Place  
MAPSCO: 46-Y  
CENSUS TRACT: 0037.00

**APPLICANT:** Dallas City Attorney's Office

**REPRESENTATIVE:** Andrew Gilbert

**OWNER:** MOSLEY DOROTHY M ET AL

**REQUEST:**

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

**BACKGROUND / HISTORY:**

The structure is listed as contributing per the Wheatley Place National Register District.

7/11/2011 – Landmark Commission approved a Certificate for Demolition (CD101-001(MD)).

**ANALYSIS:**

Certificate for Demolition applications expire within 180 days, which is why the City Attorney's office is resubmitting this application.

Staff does not agree with the Task Force recommendation to recommend the initial suspension period to find an interested party due to the fact the City Attorney's office met all the requirements for the demolition.

**STAFF RECOMMENDATION:**

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

**TASK FORCE RECOMMENDATION:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). No quorum. Comments only. Support initial suspension.



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

CD 145 - 006 [ MD ]  
Office Use Only

1. Name of Applicant: Andrew M. Gilbert, Dallas City Attorney's Office

MAILING Address: 1500 Marilla St., 7DN City Dallas State Texas Zip 75201

Daytime Phone: 214-671-8273 Fax: 214-670-0622

Relationship of Applicant to Owner: N/A

ADDRESS OF PROPERTY TO BE DEMOLISHED: 2835 Tanner Zip 75215

Historic District: Wheatley Place

**Proposed Work:**

2. Indicate which 'demolition standard(s)' you are applying:

☐ Replace with more appropriate/compatible structure

☐ No economically viable use

☐ Imminent threat to public health / safety

☐ Demolition noncontributing structure because newer than period of significance

☒ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;

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

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

Demolition of a structure pursuant to 51-A-4.501 (i)

**Application Deadline:**

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation **must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month**, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210, **DO NOT FAX PHOTOGRAPHS**.

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: [Signature]

Date: 12/2/14

5. Signature of Owner: \_\_\_\_\_

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

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

Date

Sustainable Development and Construction

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

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

**For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predesignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained by the city, a complete application for a certificate for demolition must be submitted to the landmark commission. Within 10 days after submission of an application, the director shall notify the city's representative or the property owner in writing of any documentation required but not submitted. The application must be accompanied by the following documentation before it will be considered complete:**

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- ☐ Records depicting the current condition of the structure, including drawings, pictures, or written descriptions, and including Historic American Buildings survey or Historic American Engineering Records documentation if required by law or agreement.
- ☐ A signed order from a court or other tribunal requiring the demolition of the structure in a proceeding brought pursuant to Texas Local Government Code Chapter 54 or 214, as amended.
- ☐ A copy of a written notice of intent to apply for a certificate for demolition that was submitted to the director and the landmark commission at least 30 days before the application.
- ☐ Any other evidence the city representative or property owner wishes to submit in support of the application.

**GENERAL NOTES:**

- Note 1: Minimum scale of 1/8" = 1'0" on all plans and elevations, unless otherwise approved by a Preservation Planner. Section details of new cornices, columns, railings or any other distinctive details are required at 1/2" = 1'.
- Note 2: When required to show the relationship to adjacent structures and structure is on a corner, "adjacent" means across the street.
- Note 3: When material descriptions are required, materials to be used must be designated on the elevation drawings.


## Affidavit

Before me the undersigned on this day personally appeared Andrew Gilbert who on his or her oath certifies that the statements contained in the application for a certificate of demolition and removal are true and correct to the best of his or her knowledge and that he or she is the representative of the City of Dallas.

  
\_\_\_\_\_  
Affiant's signature

Subscribed and sworn to before me this 2<sup>nd</sup> day of December, 2014



  
\_\_\_\_\_  
Notary Public





South elevation.



North and partial west elevations.



No. S50-003353-01

CITY OF DALLAS,  
Plaintiff,

VS.

2835 TANNER STREET,  
Defendant,

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§  
§  
§  
§  
§

IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

**ORDER AUTHORIZING CITY OF DALLAS TO DEMOLISH STRUCTURE ON PROPERTY**

On June 9, 2014, the Court ORDERED that the structure located at **2835 Tanner Street, Dallas, Texas** (the "Property") be demolished by the owner(s), mortgagee(s), lien holder(s) or other persons having an interest in the structure within 30 days. The Court further ORDERED that if said persons fail to abide by the order, within the allotted time, the City of Dallas, through its agents and contractors, is authorized to enter the Property, demolish the structure on the Property, remove all components and personalty, and place a lien on the Property where allowed by law for its incurred expenses.

