



**CITY OF DALLAS
LANDMARK COMMISSION
MONDAY, JUNE 3, 2013
AGENDA**

BRIEFING:	Dallas City Hall 1500 Marilla St., Room 5/E/S	12:00 P.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

BRIEFING ITEM

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

CONSENT ITEMS

1. 2038 Commerce Street

Bluitt Sanitarium & Aspley Bldg.
CE123-015(MD)
Mark Doty

Request:

A Certificate of Eligibility (CE) for a tax exemption on 100% of land and improvements for a period of 10 years and approval of \$5,550 in expenditures spent on rehabilitation within the three years prior to the CE approval

Applicant: Cerami Holdings LLC

Application Filed: May 2, 2013

Staff Recommendation:

Approval of the Certificate of Eligibility and approval of \$5,550 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

2. 5314 Victor Street

Junius heights Historic District
CA123-474(MD)
Mark Doty

Request:

- 1) Construction of a new single family dwelling.
- 2) Construction of a new detached garage.

Applicant: Gregg McGriff

Application Filed: May 2, 2013

Staff Recommendation:

- 1) Construction of a new single family dwelling. Approve - Approve the drawings dated 5/17/13 with the finding that the new construction complies with Ordinance 26331, Sections 8.3.a.d, 8.4, 8.6, 8.9, 8.10, and 8.11, and meets the standards in City Code Section 4.501(g)(6)(C)(ii).
- 2) Construction of a new detached garage. Approve - Approve the drawings dated 5/17/13 with the finding that the proposed garage complies with the criteria in Ordinance 26331, Sections 9.1, 9.2, 9.3, 9.4, 9.6, 9.8, and 9.9, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

3. 5319 Worth Street

Junius Heights Historic District
CA123-473(MD)
Mark Doty

Task Force Recommendation:

- 1) Construction of a new single family dwelling. Approve with conditions - Construction of a new single-family dwelling with modification to front elevation to be more compatible with the neighborhood per 8.3, 8.4.
- 2) Construction of a new detached garage. Approve garage as shown per Section 9.

Request:

Change exterior facade material under gable from shingle to siding. Work completed without a Certificate of Appropriateness.

Applicant: Gregg McGriff

Application Filed: May 2, 2013

Staff Recommendation:

Change exterior facade material under gable from shingle to siding. Work completed without a Certificate of Appropriateness. Approve - Approve the request with the finding that the new siding complies with Ordinance 26331, Section 8.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Change exterior facade material under gable from shingle to siding. Work completed without a Certificate of Appropriateness. Approve change from shingle to siding.

4. 5701 Worth Street

Junius Heights Historic District
CA123-468(MD)
Mark Doty

Request:

Construction of new detached garage.

Applicant: Jeanne Mitchell

Application Filed: May 2, 2013

Staff Recommendation:

Construction of new detached garage. Approve with conditions - Approve the drawings dated 5/17/13 with the finding that the proposed new garage complies with the criteria in Ordinance 26331, Sections 9.1, 9.2, 9.3, 9.4, 9.6, 9.7, and 9.9, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Condition: size limit of 600 square feet.

Task Force Recommendation:

Construction of new detached garage. Approve with conditions - Approve construction of new detached garage with the following clarifications: stone is not used, the window is not double hung, the garage door opening is electric. Per 9.2, 9.7 and 9.8.

5. 5006 Reiger Avenue

Munger Place Historic District
CA123-470(MD)
Mark Doty

Request:

Construct new detached garage and driveway.

Applicant: Elizabeth Dodgen

Application Filed: May 2, 2013

Staff Recommendation:

Construct new detached garage and driveway. Approve with conditions - Approve the drawings dated 5/17/13 with the finding that the new garage complies with Ordinance 20024, Section 11(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Conditions: garage door to be as shown in the

picture) not as shown on the drawings), driveway width limited to 10 feet, colors to match new main house colors Behr, Melted Butter 300A-3, trim Polar bear 1875.

Task Force Recommendation:

Construct new detached garage and driveway. Approve with conditions - Conditions: 1) trim on garage gable to match house; all trim details to match house, 2) novelty siding overlap to match house, 3) roof slope to be same as house roof, 4) garage door centered under gable.

Recommendation: garage door to mimic 2 side-by-side doors as in elevations, or a plain door with less articulation/panels to mimic historic aspect of neighborhood.

6. 400 Main Street

West End Historic District
CA123-478(MD)
Mark Doty

Request:

Install 3'-6" x 15'-2" in-grade metal plaque in north Pergola lawn.

Applicant: Good, Fulton & Farrell, Inc.

Application Filed: May 2, 2013

Staff Recommendation:

Install 3'-6" x 15'-2" in-grade metal plaque in north Pergola lawn. Approve - Approve drawings dated 5/15/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install 3'-6" x 15'-2" in-grade metal plaque in north Pergola lawn. Approve with conditions - Approved with the conditions that the material selection, drainage design and landscape contour design be finalized before the Landmark Commission meeting.

7. 606 Elm Street

West End Historic District
CA123-472(MD)
Mark Doty

Request:

Install new landscaping in Founder's Plaza.

Applicant: Kumar Pilla

Application Filed: May 2, 2013

Staff Recommendation:

Install new landscaping in Founder's Plaza. Approve - Approve drawings and images dated 5/15/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

Task Force Recommendation:

Install new landscaping in Founder's Plaza. Approve.

8. 711 Elm Street, Ste 101

West End Historic District
CA123-477(MD)
Mark Doty

Request:

Install new storefront on north facade.

Applicant: Sandcap 711 Elm partners, LP

Application Filed: May 2, 2013

Staff Recommendation:

Install new storefront on north facade. Approve - Approve drawings dated 5/15/13 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:

Install new storefront on north facade. Approve with conditions that the storefront elevation plan be redrawn to represent the actual proposed design and the door be wood frame and glass inset.

9. 131 N. Clinton Avenue

Winnetka Heights Historic District
CA123-460(MD)
Mark Doty

Request:

Install new roof on main structure and garage. GAF Timberline 'Charcoal'.

Applicant: Mike Webb

Application Filed: May 2, 2013

Staff Recommendation:

Install new roof on main structure and garage. GAF Timberline 'Charcoal'. Approve - Approve specification dated 5/15/13 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

Install new roof on main structure and garage. GAF Timberline 'Charcoal'. Approve as submitted.

10. 308 S. Clinton Avenue

Winnetka Heights Historic District
CA123-469(MD)
Mark Doty

Request:

- 1) Remove one pine tree in front yard. Work completed without a Certificate of Appropriateness.
- 2) Plant three new Italian Cypresses in the front yard.

Applicant: Bridget Smith

Application Filed: May 2, 2013

Staff Recommendation:

- 1) Remove one pine tree in front yard. Work completed without a Certificate of Appropriateness. Approve - Approve with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Plant three new Italian Cypresses in the front yard. Approve - Approve site plan and image dated 5/15/13 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Remove one pine tree in front yard. Work completed without a Certificate of Appropriateness. Approve as submitted.
- 2) Plant three new Italian Cypresses in the front yard. Approve as submitted.

11. 300 S. Edgefield Avenue

Winnetka Heights Historic District
CA123-459(MD)
Mark Doty

Request:

- 1) Paint exterior of main structure and garage. Brand: Sherwin Williams. Body - SW 6247 'Krypton'. Trim - SW 0050 'Classic Light Buff'. Accent - SW 7674 'Peppercorn'.
- 2) Repair/replace front porch decking to match in material, size,

and profile. Stain. Brand: Sherwin Williams Woodscapes. SW 3003 'Buckthorn'.

- 3) Stain existing fence. Sherwin Williams Woodscapes. SW 3524 'Chestnut'.

Applicant: Tung Tran

Application Filed: May 2, 2013

Staff Recommendation:

- 1) Paint exterior of main structure and garage. Brand: Sherwin Williams. Body - SW 6247 'Krypton'. Trim - SW 0050 'Classic Light Buff'. Accent - SW 7674 'Peppercorn'. Approve - Approve specification dated 5/15/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Repair/replace front porch decking to match in material, size, and profile. Stain. Brand: Sherwin Williams Woodscapes. SW 3003 'Buckthorn'. Approve - Approve porch floor replacement and stain specification dated 5/15/13 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(11), and for stain in the preservation criteria Section 51P-87.111(a)(8)(F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Stain existing fence. Sherwin Williams Woodscapes. SW 3524 'Chestnut'. Approve - Approve specification dated 5/15/13 with the finding the proposed work is consistent with the criteria for wooden fences in the preservation criteria Section 51P-87.111(b)(2)(G)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Paint exterior of main structure and garage. Brand: Sherwin Williams. Body - SW 6247 'Krypton'. Trim - SW 0050 'Classic Light Buff'. Accent - SW 7674 'Peppercorn'. Approve as submitted.
- 2) Repair/replace front porch decking to match in material, size, and profile. Stain. Brand: Sherwin Williams Woodscapes. SW 3003 'Buckthorn'. Approve as submitted.
- 3) Stain existing fence. Sherwin Williams Woodscapes. SW 3524 'Chestnut'. Approve as submitted.

12. 207 S. Willomet Avenue

Winnetka Heights Historic District
CA123-461(MD)
Mark Doty

Request:

- 1) Paint main structure and accessory building. Brand: Valspar. Body - EB45-2 'Dark Spruce'. Trim - WV31004 'White Light'. Accent - EB38-4 'Flame'.
- 2) Install new roof on main structure and accessory building. Composition shingle, 'Weathered Wood' #PM04.

Applicant: Chris Walters

Application Filed: May 2, 2013

Staff Recommendation:

- 1) Paint main structure and accessory building. Brand: Valspar.

Body - EB45-2 'Dark Spruce'. Trim - WV31004 ' White Light'. Accent - EB38-4 'Flame'. Approve – Approve specification dated 5/15/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) Install new roof on main structure and accessory building. Composition shingle, 'Weathered Wood' #PM04. Approve – Approve specification dated 5/15/13 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

Task Force Recommendation:

- 1) Paint main structure and accessory building. Brand: Valspar. Body - EB45-2 'Dark Spruce'. Trim - WV31004 ' White Light'. Accent - EB38-4 'Flame'. Approve as submitted.
- 2) Install new roof on main structure and accessory building. Composition shingle, 'Weathered Wood' #PM04. Approve as submitted.

13. 310 N. Windomere Avenue

Winnetka Heights Historic District

CA123-462(MD)

Mark Doty

Request:

- 1) Replace window units on two existing windows on side facade with new wood, one-over-one sashes.
- 2) Install new one-over-one wood window in existing door opening on side facade.

Applicant: Laura Pattee

Application Filed: May 2, 2013

Staff Recommendation:

- 1) Replace window units on two existing windows on side facade with new wood, one-over-one sashes. Approve with conditions – Approve specifications dated 5/15/13 with the condition that all exterior window trim, including existing wood mullions between window units remain in place with the finding of fact the proposed work is consistent with the criteria 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).
- 2) Install new one-over-one wood window in existing door opening on side facade. Approve with conditions – Approve specifications dated 5/15/13 with the condition that new wood siding, wood drip edge, and wood window trim is installed to match the existing siding, drip edge, and window trim with the finding of fact the proposed work is consistent with the criteria 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) Replace window units on two existing windows on side facade with new wood, one-over-one sashes. Approve with conditions – Casing needs to be matching existing (minimum 5 1/2 inches in width actual, 1x6 nominal).
- 2) Install new one-over-one wood window in existing door

opening on side facade. Approve with conditions – Casing needs to be matching existing (minimum 5 1/2 inches in width actual, 1x6 nominal).

DISCUSSION ITEMS:

1. 5408 Victor Street

Junius Heights Historic District
CD123-020(MD)
Mark Doty

Request:

Demolition of garage structure due to imminent threat to health or safety.

Applicant: Chi Kyo Tang

Application Filed: May 2, 2013

Staff Recommendation:

Demolition of garage structure due to imminent threat to health or safety. Approve the demolition request with the finding that the structure constitutes a documented major and imminent threat to public health and safety, the demolition is required to alleviate the threat to public health and safety, and there is no reasonable way, other than demolition, to eliminate the threat in a timely manner.

Task Force Recommendation:

Demolition of garage structure due to imminent threat to health or safety. Approve demolition of garage due to safety concerns.

2. 220 N. Cliff Street

Tenth Street neighborhood Historic District
CD123-019(MD)
Mark Doty

Request:

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

Applicant: City Attorney's Office

Application Filed: May 2, 2013

Staff Recommendation:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). None - Staff recommends an initial suspension period as outlined in 51A-4.501(i)(8)(A)(i).

Task Force Recommendation:

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). None - Recommend initial suspension period. Alonzo Harris recused.

OTHER BUSINESS ITEMS

1. Minutes from the May 6, 2013 Meeting.
2. Appointment of Justin Curtsinger to the CBD/Individual/West End Task Force.

ADJOURNMENT

DESIGNATION COMMITTEE:

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, **June 19, 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

JUNE 3, 2013

FILE NUMBER: CE123-015(CH)
LOCATION: 2038 Commerce St.
COUNCIL DISTRICT: 14
SIZE OF REQUEST: 4,709 sq.ft.

PLANNER: Carolyn Homer
DATE FILED: 5/2/2013
DISTRICT: Bluit Sanitarium & Aspley Bld.
MAPSCO: 45L

APPLICANT: Cerami Holdings LLC

OWNER: Cerami Holdings LLC

REQUEST: A Certificate of Eligibility (CE) for a tax exemption on 100% of land and improvements for a period of 10 years and approval of \$5,550 in expenditures spent on rehabilitation within the three years prior to the CE approval.

SUMMARY: This structure, built in 1920, is on the National Register of Historic Places.

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

Improvements Value (2012):	\$158,190
Land Value:	\$45,000
Required Expenditures:	\$118,643
Estimated Expenditures:	\$199,778
Estimated Total Exemption:	\$32,117

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 0.7479%. 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 started the rehabilitation process on the property. The Landmark Commission approved exterior work on the property at the January 2013 meeting. 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 6/3/16. 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 \$5,550 in expenditures spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

April 16, 2013

Historic Preservation
Sustainable Development and
Construction Department
Attn: Ms. Carolyn Horner, AICP
Senior Planner
City Hall, Room 5BN
1500 Marilla Street
Dallas, Texas 75201

Re: Historic Preservation Tax Incentive Program
Application to the Landmark Commission for
The Purvin-Hexter Building at 2038 Commerce St,
Dallas, Texas 76092

Dear Ms. Horner,

My name is David L. Cerami, President of Cerami Holding LLC, A Texas Limited Liability Company and owner of the above property as of 12/28/12. I am in the process of finalizing architectural plans and construction costs to renovate this building which is listed as a Dallas Designated Landmark Structure and is on the National Register of Historical Places.

On Friday March 22, 2013, my contract consultant John A. Cerami contacted you on the subject of applying for a tax incentive for my property. As a result, we have been working to the best of our ability to complete the attached Application to the Landmark Commission. Additionally, we have developed a listing of attachments to support our application. See listing attached.

As a matter of information, I have worked with and received a favorable letter from Mr. Adam Alsobrook, Project Reviewer, State Historic Preservation Officer, Austin, Texas. Additionally, on 2/11/13, I received a letter from Mr. Mark Doty, Senior Planner, Dallas Landmark Commission approving my Certificate of Appropriateness Application.

Ms. Horner, I would appreciate the Landmark Commission's favorable consideration of my application. If there is any additional information I can provide to expedite a decision, please call or email me. Thank you.

Yours Truly,

David L. Cerami, President
Cerami Holdings LLC-A Texas Limited Liability Company
311 N. Market St., Suite 200
Dallas, Texas 75202
Bus. Phone: 214-741-4005
Cell: 817-707-8822
Bus. Fax: 214-764-5655

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: Cerami Holdings LLC, 2038 Commerce St., Dallas, TX 76092

Legal description: Lot 18, Railroad Addition, Dallas County, Block 31/177

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

Building name (if applicable): Purvin-Hexter Building

Historic district or pending historic district: Historic District-Bluff Sanitarium-Aspley Building

Year the historic structure was built: 1899

Is this a contributing structure? Yes

Owner Information

Please list all of the property owner(s): Cerami Holdings LLC, A Texas Limited Liability Company

Mailing address: 311 N. Market St., Ste 200,

City, state and zip code: Dallas, TX 75202-1854

Phone number: 214-741-4005 Fax number: 214-764-5655

Email: _____

Applicant Information (if different than the property owner)

Applicant name: David L. Cerami, President, Cerami Holdings LLC

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Rehabilitation Information

Estimated Rehabilitation Investment: Renovation cost estimated at \$212,828.00

Current Use: Bar, currently vacant Proposed Use: Office building

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? Yes, 2/11/13

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

Projected Construction Time and Estimated Date of Completion: 60 days, estimated completion 7/1/13

Lien Holder Information (if applicable)

Primary mortgage company: J P Morgan Chase

Contact person: Matt Tidwell, Vice President

Correspondence address: Business Banking, 8111 Preston Rd., Dallas, TX 75225

Secondary mortgage company: _____

Contact person: _____

Correspondence address: _____

Other lienholder: _____

Contact person: _____

Correspondence address: _____

Financial Information

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

The date this application is submitted to the city: April 24, 2013

Improvement Value: \$158,190.

Land Value: \$45,000.

Has the Property Received Any Previous Tax Relief? If so, Please Explain: Yes by prior owners, Commerce-Pearl, LP, A Texas Limited Partnership

Is this in a TIF District? (<http://maps.dallascityhall.com> and click Economic Development) No _____

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

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: _____

Retail Square Footage: _____

Office Square Footage: _____

Residential Square Footage: _____

Number of Jobs Created: _____

Cost Estimates

The following list is a general guide to determine what may be used towards expenditures for the exemptions, which includes but is not limited to:

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> • Architectural and engineering services if directly related to the eligible costs described above • Carpentry • Demolition and cleanup if directly related to the eligible costs described • Electrical • Elevators determined to be necessary to utilize the building • Exterior doors • Exterior brick veneers or treatments • Facade items | <ul style="list-style-type: none"> • Flooring • Foundation • Gutter where necessary for structural integrity • Heating and cooling • Interior work that becomes a permanent part of the building that will help preserve the structure • Mechanical • Painting (exterior and interior) • Porch • Plumbing • Rehabilitation of a contributing structure used for the required parking | <ul style="list-style-type: none"> • Roofing • Security and/or fire protection systems • Sheetrocking • Siding • Structural walls • Structural subfloors • Structural ceilings • Termite damage and treatment • Windows • Other items deemed necessary by the Landmark Commission that assist in preserving of the historic structure |
|---|--|---|

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

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> • Landscaping • Legal and accounting fees • Overhead | <ul style="list-style-type: none"> • Plumbing and electrical fixtures; provided, however, documented replacement of historic fixtures may be considered eligible • Purchasing tools • Repairs of construction equipment | <ul style="list-style-type: none"> • Supervisor payroll • Taxes • Any other items not directly related to the exterior appearance or the structural integrity or viability of the building |
|--|--|---|

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

	Amount
1. See most recent Contractor estimate to complete renovations _____	\$199,778.00 ____
2. Architect Fees-Most current estimate _____	13,050.00 ____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
Total estimated expenditures of applicable costs:	\$212,828.00

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



LANDMARK COMMISSION**JUNE 3, 2013**

FILE NUMBER: CA123-474(CH)
LOCATION: 5314 Victor St.
STRUCTURE: Main and Accessory & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD 397

PLANNER: Carolyn Horner
DATE FILED: May 2, 2013
DISTRICT: Junius Heights
MAPSCO: 46C
CENSUS TRACT: 0013.02

APPLICANT/OWNER: Gregg McGriff

REQUEST: 1) Construction of a new single family dwelling.
2) Construction of a new detached garage.

