



**CITY OF DALLAS
LANDMARK COMMISSION
MONDAY, MAY 6, 2013
AGENDA**

TRAINING:	Dallas City Hall	9:30 A.M.
BRIEFINGS:	1500 Marilla St., Room 5/E/S	11:30 A.M.

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

Theresa O'Donnell, Director
Mark Doty, Sr. Planner Historic Preservation
Carolyn Horner, Sr. Planner Historic Preservation

TRAINING ITEMS:

1. Preservation Program and Planning in Dallas by Weiming Lu
2. Shaping the City: An Introduction to Dallas Developers, by Michael V. Hazel, Ph D.
Note: A quorum of the Central Business District/Individual/Deep Ellum, Fair Park, Peak's Suburban and La Vista Court, Swiss Avenue and Munger Place, South Boulevard-Park Row, State Thomas and Wilson Block, Wheatley Place and Tenth Street, Winnetka Heights and Lake Cliff, and Junius Heights Task Forces may be present.

BRIEFING ITEMS

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

1. Executive Session: TCI West End, Inc. v. City of Dallas and Texas Historical Commission, Case No. 05-11-00582-CV. – Chris Caso, City Attorney office.
2. Tenth Street Neighborhood Stories – Melanie Wood, bcWORKSHOP

CONSENT ITEMS

1. 5716 Junius Street

Junius Heights Historic District
CE090-005(MD)
Carolyn Horner

Request:

An extension of the required date of completion of rehabilitation for the Certificate of Eligibility (CE) for a tax exemption on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years for an additional period of one year.

Applicant: Amy Rizotto

Application Filed: May 6, 2010

Staff Recommendation:

An extension of the required date of completion of rehabilitation for the Certificate of Eligibility (CE) for a tax exemption on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years for an additional period

of one year. Approval of a one year extension to the original Certificate of Eligibility from June 7, 2013 to June 7, 2014.

2. 4822 Swiss Avenue

Peak's Suburban Addition Neighborhood
Historic District
CE123-014(CH)
Mark Doty

Request:

A Certificate of Eligibility (CE) for a tax exemption on the added value of land and improve improvements for a period of 3 years and approval of \$3,755.39 in expenditures spent on rehabilitation within the three years prior to the CE approval.

Applicant: James and Dolores Serroka

Application Filed: April 19, 2013

Staff Recommendation:

A Certificate of Eligibility (CE) for a tax exemption on the added value of land and improve improvements for a period of 3 years and approval of \$3,755.39 in expenditures spent on rehabilitation within the three years prior to the CE approval. Approval of the Certificate of Eligibility and approval of \$3,755.39 spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

3. 3801 Grand Avenue

Fair Park Historic District
CA123-398(MD)
Mark Doty

Request:

- 1) Install new retaining wall and bench.
- 2) Install new foundation and utility vault.
- 3) Install new landscaping, irrigation, and lighting system.

Applicant: State Fair of Texas

Application Filed: April 4, 2013

Staff Recommendation:

- 1) Install new retaining wall and bench. Approve drawings dated 4/17/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)©(ii).
- 2) Install new foundation and utility vault. Approve drawings dated 4/17/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)©(ii).
- 3) Install new landscaping, irrigation, and lighting system. Approve drawings dated 4/17/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)©(ii).

Task Force Recommendation:

- 1) Install new retaining wall and bench. Approve.
- 2) Install new foundation and utility vault. Approve.
- 3) Install new landscaping, irrigation, and lighting system. Approve with conditions – Approved on conditions that the sidewalk through the planting is lowered and covered with mulch as other landscaping material to reduce temptation for visitors to approach the sculpture base.

4. 1002 Annex Avenue

Peak's Suburban Addition Neighborhood
Historic District
CA123-416(CH)
Carolyn Horner

Request:

Replace damaged asphalt shingle roof with new Decra brand, shake style roof in weathered grey.

Applicant: Sam Bebeau

Application Filed: April 4, 2013

Staff Recommendation:

Replace damaged asphalt shingle roof with new Decra brand, shake style roof in weathered grey. Approve the request dated

4/19/13 with the finding that the proposed shake style roof complies with Ordinance 22352, Sections 3.2 and 3.17, and meets the standards in City Code Section 51A-4.501(g)(6)(ii).

Task Force Recommendation:

Replace damaged asphalt shingle roof with new Decra brand, shake style roof in weathered grey. Approve color proposed is acceptable; product itself complies with 3.17; recommends Decra "shingle" as more appropriate and consistent with existing materials.

5. 4417 Swiss Avenue

Peak's Suburban Addition Neighborhood
Historic District
CA123-414(CH)
Carolyn Horner

Request:

Replace damaged asphalt shingle roof with new Decra brand, tile style roof in mist grey color.

Applicant: Sam Bebeau

Application Filed: April 4, 2013

Staff Recommendation:

Replace damaged asphalt shingle roof with new Decra brand, tile style roof in mist grey color. Approve the request dated 4/19/13 with the finding that the proposed shake style roof complies with Ordinance 22352, Sections 3.2 and 3.17, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace damaged asphalt shingle roof with new Decra brand, tile style roof in mist grey color. Approve with conditions - Decra Villa Tile is appropriate for the building's Mission Revival style; color proposed is not compatible with the current paint color on the brick.

6. 4616 Swiss Avenue

Peak's Suburban Addition Neighborhood
Historic District
CA123-405(CH)
Carolyn Horner

Request:

Replace medium brown composition shingle roof with new GAF olive composition shingle roof.

Applicant: Cooper WCTB, LLC

Application Filed: April 4, 2013

Staff Recommendation:

Replace medium brown composition shingle roof with new GAF olive composition shingle roof. Approve the request dated 4/4/13 with the finding that the new roof color complies with Ordinance 22352, Sections 3.2 and 3.17, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace medium brown composition shingle roof with new GAF olive composition shingle roof. Approve - No comments.

7. 2501 State Street

State Thomas Historic District
CA123-413(CH)
Carolyn Horner

Request:

Install new corner pocket park.

Applicant: Architexas

Application Filed: April 4, 2013

Staff Recommendation:

Install new corner pocket park. Approve the drawings dated 4/10/13 with the finding that the proposed pocket park complies with City Code Sections 51P-225.109(b)(1), 51P-225.109(b)(3),

51P-225.109(b)(4), 51P-225.109(b)(5), and 51P-225.109(b)(8)(A), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install new corner pocket park. Approve with conditions: 1) If Possum Haw tree is unavailable will substitute with Yaupon or Savannah Holly (berry bearing tree), 2) post signage for rules & regs to park, 3) potentially add State Thomas Historic District sign.

8. 5611 Swiss Avenue

Swiss Avenue Historic District
CA123-406(CH)
Carolyn Horner

Request:

- 1) Add exterior stairs and new door to accessory structure.
- 2) Change garage doors on accessory structure.

Applicant: Colin and Sandra Fite

Application Filed: April 4, 2013

Staff Recommendation:

- 1) Add exterior stairs and new door to accessory structure. Approve with conditions - Approve the drawings dated 4/4/13 with the finding that the proposed new stairs and door comply with City Code Section 51P-63.116(1)(A)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: no side lights on the door.
- 2) Change garage doors on accessory structure. Approve with conditions - Approve the drawings dated 4/4/13 with the finding that the proposed new garage doors comply with City Code Section 51P-63.116(1)(A)(ii) and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: plain lights, no design.

Task Force Recommendation:

- 1) Add exterior stairs and new door to accessory structure. Approve with conditions - Approve stairs and door with condition that door be rectilinear, and without side lights.
- 2) Change garage doors on accessory structure. Approve with conditions - Approve new garage doors with condition that lights be square; alternate condition that the new doors have no lights.

9. 601 Elm Street

West End Historic District
CA123-412(MD)
Mark Doty

Request:

- 1) Replace select damaged brick and repointing.
- 2) Install new wood, one over one window sashes.
- 3) Install new storefront.
- 4) Install new canopy on south and partial west facade.
- 5) Install new entry vestibule with accessible ramp and fixed canopy on west facade.
- 6) Infill door opening on west facade.
- 7) Create two areaway stairs to access basement level on west facade.
- 8) Construct new raised dock on north and partial west facades.
- 9) Install new doors on north facade.
- 10) Construct two stair penthouses, one elevator/bathroom penthouse, and deck area on rooftop.

Applicant: Architexas

Application Filed: April 4, 2013

Staff Recommendation:

- 1) Replace select damaged brick and repointing. Approve with conditions - Approve drawings dated 4/17/13 with the condition that new brick and mortar pointing matches the existing in material, color, texture, and finish with the finding the proposed work is consistent with the criteria for facade materials in the preservation criteria Section 5.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new wood, one over one window sashes. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Section 5.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new storefront. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install new canopy on south and partial west facade. Approve drawings dated 4/17/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install new entry vestibule with accessible ramp and fixed canopy on west facade. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Infill door opening on west facade. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 7) Create two areaway stairs to access basement level on west facade. Approve drawings dated 4/17/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 8) Construct new raised dock on north and partial west facades.
- 9) Install new doors on north facade. Approve drawings dated 4/17/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 10) Construct two stair penthouses, one elevator/bathroom penthouse, and deck area on rooftop. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for height in the preservation criteria Section 2, and

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

Task Force Recommendation:

- 1) Replace select damaged brick and repointing. Approved as submitted. Firshing and Pace recused.
- 2) Install new wood, one over one window sashes. Approved as submitted. Firshing and Pace recused.
- 3) Install new storefront. Approved as submitted. Firshing and Pace recused.
- 4) Install new canopy on south and partial west facade. Approved as submitted. Firshing and Pace recused.
- 5) Install new entry vestibule with accessible ramp and fixed canopy on west facade. Approved as submitted. Firshing and Pace recused.
- 6) Infill door opening on west facade. Approved as submitted. Firshing and Pace recused.
- 7) Create two areaway stairs to access basement level on west facade. Approved as submitted. Firshing and Pace recused.
- 8) Construct new raised dock on north and partial west facades. Approved as submitted. Firshing and Pace recused.
- 9) Install new doors on north facade. Approved as submitted. Firshing and Pace recused.
- 10) Construct two stair penthouses, one elevator/bathroom penthouse, and deck area on rooftop. Approved as submitted. Firshing and Pace recused.

10. 804 Pacific Avenue

West End Historic District
CA123-399(MD)
Mark Doty

Request:

- 1) Install two new storefront exit doors on north facade.
- 2) Install new storefront doors on west facade.
- 3) Remove existing storefront doors and install new fixed glazing on west facade.
- 4) Install new window louvers in existing openings on south facade.

Applicant: 5 G Studio Collaborative

Application Filed: April 4, 2013

Staff Recommendation:

- 1) Install two new storefront exit doors on north facade. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new storefront doors on west facade. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove existing storefront doors and install new fixed glazing on west facade. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code

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

- 4) Install new window louvers in existing openings on south facade. Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Install two new storefront exit doors on north facade. Approve with conditions - Approve submittal with the condition that photographs or enlarged drawings be provided to show the details of the area to be modified.
- 2) Install new storefront doors on west facade. Approve with conditions - Approve submittal with the condition that photographs or enlarged drawings be provided to show the details of the area to be modified.
- 3) Remove existing storefront doors and install new fixed glazing on west facade. Approve with conditions - Approve submittal with the condition that photographs or enlarged drawings be provided to show the details of the area to be modified.
- 4) Install new window louvers in existing openings on south facade. Approve with conditions - Approve submittal with the condition that photographs or enlarged drawings be provided to show the details of the area to be modified.

11. 124 N. Clinton Avenue

Winnetka Heights Historic District
CA123-394(MD)
Mark Doty

Request:

Construct new garage.

Applicant: Karl Sanford

Application Filed: April 4, 2013

Staff Recommendation:

Construct new garage. Approve drawings and specifications dated 4/17/13 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct new garage. Approve with conditions - condition for approval: windows should be wood, one-over-one windows to be compatible w/main structure.

12. 218 N. Rosemont

Winnetka Heights Historic District
CA123-394(MD)
Mark Doty

Request:

- 1) Install approximately 35'-0" of concrete perimeter grade beam.
- 2) Remove and replace 50 feet of exterior wall on south and east facades and replace with new walls.
- 3) Remove three wood one-over-one windows and install new wood, one-over-one windows on south and east facades.

Applicant: Cox Remodeling

Application Filed: April 4, 2013

Staff Recommendation:

- 1) Install approximately 35'-0" of concrete perimeter grade beam. Approve drawings 4/17/13 with the finding of fact the proposed

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

- 2) Remove and replace 50 feet of exterior wall on south and east facades and replace with new walls. Approve with conditions - Approve drawings 4/17/13 with the condition the new walls will be constructed in the same location as the existing and the exterior material will be stucco, painted white to match the rest of the house, with the finding of fact the proposed work is consistent with the criteria for facade materials in the preservation criteria Section 51P-87.111(a)(10)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove three wood one-over-one windows and install new wood, one-over-one windows on south and east facades. Approve with conditions - Approve proposed window replacement with the conditions that if the existing wood, one-over-one windows cannot be repaired, then new windows are wood, one-over-one to match in existing size and location with the finding of fact the work is consistent with the standards for windows and doors in Section 51P-87.111(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Install approximately 35'-0" of concrete perimeter grade beam. Approve.
- 2) Remove and replace 50 feet of exterior wall on south and east facades and replace with new walls. Approve.
- 3) Remove three wood one-over-one windows and install new wood, one-over-one windows on south and east facades. Approve with conditions - Approve subject to additional documentation sent to determine whether windows can be saved.

13. 302 S. Rosemont

Winnetka Heights Historic District
CD123-018(MD)
Mark Doty

Request:

Demolish existing accessory structure using standard 'replace with more appropriate/compatible structure'.

Applicant: OCCM INC.

Application Filed: April 4, 2013

Staff Recommendation:

Demolish existing accessory structure using standard 'replace with more appropriate/compatible structure'. Approve the proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(A). The new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed; and the owner has the financial ability and intent to build the new structure

Task Force Recommendation:

Demolish existing accessory structure using standard 'replace with more appropriate/compatible structure'. Approve.

14. 302 S. Rosemont

Winnetka Heights Historic District
CA123-391(MD)
Mark Doty

Request:

Construct new garage. Paint. Brand - Valspar. Body - 2005-9C 'Delta Sandbar'. Trim - 2005-10C 'Bungalow White'. Door/Window Trim - '2010-9 'Gardener's Soil'. Roof: 30 year, GAF Timberline shingle roof. Color - Hickory.

Applicant: OCCM INC.

Application Filed: April 4, 2013

Staff Recommendation:

Construct new garage. Paint. Brand - Valspar. Body - 2005-9C 'Delta Sandbar'. Trim - 2005-10C 'Bungalow White'. Door/Window Trim - '2010-9 'Gardener's Soil'. Roof: 30 year, GAF Timberline shingle roof. Color - Hickory. Approve drawings and specifications dated 4/17/13 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Construct new garage. Paint. Brand - Valspar. Body - 2005-9C 'Delta Sandbar'. Trim - 2005-10C 'Bungalow White'. Door/Window Trim - '2010-9 'Gardener's Soil'. Roof: 30 year, GAF Timberline shingle roof. Color - Hickory. Approve with conditions - The design appears to indicate a flush door - this would be the design choice we are approving. Entry door to match rear house door.

15. 102 N. Winnetka Avenue

Winnetka Heights Historic District
CA123-395(MD)
Mark Doty

Request:

- 1) Paint wood trim and shingle surfaces on main structure. Brand: Sherwin Williams. Trim: SW 2833 'Roycroft Vellum'. Accent color: SW 2838 'Polished Mahogany'.
- 2) Paint accessory structure. Brand: Sherwin Williams. Body: SW 2833 'Roycroft Vellum'. Trim color: SW 2838 'Polished Mahogany'.

Applicant: Abraham Laws

Application Filed: April 4, 2013

Staff Recommendation:

- 1) Paint wood trim and shingle surfaces on main structure. Brand: Sherwin Williams. Trim: SW 2833 'Roycroft Vellum'. Accent color: SW 2838 'Polished Mahogany'. Approve specification dated 4/17/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Painting of unpainted brick is NOT approved.
- 2) Paint accessory structure. Brand: Sherwin Williams. Body: SW 2833 'Roycroft Vellum'. Trim color: SW 2838 'Polished Mahogany'. Approve specification dated 4/17/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

- 1) Paint wood trim and shingle surfaces on main structure.

Brand: Sherwin Williams. Trim: SW 2833 'Roycroft Vellum'. Accent color: SW 2838 'Polished Mahogany'. Approve as submitted.

- 2) Paint accessory structure. Brand: Sherwin Williams. Body: SW 2833 'Roycroft Vellum'. Trim color: SW 2838 'Polished Mahogany'. Approve as submitted.

16. 122 N. Winnetka Avenue

Winnetka Heights Historic District
CA123-409(MD)
Mark Doty

Request:

Remove existing wood, ganged, one-over-one wood windows and install one, wood, one-over-one window. Work completed without a Certificate of Appropriateness.

Applicant: Danielle Langston

Application Filed: April 4, 2013

Staff Recommendation:

Remove existing wood, ganged, one-over-one wood windows and install one, wood, one-over-one window. Work completed without a Certificate of Appropriateness. Approve drawings and specifications dated 4/17/13 with the finding of fact the proposed work is consistent with the criteria for windows and doors in Section 51P-87.111(17)(A) and (B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Remove existing wood, ganged, one-over-one wood windows and install one, wood, one-over-one window. Work completed without a Certificate of Appropriateness. Approve as submitted.

COURTESY REVIEW:

1. 400 Main Street

West End Historic District
CR123-002(MD)
Mark Doty

Request:

Courtesy Review - Install 5'-0" x 20'-0" plaque in north Pergola lawn.

Applicant: Good, Fulton & Farrell Architects

Application Filed: April 4, 2013

Staff Recommendation:

Courtesy Review - Install 5'-0" x 20'-0" plaque in north Pergola lawn. None - Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

Task Force Recommendation:

Courtesy Review - Install 5'-0" x 20'-0" plaque in north Pergola lawn. None - Support concept. Other locations (other than Dealey Plaza) would be preferred. Kennedy Memorial should be considered as a site. Size of plaque and font size too large, this area should be considered as frozen in time. Also wait until THC gives their review.

DISCUSSION ITEMS:

1. 1617 Abrams Road

Junius Heights Historic District
CA123-410(CH)
Carolyn Horner

Request:

Replace non-compliant landscaping with new landscaping.

Applicant: Maja McFaul

Application Filed: April 4, 2013

Staff Recommendation:

Replace non-compliant landscaping with new landscaping. Approve the landscape plan dated 4/4/13 with the finding that the new Plan A complies with Ordinance 26331, Section 3.5.b, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace non-compliant landscaping with new landscaping. Approve with conditions - Approval of Plan A with the conditions that the rock edging not exceed 6-7 inches in height with rocks level and laid flat, large boulders removed, and the addition of buffalo grass, per 3.5.b.

2. 6001 Worth Street

Junius Heights Historic District
CA123-404(CH)
Carolyn Horner

Request:

- 1) Replace existing front door with new front door.
- 2) Replace aluminum windows with new vinyl windows.

Applicant: Sheri Thompson

Application Filed: April 4, 2013

Staff Recommendation:

1) Replace existing front door with new front door. Approve with conditions - Approve the request dated 4/17/13 with the finding that the proposed new door complies with Ordinance 26331, Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: the glass pane to be solid, to match the new windows.

2) Replace aluminum windows with new vinyl windows. Approve with conditions - Approve the request dated 4/17/13 with the finding that the proposed windows comply with Ordinance 26331, Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Conditions: windows to be one-over-one, window lights are the same size top and bottom, and 4-inch wood trim to be added to all window openings.

Task Force Recommendation:

- 1) Replace existing front door with new front door. Deny door as proposed without prejudice.
- 2) Replace aluminum windows with new vinyl windows. Approve with conditions - Approve vinyl windows with 1 over 1 for rear 50% of the house only. The front facade and 50% of the front sides must have wood windows per 5.2, 5.3, Approval of rear 50% vinyl recommended because of special circumstances. Style on wood windows should be appropriate and consistent.

3. 5211 Victor Street

Munger Place Historic District
CA123-403(CH)
Carolyn Horner

Request:

Construct new garden shed in rear and corner side yard.

Applicant: Susan Stich

Application Filed: April 4, 2013

Staff Recommendation:

Construct new garden shed in rear and corner side yard. Approve with conditions – Approve the drawings dated 4/4/13 with the finding that the proposed garden shed complies with Ordinance 20024, Section 11(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Condition: Applicant must obtain Board of Adjustment approval for location of the shed in the corner side yard setback.

Task Force Recommendation:

Construct new garden shed in rear and corner side yard. Approve with conditions – Approve shed with the condition that the structure be entirely within the back yard (not in corner side yard) and a condition that the hardy plank be smooth side out.

4. 5400 Swiss Avenue

Swiss Avenue Historic District
CA123-418(CH)
Carolyn Horner

Request:

Replace damaged grey asphalt shingle roof with new Decra brand, Villa Tile style roof in Pompeii Ash color.

Applicant: Sam Bebeau

Application Filed: April 4, 2013

Staff Recommendation:

Replace damaged grey asphalt shingle roof with new Decra brand, Villa Tile style roof in Pompeii Ash color. Approve the request dated 4/4/13 with the finding that the proposed Decra tile complies with City Code Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Replace damaged grey asphalt shingle roof with new Decra brand, Villa Tile style roof in Pompeii Ash color. Deny without prejudice –Deny without proof of original roof material. Recommendation to go forward with Task Force's previous approval for DaVinci imitation shake shingles.

5. 218 S. Rosemont Avenue

Winnetka Heights Historic District
CA123-396(MD)
Mark Doty

Request:

- 1) Install new wood, one over one, and multi-lite windows. Work completed without a Certificate of Appropriateness.
- 2) Replace front steps and sidewalk with new to match in material, size, and location. Work completed without a Certificate of Appropriateness.
- 3) Replace existing front porch siding with new 1x6 siding to match. Paint. Work completed without a Certificate of Appropriateness.
- 4) Replace approximately 30% of wood siding on north facade to match existing 117 siding. Paint. Work completed without a Certificate of Appropriateness.
- 5) Relocate existing door and two windows on rear (east) facade. Work completed without a Certificate of Appropriateness.
- 6) Install new concrete steps on rear facade. Work completed without a Certificate of Appropriateness.
- 7) Remove two second story windows on rear facade. Infill with 117 siding to match. Paint. Work completed without a Certificate of Appropriateness.

- 8) Install new roof overhang, exposed rafter tails, and raise elevation 6" on rear facade. Work completed with a Certificate of Appropriateness.
- 9) Paint exterior of main structure. Brand: Sherwin Williams. Option #1 - Body: SW 2836 'Quartersawn Oak', Trim: SW 2835 'Craftsman Brown', Accent: SW 2833 'Roycroft Vellum'. Option #2 - Body: SW 2836 'Quartersawn Oak', Trim and Accent: White to match existing. Option #3 - - Body: SW 2836 'Quartersawn Oak', Trim: SW 2833 'Roycroft Vellum', Accent: White to match existing.

Applicant: Solid Rock Investments of TX

Application Filed: April 4, 2013

Staff Recommendation:

- 1) Install new wood, one over one, and multi-lite windows. Work completed without a Certificate of Appropriateness. Approve with conditions – Approve one-over-one window specifications dated 4/17/13 with the condition the multi-lite windows on the front facade should be wood, true divided lites with the finding of fact the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A)(B) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace front steps and sidewalk with new to match in material, size, and location. Work completed without a Certificate of Appropriateness. Approve work completed with the finding of fact the work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-87.111(a)(11)(E), and landscaping in Section 51P-87.111(b)(9)(A)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Replace existing front porch siding with new 1x6 siding to match. Paint. Work completed without a Certificate of Appropriateness. Approve work completed with the finding of fact the work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-87.111(a)(11)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Replace approximately 30% of wood siding on north facade to match existing 117 siding. Paint. Work completed without a Certificate of Appropriateness. Approve with conditions – Approve work completed with the finding of fact the work is consistent with the criteria for architectural detail in the preservation criteria Section 51P-87.111(a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Relocate existing door and two windows on rear (east) facade. Work completed without a Certificate of Appropriateness. Approve work completed with the finding of fact the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Install new concrete steps on rear facade. Work completed

without a Certificate of Appropriateness. Approve with conditions – Approve work completed with the condition that new handrails are installed with the finding of fact the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 7) Remove two second story windows on rear facade. Infill with 117 siding to match. Paint. Work completed without a Certificate of Appropriateness. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that although the preservation criteria does not address removal of windows on the rear elevation, the original windows removed were part of an enclosed sleeping porch. Secretary of the Interior's Standard #2 and #4.
- 8) Install new roof overhang, exposed rafter tails, and raise elevation 6" on rear facade. Work completed with a Certificate of Appropriateness. Approve work completed with the finding of fact the work is consistent with the criteria for roof forms in the preservation criteria Section 51P-87.111(a)(14)(A)(B)(C) and (D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 9) Paint exterior of main structure. Brand: Sherwin Williams. Option #1 - Body: SW 2836 'Quartersawn Oak', Trim: SW 2835 'Craftsman Brown', Accent: SW 2833 'Roycroft Vellum'. Option #2 - Body: SW 2836 'Quartersawn Oak', Trim and Accent: White to match existing. Option #3 - - Body: SW 2836 'Quartersawn Oak', Trim: SW 2833 'Roycroft Vellum', Accent: White to match existing. Approve all three options and specifications dated 4/17/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Install new wood, one over one, and multi-lite windows. Work completed without a Certificate of Appropriateness. Approve.
- 2) Replace front steps and sidewalk with new to match in material, size, and location. Work completed without a Certificate of Appropriateness. Approve.
- 3) Replace existing front porch siding with new 1x6 siding to match. Paint. Work completed without a Certificate of Appropriateness. Approve.
- 4) Replace approximately 30% of wood siding on north facade to match existing 117 siding. Paint. Work completed without a Certificate of Appropriateness. Approve.
- 5) Relocate existing door and two windows on rear (east) facade. Work completed without a Certificate of Appropriateness. Approve.
- 6) Install new concrete steps on rear facade. Work completed without a Certificate of Appropriateness. Approve.
- 7) Remove two second story windows on rear facade. Infill with

- 117 siding to match. Paint. Work completed without a Certificate of Appropriateness. Approve.
- 8) Install new roof overhang, exposed rafter tails, and raise elevation 6" on rear facade. Work completed with a Certificate of Appropriateness. Approve.
- 9) Paint exterior of main structure. Brand: Sherwin Williams. Option #1 - Body: SW 2836 'Quartersawn Oak', Trim: SW 2835 'Craftsman Brown', Accent: SW 2833 'Roycroft Vellum'. Option #2 - Body: SW 2836 'Quartersawn Oak', Trim and Accent: White to match existing. Option #3 - - Body: SW 2836 'Quartersawn Oak', Trim: SW 2833 'Roycroft Vellum', Accent: White to match existing. Approve.

OTHER BUSINESS ITEMS

1. Minutes from the April 1, 2013 Meeting.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, May 23, 2013, 5:45 p.m., at the Wilson House Dining Room (Preservation Dallas), 2922 Swiss Avenue.

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

EXECUTIVE SESSION NOTICE

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]*

**LANDMARK COMMISSION****MAY 6, 2013****FILE NUMBER:** CE090-005(MD)**PLANNER:** Carolyn Horner**LOCATION:** 5716 Junius St.**DATE FILED:** May 6, 2010**COUNCIL DISTRICT:** 14**DISTRICT:** Junius Heights**SIZE OF REQUEST:** 3,892 sq. ft.**MAPSCO:** 36Y, 46C**APPLICANT:** Amy Rizotto**OWNER:** Amy and Miguel Rizotto

REQUEST: An extension of the required date of completion of rehabilitation for the Certificate of Eligibility (CE) for a tax exemption on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years for an additional period of one year.

SUMMARY:

A Certificate of Eligibility for a Citywide Historic District tax exemption was approved on June 7, 2010. The Landmark Commission approved a tax exemption on 100 percent of the land and improvement value on the City portion of the property taxes for a period of 10 years with the condition that restoration must be complete within three years after the date the Certificate of Eligibility was approved.

The Historic Development Program allows Certificates of Eligibility to be extended. Section 51A-11.103.(f)(2) says "All rehabilitation must be completed and a certificate of occupancy must be obtained for the historic property within three years after the date of the Certificate of Eligibility. The deadline for completion of rehabilitation may be extended by the landmark commission for additional periods up to three years each. The certificate of eligibility expires automatically if rehabilitation is not completed within this period."

Since approval, the applicant has completed some renovation on the property. However, the slow response on their insurance companies' part after last year's hail storm has delayed their renovation plans. The applicant is also looking to sell the house, and would like the time to complete the repairs prior to closing on the house.

STAFF RECOMMENDATION: Approval of a one year extension to the original Certificate of Eligibility from June 7, 2013 to June 7, 2014.

Amy Rozotto
5716 Junius St. Apt. 4
Dallas, TX 75214

April 5, 2013

Landmark Commission
Dallas City Hall
Dallas, TX

Dear Sir or Madam,

My husband and I would like to request an extension on our Historic Tax Exemption application. We applied for the exemption almost three years ago. Unfortunately, we fell on tough financial times shortly after our approval, and we were not able to secure the loan that we needed to begin the extensive work that our circa 1913 four-plex required. We came to a bit of a standstill on the major repairs, although we did continue to work on the improvements that we could afford.

Pardon the pun, but we received an unexpected windfall with the Great Hail Storm of 2013. Our old house took quite a beating, as did all of the houses in our area. As a result of the storm, we needed a new roof, new gutters (the second set we have had to put on since we bought the house six years ago), extensive window repair, siding and trim repair, etc. This insurance-fueled boost in repairs will put us close to the needed amount of expenditures, but delays caused by our insurance company's reluctance to accept the historic requirements has bogged down this process. We now have final insurance approval, all of our Certificates of Appropriateness in place, and we are ready to begin work!

However, our time is running out...Currently, we are required to submit all of our expenditures by June 7, 2013. We will come close, but we will not quite reach that amount of expenses. In the meantime, we currently have a contract in place to sell the house, and we would love for the new owner to benefit from the repairs we are doing. He has plans for continued renovation, as well.

In order to allow him the necessary time to secure his Certificates of Appropriateness and any other necessary requirements and permits, we would like to receive an extension. This is such a wonderful program, and we have enjoyed the opportunity to work with all of the people involved in Dallas' efforts to preserve its history. Please let me know if you need any other information. Thanks you for your consideration.

Sincerely,

Amy Rozotto
(843)870-6867



April 23, 2013

Mr. and Mrs. Miguel A and Amy Rozotto
5716 Junius Street
Dallas, TX 75214

RE: 5716 Junius Street (Tax ID #00000168052000000)
Case Number: CE090-005(MD)

Dear Mr. and Mrs. Rozotto:

The Landmark Commission at its **6/7/2010** meeting approved the Certificate of Eligibility (CE) application and \$1,970.35 in expenditures for the property located at **5716 Junius Street**. Your exemption application requires that you provide at least **\$58430** in receipts spent on rehabilitation of the property. If the expenditures and other verification requirements are met, you will be entitled to exemption on 100% of the city portion of the property taxes for a 10 - year period.

A letter of verification requires you to submit receipts showing money spent, a filed Commitment to Repay with Dallas County, and a Certificate of Occupancy (single-family residences do not require a Certificate of Occupancy). Your next steps are as follows:

1. Begin rehabilitation and **save your receipts.**
2. Complete the Rehabilitation work.
3. Complete a Step 2 – Verification of Expenditures Application.
4. File the Commitment to Repay at the Records Building and return to staff.

A detailed explanation of these steps is included on the following page.

Your application has a required completion date of **June 7, 2013** by which a Step 2 application must be submitted to this office. If you require addition time to complete the proposed work, you may contact staff to request an extension of this date. If required, a Certificate of Occupancy must be obtained by the date.

Please note any exterior work requires a Certificate of Appropriateness (CA) approved by the Landmark Commission prior to the start of exterior improvements. Please forward a copy of your CA for any exterior work completed.

If you have any questions regarding the CE process, please contact me at (214) 671-9260.

Regards,

Mark Doty
Department of Sustainable Development and Construction

**LANDMARK COMMISSION****MAY 6, 2013****FILE NUMBER:** CE123-014(CH)**PLANNER:** Carolyn Horner**LOCATION:** 4822 Swiss Ave.**DATE FILED:** 4/19/2013**COUNCIL DISTRICT:** 14**DISTRICT:** Peak's Suburban**SIZE OF REQUEST:** 2,624 sq.ft.**MAPSCO:** 46A**APPLICANT:** James & Dolores Serroka**OWNER:** James Serroka

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on the added value of land and improvements for a period of three years and approval of \$3,755.39 in expenditures spent on rehabilitation within the three years prior to the CE approval.

SUMMARY: This single-family house was built in 1915 and is a contributing structure in the historic district.

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

Improvements Value (2012):	\$123840
Land Value:	\$46000
Required Expenditures:	\$3715
Estimated Expenditures:	\$7305
Estimated Total Exemption:	\$174.66

Notes on the estimated exemptions:

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

** Tax estimates are based on the new city tax rate of 0.797%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% till it reaches the "estimated new value after rehabilitation".

The applicant has completed some rehabilitation on the property, including: painting and porch repair. The Landmark Commission may approve expenditures made up to three years prior to the Landmark Commission's approval of a Certificate of Eligibility. A default completion date will be 5/6/2016. The Certificate of Eligibility shall expire if the rehabilitation work has not been completed by that time.

STAFF RECOMMENDATION: Approval of the Certificate of Eligibility and approval of \$3,755.39 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 4822 Swiss Avenue, Dallas, TX 75204
Legal description: Lot PT LT 6 BLK D 770 Block Avenue Heights BLK D 770 PT LT 6

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

Building name (if applicable): _____

Historic district or pending historic district: PEAK ADDITION

Year the historic structure was built: 1913

Is this a contributing structure? Yes

Owner Information

Please list all of the property owner(s): James M. & Dolores M. Serroka

Mailing address: 4822 Swiss Avenue

City, state and zip code: Dallas, TX 75204-7176

Phone number: 214.649.4878 Fax number: N/A.

Email: _____

Applicant Information (if different then the property owner) N/A

Applicant name: _____

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Rehabilitation Information

Estimated Rehabilitation Investment: \$ 10,255.39

Current Use: Residence Proposed Use: Residence

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

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

Projected Construction Time and Estimated Date of Completion: 30 days / May 15, 2013

Record of expenditures for work that has already been completed

This form MUST be completed and submitted with this application. Only work that was approved by the Landmark Commission in the determination of eligibility counts towards meeting the minimum required expenditure. All receipts must be cataloged and totaled to qualify as a complete application. Receipts submitted without the attached form or an attached form similar to the one provided will be returned to the applicant. Pay affidavits or pay schedules may be submitted in lieu of this form.

Please either fill out the below chart or attach a chart similar to the one shown below to document the receipts being submitted to staff:

<u>3-22-13</u>	<u>Davis Home Lumber Co</u>	<u>Porch Floor Replace Rotted Wood</u>	<u>1</u>	<u>606.20</u>
<u>3-25-13</u>	<u>Tx Paint & Wallpaper</u>	<u>Porch Floor Primer Supplies</u>	<u>2</u>	<u>31.89</u>
<u>3-26-13</u>	<u>Tx Paint & Wallpaper</u>	<u>Porch Floor Primer</u>	<u>3</u>	<u>108.66</u>
<u>4-02-13</u>	<u>ACE</u>	<u>Porch Floor Nails</u>	<u>4</u>	<u>8.64</u>
<u>4-01-13</u>	<u>Rodriguez Painting</u>	<u>Exterior Painting</u>	<u>5</u>	<u>3,000.00</u>
_____	_____	_____	_____	_____
_____	_____	Completed items	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
TOTAL:				3,755.39

When ALL of the rehabilitation has been completed, the applicant must submit the Step 2 application with the documentation demonstrating the additional expenditures spent after the Certificate of Eligibility approval.

Cost Estimates of work that has not yet been completed

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

1.	Paint Porch Floor	50.00
2.	Prime/Paint Exterior	6500.00
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Total estimated expenditures of applicable costs:

6,550.00

Remaining items

**LANDMARK COMMISSION****MAY 6, 2013**

FILE NUMBER: CA123-398(MD)
LOCATION: 3801 Grand Avenue
STRUCTURE: No structure
COUNCIL DISTRICT: 7
ZONING: PD-288

PLANNER: Mark Doty
DATE FILED: April 4, 2013
DISTRICT: Fair Park
MAPSCO: 46-R
CENSUS TRACT: 0203.00

APPLICANT: State Fair of Texas

REPRESENTATIVE: None.

OWNER: CITY OF DALLAS

REQUEST:

- 1) Install new retaining wall and bench.
- 2) Install new foundation and utility vault.
- 3) Install new landscaping, irrigation, and lighting system.

BACKGROUND / HISTORY: None.

ANALYSIS: The Fair Park preservation criteria does not specifically address either this particular location or Big Tex, so Staff is recommending approval based on the fact that most of the work will be underground, the current elevation of the circle will not increase more than a foot and a half and the proposed landscaping will be more compatible than the existing waterfall feature.

The proposed exhibits (located on pages C3-10 and C3-14) will be installed during the State Fair only.

STAFF RECOMMENDATION:

- 1) Install new retaining wall and bench. – Approve - Approve drawings dated 4/17/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Install new foundation and utility vault. – Approve - Approve drawings dated 4/17/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Install new landscaping, irrigation, and lighting system. – Approve - Approve drawings dated 4/17/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Install new retaining wall and bench. – Approve.
- 2) Install new foundation and utility vault. – Approve.
- 3) Install new landscaping, irrigation, and lighting system. – Approve with conditions
 - Approved on conditions that the sidewalk through the planting is lowered and covered with mulch as other landscaping material to reduce temptation for visitors to approach the sculpture base.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-398 (MD)
Office Use Only

Name of Applicant: State Fair of Texas
Mailing Address: 1800 N. 150009
City, State and Zip Code: Dallas TX 75215
Daytime Phone: 214-542-0003 Fax: 214-421-8763
Relationship of Applicant to Owner: _____

PROPERTY ADDRESS: 3801 Grand Ave 75210
Historic District: Fair Park

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.

Renovation of Big Tex Circle. Including
new retaining wall / bench, irrigation system,
landscape, foundation, utility work for
Big Tex and new electrical as needed.

RECEIVED BY

APR 04 2013

Current Planning

Signature of Applicant: Don Wilburn Date: 4-3-2013

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

Doty, Mark

From: Adam Alsobrook <Adam.Alsobrook@thc.state.tx.us>
Sent: Tuesday, April 09, 2013 8:58 AM
To: tarterburn@studiooutside.us
Cc: Doty, Mark
Subject: State Archeological Landmark (SAL): Big Tex Circle Rehabilitation, Fair Park, Dallas, Dallas County
Attachments: Antiquities Permit Application structures.DOC; SAL-PermitCompletionReportForm-Ver0611.pdf

Dear Mr. Arterburn,

We have received your letter and attachments of April 4, 2013 in regard to the proposed rehabilitation of the "Big Tex" Circle at Fair Park in Dallas. We have also had an opportunity to complete a preliminary review of the proposed work.

The historic period of significance of Fair Park is 1936-1937, the dates associated with the Texas Centennial Exposition of 1936 and the Pan American Exposition in 1937. This round landscape feature sits at the middle of a circular vehicular driveway that has been a feature of Fair Park since 1936, when this area was referred to as the "Federal Concourse." This round landscaped area has been modified previously over the years with various landscaping designs.

We have determined on a preliminary basis that the proposed rehabilitation of the circular landscaped area with a new stone planter wall and new landscape plantings is appropriate and meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. Due to Fair Park's designation as a State Archeological Landmark (SAL), the State Fair of Texas must obtain a permit for this rehabilitation and new construction work. Please find attached to this message a copy of the "Antiquities Permit Application – Historic Buildings & Structures" and the SAL permit completion report form. The drawings that you submitted along with your letter of April 4th are sufficiently detailed for us to issue a permit, so there is no need to submit the drawings to our agency again. Please include adequate photographic documentation of the existing conditions of this area along with your application, but you may note on your application that you already sent the design drawings for the proposed project. Mr. Hilbun with the State Fair of Texas is familiar with the permit application process.

Please let me know if you have any questions.

Sincerely,

Adam Alsobrook
Project Reviewer, North Central Region
Division of Architecture
Texas Historical Commission
P.O. Box 12276
Austin, Texas 78711
512-463-6183
www.thc.state.tx.us

Correspondence from Texas Historical Commission regarding the proposed project.



Historic photo of circle - 1936, at the terminus of the Court of Honor and the Federal Concourse.

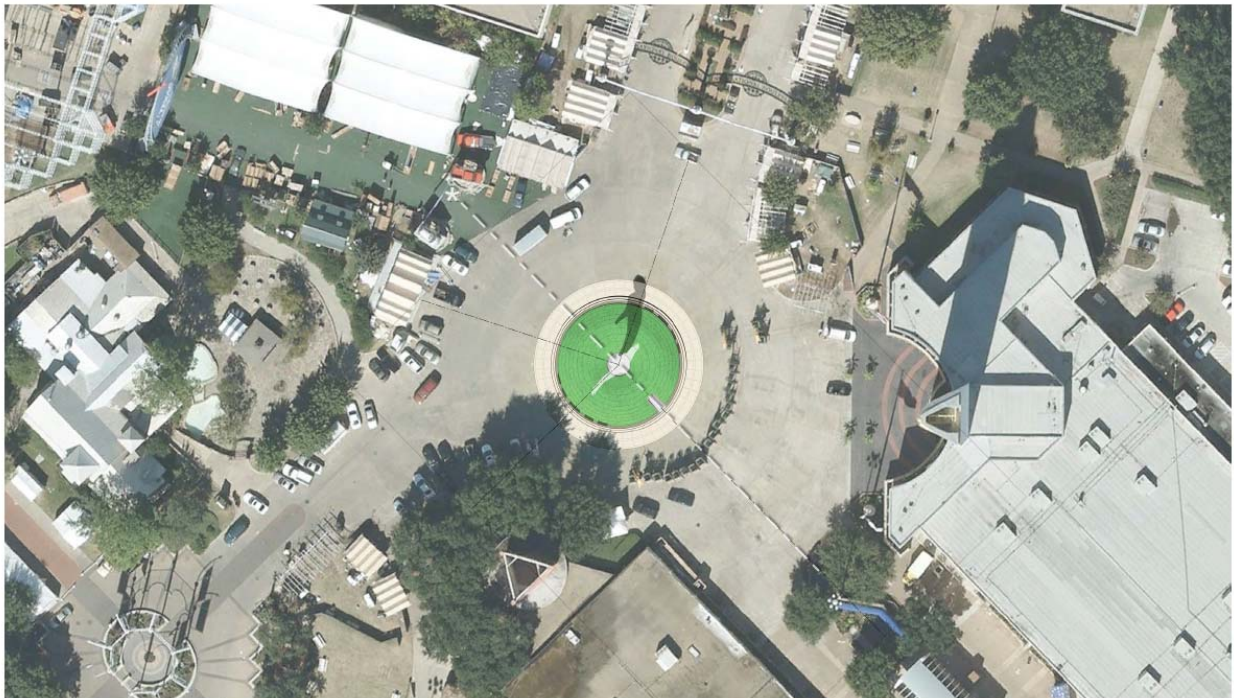


BIG TEX CIRCLE

Schematic Design Presentation | April 18th, 2013



studioOutside



SITE CONTEXT p.1



BIG TEX CIRCLE
Fair Park, Dallas, TX

2013.04.18 studioOutside

CA123-398(MD)

C3-6



scale: 1/8" = 1'-0"

ELEVATION p.2

STATE FAIR OF TEXAS

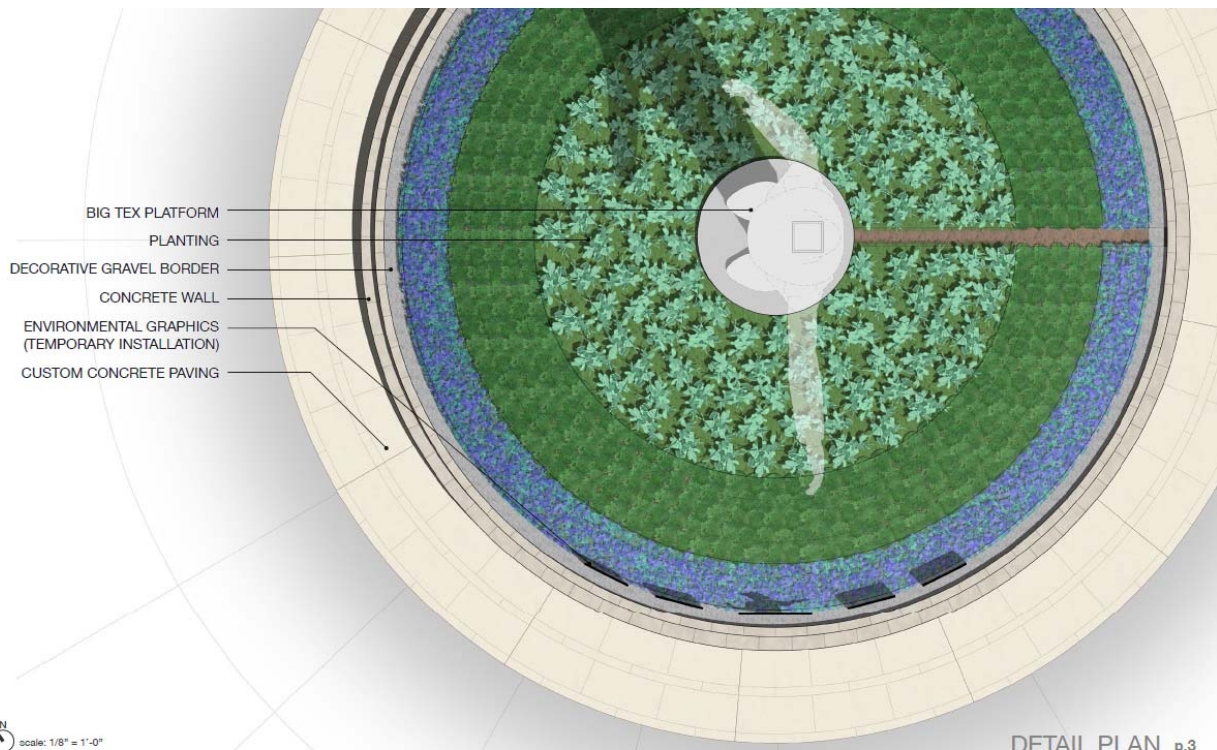


NOTTESTAD & CO.