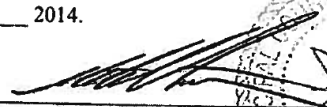
A copy of the Court's order was mailed to each known owner, mortgagee, lien holder or interested party, via certified mail return receipt requested, within 10 days of the Court's issuance of the order. A copy of the order was also filed with the real property records of Dallas County and with the Dallas City Secretary. Moreover, a copy of the order was posted on the Property and relevant portions of the order, as dictated by law, were published in the June 16, 2014 edition of the Dallas Morning News.

Following the lapse of 30 days from the Court order, the above referenced property was reinspected and the structure was found to be standing, in its same condition, on the property. As a result of the reinspection, a Notice of Noncompliance was mailed to each known owner, mortgagee, lien holder or interested property, via certified mail return receipt requested. A copy of the notice was also posted on the Property and published in the July 31, 2014, edition of the Dallas Morning News.

Upon these findings and pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code it is the intention of the City of Dallas to proceed with and act upon the Court's June 9, 2014, orders..

It is therefore ORDERED that the City of Dallas is authorized, through its authorized agents and contractors, to: 1) remove doors, gates, windows, locks, walls, boards and other barriers preventing entry onto the Property; 2) enter the Property to inspect, photograph, and measure for purposes of documentation; 3) demolish the structure and any accessory structure(s) on the Property; 4) remove all components and personalty; and 5) place a lien on the Property where allowed by law for the City's incurred expenses.

Signed this 6 day of August 2014.

  
Presiding Judge

**NOTICE TO SUBSEQUENT GRANTEEES, LIENHOLDERS OR TRANSFEREES.**

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.



DATE: September 2, 2014

TO: Landmark Commission

FROM: Andrew Gilbert, Sr. Assistant City Attorney

CC: David Cossum, Interim Director  
Neva Dean, Interim Assistant Director  
Casey Burgess, Assistant City Attorney  
Mark Doty, Senior Planner  
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of Intent to Apply for Certificates of Demolition

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Pursuant to 51A-4.501(i)(5)(D) of the Dallas City Code, please be advised that the following properties are located within a City of Dallas Historic District, and this serves as the 30-day written notice of the City's intent to apply for certificates of demolition:

- (1) 1030 E. 9th (Tenth Street): Owner of Record per DCAD, Twenty-Two Investments, 4510 Little Hollow Ct., Arlington, Texas 76016
- (2) 218 N. Cliff (Tenth Street): Owner of Record per DCAD, Innercity Development, Inc., PO Box 6366, Tyler, Texas 75711
- (3) 230 S. Cliff (Tenth Street): Owner of Record per DCAD, Estate of Seraphine C. Moore c/o Christal Castillo, 3807 Diamond Ave., Dallas, Texas 75215
- (4) 1419 Plum (Tenth Street): Owner of Record per DCAD, Ellen R.P. Larkin, 1426 S. Corinth St., Dallas, Texas 75203
- (5) 2830 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Prestwood, 2323 Dugald Pl, Dallas, Texas 75216
- (6) 2835 Tanner (Wheatley Place): Owner of Record per DCAD, Dorothy M. Mosley et al, 4929 Wateka Dr., Dallas, Texas 75209

If you have any questions with regard to these matters, please feel free to contact me at 214-671-8273.

Thank you.

**TASK FORCE RECOMMENDATION REPORT**  
WHEATLEY PLACE / 10<sup>TH</sup> STREET

DATE: **12/9/14**

TIME: **4:00 pm**

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

Applicant Name: Andrew Gilbert (City Attorney's Office)

Address: 2835 Tanner Street (Wheatley Place)

Date of CA/CD Request: 12/4/2014

**RECOMMENDATION:**

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

Recommendation / comments/ basis:

SUPPORT INITIAL SUSPENSION

**Task force members present**

☐ Nancy McCoy

☐ Alonzo Harris

☐ Chris Butler

☒ Alicia Quintans (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

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

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

**LANDMARK COMMISSION****JANUARY 5, 2015**

FILE NUMBER: CA145-086(MD)  
LOCATION: 115 S. Clinton Ave.  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty  
DATE FILED: December 4, 2014  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0046.00

**APPLICANT/OWNER:** Isaac Martinez

**REQUEST:**

Remove door on front facade and replace with window.