ANALYSIS: The builder submitted plans for a new house and new detached garage on this vacant lot. The proposed house design is slightly different than originally submitted; the front porch is wider and the column on the left side was added. The proposed colors complement the historic period, and the wood windows meet the standards in the historic overlay.

The building materials, design, and location on the lot comply with the Junius Heights historic overlay. The two homes on the neighboring lots, and the house across the street, are included in this report for your review. The new house will blend in the neighborhood. Both structures will use Tamko weathered wood roof shingles.

The new detached garage mimics the house in roof pitch and materials. The colors on the garage will match the house. The existing driveway will be extended to provide access to the new garage.

STAFF RECOMMENDATION: 1) Construction of a new single family dwelling. Approve - Approve the drawings dated 5/17/13 with the finding that the new construction complies with Ordinance 26331, Sections 8.3.a.d, 8.4, 8.6, 8.9, 8.10, and 8.11, and meets the standards in City Code Section 4.501(g)(6)(C)(ii).
2) Construction of a new detached garage. Approve - Approve the drawings dated 5/17/13 with the finding that the proposed garage complies with the criteria in Ordinance 26331, Sections 9.1, 9.2, 9.3, 9.4, 9.6, 9.8, and 9.9, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: 1) Construction of a new single family dwelling. Approve with conditions - Construction of a new single-family dwelling with modification to front elevation to be more compatible with the neighborhood per 8.3, 8.4.
2) Construction of a new detached garage. Approve - Approve garage as shown per Section 9.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 474 (ch)
 Office Use Only

Name of Applicant: GREGG MCGILFF
 Mailing Address: 3110 HARBOR POINTE DR.
 City, State and Zip Code: ROWLETT TX 75088
 Daytime Phone: 972-896-5039 Fax: _____
 Relationship of Applicant to Owner: BUILDER

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

PROPERTY ADDRESS: 5314 VICTOR ST
 Historic District: JUNIUS HEIGHTS

PROPOSED WORK:

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

NEW HOME

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:

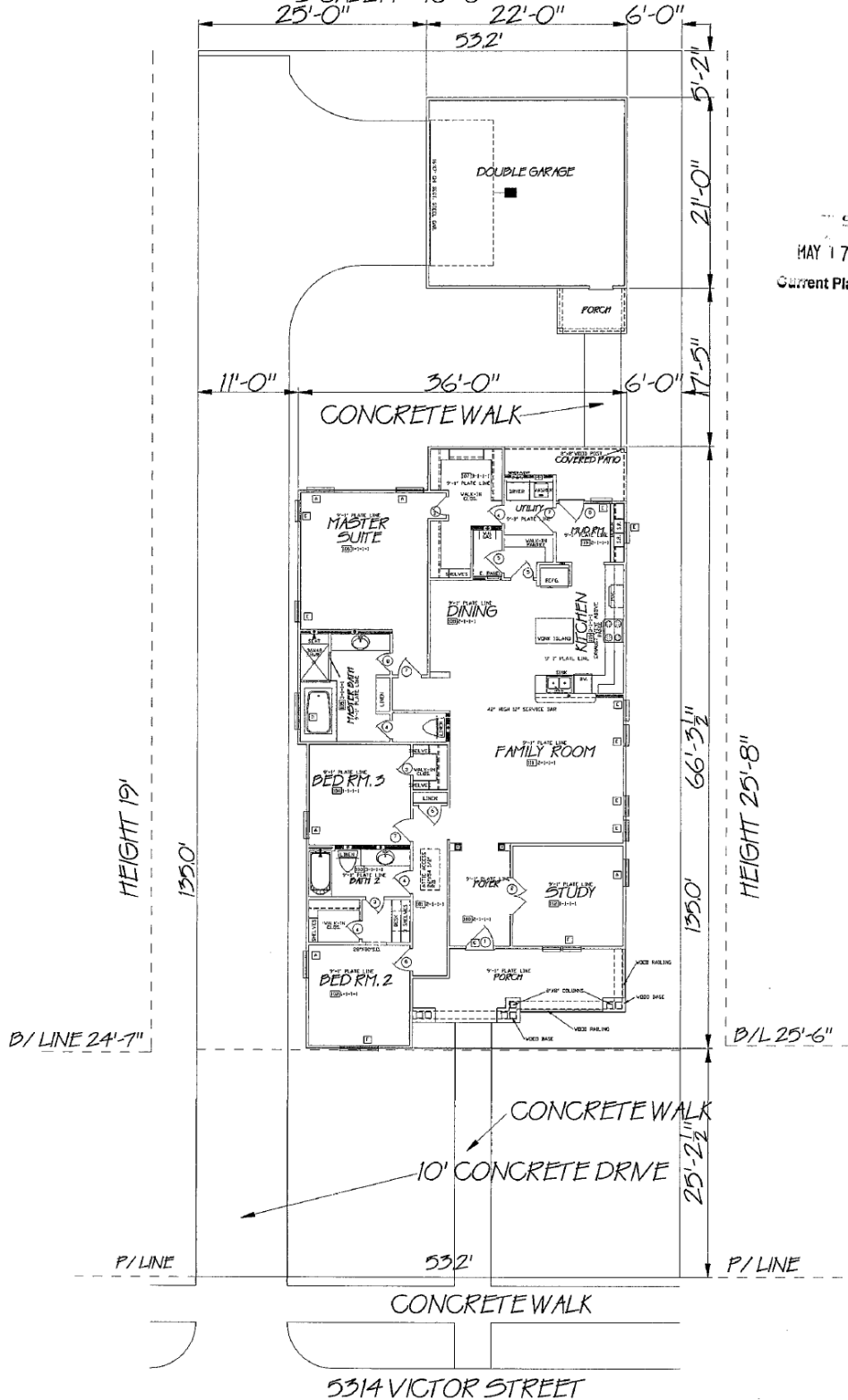
- APPROVED.** Please release the building permit.
- APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- DENIED.** Please do not release the building permit or allow work.
- DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

 Sustainable Construction and Development Date



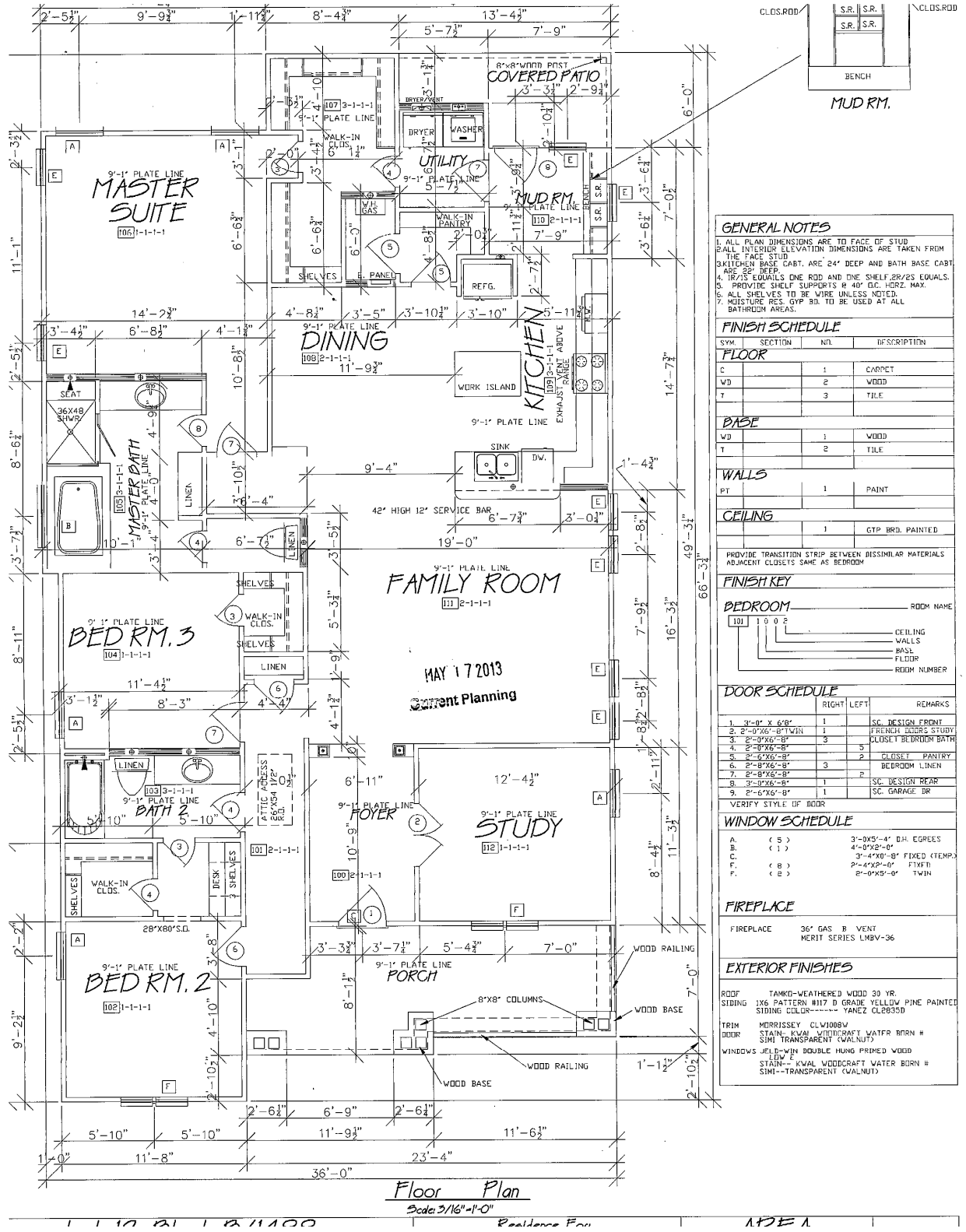
Existing vacant lot

LOT 12 BLOCK B/1488
 CITY OF DALLAS TEXAS
 SCALE: 1"=10'-0"



ED BY
 MAY 17 2013
 Current Planning

Site plan



GENERAL NOTES

- ALL PLAN DIMENSIONS ARE TO FACE OF STUD
- ALL INTERIOR ELEVATION DIMENSIONS ARE TAKEN FROM THE FACE STUD
- KITCHEN BASIC CABT. ARE 24" DEEP AND BATH BASIC CABT. ARE 20" DEEP
- RY'S EQUALS ONE ROD AND ONE SHELF 2R/2S EQUALS
- PROVIDE SHELF SUPPORTS @ 40" GC. HORZ. MAX.
- ALL SHELVES TO BE WIRE UNLESS NOTED
- MOISTURE RES. GYP. BD. TO BE USED AT ALL BATHROOM AREAS.

FINISH SCHEDULE

SYM	SECTION	NIL	DESCRIPTION
FLOOR			
C		1	CARPET
VD		2	WOOD
T		3	TILE
BASE			
VD		1	WOOD
T		2	TILE
WALLS			
PT		1	PAINT
CEILING			
		1	GYP. BRD. PAINTED

PROVIDE TRANSITION STRIP BETWEEN DISSIMILAR MATERIALS
 ADJACENT CLOSETS SAME AS BEDROOM

FINISH KEY

BEDROOM ROOM NAME

101 1 0 0 2

CEILING
 WALLS
 BASE
 FLOOR
 ROOM NUMBER

DOOR SCHEDULE

	RIGHT	LEFT	REMARKS
1	3'-0" X 6'-8"	1	SC DESIGN FRONT
2	2'-0" X 6'-8" TWIN	1	FRENCH DOORS STUDY
3	2'-0" X 6'-8"	3	CLOSET BEDROOM BATH
4	2'-0" X 6'-8"	5	
5	2'-6" X 6'-8"	2	CLOSET PANTRY
6	2'-6" X 6'-8"	3	BEDROOM LINEN
7	2'-6" X 6'-8"	1	BEDROOM REAR
8	3'-1" X 6'-8"	1	SC DESIGN REAR
9	2'-6" X 6'-8"	1	SC GARAGE DR

VERIFY STYLE OF DOOR

WINDOW SCHEDULE

A.	(5)	3'-0" X 5'-4" DIA. EGRESSES
B.	(1)	4'-0" X 2'-0"
C.	(2)	3'-4" X 8'-0" FIXED TEMP.
F.	(8)	2'-4" X 8'-0" FIXED
G.	(2)	2'-0" X 5'-0" TWIN

FIREPLACE

FIREPLACE 36" GAS B VENT
 MERIT SERIES LMBV-36

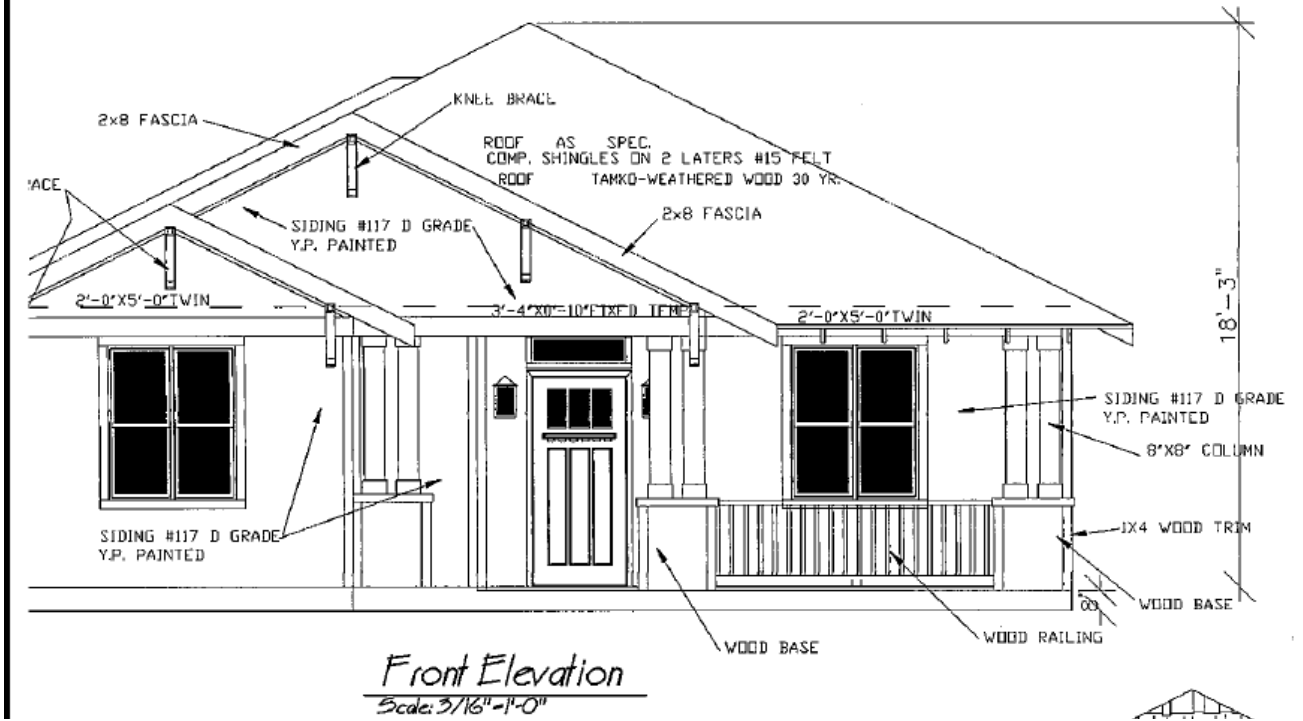
EXTERIOR FINISHES

ROOF TAMKO-WEATHERED WOOD 30 YR.
 SIDING 1/2" PATTERN #117 D GRADE YELLOW PINE PAINTED
 SIDING COLOR YANZEE CLOSET

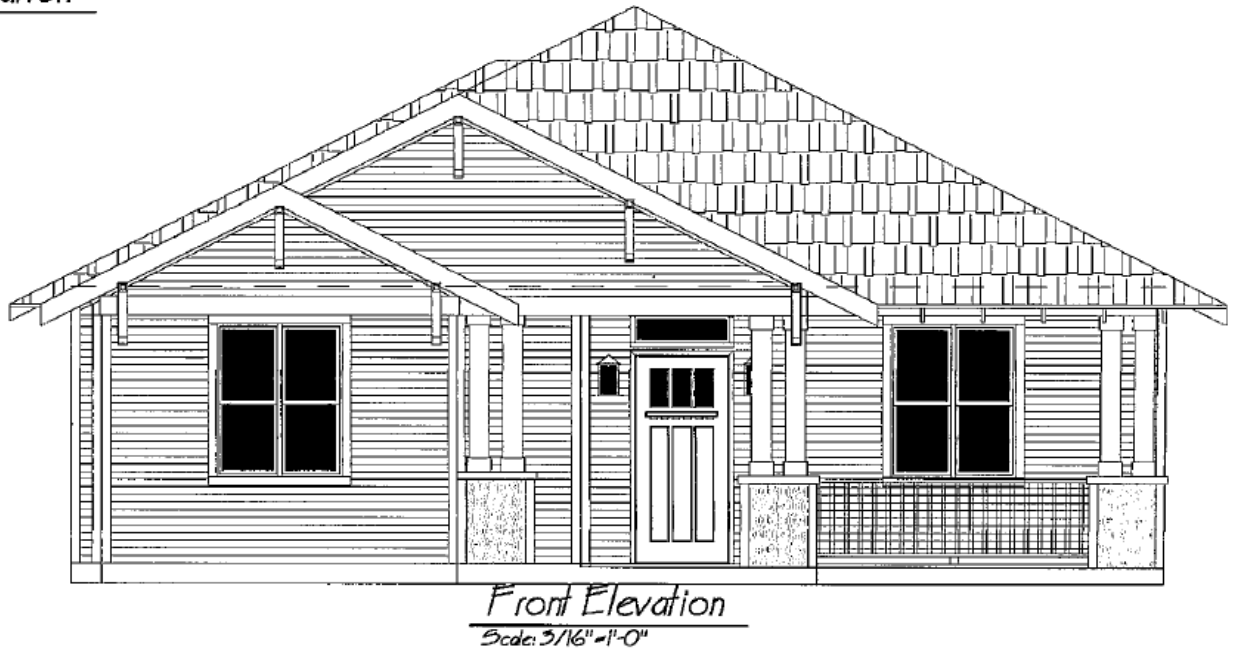
TRIM MORRISSEY CLWOODW
 DOOR STAIN-KVAL WOODCRAFT WATER BORN #
 SIMI TRANSPARENT (WALNUT)