BIG TEX CIRCLE
Fair Park, Dallas, TX

2013.04.18

studioOutside



DETAIL PLAN p.3

STATE FAIR OF TEXAS



NOTTESTAD & CO.

BIG TEX CIRCLE
Fair Park, Dallas, TX

2013.04.18

studioOutside

Cordova Cream Colored Pre-cast Concrete



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

CONCRETE SEAT WALL p.4

STATE FAIR OF TEXAS



NOTTESTAD & CO.

BIG TEX CIRCLE
Fair Park, Dallas, TX

2013.04.18

studioOutside

Salvia May Night



Texas Sage 'Lynn's Legacy'



Spineless Prickly Pear



Option One

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

PLANTING p.5

STATE FAIR OF TEXAS

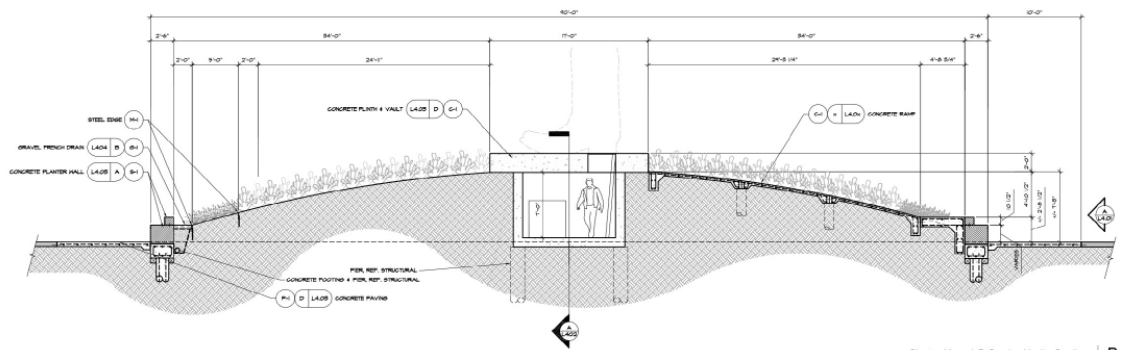


NOTTESTAD & CO.

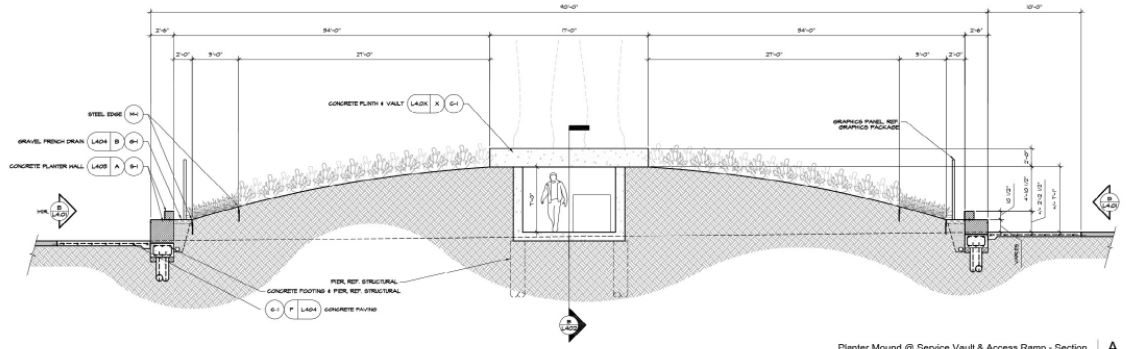
BIG TEX CIRCLE
Fair Park, Dallas, TX

2013.04.18

studioOutside



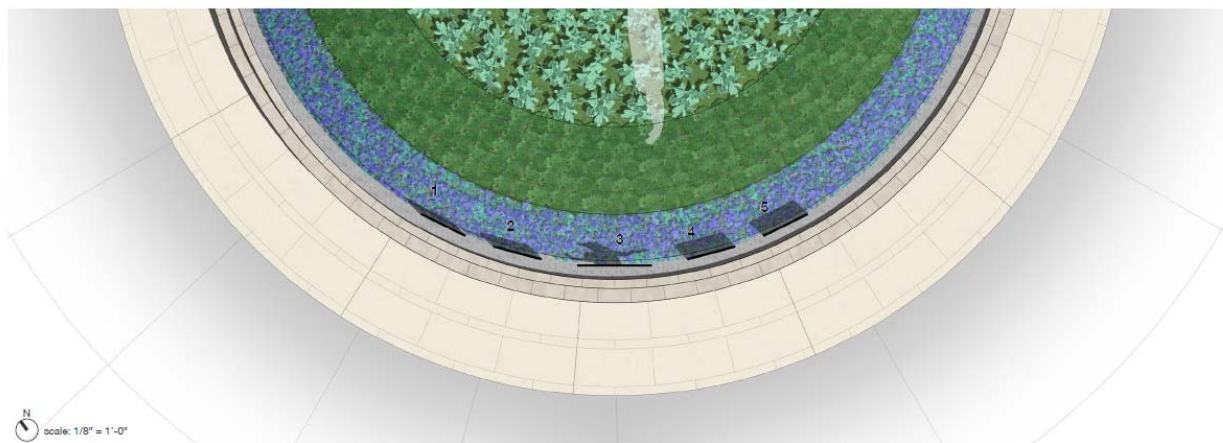
Planter Mound @ Service Vault - Section B



Planter Mound @ Service Vault & Access Ramp - Section A

scale: 1/8" = 1'-0"

SITE SECTIONS p.6



ENVIRONMENTAL GRAPHICS TEMPORARILY
INSTALLED DURING STATE FAIR ONLY

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

ENVIRONMENTAL GRAPHICS p.7



ENVIRONMENTAL GRAPHICS TEMPORARILY
INSTALLED DURING STATE FAIR ONLY

ENVIRONMENTAL GRAPHICS BOARDS p.8



ENVIRONMENTAL GRAPHICS TEMPORARILY
INSTALLED DURING STATE FAIR ONLY

ENVIRONMENTAL GRAPHICS BOARDS p.9

APRIL 04, 2013

REVIEW SET 04/04/2013
BIG TEX CIRCLE- SO PROJECT # 13005

CLIENT
State Fair of Texas
3021 Martin Luther King Blvd.
Dallas, Texas 75228
214.555.9931

LANDSCAPE ARCHITECTURE
Studio Outside
Tary Arterburn
824 Exposition Ave, Suite 5
Dallas, Texas 75225
214/954-2160

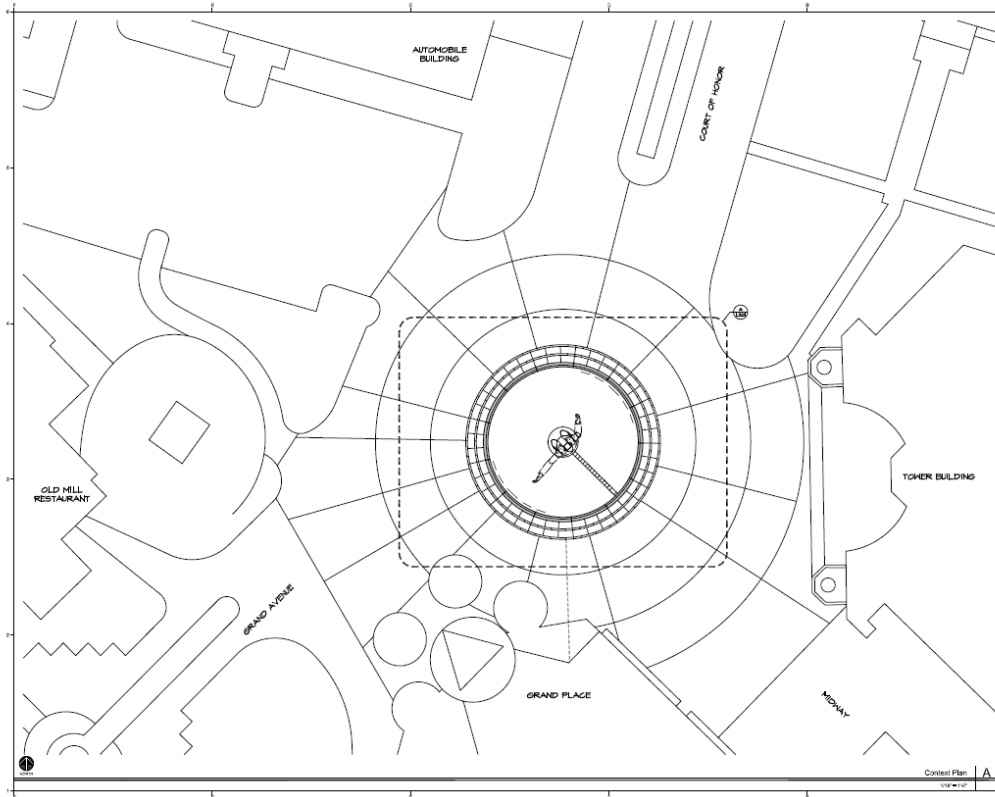
ENVIRONMENTAL GRAPHICS
Nottestad Design
Dean Nottestad
7010 Spanky Branch Court
Dallas, Texas 75248
214.548.8972

IRRIGATION
Seth Holdman | Irrigation Design & Consulting, LLC
Seth Holdman
6009 W. Parker Rd. #149-221
Plano, Texas 75093
972.816.8141



studioOutside

[illegible]



studioOutside
 434 Exposition Avenue, Ste. 2
 Dallas, Texas 75208
 (214) 642-1180
 (214) 642-1181

STATE FAIR OF TEXAS
 State Fair of Texas
 2011 State Fairgrounds
 Dallas, Texas 75208
 (214) 642-1181

Project Name:
BIG TEX CIRCLE
 Dallas, Texas

Issue Title:

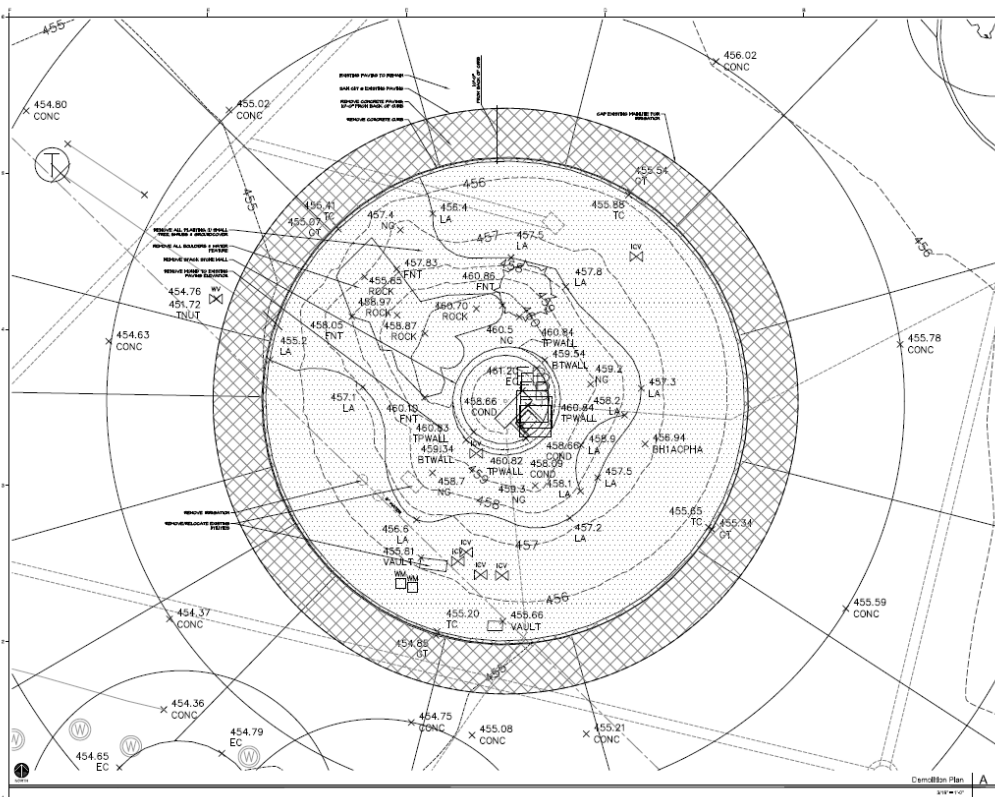
Issue / Alternative / Revision:

Scale:

Drawing Title:
CONTEXT PLAN

Issue Date: 2/15/2016
Project No.: 1301
Revision No.: 1
Sheet No.: 00001

L0.02
 NOT FOR CONSTRUCTION



studioOutside
 434 Exposition Avenue, Ste. 2
 Dallas, Texas 75208
 (214) 642-1180
 (214) 642-1181

STATE FAIR OF TEXAS
 State Fair of Texas
 2011 State Fairgrounds
 Dallas, Texas 75208
 (214) 642-1181

Project Name:
BIG TEX CIRCLE
 Dallas, Texas

Issue Title:

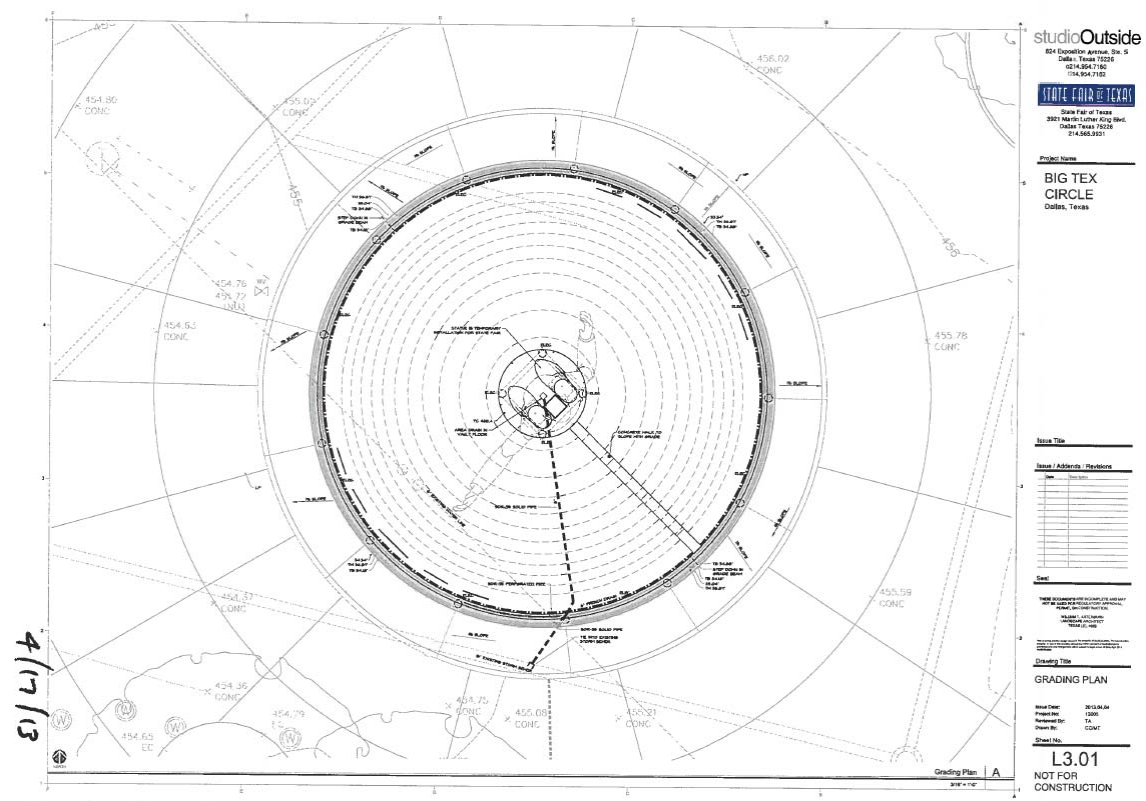
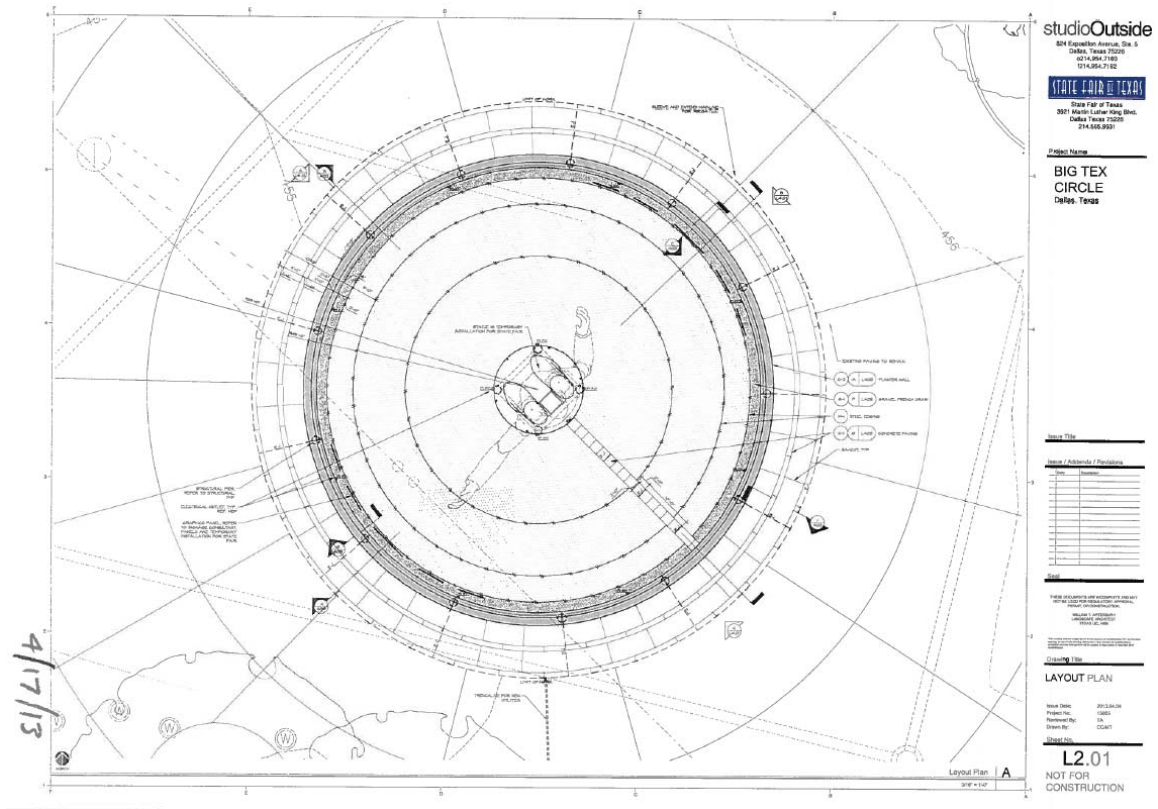
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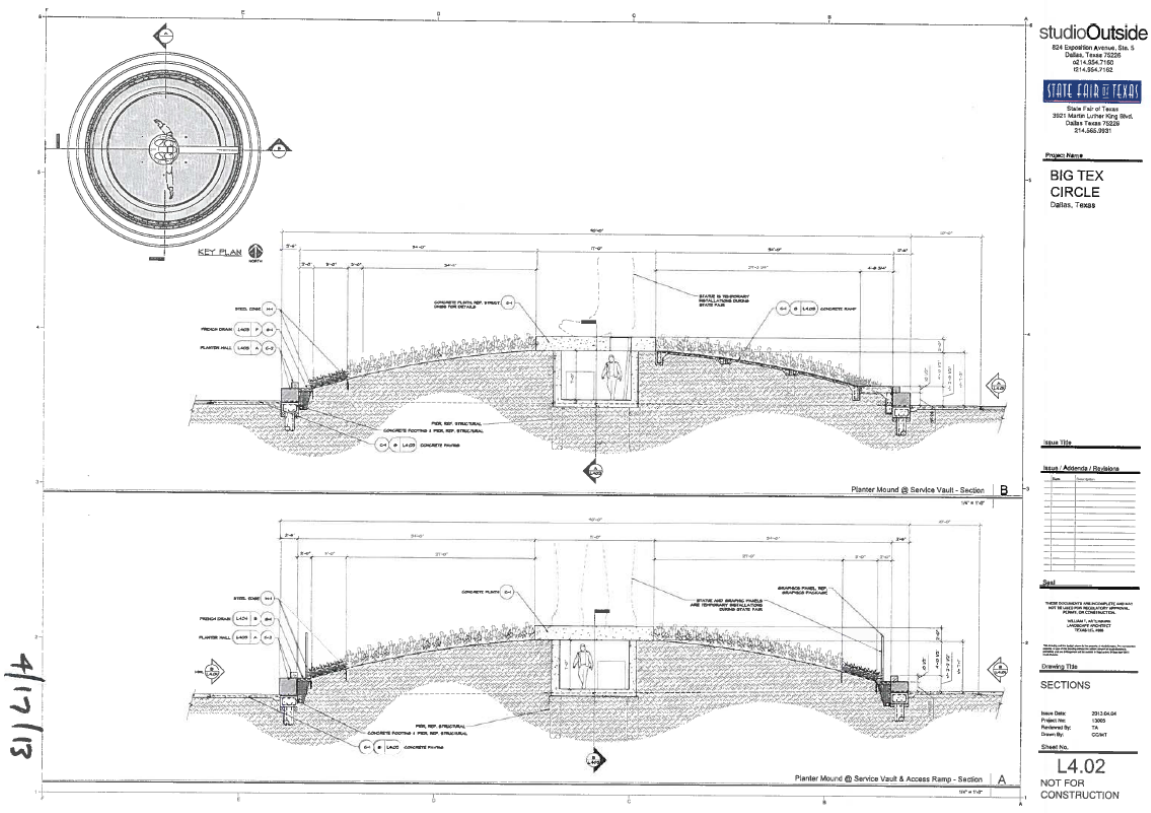
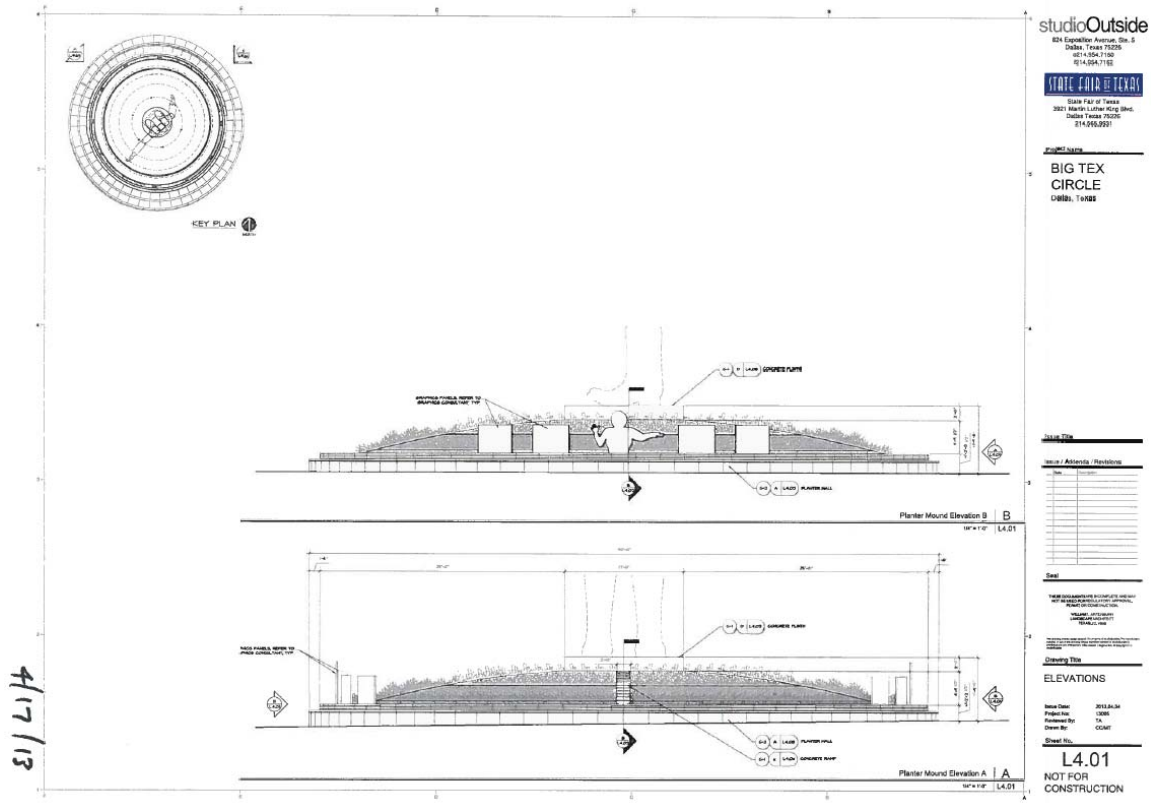
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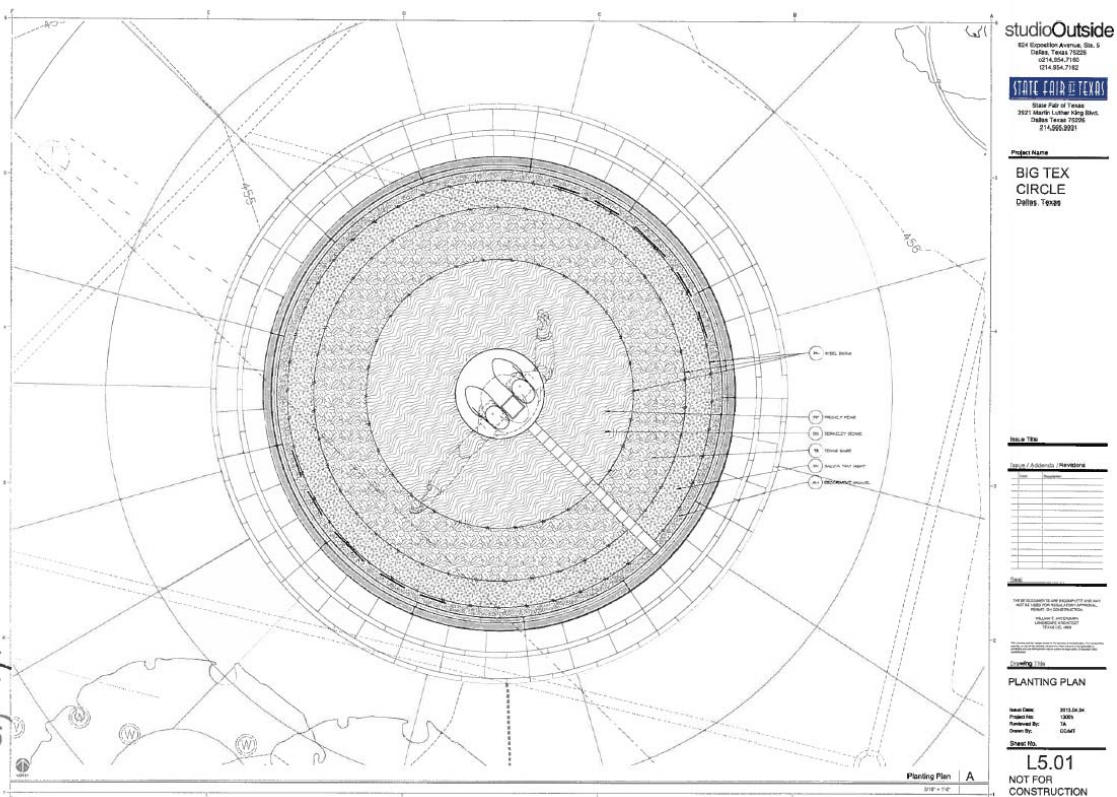
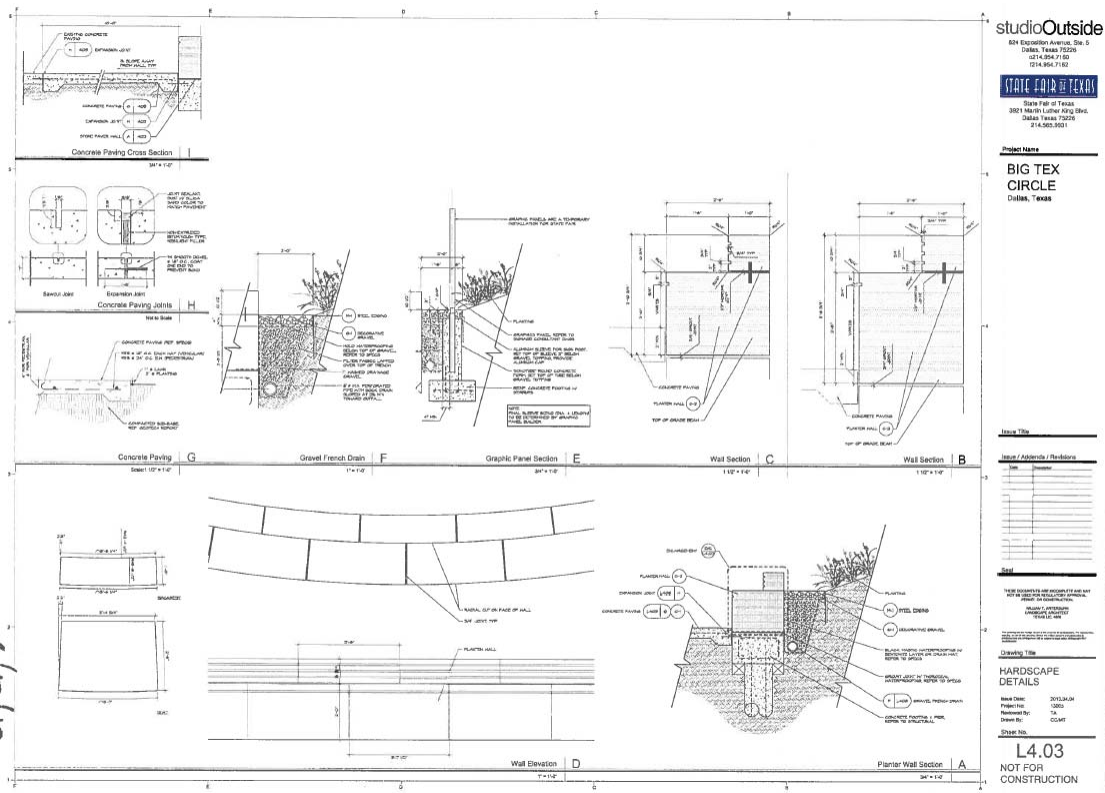
Drawing Title:
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Issue Date: 2/15/2016
Project No.: 1301
Revision No.: 1
Sheet No.: 00001

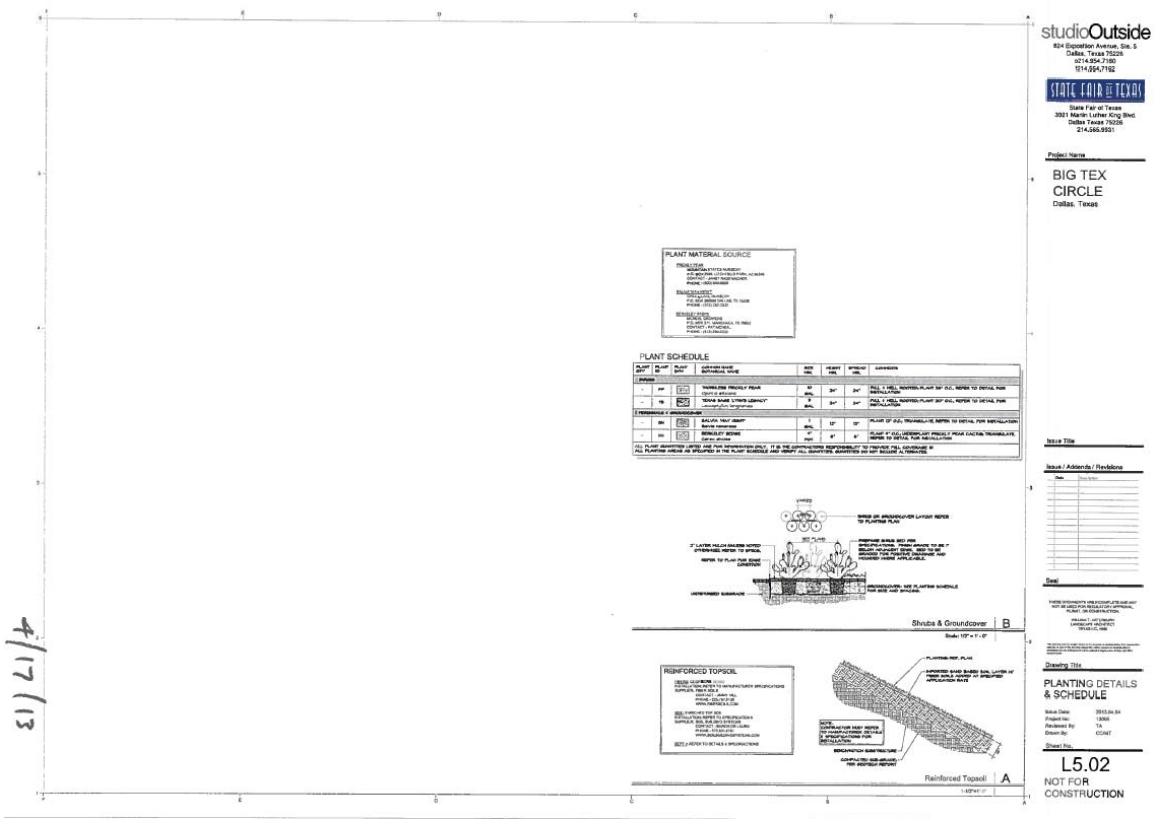
L1.01
 NOT FOR CONSTRUCTION



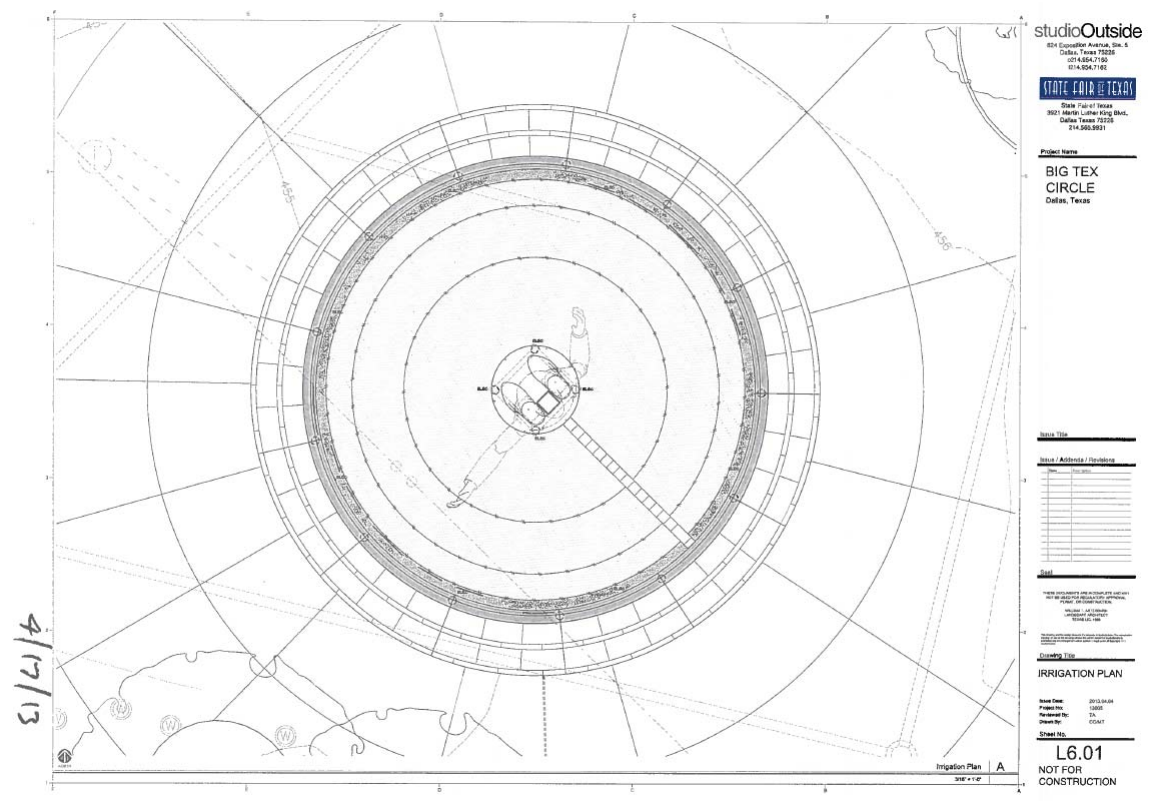




4/17/13



4/17/13



TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 4/10/2013
TIME: 11:00 am
MEETING PLACE: Fair Park, Tower Building Conference Room

Applicant Name: Bob Hilbun (State Fair of Texas)
Address: 3801 Grand Avenue (Big Tex Circle)
Date of CA/CD Request: 4/4/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

*Approved on condition that the sidewalk ~~be~~
through the planting is lowered & ~~covered~~
covered with mulch or other landscape material
to reduce temptation for visitors to approach
the sculpture base.*

Task force members present

<input checked="" type="checkbox"/> Nigel Brown (Chair)	<input checked="" type="checkbox"/> David Chase	<input type="checkbox"/> Gary Skotnicki
<input checked="" type="checkbox"/> Bob Hilbun	<input checked="" type="checkbox"/> Craig Holcomb	<input type="checkbox"/> Virginia McAlester
<input checked="" type="checkbox"/> E. L. Dunn	<input checked="" type="checkbox"/> Steve Johns	

Ex Officio staff members Present ☒ Mark Doty ☒ Louise Elam ☒ Daniel Huerta

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

Maker: *Holcomb*

2nd: *Dunn*

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

Hilbun recused

CHAIR, Task Force

Nigel Brown

DATE

4/10/13

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****MAY 6, 2013**

FILE NUMBER: CA123-416(CH)
LOCATION: 1002 Annex Ave.
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD 362

PLANNER: Carolyn Horner
DATE FILED: April 4, 2013
DISTRICT: Peak's Suburban
MAPSCO: 46A
CENSUS TRACT: 0015.04

APPLICANT: Sam Bebeau

OWNER: Craig Power

REQUEST: Replace damaged asphalt shingle roof with new Decra brand, shake style roof in weathered grey.

ANALYSIS: The existing composite shingle roof on this non-contributing structure is grayish-brown in color. The owner wants to change the material to Decra brand, steel-based roofing material.

The original request was for a tile style of roof, still steel-based, but both the Task Force and Staff preferred a shake or shingle style. The applicant revised the request, changing from tile to shake.

STAFF RECOMMENDATION: Replace damaged asphalt shingle roof with new Decra brand, shake style roof in weathered grey. Approve - Approve the request dated 4/19/13 with the finding that the proposed shake style roof complies with Ordinance 22352, Sections 3.2 and 3.17, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: Replace damaged asphalt shingle roof with new Decra brand, shake style roof in weathered grey. Approve with conditions - Color proposed is acceptable; product itself complies with 3.17; recommends Decra "shingle" as more appropriate and consistent with existing materials.



Front façade pictures



Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-4161 CH
Office Use Only

Name of Applicant: CRAIG POWERS
Mailing Address: 5923 GASTON AVE
City, State and Zip Code: DALLAS, TX 75214
Daytime Phone: 214-550-0000 Fax: 214-821-5170
Relationship of Applicant to Owner: SAME **RECEIVED BY**

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

PROPERTY ADDRESS: 1402 ANNEX **APR 04 2013**
Historic District: PEAK SUBURBAN ADDITION **Current Planning**

PROPOSED WORK:

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

- 1960'S NOW- CONTRIBUTING + NON-HISTORIC STRUCTURE
- REPLACE EXIST ASPHALT SHINGLE ROOF WITH 'DECRA' 'VILLA TILE' IMAGE IN WEATHERED GREY (SEE CUT SHEET)
- THIS TILE REDUCES ENERGY-COOLING IN SUMMER BY 30% APPROXIMATELY (SUSTAINABLE) - FILL

Signature of Applicant: [Signature] Date: _____

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

DECRA Shake



Offering the distinctive beauty and richness of cedar shake, DECRA Shake is the ideal roof. It offers the distinctive beauty and richness of cedar shake, while providing the durability and longevity of stone coated steel. This superior product is available in a diverse range of colors guaranteed to complement any color scheme. From Granite Grey to Sea Green and Chestnut to Weathered Timber, these hues will enhance your roof for years to come. DECRA Shake is pressure formed aluminum-zinc alloy coated steel with an acrylic bonded stone chip finish. The stone coating resists fading and UV penetration.

DECRA Shake Benefits & Features:

Lightweight (1.5 lbs. per sq. ft.)
Installs Over Solid Deck with Battens
Battens Reduce Energy Consumption



DECRA Shake Documents

- ▶ [DECRA® Ageless Beauty Brochure](#)
- ▶ [DECRA Shake Flyer](#)
- ▶ [DECRA Warranty](#)
- ▶ [Tile & Shake Estimating Sheet](#)
- ▶ [Tile & Shake Installation Guide](#)
- ▶ [Roofing Product Comparison](#)



Search Gallery

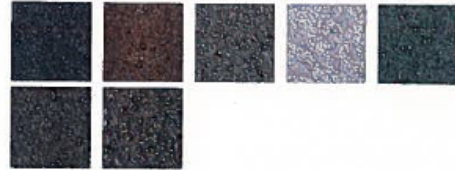
DECRA Shake Color Palette

Available Shake Colors (Colors shown approximate the actual color, please view the actual product before choosing the color.)

Also visit
the Photo
Library



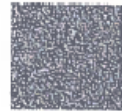
Charcoal



ENERGY STAR® Rated Mist Grey



DECRA Mist Grey Contributes to LEED® Site Selection 7.2 in LEED - NC 2.1 & 2.2 versions. For DECRA Tile and Shake.



DECRA Shake Specifications:

Minimum Pitch:	3:12	Download the DECRA 3-Part Specification
Panel Size:	14'-5 8" x 53"	PDF Format
Installed Exposure:	12'-5 8" x 51"	Word Format
Panels per Square:	22.4	
Installed Weight:	150 lbs. /sq.	

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

DATE: 4/10/2013
TIME: 6:15 pm
MEETING PLACE: 400 N. Ervay Street

Applicant Name: Sam Bebeau
Address: 1002 Annex
Date of CA/CD Request: 4/4/13

RECOMMENDATION:

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

Recommendation / comments/ basis:

Recommendation:
- Color proposed is acceptable
- Product itself complies w/ 3.17
- ~~Recommends~~ *Recommends* Decra "Shingle" as more appropriate & consistent with existing materials.