**BACKGROUND / HISTORY:**

12/3/2012 – Landmark Commission denied without prejudice a new side and rear addition. (CA123-082(CH)).

3/4/2013 – Landmark Commission approved new porch ceiling material and moving an existing chimney (CA123-271(MD)).

9/2/2014 – Landmark Commission approved a new wood vent in gable, rear addition, garage and tree planting in front yard. (CA134-535(MD)).

11/3/2014 – Landmark Commission denied removal of pair of French doors and installation of a new door and sidelights, and approved new paint colors. (CA145-022(MD)).

**ANALYSIS:**

The Applicant has not provided sufficient documentation indicating that the current door is not original to the structure (there is another door entrance to the porch, which is typical) and due to that fact, and Staff's general aversion to possible original features, Staff is recommending denial.

**STAFF RECOMMENDATION:**

Remove door on front facade and replace with window. – Deny - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state the total number of door openings in the front facade must be equal or greater than the total number of original door openings in that facade. Preservation criteria Section 51P-87.111(a)(17)(A). Secretary of the Interior's Standard #3.



**TASK FORCE RECOMMENDATION:**

Remove door on front facade and replace with window. – Approve with conditions - Applicant may replace existing adjacent door with a window.

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 145-086 (MD)  
Office Use Only

Name of Applicant: Isaac Martinez  
Mailing Address: 211 N Edgefield  
City, State and Zip Code: Dallas tx 75208  
Daytime Phone: 214 621 8455 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: Owner

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

PROPERTY ADDRESS: 115 S. Clinton Dallas TX 75208  
Historic District: \_\_\_\_\_

**PROPOSED WORK:**

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

1. Remove existing double French doors and replace with traditional craftsman door.  
Please see additional information below
2. Remove north facing door

RECEIVED BY

DEC 4 2014

Current Planner

Signature of Applicant: [Signature] Date: 12/4/14  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

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

**OTHER:**

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



East elevation.





Front (east) elevation. Door in red would be replaced with window.





View of door opening from interior.



Proposed wood, one-over-one window to replace door. .

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

DATE: 12/10/2014

TIME: 5:30pm

MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce,  
Methodist Conference Room

APPLICANT NAME: Isaac Martinez

PROPERTY ADDRESS: 115 S. Clinton (Winnetka Heights)

DATE of CA / CD REQUEST: 12/4/2014

**RECOMMENDATION:**

☐ Approval ☒ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

PROVIDE DRAWING OF REPLACEMENT DOOR FOR FRENCH DOORS. APPLICANT MAY  
REPLACE EXISTING ADJACENT DOOR W/ A WINDOW.

**Task force members present**

<input type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input checked="" type="checkbox"/> Garth Russo	<input type="checkbox"/> Barbara Roy (Alternate)
<input type="checkbox"/> Les Hall	<input type="checkbox"/> Jeff Cummings (Vice-Chair)	<input checked="" type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Alfred Pena	<input type="checkbox"/>	<input type="checkbox"/>

Ex Officio staff members present ☐ Mark Doty ☒

Simply Majority Quorum: ☒ yes ☐ no

Maker: ALFONSO  
2<sup>nd</sup>: BARBARA

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, starting at 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 5, 2015**

FILE NUMBER: CA134-510(MD)  
LOCATION: 215 S. Clinton Avenue  
STRUCTURE: Accessory & Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty  
DATE FILED: August 7, 2014  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0051.00

**APPLICANT:** Jane Adams

**REPRESENTATIVE:** None.

**OWNER:** LESLIE W JOHNSON

**REQUEST:**

Remove side door, sidelights, and concrete porch on cornerside facade and install 117 wood siding. Work completed without a Certificate of Appropriateness.

**BACKGROUND / HISTORY:**

8/4/2014 – Landmark Commission approved demolition and new construction of an accessory structure (CA123-472(MD)).

9/2/2014 – Landmark Commission denied without prejudice the removal of a side door, lights, and porch (CA134-510(MD)).

10/1/2014 – The previous Applicant appealed the decision of the Landmark Commission to the City Plan Commission.

12/4/2014 – City Plan Commission remanded the case back to Landmark Commission.