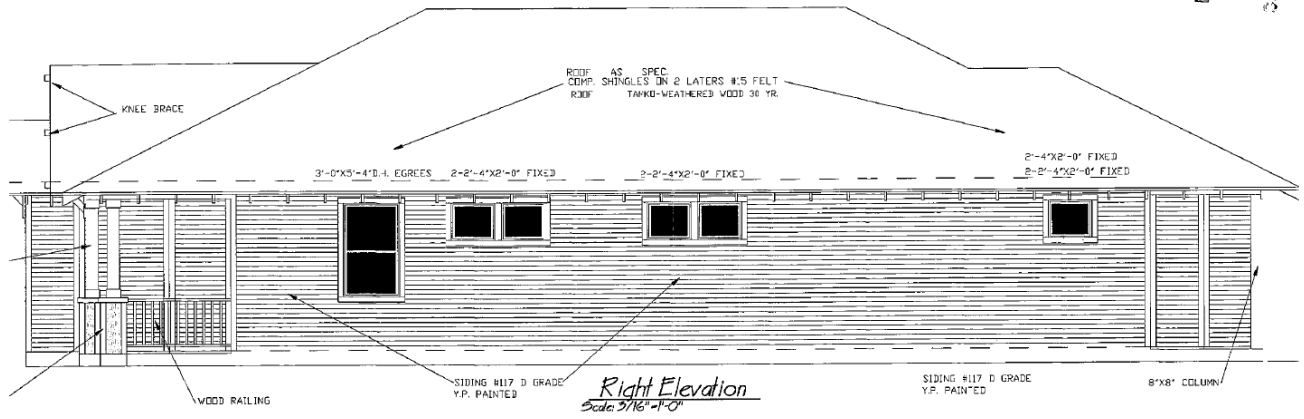
WINDOWS JEL-WIN DOUBLE HUNG PRIME WOOD
 DW #
 STAIN-KVAL WOODCRAFT WATER BORN #
 SIMI-TRANSPARENT (WALNUT)

Floor plan

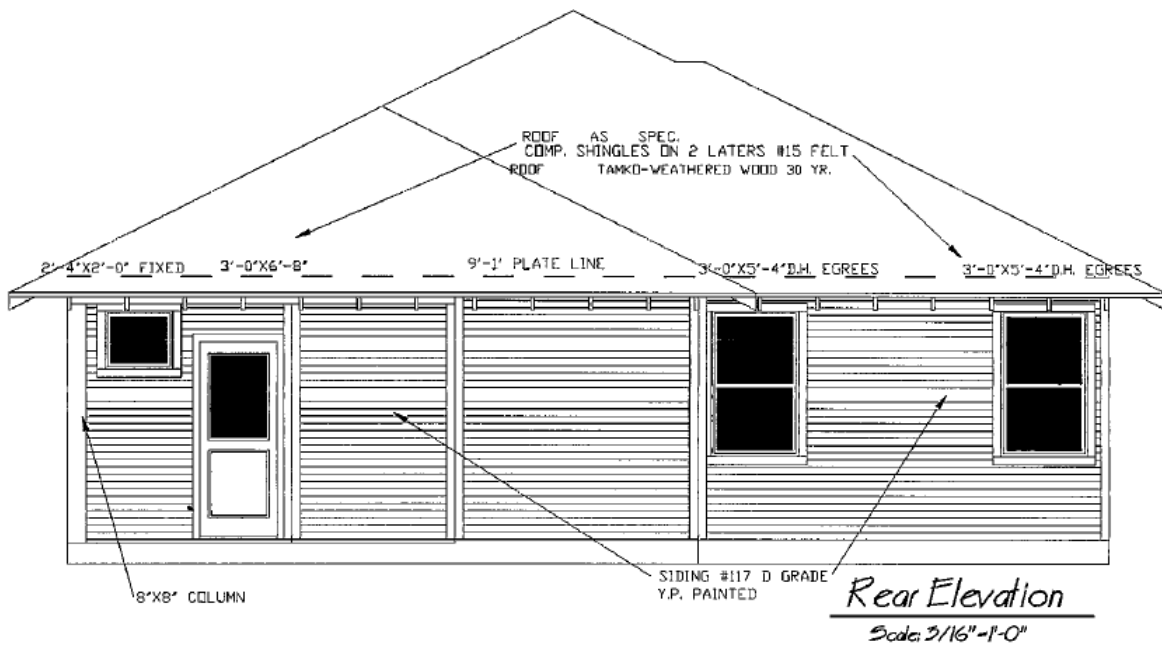
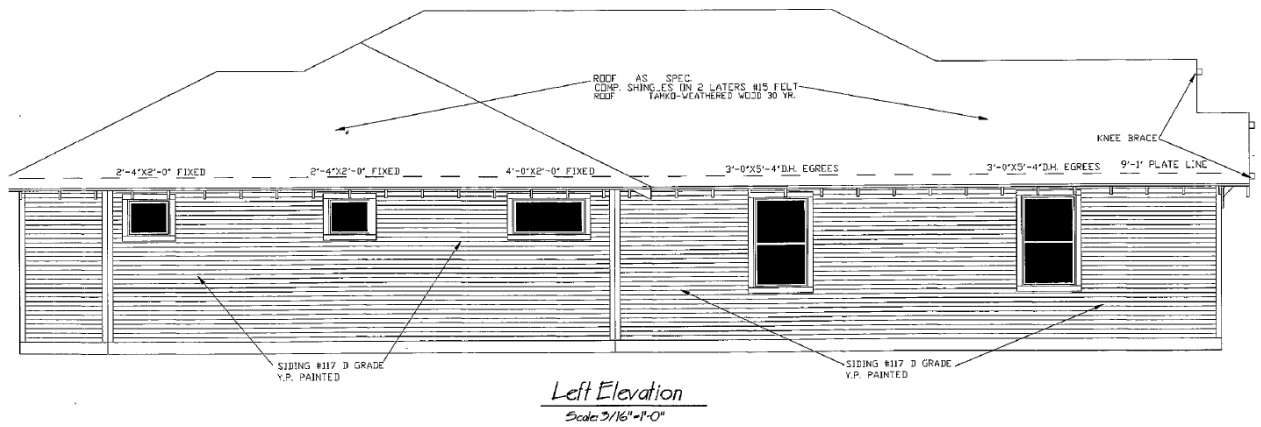


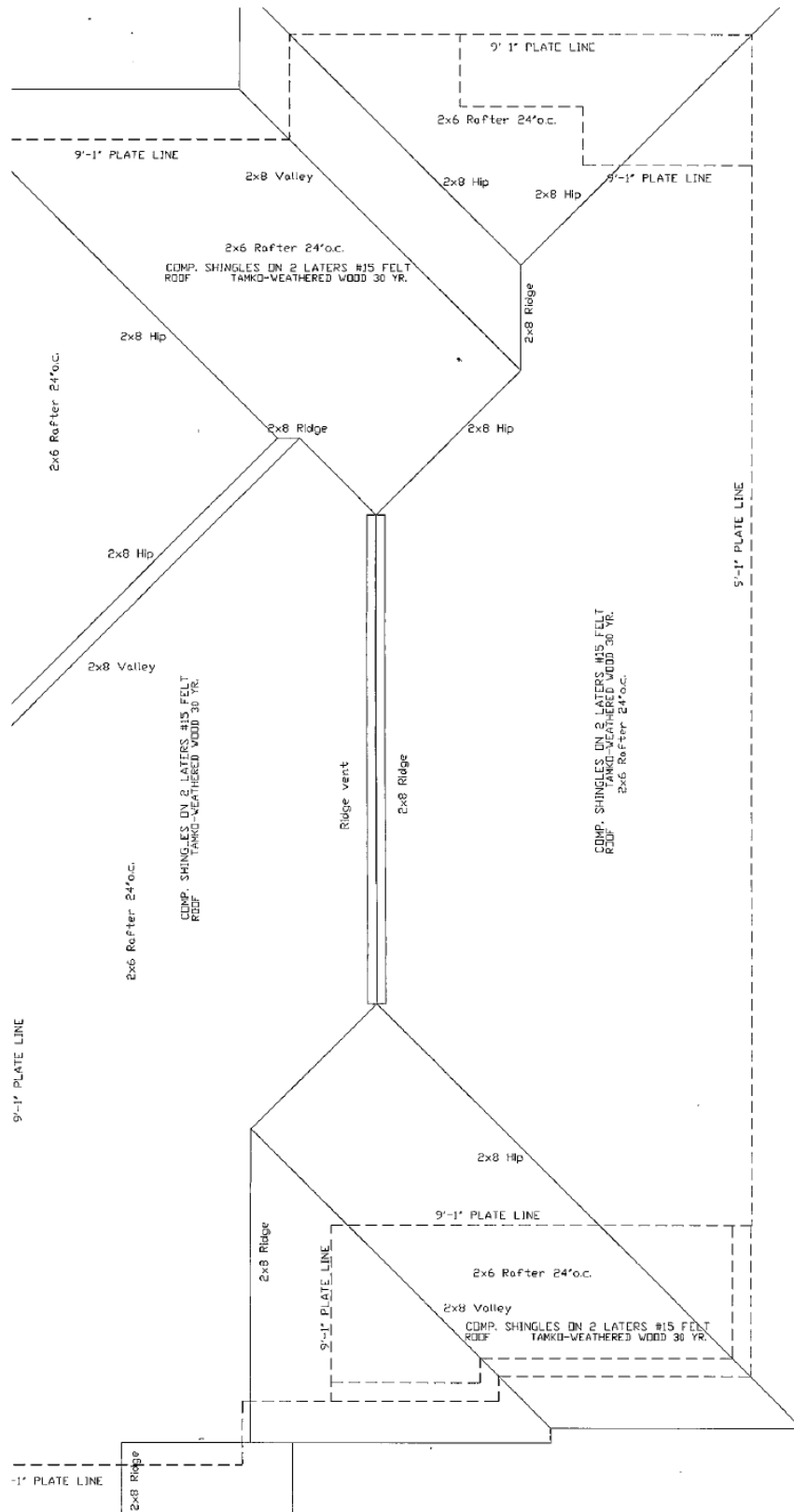
SYMBOL
0"





Side elevations

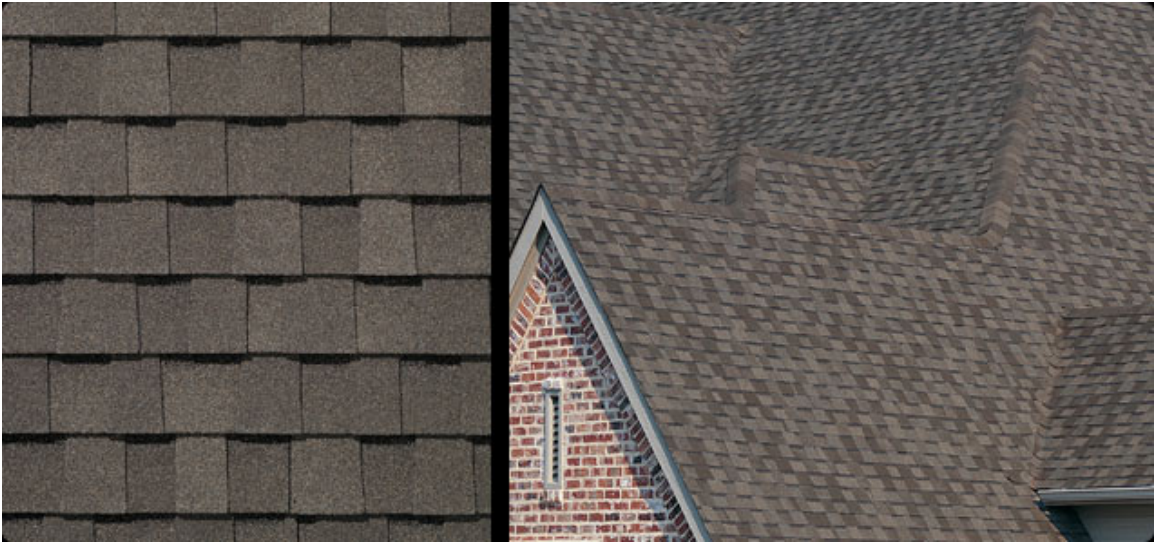




Roof Detail 6/12 Pitch
Scale: 3/16" = 1'-0"



Proposed front door and proposed roof (Tamko weathered wood)

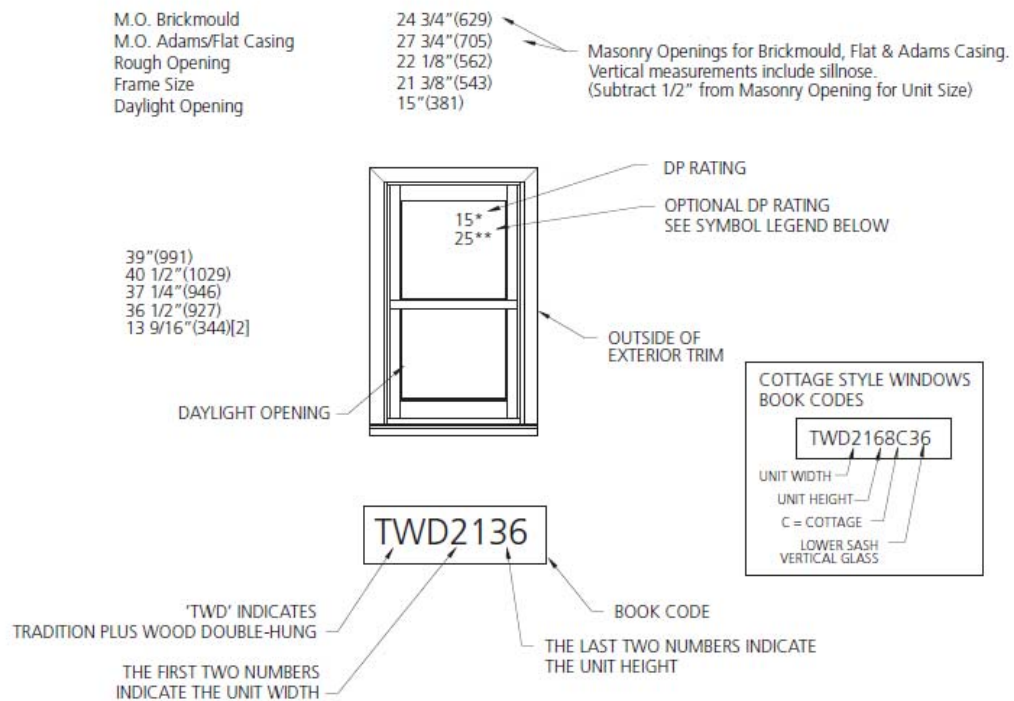




Proposed colors for the house and garage

**ELEVATION NOTES
DOUBLE-HUNG**

ELEVATION DRAWINGS UTILIZE A LIMITED NUMBER OF PROJECTED LINES TO PRODUCE A RUDIMENTARY DRAWING INTENDED TO BE USED IN A SMALL GRAPHICAL SCALE. ELEVATIONS ARE VIEWED PERPENDICULAR FROM THE EXTERIOR OF THE STRUCTURE. IF MORE DIMENSIONS ARE NEEDED, USE THE SECTION DRAWINGS FOR MORE COMPLETE DEPICTIONS.



GENERAL WOOD DOUBLE-HUNG NOTES

1. ALL UNITS SHOWN ARE AVAILABLE AS OPERATORS ONLY.
2. UNIT ELEVATIONS ARE SHOWN WITH BRICKMOULD & SILL NOSE.
3. DIMENSIONAL VALUES IN PARENTHESES ARE MILLIMETER CONVERSIONS.
4. VALUES IN BRACKETS ARE NUMBER OF DAYLIGHT OPENINGS.

ELEVATION SYMBOL LEGEND:

- MO** MASONRY OPENING
- E** BASIC UNIT CLEAR OPENING EXCEEDS 20" IN WIDTH, 24" IN HEIGHT & A MINIMUM OF 5.7 SQ. FT.
- ##*** NUMBER INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING.
- ###*** NUMBER INDICATES OPTIONAL DESIGN PRESSURE (DP) RATING.
- ++** TEMPERED GLASS, TINTED GLASS, OBSCURE GLASS AND/OR SDL OPTIONS REQUIRE A HEAVY DUTY JAMB LINER.