Task force members present

<input checked="" type="checkbox"/> Norm Alston (Chair)	<input checked="" type="checkbox"/> David Sacha	
<input checked="" type="checkbox"/> Michael Karnowski	<input type="checkbox"/> Kathy Finch	<input type="checkbox"/> Jim Anderson (Alternate)
<input type="checkbox"/> Renee Manes	<input checked="" type="checkbox"/> Jennifer Hidden	

Ex Officio staff members Present ☒ Carolyn Homer

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

Maker: *Sacha*

2nd: *Karnowski*

Task Force members in favor: *Unanimous approval*

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

MAY 6, 2013

FILE NUMBER: CA123-414(CH)
LOCATION: 4417 Swiss Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: MF-1(A),R-7.5(A)

PLANNER: Carolyn Horner
DATE FILED: April 4, 2013
DISTRICT: Peak's Suburban
MAPSCO: 46A, 46E
CENSUS TRACT: 0015.04

APPLICANT: Sam Bebeau

OWNER: Craig Power

REQUEST: Replace damaged asphalt shingle roof with new Decra brand, tile style roof in mist grey color.

ANALYSIS: This contributing structure currently has an asphalt shingle roof. The owner wants to change the material to Decra brand, steel-based roofing material. The original request was for a tile style of roof, but in the Venetian Gold color. Both the Task Force and Staff support the material, but prefer a grey or brown color. The applicant revised the request, changing from Venetian Gold to Mist Grey.

STAFF RECOMMENDATION: Replace damaged asphalt shingle roof with new Decra brand, tile style roof in mist grey color. Approve - Approve the request dated 4/19/13 with the finding that the proposed shake style roof complies with Ordinance 22352, Sections 3.2 and 3.17, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Replace damaged asphalt shingle roof with new Decra brand, tile style roof in mist grey color. Approve with conditions - Decra Villa Tile is appropriate for the building's Mission Revival style; color proposed is not compatible with the current paint color on the brick.



Front façade
photos

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-414 CH
Office Use Only

Name of Applicant: CRAIG POWERS
Mailing Address: 5923 GASTON AVE
City, State and Zip Code: DALLAS, TX 75214
Daytime Phone: 214 550 0200 Fax: 214 821 5170
Relationship of Applicant to Owner: SAME

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

PROPERTY ADDRESS: 4417 SWISS AVE
Historic District: PEAK SUBURBAN ADDITION Current Planning

PROPOSED WORK:

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

- REPLACE ASPHALT SHINGLE ROOF WITH 'DECKA' STONE VILLA TILE - 'VENETIAN GOLD' COLOR
- REDUCES ENERGY - COOLING IN SUMMER BY 50% APPROX.

Signature of Applicant: Craig Powers Date: _____

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

APPLICATION DEADLINE:

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OTHER:

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408

DECRA Tile



Offering the beauty and style of Mediterranean Tile and the lightweight components of stone coated steel; a DECRA Tile roof adds a unique elegance to any home. With a long-standing reputation for performance, longevity and versatility, DECRA Tile is an ideal alternative to traditional tile products.

DECRA Tile is pressure formed aluminum-zinc alloy coated steel with an acrylic bonded stone chip finish. The stone coating resists fading and UV penetration.

DECRA Tile Benefits & Features:

- Lightweight (1.5 lbs. per sq. ft.)
- Installs Over Solid Deck with Battens
- Battens Reduce Energy Consumption



DECRA Tile Documents

- ▶ [DECRA® Ageless Beauty Brochure](#)
- ▶ [DECRA Tile Flyer](#)
- ▶ [DECRA Warranty](#)
- ▶ [Tile & Shake Estimating Sheet](#)
- ▶ [Tile & Shake Installation Guide](#)
- ▶ [Roofing Product Comparison](#)



DECRA Tile Color Palette

Available Tile Colors (Colors shown approximate the actual color, please view the actual product before choosing the color.)

Also visit
the Photo
Library 



Arctic Blue



ENERGY STAR® Rated Mist Grey



DECRA Mist Grey Contributes to LEED® Site Selection 7.2 in LEED - NC 2.1 & 2.2 versions. For DECRA Tile and Shake.



DECRA Tile Specifications:

Minimum Pitch:	3:12	Download the DECRA 3-Part Specification
Panel Size:	16'-1/2" x 52"	 PDF Format
Installed Exposure:	14'-1/2" x 50"	 Word Format
Panels per Square:	20	
Installed Weight:	150 lbs./sq.	

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

DATE: 4/10/2013
TIME: 6:15 pm
MEETING PLACE: 400 N. Ervay Street

Applicant Name: Sam Bebeau
Address: 4417 Swiss
Date of CA/CD Request: 4/4/13

RECOMMENDATION:

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

Recommendation / comments / basis:

- Terra Villa tile is appropriate for the building's Mission Revival style
- Color proposed is not compatible w/ the current paint color on the brick.

Task force members present

<input checked="" type="checkbox"/> Norm Alston (Chair)	<input checked="" type="checkbox"/> David Sacha	
<input checked="" type="checkbox"/> Michael Karnowski	<input type="checkbox"/> Kathy Finch	<input type="checkbox"/> Jim Anderson (Alternate)
<input type="checkbox"/> Renee Manes	<input checked="" type="checkbox"/> Jennifer Hidden	

Ex Officio staff members Present ☒ Carolyn Horner

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

Maker: ~~HIDDEN~~
2nd: SACHA

Task Force members in favor: Unanimous approval

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

4/10/2013

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

MAY 6, 2013

FILE NUMBER: CA123-405(CH)
LOCATION: 4616 Swiss Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: PD-362

PLANNER: Carolyn Horner
DATE FILED: April 4, 2013
DISTRICT: Peak's Suburban
MAPSCO: 46A
CENSUS TRACT: 0015.04

APPLICANT/OWNER: Cooper WCTB, LLC

REQUEST: Replace medium brown composition shingle roof with new GAF olive composition shingle roof.

ANALYSIS: The new owner of this duplex is taking care of several maintenance items, including new paint and a new roof. The new olive grey color will complement the new paint scheme, which was approved as a routine maintenance item.

The proposed roof color is also on another home in the Peak's Suburban Addition Historic District.

STAFF RECOMMENDATION: Replace medium brown composition shingle roof with new GAF olive composition shingle roof. Approve - Approve the request dated 4/4/13 with the finding that the new roof color complies with Ordinance 22352, Sections 3.2 and 3.17, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Replace medium brown composition shingle roof with new GAF olive composition shingle roof. Approve – no comments.



Front façade in old color scheme

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-405(CH)
Office Use Only

Name of Applicant: Cooper WCTB LLC
Mailing Address: 1311 NAT CRSSK TRAIL 575 Commerce St.
City, State and Zip Code: Southlake TX 76092
Daytime Phone: 718-791-6231 Fax: _____
Relationship of Applicant to Owner: _____

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

PROPERTY ADDRESS: 4616 Swiss Ave
Historic District: PS

RECEIVED BY

PROPOSED WORK:

APR 04 2013

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

Current Planning

Roof change in color to match same material and
color of roof at 4726 Swiss Ave.

RECEIVED BY

APR 04 2013

Current Planning

Signature of Applicant:

Date:

Signature of Owner:

Date:

(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

COOPER WCTB LLC
4616/4618 Swiss Avenue
Dallas, Tx 75204

Subject: CA Request by LM for approval at 4616/4618 Swiss Avenue

Outlined below are 3 repair items for 4616 Swiss Avenue for Approval. 1) Roof, 2) Paint, and 3) Foundation. Attachment "A" and "C" provide current pictures of all sides of property.

Here is the proposed work for 4616/4618 Duplex

1) ROOF

Current:

SEE ATTACHMENT "A" and "C" (OLD ROOF)

Proposed:

SEE ATTACHMENT "B"-SAMPLE OF NEW ROOF for 4616 Swiss Avenue using olive 30 year composite shingle by GAF (approved at 4726 Swiss avenue by LM)

ATTACHMENT A

4616/4618 SWISS CURRENT ROOF BADLY DAMAGED.
BLUE TARP covering section(not pictured)



RECEIVED BY
APR 04 2013
Current Planning



Taken 2/24/2013

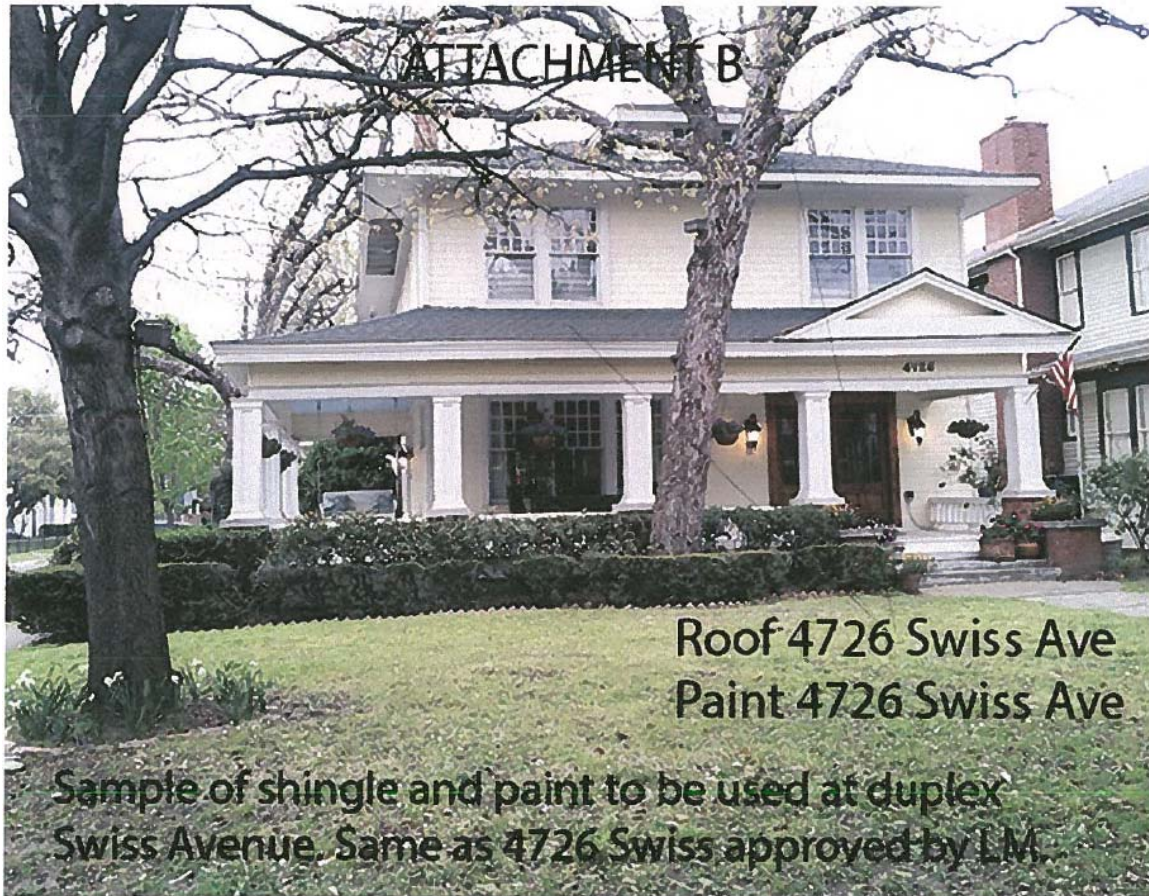


Photo provided by the applicant – this is the existing olive grey roof in the same historic district. The color scheme is also the same as approved for the subject property.

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

DATE: 4/10/2013
TIME: 6:15 pm
MEETING PLACE: 400 N. Ervay Street

Applicant Name: Cooper WCTB
Address: 4616 Swiss
Date of CA/CD Request: 4/4/13

RECOMMENDATION:

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

Recommendation / comments/ basis:

Task force members present

<input checked="" type="checkbox"/> Norm Alston (Chair)	<input checked="" type="checkbox"/> David Sacha	
<input checked="" type="checkbox"/> Michael Karnowski	<input type="checkbox"/> Kathy Finch	<input type="checkbox"/> Jim Anderson (Alternate)
<input type="checkbox"/> Renee Manes	<input checked="" type="checkbox"/> Jennifer Hidden	

Ex Officio staff members Present ☒ Carolyn Horner

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

Maker: ~~DAVID~~ SACHA
2nd: HIDDEN
Task Force members in favor: UNANIMOUS APPROVAL
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force 	DATE <u>4/10/2013</u>
---	-----------------------

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

MAY 6, 2013

FILE NUMBER: CA123-413(CH)
LOCATION: 2501 State St.
STRUCTURE: Landscaping
COUNCIL DISTRICT: 14
ZONING: PD 225, Historic Transition Zone

PLANNER: Carolyn Horner
DATE FILED: March 7, 2013
DISTRICT: State Thomas
MAPSCO: 45F
CENSUS TRACT: 0017.04

APPLICANT: Architexas

REPRESENTATIVE: John Allender

OWNER: Pegasus Uptown LP

REQUEST: Install new corner pocket park.

BACKGROUND / HISTORY: Last month, the Landmark Commission approved the landscaping around the townhomes at this site. This request is for the pocket park, located at the corner of State and Routh streets.

ANALYSIS: The new pocket park design uses materials that reflect the previously-approved colors on the new townhomes. The walkway and brick pavers are close to the house colors, while the evergreen plantings provide variations on the green accent color.

The proposed pergola provides shaded seating opportunities. The seats underneath the pergola are stone, matching the stone wall and seating opportunities on the wall. Seasonal color areas and groundcover, low lights along the walkway, and trees to match the townhome landscape plan complete the design.

One member of the task force suggested adding a historic district plaque to the design of the park. However, no one on the task force knows where the plaque may be. Staff does not find that adding a State Thomas Historic District plaque provides any additional enhancement to the site.

STAFF RECOMMENDATION: Install new corner pocket park. Approve - Approve the drawings dated 4/10/13 with the finding that the proposed pocket park complies with

City Code Sections 51P-225.109(b)(1), 51P-225.109(b)(3), 51P-225.109(b)(4), 51P-225.109(b)(5), and 51P-225.109(b)(8)(A), and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: Install new corner pocket park. Approve with conditions - Approve with conditions: 1) If Possum Haw tree is unavailable will substitute with Yaupon or Savannah Holly (berry bearing tree), 2) post signage for rules & regs to park, 3) potentially add State Thomas Historic District sign.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 123 - 413 [CH]
Office Use Only

Name of Applicant: John P. Allender
Mailing Address: 1907 Marilla St., 2nd Floor
City, State and Zip Code: Dallas, TX 75201
Daytime Phone: 214-748-4561 Fax: 214-748-4241
Relationship of Applicant to Owner: Architect

Building
Inspection:
Please see signed
drawings before
issuing permit:

PROPERTY ADDRESS: 2501 State
2500 McKinney Avenue, Dallas, TX 75201
Historic District: State Thomas Historic District - Transition Zone

Yes 2013 No
Current Planning Initials

PROPOSED WORK:

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

The following work supplements the CA for the multi-family development at the same address approved by Landmark Commission on March 4, 2013:

Design of a "Pocket Park" at the corner of State Street and Routh Street, including landscape plan, planting selections, paving, benches and pergola structure.

Signature of Applicant: [Signature] Date: 4/04/2013

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:

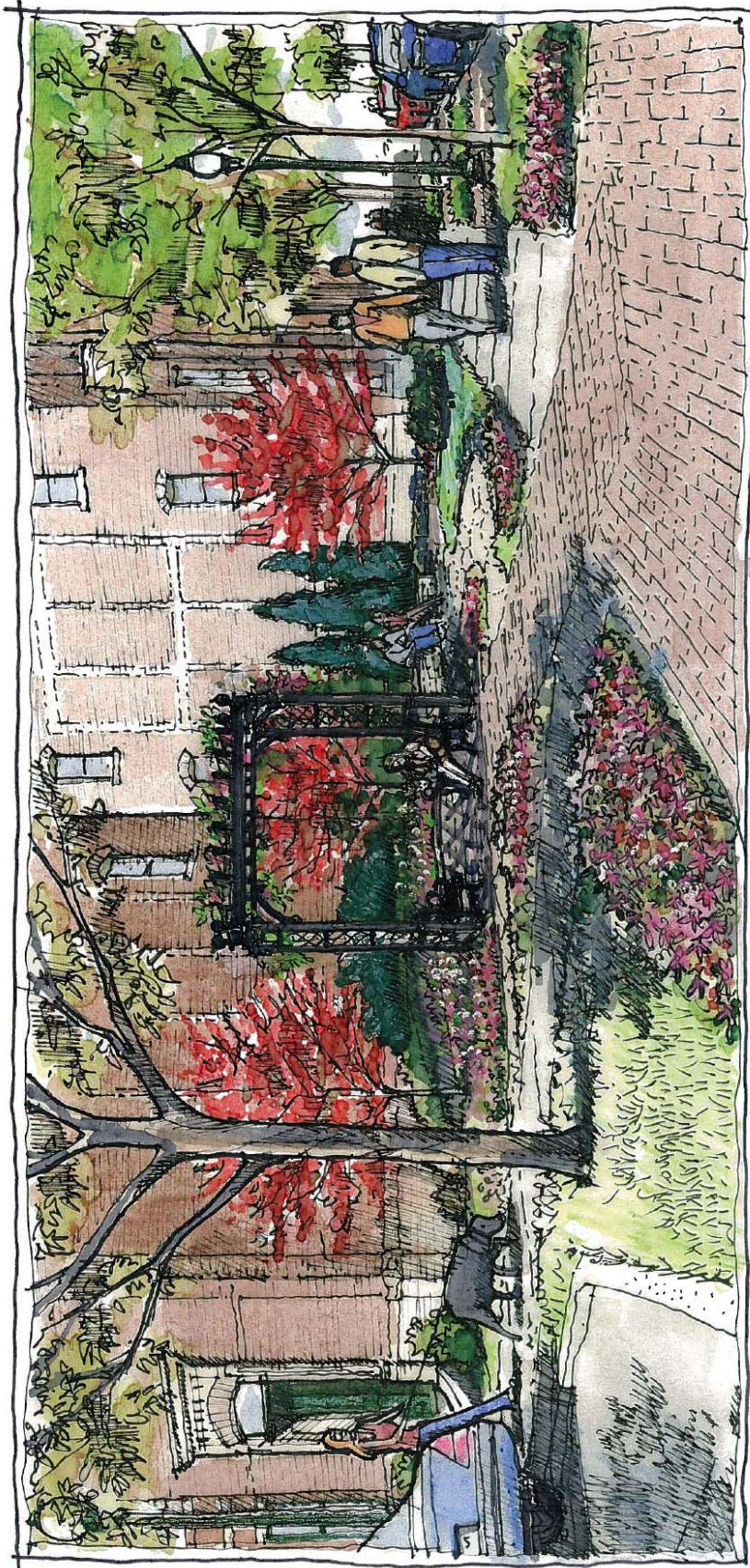
In the event of a denial, you have the right to an appeal within 30 days after the Landmark Commission's decision. You are encouraged to attend the Landmark Commission hearing the first Monday of each month at 1:00 pm in Council Chambers of City Hall (see exceptions). Information regarding the history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



Rendering of the
park area
pergola and
walkways

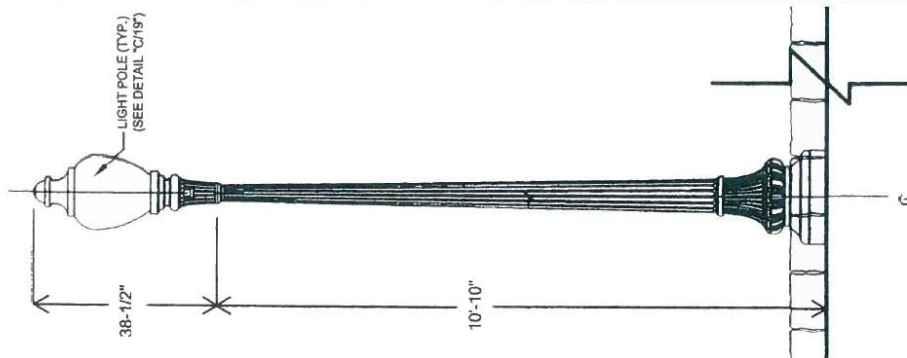
Gabels McKinney Routh
Neighborhood Pocket Park - Sketch
April 10, 2013

studio**Outside**



Gables McKinney Routh
Neighborhood Pocket Park - Site Plan
April 10, 2013

studioOutside





Possum Haw



Nellie R Stevens Holly



Cedar Elm

Examples of the plantings for the park



Dwarf Yaupon Holly



Knock Out Rose



Rose Creek Abelia



Camellia



Dwarf Wax Myrtle



Oak Leaf Hydrangea



Southern Wood Fern



Variegated Liriope



Asian Jasmine



Purple Wintercreeper



Clematis



Liriope



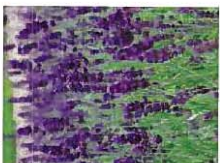
Homestead Purple Verbena



Texas Sedge



Purple Bearded Iris



Lavender



Daffodils



Coreopsis



Rudbeckia

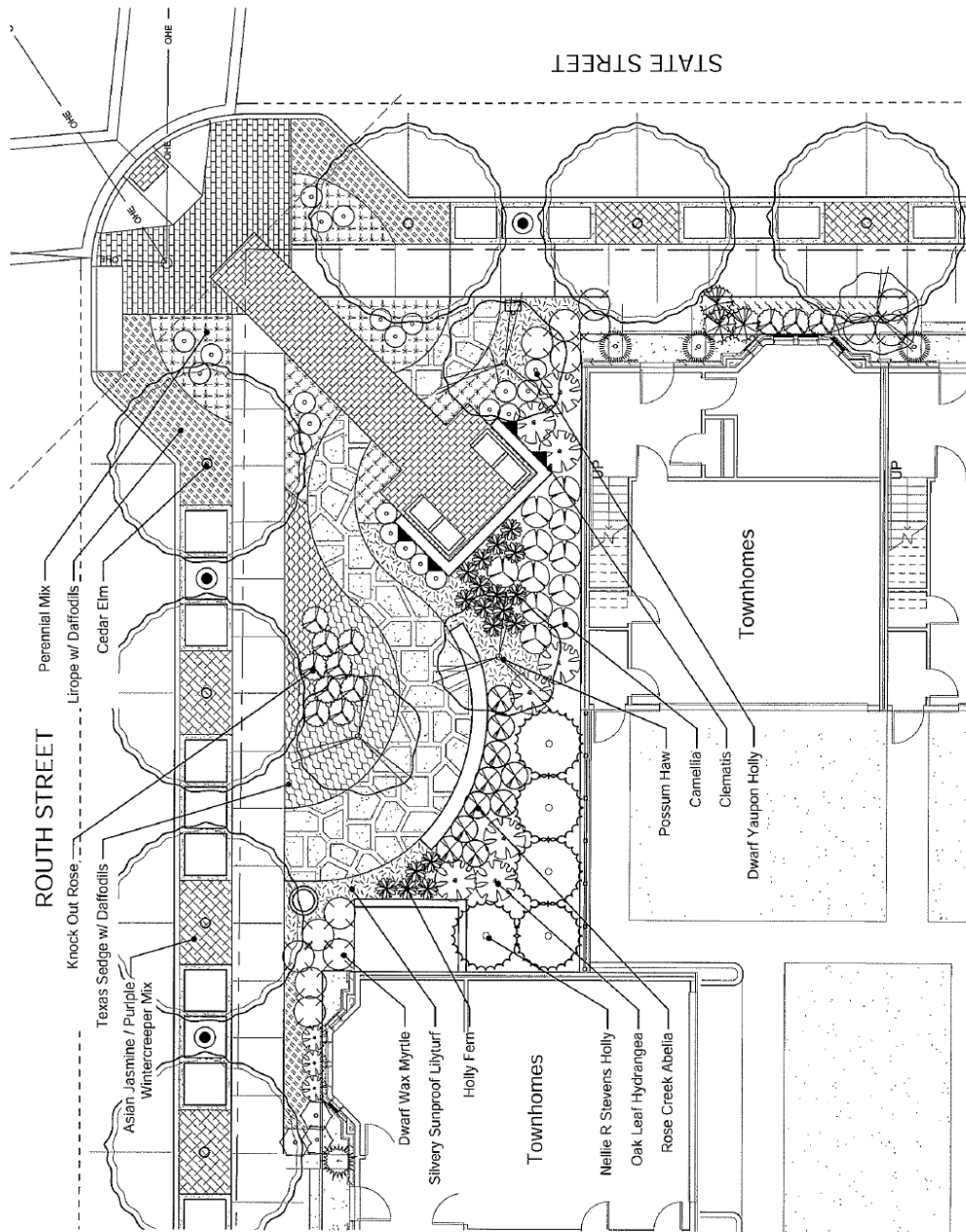


Echinacea



Salvia

SYMBOL	COMMON NAME	BOTANICAL NAME
CANOPY TREES		
	CEDAR ELM	Ulmus crassifolia
ORNAMENTAL TREES		
	NELLIE R. STEVENS HOLLY	Ilex x Nellie R. Stevens
	POSSUM HAW	Ilex decidua
SHRUBS		
	DWARF MAX MYRTLE	Myrica cerifera 'Pumila'
	DWARF YAUPOH HOLLY	Ilex vomitoria
	KNOCK OUT ROSE	Rosa
	OAK LEAF HYDRANGEA	Hydrangea operculata
	ROSE CREEK ABELIA	Abelia x 'Rose Creek'
	CAMELLIA	Camellia sasanqua
GRANDCOVERS		
	ASIAN JASMINE (50%)	Trachelospermum asiaticum
	PURPLE WINTERCREEPER (50%)	Eurogynus fortunei
	CREeping LILYTurf w/ DAFFODILS	Lilione apicata
	SILVERy SUNPROOF LILYTurf	Lilione inscunt 'Silvery Sunproof'
	TEXAS SEDGE w/ DAFFODILS	Carex texensis
	HOMESTEAD PURPLE VERBENA	Glandularia canadensis 'Homestead Purple'
	HOLLY FERN	Cyrtomium falcatum
PERENNIALS		
	COREOPSIS RUDEBECKIA ECHINACEA SALVIA LAVENDAR BEARDED IRIS AND BULB MIX	
VINES		
	EVERGREEN CLEMATIS	Clematis



TASK FORCE RECOMMENDATION REPORT

State Thomas/Wilson Block

DATE: 4-10-2013

TIME: 3:00 pm

MEETING PLACE: 3003 Swiss Ave.

APPLICANT NAME: Architexas/John Allender

PROPERTY ADDRESS: 2501 State

DATE of CA / CE REQUEST: 4/4/13

RECOMMENDATION:

☐ Approval ☒ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

Approved with conditions.

Conditions:

1 If possum Haw tree is unavailable will substitute with
Ypponi Savannah Holly (Red Bearing tree).
Add: Rules & Regs to Park, Potentially add Historic Dist Sign.
State ~~Thomas~~ Thomas*

Task force members present

☒ Nancy Starr ☒ Judy Hearst ☐ Garth Russo ☒ Bob Weiss
☒ Danny Chandler ☐ Yolanda Lawson (Alt.) ☒ Jim Anderson

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: ☐ yes ☐ no

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

Judy Hearst

DATE

April 10, 2013

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****MAY 6, 2013**

FILE NUMBER: CA123-406(CH)
LOCATION: 5611 Swiss Ave.
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD 63

PLANNER: Carolyn Horner
DATE FILED: April 4, 2013
DISTRICT: Swiss Avenue
MAPSCO: 36X
CENSUS TRACT: 0014.00

APPLICANT/OWNER: Sandra and Colin Fite

REQUEST: 1) Add exterior stairs and new door to accessory structure.
2) Change garage doors on accessory structure.

ANALYSIS: The owner wants to move the exterior access to the second floor from the rear of the structure, to the side of the structure. As part of that move, a new doorway and new stairs are required. The proposed stair design and materials are compatible with the main structure.

The original new door had side lights. Both staff and the task force find that no side lights would be more compatible with the structure, and safer. The owner submitted a new door style in agreement with recommendations.

The existing garage doors on the structure were damaged in the hail storm last year, and do not operate. The owners want to install new doors. The original new doors had a grid pattern in the opening to mimic the grid pattern on the existing windows on the structure. The task force preferred either no grid pattern, or no openings at all. The owner submitted new garage doors with no grid pattern.

STAFF RECOMMENDATION: 1) Add exterior stairs and new door to accessory structure. Approve with conditions - Approve the drawings dated 4/4/13 with the finding that the proposed new stairs and door comply with City Code Section 51P-63.116(1)(A)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: no side lights on the door.
2) Change garage doors on accessory structure. Approve with conditions - Approve the drawings dated 4/4/13 with the finding that the proposed new garage doors comply with City Code Section 51P-63.116(1)(A)(ii) and meet the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: plain lights, no design.

TASK FORCE RECOMMENDATION: 1) Add exterior stairs and new door to accessory structure. Approve with conditions - Approve stairs and door with condition that door be rectilinear, and without side lights.

2) Change garage doors on accessory structure. Approve with conditions - Approve new garage doors with condition that lights be square; alternate condition that the new doors have no lights.



Front façade

Accessory structure



Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-406 (ch)
Office Use Only

Name of Applicant: Sandra + Colin Fite
Mailing Address: 5611 Swiss Avenue
City, State and Zip Code: Dallas TX 75214
Daytime Phone: (214) 827-0802 Fax: cell: (214) 641-1063
Relationship of Applicant to Owner: Same RECEIVED BY 75214

PROPERTY ADDRESS: 5611 Swiss Avenue Dallas
Historic District: S. A. H. D. APR 4 2013

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.

Please see attachments for stair and door addition to be added to right elevation of detached garage/guest house. Five attached pages total. RECEIVED BY

Signature of Applicant: Colin M. Fite Date: 4-3-13 Current Planning
Signature of Owner: Sandra Fite Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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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 (CA)
City of Dallas Landmark Commission

CA 123 - 406 [CH]
Office Use Only

Name of Applicant: Sandra + Colin Fite
Mailing Address: 5611 Swiss Avenue
City, State and Zip Code: Dallas TX 75214
Daytime Phone: (214) 827-0802 Fax/Cell: (214) 641-1063
Relationship of Applicant to Owner: Same

PROPERTY ADDRESS: 5611 Swiss Ave. Dallas Tx 75214
Historic District: S. A. H. D.

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.

Please see attachments and specifications
for new garage doors. Four separate
attachments total.

Signature of Applicant: Colin M. Fite Date: 4-3-13
Signature of Owner: Sandra Fite 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.**

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408

3816 Dividend, Garland, Texas 75042
972-963-0995

Mar. 22, 2013

Sandra Fite
5611 Swiss Ave
Dallas, Texas 75214

SPECS FOR STAIRS

PROPOSAL

We propose to furnish all necessary labor, material, and equipment to complete the following scope of work.

- Furnish and install (1) new exterior stair case with a height of approx. 112" tall and 48" wide. Stair will have a landing of 48" X 60" and will be 1/4" floor plate. Landing will be supported with (4) 3" X 3" steel post. There are (15) concrete treads 12" wide. Stair railing will be fabricated to the stair stringer and the vertical bars are 5/8" square. The top rail will be 1" square with a 1-3/4" wide molded cap. Stair to be painted with a color of choice. TOTAL AMOUNT = \$ 7860.00
- Furnish and install (2) new custom iron window guards with a design per the photo provided. Window guards to be painted with a color of choice.
PRICE PER WINDOW GUARD = \$ 745.00 x 2 = \$ 1490.00

We appreciate the opportunity to provide you with this quote. If you have any questions or need additional information, please let me know.

Sincerely,

Randy Caton

ACCEPTANCE _____

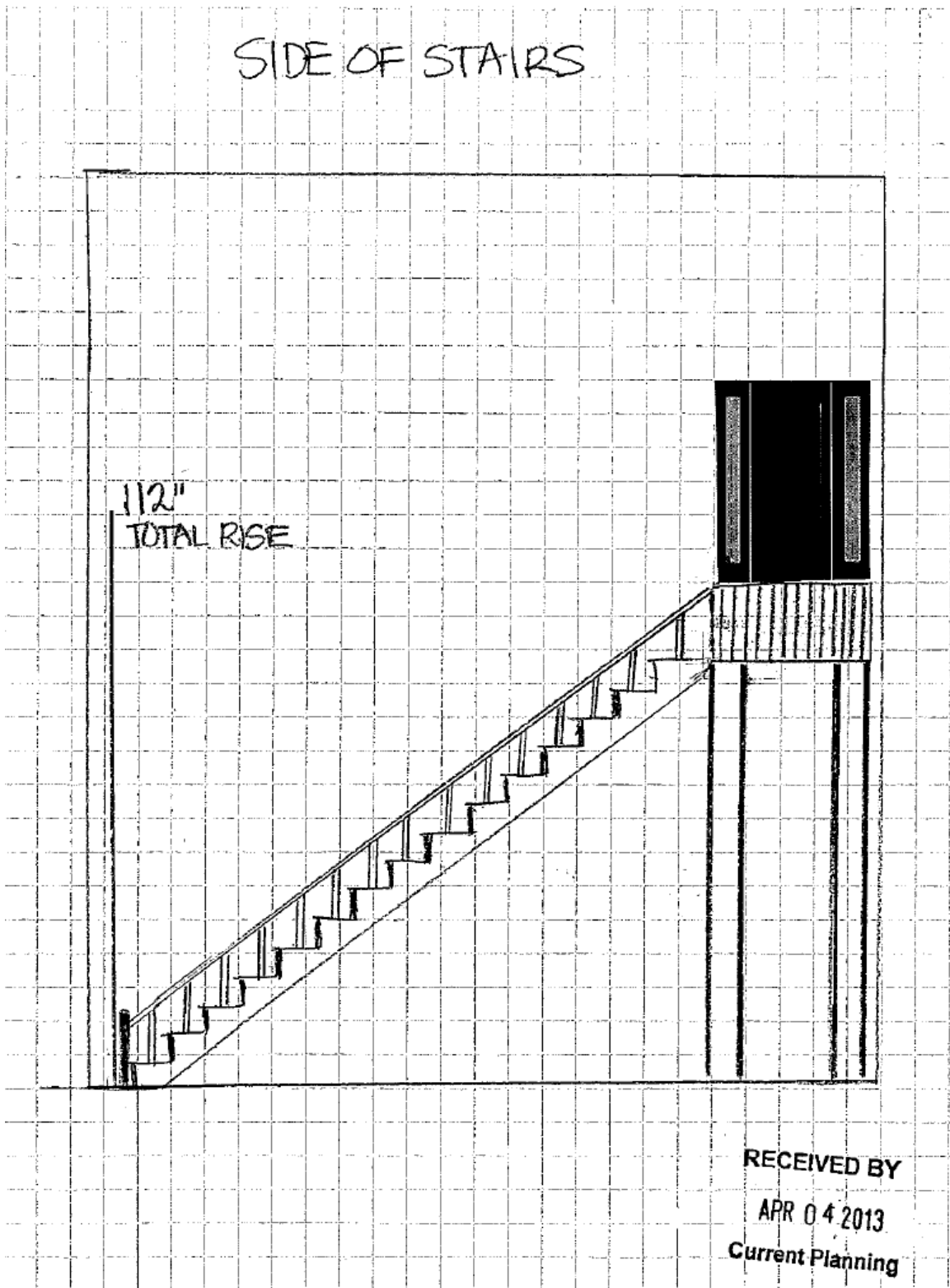
DATE _____

UPON ACCEPTANCE OF THIS PROPOSAL ONE HALF THE ABOVE AMOUNT TO BE PAID DOWN AND THE BALANCE DUE UPON COMPLETION. All credit card customers please add 3 % to the above price. This proposal is only good for 30 days due the constant price changing in material . All projects are scheduled upon receipt of the deposit.

RECEIVED BY

APR 04 2013

Current Planning



The graph paper makes this copy hard to see details, but original door style, as shown, was changed to comply with recommendations. The stairwell design stays the same.

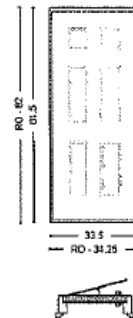


Smooth Entry Door 33.5 x 81.5
 Call Width = 32"
 Call Height = 80"
 Door Swing = Inswing
 Door Handing = Left
 Panel Thickness = 1 3/4"
 Glass Type = No Glass
 Glass Shape = None
 Panel Style = 6 Panel
 Grain Texture = No Texture (Smooth)
 Material = Belleville Smooth Fiberglass
 Glass Size = None
 Glass Style = None
 Glass Caming = No Caming
 Low-E = No
 Door Finish Type = Unfinished
 Exterior Color = Unfinished
 Interior Color = Unfinished
 Jamb Width = 4 9/16"
 Jamb Type = Primed Wood
 Matching Brickmould = No
 Jamb Finish Type = Unfinished
 Jamb/Brickmould Color = Unfinished
 Handleset Style = None
 Lock Prep Active Panel = 5 1/2" Double Bore
 Hinge Type = Standard Hinge for Fiberglass Door
 Hinge Finish = Satin Nickel
 Sill Type = Adjustable Sill for Inswing
 Sill Finish = Mill Finish
 Petdoor Installed = No
 Mailslot Cutout = No
 Peephole Installed = Yes
 Room Location (Optional) = front
 Additional Services = None
 Re-Order = No
 SKU = 480122
 Vendor Number = 60695971
 Customer Service = 1-877-431-3667
 Catalog Version Date = 04/16/2013

1

\$249.85

\$249.85



2 OF 3

Proposed new door

Customize your door with
See glass section for all designs and prices

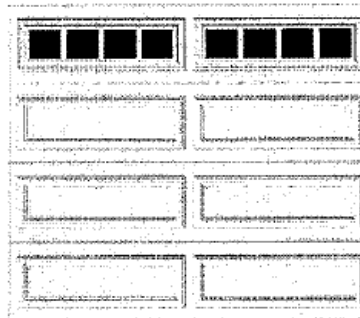
THIS DOOR
WILL MATCH
EXISTING
MAIN DOOR
FOR ENTRY
TO GARAGE.
IT WILL BE
COLORED
ALMOND LIKE
THE WOOD WORK
AND GARAGE
DOORS.

BELLEVILLE® SMOOTH with Providence™ glass BL5404-380-
BELLEVILLE® USA, con victro Providence® BL5404-380-1





Current doors on accessory structure. Existing second floor access is on the alley side of the garage.



Thanks for your interest in purchasing a Clopay garage door through The Home Depot. Below is some basic information on the door you designed, what our program includes, and how our program works. We look forward to serving you in the near future.

Steel - Premium Series (DIY)

Door Model: HDPL20

\$584.80

Door Size: 8'0"(w) 6'9"(h)

Door Design: Long Panel

Door Construction: 3-layer 2" Polyurethane Insulation

Color: Almond

Top Section: MADISON 611

Glass Type: Clear Glass (Non-Insulated)

\$158.95

Placement: 4th row (top)

Hardware:

Lock: Inside Slide Lock (x1 per door)

Current Promotion

**15% OFF ANY POLYURETHANE DOOR
THROUGH 5/1/2013!**

Revised doors submitted by the applicant.

TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 4-9-2013

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Sandra/Colin Fite

PROPERTY ADDRESS: 5611 Swiss

DATE of CA / CD REQUEST: 4/4/2013

RECOMMENDATION:

☐ Approval ☒ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

Approve new garage doors with condition that
lights be square; alternate ^{condition} ~~description~~ that
the new doors have no lights.

Approve stairs and doors with condition that
door be rectilinear, and without side lights

Task force members present

☒ Wesley Powell ☐ JoAnna Hampton ☒ John Mark Guest

☒ Greg Johnston ☒ Brandon Burris ☒ John Gormley

☐ Virginia McAlester (Alt.) ☒ Cheryl Scott (Alt.)

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: ☒ yes ☐ no

Task Force members in favor: 6

Task Force members opposed: -

Basis for opposition:

CHAIR, Task Force

Wesley Powell

DATE

4/9/13

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room SES, 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****MAY 6, 2013**

FILE NUMBER: CA123-412(MD)
LOCATION: 601 Elm Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: April 4, 2013
DISTRICT: West End
MAPSCO: 45-P
CENSUS TRACT: 0031.01

APPLICANT: ArchiTexas

REPRESENTATIVE: Craig Melde

OWNER: 7223 ELM L P

REQUEST:

- 1) Replace select damaged brick and repointing.
- 2) Install new wood, one over one window sashes.
- 3) Install new storefront.
- 4) Install new canopy on south and partial west facade.
- 5) Install new entry vestibule with accessible ramp and fixed canopy on west facade.
- 6) Infill door opening on west facade.
- 7) Create two areaway stairs to access basement level on west facade.
- 8) Construct new raised dock on north and partial west facades.
- 9) Install new doors on north facade.
- 10) Construct two stair penthouses, one elevator/bathroom penthouse, and deck area on rooftop.

BACKGROUND / HISTORY: None.

ANALYSIS: All proposed work meets the requirements in the West End preservation criteria, therefore Staff is recommending approval of all items. Staff does want to approve with the condition that any new brick and mortar repointing matches the historic.

No signage is being submitted or approved at this time. A rooftop sign is shown on the elevations, but it is not being approved. Staff will make a note on the final drawings if approved by Landmark Commission.

STAFF RECOMMENDATION:

- 1) Replace select damaged brick and repointing. – Approve with conditions - Approve drawings dated 4/17/13 with the condition that new brick and mortar pointing matches the existing in material, color, texture, and finish with the finding the proposed work is consistent with the criteria for facade materials in the preservation criteria Section 5.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new wood, one over one window sashes. – Approve - Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Section 5.2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new storefront. – Approve - Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Install new canopy on south and partial west facade. – Approve - Approve drawings dated 4/17/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 5) Install new entry vestibule with accessible ramp and fixed canopy on west facade. – Approve - Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Infill door opening on west facade. – Approve - Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 7) Create two areaway stairs to access basement level on west facade. – Approve - Approve drawings dated 4/17/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 8) Construct new raised dock on north and partial west facades. – Approve - Approve drawings dated 4/17/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 9) Install new doors on north facade. – Approve - Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 10) Construct two stair penthouses, one elevator/bathroom penthouse, and deck area on rooftop. – Approve - Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for height in the preservation criteria Section 2, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Replace select damaged brick and repointing. – Approve - Approved as submitted. Firshing and Pace recused.
- 2) Install new wood, one over one window sashes. – Approve - Approved as submitted. Firshing and Pace recused.

- 3) Install new storefront. – Approve - Approved as submitted. Firshing and Pace recused.
- 4) Install new canopy on south and partial west facade. – Approve - Approved as submitted. Firshing and Pace recused.
- 5) Install new entry vestibule with accessible ramp and fixed canopy on west facade. – Approve - Approved as submitted. Firshing and Pace recused.
- 6) Infill door opening on west facade. – Approve - Approved as submitted. Firshing and Pace recused.
- 7) Create two areaway stairs to access basement level on west facade. – Approve - Approved as submitted. Firshing and Pace recused.
- 8) Construct new raised dock on north and partial west facades. – Approve - Approved as submitted. Firshing and Pace recused.
- 9) Install new doors on north facade. – Approve - Approved as submitted. Firshing and Pace recused.
- 10) Construct two stair penthouses, one elevator/bathroom penthouse, and deck area on rooftop. – Approve - Approved as submitted. Firshing and Pace recused.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-412 (MD)
Office Use Only

Name of Applicant: CRAIG MELDE
Mailing Address: 1907 MARILLA
City, State and Zip Code: DALLAS, TEXAS
Daytime Phone: 214.748.4561 Fax: 214.748.4241
Relationship of Applicant to Owner: ARCHITECT

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes ☐ No ☐

Planner's Initials

PROPERTY ADDRESS: 601 ELM STREET

Historic District: WEST END

PROPOSED WORK:

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

REHABILITATION AND ADAPTIVE -USE OF THE PURSE BUILDING. THE REDEVELOPMENT PLAN INCLUDES RETAIL ON THE FIRST LEVEL WITH LOFT APARTMENTS ON FLOORS 2-6. THE EXTERIOR WILL BE RESTORED INCLUDING BRICK MASONRY REPOINTING AND DAMAGED BRICK REPLACEMENT TO MATCH EXISTING BRICK AND MORTAR, REPLACEMENT OF THE EXISTING WOOD SASH WINDOWS WITH NEW WOOD SASH ONE-OVER-ONE WOOD SASH WINDOWS TO MATCH ORIGINAL DESIGN, RECONSTRUCTION OF THE STOREFRONT WITH COMPATABLE DESIGN AND RECONSTRUCT THE FIXED CANOPY, CREATION OF A NEW ACCESSIBLE OPENING WITH ENTRY RAMP TO A NEW SHARED ENTRY VESTIBULE ON THE WEST FIRST LEVEL FACADE. (See Attached Supplemental Materials)

Signature of Applicant:  Date: 4/02/13

Signature of Owner:  Date: 4/02/13
(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



ARCHITEXAS

Architecture, Planning and Historic Preservation, Inc.