**ANALYSIS:**

The evolution and construction of this building is a bit of a mystery. The Sanborn Map from 1921 (D19-5) shows a structure located on the site, but not in the existing configuration as the current structure, while the Sanborn Map from 1922-52 (D19-6) indicates a structure, but still not in the current configuration. The Applicant indicates that the door, sidelights and porch removed were actually part of a later addition, however, there is no information provided to support this argument. In addition, the house was clad in brick around 2004 (D19-7) and was re-clad in wood siding sometime between 2004 and today's date. Even if the features removed were part of a later addition, Staff still believes that these are character defining features and should be added back to the structure, and is therefore recommending denial.



**STAFF RECOMMENDATION:**

Remove side door, sidelights, and concrete porch on cornerside facade and install 117 wood siding. 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 inconsistent with the preservation criteria that state all windows, doors, and lights in the side facades of the main building must be typical of the style and period of the building. Preservation criteria Section 51P-87.117.3 (a)(17)(F)(iii).

**TASK FORCE RECOMMENDATION:**

Remove side door, sidelights, and concrete porch on cornerside facade and install 117 wood siding. Work completed without a Certificate of Appropriateness. – Deny without prejudice - Vote 3:2. For - Cummings, Hall, Roy. Against - Russo, Pena. Reason for opposition: We feel the Applicant made a good case for this opening not being original to the house and considering that and the hardship on Owner for replacing the opening we feel they shouldn't (be) req'd to reinstall.

(Staff note: This recommendation is from the August 13, 2014 Task Force meeting. The Task Force does not review the application again if remanded back to Landmark Commission.)

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 134-510 (MD)  
Office Use Only

Name of Applicant: TRIPLE J. CONSTRUCTION  
Mailing Address: 334 S. 206TH AVE  
City, State and Zip Code: DALLAS TX 75208  
Daytime Phone: 214 753 3308 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: G.C.

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

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

PROPERTY ADDRESS: 215 S. CLINTON  
Historic District: WINNETKA HEIGHTS

**PROPOSED WORK:**

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

REMOVE NON COMPLIANT + COMPATIBLE SIDE DOOR, SIDE LIGHTS,  
& CONCRETE PORCH. TO BE REPLACED WITH 117 NOVELTY SIDING,  
& PAINTED TO MATCH. SIDE ENTRY IS A SECURITY RISK, AS WELL  
AS ADDED ENTRY IT'S NOT ORIGINAL.

BODY - 10204 S.W. ACCT 10990 S.W. TRIM TO 12 S.W.

Signature of Applicant: [Signature] Date: 7-10-14

Signature of Owner: [Signature] Date: 7-10-14  
(IF NOT APPLICANT)