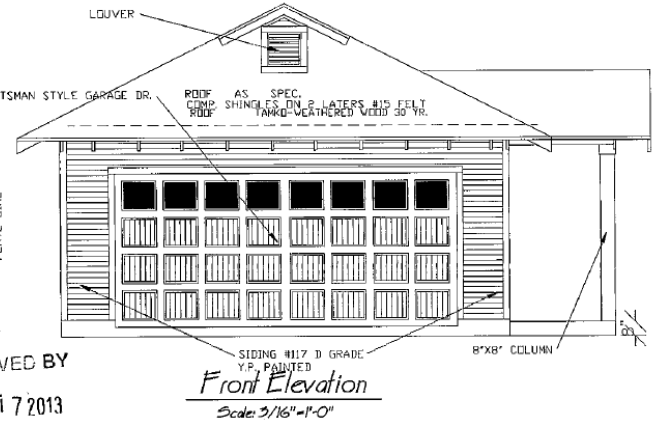
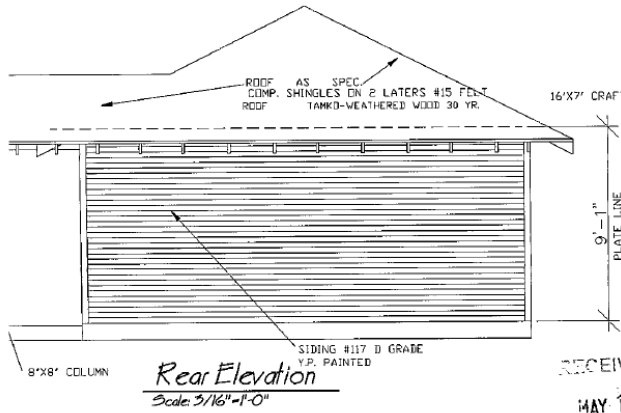
Next door on the left side



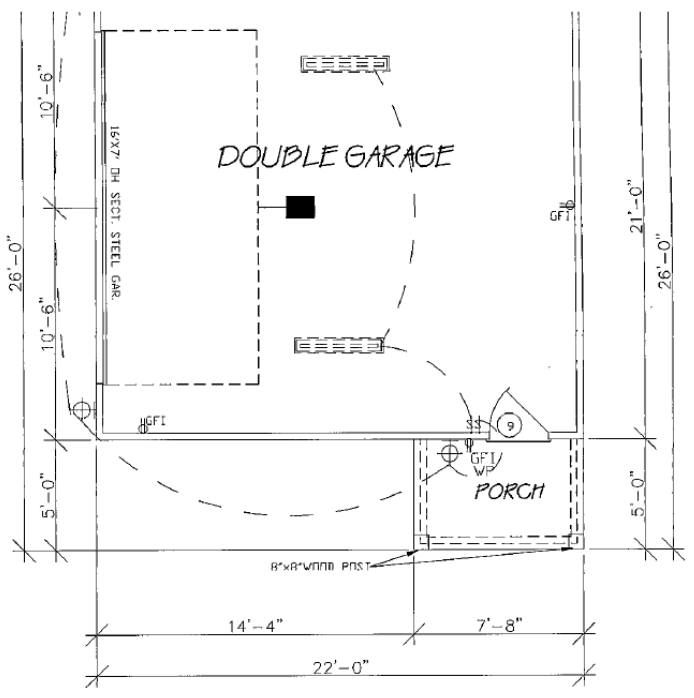
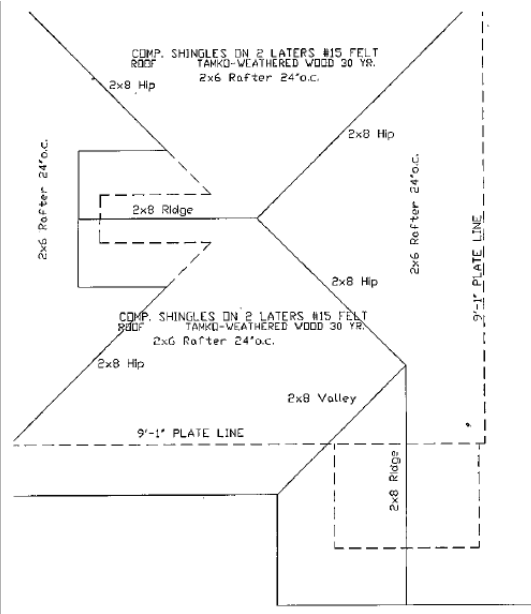
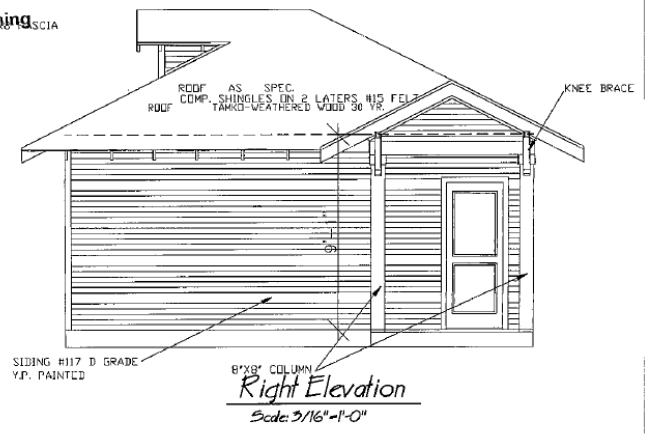
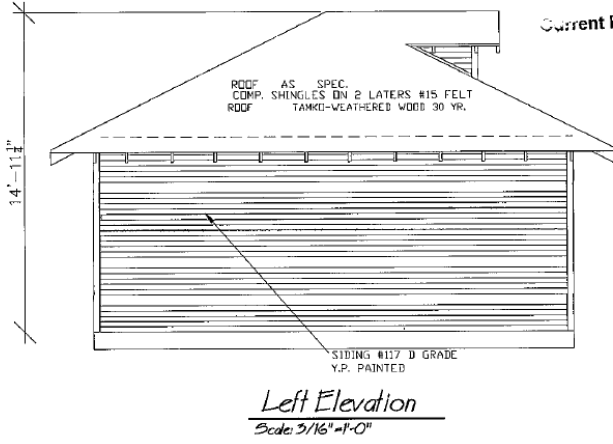
Next door on the right side



Directly across the street



RECEIVED BY
MAY 17 2013
Current Planning SCIA



Garage plans



Proposed garage door

TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 5-9-2013

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Gregg McGriff

PROPERTY ADDRESS: 5314 Victor

DATE of CA / CD REQUEST: 5/2/13

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

Construction of a new-single family dwelling with modifications to front elevations & to be made compatible with the neighborhood per 8.3, 8.4 Schen/Cohen. Approve garage as shown per section 9. Koppang/Johnson

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: All/All

Task Force members opposed:

Basis for opposition: 7/756

CHAIR, Task Force (Signature) DATE May 9, 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

JUNE 3, 2013

FILE NUMBER: CA123-473(CH)
LOCATION: 5319 Worth St.
STRUCTURE: Main & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD-397, Tract D

PLANNER: Carolyn Horner
DATE FILED: May 2, 2013
DISTRICT: Junius Heights
MAPSCO: 46B
CENSUS TRACT: 0013.02

APPLICANT/OWNER: Gregg McGriff

REQUEST: Change exterior facade material under gable from shingle to siding. Work completed without a Certificate of Appropriateness.

BACKGROUND / HISTORY: The Landmark Commission approved the new construction plans on November 5, 2012.

ANALYSIS: The applicant is building a new house and detached garage on the property. The original plans had cedar shingles under the gable as an accent. During the course of building, the applicant decided he wanted to put siding in the gable instead.

Both siding materials comply with the Junius Heights historic overlay. Staff and the task force recommend the siding remain, as it is more appropriate to the house design.

STAFF RECOMMENDATION: Change exterior facade material under gable from shingle to siding. Work completed without a Certificate of Appropriateness. Approve - Approve the request with the finding that the new siding complies with Ordinance 26331, Section 8.4 and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION: Change exterior facade material under gable from shingle to siding. Work completed without a Certificate of Appropriateness. Approve - Approve change from shingle to siding.

Certificate of Appropriateness (CA) City of Dallas Landmark Commission

CA 123 - 473 (CH)
Office Use Only

Name of Applicant: GREGG MCGILFF
Mailing Address: 3110 HARBOR POINTE DR.
City, State and Zip Code: ROWLETT TX 75088
Daytime Phone: 972-896-5039 Fax: _____
Relationship of Applicant to Owner: BUILDER

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

PROPERTY ADDRESS: 5319 WORTH ST.
Historic District: JUNIUS HEIGHTS

PROPOSED WORK:

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

EXTERIOR DETAIL CHANGE TO NEW BUILD UNDER CONSTRUCTION
GABLE FROM SHAKE TO SIDING

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.

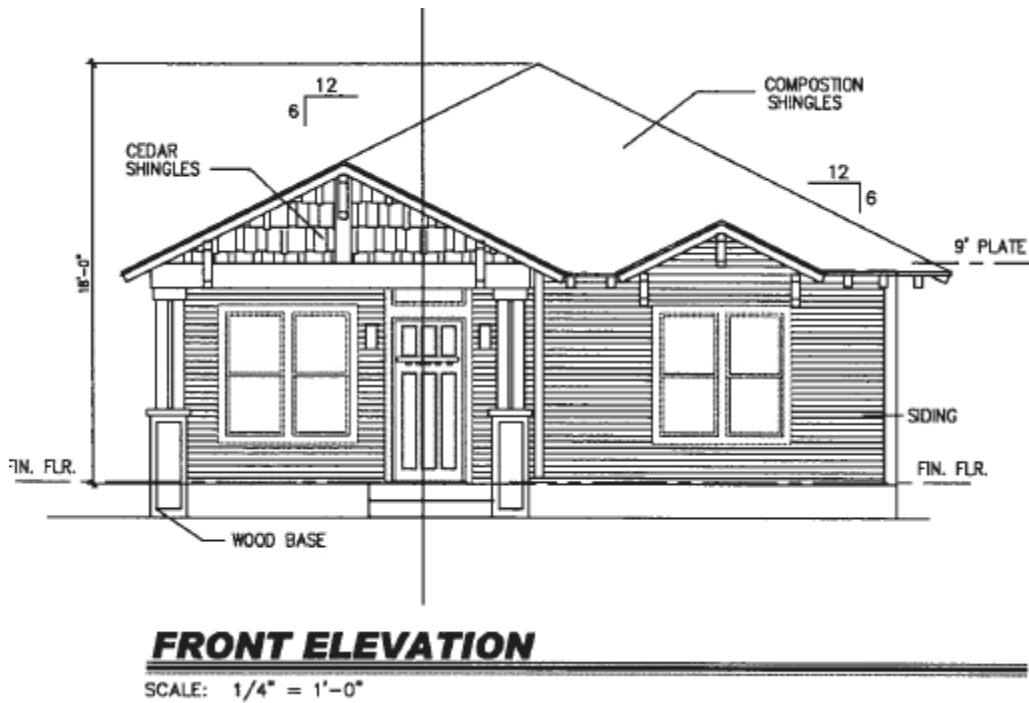
OTHER:

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



Original plan, showing cedar shingles under the gable

TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 5-9-2013

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Gregg McGriff

PROPERTY ADDRESS: 5319 Worth

DATE of CA / CD REQUEST: 5/2/13

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

Approve change from shingle to siding.
Koppang/Johnson

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: all

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

Mary Mesh
co-chair

DATE

5/9/13

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****JUNE 3, 2013**

FILE NUMBER: CA123-468(CH)
LOCATION: 4701 Worth St.
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD 397

PLANNER: Carolyn Horner
DATE FILED: May 2, 2013
DISTRICT: Junius Heights
MAPSCO: 46C
CENSUS TRACT: 0013.01

APPLICANT: Gregg McGriff

OWNER: Jeanne Mitchell

REQUEST: Construction of new detached garage.

ANALYSIS: The owner wants to construct a new two car garage. The property is a corner lot, and the owner will access the new garage from the alley. As part of the new construction, a small driveway between the new garage and the property line is required. The owner changed the plans a bit to address the task force comments. The garage paint will match the existing trim colors on the main house.

The proposed garage materials and design mimic the existing home on the lot. The garage is slightly larger than allowed, by 24 square feet. The original submittal met the size requirement. Staff recommends approval of the plans, with the condition that the footprint not to exceed 600 square feet, the limit in the Junius Heights historic overlay.

STAFF RECOMMENDATION: Construction of new detached garage. Approve with conditions - Approve the drawings dated 5/17/13 with the finding that the proposed new garage complies with the criteria in Ordinance 26331, Sections 9.1, 9.2, 9.3, 9.4, 9.6, 9.7, and 9.9, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Condition: size limit of 600 square feet.

TASK FORCE RECOMMENDATION: Construction of new detached garage. Approve with conditions - Approve construction of new detached garage with the following clarifications: stone is not used, the window is not double hung, the garage door opening is electric. Per 9.2, 9.7 and 9.8.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 468(CH)
 Office Use Only

Name of Applicant: Jeanne Mitchell
 Mailing Address: 5701 Worth St.
 City, State and Zip Code: Dallas TX 75214
 Daytime Phone: 2143920182 Fax: _____
 Relationship of Applicant to Owner: Self

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

PROPERTY ADDRESS: 5701 Worth St. Dallas TX 75214
 Historic District: Junius Heights MAY 6 2 2013
 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.

- ① New Construction - 2 Car Garage (See Attached Specs)
- ② Color will match House (See Attached Picture)
- ③ See Existing Survey for Location of New Garage

Signature of Applicant: [Signature] Date: 4/8/13
 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.

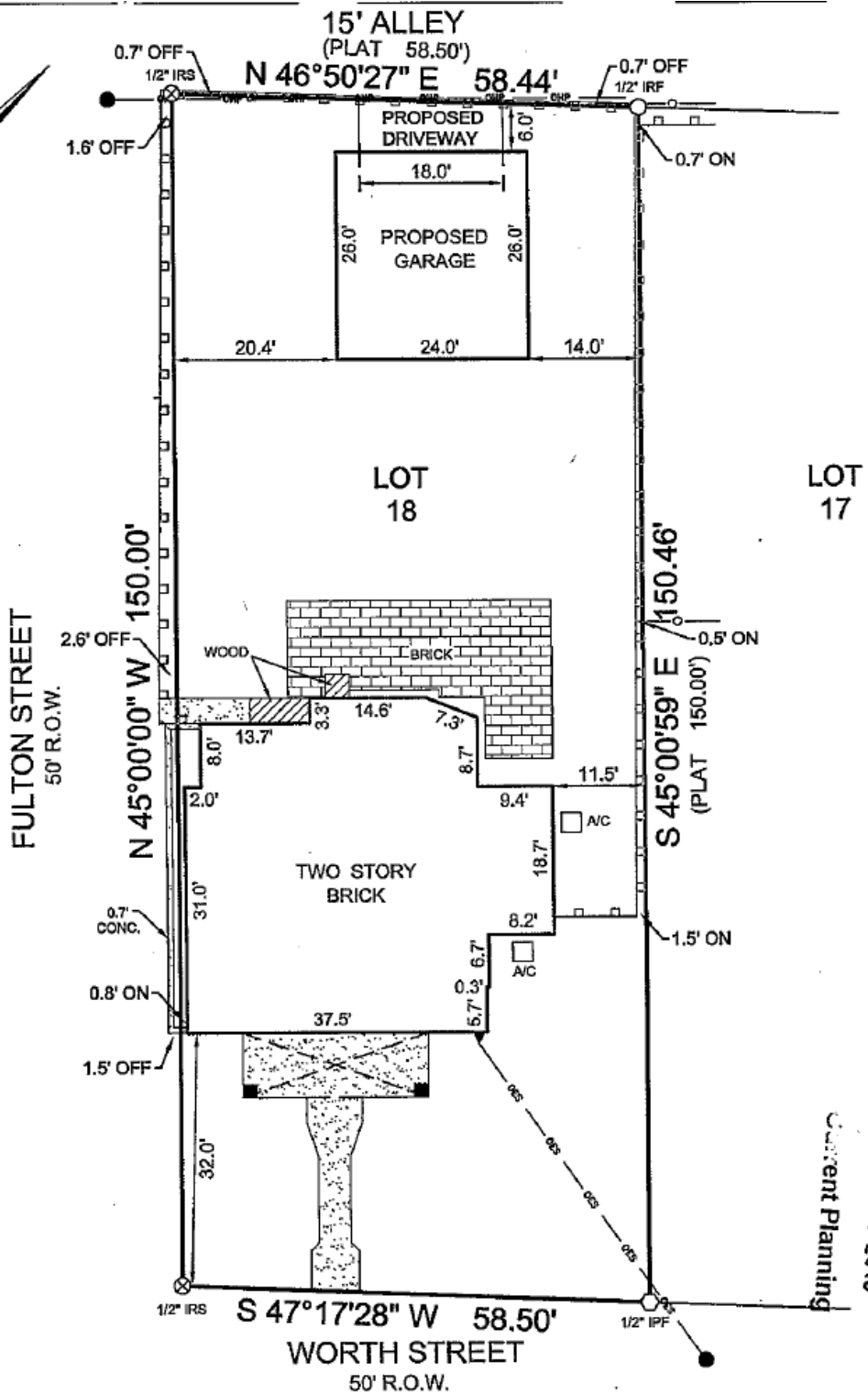
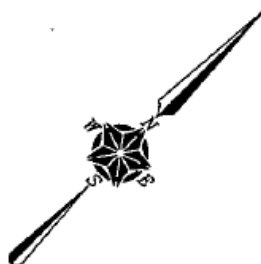
Sustainable Construction and Development _____ Date _____



Front façade of main house.

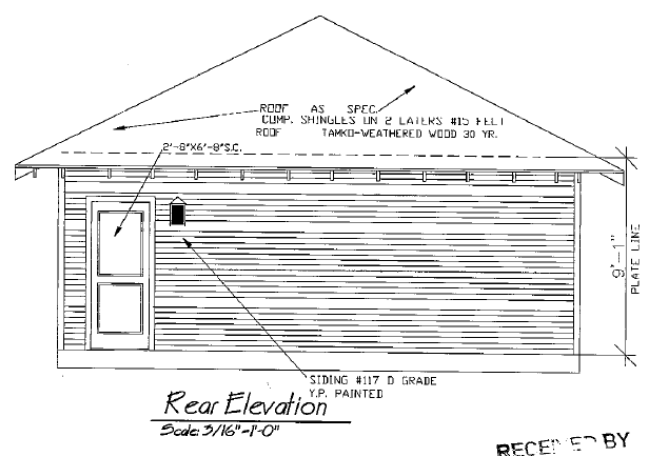
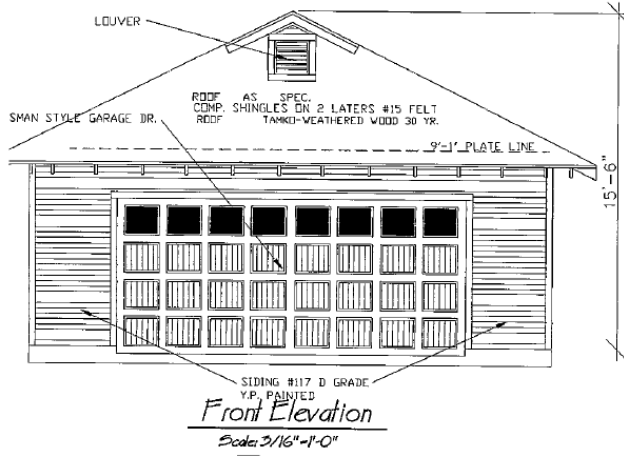


Applicant provided photograph of alley and proposed rear entrance to property.