Purse Co. Lofts Development

Dallas, Texas

3.14.13

PROPOSED DEVELOPMENT

History

The Parlin and Orendorff Building, located at 601 Elm Street in Dallas, Texas, was constructed in 1905. It was one of a number of buildings and warehouses owned by its namesake company and replaced an earlier structure owned by the company that was destroyed by fire in 1904.

The Parlin and Orendorff Company was sold to International Harvester in 1919. The building was then occupied by Hall and Purse Furniture Company in 1928 and remained so for many years before being purchased and occupied by the county as the Dallas County Services Building. It has been vacant since 1994 and the subject of many redevelopment attempts since that time, though none have yet been successful.

The Parlin and Orendorff Building, known more commonly in Dallas as the Purse Building due to the large painted sign of the east façade, is listed as a contributing building to the West End National Register Historic District, and is protected as a Texas State Archeological Landmark. The building is an important contributing structure and retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

Description

The six-story Parlin and Orendorff Building is described in the text of the West End Historic District as a transitional building in the Chicago and Italianate Styles. When viewed from the front, the building is constructed in the traditional form of a first generation Chicago School building, with a subtly ornamented tan brick façade on a structural frame, in this case of heavy timber rather than iron. The composition is that of a column, with a clearly defined base, shaft and top.

While the classic Chicago-Style window is not present, the primary central window composition of the front façade is tripartite with the windows of the central shaft framed by a large panel element with cast-stone keystone, and with smaller brick spandrels beneath each set of windows. Flanking these central windows on the east and west are single windows, each with a simple ornamental brick frame. All of the fenestration on the building is double hung. Historic photographs appear to indicate a 1/1 composition, although most of the building's windows are now 6/6.

At the building base, the south storefront features two classical brick pilasters at the east and west extremes, and a pair of simple, Doric iron-columns flanking the entry. The pilasters transition to brick quoins at the building shaft, and back again to pilasters at the upper floor. The base is set apart from the shaft by a brick frieze. The upper floor is similarly set apart from the shaft by a cast stone belt course. The upper floor features three, evenly-spaced windows. The parapet is composed of a row of dentils supporting a metal cornice and brick parapet wall.

1907 Marilla Dallas, Texas 75201 Tel 214.748.4561 Fax 214.748.4241

The west façade matches the south at the southernmost bay, and then transitions to a simpler interpretation of the primary facade in common red brick. At the first floor there is a simple concrete base and a series of high, large arched windows and freight doors. Above this, a brick frieze separates the base from the building shaft. In the common brick portion of the west façade, the windows alternate in an even rhythm between single and paired. Beneath each set of paired windows is a decorative brick spandrel. At the fifth floor, the uppermost paired windows are arched. A brick belt course separates the fifth and sixth floors. The sixth features a fenestration pattern similar to that of the fourth.

The rear or north side of the building closely matches the west in composition, with paired windows flanking a central row of single windows. At the base, are freight doors that once serviced adjoining railroad tracks now face the DART rail line. The iron platform shown on historic Sanborn maps was replaced at some point with concrete.

The building's east façade is a windowless party wall of common brick.

Development Plan Purse & Co. Lofts

McCoy Development, Inc. plans to rehabilitate the Purse Building and adapt the building into a mixed use development that will include retail and residential uses. The exterior will be rehabilitated with much of the façade restored to the original design including new wood sash one over one windows, new wood and glass storefront and doors, reconstructed canopies, restored brick masonry and cornice. The east facing party wall will be repaired and the original painted "PURSE CO." sign will be preserved and restored. A new roof top sign will be reconstructed in the original location and in the original scale which featured the Parlin & Orendorff Company sign. The sign will become a premise sign with the Purse & Co. Lofts logo.

The redevelopment plan calls for retail lease space in the basement and first/ground floor. Two new "areaway" stairs will be created to the basement to provide access to the retail uses and provide a clear second means of egress. A newly constructed dock will be placed on the north and northwest corner of the building to accommodate outdoor dining. A new accessible entrance will be created on the west, Record Street side. This entrance will lead to an open air vestibule which will provide a second means of egress to the retail spaces and provide entrance to the residential lobby. The sidewalk on Elm Street will be reconstructed in concrete. The sidewalks and landscaping on Record Street and Pacific Street are in good condition and will be protected during construction and retained.

The rooftop of the building will provide an open air deck for residents and a potential bar connected to a restaurant tenant on the first floor.

On floors 2-6, 40 loft style apartments will be created that average 850 square feet. The loft apartments will expose the heavy timber framing and provide 14 foot ceilings.



South and partial east façades.



Partial south and west facades.



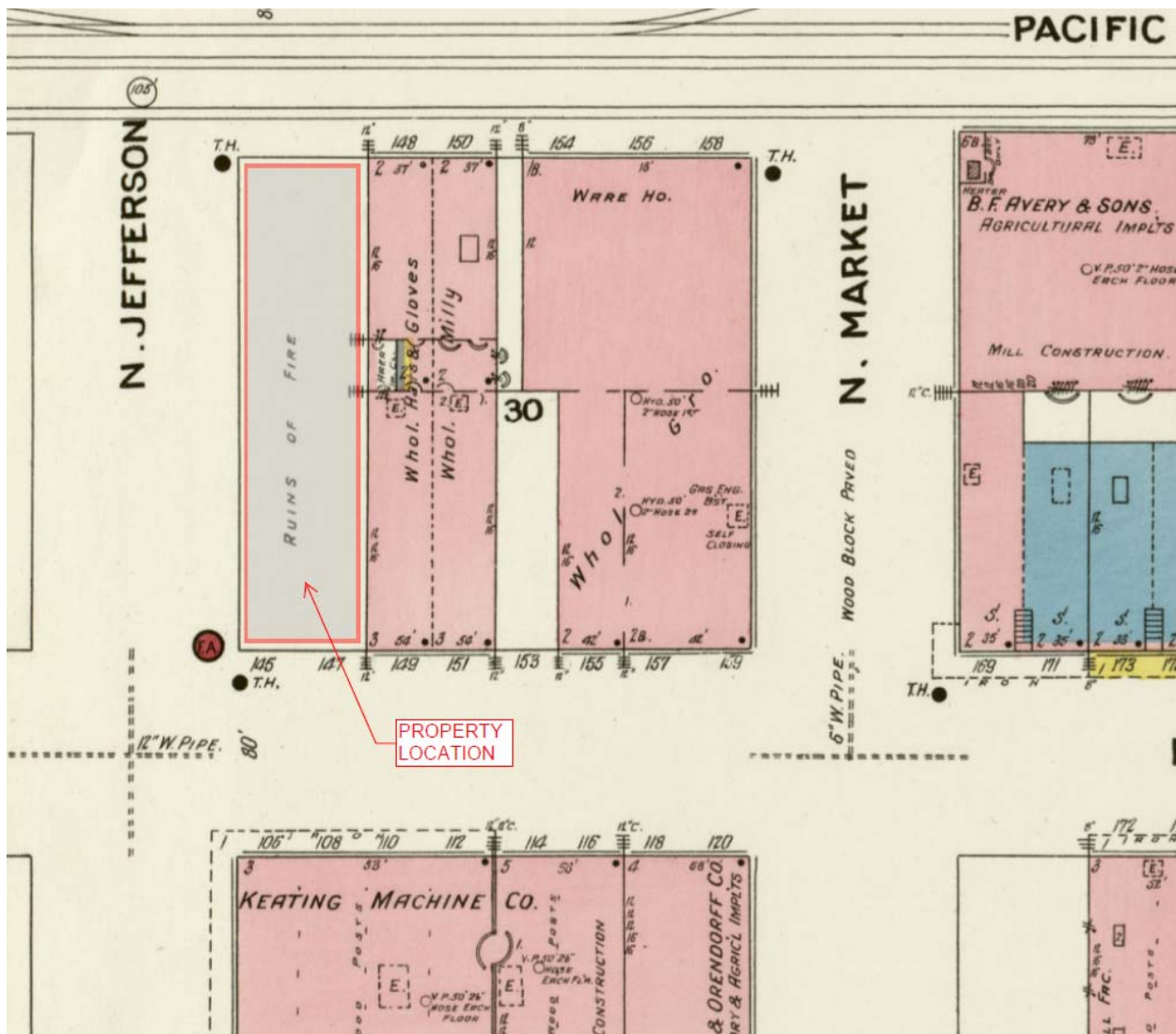
Partial west façade with existing opening configuration.



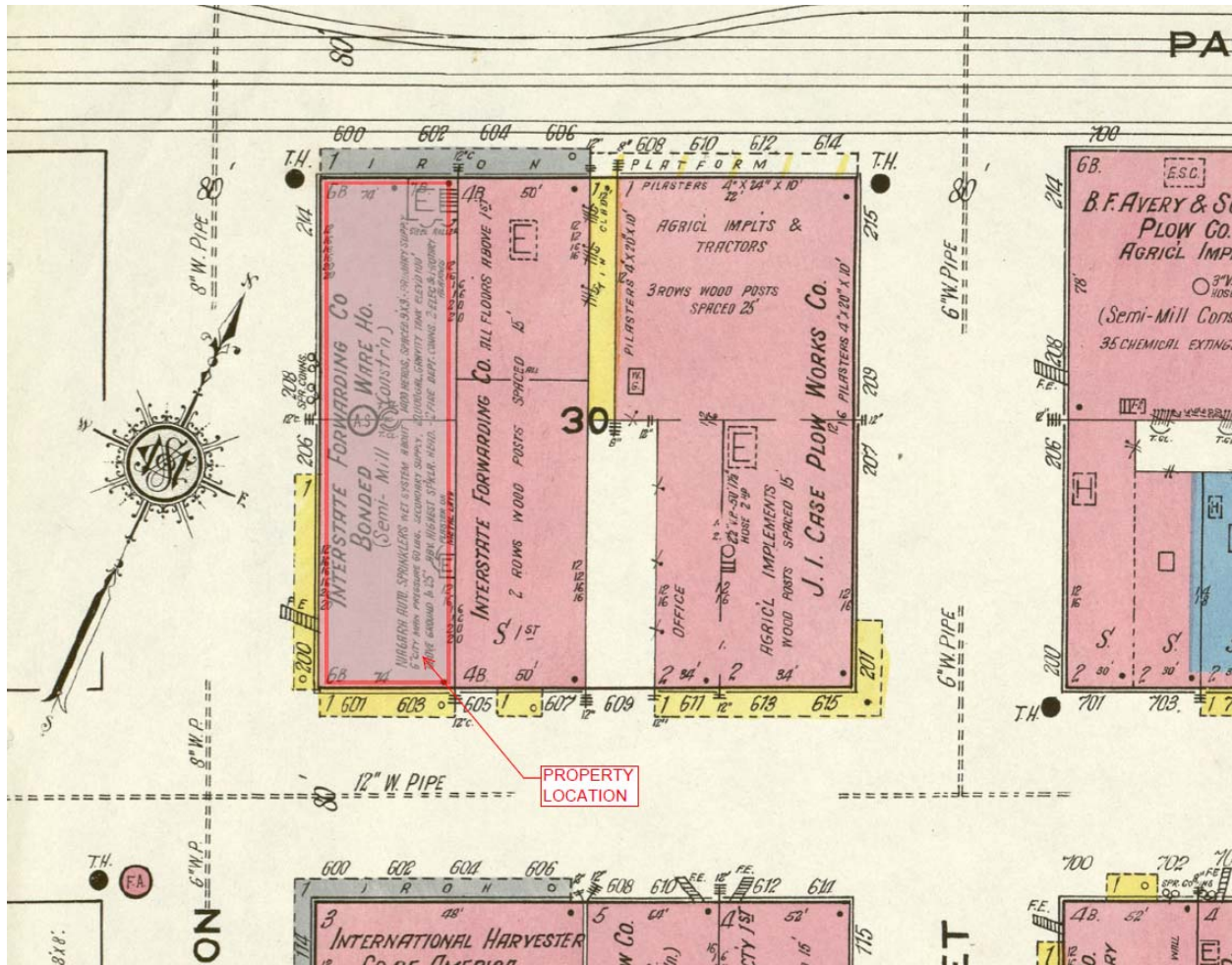
Partial north elevation.



East façade.



1905 Sanborn Map



1921 Sanborn Map



1908

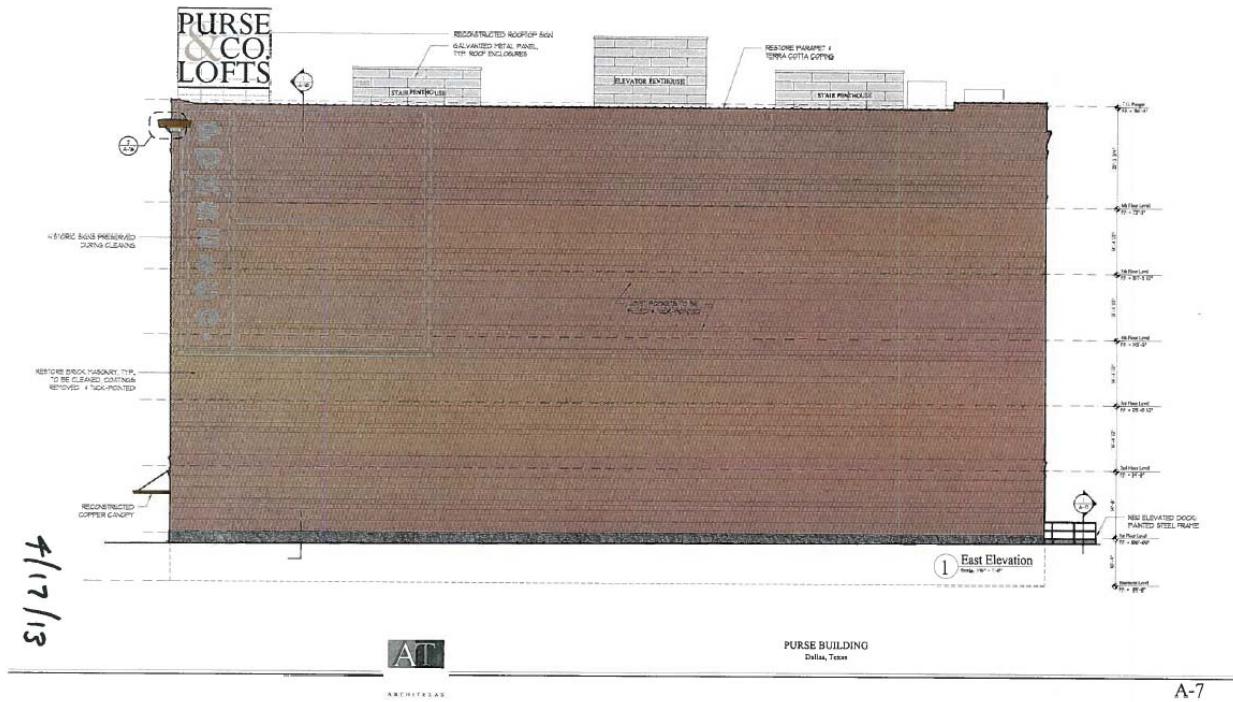


Circa 1930

Furniture Company Will Occupy Six-Story Building



Circa 1928





PURSE BUILDING
Dallas, Texas

VIEW FROM SOUTH EAST

A-8.2



PURSE BUILDING
Dallas, Texas

VIEW FROM EAST

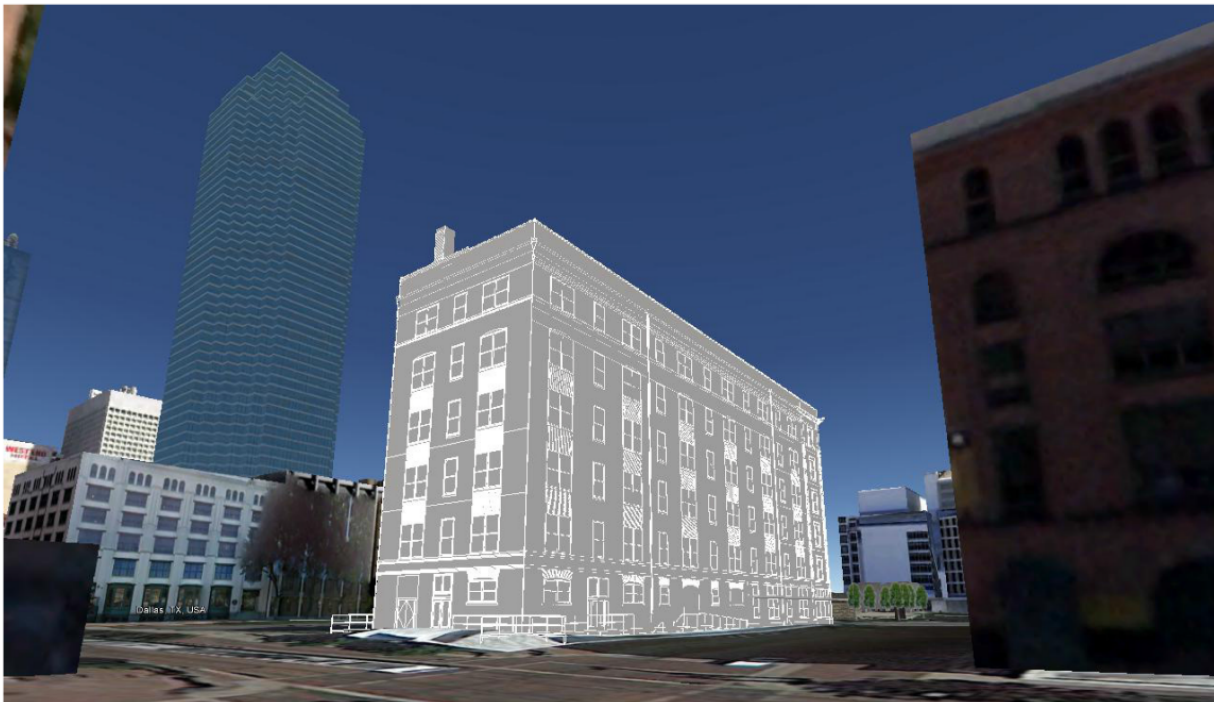
A-8.3



PURSE BUILDING
Dallas, Texas

VIEW FROM NORTH EAST

A-8.4



PURSE BUILDING
Dallas, Texas

VIEW FROM NORTH WEST

A-8.5

1 Wood Storefront Plan Details

Scale: 1" = 1'-0"



PURSE BUILDING
Dallas, Texas

Dallas, Texas

A-11

FRT WOOD BLOCKING AS REQ'D
 SOLID WOOD DOOR W/ P INSULATED GLAZING UNIT
 CUSTOM BRONZE DOOR PULLS
 SOLID WOOD DOOR W/ P INSULATED GLAZING UNIT
 PAINTED WOOD STOREFRONT

3 Plan Detail
Scale: 1-1/2" = 1'-0"

Scale: 1-1/2" = 1'-0"

2 Typ. Section
Scale: 1/2" = 1'-0"

Scale: $1/2" = 1'-0"$

1 Typical Ext. Wood Door
Scale: 3/4" = 1'-0"

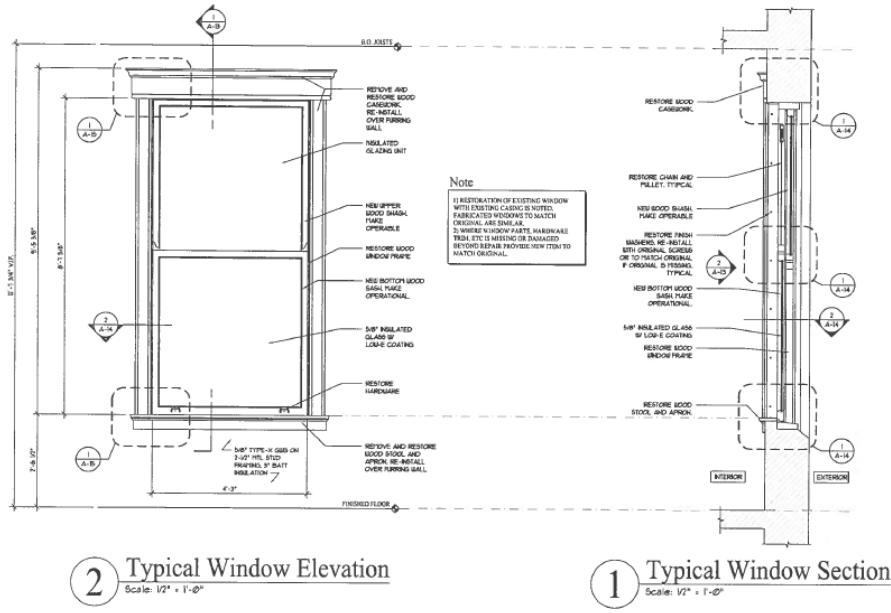
Scale: $3/4" = 1'-0"$



PURSE BUILDING
Dallas, Texas

Dallas, Texas

A-12

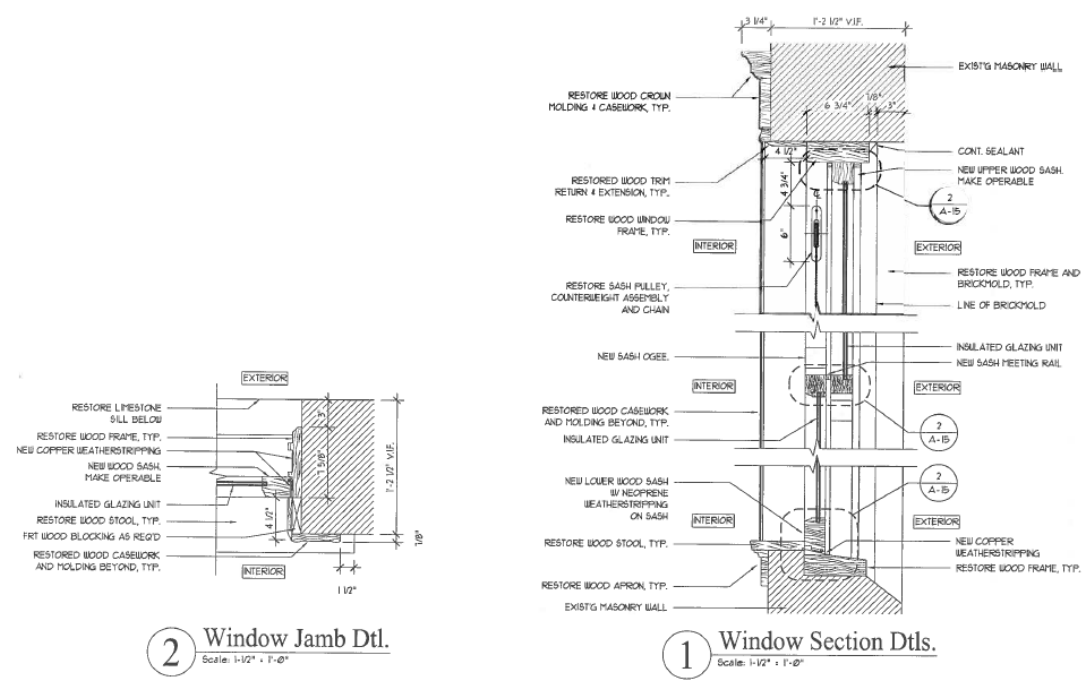


4/17/13



PURSE BUILDING
Dallas, Texas

A-13



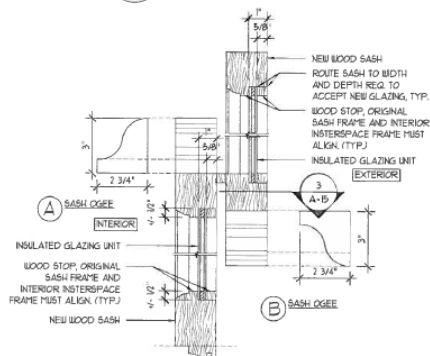
4/17/13



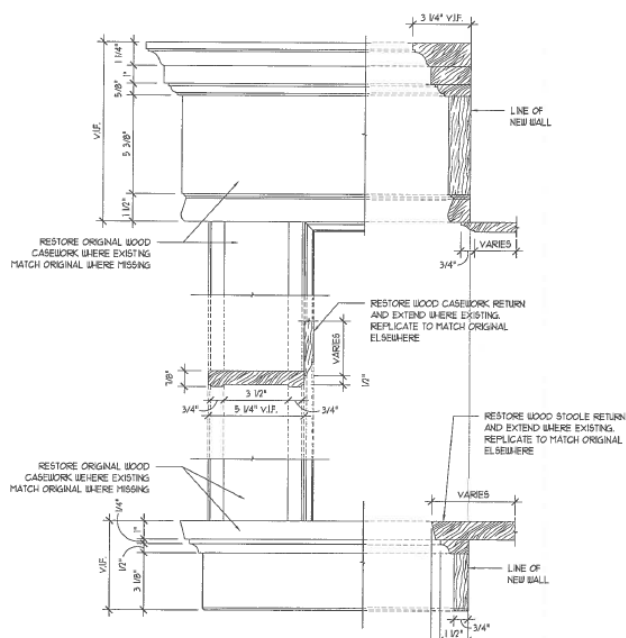
PURSE BUILDING
Dallas, Texas

A-14

3 Sash Jamb Dtl.
Scale: 3" = 1'-0"



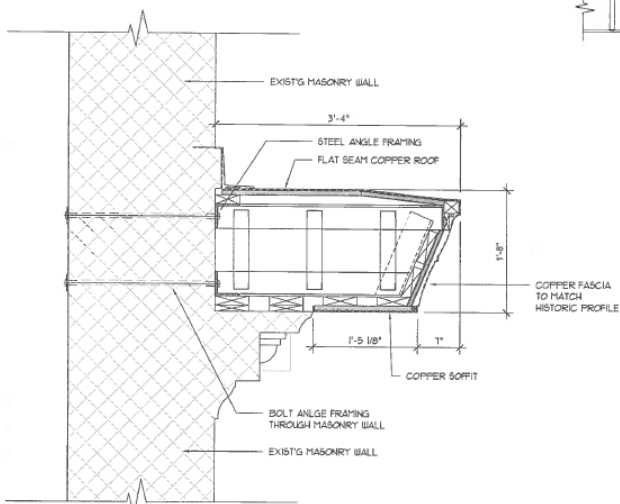
2 Sash Details



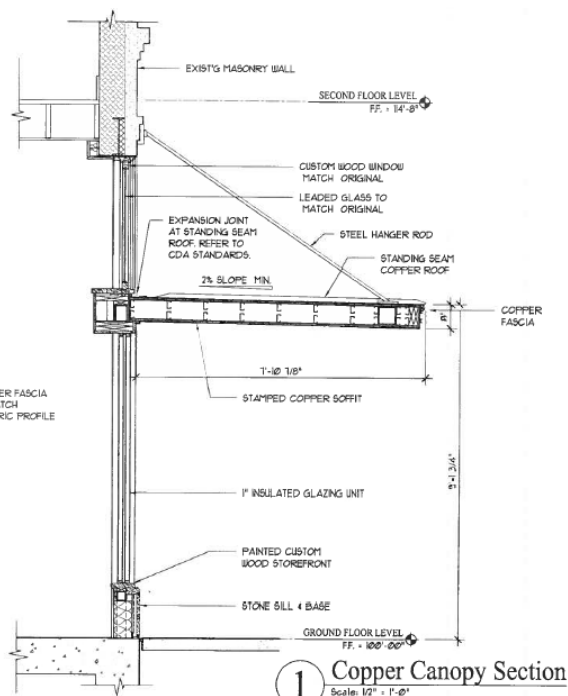
1 Casework Elevations and Sections

PURSE BUILDING
Dallas, Texas

A-15



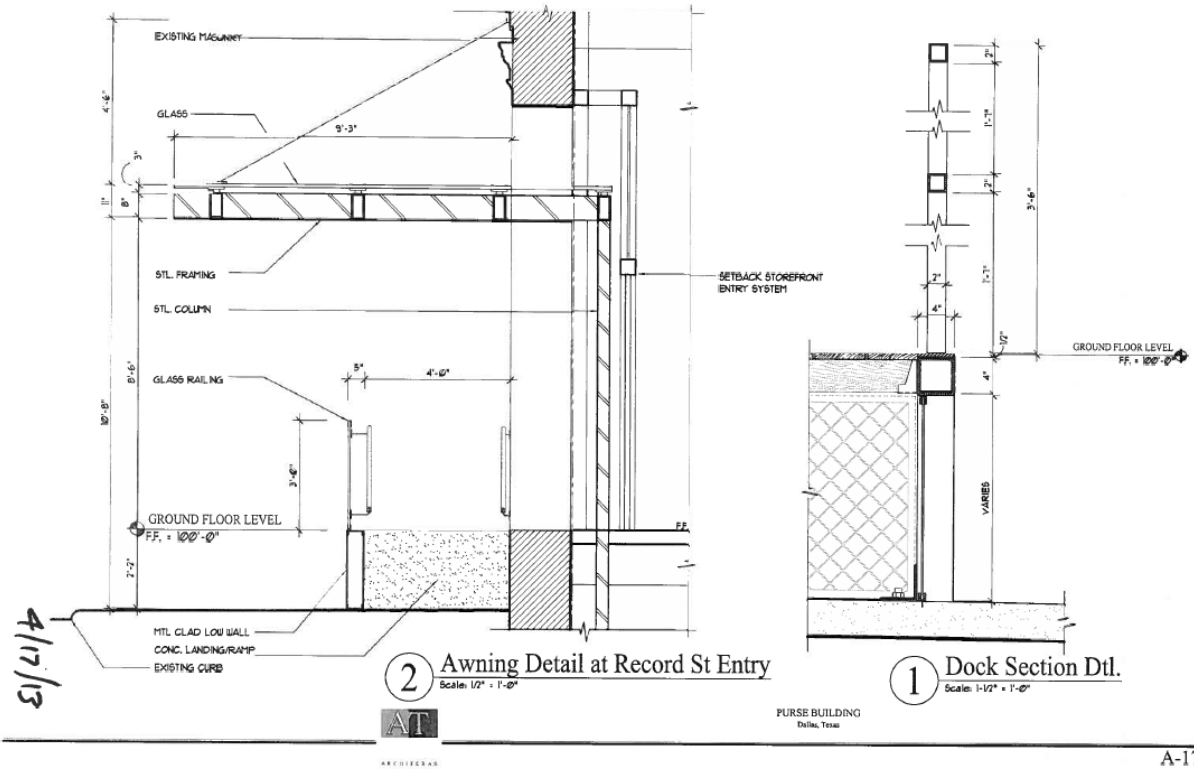
2 Cornice Profile Dtl.
Scale: 1" = 1'-0"



1 Copper Canopy Section
Scale: 1/2" = 1'-0"

PURSE BUILDING
Dallas, Texas

A-16



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

DATE: 4/10/2013

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Craig Melde (ArchiTexas)

Address: 601 Elm St (West End)

Date of CA/CD Request: 4/4/2013

RECOMMENDATION

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

Recommendation / comments/ basis:

Approved as Submitted

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Joseph Piwetz	<input checked="" type="checkbox"/> Isabel Mandujano
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input checked="" type="checkbox"/> Noah Jeppson	<input type="checkbox"/> (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Charles Neel	<input type="checkbox"/> (Alternate)

Ex Officio staff members Present ☒ Mark Doty

Firsching recused - Employed by Applicant
Pace Recused - Owns Property within 200 ft. of property

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

Maker: *Isabel Mandujano*

2nd: *Charles Neel*

Task Force members in favor: *4*

Task Force members opposed: *0*

Basis for opposition:

CHAIR, Task Force

Jay C. Coffman

DATE

4/10/13

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****MAY 6, 2012**

FILE NUMBER: CA112-399(MD)
LOCATION: 804 Pacific
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: April 4, 2012
DISTRICT: West End
MAPSCO: 45-K
CENSUS TRACT: 0031.01

APPLICANT: 5G STUDIO COLLABORATIVE**REPRESENTATIVE:** Yen Ong**OWNER:** WEST END SQUARE LTD**REQUEST:**

- 1) Install two new storefront exit doors on north facade.
- 2) Install new storefront doors on west facade.
- 3) Remove existing storefront doors and install new fixed glazing on west facade.
- 4) Install new window louvers in existing openings on south facade.

BACKGROUND/HISTORY:

9/4/12 – Landmark Commission approved exterior changes including new storefront configurations (CA112-745(MD)).

ANALYSIS: The proposed work meets the requirements per the West End Historic District preservation criteria and the Applicant provided more detailed drawings as requested by the Task Force.

STAFF RECOMMENDATION:

- 1) Install two new storefront exit doors on north facade. – Approve - Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new storefront doors on west facade.- Approve - Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Remove existing storefront doors and install new fixed glazing on west facade. – Approve - Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation

criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 4) Install new window louvers in existing openings on south facade. – Approve - Approve drawings dated 4/17/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2 and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install two new storefront exit doors on north facade. – Approve with conditions - Approve submittal with the condition that photographs or enlarged drawings be provided to show the details of the area to be modified.
- 2) Install new storefront doors on west facade. – Approve with conditions - Approve submittal with the condition that photographs or enlarged drawings be provided to show the details of the area to be modified.
- 3) Remove existing storefront doors and install new fixed glazing on west facade. – Approve with conditions - Approve submittal with the condition that photographs or enlarged drawings be provided to show the details of the area to be modified.
- 4) Install new window louvers in existing openings on south facade. – Approve with conditions - Approve submittal with the condition that photographs or enlarged drawings be provided to show the details of the area to be modified.



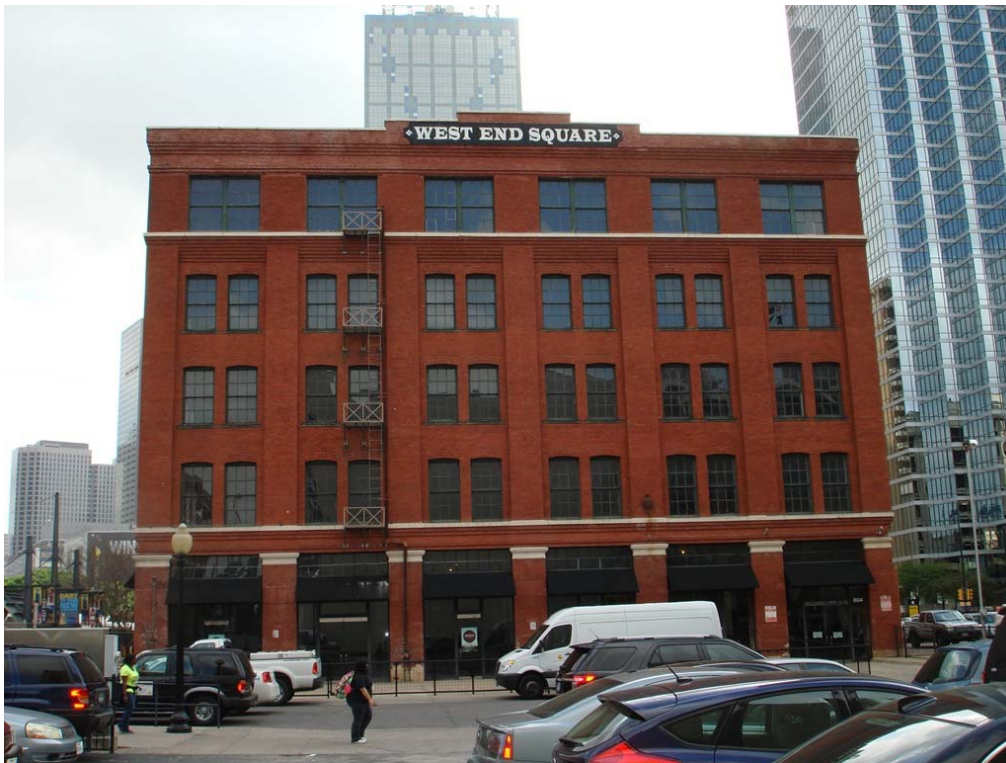
North facade



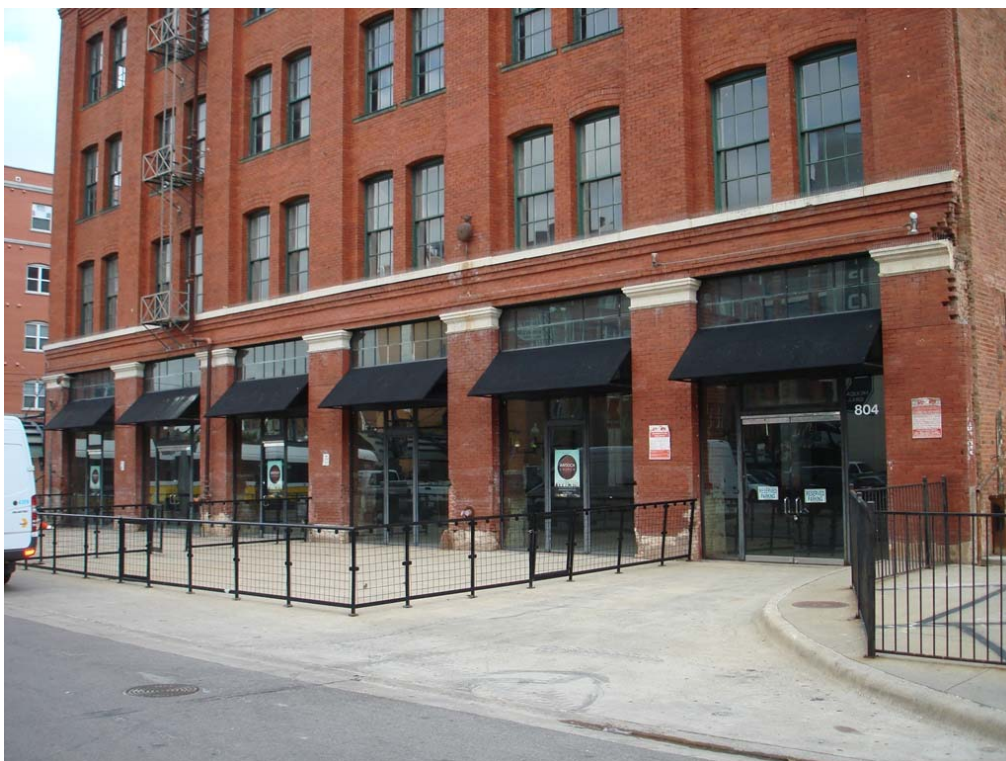
Partial north façade of existing boarded up storefronts along Pacific Avenue. Request #1



Interior shot of proposed door at north storefront. Request #1



West façade.



West façade storefronts. Request #2. Request #3 is entry to right.



South façade.



Existing condition on south façade. Request #4.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-399 (MD)
Office Use Only

Name of Applicant: Yen Ong, 5GStudio Collaborative, LLC
Mailing Address: 800 Jackson Street, Suite 500
City, State and Zip Code: Dallas, TX 75202
Daytime Phone: 214-670-0050 Fax: 214-670-0052
Relationship of Applicant to Owner: Architect

PROPERTY ADDRESS: 804 Pacific Ave Dallas, TX
Historic District: West End Historic District

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

PROPOSED WORK:

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

This application represents changes to previously approved application CA112-745 with a reduced scope of changes to the building. Antioch Church intends to begin occupancy of this building by performing limited interior construction works on the first level only. To comply with the City's adopted building codes, two means of egress have been planned utilizing existing building entry points. There is an exterior area that is planned to block any visual exposure of the new units. Please see enclosed drawings for further details.

Signature of Applicant: [Signature] Date: April 3, 2013

Signature of Owner: [Signature] Date: April 3, 2013
(IF NOT APPLICANT)

RECEIVED BY

APR 04 2013

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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OTHER:

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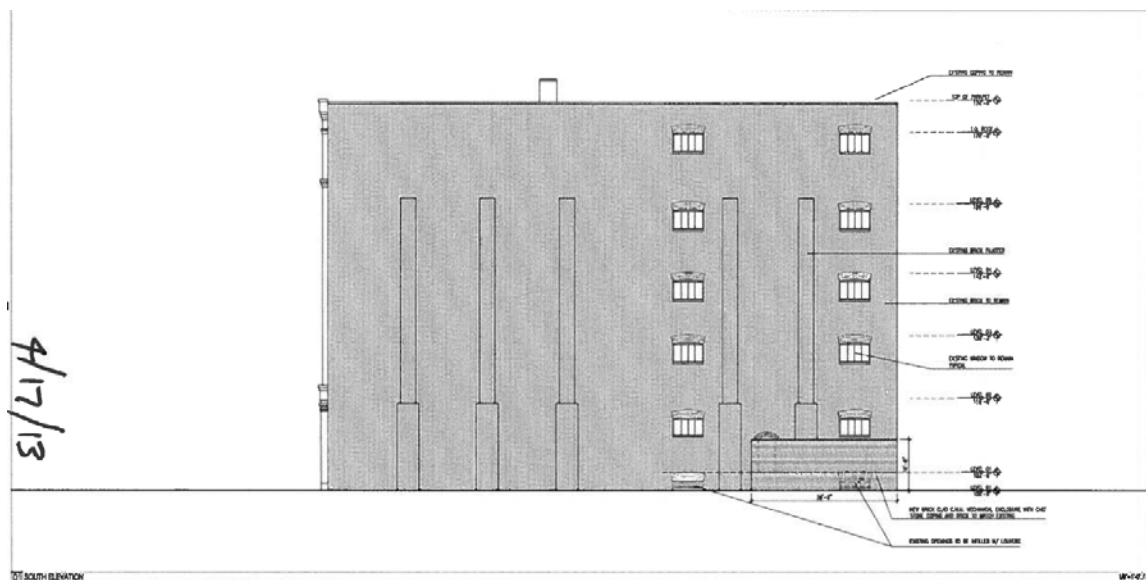
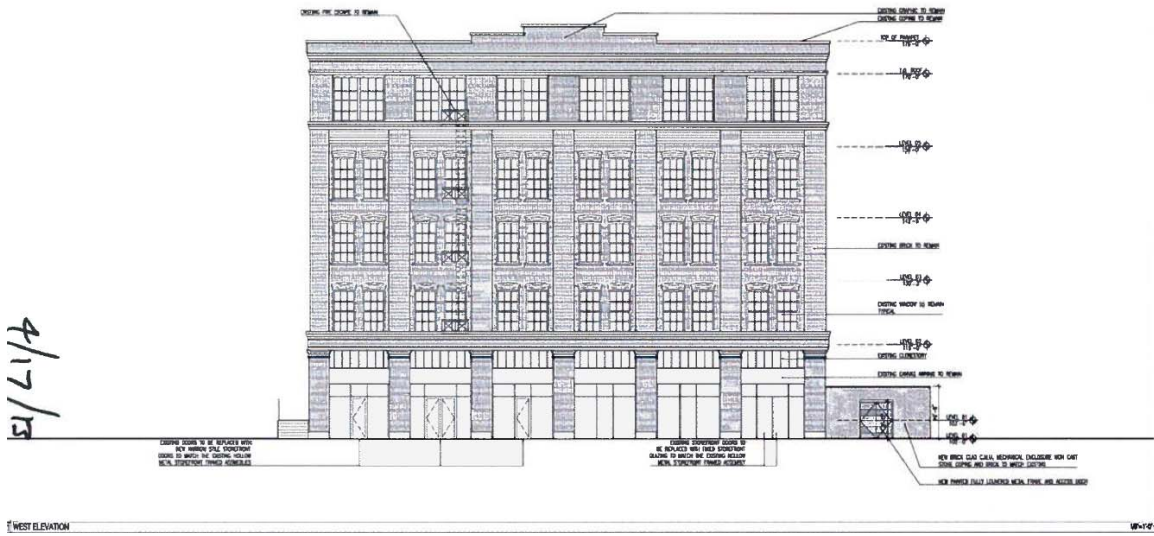
Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408



4/17/13

EAST ELEVATION

C 10-11

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

DATE: 4/10/2013
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Yen Ong (5G Studio)
Address: 804 Pacific (West End)
Date of CA/CD Request: 4/4/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

*Approve submit with the condition that photographs
or enlarged drawings be provided to show
the details of the area to be modified*

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Joseph Piwetz	<input checked="" type="checkbox"/> Isabel Mandujano
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input checked="" type="checkbox"/> Noah Jeppson	<input type="checkbox"/> (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Charles Neel	<input type="checkbox"/> (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker: *Firsching*
2nd: *Jeppson*

Task Force members in favor: *6*

Task Force members opposed: *0*

Basis for opposition:

CHAIR, Task Force *Gary C. Coffman*

DATE *4/10/13*

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****MAY 6, 2013**

FILE NUMBER: CA123-394(MD)
LOCATION: 124 N. Clinton Avenue
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 3
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: April 4, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Karl Sanford

REPRESENTATIVE: None.