RECEIVED BY

AUG 6 2014

Current 2014

**APPLICATION DEADLINE:**

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

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

**OTHER:**

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

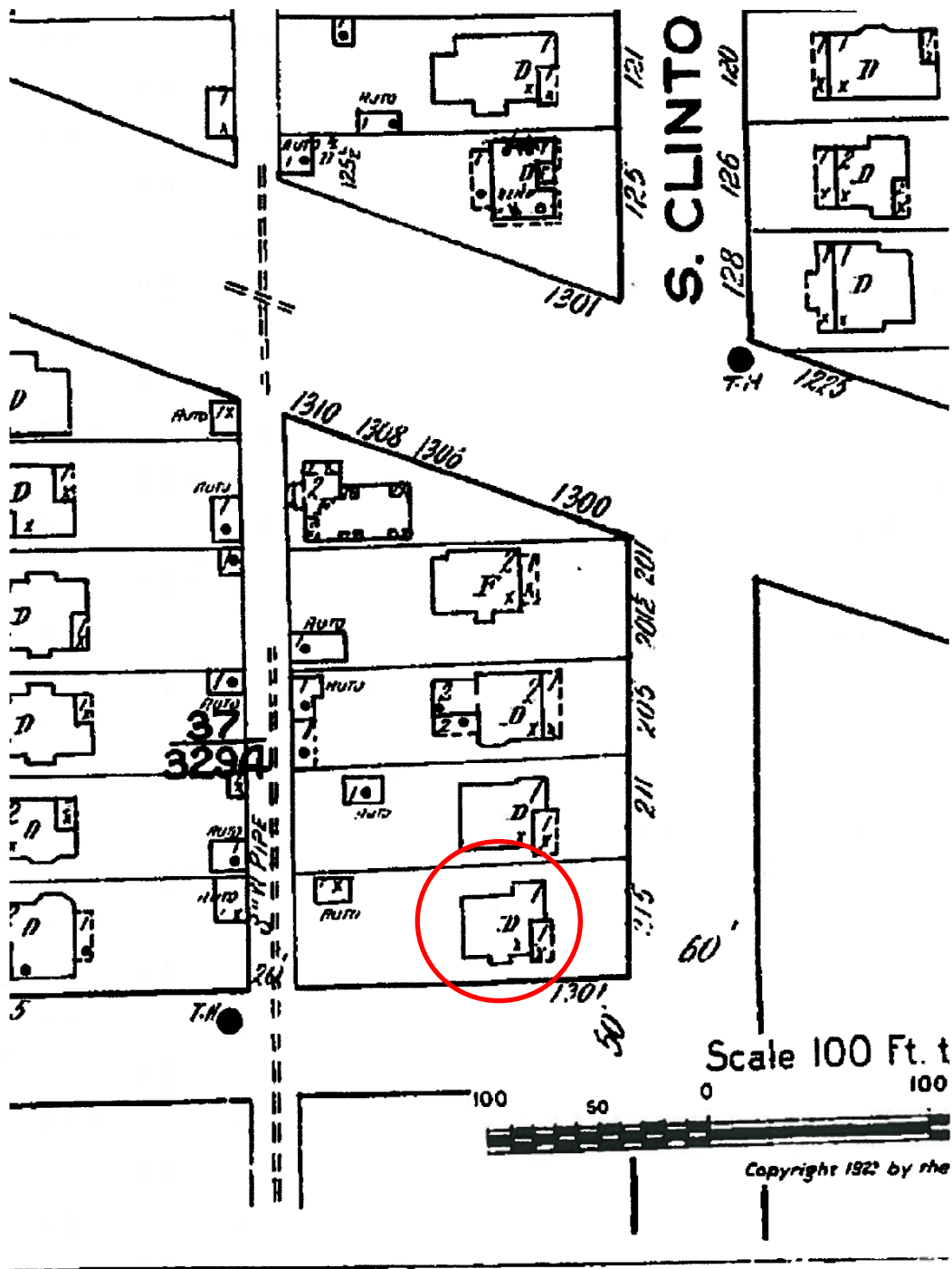
Historic Preservation  
Rev. 111408





Existing main structure.