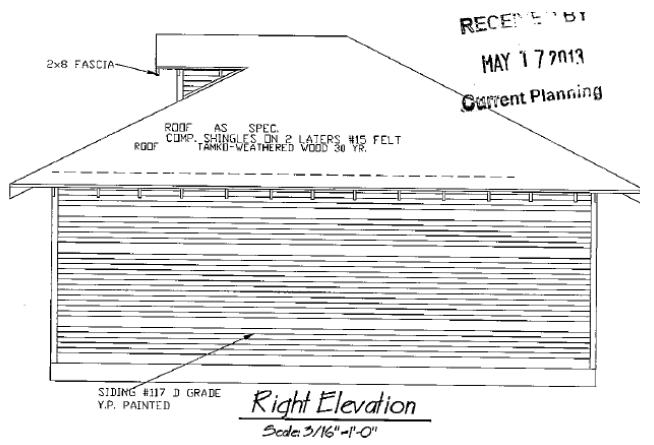
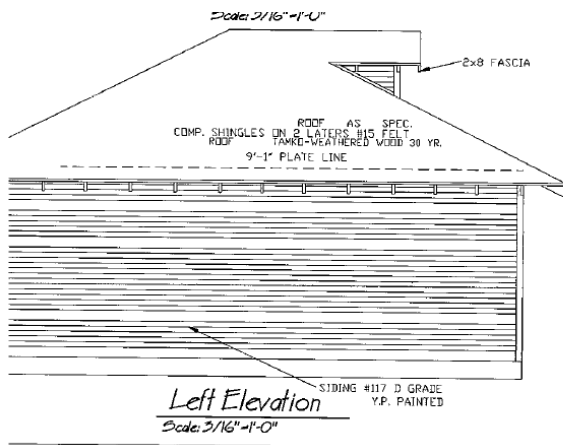


NOTE: THIS SURVEY PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE. TEXAS HERITAGE SURVEYING HAS NOT

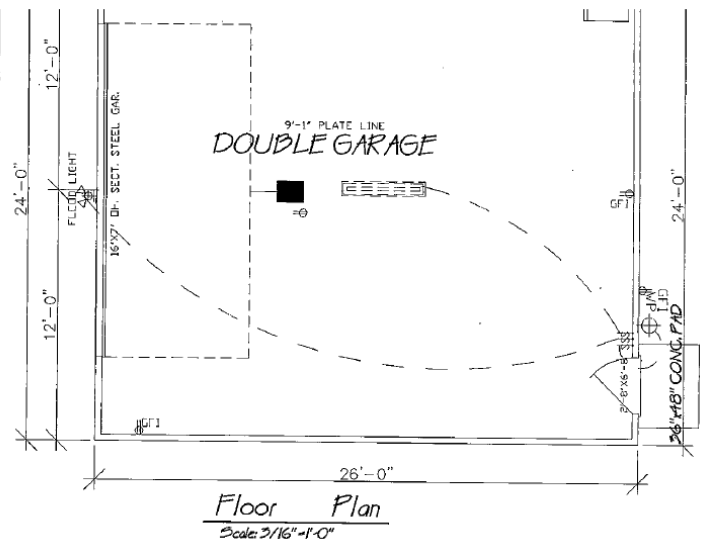
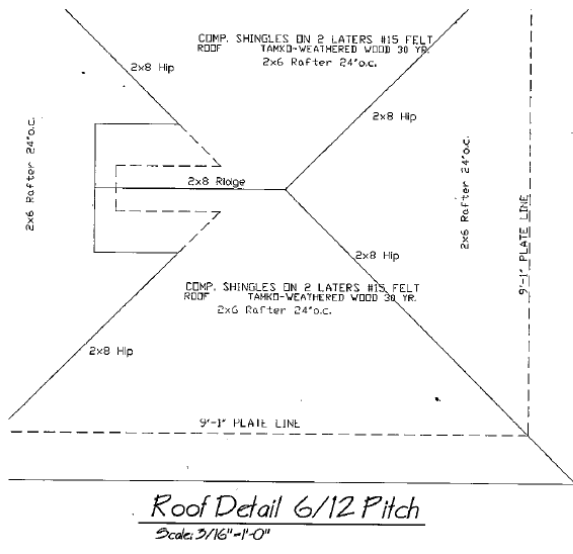
Site plan



Proposed plans



RECEIVED BY
MAY 17 2013
Current Planning



TASK FORCE RECOMMENDATION REPORT
Junius Heights

DATE: 5-9-2013

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Jeanne Mitchell

PROPERTY ADDRESS: 5701 Worth

DATE of CA / CD REQUEST: 5/2/13

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

Approve construction of new detached garage with the following clarifications; stone is not used, the window is not double hung; the garage door opening is electric. Per 9.2, 9.7, & 9.8. Motion Johnson / Second Cohen.

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: All

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force Rene Schmidt

DATE May 9 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**JUNE 3, 2013**

FILE NUMBER: CA123-470(CH)
LOCATION: 5006 Reiger Ave.
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 14
ZONING: PD 97

PLANNER: Carolyn Horner
DATE FILED: May 2, 2013
DISTRICT: Munger Place
MAPSCO: 46B
CENSUS TRACT: 0013.02

APPLICANT: Elizabeth Dodgen

OWNER: Jacqueline Dodgen

REQUEST: Construct new detached garage and driveway.

BACKGROUND / HISTORY: In April of this year, the Landmark Commission approved several changes to the rear façade, including a second floor addition and patio.

ANALYSIS: The new owner wants to construct a new detached garage in the rear yard of the home. The two-car garage will match the main home's siding, roof materials and trim work. The garage doors as shown on the drawing are not what the owner wants to install. The owner provided a picture of the preferred door style.

The existing driveway was originally shared with the neighboring lot. That owner widened their driveway, but previous owners of this property did not because they did not have a garage. This owner wants to widen the driveway to accommodate vehicles and access to the new garage.

STAFF RECOMMENDATION: Construct new detached garage and driveway. Approve with conditions - Approve the drawings dated 5/17/13 with the finding that the new garage complies with Ordinance 20024, Section 11(a)(1) and meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii). Conditions: garage door to be as shown in the picture) not as shown on the drawings), driveway width limited to 10 feet, colors to match new main house colors Melted Butter 300A-3, trim Polar bear 1875.

TASK FORCE RECOMMENDATION: Construct new detached garage and driveway. Approve with conditions - Conditions: 1) trim on garage gable to match house; all trim details to match house, 2) novelty siding overlap to match house, 3) roof slope to be same as house roof, 4) garage door centered under gable.
Recommendation: garage door to mimic 2 side-by-side doors as in elevations, or a plain door with less articulation/panels to mimic historic aspect of neighborhood.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123-470 (CH)
 Office Use Only

Name of Applicant: Elizabeth Dodgen
 Mailing Address: 1307 Dunbarton Dr
 City, State and Zip Code: Richardson, TX 75081
 Daytime Phone: 214-763-1508 Fax: _____
 Relationship of Applicant to Owner: Partner / Mother MAY 02 2013

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

PROPERTY ADDRESS: 5006 Reiger Ave 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.
~~_____ RM~~
build garage + driveway RM
~~_____ RM~~

Signature of Applicant: Elizabeth Dodgen Date: 4-30-2013
 Signature of Owner: E Dodgen Date: 4-30-2013
(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

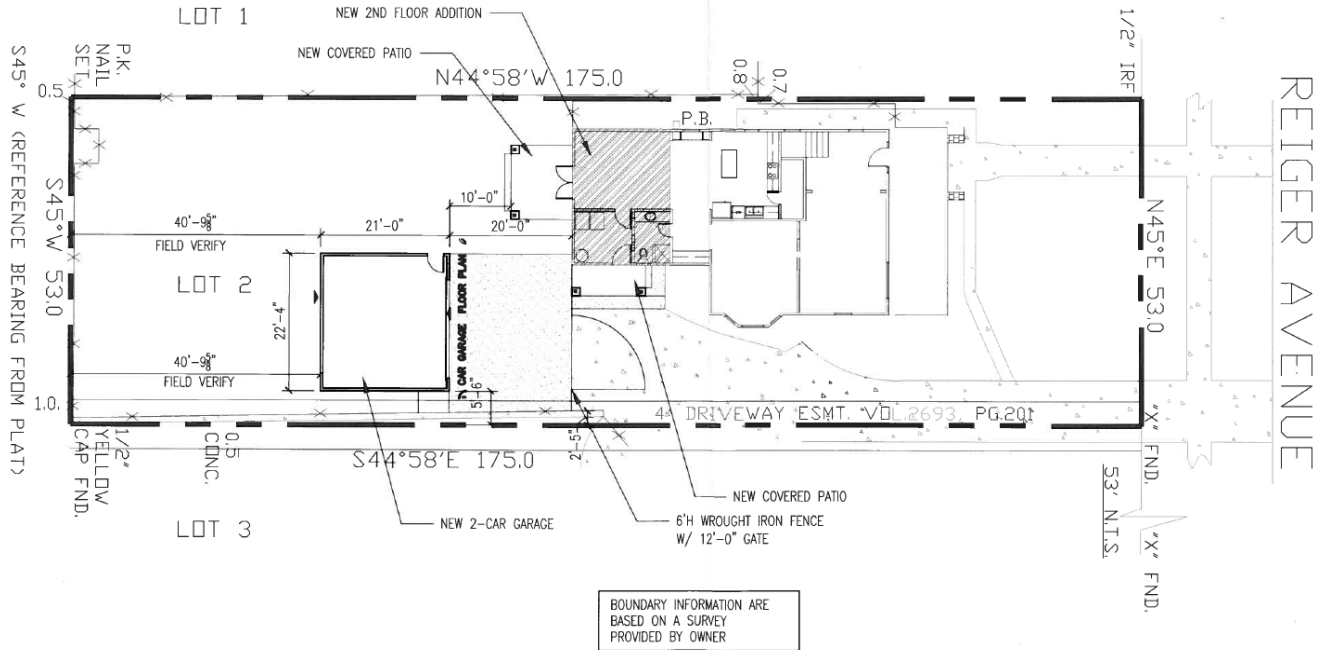


Current colors on the house. The owner submitted new colors for the main house, and the new garage will match those new colors.

XISTING 1F A/C AREA = 1,395 SF
 XISTING 2F A/C AREA = 1,084 SF
 EW 2F A/C AREA = 353 SF
 OTAL A/C AREA = 2,832 SF

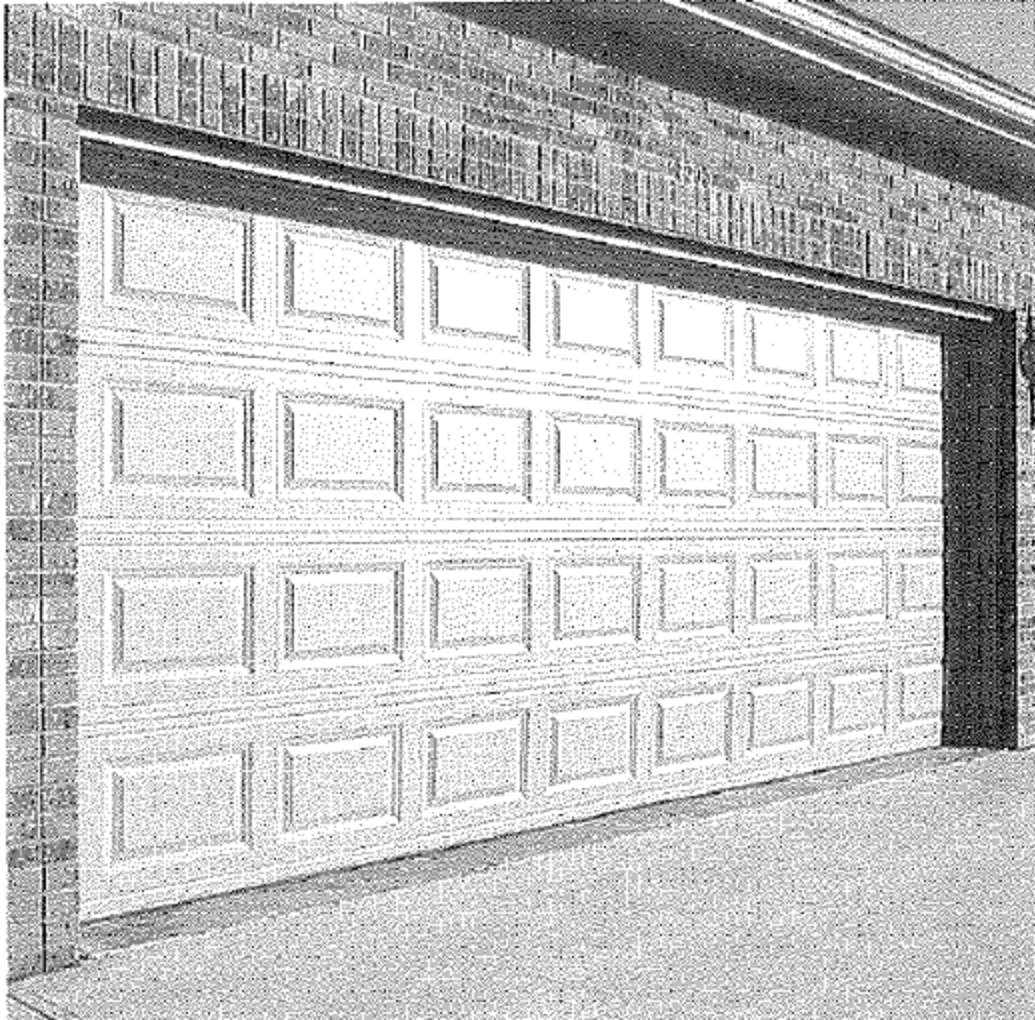
SCOPE OF WORK:
 2ND FLOOR NEW ADDITION; NEW DETACHED 2 CAR
 GARAGE; INTERIOR RENOVATION

EW DETACHED 2-CAR GARAGE = 469 SF
 EW COVERED AREA = 180 SF



1 SITE PLAN
 1:200

Site plan



Proposed garage door style

TASK FORCE RECOMMENDATION REPORT

Swiss Avenue/Munger Place

DATE: 5-7-2013

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Elizabeth Dodgen

PROPERTY ADDRESS: 5006 Reiger Swiss

DATE of CA / CD REQUEST: 5/2/2013

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

*Conditions: 1) trim on garage gable to match house; gable trim details to match house
2) novelty siding overlap to match house
3) roof slope to be same as house roof
4) garage door centered under gable*

Recommendation: garage door to mimic 2 side by side doors as in elevations, or a plain door ->

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: 0
Basis for opposition:

CHAIR, Task Force Wesley Powell DATE 5/7/13

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.

with less articulation / panels to mimic historic aspect of neighborhood.



CITY OF DALLAS

LANDMARK COMMISSION

JUNE 3, 2013

FILE NUMBER: CA123-478(MD)
LOCATION: 400 Main Street
STRUCTURE: Accessory and Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: May 2, 2013
DISTRICT: West End
MAPSCO: 45-N
CENSUS TRACT: 0021.00

APPLICANT: Good, Fulton and Farrell

REPRESENTATIVE: Kent Salisbury

OWNER: CITY OF DALLAS

REQUEST:

Install 3'-6" x 15'-2" in-grade metal 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)).

5/6/13 – Landmark Commission approved conceptually a Courtesy Review for this plaque (CR123-002(MD)).

ANALYSIS: This application is a resubmission for the Courtesy Review reviewed in May by Landmark Commission. Greater detail, including exact size, location, and material has been provided. Based on this greater detail and the direction from Landmark Commission given during the May discussion, Staff is recommending approval.

STAFF RECOMMENDATION:

Install 3'-6" x 15'-2" in-grade metal plaque in north Pergola lawn. – Approve - Approve drawings dated 5/15/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Install 3'-6" x 15'-2" in-grade metal plaque in north Pergola lawn. – Approve with conditions - Approved with the conditions that the material selection, drainage design and landscape contour design be finalized before the Landmark Commission meeting.

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

CA 123 - 478 (MD)
Office Use Only

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)

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

PROPERTY ADDRESS: 400 Main Street (North portion of site)
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.
One item added to the Phase 2 renovations at Dealey Plaza. An in-grade metal plaque placed in the lawn at the North Pergola with a John F. Kennedy quote inscribed. This submittal is a follow up to the previously issued CA for the Dealey Plaza Phase 2 project and contains the final design previously submitted as a courtesy review item.

RECEIVED BY

Signature of Applicant: [Signature] Date: 05/01/13 **MAY 02 2013**
 Signature of Owner: [Signature] Date: 05/01/13 **Current Planning**
 (IF NOT APPLICANT)

APPLICATION DEADLINE:

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

Our Understanding:

We intend to create an inscription to recognize and honor his vision and legacy.

The Message:

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 (Excerpt from the speech that President Kennedy was to deliver at the Dallas Trade Mart on November 22, 1963)

The Site:

North pergola at Dealey Plaza, overlooking the Grassy Knoll.

ebr
Graphic Design

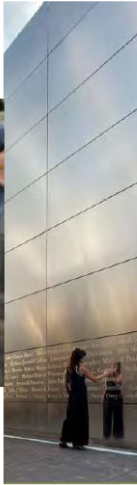
Field Research:
Site Study &
Project Analysis



Case Studies:
Concept, Materials,
& Format



Empty Sky: The New Jersey 9/11 Memorial,
Liberty State Park, Jersey City



Fort Worth Water Gardens,
Fort Worth



University of South Australia,
South Australia

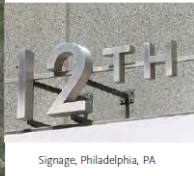


de Young Museum,
Golden Gate Park,
San Francisco

Case Studies:
Concept, Materials,
& Format



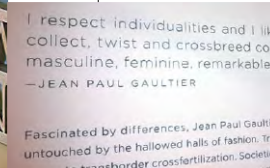
Vietnam Veterans Memorial,
Washington D.C.



Signage, Philadelphia, PA



Eugene O'Neill
Commemorative Sculpture,
Danville, CA



John Paul Gaultier
exhibition graphics,
Dallas Museum of Art

Past:



ebr
Graphic Design

Research:
Typographic
Design Associated
with JFK

Present:



Trajan

WE IN THIS COUNTRY
JOHN F. KENNEDY

Perpetua

We in this country WE IN THIS
John F. Kennedy JOHN F. KENNEDY

Petersburg

ET DOLO
Dolore ma
MAGNA ALIQUA. U

Filosofia

We in this country
John F. Kennedy

Novel Sans

SED DO EI
Ut labore et dolore magna aliqua

LABORE ET DOLO
Et dolore magna aliq

Marat Sans

io was filled with the rich odour of roses
and when the light summer wind stirred
the garden, there came through the open
heavy scent of the lilac, or the more delicate

Samo Sans

Quincy/logos | Quincy/logos

The letters | The letters

John F. Kennedy

John F. Kennedy

John F. Kennedy

ebr
Graphic Design

Font Studies:
Classic and
Contemporary

Gotham

WE IN THIS COUNTRY
WE IN THIS COUNTRY
WE IN THIS COUNTRY



We in this country
We in this country
JOHN F. KENNEDY

Design Approach:

To represent JFK's speech in a simple, elegant, contemporary way, from a 2013 perspective.



Sample of engraved raw metal



Onsite study, for font, scale, and placement

ebr

Graphic Design

Font Recommendation:
Gotham:
Modern, Classic

What graphic designers are saying about Gotham:

"Speaks with authority..."

"...defines the passage of time."

"...straightforward and non-negotiable, yet possessed of great personality."