OWNER: WICK STUART D &

REQUEST:

Construct new garage.

BACKGROUND / HISTORY: None.

ANALYSIS: The proposed new construction meets the requirements for accessory structures in the Winnetka Heights preservation criteria, and the conditions from the Task Force meeting were met, therefore Staff is recommending approval.

STAFF RECOMMENDATION:

Construct new garage. – Approve - Approve drawings and specifications dated 4/17/13 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Construct new garage. – Approve with conditions - Condition for approval: windows should be wood, one-over-one windows to be compatible w/main structure.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 394 (MD)
Office Use Only

Name of Applicant: KARL SANFORD
Mailing Address: 124 N CLINTON AVE
City, State and Zip Code: DALLAS, TX 75208
Daytime Phone: 214.475.3587 Fax:
Relationship of Applicant to Owner: OWNER

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

PROPERTY ADDRESS: 124 N CLINTON AVE
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.

DETACHED 2 CAR GARAGE, ENTRANCE FROM ALLEY RECEIVED BY

APR 04 2013

Current Planning

Signature of Applicant: Karl Sanford Date: 3-12-13

Signature of Owner: Date:
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

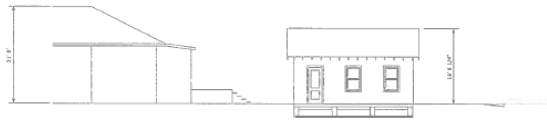
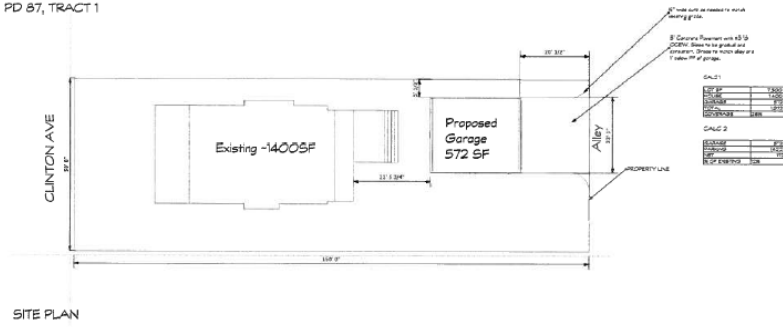
Historic Preservation
Rev. 111408



West (front) elevation.

124 N CLINTON AVE
DALLAS TX 75208
PD 87, TRACT 1

PROJECT: 2 CAR GARAGE
OWNER: KARL SANFORD
214.475.3587



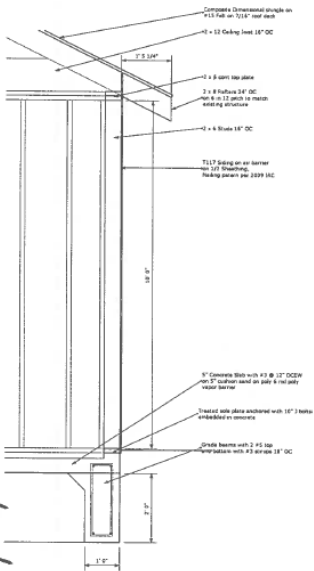
HEIGHT OF EXISTING STRUCTURE
AND PROPOSED STRUCTURE

4/17/13

PD 87, TRACT 1

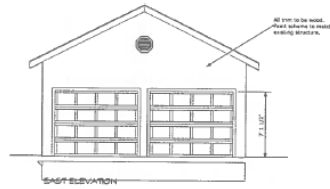
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2	1000	1000	1000
3	1000	1000	1000

Where Society			
Item	Unit	Rate	DESCRIPTION
1	1000	1000	1000
2	1000	1000	1000



4/17/13

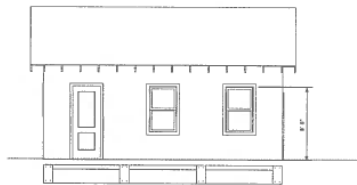
WALL SECTION



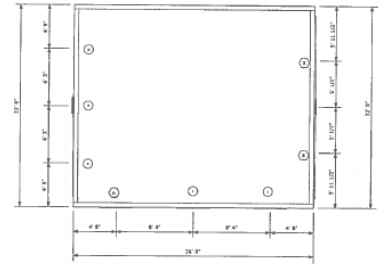
EAST ELEVATION



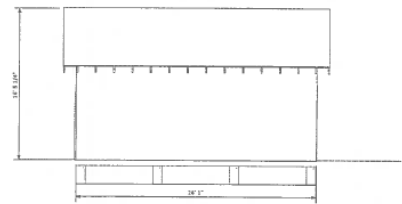
WEST ELEVATION



SOUTH ELEVATION



FLOOR PLAN



NORTH ELEVATION

PROJECT: 2 CAR GARAGE
OWNER: KARL SANFORD
214,475,3587

T117 Wood (Pine) Siding



4/17/13

WEATHERED WOOD

Weathered Wood is truly the perfect neutral color. Straddling the line between warm and cool tones, this shade complements a broad range of hues—especially clay, the current most popular color for home exteriors. Blending beautifully with nature, this color also works well paired with sage, cream, ivory, and all manner of beiges.

"We love our roof! Our area receives quite a bit of wind, rain, and storms in the spring. It is wonderful to no longer be concerned with shingles flying off the house."

—Tracy Christie, Bloomington, IN

4/17/13

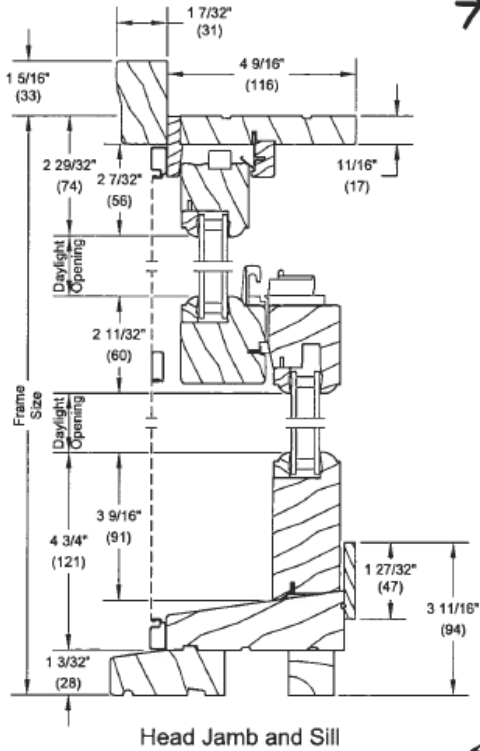
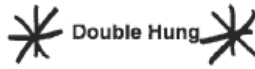
GAF

Wood Ultimate Double Hung



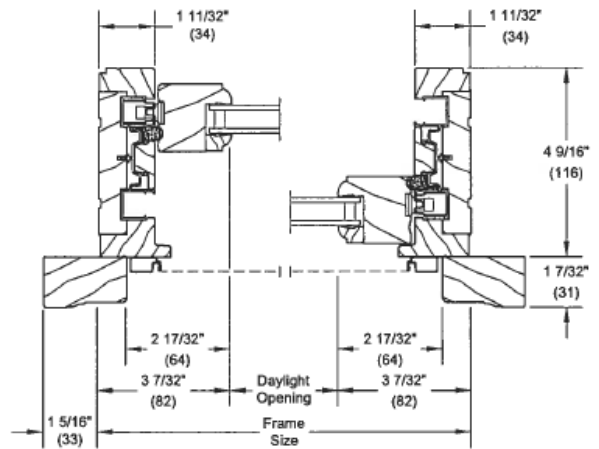
Section Details: Operating

Scale: 3" = 1' 0"

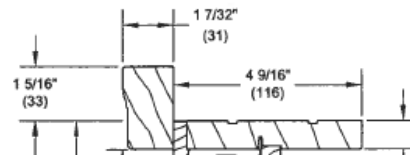


Lower Sash

Upper Sash



Jambs



4/17/13



America's Favorite Garage Doors®



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Premium Steel Insulated Garage Doors



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- [Eco Friendly Garage Doors](#)

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OVERVIEW

3-layer steel construction features polystyrene or polyurethane insulation sandwiched between two layers of heavy-duty steel for excellent energy efficiency, strength, durability and quiet operation.



Classic™ Collection PREMIUM SERIES

- Three-layer insulated sandwiched steel construction (steel + insulation + steel)
- Two thickness options, 1 3/8" and 2"
- Two insulation options: polystyrene or polyurethane
- R-values range from 6.5 - 18.4
- Three panel designs to choose from: Elegant Long (shown here), Short or Flush
- Optional insulated or non-insulated windows
- Eight factory finish paint colors or Ultra-Grain® stained wood look
- Click on [Construction](#) or [Design Options](#) for more information



[Play Video](#)

Showcases design features of the Premium Series. [Download Script](#)

4/17/13

AUTHENTIC WOOD GLASS PANEL EXTERIOR DOOR

[+ ADD TO MY PROJECT](#) [+ SHARE](#) [+ PRINT](#)



Price Range: \$\$

Wood Options

Hemlock



Glass Options



Got questions? A service representative is standing by.

Call customer service:
1.800.535.3936
Mon - Fri, 6am - 4:30pm
(PST)

PRODUCT DETAILS

An engineered wood core that is better suited for climate changes. A myriad of glass options include clear, decorative and textured.

FEATURES

- **Wood Options:** hemlock, meranti mahogany
- **Glass Options:** energy efficient
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **Sustainable Solutions:** reduced VOCs in the AuraLast® Wood process (compared to conventional dip-treat wood process)
- **Warranty:** limited 5-years

4/17/13

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 4/10/2013

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Karl Sanford

PROPERTY ADDRESS: 124 N. Winnetka

DATE of CA / CD REQUEST: 4/4/2013

RECOMMENDATION:

☐ Approval ☒ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

condition for approval: windows should be wood, 1 over 1
Windows to be compatible w/ main structure

Task force members present

<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input checked="" type="checkbox"/> Tony Eeds	<input type="checkbox"/> Garth Russo
<input type="checkbox"/> Sandra Adams (Vice-Chair)	<input checked="" type="checkbox"/> Jeff Cummings	<input type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Alfred Pena	<input type="checkbox"/> Les Hall	<input type="checkbox"/> Holli Murray (Alternate)

Ex Officio staff members present ☒ Mark Doty ☐

Simply Majority Quorum: ☒ yes ☐ no

Maker:

2nd:

Jeffrey Fahrenholz

Task Force members in favor: 2/4

Task Force members opposed: none

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****MAY 6, 2013**

FILE NUMBER: CA123-392(MD)
LOCATION: 218 N. Rosemont
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD-87, Tract 1

PLANNER: Mark Doty
DATE FILED: April 4, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Chuck Cox

REPRESENTATIVE: None.

OWNER: DEUTSCHE BK NATL TR CO

REQUEST:

- 1) Install approximately 35'-0" of concrete perimeter grade beam.
- 2) Remove and replace 50 feet of exterior wall on south and east facades and replace with new walls.
- 3) Remove three wood one-over-one windows and install new wood, one-over-one windows on south and east facades.

BACKGROUND / HISTORY: None.

ANALYSIS: Typically, foundation repair is handled as a 'Routine Maintenance' staff review. However, due to the other factors related to the foundation repair (removal of entire walls, rebuilding of entire walls, replacement of windows) Staff was more comfortable with the Task Force and Landmark Commission reviewing the proposed work.

STAFF RECOMMENDATION:

- 1) Install approximately 35'-0" of concrete perimeter grade beam. – Approve
- Approve drawings 4/17/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Remove and replace 50 feet of exterior wall on south and east facades and replace with new walls. – Approve with conditions - Approve drawings 4/17/13 with the condition the new walls will be constructed in the same location as the existing and the exterior material will be stucco, painted white to match the rest of the house, with the finding of fact the proposed work is consistent with the criteria for facade materials in the preservation

criteria Section 51P-87.111(a)(10)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Remove three wood one-over-one windows and install new wood, one-over-one windows on south and east facades. – Approve with conditions - Approve proposed window replacement with the conditions that if the existing wood, one-over-one windows cannot be repaired based on documentation presented to Staff, then new windows be wood, one-over-one to match in existing size and location with the finding of fact the work is consistent with the standards for windows and doors in Section 51P-87.111(17), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). .

TASK FORCE RECOMMENDATION:

- 1) Install approximately 35'-0" of concrete perimeter grade beam. – Approve.
- 2) Remove and replace 50 feet of exterior wall on south and east facades and replace with new walls. - Approve
- 3) Remove three wood one-over-one windows and install new wood, one-over-one windows on south and east facades. – Approve with conditions – Approve subject to additional documentation sent to determine whether windows can be saved.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-392 (MD)
Office Use Only

Name of Applicant: Chuck Cox
Mailing Address: 705 River Oak Way
City, State and Zip Code: Lake Dallas, TX 75065
Daytime Phone: 409-358-7925 Fax: _____
Relationship of Applicant to Owner: General Contractor

PROPERTY ADDRESS: 218 N Rosemont
Historic District: _____

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

PROPOSED WORK:

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

Remove and replace approximately 50' of exterior block wall. New wall to have whatever exterior finish required by historical district. The plans call for siding but will do whatever is required.

RECEIVED BY

Signature of Applicant: Chuck Cox Date: 4-1-13 APR 04 2013

Signature of Owner: _____ Date: _____
(IF NOT APPLICANT) **Current Planning**

APPLICATION DEADLINE:

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



North and west facades.



West and partial south facades.



East façade (the walls on the first floor would be removed and completely rebuilt.



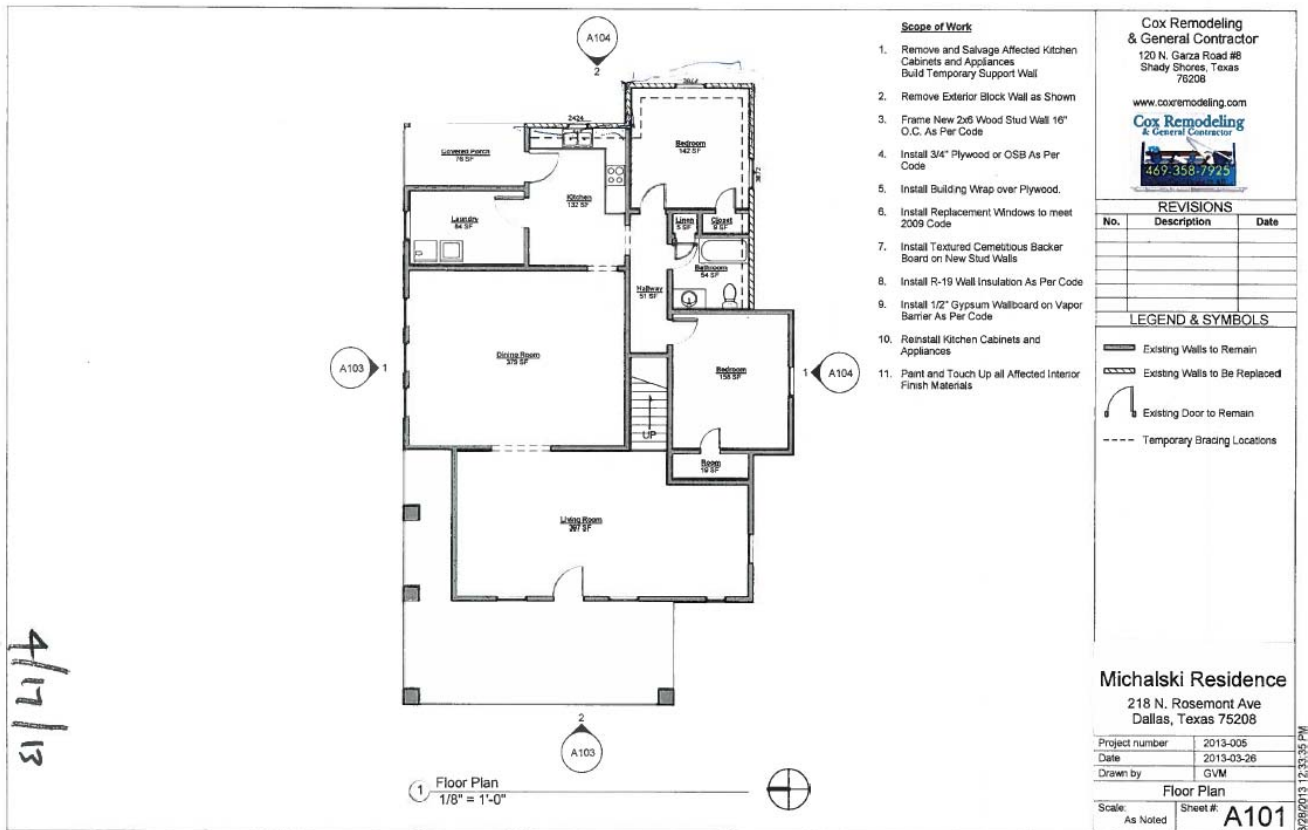
Close-up of portions of east (rear) façade. Windows would be removed.



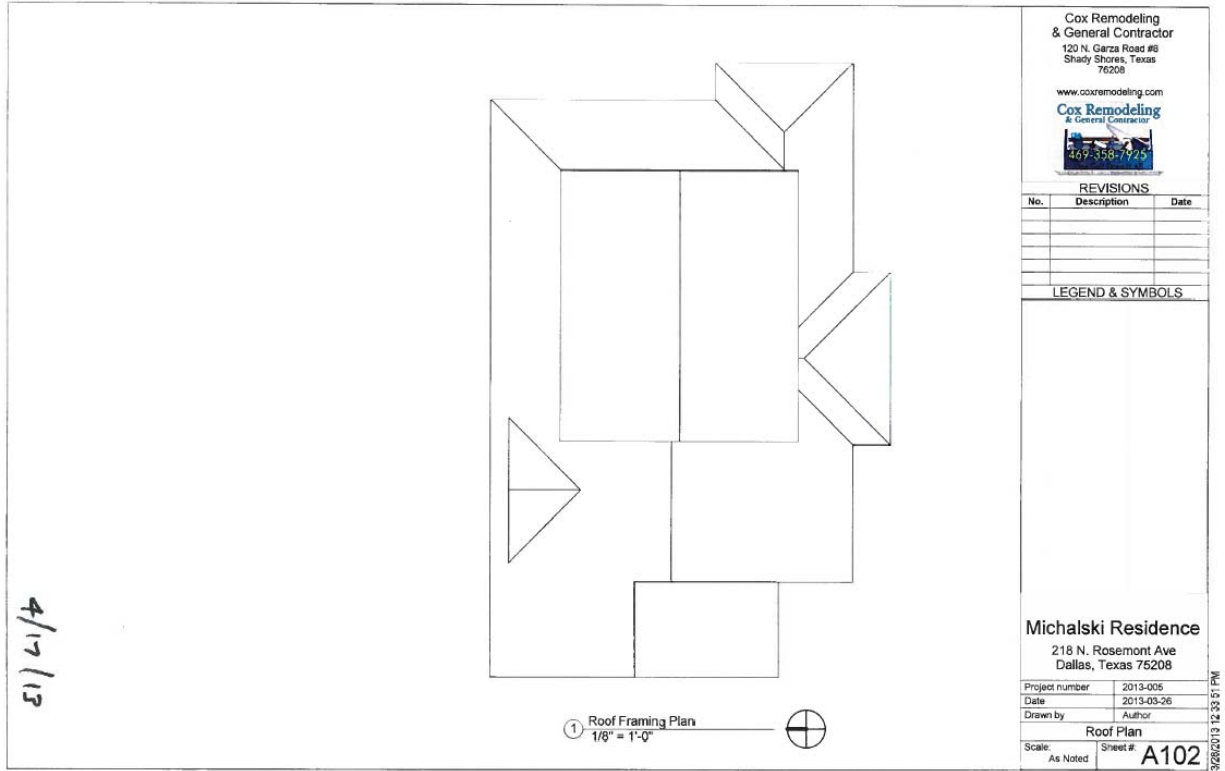


façade.

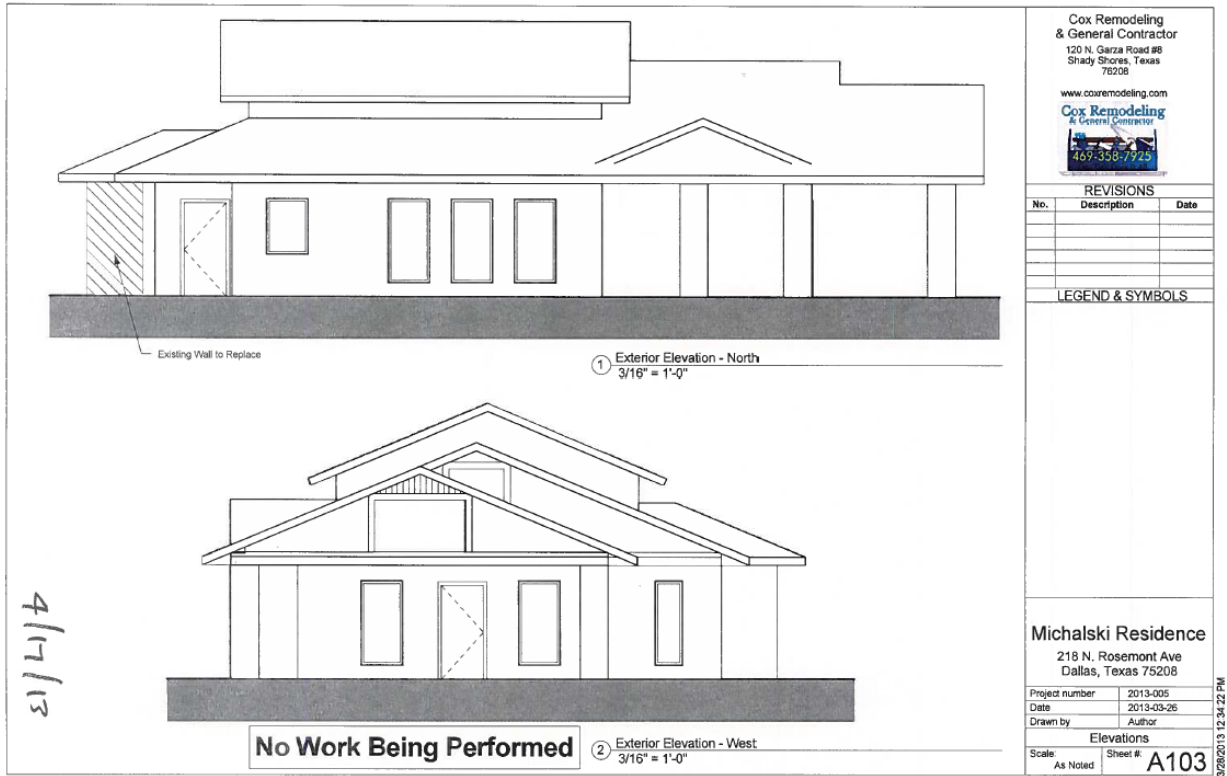
Example of wall deterioration on south



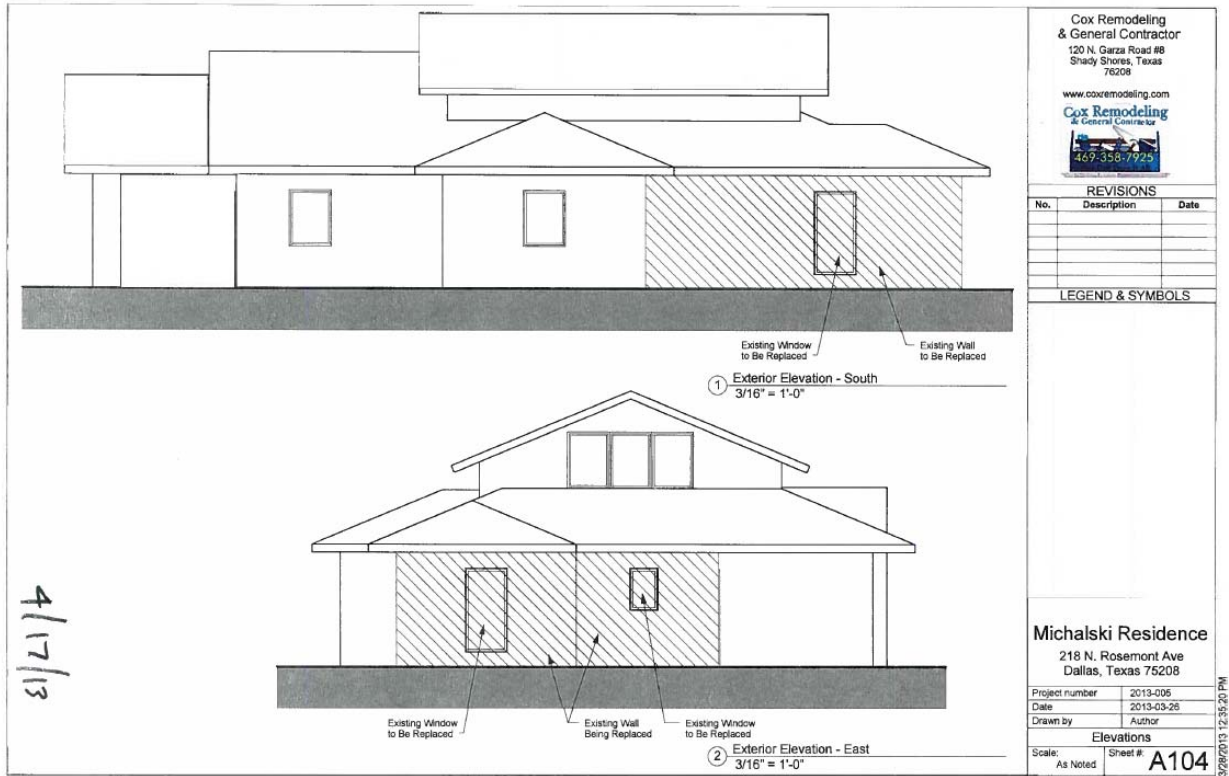
Hatched walls indicate those to be taken down and rebuilt.



Roof framing plan

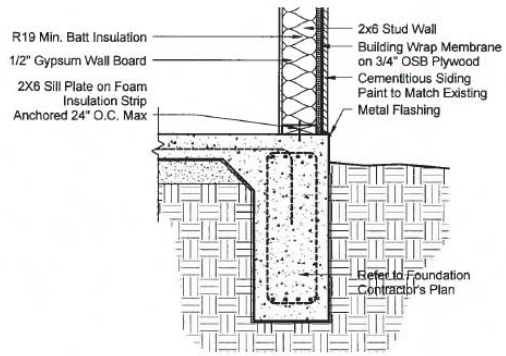


Hatched walls are to be replaced.



Hatched walls are to be replaced.

4/17/13



1 Wall Section Detail
1" = 1'-0"

Cox Remodeling
& General Contractor
120 N. Garza Road #8
Shady Shores, Texas
76208

www.coxremodeling.com
Cox Remodeling
& General Contractor



REVISIONS

No.	Description	Date

LEGEND & SYMBOLS

Michalski Residence
218 N. Rosemont Ave
Dallas, Texas 75208

Project number 2013-005
Date 2013-03-28
Drawn by Author

Wall Section Detail

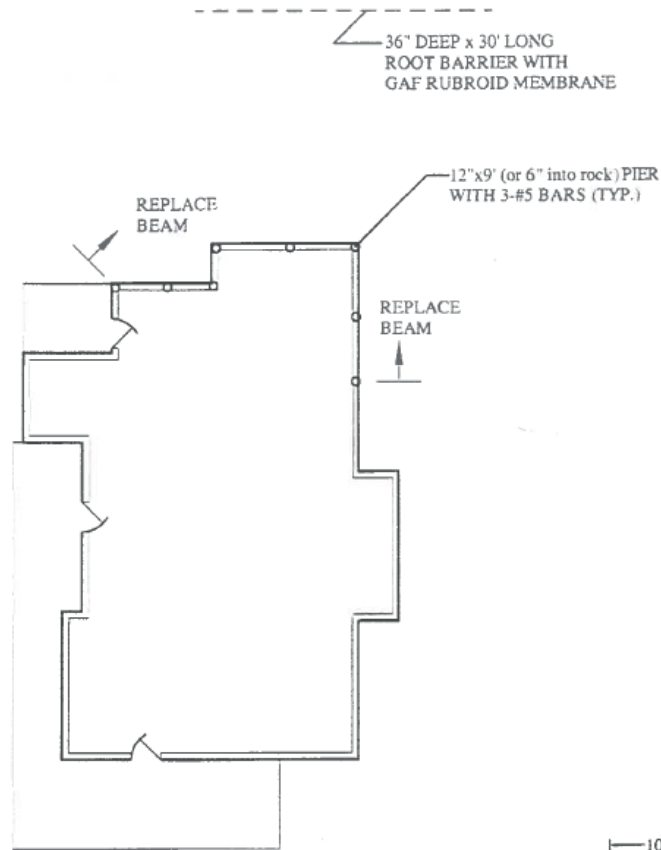
Scale: As Noted

Sheet #: A105

3/28/2013 12:35:43 PM



THIS REPORT DOES NOT PREDICT OR WARRANT
THE FUTURE PERFORMANCE OF THE FOUNDATION.
A SPOT INSPECTION DURING REPAIRS AND AN
'AS-REPAIRED' SURVEY OF THE FLOOR AFTER
REPAIRS ARE COMPLETE ARE RECOMMENDED

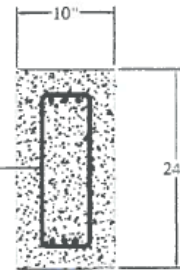


12" MINIMUM EMBEDMENT
IN NATIVE CLAY.

3-#5 BARS T&B

#3 CAGE @ 20"

MAINTAIN 3" CLEAR BETWEEN
SOIL AND ALL REINFORCING



**NEW BEAM
SECTION**

AGE = 88

APPROX. SCALE: 1" = 15'-0"

ALPHA FOUNDATION REPAIR

218 NORTH ROSEMONT AVENUE
DALLAS, TX 75208

MARCH 28, 2013

OSBORNE ENGINEERING

FOUNDATION DOCTOR, INC. F-557

P.O. Box 292155 LEWISVILLE, TX 75029-2155
OFFICE: (972) 318-8800 FAX: (972) 966-0288

FOUNDATION BEAM REPAIR

01

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 4/10/2013

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Chuck Cox (Cox Remodeling)

PROPERTY ADDRESS: 218 N. Rosemont

DATE of CA / CD REQUEST: 4/4/2013

RECOMMENDATION:

___ Approval ☒ Approval with conditions ___ Denial ___ Denial without prejudice

Recommendation / comments/ basis:

approve subject to additional documentation sent to
~~city staff~~ determine whether windows are can
be saved

Task force members present

<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input checked="" type="checkbox"/> Tony Eeds	___ Garth Russo
___ Sandra Adams (Vice-Chair)	___ Jeff Cummings	___ Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Les Hall	___ Holli Murray (Alternate)

Ex Officio staff members present ☒ Mark Doty ___

Simply Majority Quorum: ☒ yes ___ no

Maker: tony
2nd: jeff c

Task Force members in favor: all

Task Force members opposed: none

Basis for opposition:

CHAIR, Task Force [Signature]

DATE 4/10/13

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****MAY 6, 2013**

FILE NUMBER: CD123-018(MD)
LOCATION: 302 S. Rosemont
STRUCTURE: Accessory & Non-contributing
COUNCIL DISTRICT: 3
ZONING: PD-87, Tract 1

PLANNER: Mark Doty
DATE FILED: April 4, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: OCCM, INC.

REPRESENTATIVE: None.

OWNER: SCHOTT SUSAN A

REQUEST:

Demolish existing accessory structure using standard 'replace with more appropriate/compatible structure'.

BACKGROUND / HISTORY: None.

ANALYSIS: The Applicant has met all the requirements of the standard replace with more appropriate structure, therefore, Staff is recommending approval. In addition, the current structure is in poor shape and it is a non-contributing structure to the historic overlay district.

STAFF RECOMMENDATION:

Demolish existing accessory structure using standard 'replace with more appropriate/compatible structure'. – Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(A). The new structure is more appropriate and compatible with the historic overlay district than the structure to be demolished or removed; and the owner has the financial ability and intent to build the new structure

TASK FORCE RECOMMENDATION:

Demolish existing accessory structure using standard 'replace with more appropriate/compatible structure'. – Approve

SUBMITTAL CHECKLIST

The documentation listed below must be submitted with the application for a Certificate for Demolition or Removal. Incomplete applications will not be docketed for consideration by the Landmark Commission. Please refer to the Certificate for Demolition or Removal criteria in Dallas Development Code §51A-4.501 or contact a City Preservation Planner for further information.



Color photographs, written descriptions, drawings, or records depicting the current state of the structure. Photographs and drawings must clearly label areas of structural deterioration.



Drawings to adequately describe site use after demolition. *SUBMITTED*



Documentation from a qualified real estate appraiser or licensed restoration contractor that the historic building can not be adaptively reused or a structural report by a licensed structural engineer or a licensed restoration contractor that the building is incapable of being repaired.

For an application to replace the structure with a new structure that is more appropriate and compatible with the historic overlay district:



Record depicting the original construction of the structure, including drawings, pictures, or written descriptions.



Records depicting the current condition of the structure, including drawings, pictures, or written descriptions.



Any conditions proposed to be placed voluntarily on the new structure that would mitigate the loss of the structure.



Complete architectural drawings of the new structure.



A guarantee agreement between the owner and the city that demonstrates the owner's intent and financial ability to construct the new structure. The guarantee agreement must:

☐ contain a covenant to construct the proposed structure by a specific date in accordance with architectural drawings approved by the city through the predesignation certificate of appropriateness process or the certificate of appropriateness process;

☐ require the owner or construction contractor to post a performance and payment bond, letter of credit, escrow agreement, cash deposit or other arrangement acceptable to the director to ensure construction of the new structure; and

☐ be approved as to form by the city attorney.

Affidavit

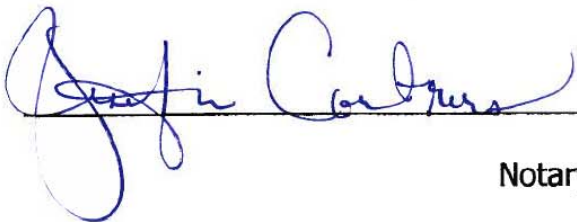
Before me the undersigned on this day personally appeared

Roger Lopez 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 3rd day of April, 2013



Notary Public

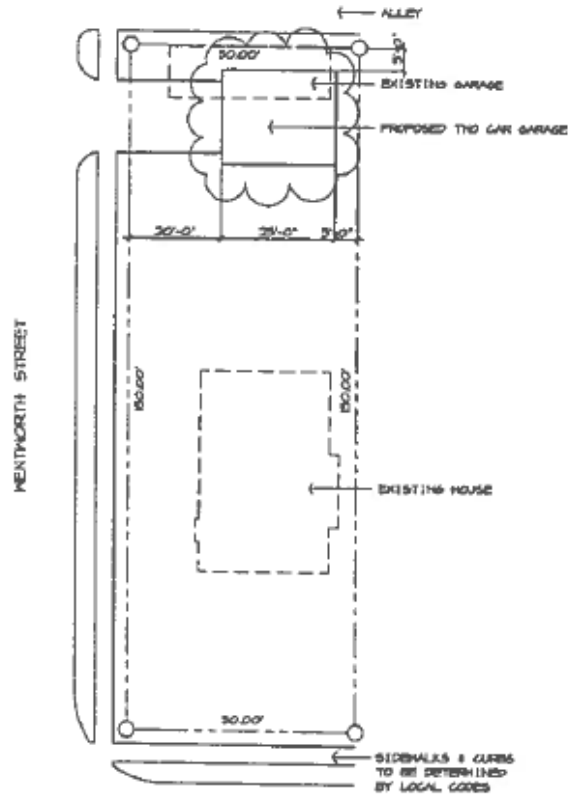




East and north facades of existing garage.



North and west facades of existing garage.



4/17/13

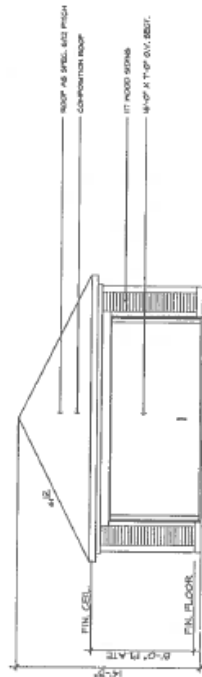
SCALE: 1" = 20'-0"

LOT 1 BLOCK 52/3300
302 S. ROSEMONT AVENUE
WINNETKA HEIGHTS ADDITION
DALLAS TEXAS

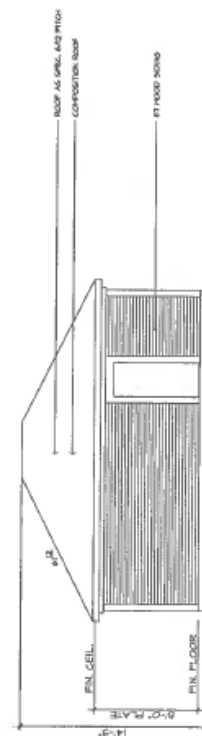
NOTE: 1. FRONT YARD WALKWAY, REAR PATIO, DRIVESHAFTS, AND GARAGE DRIVE WHEN INDICATED REFLECT A CONCEPT FROM DESIGN ONE. EXACT SHAPE AND SIZE TO BE DETERMINED BY SURVEYOR OR OTHER.

2. RESTRICTIONS OF PRIVATE DEED FILED AT COUNTY OFFICE SHALL BE THE RESPONSIBILITY OF BUILDER OR OWNER.

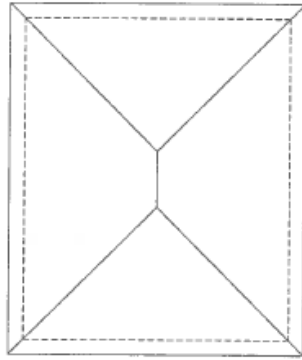
1. ALL SPEC. BY LOCAL CODES 2. 4" X 8" WALLS MUST BE
 REINFORCED FOR BARRING THAT SPAN THE ENTIRE CELL.
 3. ALL WALLS MUST BE REINFORCED FOR BARRING THAT SPAN THE
 ENTIRE CELL. 4. ALL WALLS MUST BE REINFORCED FOR BARRING
 THAT SPAN THE ENTIRE CELL. 5. ALL WALLS MUST BE REINFORCED
 FOR BARRING THAT SPAN THE ENTIRE CELL. 6. ALL WALLS MUST
 BE REINFORCED FOR BARRING THAT SPAN THE ENTIRE CELL.
 7. ALL WALLS MUST BE REINFORCED FOR BARRING THAT SPAN THE
 ENTIRE CELL. 8. ALL WALLS MUST BE REINFORCED FOR BARRING
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 FOR BARRING THAT SPAN THE ENTIRE CELL. 10. ALL WALLS MUST
 BE REINFORCED FOR BARRING THAT SPAN THE ENTIRE CELL.



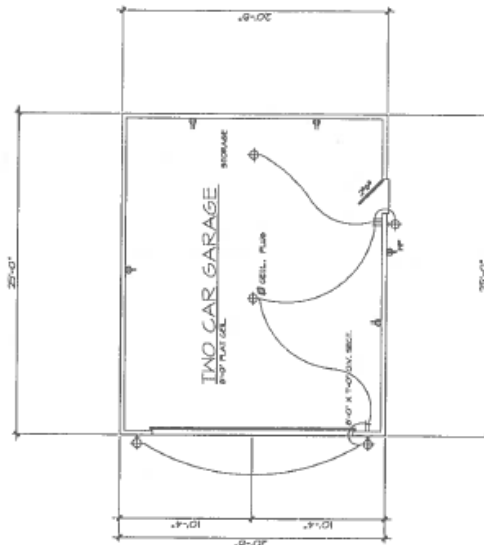
LEFT ELEVATION SCALE 1/8" = 1'-0"



FRONT ELEVATION SCALE 1/8" = 1'-0"



ROOF PLAN SCALE 1/8" = 1'-0"



FLOOR PLAN SCALE 1/8" = 1'-0"

4/17/13

Required complete drawings of proposed new structure.

GUARANTEE AGREEMENT

WHEREAS, the structure located at 302 S. ROSEMONT (Street Address), Dallas, Texas has been altered to the extent that it is no longer a contributing structure to Historic Overlay District No. _____ (WINNETKA HEIGHTS) (Name of District);

WHEREAS, O.C.C.M., INC. ("Owner") wishes to demolish the structure and intends to replace it with a new structure that is more appropriate and compatible with the historic overlay district;

WHEREAS, on _____, 20__ the Landmark Commission granted a certificate for demolition for the structure;

WHEREAS, on _____, 20__ the Landmark Commission approved a certificate of appropriateness for the replacement structure.

NOW, THEREFORE, Owner and the City of Dallas ("City") enter the following guarantee agreement pursuant to Dallas Development Code § 51A-4.501(h)(2)(C)(v) documenting the owner's intent and financial ability to construct the new structure.

I.

Owner agrees to replace the structure by JUNE 15, 2013 (Date) with a new structure in accordance with architectural drawings approved by City through the certificate of appropriateness process. The approved architectural drawings are attached as Exhibit A.

II.

Owner agrees that Owner or Owner's construction contractor will post a performance and payment bond, letter of credit, escrow agreement, cash deposit, or make other arrangements acceptable to the Director of Development Services to ensure the construction of the replacement structure. Documentation evidencing the financial arrangements entered pursuant to this paragraph is attached as Exhibit B.

III.

Owner acknowledges that City has the right to enforce this agreement by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against any person violating or attempting to violate this agreement, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce this agreement against a person, Owner agrees that City shall be entitled to recover damages, reasonable attorney's fees, and court costs from that person.

IV.

Owner agrees to defend, indemnify, and hold harmless City from and against all claims or liabilities arising out of or in conjunction with this agreement and City granting, revoking, or withholding a building permit and/or demolition permit by reason of this agreement.

V.

Owner and City understand and agree that this agreement is governed by the laws of the State of Texas.

VI.

The definitions and provisions of CHAPTER 51A of the Dallas City Code, as amended, apply and are incorporated into this agreement as if recited in this agreement.

OWNER

O.C.C.M., INC.

By: _____

Date: 4-3-2013

Printed Name: ROGER LOPEZ

Title: PRESIDENT

CITY OF DALLAS

THERESA O'DONNELL, Director of Development Services

Date: _____

APPROVED AS TO FORM

THOMAS P. PERKINS, JR., City Attorney

By: _____

Assistant City Attorney

ATTACH THE APPROPRIATE ACKNOWLEDGEMENTS FOR ALL SIGNATORIES.

Revised 6-20-05

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 4/10/2013

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Roger Lopez (OCCM)

PROPERTY ADDRESS: 302 S. Rosemont

DATE of CA / CD REQUEST: 4/4/2013

RECOMMENDATION:

☒ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

approve

Task force members present

<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input checked="" type="checkbox"/> Tony Eeds	<input type="checkbox"/> Garth Russo
<input type="checkbox"/> Sandra Adams (Vice-Chair)	<input type="checkbox"/> Jeff Cummings	<input type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Les Hall	<input type="checkbox"/> Holli Murray (Alternate)

Ex Officio staff members present ☒ Mark Doty ☐

Simply Majority Quorum: ☒ yes ☐ no

Maker: *Jeff F*

2nd: *Tony*

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *4/10/13*

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****MAY 6, 2013**

FILE NUMBER: CA123-391(MD)
LOCATION: 302 S. Rosemont
STRUCTURE: Accessory & Non-contributing
COUNCIL DISTRICT: 3
ZONING: PD-87, Tract 1

PLANNER: Mark Doty
DATE FILED: April 4, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: OCCM, INC.