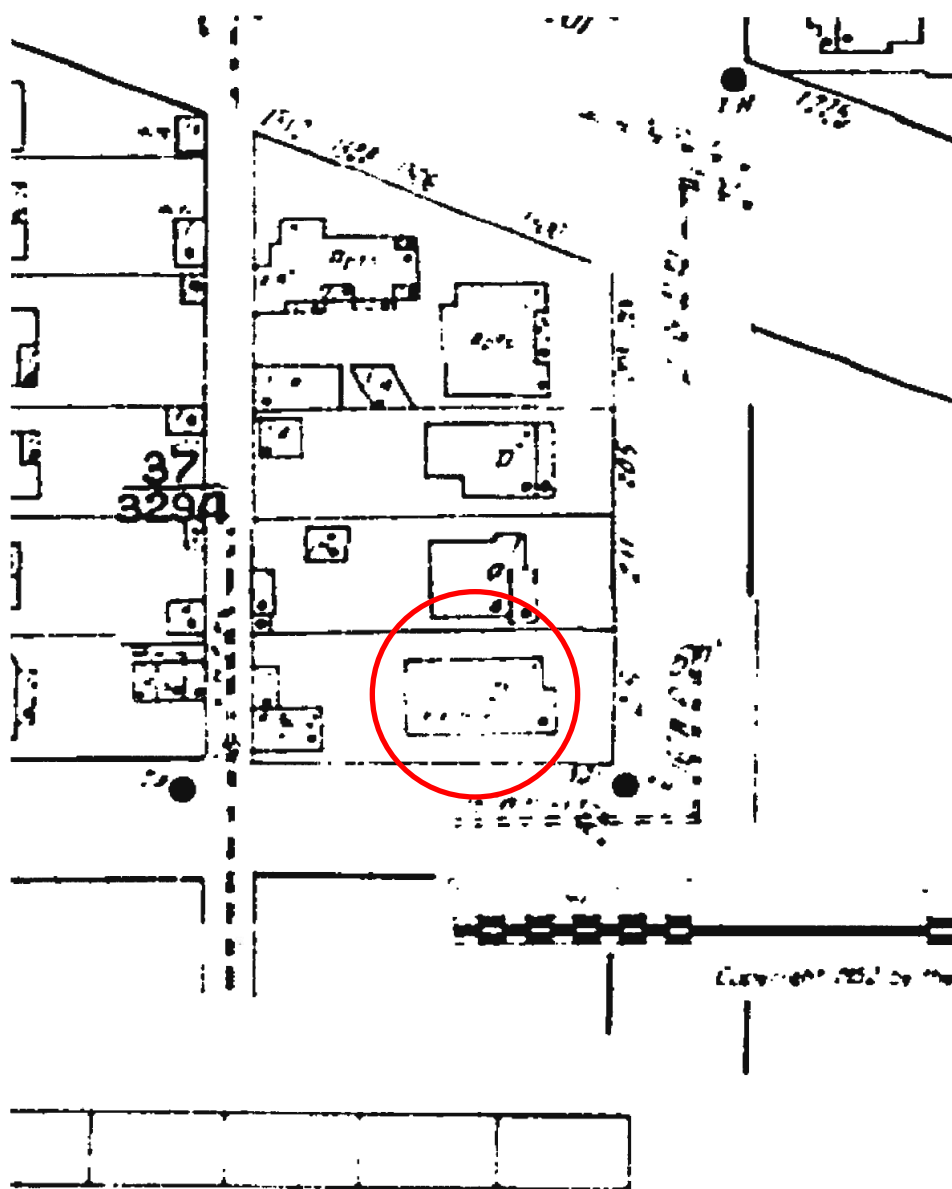




1921

Sanborn Map - 1921





1922-1952

Sanborn Map – 1922-52.

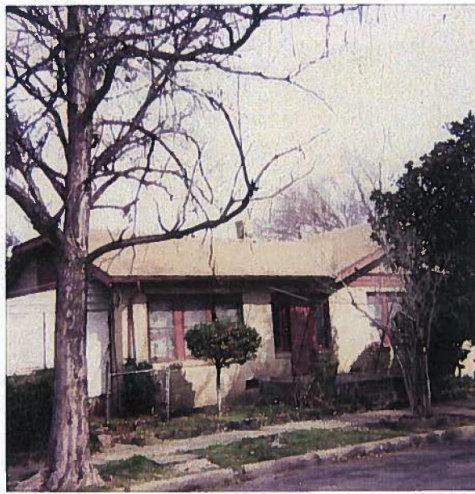
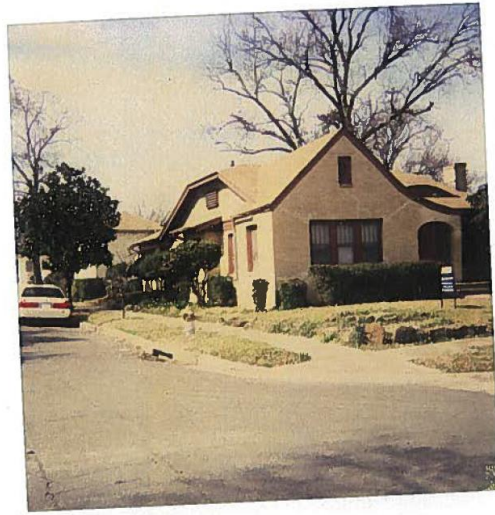


Image from 2004 indicating structure was clad in brick.



Google images showing previous cornerside façade with door/sidelights/steps.







Existing condition. Door/sidelights/steps would have been located in this **area**.