"It is an incredible design. Unpretentious, pleasing to the eye, highly readable as body text, sublime when set in uppercase. It has a direct quality that conveys honesty and quiet competence."

ebr

Graphic Design

Evaluation:
Materials &
Details

Study confirmed:
2-inch cap height
is legible, as seen
from pergola

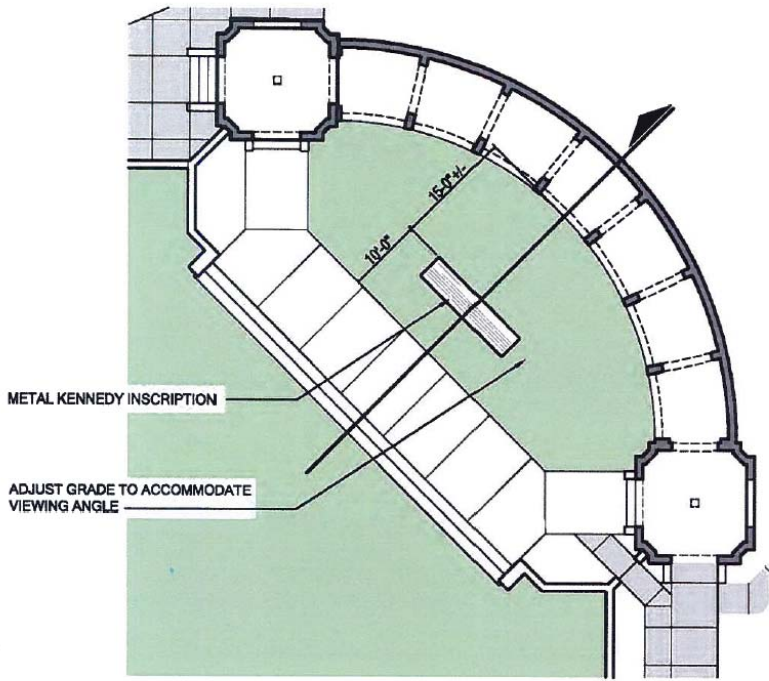
WE IN THIS COUNTRY, in this generation, are—by destiny rather than choice—the watchmen on the walls of world freedom. We ask, therefore, that we may be worthy of our power and responsibility, that we may exercise our strength with wisdom and restraint, and that we may achieve in our time and for all 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**

EXCERPT FROM THE SPEECH THAT PRESIDENT KENNEDY WAS TO DELIVER AT THE DALLAS TRADE MART ON NOVEMBER 22, 1963

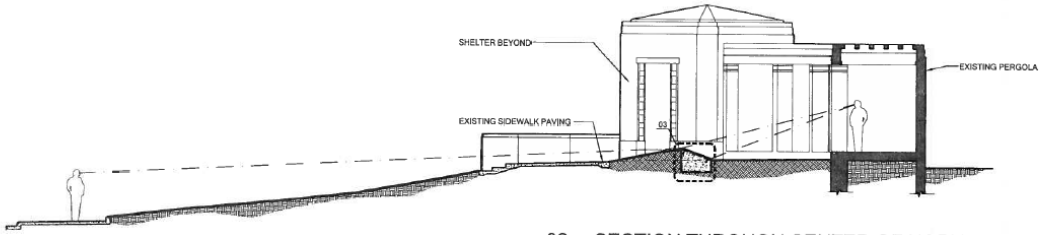
3 ft. 6 in. (height) x 15 ft. 2 in. (width)

5/15/13



5/15/13

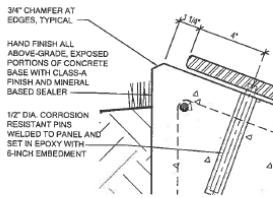
Overall site plan for Dealey Plaza



02 SECTION THROUGH CENTER OF NORTH PERGOLA

File Name: SITE SECTION.dwg

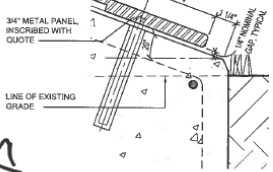
Scale: 1/8" = 1'-0"



05 SECTION DETAIL

File Name: SITE SECTION.dwg

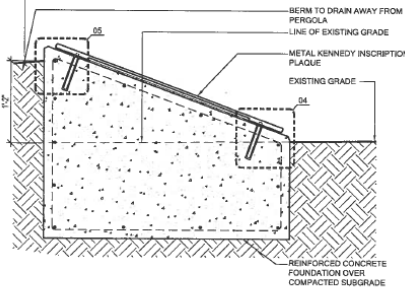
Scale: 3" = 1'-0"



04 SECTION DETAIL

File Name: SITE SECTION.dwg

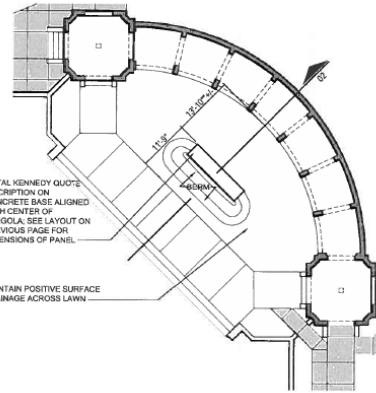
Scale: 2" = 1'-0"



03 SECTION DETAIL

File Name: SITE SECTION.dwg

Scale: 1" = 1'-0"



01 NORTH PERGOLA PLAN

File Name: SITE SECTION.dwg

Scale: 1/16" = 1'-0"

5/15/13

Detail plan of proposed signage location.



ebr
Graphic Design

Front View



ebr
Graphic Design

Side View

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: 5/8/2013
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 CA/CD Request: 5/2/2013

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

Approved with the conditions that the material selection, drainage design and landscape contour design be finalized before the Landmark Commission meeting

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" 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 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: *Jay Firsching*
2nd: *Joe Piwetz*
Task Force members in favor: *5*
Task Force members opposed: *0*
Basis for opposition:

CHAIR, Task Force *Jay C Coffman* DATE *5/8/13*

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**JUNE 3, 2013**

FILE NUMBER: CA123-472(MD)
LOCATION: 606 Elm Street
STRUCTURE: No structure
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: May 2, 2013
DISTRICT: West End District
MAPSCO: 45-P
CENSUS TRACT: 0031.01

APPLICANT: Kumar Pilla

REPRESENTATIVE: None.

OWNER: DALLAS COUNTY OF

REQUEST:

Install new landscaping in Founder's Plaza.

BACKGROUND / HISTORY:

3/4/2013 – Landmark Commission approved preliminary plaza redevelopment (CA123-280(MD)).

5/1/2006 – Landmark Commission approved the plaza redevelopment. (CA056-242(JA)).

ANALYSIS: The previous submittal should have been more of a 'Courtesy Review' because after the last Landmark Commission meeting, several changes had to be made to that approved design due to current conditions and other structural restrictions. Staff is recommending approval of this design due to the fact that no synthetic turf is being proposed and the revised design is an improvement on the previous submittal.

STAFF RECOMMENDATION:

Install new landscaping in Founder's Plaza. – Approve - Approve drawings and images dated 5/15/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

TASK FORCE RECOMMENDATION:

Install new landscaping in Founder's Plaza. – Approve.

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

CA 123-472 (MD)
Office Use Only

Name of Applicant: KUMAR PILLA
 Mailing Address: 16000 N. DALLAS PARKWAY, SUITE 200
 City, State and Zip Code: DALLAS, TX - 75248
 Daytime Phone: 469-916-7766 Fax: 972-458-2323
 Relationship of Applicant to Owner: A/E CONSULTANT

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

PROPERTY ADDRESS: 606 ELM STREET, DALLAS, TX - 75202
 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.

PLEASE SEE ATTACHED SUPPORTING DOCUMENTATION.

RECEIVED BY

MAY 02 2013

Current Planning

Signature of Applicant: [Signature] 29/30/13 Date: 30th APRIL, 2013.

Signature of Owner: [Signature] Date: 5/2/2013
 (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 _____

PROPOSED LANDSCAPING IMPROVEMENTS TO DALLAS COUNTY'S FOUNDERS PLAZA

In many respects, Founders Plaza is the front door to the western part of downtown. Thousands of people pass by it daily as they drive through downtown; walk from the convention center; come to the County to serve as jurors, file deeds, or get married; or visit Old Red, Dealey Plaza, or the Sixth Floor Museum.

The current version of the plaza, which sits atop an underground parking garage, was constructed in 2007. When the planning for this work began in 2000, it was initially intended that the plaza would become a gathering place where people could relax, maybe eat their lunch, and enjoy downtown Dallas. However, because of funding issues, much of the landscaping and features that were desired had to be eliminated. As a result, with more than 90% of the plaza being either concrete or gravel, it now more closely resembles an airport runway than an urban oasis.

Recognizing the importance of having an attractive, more appealing, plaza, Dallas County has incorporated the direction previously provided by the Landmark Commission on March 4 and is now prepared to undertake a series of landscaping improvements that will significantly change the plaza's appearance, reduce its concrete orientation, and allow it to become what was originally intended a decade ago.

This it proposes to do by:

- Removing the existing gravel in the planter areas and replacing it with native grasses and evergreen plants with colorful blooms;
- Creating footpaths of stabilized decomposed granite so that visitors can actually easily walk up to the plaza's historical markers and its representative pioneer-era cabin;
- Planting four additional standard Male Yaupon Holly trees and creating an approximately 12-foot diameter circular planting area on the plaza's eastern side which will contain summer blooming "Brakelight" Red Yucca (Hesperaloe);
- Using concrete paving treatment to accent the new circular planting area and to create a river bank effect along the edges of the fountain so that the fountain, which was designed to symbolize the Trinity River and its branches, will more closely do so; and
- Removing the plaza's "heavy" slab benches which are located in isolated unshaded areas that are surrounded by gravel and replacing them with more numerous benches of a more traditional design that will be more strategically located in areas with shade and alongside the fountain.

Collectively, these improvements will greatly soften the appearance of the plaza, reduce the amount of heat that is retained within it, emphasize the plaza's historic features, help promote downtown street life, and create a much more favorable impression of the Dallas area.

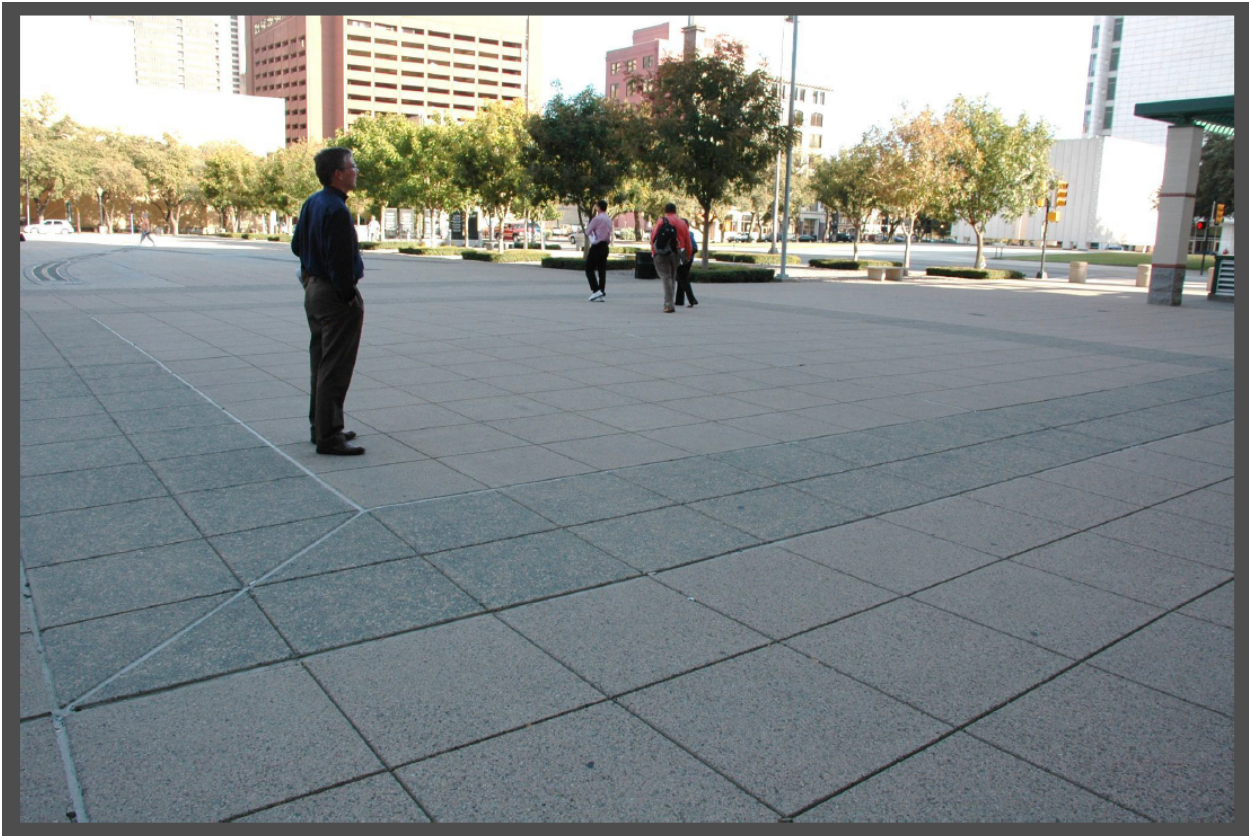
With much of the world focusing its attention on Dallas as November 22, 2013 approaches, it is Dallas County's intention to have a plaza be worthy of this occasion. Accordingly, Dallas County is prepared to award a construction contract in early June 2013 so that these improvements can be completed by Fall 2013.

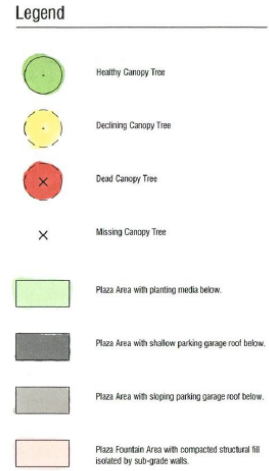
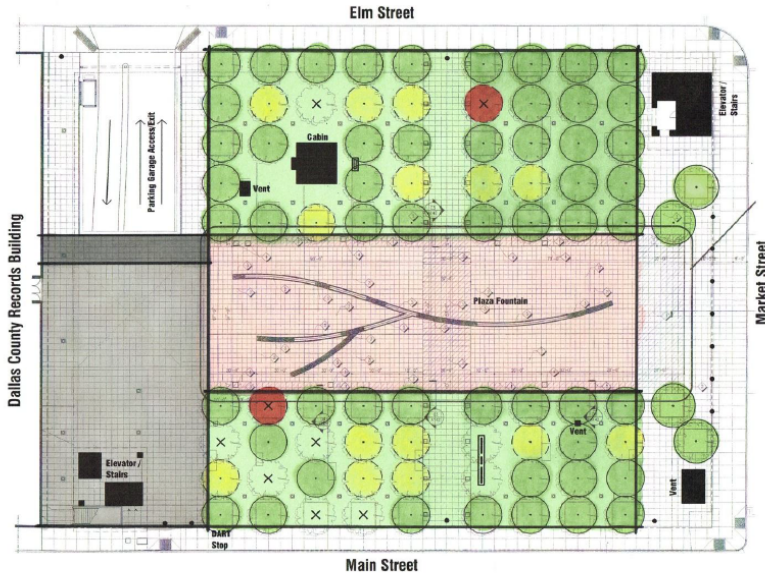


Existing conditions

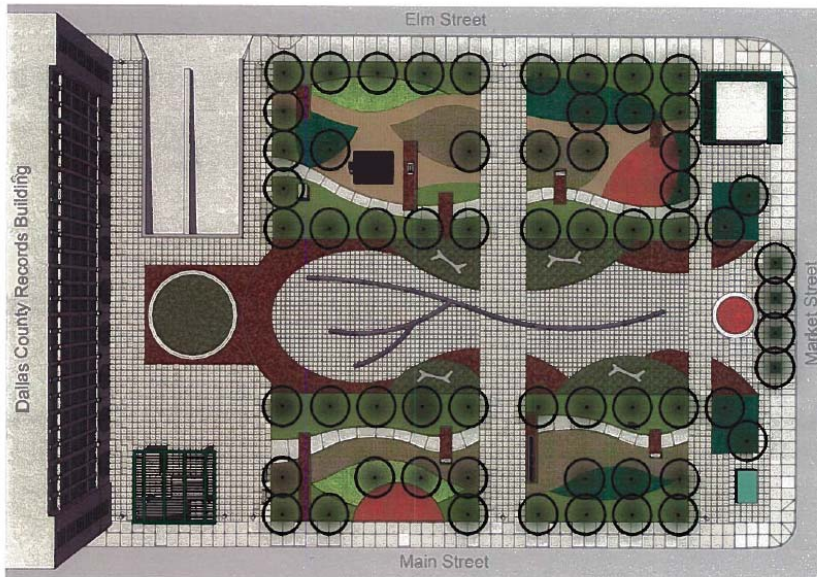
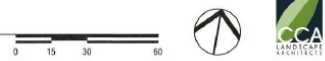


Existing conditions





Founders Plaza Renovation - Site Analysis
Dallas, Texas



2/20/13
Founders Plaza Renovation - Landscape Renovation
Dallas, Texas



Previously approved plaza design.



Existing condition.



Proposed.



Existing condition.



Proposed.



Existing condition.



Proposed.