REPRESENTATIVE: None.

OWNER: SCHOTT SUSAN A

REQUEST:

Construct new garage. Paint. Brand - Valspar. Body - 2005-9C 'Delta Sandbar'. Trim - 2005-10C 'Bungalow White'. Door/Window Trim - '2010-9 'Gardener's Soil'. Roof: 30 year, GAF Timberline shingle roof. Color - Hickory.

BACKGROUND / HISTORY: None.

ANALYSIS: The request meets the standards in the preservation criteria for accessory structures, and the conditions/additional information requested by the Task Force was received, therefore Staff is recommending approval.

STAFF RECOMMENDATION:

Construct new garage. Paint. Brand - Valspar. Body - 2005-9C 'Delta Sandbar'. Trim - 2005-10C 'Bungalow White'. Door/Window Trim - '2010-9 'Gardener's Soil'. Roof: 30 year, GAF Timberline shingle roof. Color - Hickory. – Approve - Approve drawings and specifications dated 4/17/13 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Construct new garage. Paint. Brand - Valspar. Body - 2005-9C 'Delta Sandbar'. Trim - 2005-10C 'Bungalow White'. Door/Window Trim - '2010-9 'Gardener's Soil'. Roof: 30 year, GAF Timberline shingle roof. Color - Hickory. – Approve with conditions - The design appears to indicate a flush door - this would be the design choice we are approving. Entry door to match rear house door.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 391 (MD)
Office Use Only

Name of Applicant: ROGER LOPEZ / OCCM INC.
Mailing Address: 423 W. TWELFTH ST.
City, State and Zip Code: DALLAS TEXAS 75208
Daytime Phone: 214-850-7764 Fax: 214-943-6665
Relationship of Applicant to Owner: SAME

PROPERTY ADDRESS: 302 S. ROSEMONT
Historic District: WINNETKA HEIGHTS

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

PROPOSED WORK:

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

Demolish current garage and build a new two-car detached garage per attached plans. Using the same composition roof as the house and the same siding (117) and the same wood trim as currently on the house. To be painted with the approved paint color that are for the home.

Signature of Applicant: _____ Date: 4-2-2013

Signature of Owner: _____
(IF NOT APPLICANT)

Date: _____
RECEIVED BY
APR 04 2013
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

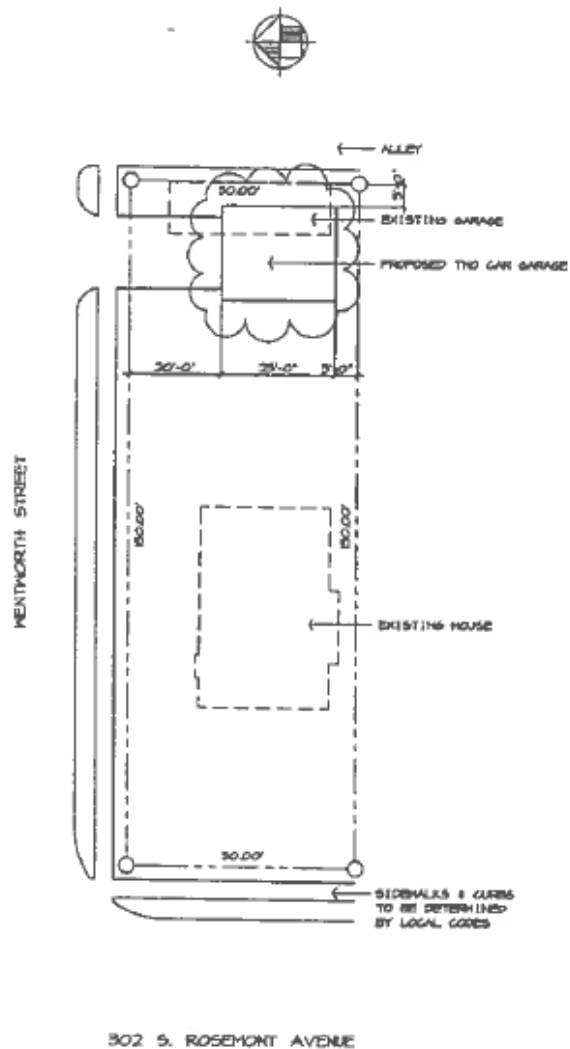


East and north facades of existing garage.



North and west facades of existing garage.

4/17/13

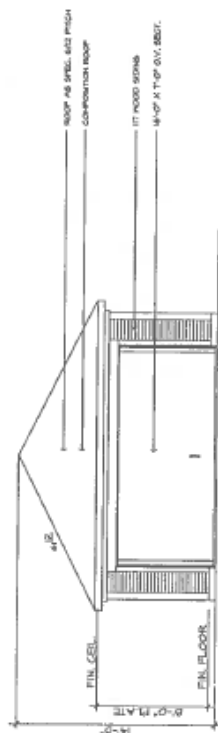


PLOT PLAN SCALE: 1" = 20'-0"

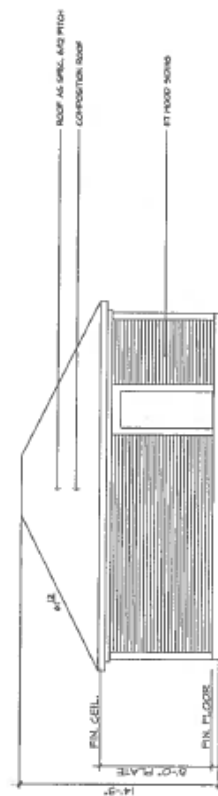
BUILDER
ROGER LOPEZ

BUILDER CLIENT
 LOT 1 BLOCK 52/3300
 302 S. ROSEMONT AVENUE
 MINNETKA HEIGHTS ADDITION
 DALLAS TEXAS

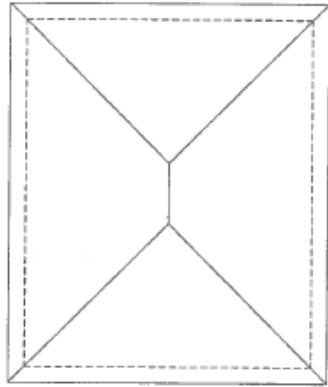
NOTE: 1. FRONT YARD WALKWAY, REAR PATIO, DRIVEWAYS, AND CIRCLE DRIVE WHEN INDICATED REFLECT A CONCEPT FROM DESIGN ONE. EXACT SHAPE AND SIZE TO BE DETERMINED BY BUILDER OR OWNER.
 2. RESTRICTIONS OF PRIVATE DEED FILED AT COUNTY OFFICE SHALL BE THE RESPONSIBILITY OF BUILDER OR OWNER.



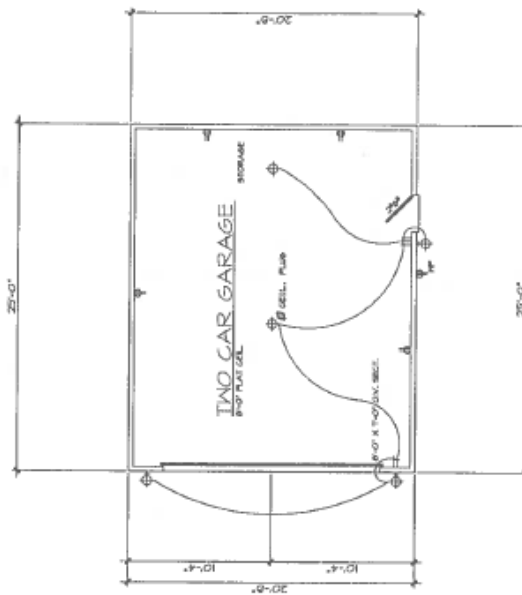
LEFT ELEVATION



FRONT ELEVATION



SCALLOP, 1/4" = 1'-0"



22'-0"

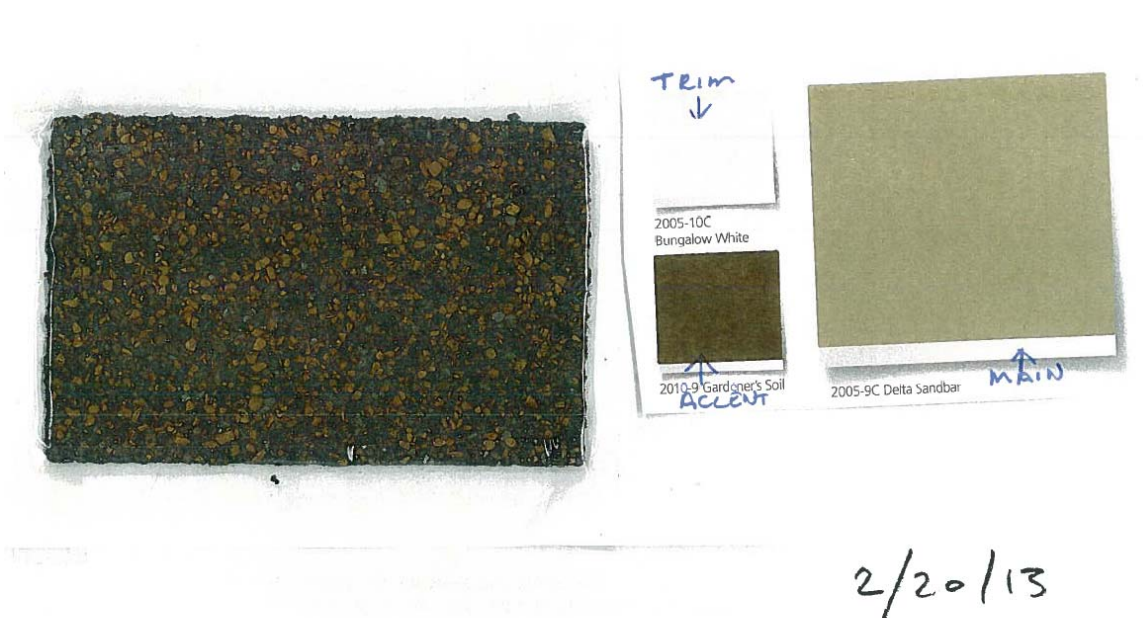
FLOOR PLAN

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

4/17/13



Front (west) elevation of main structure.



Previous paint colors and roof sample approved for main structure.



302 S. Rosemont
Garage Door

Thanks for your interest in purchasing a Clopay garage door through The Home Depot. Below is some basic information on the door you designed, what our program includes, and how our program works. We look forward to serving you in the near future.

Steel - Value Series (DIY)

Door Model: HDBF \$548.00

Door Size: 16'0"(w) 7'0"(h)

Door Design: Flush Panel

Door Construction: 1-Layer Non Insulated 25 ga Tongue and Groove Joint

Color: White

Top Section: FLUSH (SOLID)

Glass Type: Not applicable with solid top section.

Hardware:

Lock: Inside Slide Lock (x1 per door)

Weather seal: color WHITE \$40.54

Rear Track Hanger Kit \$20.90

Sub-Total: \$609.44

tax not included if applicable

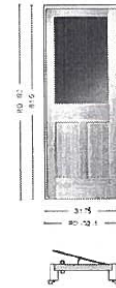
4/17/13

Garage door specification.



Fir Wood Entry Door 31.75 x 81.5
 Call Width = 30"
 Call Height = 80"
 Door Swing = Inswing
 Door Handing = Right
 Panel Thickness = 1 3/4"
 Glass Type = Clear Glass without Grille
 Glass Shape = 1/2 Lite Rectangle
 Panel Style = 1/2 Lite Rectangle 2 Panel
 Material = Fir Wood
 Glass Style = 1 Lite
 Glass Caming = No Caming
 Door Finish Type = Unfinished
 Exterior Color = Unfinished
 Interior Color = Unfinished
 Jamb Width = 4 9/16"
 Jamb Type = Primed Wood
 Matching Brickmould = Yes
 Jamb Finish Type = Unfinished
 Jamb/Brickmould Color = Unfinished
 Handleset Style = None
 Lock Prep Active Panel = 5 1/2" Double Bore
 Hinge Type = Standard
 Hinge Finish = Brass
 Sill Type = Adjustable Sill for Inswing
 Sill Finish = Mill Finish
 Room Location (Optional) = garage
 Additional Services = None
 Re-Order = No
 SKU = 802423
 Vendor Number = 60028777
 Customer Service = 1-877-431-3667
 Catalog Version Date = 03/08/2013

1 \$311.00 \$311.00



*Entry Door to
 Garage on Side
 302 S. Rosemount*

4/17/13

Door specification.

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 4/10/2013

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Roger Lopez (OCCM)

PROPERTY ADDRESS: 302 S. Rosemont

DATE of CA / CD REQUEST: 4/4/2013

RECOMMENDATION:

☐ Approval ☒ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

- the design appears to indicate a flush door - this
would be the design choice we are approving
- entry door to match rear back door

Task force members present

<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input checked="" type="checkbox"/> Tony Eeds	<input checked="" type="checkbox"/> Garth Russo
<input type="checkbox"/> Sandra Adams (Vice-Chair)	<input type="checkbox"/> Jeff Cummings	<input type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Les Hall	<input type="checkbox"/> Holli Murray (Alternate)

Ex Officio staff members present ☒ Mark Doty ☐

Simply Majority Quorum: ☒ yes ☐ no

Maker: *tony*

2nd: *a/*

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *4/10/13*

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****MAY 6, 2013**

FILE NUMBER: CA123-395(MD)
LOCATION: 102 N. Winnetka Avenue
STRUCTURE: Main, Accessory & Non-Contributing
COUNCIL DISTRICT: 3
ZONING: PD-87, Tract 1

PLANNER: Mark Doty
DATE FILED: April 4, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Abraham Laws

REPRESENTATIVE: None.

OWNER: LAWS ABRAHAM M & JAMIE

REQUEST:

- 1) Paint wood trim and shingle surfaces on main structure. Brand: Sherwin Williams. Trim: SW 2833 'Roycroft Vellum'. Accent color: SW 2838 'Polished Mahogany'.
- 2) Paint accessory structure. Brand: Sherwin Williams. Body: SW 2833 'Roycroft Vellum'. Trim color: SW 2838 'Polished Mahogany'.

BACKGROUND / HISTORY: None.

ANALYSIS: The proposed work on a non-contributing main structure and accessory structure meets the requirements for painting per the Winnetka Heights preservation criteria, therefore Staff is recommending approval.

STAFF RECOMMENDATION:

- 1) Paint wood trim and shingle surfaces on main structure. Brand: Sherwin Williams. Trim: SW 2833 'Roycroft Vellum'. Accent color: SW 2838 'Polished Mahogany'. – Approve - Approve specification dated 4/17/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Painting of unpainted brick is NOT approved.
- 2) Paint accessory structure. Brand: Sherwin Williams. Body: SW 2833 'Roycroft Vellum'. Trim color: SW 2838 'Polished Mahogany'. – Approve - Approve specification dated 4/17/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section

51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

- 1) Paint wood trim and shingle surfaces on main structure. Brand: Sherwin Williams. Trim: SW 2833 'Roycroft Vellum'. Accent color: SW 2838 'Polished Mahogany'. – Approve - Approve as submitted.
- 2) Paint accessory structure. Brand: Sherwin Williams. Body: SW 2833 'Roycroft Vellum'. Trim color: SW 2838 'Polished Mahogany'. – Approve - Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 395 (MD)
Office Use Only

Name of Applicant: Abraham & Jamie Laws
Mailing Address: 102 N. Winnetka Ave
City, State and Zip Code: Dallas, TX 75208
Daytime Phone: 214 952-3378 Fax: _____
Relationship of Applicant to Owner: Self

Building
Inspection:
Please see signed
drawings before
issuing permit:

Yes _____ No _____
Planner's Initials

PROPERTY ADDRESS: 102 N. Winnetka Ave
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.

Exterior paint & all wood trim and shingle surfaces.
Scrape, sand, powerwash, replace rotten wood. Paint color
is Roycroft Velum (SW 2833) for main trim (brick house)
and Polished Mahogany (SW 2838) as an accent color
to match dark brick and black roof as well as cast
iron fence and decorative detail. Paint from Sherwin Williams

Signature of Applicant: Jamie Laws Date: 3/24/2013 RECEIVED BY _____

Signature of Owner: _____ Date: APR 04 2013
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Current Planning

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

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

OTHER:

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

Please review the enclosed Review and Action Form

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408



Front (west) elevation.



garage



WEST



SOUTH



EAST



NORTH

Sherwin-Williams
Historical paint line
"Arts + Crafts" palette.

accent boards

possible palettes

main color



P	Optimum color results are achieved using the designated ColorPrime®.
	Available only in Exterior Accents®.

Samples approximate the actual paint color.

Some colors limited to select product lines.

4/17/13

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 4/10/2013

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Abraham Laws

PROPERTY ADDRESS: 102 N. Winnetka

DATE of CA / CD REQUEST: 4/4/2013

RECOMMENDATION:

☒ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

approve as submitted

Task force members present

<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input checked="" type="checkbox"/> Tony Eeds	<input type="checkbox"/> Garth Russo
<input type="checkbox"/> Sandra Adams (Vice-Chair)	<input checked="" type="checkbox"/> Jeff Cummings	<input type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Alfred Pena	<input type="checkbox"/> Les Hall	<input type="checkbox"/> Holli Murray (Alternate)

Ex Officio staff members present ☒ Mark Doty ☐

Simply Majority Quorum: ☒ yes ☐ no

Maker: *Jeff F*

2nd: *Jeff C*

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *4/10/13*

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****MAY 6, 2013**

FILE NUMBER: CA123-409(MD)
LOCATION: 122 N. Winnetka Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: April 4, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54F
CENSUS TRACT: 0046.00

APPLICANT: Danielle Langston

OWNER: Kevin & Sandra Miller

REQUEST:

Remove existing wood, ganged, one-over-one wood windows and install one, wood, one-over-one window. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY:

10/1/12 – Landmark Commission approved the attic conversion with the original window configuration. (CA112-900(CH).

ANALYSIS: After the approved attic conversion, it was determined that keeping the existing ganged windows would not provide the proper egress to meet code, so the property owner switched out the existing windows for a larger, wood, one-over-one window. Although the work was completed without a Certificate of Appropriateness, Staff believes it is still appropriate and meets the requirements per the Winnetka Heights preservation criteria.

STAFF RECOMMENDATION:

Remove existing wood, ganged, one over one wood windows and install one, wood, one over one window. Work completed without a Certificate of Appropriateness. – Approve - Approve drawings and specifications dated 4/17/13 with the finding of fact the proposed work is consistent with the criteria for windows and doors in Section 51P-87.111(17)(A) and (B), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Remove existing wood, ganged, one over one wood windows and install one, wood, one over one window. Work completed without a Certificate of Appropriateness. – Approve - Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 409 (MD)
Office Use Only

Name of Applicant: DANIELLE LANGSTON
Mailing Address: 2237 STEVENS WOODS LN.
City, State and Zip Code: DALLAS, TX 75208
Daytime Phone: 214-942-1806 Fax: _____
Relationship of Applicant to Owner: DESIGNER

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

PROPERTY ADDRESS: 122 N. WINNETKA AVE. 75208
Historic District: WINNETKA HEIGHTS PD-87

PROPOSED WORK:

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

OBTAIN APPROVAL TO RETAIN NEWLY-INSTALLED WINDOW (INSTALLED UNDER PREVIOUS
CA 112-900 GH). REPLACEMENT OF ORIGINAL WINDOWS WAS ALLOWED UNDER
PREVIOUS C.A., BUT THEY WERE NOT EGRESS COMPLIANT (PER IRC 2006
REQUIREMENTS); CURRENT WINDOW IS EGRESS COMPLIANT + CONFORMS TO
ALL REQUIREMENTS OF CONSTRUCTION & FINISH CALLED OUT IN ORIGINAL
C.A.

Signature of Applicant: [Signature] Date: 4/3/13

Signature of Owner: [Signature] Date: 4/3/13
(IF NOT APPLICANT)

RECEIVED BY

APR 04 2013

Current Planning

APPLICATION DEADLINE:

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OTHER:

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Please review the enclosed Review and Action Form

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408



West (front) façade

Property Legal Description

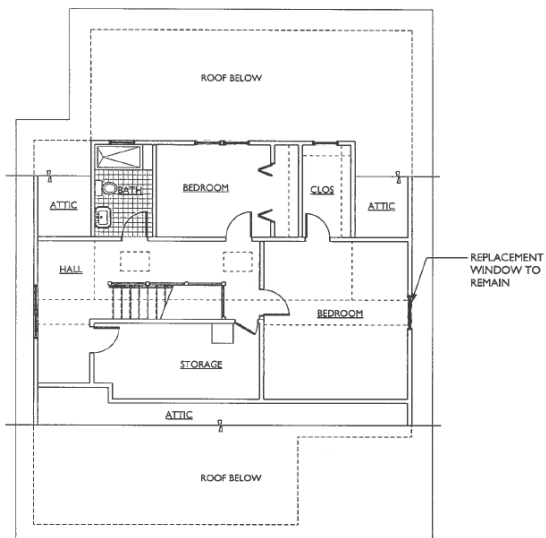
122 N. Winnetka Ave., Dallas, TX 75208

Tract: Winnetka Heights Tract 1 Block: 24/3277 Lot: 3
Map: Volume 1, Page 194 Dallas County, TX Map Records
Zoning: PD 87

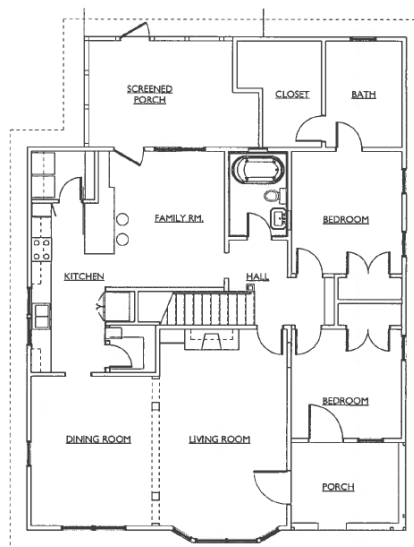
Project Scope

Obtain approval to retain newly installed egress compliant window in upstairs sleeping room;
Replacement of windows in house was approved under C.A 112-900 (CH) on 10/1/12; Original window dimension for this unit did not comply with IRC 2009 egress opening requirements.

4/17/13



SECOND LEVEL PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Architect/Designer:
Danielle Langston
2237 Stevens Woods Ln.
Dallas, TX 75208
Telephone (214) 940-1886
langston.dan@angry.com

Owner:
Kevin & Sandra Miller
122 N. Winnetka Ave.
Dallas, TX 75208

MILLER
122 N. WINNETKA

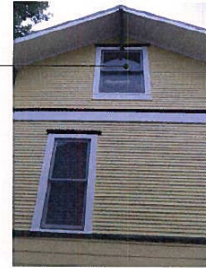
CA
1.0
04.04.13



ORIGINAL (REMOVED) UPPER WINDOW IN SOUTH FACADE: PRIOR CONDITION (BEFORE HOUSE RENOVATION COMPLETE)



SUBJECT WINDOW (UPPER) IN SOUTH FACADE: EXISTING CONDITION (AFTER HOUSE RENOVATION COMPLETE)



SUBJECT WINDOW (UPPER) IN SOUTH FACADE: EXISTING CONDITION (AFTER HOUSE RENOVATION COMPLETE)

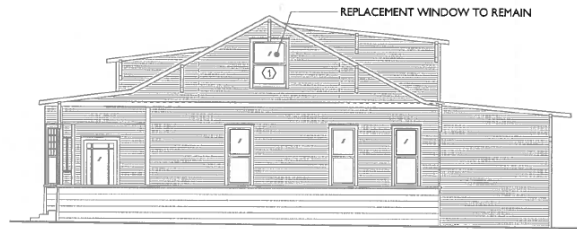
SOUTH FACADE PHOTOGRAPHS

WINDOW NOTES

WINDOW IS 'CUSTOM WOOD' SERIES; SOLID PINE INTERIOR AND EXTERIOR; PRECISE DIVIDED LITES (PDL); ALL STILES, RAILS, MUNTINS AND HORIZONTAL BARS MEASURED TO MATCH ORIGINAL WINDOWS; EXTERIOR PAINTED TO MATCH (E) APPROVED SASH PAINT COLOR

① 42" X 58"
1/1 DOUBLE HUNG
QUANTITY: 1 (RETAIN NEWLY
INSTALLED EGRESS-COMPLIANT
WINDOW UNIT IN SLEEPING ROOM)

REPLACED ORIGINAL (2) 33 1/2" X 58"
1/1 DOUBLE HUNG WINDOWS
(NON-EGRESS COMPLIANT IN
SLEEPING ROOM); REPLACEMENT
OF ORIGINAL WINDOWS WAS
APPROVED UNDER PREVIOUS C.A.
FILE CA 112-900 (2#)



SOUTH BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

MILLER
122 N. WINNETKA

CA
2.0

04.04.13

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 4/10/2013

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Danielle Langston

PROPERTY ADDRESS: 122 N. Winnetka

DATE of CA / CD REQUEST: 4/4/2013

RECOMMENDATION:

☒ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

approve as submitted

Task force members present

<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input checked="" type="checkbox"/> Tony Eeds	<input type="checkbox"/> Garth Russo
<input type="checkbox"/> Sandra Adams (Vice-Chair)	<input checked="" type="checkbox"/> Jeff Cummings	<input type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Alfred Pena	<input type="checkbox"/> Les Hall	<input type="checkbox"/> Holli Murray (Alternate)

Ex Officio staff members present ☒ Mark Doty ☐

Simply Majority Quorum: ☐ yes ☐ no

Maker: Tony

2nd: Al

Task Force members in favor: all

Task Force members opposed: none

Basis for opposition:

CHAIR, Task Force

DATE 4/10/13

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****MAY 6, 2013**

FILE NUMBER: CR123-002(MD)
LOCATION: 400 Main Street
STRUCTURE: Accessory and Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: April 4, 2012
DISTRICT: West End
MAPSCO: 45-N
CENSUS TRACT: 0021.00

APPLICANT: Good, Fulton and Farrell

REPRESENTATIVE: Kent Salisbury

OWNER: CITY OF DALLAS

REQUEST:

Courtesy Review - Install 5'-0" x 20'-0" plaque in north Pergola lawn.

BACKGROUND / HISTORY:

7/2/12 – Landmark Commission approved a Certificate of Appropriateness (CA112-310(MD)) for restoration of Dealey Plaza with the condition that the proposed interpretive signage package be re-submitted when finalized for final review.

1/7/13 – Landmark Commission approved a Certificate of Appropriateness for new interpretive signage package (CA123-183(MD)).

ANALYSIS: This Courtesy Review involves introducing a new element within the Dealey Plaza National Historic Landmark District and gauging interest and/or issues with the proposed installation. Staff agreed with the Task Force recommendation for the Texas Historical Commission to weigh in on the topic. The email on CR1-7 is a preliminary determination from THC in regards to the proposed work. Based on that correspondence, Staff is recommending conceptual approval with the condition that final plans, elevations, and details are submitted for review.

STAFF RECOMMENDATION:

Courtesy Review - Install 5'-0" x 20'-0" plaque in north Pergola lawn. - Approve conceptually with the condition that final plans, elevations, and details are submitted for final Landmark Commission review.

TASK FORCE RECOMMENDATION:

Courtesy Review - Install 5'-0" x 20'-0" plaque in north Pergola lawn. - Support concept. Other locations (other than Dealey Plaza) would be preferred. Kennedy Memorial should be considered as a site. Size of plaque and font size too large, this area should be considered as frozen in time. Also wait until THC gives their review.

Courtesy Review Form (CR)

CR123-002(MD)

City of Dallas Landmark Commission

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

Name of Applicant: Kent Salisbury
Mailing Address: 2808 Fairmount Street
City, State and Zip Code: Dallas, TX 75201
Daytime Phone: 214.303.1500 Fax: 214.303.1512
Relationship of Applicant to Owner: Consultant (Architect)
Property Address: 400 Main Street (North portion of site)
Zip Code: 75202

RECEIVED BY

APR 04 2013

Current Planning

PROPOSED WORK:

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

One item added to the phase 2 renovations at Dealey Plaza, for courtesy review. An in-grade plaque with a John F. Kennedy Quote inscribed, placed in the lawn at the North Pergola. This submittal is a follow-up to the previously issued CA for the Dealey Plaza Phase 2 project, showing only the proposed scheme for the new item.

Signature of Applicant: [Signature] Date: 04/04/13
Signature of Owner: Ralph J. Williams Date: 04/04/13
(IF NOT APPLICANT)

APPLICATION DEADLINE:

Application material must be **completed and submitted by the FIRST THURSDAY OF EACH MONTH, 5:00 p.m.**, before the Dallas Landmark Commission may consider the courtesy review of any change affecting the site or the exterior of any structure. This CR form along with any supporting documentation must be filed with a Preservation Planner at City Hall, 1500 Marilla 5CN, Dallas, Texas, 75201. **You may also fax this form to 214/670-0728. Please do not fax paint colors or color photographs.**

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

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

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

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

Department of Sustainable Development and Construction Date

Courtesy Review Form

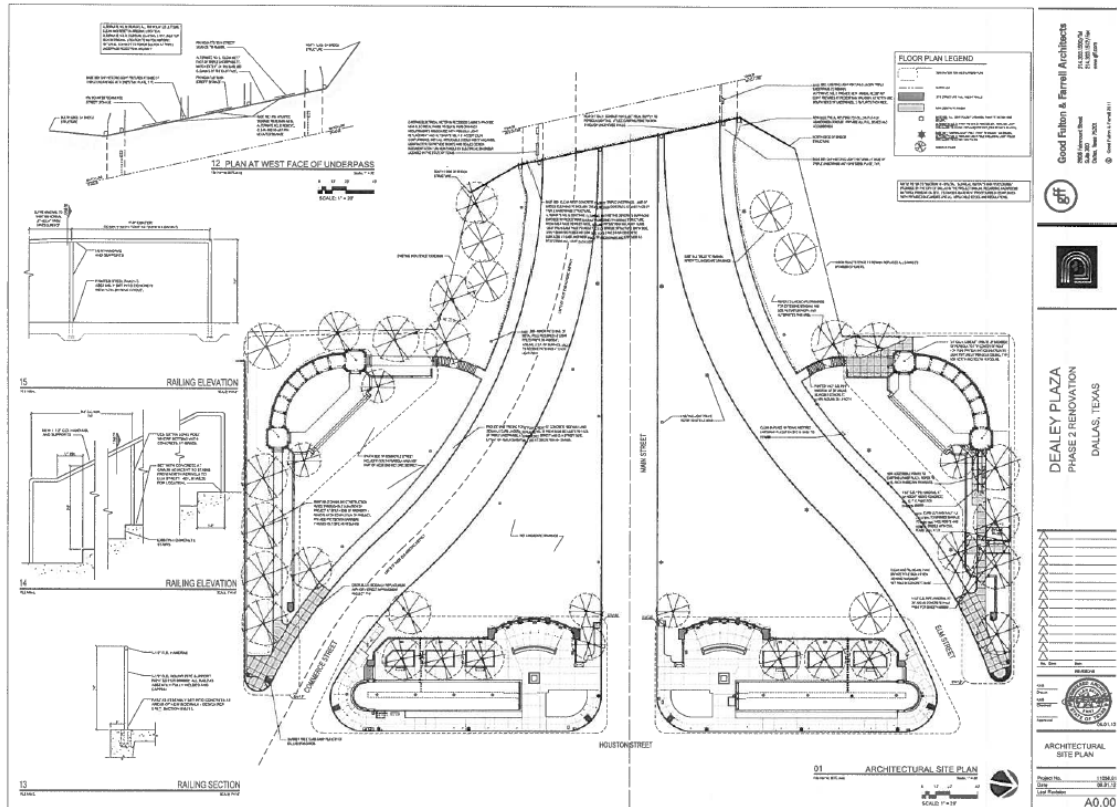
City of Dallas

Historic Preservation

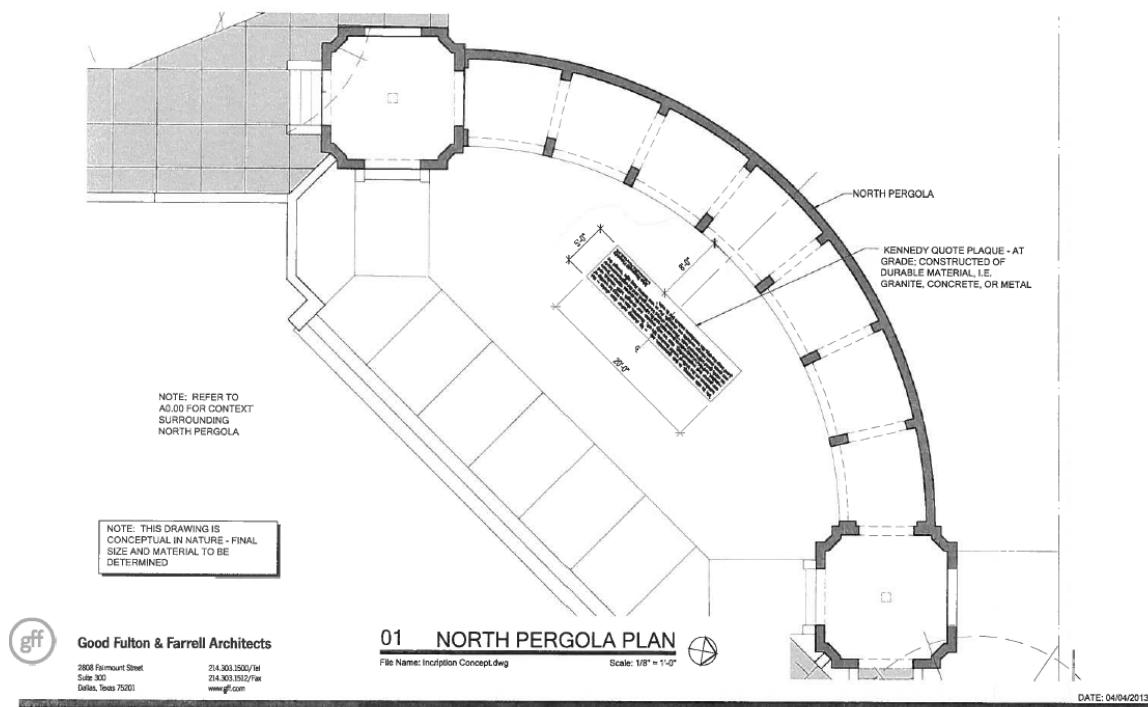
THIS CR FORM IS NOT A CERTIFICATE OF APPROPRIATENESS OR PERMISSION TO ALTER THE SITE OR ANY STRUCTURES ON THE SITE

4-28-10





Overall site plan for Dealey Plaza



Detail plan of proposed sign location.

We in this country, in this generation, are -- by destiny rather than choice -- the watchmen on the walls of world freedom. We ask, therefore, that we may be worthy of our power and responsibility, that we may exercise our strength with wisdom and restraint, and that we may achieve in our time and for all time the ancient vision of "peace on earth, good will toward men." That must always be our goal, and the righteousness of our cause must always underlie our strength. For as was written long ago: "except the Lord keep the city, the watchman waketh but in vain."

John Fitzgerald Kennedy
undelivered speech, November 22, 1963



Good Fulton & Farrell Architects

2808 Fairmount Street
Suite 350
Dallas, Texas 75201

214.303.1500/far
214.303.1512/far
www.gff.com

02

INSCRIPTION TEXT

File Name: Inception Concept.dwg

Scale: 3/4"=1'-0"

DATE: 04/04/2013

Doty, Mark

From: Adam Alsobrook <Adam.Alsobrook@thc.state.tx.us>
Sent: Thursday, April 18, 2013 1:49 PM
To: Doty, Mark
Subject: FW: Antiquities Code of Texas: Dealey Plaza Renovation - Phase 2, Dallas, Dallas County

Dear Mark,
Here is the email to Kent Salisbury of Monday, April 15th, as requested.

Sincerely,

Adam Alsobrook
Project Reviewer, North Central Region
Division of Architecture
Texas Historical Commission
512-463-6183

From: Adam Alsobrook
Sent: Monday, April 15, 2013 4:15 PM
To: 'Salisbury, Kent'
Subject: Antiquities Code of Texas: Dealey Plaza Renovation - Phase 2, Dallas, Dallas County

Dear Mr. Salisbury,
We received the Dealey Plaza – Phase 2 project amendment drawings on April 11, 2013. Conceptually, we feel that the addition of an in-grade monument inscribed with a quotation is appropriate at this particular area of Dealey Plaza. We understand that the final material selection, size, and mounting method are not yet finalized. One question that we do have is in regard to the quote itself. We understand that it is taken from a speech that he was to deliver later in the day on November 22, 1963, but perhaps clarification could be made on the inscription as to when and where he was to deliver this particular speech.

Sincerely,

Adam Alsobrook
Project Reviewer, North Central Region
Division of Architecture
Texas Historical Commission
P.O. Box 12276
Austin, Texas 78711
512-463-6183
www.thc.state.tx.us



TEXAS HISTORICAL COMMISSION
real places telling real stories

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

DATE: 4/10/2013

TIME: 3:00 pm

MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Kent Salisbury (Good, Fulton & Farrell)

Address: 400 Main St (West End)

Date of CR Request: 4/4/2013

RECOMMENDATION:

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

Recommendation / comments/ basis:

Kennedy Memorial should be considered as a site. Support concept. Other locations (other than Dealy Place) would be preferred. Size of plaque & font size too large, this area should be considered as frozen in time. Also wait until THK gives their review.

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input type="checkbox"/> Joseph Piwetz	<input type="checkbox"/> Isabel Mandujano
<input checked="" type="checkbox"/> Jay Firsching (Vice-Chair)	<input checked="" type="checkbox"/> Noah Jeppson	<input type="checkbox"/> (Alternate)
<input checked="" type="checkbox"/> Carolina Pace	<input checked="" type="checkbox"/> Charles Neel	<input type="checkbox"/> (Alternate)

Ex Officio staff members Present ☒ Mark Doty ☐

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 5ES, 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****MAY 6, 2013**

FILE NUMBER: CA123-410(CH)
LOCATION: 1617 Abrams Rd.
STRUCTURE: Landscaping
COUNCIL DISTRICT: 14
ZONING: PD 397

PLANNER: Carolyn Horner
DATE FILED: Feb. 7, 2013
DISTRICT: Junius Heights
MAPSCO: 36Y
CENSUS TRACT: 0013.01

APPLICANT: Burton Knight

OWNER: Maja McFaul

REQUEST: Replace non-compliant landscaping with new landscaping.

BACKGROUND / HISTORY: The Landmark Commission denied the previous landscape plan, which was completed without a Certificate of Appropriateness, at the March 2013 meeting.

ANALYSIS: The applicant submitted two plans for review. Plan A shows the revised edging design, areas with Buffalo grass and native plants, and specific large plant locations. The existing large boulders are not present, and all cacti has been removed.

Plan B shows the same rock edging design and Buffalo grass, but the large boulders remain and some cacti are shown on the plan with an x.

Staff and the task force find Plan A to be compliant with the Junius Heights historic district regulations. Staff finds that the revised edging, no higher than 8 inches, is compatible with the overlay.

STAFF RECOMMENDATION: Replace non-compliant landscaping with new landscaping. Approve - Approve the landscape plan dated 4/4/13 with the finding that the new Plan A complies with Ordinance 26331, Section 3.5.b, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Replace non-compliant landscaping with new landscaping. Approve with conditions - Approval of Plan A with the conditions that the rock edging not exceed 6-7 inches in height with rocks level and laid flat, large boulders removed, and the addition of buffalo grass, per 3.5.b.



Existing front landscaping



Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 410 (ch)
Office Use Only

Name of Applicant: MAJIA McFaul
Mailing Address: 1617 Abrams
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 214 763 0595 Fax: _____
Relationship of Applicant to Owner: cohabitant
PROPERTY ADDRESS: 1617 Abrams Rd
Historic District: Donut Heights

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

PROPOSED WORK:

Plan A incorporates Buffalo grass throughout and modifies the garden wall. The current stone's interesting, lichen- and moss-covered natural features will be hidden, making it appear more flat on top, or "historic." We are confident the commission will approve this plan.

Plan B is identical to Plan A, except that it allows the boulders and small cactuses to remain.

- Cactus is prehistorically endemic to the Dallas area and currently prolific in Dallas historic neighborhoods. The ones I would like to remain are few and below the ankle in height.
- The boulders anchor the design to the earth, are below the leg calf in height and enhance the architecture and surroundings.

Signature of Applicant: [Signature] Date: 4-4-2013

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

BURTON KNIGHT

1617 Abrams Rd. | Dallas, TX 78703 | ph/fax: 214-826-5060 | mobile: 214-763-0595
burton.knight@tx.rr.com

April 4, 2013

Dear Members of Dallas Landmark Commission,

We are submitting two new plans for your review:

Plan A incorporates Buffalo grass throughout and modifies the garden wall. The current stone's interesting, lichen- and moss-covered natural features will be hidden, making it appear more flat on top, or "historic." We are confident the commission will approve this plan.

Plan B is identical to Plan A, except that it allows the boulders and small cactuses to remain.

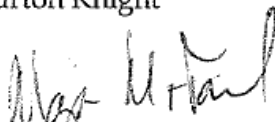
- Cactus is prehistorically endemic to the Dallas area and currently prolific in Dallas historic neighborhoods. The ones I would like to remain are few and below the ankle in height.
- The boulders anchor the design to the earth, are below the leg calf in height and enhance the architecture and surroundings.

We are willing to proceed with Plan A and would be thrilled if the commission would allow Plan B.

Thank you.