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

DATE: 8/13/2014

TIME: 5:30pm

MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce,  
Methodist Conference Room

APPLICANT NAME: Triple J Construction

PROPERTY ADDRESS: 215 S. Clinton (Winnetka Heights)

DATE of CA / CD REQUEST: 8/7/2014

**RECOMMENDATION:**

☐ Approval ☐ Approval with conditions ☐ Denial ☒ Denial without prejudice

Recommendation / comments/ basis:

**Task force members present**

☐ Jeffrey Fahrenholz (Chair) ☒ Garth Russo  
☒ Les Hall ☒ Jeff Cummings (Vice-Chair) ☒ Barbara Roy (Alternate)  
☒ Alfred Pena ☐ (Alternate)

Ex Officio staff members present ☐ Mark Doty ☒

Simply Majority Quorum: ☐ yes ☐ no

Maker: BARBARA  
2<sup>nd</sup>: LES

Task Force members in favor: BARBARA, LES, JEFF

Task Force members opposed: GARTH, ALFRED

Basis for opposition:

WE FEEL APPLICANT MADE A GOOD CASE FOR THIS OPENING AND BEING ORIGINAL TO THE HOUSE & CONSIDERING THAT AND THE HANDS ON OWNERS FOR REPAIRS REPLACING THE OPENING WE FEEL THEY SHOULDN'T BEAID TO REINSTALL

CHAIR, Task Force

DATE

8/13/2014

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

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

**LANDMARK COMMISSION****JANUARY 5, 2015**

FILE NUMBER: CA145-085(MD)  
LOCATION: 114 S. Willomet Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD No. 87, Tract 1

PLANNER: Mark Doty  
DATE FILED: December 4, 2015  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0046.00

**APPLICANT:** Norma Gutierrez

**REPRESENTATIVE:** None.

**OWNER:** NORMA V GUTIERREZ

**REQUEST:**

Install nine vinyl windows on south and east second floor facades.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** Staff does not believe that the Applicant has submitted sufficient documentation on the existing conditions of the windows to warrant replacement or on the proposed new vinyl windows. Based on that information and the fact vinyl windows are not a proper replacement, Staff is recommending denial with prejudice.

Staff has provided a list to the Applicant of contractors that specialize in window repair.

**STAFF RECOMMENDATION:**

Install nine vinyl windows on south and east second floor facades. – 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 the preservation criteria that state windows must be typical of the style and period of the building. Preservation criteria 51P-87.111(a)(17)(F)(iii).

**TASK FORCE RECOMMENDATION:**

Install nine vinyl windows on south and east second floor facades. – Deny without prejudice - Vinyl windows denied without prejudice.

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

CA 145-085 (MD)  
Office Use Only

Name of Applicant: NORMA V. Gutierrez  
Mailing Address: 114 S. Williamet Ave  
City, State and Zip Code: Dallas TX 75208  
Daytime Phone: 214-273-8147 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: SELF

Building  
Inspection:  
Please see signed  
drawings before  
issuing permit:

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

PROPERTY ADDRESS: 114 S. Williamet Ave  
Historic District: Wittneck Heights

**PROPOSED WORK:**

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

Replacement Windows

RECEIVED BY

DEC 04 DEC

Current Planning

Signature of Applicant: Norma V. Gutierrez Date: 11-12-14  
Signature of Owner: Norma V. Gutierrez Date: 11-12-14  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

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**OTHER:**

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408



West elevation.





East elevation and partial south elevation. Windows located on **second floor** will be replaced under proposal submitted.

**Doty, Mark**

---

**From:** Gutierrez, Norma @ Dallas  
**Sent:** Monday, November 24, 2014 8:04 AM  
**To:** Doty, Mark  
**Subject:** RE: Replacement windows

Good Morning Mark:

Well, right now it's 9 windows. I will take pictures but don't know if the pictures will do justice. If the LMC people would like to come out to the house and see for themselves they are more than welcomed. The wood is really old (there since 1925), one window really rotted, one window the weight broke, and the top of the window fell, (holding up somewhat with a stick). The survey form, is of a foreign language to me, will I have to pay someone to come out and look at the windows, and fill it out for me. I am a 64 year old woman, yes still employed, but with a mortgage and high taxes to deal with.