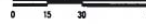




5/15/13

Founders Plaza Renovation - Landscape Renovation
Dallas, Texas

02 May 2013



5/15/13



Founder's Plaza Green



Founder's Plaza Brown



Concrete Pavement Treatment in Plaza



51/51/3

Towne Square Bench



Stabilized Decomposed Granite Aggregate

5/15/13



Evergreen Giant Liriope



Gulf Muhly Grass 'Regal Mist'



Indian Hawthorn

5/15/13



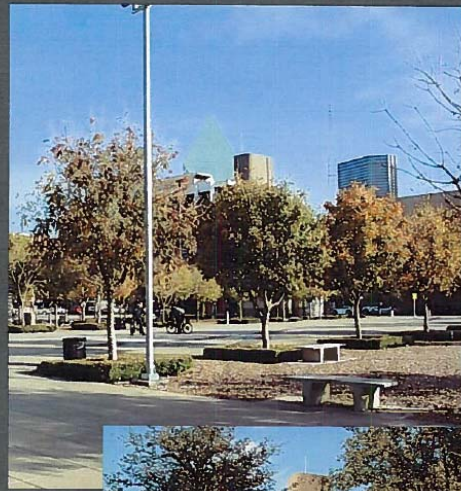
Red Yucca 'Breaklight'



Sofleaf Yucca



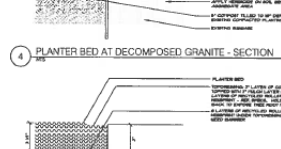
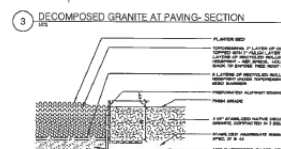
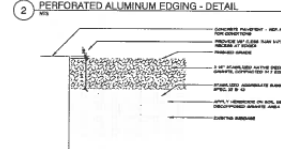
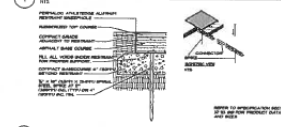
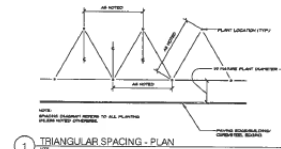
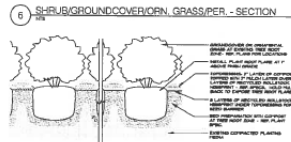
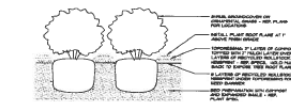
Standard Yaupon Holly, Male



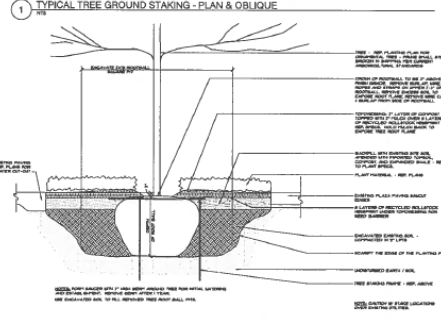
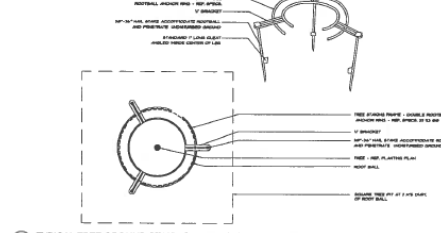
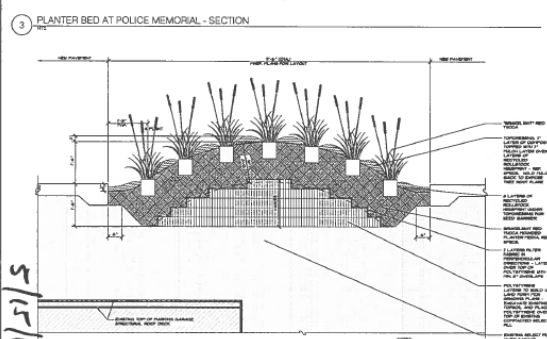
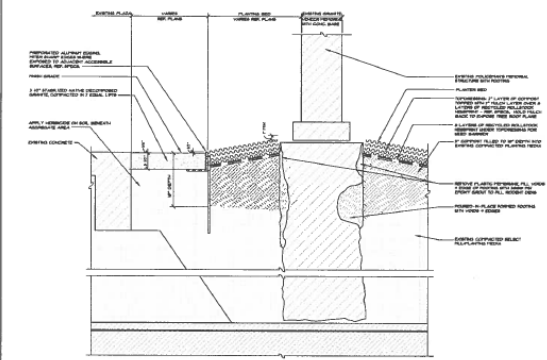
Existing Chinese Pistache and Live Oaks

5/5/13

PLANT SCHEDULE	SYMBOL	PLANT NAME	SIZE	REMARKS	QTY.
1	1	SHRUB	3" GAL. FULL	ALL PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES.	1
2	2	SHRUB	3" GAL. FULL	ALL PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES.	1
3	3	SHRUB	3" GAL. FULL	ALL PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES.	1
4	4	SHRUB	3" GAL. FULL	ALL PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES.	1
5	5	SHRUB	3" GAL. FULL	ALL PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES.	1
6	6	SHRUB	3" GAL. FULL	ALL PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES.	1
7	7	SHRUB	3" GAL. FULL	ALL PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES. PLANTS TO BE PLANTED IN 1" DIA. HOLES.	1



5/15/13



5/15/13

MOCKLAND & ASSOCIATES
 1400 Ross Avenue, Suite 1000
 Dallas, Texas 75201
 TEL: 214.750.1000
 FAX: 214.750.1001
 WWW: www.mockland.com

PROJECT: FOUNDERS PLAZA
 LOCATION: 600 Elm Street, Dallas, Texas
 DATE: 5/15/13
 DRAWING NO: L5.1

PLANTING DETAILS AND PLANT SCHEDULE

L5.1

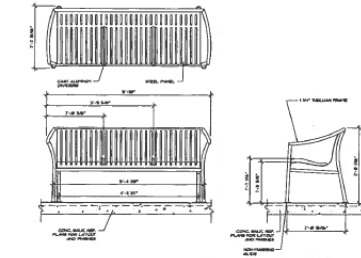
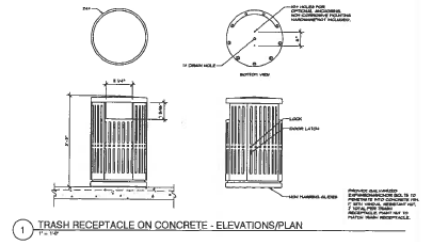
MOCKLAND & ASSOCIATES
 1400 Ross Avenue, Suite 1000
 Dallas, Texas 75201
 TEL: 214.750.1000
 FAX: 214.750.1001
 WWW: www.mockland.com

PROJECT: FOUNDERS PLAZA
 LOCATION: 600 Elm Street, Dallas, Texas
 DATE: 5/15/13
 DRAWING NO: L5.2

PLANTING DETAILS

L5.2

5/15/13



MCKINSTRAL
 ARCHITECTS
 4000 Ross Avenue
 Suite 200
 Dallas, Texas 75204
 Phone: (214) 750-1000
 Fax: (214) 750-1001
 www.mckinstral.com
 Project No. 1304-0001-01

PRELIMINARY

FOUNDERS PLAZA
 DALLAS COUNTY
 600 Elm Street
 Dallas, Texas

DATE: 05/15/13
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 TITLE: SITE FURNITURE DETAILS
 SHEET NO. L5.3
 OF 15

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

DATE: 5/8/2013
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Kumar Pilla (VAI Architecture)
Address: 606 Elm St. (West End)
Date of CA/CD Request: 5/2/2013

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 checked="" 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 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: *Jay Firsching*
2nd: *Noah Jeppson*
Task Force members in favor:
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force *Gary C. Coffman* DATE *5/8/13*

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

JUNE 3, 2013

FILE NUMBER: CA123-477(MD)
LOCATION: 711 Elm Street, Ste. 101
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 2
ZONING: CA-1(A)

PLANNER: Mark Doty
DATE FILED: May 2, 2013
DISTRICT: West End
MAPSCO: 45-P
CENSUS TRACT: 0031.01

APPLICANT: Sandcap 711 Elm Partners, LP

REPRESENTATIVE: Pete Flowers

OWNER: LANDINVEST AG

REQUEST: Install new storefront on north facade.

BACKGROUND / HISTORY: None.

ANALYSIS: There is reasonable evidence that quite a bit of the existing storefront is either the original or old enough to warrant keeping in place. After the Task Force meeting, the Applicant revised the drawing to keep the wood mullions between the existing storefront windows. With that revision, along with their original plan to keep and restore the transom, Staff is recommending approval.

STAFF RECOMMENDATION: Install new storefront on north facade. – Approve - Approve drawings dated 5/15/13 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: Install new storefront on north facade. – Approve with conditions - Approve with conditions that the storefront elevation plan be redrawn to represent the actual proposed design and the door be wood frame and glass inset.

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

CA 123 - 477 (MD)
Office Use Only

Name of Applicant: SandCap 7th Elm Partners LP
 Mailing Address: 5th E. John Carpenter Fwy #550
 City, State and Zip Code: Irving, TX 75062
 Daytime Phone: (214) 691-4400 Fax: (972) 707-2960
 Relationship of Applicant to Owner: same

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

PROPERTY ADDRESS: 7th Elm Street Dallas, TX 75202
 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.

We are proposing to re-finish the storefront for the 575 square foot retail space to the left of the garage entrance to closer match the historical design, while "cleaning it up" with new windows, a new door, and removal of the awning. We are doing this in preparation for a new tenant, Urban Smoothie.

Signature of Applicant: [Signature] Date: 5/2/13
 Signature of Owner: Peter K. Flowers, Manager Date: _____
7th Elm Partners LP, Manager
 (IF NOT APPLICANT)

BY
 MAY 02 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



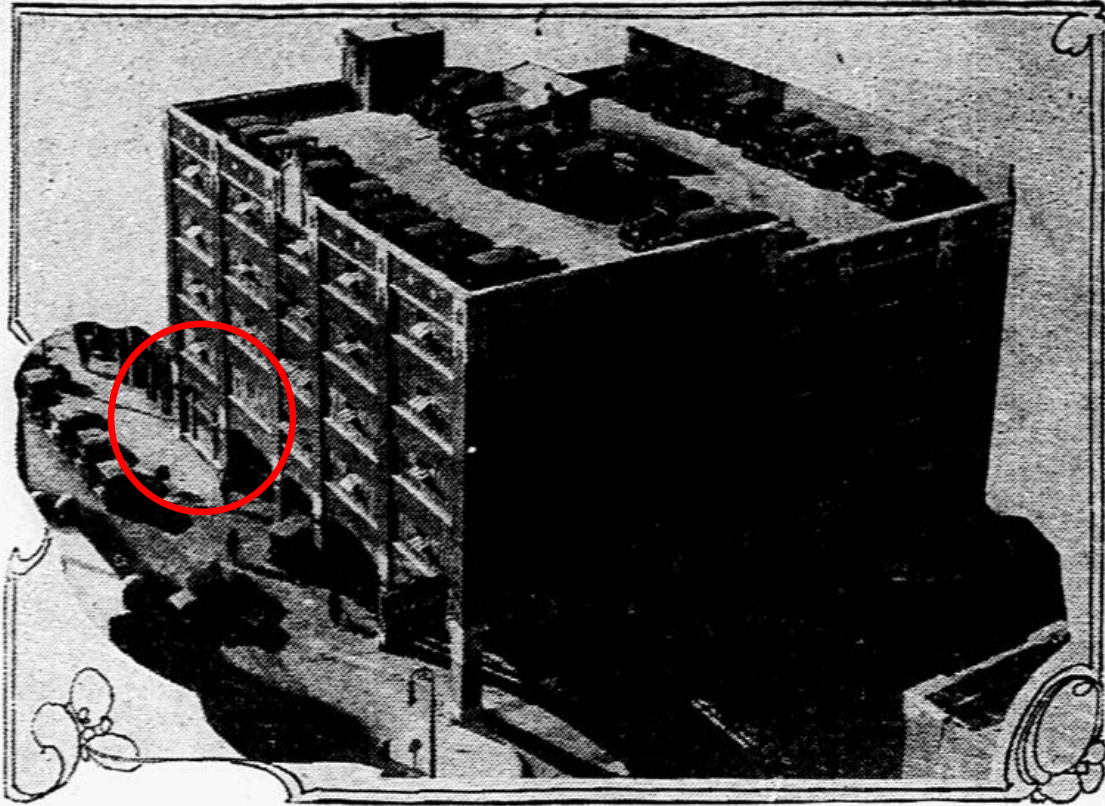


Existing storefront.



Existing and original transom window. The awning will be removed and not replaced at this time.

Sanger's Utilize Roof for Auto Parking



Erected as one solution to the downtown parking problem, Sanger Bros.' new storage garage at Elm and Austin streets utilizes even the roof of the five-story building for parking customers' cars, as shown by this photograph. taken from the main department store building, seventy-five feet from the garage. While designed primarily for auto parking the new Sanger garage is, in fact, a complete motor department store, where every need of the car may be supplied with the possible exception of heavy repairs. The ga-

rage contains a filling station. While the woman car owner shops, her car may be washed or greased in the garage. Sanger Bros.' garage is distributor for Miller tires, tubes and accessories.

The garage building is designed along the most modern lines for safety and expeditious service. The basement, the five floors above ground and the roof are connected by concrete ramps on a gentle incline. The floors for the front and rear halves of the building are on different levels to make the grade of ascent easier as the cars are driven from the street level to the floors above.

The building has no elevators, but an entirely new principle is used in carrying attendants from one floor to another in fast time while parking cars. The contrivance is known as a "monkey ladder," and may be described as an endless belt kept in constant motion from the ground floor to the roof. The belt is provided with foot rests and hand holds. An attendant going from the ground to one of the upper floors gets on the ladder and rides till his floor is reached, when he hops off. Persons may descend on the belt in the same manner. Grady Burlew is manager of the garage.

Historic image of building. The red circle indicates the storefront, with the existing wood mullions clearly visible.

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

DATE: 5/8/2013
TIME: 3:00 pm
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Pete Flowers (Sandcap 711 Elm Partners, LP)
Address: 711 Elm St. (West End)
Date of CA/CD Request: 5/2/2013

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

Approve with conditions that the storefront elevation plan be redrawn to represent the actual proposed design and the door be wood frame & glass inset.

Task force members present

<input checked="" type="checkbox"/> Gary C. Coffman (Chair)	<input checked="" 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 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: *Jay Firsching*
2nd: *Carolina Pace*
Task Force members in favor: *5*
Task Force members opposed: *0*
Basis for opposition:

CHAIR, Task Force *Gary C Coffman* DATE *5/8/13*

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

JUNE 3, 2013

FILE NUMBER: CA123-460(MD)
LOCATION: 131 N. Clinton Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: May 2, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Mike Webb

REPRESENTATIVE: None.

OWNER: THOMPSON RICHARD D

REQUEST:

Install new roof on main structure and garage. GAF Timberline 'Charcoal'.

BACKGROUND / HISTORY: None.

ANALYSIS: The proposed new roof meets the standards in the Winnetka Heights preservation criteria therefore Staff is recommending approval.

STAFF RECOMMENDATION:

Install new roof on main structure and garage. GAF Timberline 'Charcoal'. – Approve - Approve specification dated 5/15/13 with the finding the proposed work is consistent with the criteria for roof colors in the preservation criteria Section 51P-87.111(a)(8)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

Install new roof on main structure and garage. GAF Timberline 'Charcoal'. – Approve - Approve as submitted.

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

CA 123 - 460 (MD)
Office Use Only

Name of Applicant: Mike Webb
 Mailing Address: 131 N. Clinton Ave.
 City, State and Zip Code: Dallas, TX 75208
 Daytime Phone: 903-880-2800 or Fax: _____
 Relationship of Applicant to Owner: _____ 972-762-3987

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

PROPERTY ADDRESS: 131 N. Clinton Ave.
 Historic District: Wimetka Heights

PROPOSED WORK:

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

Repair and replace roof on house and garage. Replace brown shingles with black. Repair + replace rotten wood on balcony in front of house and install new roofing material on flat roof. Replace rotten wood on N. side of house on roof. Remove shrubs around front porch and replace with smaller shrubs and perennial flowers - Taxigon Hawthorn and Roses.

Signature of Applicant: [Signature] Date: 4-24-2013 REIVED BY _____
 Signature of Owner: _____ Date: _____ MAY 02 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

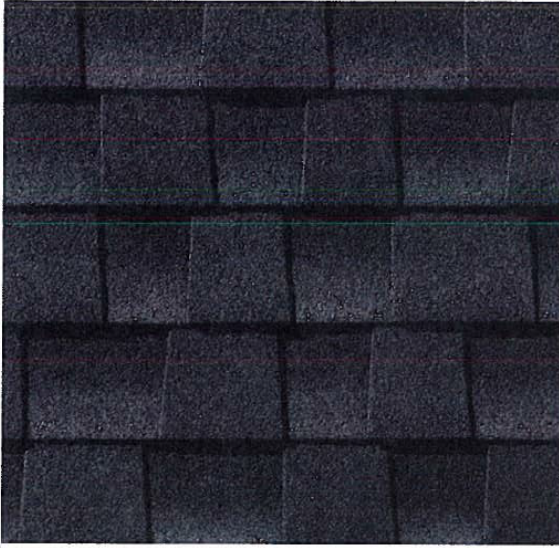


East and partial north façade.



Garage with existing roof.

The Home Depot>Building Materials>Roofing>Shingles>Timberline Lifetime High Definition Charcoal Shingles



GAF
Timberline Lifetime High Definition
Charcoal Shingles

5/15/13

Proposed shingle for main structure and garage.

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 5/8/2013

TIME: 5:30pm

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

APPLICANT NAME: Mike Webb

PROPERTY ADDRESS: 131 N. Clinton

DATE of CA / CD REQUEST: 5/2/2013

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

~~applicant should re-submit with~~
approve as submitted

Task force members present

Jeffrey Fahrenholz (Chair) Tony Eeds Garth Russo
 Sandra Adams (Vice-Chair) Jeff Cummings Barbara Roy (Alternate)
 Alfred Pena Les Hall Holli Murray (Alternate)

Ex Officio staff members present Mark Doty

Simply Majority Quorum: Yes no

Maker: *Garth*

2nd: *Jeff*

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *5/8/13*

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

JUNE 3, 2013

FILE NUMBER: CA123-469(MD)
LOCATION: 308 S. Clinton Ave.
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: May 2, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT:0051.00

APPLICANT: Bridget Smith

REPRESENTATIVE: None.

OWNER: FROST BRIDGET DENISE

REQUEST:

- 1) Remove one pine tree in front yard. Work completed without a Certificate of Appropriateness.
- 2) Plant three new Italian Cypresses in the front yard.

BACKGROUND / HISTORY: None.

ANALYSIS: While Staff would prefer that mature trees not be removed, especially if they are not dead or diseased, there are no criteria in the Winnetka Heights ordinance not allowing tree removal. In addition, the proposed trees are appropriate and would not obscure significant views of the house, unlike the pine tree.

STAFF RECOMMENDATION:

- 1) Remove one pine tree in front yard. Work completed without a Certificate of Appropriateness. – Approve - Approve with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Plant three new Italian Cypresses in the front yard. – Approve - Approve site plan and image dated 5/15/13 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 51P-87.111(b)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Remove one pine tree in front yard. Work completed without a Certificate of Appropriateness. – Approve – Approve as submitted.
- 2) Plant three new Italian Cypresses in the front yard. – Approve – Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 469 (MD)
 Office Use Only

Name of Applicant: Bridget Smith
 Mailing Address: 308 S. Clinton Ave
 City, State and Zip Code: Dallas, TX 75208
 Daytime Phone: 214-207-7748 Fax: _____
 Relationship of Applicant to Owner: SELF

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

PROPERTY ADDRESS: 308 S. Clinton Ave.
 Historic District: Winnetta Heights

PROPOSED WORK:

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

We want to remove a pine tree that is overgrowing the landscape in our yard and killing our grass with its needles. We want to plant 3 Italian cypresses in its place.

Signature of Applicant: Bridget Smith Date: 4/24/13
 Signature of Owner: _____ Date: _____
 (IF NOT APPLICANT)

RECEIVED BY
 MAY 6 2 7013
 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 _____



West and partial north façade. Planting area where tree was located is next to the steps/sidewalk.

308 S. Clinton Ave.

When facing the house, the pine tree is in the bottom left corner of the front yard.



The pine tree is over 30 ft. tall and constantly drops needles and pine cones all over the yard, keeping our grass from growing in spots, and dominating the landscape.