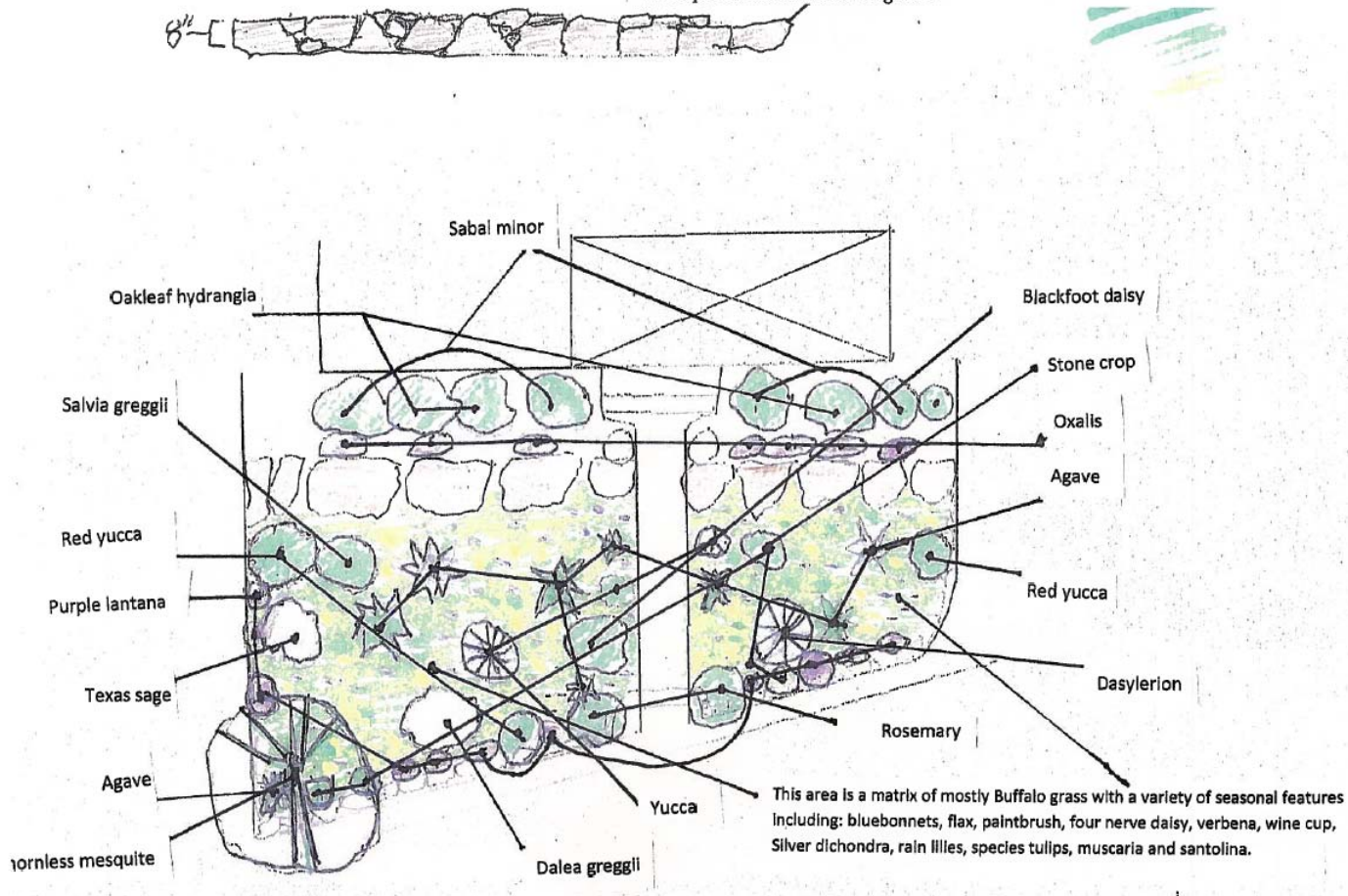
Burton Knight


Maja McFaul

RECEIVED BY
APR 04 2013
Current Planning

Plan A

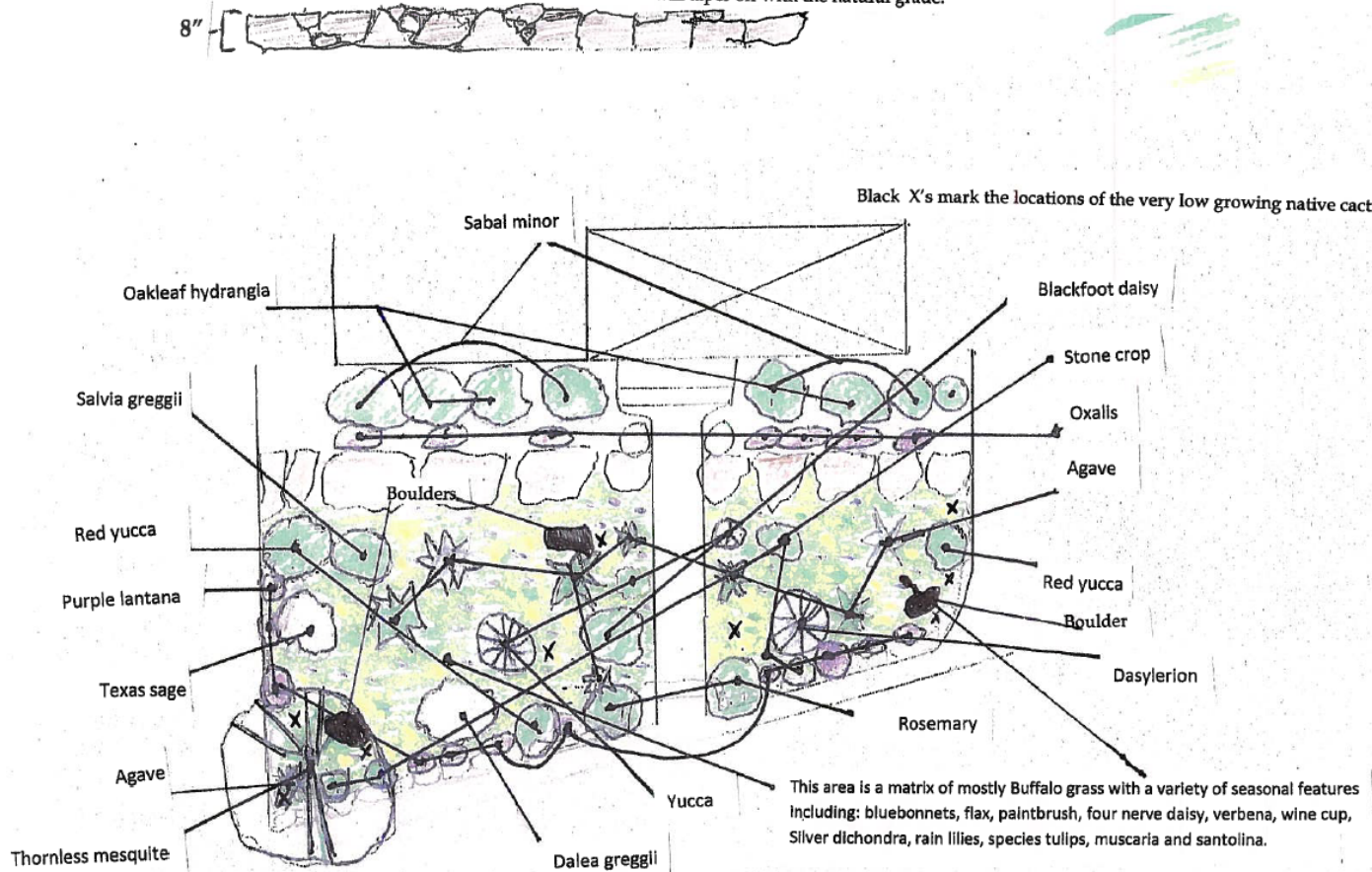
The edging: The existing edging had the rocks arranged in such a way as to accentuate the height, interesting protuberances, and lichen and moss colonies. Since this look is somehow incompatible with our historic architecture it can be changed. The new edging would be flat across the top and no more than 8' high, which is the minimum to contain the deepest part of the yard, and about 8" wide. Most of the current edging is much higher than this. The edging will taper off with the natural grade.



Plan A incorporates some areas of Buffalo grass, the edging design changes, the large boulders are removed, and no cacti remain in the front yard.

Plan B

The edging: The existing edging had the rocks arranged in such a way as to accentuate the height, interesting protuberances, and lichen and moss colonies. Since this look is somehow incompatible with our historic architecture it can be changed. The new edging would be flat across the top and no more than 8' high, which is the minimum to contain the deepest part of the yard, and about 8" wide. Most of the current edging is much higher than this. The edging will taper off with the natural grade.



Plan B incorporates some areas of Buffalo grass, the edging design changes, but the large boulders remain, and some cacti remain in the front yard.

TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 4-11-2013

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Maja McFaul

PROPERTY ADDRESS: 1617 Abrams

DATE of CA / CD REQUEST: 4/4/13

RECOMMENDATION:

☐ Approval ☒ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

Approval of Plan A with the conditions that rock edging
not exceed 6"-7" in height with rocks level & laid flat,
large boulders removed, and the addition of buffalo
grass Motion by Mash / Second by Koppang
per 3.5b

Task force members present

☒ Laura Koppang ☒ Mary Mesh ☒ Rene Schmidt ☒ Terri Raith (alt.)
☒ Sally Johnson ☐ Morgan Harrison ☐ Barbara Cohen

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: ☒ yes ☐ no

Task Force members in favor: Schmidt, Mash, Koppang
Task Force members opposed: Johnson

Basis for opposition: "unsure if it will look historical"

CHAIR, Task Force 1617 S 56 DATE April 11, 2013

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

MAY 6, 2013

FILE NUMBER: CA123-404(CH)
LOCATION: 6001 Worth St.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 397

PLANNER: Carolyn Horner
DATE FILED: April 4, 2013
DISTRICT: Junius Heights
MAPSCO: 36Y
CENSUS TRACT: 0013.01

APPLICANT/OWNER: Sheri Thompson

REQUEST: 1) Replace existing front door with new front door.
2) Replace aluminum windows with new vinyl windows.

ANALYSIS: The new owner of this home wants to replace existing and non-matching aluminum windows with new, matching vinyl windows. The owner ordered windows based on the window designs and styles she saw in the neighborhood. The original request included a grid pattern on the windows. The applicant changed the request to a one-over-one style at Staff's suggestion. In addition, Staff suggests that the window panes be the same size, top and bottom, rather than the elongated top pane currently on the front façade of the home. The Junius Heights overlay recommends, but does not require, that non-original windows be replaced with new wood windows.

The new front door ordered by the applicant included a grid pattern on the glass to match the original window request. Staff supports the change to a solid pane of glass in the door, to match the proposed windows.

STAFF RECOMMENDATION: 1) Replace existing front door with new front door. Approve with conditions - Approve the request dated 4/17/13 with the finding that the proposed new door complies with Ordinance 26331, Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Condition: the glass pane to be solid, to match the new windows.
2) Replace aluminum windows with new vinyl windows. Approve with conditions - Approve the request dated 4/17/13 with the finding that the proposed windows comply with Ordinance 26331, Section 5.2 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i). Conditions: windows to be one-over-one, window lights are the same size top and bottom, and 4-inch wood trim to be added to all window openings.

TASK FORCE RECOMMENDATION: 1) Replace existing front door with new front door. Deny without prejudice - Deny door as proposed without prejudice.
2) Replace aluminum windows with new vinyl windows. Approve with conditions - Approve vinyl windows with 1 over 1 for rear 50% of the house only. The front facade and 50% of the front sides must have wood windows per 5.2, 5.3, Approval of rear 50% vinyl recommended because of special circumstances. Style on wood windows should be appropriate and consistent.



Front facade

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-404 [ch]
Office Use Only

Name of Applicant: Sheri Thompson
Mailing Address: 6001 Worth St.
City, State and Zip Code: Dallas, TX 75214
Daytime Phone: 214-724-2909 Fax: _____
Relationship of Applicant to Owner: self

RECEIVED BY

APR 04 2013

PROPERTY ADDRESS: 6001 Worth St Current Planning
Historic District: Junius Heights

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

PROPOSED WORK:

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

replace existing windows
replace existing door
add storm door

RECEIVED BY

APR 04 2013

Current Planning

Signature of Applicant: S Thompson Date: 3-18-2013

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

March 25, 2013

Re: Proposal for new windows

Property Address: 6001 Worth St.
Dallas, Texas 75214

RECEIVED BY
APR 04 2013
Current Planning

Landmark Commission:

This is a request for approval to replace the existing windows and front door on the above referenced property with the windows and door described in the following documents. The existing windows are not original to the home; they are aluminum, single pane, in poor condition, do not match, and are very energy inefficient. I have provided pictures of the house as well as pictures of each window currently installed. I have also provided a window survey showing the dimensions of each window.

The intent is to replace the windows with vinyl, double pane, double hung, energy efficient windows. The windows were purchased in February and are being stored. The windows have grid lines on the top and bottom pane. I have provided pictures of Craftsman style homes with that type of window. Another option is having the grid lines removed from the bottom pane. I have also attached pictures showing this style. An additional application will be filed to receive a Certificate of Appropriateness to reframe each window in wood which will be consistent with architecture of a Craftsman style home.

The current door is not original to the home either. The entire frame needs replacement, as the door does not close properly and does not lock properly. The current door is glass and is not safe. I have provided a picture of the current door. I am very concerned with safety as I am alone most of the time with my two elementary school aged children. My car has already been broken into once since I moved to the area. The proposed door is consistent with doors typical to the Craftsman's style as documentation provided shows. This request also includes a storm door for additional security. The door is premium glass, with no decorative features. I have also provided an example.

We ask that you approve this request as the windows have already been purchased. We were informed by our salesman that the windows do not require a permit since they are not considered an alteration to the appearance or structure of the house. We were provided documentation that other homes in Junius Heights had windows replaced without a permit. I reviewed the historic ordinance that is on the City of Dallas website and saw nothing related to windows, only to structural or changes to colors. I was not informed by my realtor or anyone else that there is an ordinance specific to each individual historic district. Again I am concerned with safety as my current windows do not lock properly. I am also concerned with energy efficiency. The windows and doors I purchased are custom made for our house so there is no possibility of cancelling the order and receiving a refund.

In the future the commission will receive requests for approval for additional work. We plan to make changes typical of a Craftsman style home. We plan to improve the appearance of the house, return it to a state consistent with the historic nature of the home. Our initial plan is to re-side the house, create

window frames in wood as mentioned above, and return the porch to an era correct appearance. The windows are a first step.

My husband, Command Sergeant Major JT Hall, is currently serving his fourth combat tour overseas. As a career active duty soldier he has spent the past 20 years serving his country across the globe and is looking forward to retirement and returning home. When he calls from Afghanistan he doesn't share his daily grinds with me; rather, what his newest idea about the house is. He spent his later childhood years renovating an old home with his parents in Fort Worth. To say the least he is excited about our home and what it will become.

We are invested in the beautification of our home. Additionally, we are dedicated to the improvement and reclamation of the Junius Heights neighborhood.

Your consideration is greatly appreciated.

Sincerely,



Sheri Thompson

Sherit98@gmail.com

214-724-2909

WINDOW AND PATIO DOOR ORDER FORM

PO#	234-	ACCT #	86018	ORDER DATE:	4/17/2013
Sheri Thompson		Customer:		Phone:	214-724-2909
6001 Worth St		Dallas		75214	
Address		City		Zip	
Estimator:		001-Tony Wenzel		Phone:	972-352-1291

QTY	MODEL	VINYL COLOR	WDOGRN INT/EXT	MFG SIZE		HEIGHT	MULL TYPE	WINDOW NUMBER	HINGE	GLASS OPTION	IMPACT GLASS	GRID OPTIONS STYLE	PATTERN	OBSC FULL	OBSC BOT	TEMP FULL	TEMP BOT	FULL SCREEN	ORIEL DIM	HDR EXP	FOAM EXP	TYPE Ext.	TYPE Trim	TYPE Remove	TYPE Wall	SILL Repair
1	1	0201	WH	34	3/4	x 81	3/4	1		LE							Y			Y		WOOD		ALUM	IN	
2	1	0201	WH	34	5/8	x 82	1/4	2		LE							Y			Y		WOOD	0	ALUM	IN	
3	1	0201	WH	34	3/8	x 82		3		LE							Y			Y		WOOD	0	ALUM	IN	
4	1	0201	WH	34	3/8	x 81	7/8	4		LE							Y			Y		WOOD	0	ALUM	IN	
5	1	0201	WH	34	3/4	x 81	3/4	5		LE							Y			Y		WOOD	0	ALUM	IN	
6	1	0201	WH	33	5/8	x 32	5/8	6		LE										Y		WOOD	0	ALUM	IN	
7	1	0201	WH	21	1/8	x 32	7/8	7		LE										Y		WOOD	0	ALUM	IN	
8	1	0201	WH	34	5/8	x 69	1/8	8		LE										Y		WOOD	0	ALUM	IN	
9	1	0201	WH	34	1/8	x 33	5/8	9		LE					Y					Y		WOOD	0	ALUM	IN	
10	1	0201	WH	38	1/8	x 70	1/8	10		LE							Y			Y		WOOD	0	ALUM	IN	
11	1	0201	WH	38	7/8	x 70		11		LE							Y			Y		WOOD	0	ALUM	IN	
12	1	0201	WH	34	3/4	x 82	1/8	12		LE							Y			Y		WOOD	0	ALUM	IN	
13						x																				
14						x																				
15						x																				
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18						x																				
19						x																				
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21						x																				
22						x																				
23						x																				
24						x																				

I certify the salesperson has explained and identified each and every abbreviation, term, and drawing on this page to my full and complete understanding including how each and every window is removed, installed, trimmed, accessorized, and warranted.

NOTES: 12 Windows

OWNER

DATE

PAGE 1 OF



Featuring **THERMA-TRU**
DOORS

Smooth-Star Fiberglass Entry Doors

Your Choice: Only \$799 Installed!



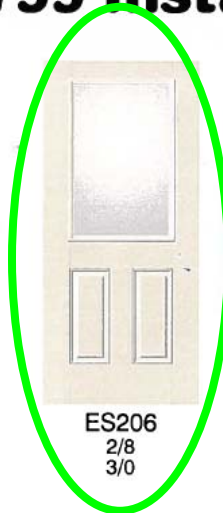
ES210
2/8
3/0



ES256
2/8
3/0



ES255-FXG
2/8
3/0



ES206
2/8
3/0



ES262-GBG-W
2/8
3/0

Features

Available Unfinished Only - Ready to Paint*

- 4 9/16" Jamb and Brickmould Primed - Ready to Paint*
- Fixed Sill
- Polyurethane Foam Core (Fives Times the Energy Efficiency of Wood)
- 81 1/2" Unit Height Only (No Cut Downs)
- Schlage Keyed Lock and Deadbolt (Bright Brass, Antique Brass, or Satin Nickel)
- Standard Self-Aligning Hinges - Zinc Dichromate
- Left or Right-Handed
- 3/0 and 2/8 widths only

**LIMITED
LIFETIME
WARRANTY**

RECEIVED BY

APR 04 2013

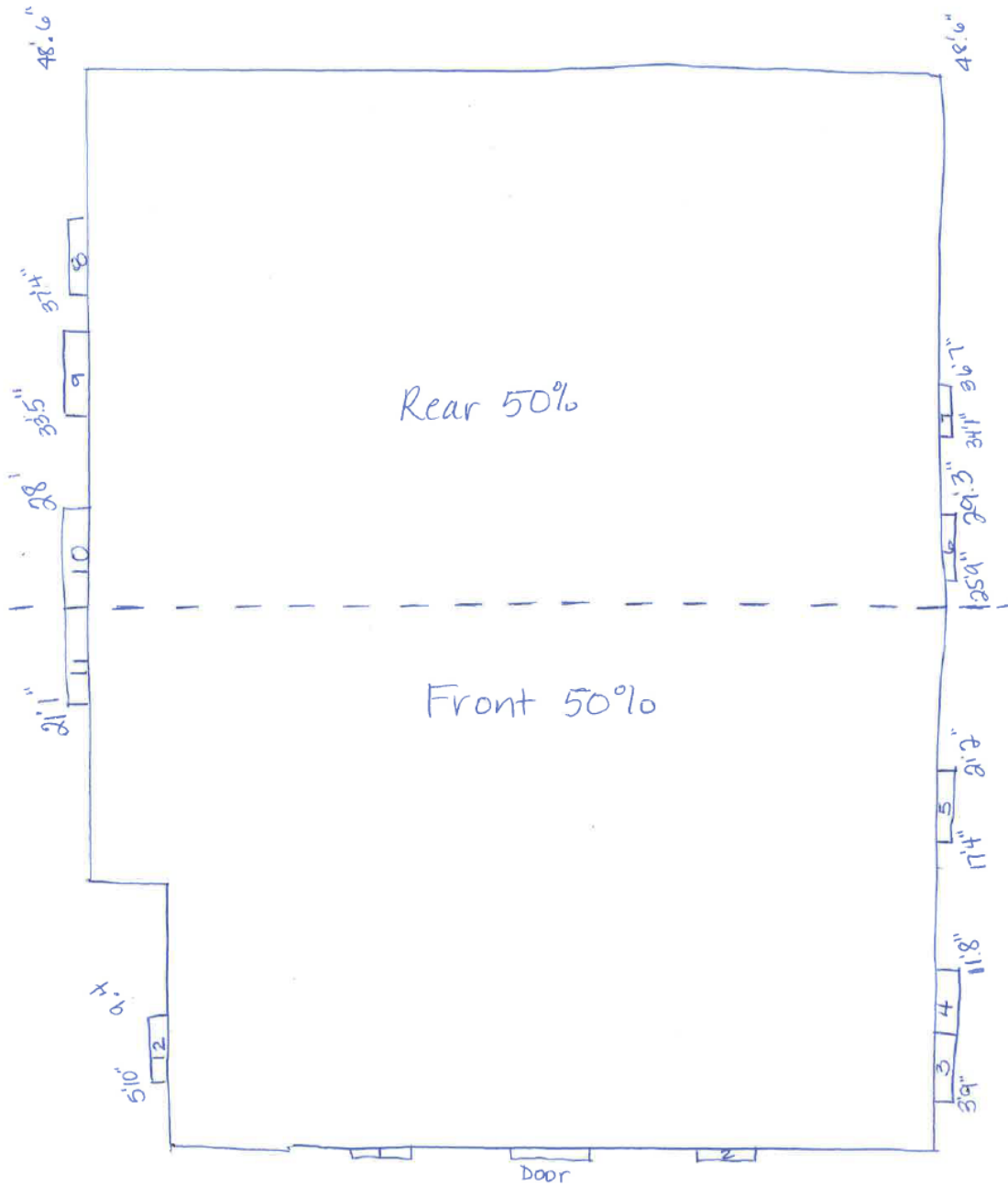
Current Planning

For Additional Sizes, Custom Heights, Prefinish, and Clad, please ask your sales representative for the Premium Window World Entry Doors Featuring Therma-Tru. Smooth-Star Fiberglass Economy Collection Doors are available with the options listed above only.



*For continued warranty coverage, all fiberglass Therma-Tru® door systems must be finished within 6 months of the installation date. However, all bare or unprotected wood surfaces such as door frames including any bare or unprotected wood surfaces used or exposed by builders, contractors, dealers or distributors on or in conjunction with the Products should be primed and painted or stained and top coated within the lesser of 2 weeks of installation or exposure to weather.

Applicant originally requested the door with the grid design to match the original request of the windows. However, the applicant changed both the windows and the door requests to a solid, no design style of glass (circled in green).



Window locations

Window
#1

REMOVED BY
APR 04 2013
Current Planning





front door

Window # 2

RECEIVED BY
APR 04 2013
Current Planning



Windows
#3 & #4



RECEIVED
APR 04 2013
Current Planning





window #5

RECEIVED BY
APR 04 2013
Current Planning





Window
6

RECEIVED

APR 04 2013

Current Planning



RECEIVED BY
APR 04 2013
Current Planning

Window # 7



window # 8 ↑

RECEIVED

APR 04 2015

Current Planning

window # 9



window 9



RECEIVED BY
APR 04 2013
Current Planning

windows #10 & #11
have grid lines & don't
match the rest
of the
windows





APR 14 2013
Current Planning

Window
12



4000 Series Double Hung Windows

4000 Series windows from Window World are beautiful as well as remarkably solid, sturdy and stable. Our beveled mainframe design is exceptionally slim and refined. Their sleek construction easily complements any type of architecture.

You will find that 4000 Series vinyl frames will never chip, peel, crack or warp, and are maintenance free. The 4000 Series tilt-in sashes make cleaning a pleasure due to our effortless tilt latch.

The ultimate choice for beauty, comfort and energy efficiency.

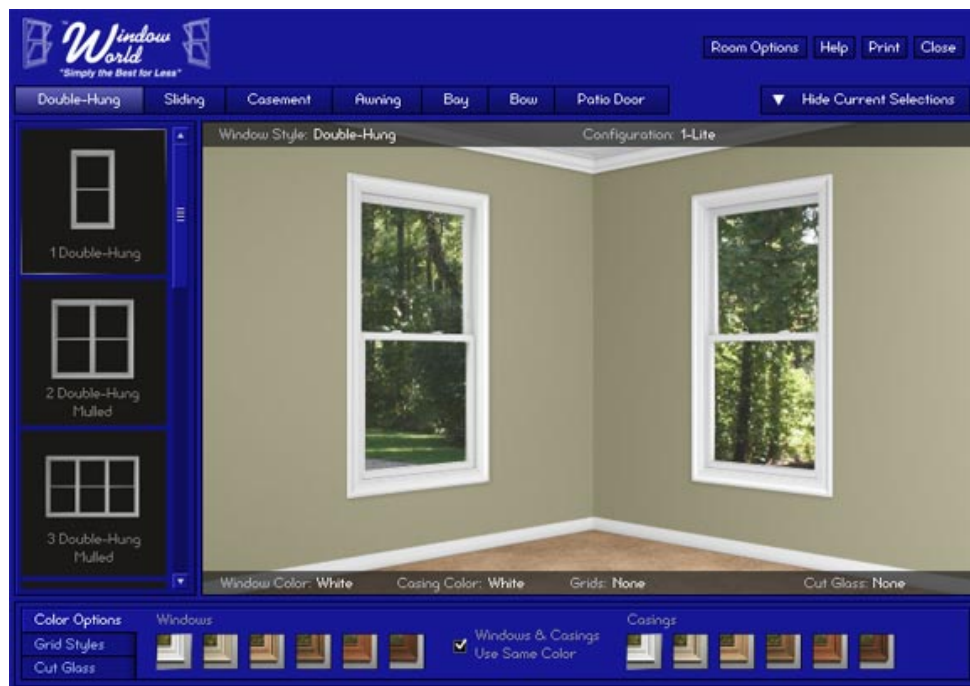
The 4000 Series windows help to pay for themselves through lower energy costs, freedom from maintenance and increased property value. Our impressive [Lifetime Limited Warranty](#) delivers the peace-of-mind you would expect from an industry leader.



[View More Photos](#)

4000 Series Features

- Fusion-welded sash & mainframe adds strength and rigidity.
- Fully extruded lift rail adds strength, durability and ease of operation
- Hidden screen track produces clean lines and added beauty
- Protective hollow bulb seal at sill for added weather protection



Window details

12 April 2013

To whom it may concern,

First and foremost I would like to express my appreciation for the Dallas Historic Preservation Department and the Junius Heights Historic District and their efforts to reestablish the original beauty of many neighborhoods within Dallas.

I am writing this letter from Afghanistan with a level of frustration that is in part fueled by naiveness and incompetence, but more so by a set of rules that appear to be excessively rigid, yet subjective in nature. I will provide examples within the body of this letter.

My letter is a result of conversations my wife has had with neighbors and members of the Junius Heights Task Force to name a few. All information I have is only what I have been told by my wife and is my interpretation of her words.

I am not a lawyer or a city planner. Nor am I an expert on the history of neighborhoods within the city of Dallas. I am just a career military man than has gained life experiences that aren't comparable to a specific education or a defined specialty. However, I am well versed in discipline and strict adherence to established rules and procedures. The past 21 years of my life have been driven by regulation. The Army has a rule for everything and good soldiers follow those rules whether they agree with them or not. Though I am obligated to follow regulation, I do have the freedom to apply common sense and work through the "black and white" to ensure problems are solved.

I will not hesitate to admit that I was a bit naïve as we worked through buying our house. The naiveness came from having a lack of experience, judgment and information as it pertained to the structure and the neighborhood. I was credulous if you will. At no point from initial contact through closing did the seller, realtor or anyone from within Junius Heights mention historical preservation or ordinance number 26331. I am not placing blame, just admitting my naiveness.

Incompetence is simply not knowing what you don't know. Obviously, there were many things I didn't know when I agreed to purchase the house. Needless to say, my level of competence as it pertains to ordinance 26331 has increased a great deal.

Instead of spending months submitting request for certificates of appropriateness, allow me to provide you with my vision, thoughts and plans as they pertain to 6001 Worth Street. I am not trying to use this letter in lieu of certificates of appropriateness; rather, as a means to convey what the ultimate goal of the house is. Obviously, the end state will be achieved through deliberate steps and will not occur quickly.

I do not have to be an expert on historic homes to know that my house is far from its original style. It is very obvious that the windows and doors are not original. It is also obvious that doors and windows have been removed and an attempt to cover their location was made. The roof is not original, the porch slab is not original and I strongly speculate that the siding is not original. Absolutely nothing on the inside is original.

Windows/Doors- I would like to replace the existing windows with new vinyl windows. I am familiar with paragraphs 5.1 and 5.2 within the ordinance. My immediate concern is energy efficiency and safety. As per paragraph 5.2 it is recommended that non-original doors and windows that do not match the historic appearance of the building be replaced with appropriate doors and windows. Besides possibly the basic shape of the house, a historic appearance does not exist. The house is far from its original appearance. I want to install the doors and windows I have purchased as a temporary fix to a huge problem. Every window has some sort of problem. Most do not lock, some do not open, and all of them leak. The new windows will be framed out and painted to blend in. As seen from the street or side walk, I do not believe that anyone would see the difference.

Additionally, my wife's car has already been broken into. I guarantee you that getting into her car is much more difficult than the windows of the house!

Siding- I want to replace the siding completely with wood siding. According to paragraph 4.3-4.5 siding must be restored if practical and replaced only when necessary. Again, I doubt that the current wood installed is original. Secondly, the layers of paint make it impractical to restore. Thirdly, the number of boards needing replacement is much more than those not needing replacement.

As part of replacing the siding, I want to install insulation, mount OSB, install weather barrier, then the new siding. Living in a historic home doesn't mean that energy efficiency must be for gone. Porch- I seriously doubt that four-by-four pine posts are original. I want to put a railing in and build new columns more representative of a craftsman style porch.

As I work through my plans, I will pay attention to the accents representative of craftsman homes to include decorative beams under gables, dormers, cornices and entrances.

Understanding the ordinance now, I agree with the need to eventually install wood windows and doors. However, I am thousands of dollars and possibly years away from being at the point where the windows need to match the historic appearance of the structure. I first need to get the structure to a historical appearance. I won't be able to if I am paying 600 dollars a month in electricity to keep the house cool or warm.

I am bothered, though I admit that it is a personal problem, that it is so difficult to make repairs to my house. I wish every house in Junius Heights would be renovated if required. However, I am not so naïve on that idea. I am competent enough to know that not everyone in the neighborhood is vested in the reclamation. A simple drive down the 6000 block of Worth Street will show you that. A look at my immediate neighbor will show you that. A look at the folks that live behind us will show you that.

I can't tell you how many folks have already commented on how happy they are that we have moved in. That is the result of just a little cleaning and some grass! My favorite story about the house thus far is how it was a suspected drug house for a period of time. Somehow, I can see that.

In closing, if we can get approval for the temporary windows and doors and ultimately the siding replacement, we can then move on to the important and era correct details of the house, to eventually include wood windows and doors.

If we do not get approval then it can be expected that the house will remain status quo. I have not read anything that says I can't just live in the house as it is. I find it ironic that doing nothing is ok, as long as we avoid the "demolition by neglect" paragraph, but trying to improve the home is so painful.

This letter is written by myself and is my thoughts and opinions. I am not speaking for my wife as she is absolutely capable herself. I am unable to be present in person, otherwise I would share my words directly.

v/r

//original signed//

CSM JT Hall

TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 4-11-2013

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Sheri Thompson

PROPERTY ADDRESS: 6001 Worth

DATE of CA / CD REQUEST: 4/4/13

RECOMMENDATION:

☐ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

(1) Approve vinyl windows with 1 over 1 for rear 50% of the house only. The front facade and 50% of the front sides must have wood windows per S.2, S.3 Approval of rear 50% vinyl recommended because of special circumstances. Style on wood windows should be appropriate & consistent.

Task force members present

All in favor.

☒ Laura Koppang ☒ Mary Mesh ☒ Rene Schmidt ☒ Terri Raith (alt.)

☒ Sally Johnson ☐ Morgan Harrison ☐ Barbara Cohen

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: ☒ yes ☐ no

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE April 4, 2013

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.

(2) Deny door as proposed without prejudice.
Johnson / Koppang

**LANDMARK COMMISSION****MAY 6, 2013**

FILE NUMBER: CA123-403(CH)
LOCATION: 5211 Victor St.
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD 97

PLANNER: Carolyn Horner
DATE FILED: April 4, 2013
DISTRICT: Munger Place
MAPSCO: 46B
CENSUS TRACT: 0013.02

APPLICANT/OWNER: Susan Stich

REQUEST: Construct new garden shed in rear and corner side yard.

ANALYSIS: The new owner of the property wants to construct a garden shed in the rear yard. The proposed shed is open on two sides, and the existing wood fence would be the shed's walls on the other two sides. The size, material (hardy is allowed but no regulations exist on whether the material be smooth side out) and design of the garden shed comply with the Munger Place historic overlay. However, the proposed location is partially within the corner side yard setback, and the base zoning does not allow structures other than fences in the setback.

The property has a pool in the rear yard, so the location of the garden shed is restricted. The owner must maintain a distance from the main structure and from the pool, and the resulting location options include the corner side yard.

The applicant must obtain a permit for the construction of the garden shed. Staff supports the request, with the condition that the applicant obtain approval from the Board of Adjustment for locating the shed in the corner side yard setback.

STAFF RECOMMENDATION: Construct new garden shed in rear and corner side yard. Approve with conditions - Approve the drawings dated 4/4/13 with the finding that the proposed garden shed complies with Ordinance 20024, Section 11(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Condition: Applicant must obtain Board of Adjustment approval for location of the shed in the corner side yard setback.

TASK FORCE RECOMMENDATION: Construct new garden shed in rear and corner side yard. Approve with conditions - Approve shed with the condition that the structure be entirely within the back yard (not in corner side yard) and a condition that the hardy plank be smooth side out.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-4031 CH
Office Use Only

Name of Applicant: Susan Stich
Mailing Address: 5211 VICTOR ST
City, State and Zip Code: DALLAS, TX 75214 RECEIVED BY
Daytime Phone: (214) 563-6965 Fax: _____
Relationship of Applicant to Owner: Self APR 14 2013

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

PROPERTY ADDRESS: 5211 VICTOR ST Current Planning
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.

Building a garden shed with extended roof for open patio. Garden
shed dimensions will be 8' x 12'. Roof will be shingles (asphalt)
to match house. Siding will be hardi plank set horizontally
to match house. Siding painted to match house color. RECEIVED BY
APR 14 2013

Signature of Applicant: Susan Stich Date: April 2, 2013 Current Planning
Signature of Owner: _____ Date: _____
(IF NOT APPLICANT)

APPLICATION DEADLINE:

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

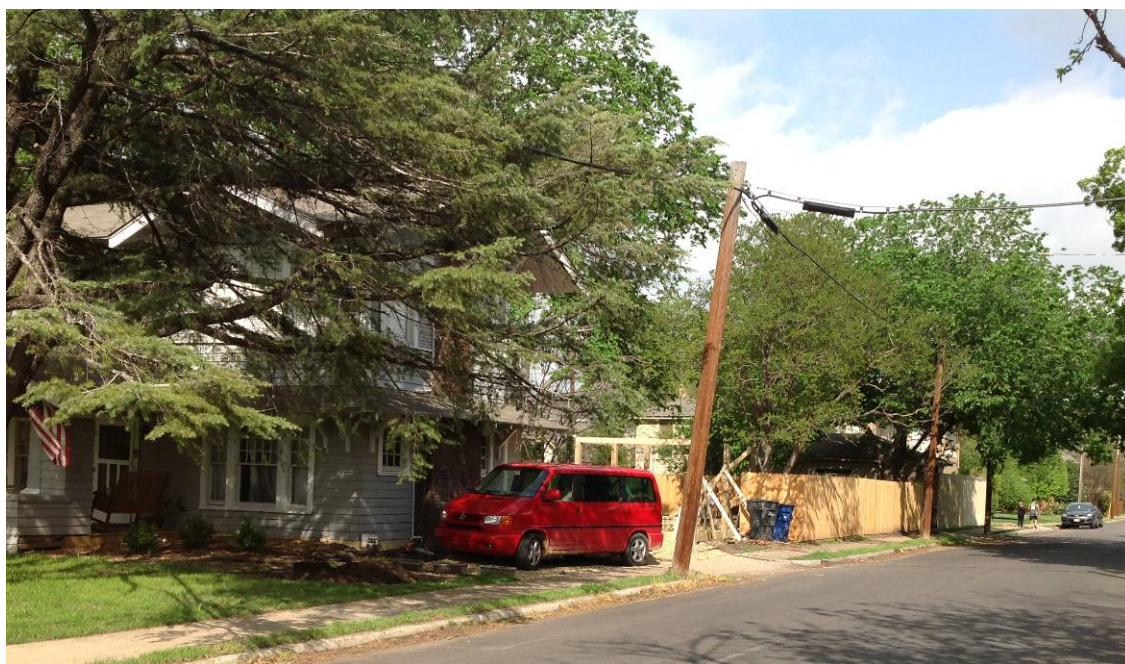
Certificate of Appropriateness

City of Dallas

Historic Preservation
Rev. 111408

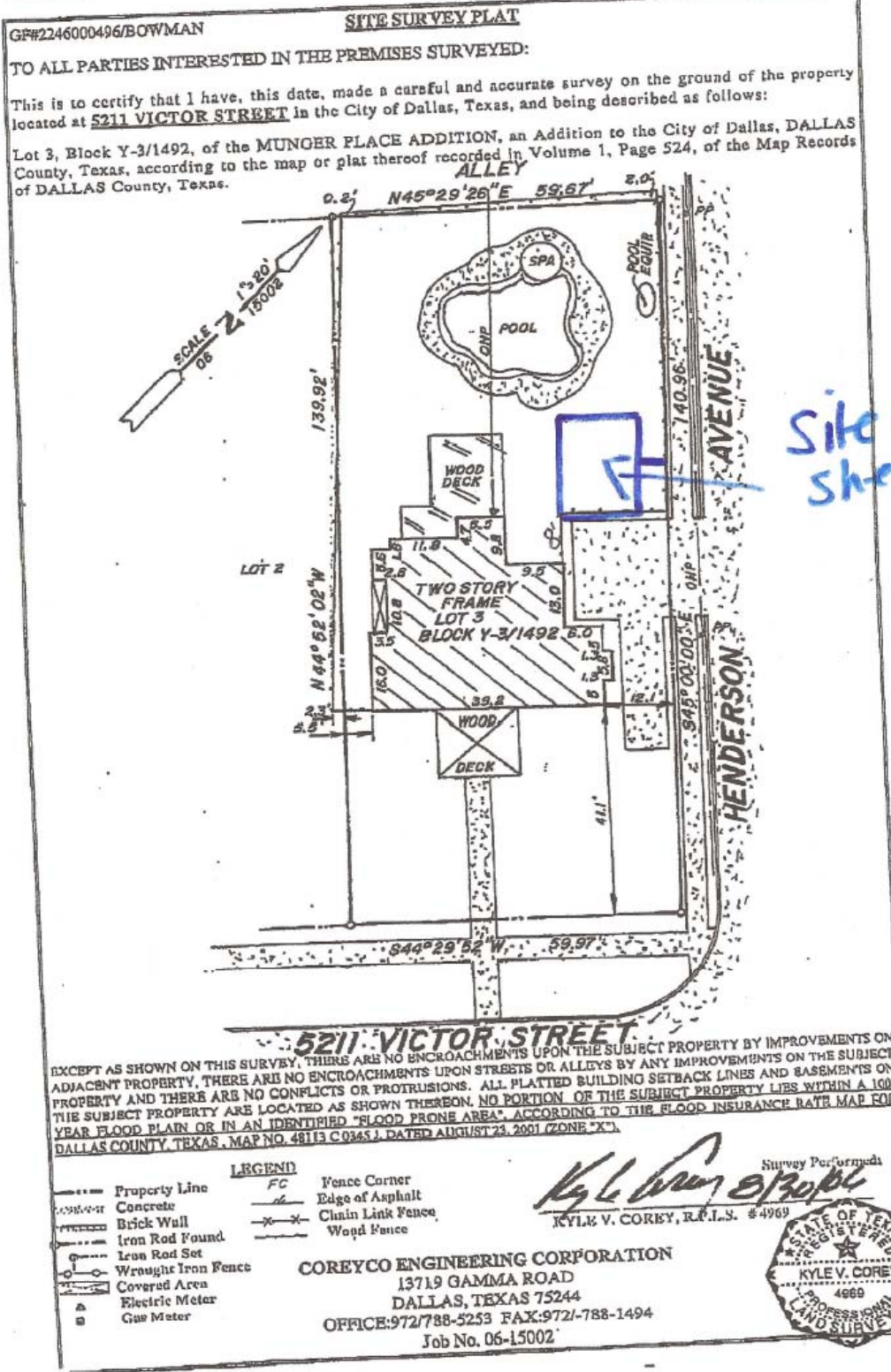


Front facade



Corner side yard, with driveway entrance on side street

Exhibit A



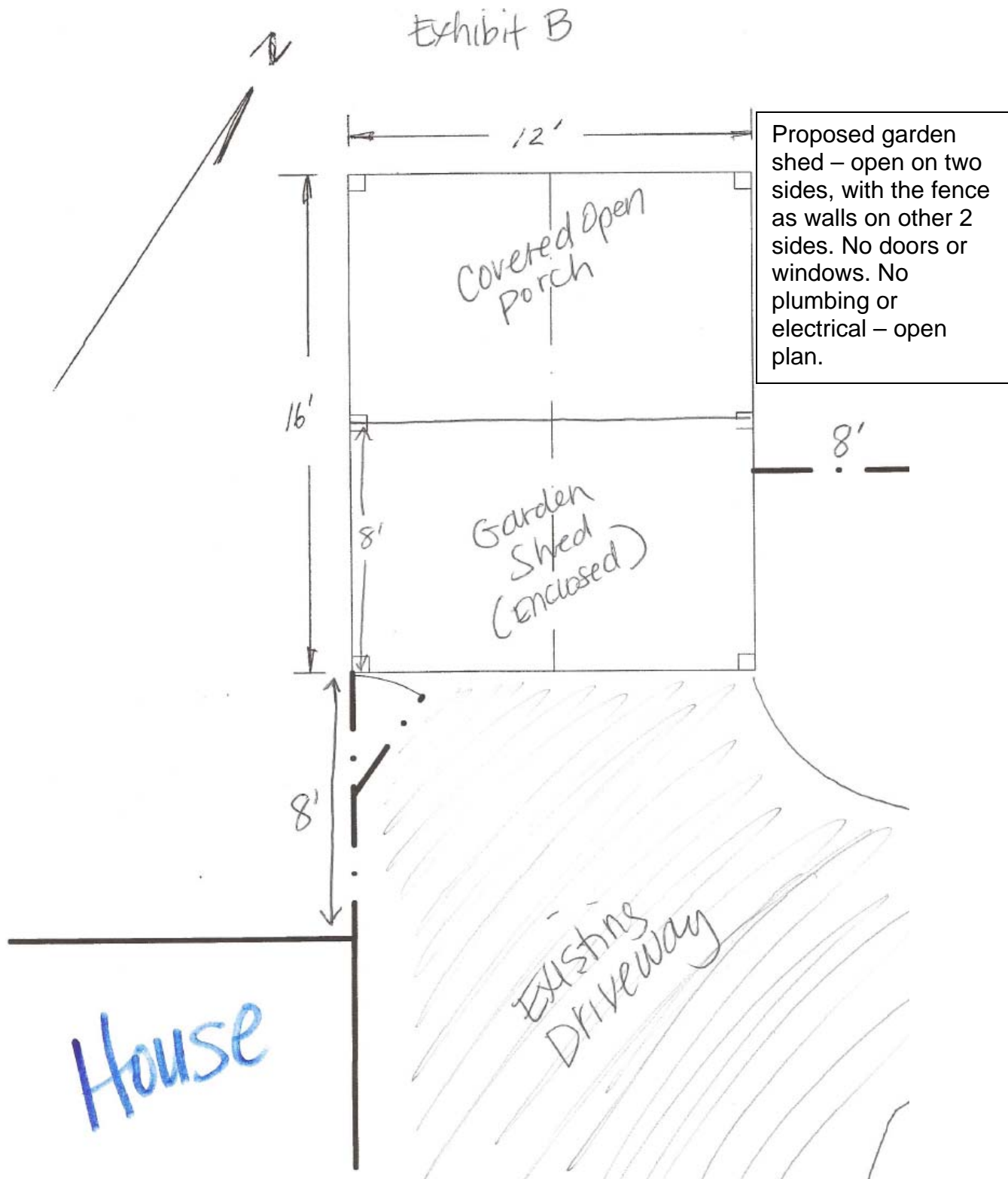
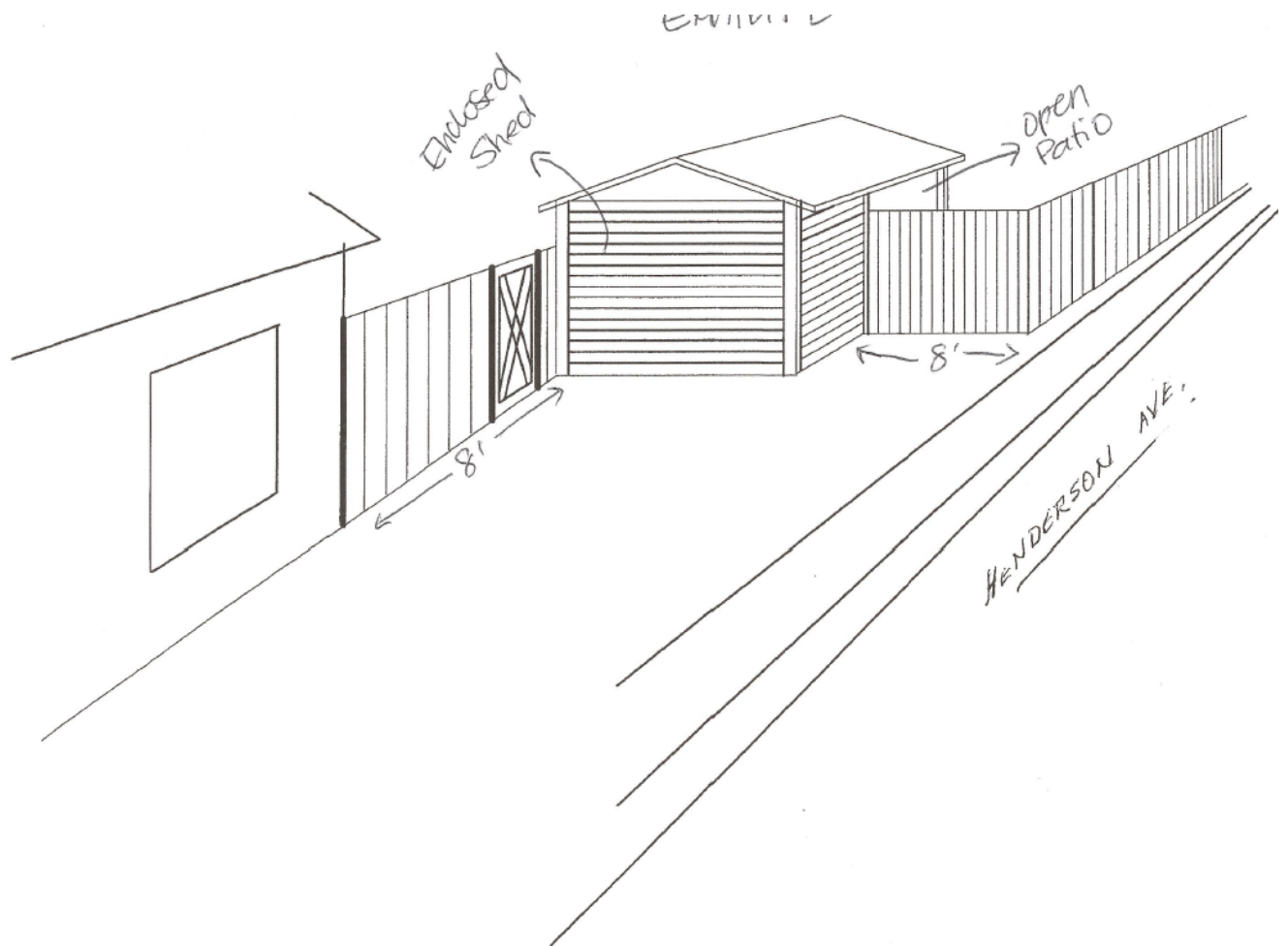


EXHIBIT C
ELEVATION VIEWS (FROM VICTOR ST. - FRONT)





TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 4-9-2013

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Susan Stich

PROPERTY ADDRESS: 5211 Victor

DATE of CA / CD REQUEST: 4/4/2013

RECOMMENDATION:

☐ Approval ☒ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

Approve shed with the condition that the structure be entirely within the back yard (not in corner ~~side~~ yard). And a condition that the hardy plank be smooth side out.