COA—  
Applicant Name: \_\_\_\_\_

Date Received: \_\_\_\_\_  
Received by: \_\_\_\_\_

## Window Survey Form

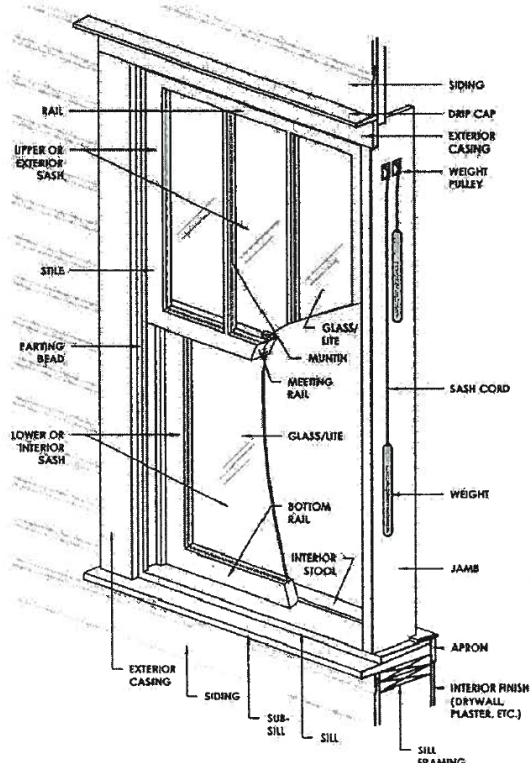
Have	Basic Requirements
<input type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input checked="" type="checkbox"/>	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings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

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

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

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

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



Total Number of Window Openings on the Structure	41
Number of Historic Windows on the Structure	41
Number of Existing Replacement/Non-Historic Windows	9
Number of Windows Completely Missing	—
Total Number of Windows to be Replaced	9

COA—  
Applicant Name: \_\_\_\_\_

Date Received: \_\_\_\_\_  
Received by: \_\_\_\_\_

## Window Survey Form—Window Condition Report

Window #	Window Condition
1	Bottom piece falling off. Exterior Look of window
2	Inside view of window
3	Left view Inside view of 3 cluster windows
4	Inside view of other window in cluster
5	Inside view of Another Window in 3 window cluster
6	Outside view of cluster
7	outside view of other cluster
8	Inside view of window # 1
9	Bathroom window Inside view
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

Window #	Window Condition
21	
22	
23	
24	
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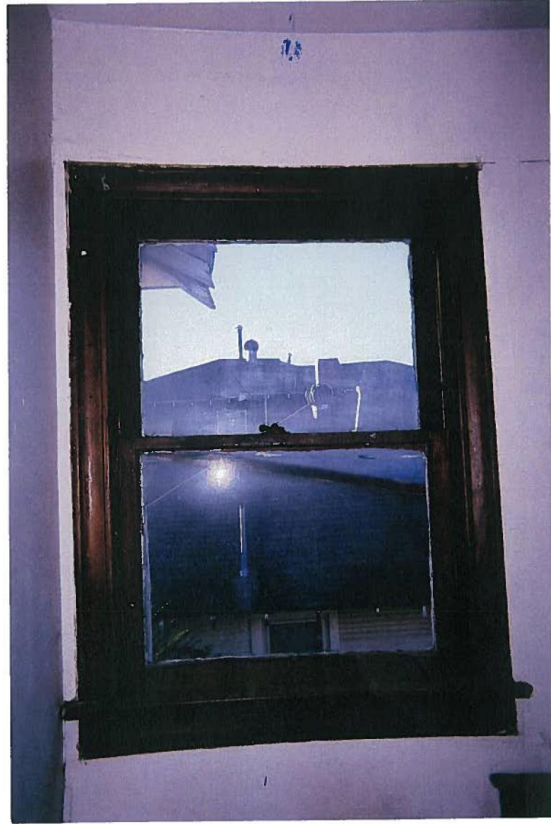








CA145-085(MD)



D20-12

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

DATE: 12/10/2014

TIME: 5:30pm

MEETING PLACE: 1001 N. Bishop, Oak Cliff Chamber of Commerce,  
Methodist Conference Room

APPLICANT NAME: Norma Gutierrez

PROPERTY ADDRESS: 114 S. Willomet (Winnetka Heights)

DATE of CA / CD REQUEST: 12/4/2014

**RECOMMENDATION:**

☐ Approval ☐ Approval with conditions ☐ Denial ☒ Denial without prejudice

Recommendation / comments/ basis:

VINYL WINDOWS DENIED w/o PREJUDICE

**Task force members present**

☐ Jeffrey Fahrenholz (Chair) ☒ Garth Russo  
☐ Les Hall ☒ Jeff Cummings (Vice-Chair) ☒ Barbara Roy (Alternate)  
☒ Alfred Pena ☐ (Alternate)

Ex Officio staff members present ☐ Mark Doty ☒

Simply Majority Quorum: ☒ yes ☐ no

Maker:

2<sup>nd</sup>:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 12/10/2014

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

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