Task force members present

☒ Wesley Powell ☐ JoAnna Hampton ☒ John Mark Guest

☒ Greg Johnston ☒ Brandon Burris ☒ John Gormley

☐ Virginia McAlester (Alt.) ☒ Cheryl Scott (Alt.)

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: ☒ yes ☐ no

Task Force members in favor: 6

Task Force members opposed: —

Basis for opposition:

CHAIR, Task Force

DATE 4/9/13

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****MAY 6, 2013**

FILE NUMBER: CA123-418(CH)
LOCATION: 5400 Swiss Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 14
ZONING: PD 63

PLANNER: Carolyn Horner
DATE FILED: April 4, 2013
DISTRICT: Swiss Ave.
MAPSCO: 46B
CENSUS TRACT: 0014.00

APPLICANT: Sam Bebeau

OWNER: Craig Power

REQUEST: Replace damaged grey asphalt shingle roof with new Decra brand, Villa Tile style roof in Pompeii Ash color.

BACKGROUND / HISTORY: The Landmark Commission approved the use of DaVinci imitation shake shingles on this house at the January 2013 meeting. The applicant does not like the fake, plastic look of the imitation shingle and wants to change the material.

ANALYSIS: This contributing structure currently has a grey asphalt shingle roof. The owner wants to change the material to Decra brand, steel-based roofing material. The owner supplied a picture of tile roofing materials that have been in his storage area since he bought the house. The owner believes that the house originally had a tile roof, in a grey or neutral color.

The original request was for a tile style of roof in a grey or red color. Staff supports the material, but prefers the grey color. The applicant has revised the request, specifically asking for the grey color.

The task force believes that the previous request, by a different representative for the owner, provided proof that the house originally had cedar shake, not tile, as a roofing material. The owner believes that this was incorrect information and wants to move forward with tile roofing materials.

STAFF RECOMMENDATION: Replace damaged grey asphalt shingle roof with new Decra brand, Villa Tile style roof in Pompeii Ash color. Approve - Approve the request dated 4/4/13 with the finding that the proposed Decra tile complies with City Code

Section 51P-63.116(1)(N)(ii) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION: Replace damaged grey asphalt shingle roof with new Decra brand, Villa Tile style roof in Pompeii Ash color. Deny without prejudice - Deny without proof of original roof material. Recommendation to go forward with Task Force's previous approval for DaVinci imitation shake shingles.



Front façade

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-418 (CH)
Office Use Only

Name of Applicant: CRMG POWERS
Mailing Address: 5923 GASTON AVE
City, State and Zip Code: DALLAS, TX 75214
Daytime Phone: 214-550-0000 Fax: 214-821-5178
Relationship of Applicant to Owner: SAME APR 04 2013

PROPERTY ADDRESS: 5400 SWISS AVENUE
Historic District: SWISS AVENUE Current Planning

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 EXISTING ROOF 'ASPHALT SHINGLE' WITH 'DECRA' TILE SEE CUT SHEET - SUGGESTED GRAY OR REDISH (IMAGED) THIS TILE REDUCES ENERGY-COOLING IN SUMMER BY 30% APPROXIMATELY (SUSTAINABLE) - SEE PHOTO OF EXISTING TILES IN BASEMENT.
- ~~REMOVE EXISTING WOOD FENCE AND BUILD BRICK FENCE~~
- ~~REMOVE EXISTING WOOD FENCE AND BUILD BRICK FENCE~~
- ~~REMOVE EXISTING WOOD FENCE AND BUILD BRICK FENCE~~

Signature of Applicant: [Signature] Date: _____

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

DECRA Villa Tile



DECRA's Villa Tile combines the superior performance of steel with the classic beauty, elegance and architectural detail of an old world Italian tile. Durable and lightweight, Villa Tile requires little to no maintenance and is walkable.

DECRA Villa Tile is pressure formed aluminum-zinc alloy coated steel with an acrylic bonded stone chip finish. The stone coating resists fading and UV penetration.

DECRA Villa Tile Benefits & Features:

- Unique Hidden Fastener System
- Exclusive "Cut & Tuck"™ Technology –
- No Special Tools Required
- Installs Direct to Deck
- Lightweight (1.6 lbs.per sq ft.)



DECRA Villa Tile Documents

- ▶ [Villa Tile Flyer](#)
- ▶ [Villa Tile Installation Guide](#)
- ▶ [Villa Tile Estimating Sheet](#)
- ▶ [DECRA Warranty](#)
- ▶ [Roofing Product Comparison](#)



DECRA Villa Tile Color Palette

Available Villa Tile Colors (Colors shown approximate the actual color, please view the actual product before choosing the color.)

Also visit
the Photo
Library



Amalfi Sand



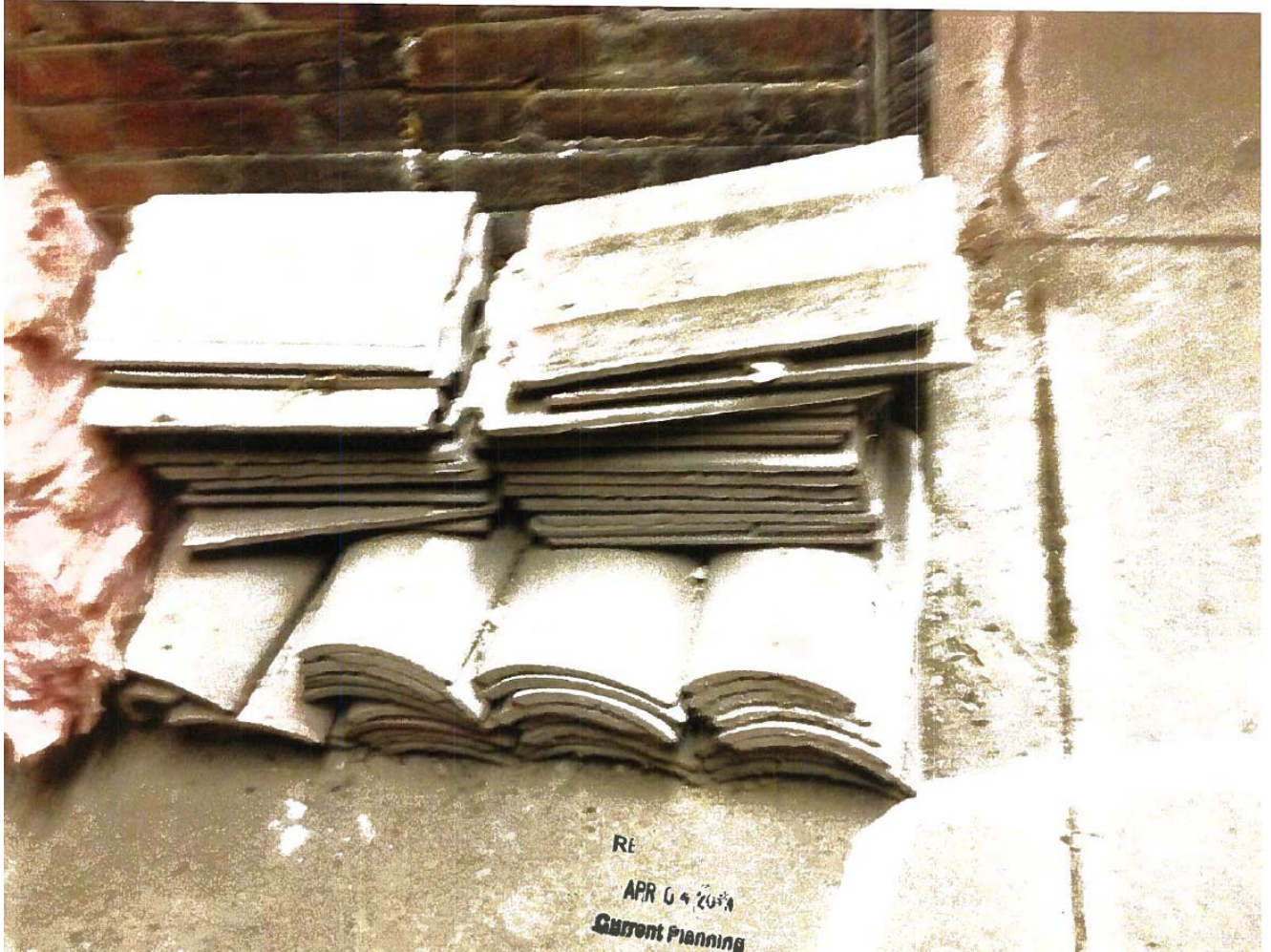
DECRA Villa Tile Specifications:

Minimum Pitch:	3:12	Download the DECRA 3-Part Specification
Panel Size:	17" x 44-1/4"	PDF Format
Installed Exposure:	14-1/2" x 39-1/2"	Word Format
Panels per Square:	25.2	
Installed Weight:	160 lbs. /sq.	

Project Solutions with DECRA Villa Tile

- ▶ [Curb Appeal](#)
- ▶ [Energy Savings - Concrete to DECRA Villa Tile](#)
- ▶ [Extreme Makeover](#)
- ▶ [Lightweight & Miami-Dade Approved](#)
- ▶ [NextGen Home 2009 - DECRA Villa Tile](#)

Revised color request circled in red.



Photograph provided by applicant showing tile in storage area of home. Applicant believes this was the original roofing material on the home.

TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 4-9-2013

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Craig Power/Sam Bebeau

PROPERTY ADDRESS: 5400 Swiss

DATE of CA / CD REQUEST: 4/4/2013

RECOMMENDATION:

☐ Approval ☐ Approval with conditions ☐ Denial ☒ Denial without prejudice

Recommendation / comments/ basis:

*Deny without proof of original roof material.
Recommendation to go forward with
Task Force's previous approval for Davinci
imitation shake shingles*

Task force members present

☒ Wesley Powell ☐ JoAnna Hampton ☒ John Mark Guest

☒ Greg Johnston ☒ Brandon Burris ☒ John Gormley

☐ Virginia McAlester (Alt.) ☒ Cheryl Scott (Alt.)

Ex Officio staff members Present: Carolyn Horner

Simply Majority Quorum: ☒ yes ☐ no

Task Force members in favor: 6

Task Force members opposed: —

Basis for opposition:

CHAIR, Task Force, *Wesley Powell*

DATE

4/9/13

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****MAY 6, 2013**

FILE NUMBER: CA123-396(MD)
LOCATION: 218 S. Rosemont
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD-87, Tract 1

PLANNER: Mark Doty
DATE FILED: April 4, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-E
CENSUS TRACT: 0052.00

APPLICANT: Solid Rock Investments

REPRESENTATIVE: Matt Luneau

OWNER: HORNSBY S L

REQUEST:

- 1) Install new wood, one over one, and multi-lite windows. Work completed without a Certificate of Appropriateness.
- 2) Replace front steps and sidewalk with new to match in material, size, and location. Work completed without a Certificate of Appropriateness.
- 3) Replace existing front porch siding with new 1x6 siding to match. Paint. Work completed without a Certificate of Appropriateness.
- 4) Replace approximately 30% of wood siding on north facade to match existing 117 siding. Paint. Work completed without a Certificate of Appropriateness.
- 5) Relocate existing door and two windows on rear (east) facade. Work completed without a Certificate of Appropriateness.
- 6) Install new concrete steps on rear facade. Work completed without a Certificate of Appropriateness.
- 7) Remove two second story windows on rear facade. Infill with 117 siding to match. Paint. Work completed without a Certificate of Appropriateness.
- 8) Install new roof overhang, exposed rafter tails, and raise elevation 6" on rear facade. Work completed with a Certificate of Appropriateness.
- 9) Paint exterior of main structure. Brand: Sherwin Williams. Option #1 - Body: SW 2836 'Quartersawn Oak', Trim: SW 2835 'Craftsman Brown', Accent: SW 2833 'Roycroft Vellum'. Option #2 - Body: SW 2836 'Quartersawn Oak', Trim and Accent: White to match existing. Option #3 - - Body: SW 2836 'Quartersawn Oak', Trim: SW 2833 'Roycroft Vellum', Accent: White to match existing.

BACKGROUND / HISTORY:

2/4/13 – New exterior paint colors approved by Landmark Commission (CA123-210(MD)). Applicant is requesting in this application a change in paint colors from previously approved.

ANALYSIS: The Applicant had received a 'Routine Maintenance' Certificate of Appropriateness on January 8, 2013 (CA123-228(MD)) for several items, including siding repair and wood window repair. During construction, it was determined that the existing windows could not be repaired, so they were completely removed and replaced without notification to Staff. The same for the siding repair and rear elevation changes. While Staff doesn't necessarily have an issue with the majority of the items requested, two items that Staff believes does not comply include the front façade windows and the revisions to the second floor windows on the rear façade.

As the images on page D5- 5 indicate, the front façade windows were very distinctive, true divided lite windows. While the new windows are the same lite configuration, they are not true divided, which is not satisfactory to Staff. The rest of the windows on the house are one-over-one windows, and while Staff is not pleased those were completely replaced, since they are simple one-over-one windows, the replacement is not as egregious.

Regarding the rear façade changes, Staff believes that the original second floor window configuration as shown on 5X-5 is an important component to the rear façade and that two windows should not be removed and replaced with siding.

STAFF RECOMMENDATION:

- 1) Install new wood, one over one, and multi-lite windows. Work completed without a Certificate of Appropriateness. – Approve with conditions - Approve one-over-one window specifications dated 4/17/13 with the condition the multi-lite windows on the front facade should be wood, true divided lites with the finding of fact the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A)(B) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Replace front steps and sidewalk with new to match in material, size, and location. Work completed without a Certificate of Appropriateness. – Approve - Approve work completed with the finding of fact the work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-87.111(a)(11)(E), and landscaping in Section 51P-87.111(b)(9)(A)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Replace existing front porch siding with new 1x6 siding to match. Paint. Work completed without a Certificate of Appropriateness. – Approve - Approve work completed with the finding of fact the work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-87.111(a)(11)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 4) Replace approximately 30% of wood siding on north facade to match existing 117 siding. Paint. Work completed without a Certificate of Appropriateness. – Approve with conditions - Approve work completed with the finding of fact the work is consistent with the criteria for architectural detail in the preservation

criteria Section 51P-87.111(a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 5) Relocate existing door and two windows on rear (east) facade. Work completed without a Certificate of Appropriateness. – Approve - Approve work completed with the finding of fact the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 6) Install new concrete steps on rear facade. Work completed without a Certificate of Appropriateness. – Approve with conditions - Approve work completed with the condition that new handrails are installed with the finding of fact the completed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 7) Remove two second story windows on rear facade. Infill with 117 siding to match. Paint. Work completed without a Certificate of Appropriateness. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that although the preservation criteria does not address removal of windows on the rear elevation, the original windows removed where part of an enclosed sleeping porch. Secretary of the Interior's Standard #2 and #4.
- 8) Install new roof overhang, exposed rafter tails, and raise elevation 6" on rear facade. Work completed with a Certificate of Appropriateness. – Approve - Approve work completed with the finding of fact the work is consistent with the criteria for roof forms in the preservation criteria Section 51P-87.111(a)(14)(A)(B)(C) and (D), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 9) Paint exterior of main structure. Brand: Sherwin Williams. Option #1 - Body: SW 2836 'Quartersawn Oak', Trim: SW 2835 'Craftsman Brown', Accent: SW 2833 'Roycroft Vellum'. Option #2 - Body: SW 2836 'Quartersawn Oak', Trim and Accent: White to match existing. Option #3 - - Body: SW 2836 'Quartersawn Oak', Trim: SW 2833 'Roycroft Vellum', Accent: White to match existing. – Approve - Approve all three options and specifications dated 4/17/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Install new wood, one over one, and multi-lite windows. Work completed without a Certificate of Appropriateness. – Approve.
- 2) Replace front steps and sidewalk with new to match in material, size, and location. Work completed without a Certificate of Appropriateness. – Approve.
- 3) Replace existing front porch siding with new 1x6 siding to match. Paint. Work completed without a Certificate of Appropriateness. – Approve.
- 4) Replace approximately 30% of wood siding on north facade to match existing 117 siding. Paint. Work completed without a Certificate of Appropriateness. – Approve.
- 5) Relocate existing door and two windows on rear (east) facade. Work completed without a Certificate of Appropriateness. – Approve.

- 6) Install new concrete steps on rear facade. Work completed without a Certificate of Appropriateness. – Approve.
- 7) Remove two second story windows on rear facade. Infill with 117 siding to match. Paint. Work completed without a Certificate of Appropriateness. – Approve.
- 8) Install new roof overhang, exposed rafter tails, and raise elevation 6" on rear facade. Work completed with a Certificate of Appropriateness. – Approve.
- 9) Paint exterior of main structure. Brand: Sherwin Williams. Option #1 - Body: SW 2836 'Quartersawn Oak', Trim: SW 2835 'Craftsman Brown', Accent: SW 2833 'Roycroft Vellum'. Option #2 - Body: SW 2836 'Quartersawn Oak', Trim and Accent: White to match existing. Option #3 - - Body: SW 2836 'Quartersawn Oak', Trim: SW 2833 'Roycroft Vellum', Accent: White to match existing. – Approve.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-396(MD)
Office Use Only

Name of Applicant: Solid Rock Investments Matt Laneen
Mailing Address: 12813 Travers Trail
City, State and Zip Code: Ft Worth, TX 76244
Daytime Phone: 817-739-3624 Fax: _____
Relationship of Applicant to Owner: Owner

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

PROPERTY ADDRESS: 218 S Rosemont
Historic District: Winnatka Heights

PROPOSED WORK:

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

1. See Attached

RECEIVED BY

APR 04 2013

Current Planning

Signature of Applicant: Matt Laneen Date: 3-21-2013

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



West (front) elevation before work started.



East (rear) elevation before work started.

Proposed Work

218 S. Rosemont

1. Replace all windows with Jeld-Wen Tradition Plus Wood Double Hung Pine windows. Windows have exact same size and style of the originals. See attached documentation for exact specs. Original windows could not be restored. See attached documentation for the original condition of the windows.
2. Replace concrete steps and front walk with new concrete, same dimensions as the original.
3. Replace front porch rail siding with custom 1x6 siding from Davis Hawn to match the original.
4. Replace siding as needed (Approx 30%) with style 117 historical siding from Davis Hawn to match the original.
5. Paint exterior with one of the Sherwin-Williams color schemes shown in the attachment.
6. Relocate and replace back door (spec for door attached) as shown in the attachment, add new concrete steps for door, delete two upstairs windows.
7. Replace roof overhang and raise the elevation by 6 in the rear of the house. See details in the attachment.

Solid Rock Investments of Texas LLC

218 South Rosemont
Dallas, TX 75208



Managers:
Charles Easter
Matt Luneau

218 S. Rosemont – Item 1, Windows

Replace all windows with custom made, matching windows, and trim. Originals were not able to be restored.



Custom Made Matching Windows



Original Windows

----- Original message -----

From: russell causseaux <ractx329@yahoo.com>
Date: 04/03/2013 8:33 AM (GMT-06:00)
To: matthewluneau@gmail.com
Subject: Worthless Windows - House on Rosemont

Hello Mat:

This email is to confirm in writing my assessment of the windows which were a part of the house you are rehabilitating at 218 S. Rosemont in Dallas. As we discussed the windows were in such poor condition that they were not repairable. The windows were wooden and had rotted out, glass panes were shattered, and they were missing dividers between the panes. In addition, the only thing "holding" them together was duct tape. As you know we (Orr-Reed Wrecking) are in the business of re-claiming all types of building materials. In my professional opinion the windows at 218 Rosemont were without value and not suitable candidates for repair.

If you have any questions or need additional information do not hesitate to call.

Best regards,
Russell Causseaux
Orr Reed Wrecking - Job Foreman
214-728-7928



Davis-Hawn Lumber Co.

1941 S. Beckley Ave.

Dallas, TX 75224

Phone: (214) 946-8123

QUOTE BY: Mike

SOLD TO: matt luneau

218 s. rosemont

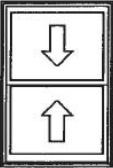
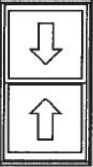
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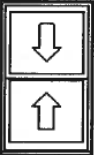
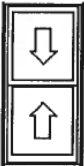
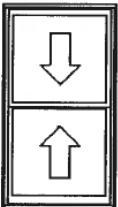
PROJECT NAME: MATT LANEAU #2

PO#:

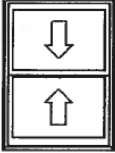
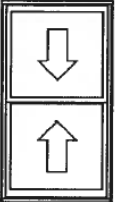
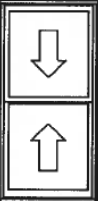
REFERENCE: 218 S. ROSEMONT

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-1	4THBEDRM/MUDRM	TWD3552			
	Rough Opening:36 1/8 X 53 1/4	Frame Size : 35 3/8 X 52 1/2			
		Tradition Plus Wood Double Hung, Auralast Pine, Natural Pine Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, White Jambliner, Desert Sand Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening:32w, 22.18h, 4.928 sf PEV 2012.4.0.640/PDV 5.691 (10/19/12) CW			
	Viewed from Exterior. Scale: 1/4" = 1'		\$287.33	5	\$1,436.65
Line-2	MUDRM	TWD2952			
	Rough Opening:30 1/8 X 53 1/4	Frame Size : 29 3/8 X 52 1/2			
		Tradition Plus Wood Double Hung, Auralast Pine, Natural Pine Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, White Jambliner, Desert Sand Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening:26w, 22.18h, 4.004 sf PEV 2012.4.0.640/PDV 5.691 (10/19/12) CW			
	Viewed from Exterior. Scale: 1/4" = 1'		\$260.29	2	\$520.58

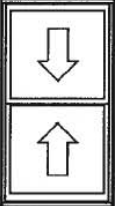
4/17/13

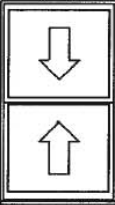
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Line-3	DINING RM	TWD2948			
	Rough Opening: 30 1/8 X 49 1/4	Frame Size : 29 3/8 X 48 1/2			
		Tradition Plus Wood Double Hung, Auralast Pine, Natural Pine Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, White Jambliner, Desert Sand Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening: 26w, 20.18h, 3.643 sf PEV 2012.4.0.640/PDV 5.691 (10/19/12) CW			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$249.24	2	\$498.48
Line-4	FORMAL SITTING	TWD2552			
	Rough Opening: 26 1/8 X 53 1/4	Frame Size : 25 3/8 X 52 1/2			
		Tradition Plus Wood Double Hung, Auralast Pine, Natural Pine Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, White Jambliner, Desert Sand Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening: 22w, 22.18h, 3.388 sf PEV 2012.4.0.640/PDV 5.691 (10/19/12) CW			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$240.87	3	\$722.61
Line-5	temp. in stair case	TWD3564			
	Rough Opening: 36 1/8 X 65 1/4	Frame Size : 35 3/8 X 64 1/2			
		Tradition Plus Wood Double Hung, Auralast Pine, Natural Pine Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, White Jambliner, Desert Sand Hardware, No Screen, Insulated Low-E Tempered Glass, Preserve Film, Argon Filled, Clear Opening: 32w, 28.18h, 6.262 sf PEV 2012.4.0.640/PDV 5.691 (10/19/12) CW			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$464.71	2	\$929.42


4/17/13

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-6	2nd floor - new master bath ??	TWD3548			
	Rough Opening:36 1/8 X 49 1/4	Frame Size : 35 3/8 X 48 1/2			
		Tradition Plus Wood Double Hung, Auralast Pine, Natural Pine Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, White Jambliner, Desert Sand Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening:32w, 20.18h, 4.484 sf			
	Viewed from Exterior. Scale: 1/4" = 1'	PEV 2012.4.0.640/PDV 5.691 (10/19/12) CW			
			\$275.16	3	\$825.48
Line-7	MSTR BED/BED 2 & 3	TWD3564			
	Rough Opening:36 1/8 X 65 1/4	Frame Size : 35 3/8 X 64 1/2			
		Tradition Plus Wood Double Hung, Auralast Pine, Natural Pine Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, White Jambliner, Desert Sand Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening:32w, 28.18h, 6.262 sf			
	Viewed from Exterior. Scale: 1/4" = 1'	PEV 2012.4.0.640/PDV 5.691 (10/19/12) CW			
			\$321.43	5	\$1,607.15
Line-8		TWD3164			
	Rough Opening:32 1/8 X 65 1/4	Frame Size : 31 3/8 X 64 1/2			
		Tradition Plus Wood Double Hung, Auralast Pine, Natural Pine Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, White Jambliner, Desert Sand Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, 1 1/8" Bead SDL w/Perm Wood Natural Pine SDL, Silver Shadow Bar, Per Drawing Top Lite(s) Only (9 Rect Lite) (0 Rad Lite) Clear Opening:28w, 28.18h, 5.479 sf			
	Viewed from Exterior. Scale: 1/4" = 1'	Drawing Number: 012413D1 PEV 2012.4.0.640/PDV 5.691 (10/19/12) CW			
			\$436.47	6	\$2,618.82

4/17/13

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-9		TWD3564			
	Rough Opening: 36 1/8 X 65 1/4	Frame Size : 35 3/8 X 64 1/2			
		Tradition Plus Wood Double Hung, Auralast Pine, Natural Pine Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, White Jambliner, Desert Sand Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, 1 1/8" Bead SDL w/Perm Wood Natural Pine SDL, Silver Shadow Bar, Per Drawing Top Lite(s) Only (9 Rect Lite) (0 Rad Lite) Clear Opening: 32w, 28.18h, 6.262 sf Drawing Number: 012413E1 PEV 2012.4.0.640/PDV 5.691 (10/19/12) CW			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$456.32	3	\$1,368.96

Line-10		TWD3764			
	Rough Opening: 38 1/8 X 65 1/4	Frame Size : 37 3/8 X 64 1/2			
		Tradition Plus Wood Double Hung, Auralast Pine, Natural Pine Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, White Jambliner, Desert Sand Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, 1 1/8" Bead SDL w/Perm Wood Natural Pine SDL, Silver Shadow Bar, Per Drawing Top Lite(s) Only (9 Rect Lite) (0 Rad Lite) Clear Opening: 34w, 28.18h, 6.653 sf Drawing Number: 012413F1 PEV 2012.4.0.640/PDV 5.691 (10/19/12) CW			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$465.76	2	\$931.52

Line-11	at front door	TWCT3236			
	Rough Opening: 32 3/4 X 36 3/4	Frame Size : 32 X 36			
		Tradition Plus Wood Fixed Auralast Pine, Insash Casement/Awning Product, Natural Pine Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, DP 35, Insulated Low-E Tempered Glass, Preserve Film, Argon Filled, 1 1/8" Bead SDL w/Perm Wood Natural Pine SDL, Silver Shadow Bar, Colonial 3 Wide 2 High PEV 2012.4.0.640/PDV 5.691 (10/19/12) CW			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$441.46	2	\$882.92

STAFF IS RECOMMENDING
APPROVAL OF ONE - OVER-ONE
WINDOWS ONLY.

4/17/13

Total:	\$12,342.59
tax(8.25%)	\$1,018.26
NET TOTAL:	\$13,360.85
Total Units:	35

QQ-2.12.0.987 cust-045449

Quote Date: 1/17/2013

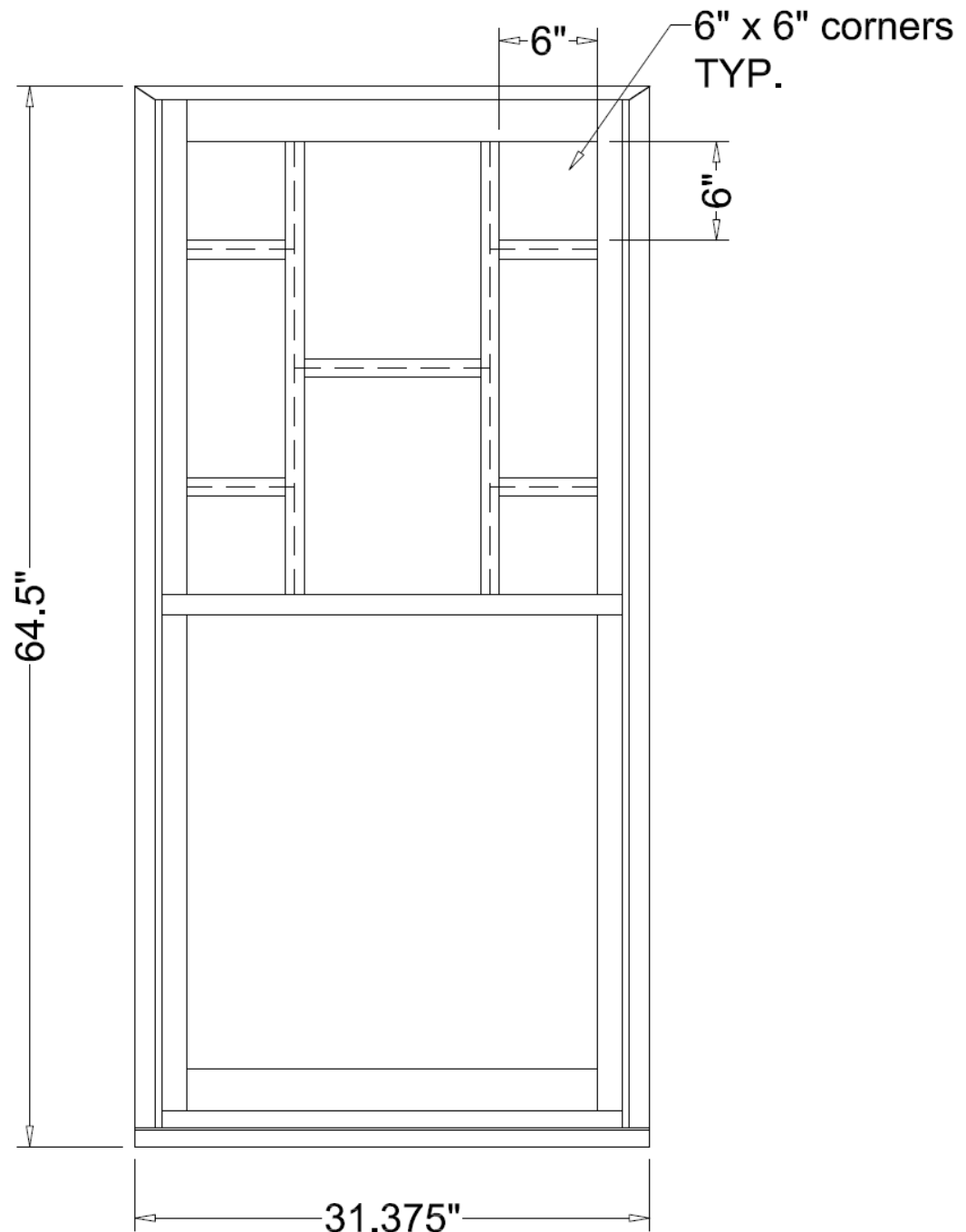
Page 4 of 5(Prices are subject to change.)

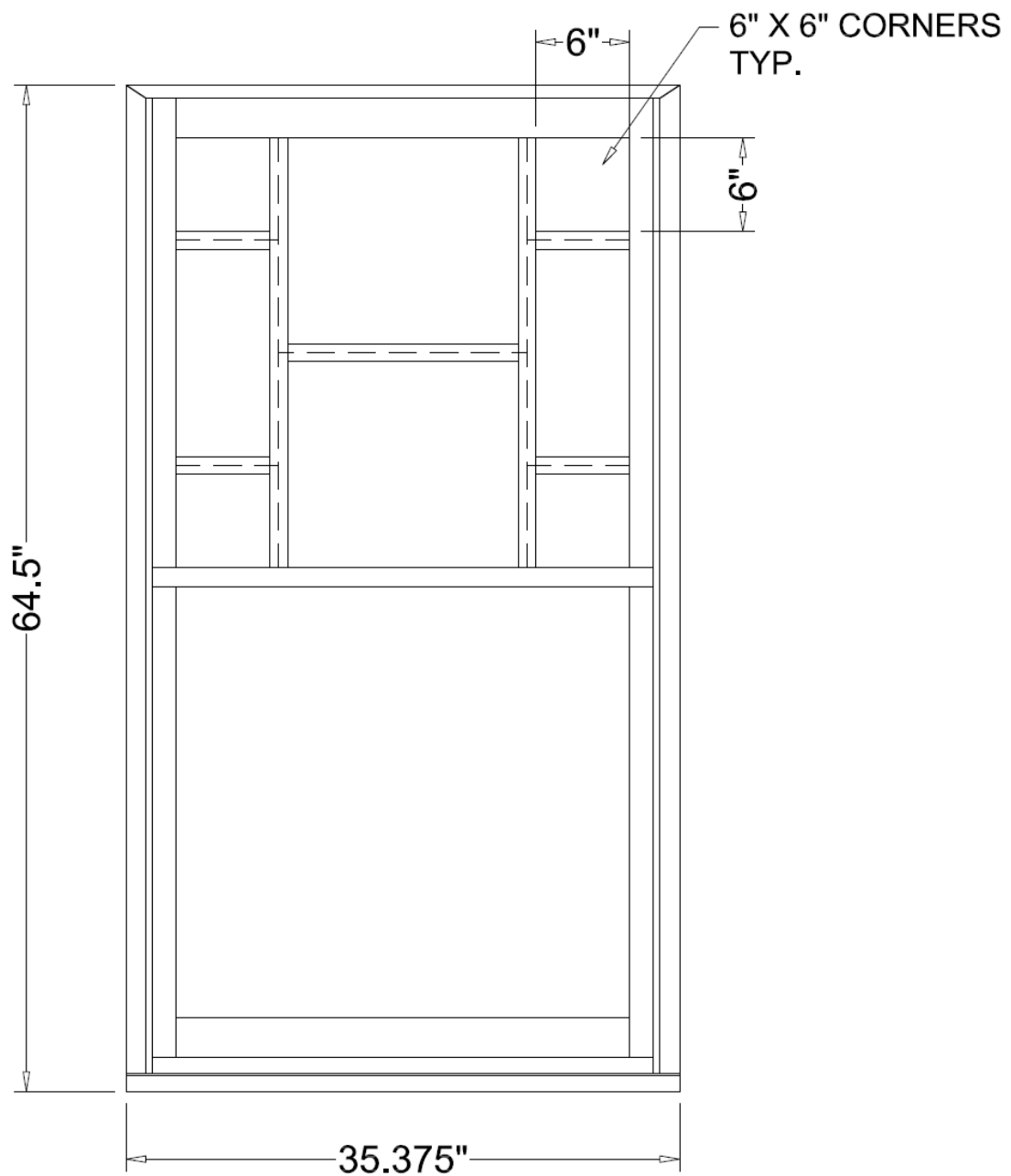
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scale. All orders are subject to review by JELD-WEN

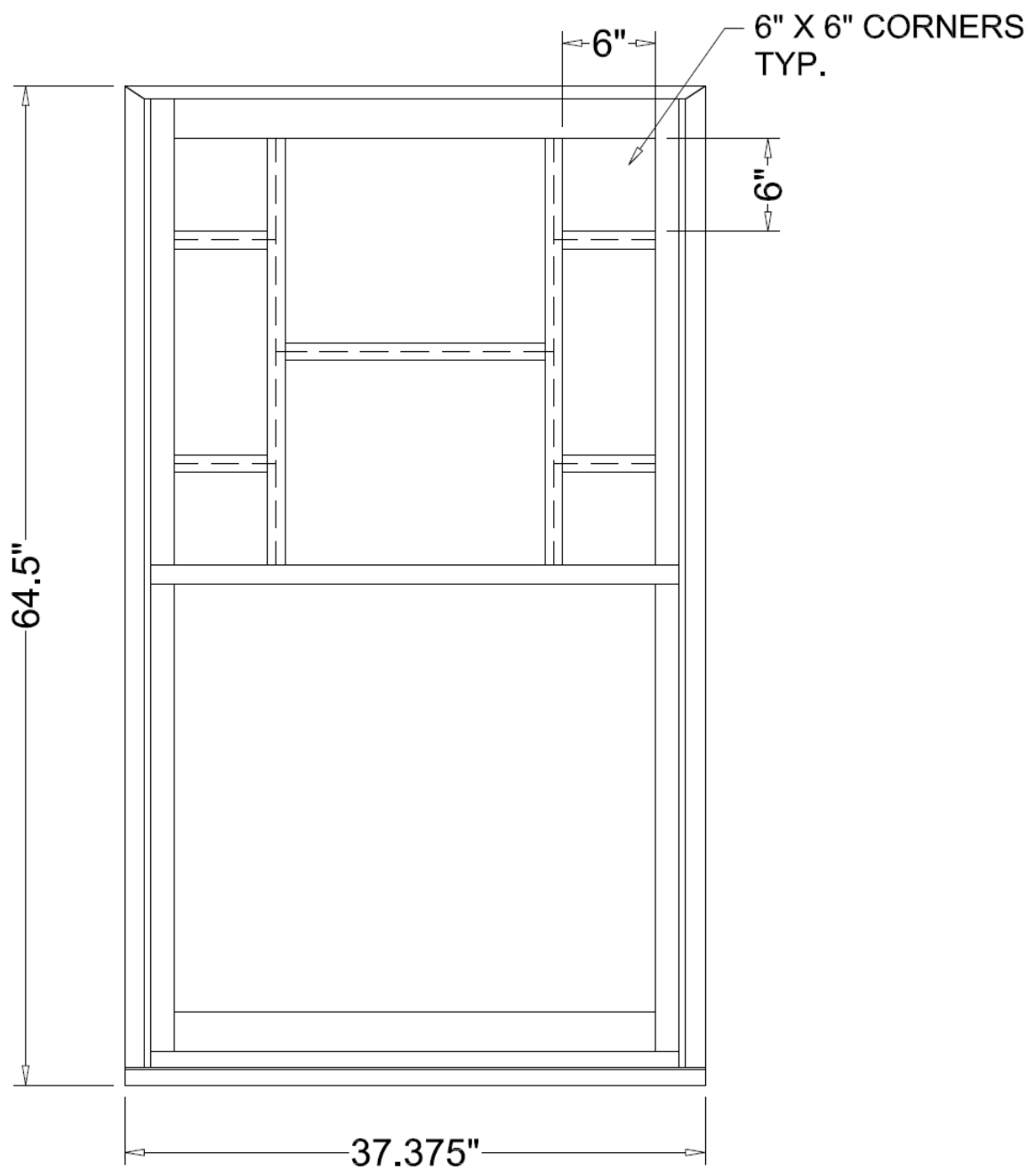
J55400091 - 1/25/2013 - 10:02 AM

Last Modified: 1/25/2013

Next three specs are for the front elevation windows.







218 S. Rosemont – Item 2, Concrete

Replace concrete steps and walk with new concrete.



New steps and walk to match existing



218 S. Rosemont – Item 3, Porch Railing

Replace siding on porch rail.



Original siding shown next to the new siding



Front-Left Corner

218 S. Rosemont – Item 4, Siding

Existing siding on the front of the house will be able to be restored. Portions of the other sides will need new siding as shown



Original 117 siding shown next to the new 117 siding



218 S. Rosemont – Item 6, Back Face Changes

Delete two windows



Move and replace door,
add concrete steps



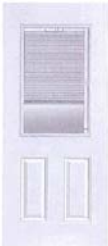
Move window to where
the original door was

More saving. **More doing.** [Shop Online](#)

[Store Finder](#) [Gift Card](#)

A **HomeDepot.com** Item [Our Privacy & Security Policy](#)

asked us to forward this product information to you, along with the following message:



Model: 64817
\$269.00

By combining the strength of steel and the elegance of high-definition decorative panels, you will enjoy the ultimate in security and beauty with the Mesquite Premium Half Lite Mini Blind Primed Steel Entry Door with No Brickmold. High-definition panels closely replicate the appearance of a high-end wood door with excellent shadow lines for added architectural interest. Expertly engineered, the wood-edge design features an energy saving door core adding strength and insulation. Ready to customize and paint, the baked-on primer helps create a durable, smooth finish.

InternetCatalog #100039987
Store SKJ #268737
Desired Qty: 1

[ADD TO CART](#)

4/17/13

Rear door specification.

218 S. Rosemont – Item 7, Elevation Change



Replace this roof section only and raise front of roof 6 inches. Roof was not able to be restored.

218 S. Rosemont – Item 5, Paint Scheme 2

Paint Exterior

Primary color: Quartersawn Oak (#2836)

Trim and Accent color: Match Original White



4/17/13

218 S. Rosemont – Item 5, Paint Scheme 3

Paint Exterior

Primary color: Quartersawn Oak (#2836)

Trim color: Roycroft Vellum (#2833)

Accent color: Match Original White



4/17/13

218 S. Rosemont – Item 5, Paint Scheme 1

Paint Exterior

Primary color: Quartersawn Oak (#2836)



Trim color: Craftsman Brown (#2835)



Accent color: Roycroft Vellum (#2833)



4/17/13

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 4/10/2013

TIME: 5:30pm

MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Matt Luneau (Solid Rock Investments)

PROPERTY ADDRESS: 218 S. Rosemont

DATE of CA / CD REQUEST: 4/4/2013

RECOMMENDATION:

☒ Approval ☐ Approval with conditions ☐ Denial ☐ Denial without prejudice

Recommendation / comments/ basis:

1		1
2		2
3		3
4		4
5		5

Task force members present

<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input checked="" type="checkbox"/> Tony Eeds	<input checked="" type="checkbox"/> Garth Russo
<input type="checkbox"/> Sandra Adams (Vice-Chair)	<input type="checkbox"/> Jeff Cummings	<input type="checkbox"/> Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Alfred Pena	<input checked="" type="checkbox"/> Les Hall	<input type="checkbox"/> Holli Murray (Alternate)

Ex Officio staff members present ☒ Mark Doty ☐

Simply Majority Quorum: ☐ yes ☐ no

Maker: *Jeff*

2nd: *Tony*

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *4/10/13*

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.