Address **309 South Clinton Avenue**

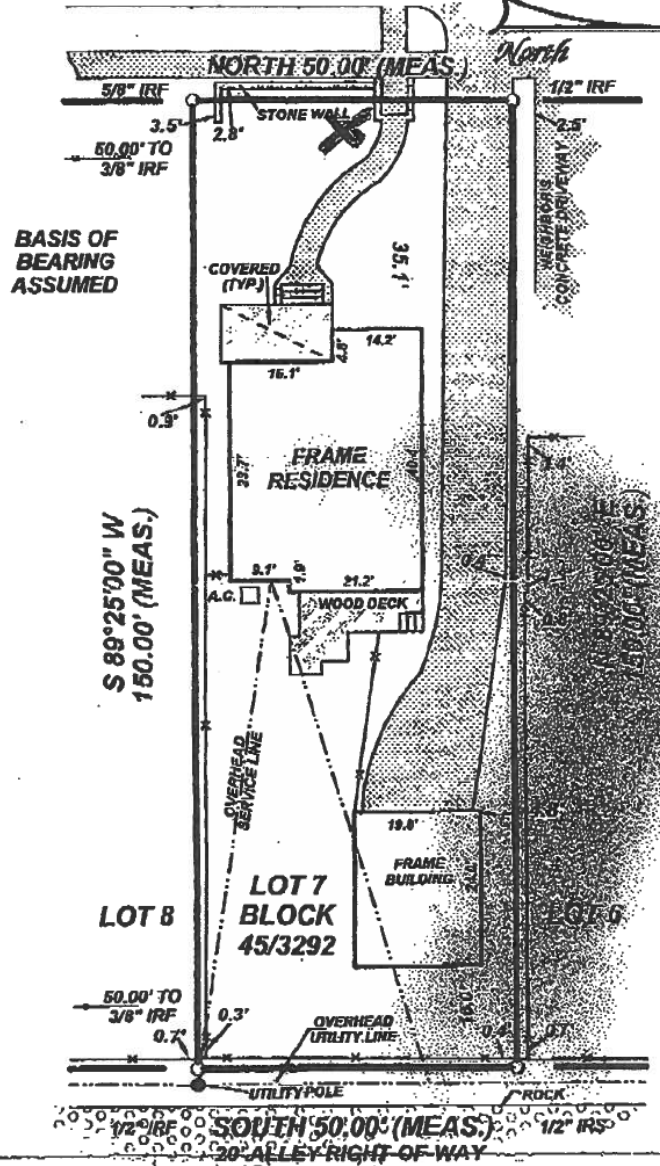
Address is approximate



Google images of pine tree before removal.



(60' RIGHT-OF-WAY)
S. CLINTON AVENUE



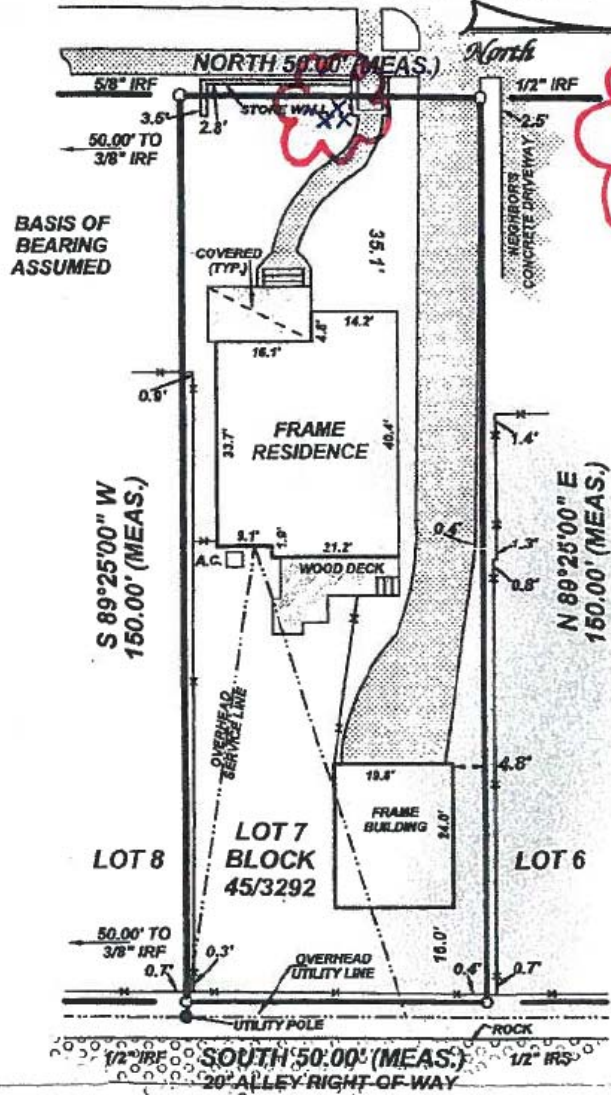
X = location of pine tree



Planting area with tree stump.



(60' RIGHT-OF-WAY)
S. CLINTON AVENUE



Proposed location of cypress trees

Brigit Denise Int 2/23/05

WestStar

Title Company in connection with the transaction described in

5/15/13

Proposed location of new Italian Cypresses.



5/15/13

We want to plant three 5-6 ft. Italian cypresses in place of the pine tree.

TASK FORCE RECOMMENDATION REPORT
Winnetka Heights / Lake Cliff

DATE: 5/8/2013

TIME: 5:30pm

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

APPLICANT NAME: Bridget Smith

PROPERTY ADDRESS: 308 S. Clinton

DATE of CA / CD REQUEST: 5/2/2013

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

Ex Officio staff members present Mark Doty _____

Simply Majority Quorum: yes _____ no

Maker: *LES*

2nd: *JEFF AL*

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *5/8/13*

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****JUNE 3, 2013**

FILE NUMBER: CA123-459(MD)
LOCATION: 300 S. Edgefield
STRUCTURE: Main, Accessory & Contributing
COUNCIL DISTRICT: 3
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: May 2, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0051.00

APPLICANT: Tung Tran

REPRESENTATIVE: None.

OWNER: CONTRERAS CATALINA

REQUEST:

- 1) Paint exterior of main structure and garage. Brand: Sherwin Williams. Body - SW 6247 'Krypton'. Trim - SW 0050 'Classic Light Buff'. Accent - SW 7674 'Peppercorn'.
- 2) Repair/replace front porch decking to match in material, size, and profile. Stain. Brand: Sherwin Williams Woodscapes. SW 3003 'Buckthorn'.
- 3) Stain existing fence. Sherwin Williams Woodscapes. SW 3524 'Chestnut'.

BACKGROUND / HISTORY: None.

ANALYSIS: All the proposed paint and stain colors meet the requirements per the Winnetka Heights preservation criteria, plus the existing porch flooring is not the historic, tongue and groove material, so Staff is recommending approval.

STAFF RECOMMENDATION:

- 1) Paint exterior of main structure and garage. Brand: Sherwin Williams. Body - SW 6247 'Krypton'. Trim - SW 0050 'Classic Light Buff'. Accent - SW 7674 'Peppercorn'. – Approve - Approve specification dated 5/15/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Repair/replace front porch decking to match in material, size, and profile. Stain. Brand: Sherwin Williams Woodscapes. SW 3003 'Buckthorn'. – Approve - Approve porch floor replacement and stain specification dated 5/15/13 with the finding of fact the proposed work is consistent with the criteria for front entrances and porches in Section 51P-87.111(11), and for stain in the preservation criteria

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

- 3) Stain existing fence. Sherwin Williams Woodscapes. SW 3524 'Chestnut'. – Approve - Approve specification dated 5/15/13 with the finding the proposed work is consistent with the criteria for wooden fences in the preservation criteria Section 51P-87.111(b)(2)(G)(iii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

TASK FORCE RECOMMENDATION:

- 1) Paint exterior of main structure and garage. Brand: Sherwin Williams. Body - SW 6247 'Krypton'. Trim - SW 0050 'Classic Light Buff'. Accent - SW 7674 'Peppercorn'. – Approve - Approve as submitted.
- 2) Repair/replace front porch decking to match in material, size, and profile. Stain. Brand: Sherwin Williams Woodscapes. SW 3003 'Buckthorn'. – Approve - Approve as submitted.
- 3) Stain existing fence. Sherwin Williams Woodscapes. SW 3524 'Chestnut'. – Approve - Approve as submitted.

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 459 (MD)
 Office Use Only

Name of Applicant: Tung & Kristy Tran
 Mailing Address: 300 S. Edgefield Ave
 City, State and Zip Code: Dallas TX 75208
 Daytime Phone: 214-755-8392 Fax: _____
 Relationship of Applicant to Owner: Owners

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

PROPERTY ADDRESS: 300 S. Edgefield Ave Dallas 75208
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.

Repaint exterior of main house & detached garage using the following Sherwin Williams colors in flat exterior paint:
main body color: SW6247 (Krypton), trim color SW0050 (Classic light buff), & accent color SW7674 (Peppercorn)

Restain fence using Sherwin Williams Woodscapes SW3524 (Chestnut)

Repair/restain front porch decking using Sherwin Williams Woodscapes SW3003 (Buckthorn) by using same type + size boards as existing boards

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

Signature of Owner: _____ Date: MAY 02 2013
 (IF NOT APPLICANT)

RECEIVED BY
 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 elevations of main structure.



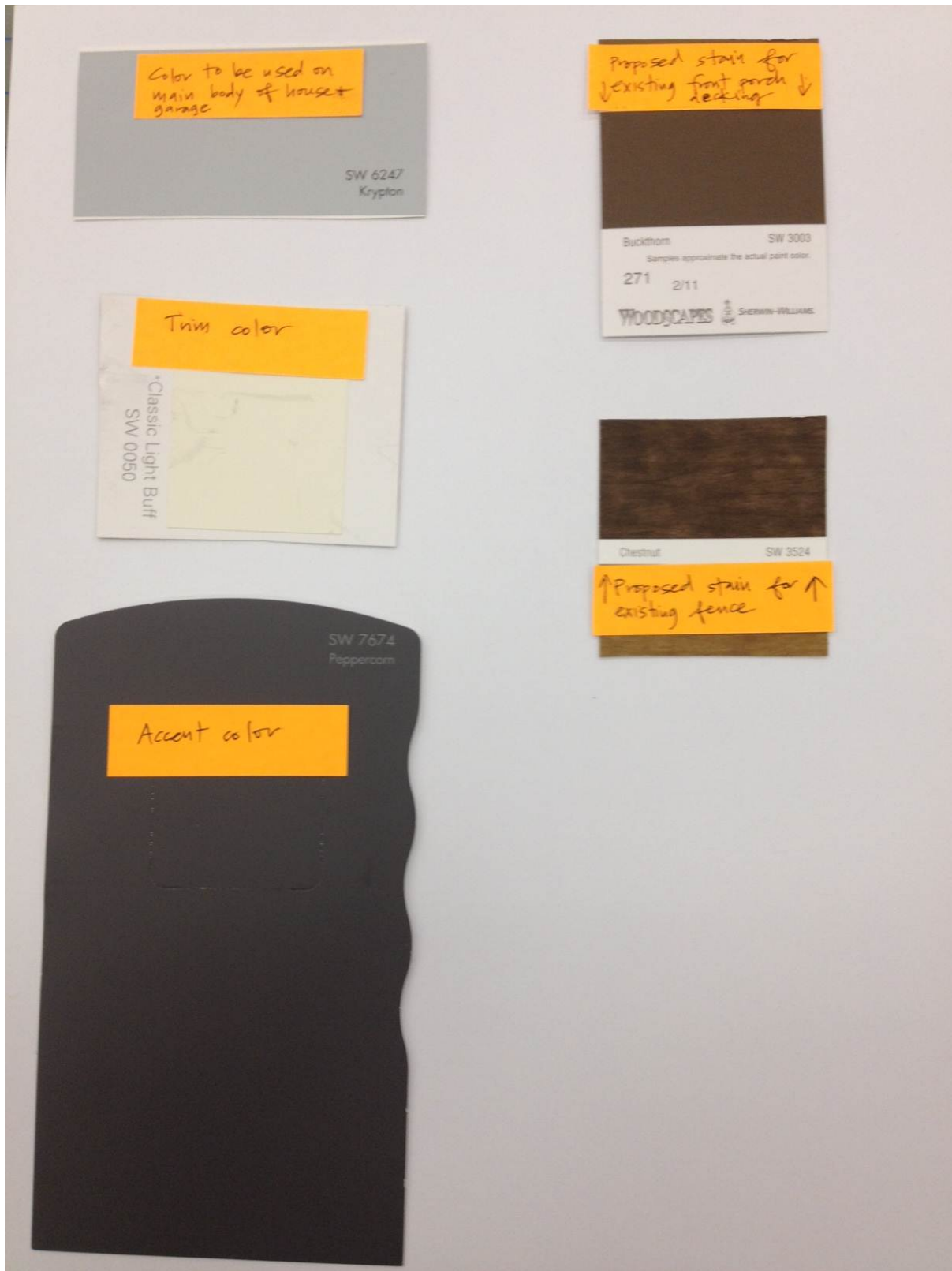
Accessory structure.



Existing non-historic porch material.



Existing fence stain color.



Proposed paint and stain colors.

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 5/8/2013

TIME: 5:30pm

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

APPLICANT NAME: Tung Tran

PROPERTY ADDRESS: 300 S. Edgefield

DATE of CA / CD REQUEST: 5/2/2013

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 type="checkbox"/> Tony Eeds	<input checked="" type="checkbox"/> Garth Russo
<input checked="" 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 checked="" type="checkbox"/> Les Hall	<input checked="" type="checkbox"/> Holli Murray (Alternate)

Ex Officio staff members present Mark Doty

Simply Majority Quorum: yes no

Maker: *Sandra*
 2nd: *Jeff C*
 Task Force members in favor: *all*
 Task Force members opposed: *none*
 Basis for opposition:

CHAIR, Task Force *[Signature]* DATE *5/8/13*

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****JUNE 3, 2013**

FILE NUMBER: CA123-461(MD)
LOCATION: 207 S. Willomet
STRUCTURE: Main, Accessory & Contributing
COUNCIL DISTRICT: 3
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: May 2, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-F
CENSUS TRACT: 0046.00

APPLICANT: Chris Walters

REPRESENTATIVE: None.

OWNER: BARKER WENDY & KELLY

REQUEST:

- 1) Paint main structure and accessory building. Brand: Valspar. Body - EB45-2 'Dark Spruce'. Trim - WV31004 'White Light'. Accent - EB38-4 'Flame'.
- 2) Install new roof on main structure and accessory building. Composition shingle, 'Weathered Wood' #PM04.

BACKGROUND / HISTORY: None.

ANALYSIS: During the Task Force meeting, the Applicant indicated that the structure was originally painted the dark green color, however no evidence such as the requested image was submitted to Staff. The file shows that the house was painted 'Nantucket Blue' in 1986, so there is a precedent for the house body painted a darker color. Based on that information and the fact the proposed work meets the requirements set forth in the Winnetka Heights preservation criteria, Staff is recommending approval.

STAFF RECOMMENDATION:

- 1) Paint main structure and accessory building. Brand: Valspar. Body - EB45-2 'Dark Spruce'. Trim - WV31004 'White Light'. Accent - EB38-4 'Flame'. – Approve - Approve specification dated 5/15/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(B) and (C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new roof on main structure and accessory building. Composition shingle, 'Weathered Wood' #PM04. – Approve - Approve specification dated 5/15/13 with the finding the proposed work is consistent with the criteria for roof colors in the

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

TASK FORCE RECOMMENDATION:

- 1) Paint main structure and accessory building. Brand: Valspar. Body - EB45-2 'Dark Spruce'. Trim - WV31004 'White Light'. Accent - EB38-4 'Flame'. – Approve -
- 2) Install new roof on main structure and accessory building. Composition shingle, 'Weathered Wood' #PM04. – Approve -

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

CA 123 - 461 (MD)
Office Use Only

C

Name of Applicant: Chris Walters
 Mailing Address: 207 S Willomet Ave Dallas, Tx
 City, State and Zip Code: Dallas Tx 75246
 Daytime Phone: 214-429-0235 Fax: _____
 Relationship of Applicant to Owner: SELF cnwfitlogmail.com

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

PROPERTY ADDRESS: 207 S Willomet Ave Dallas Tx 75208
 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.

Replace Roof, Paint Exterior, Replace Rotted Wood RECEIVED BY
Roof - WEATHERED WOOD # PM04 MAY 02 2013
Body - DARK SPRUCE - EB45-2 Current Planning
ACCENT 1 - White Light - WLV31004
ACCENT 2 - FLAME - EB38-4

Signature of Applicant: Chris Walters Date: 4-29-13

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

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation

Rev. 111408

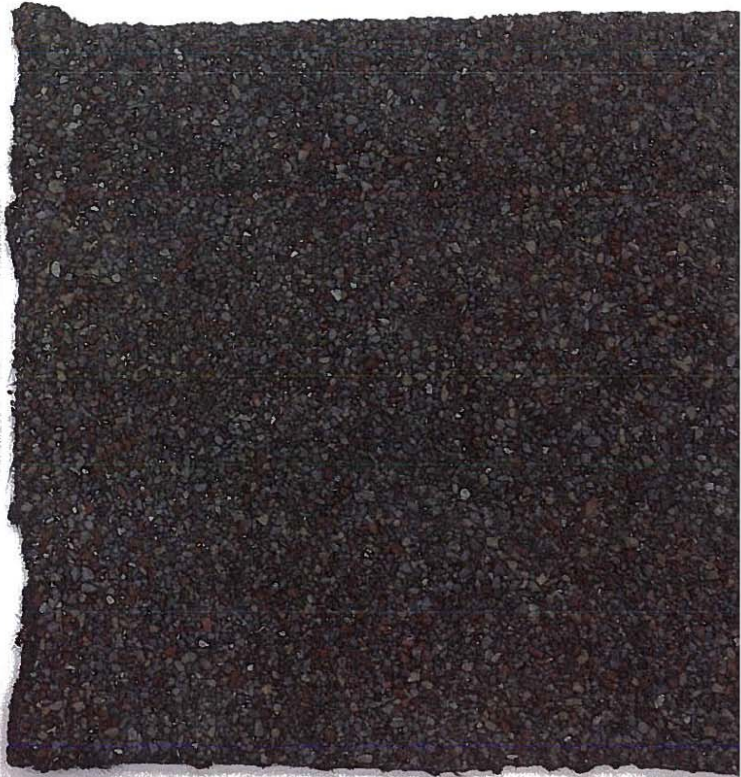
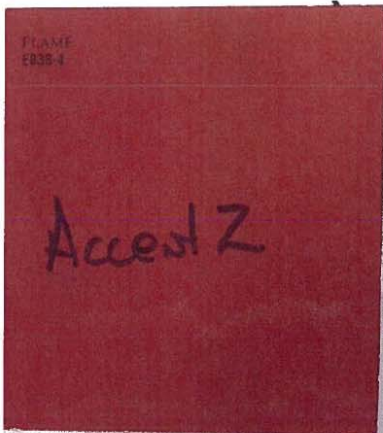


East and partial south elevations.



WV31004 White Light

TRIM



5/15/13

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 5/8/2013

TIME: 5:30pm

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

APPLICANT NAME: Chris Walters

PROPERTY ADDRESS: 207 S. Willomet

DATE of CA / CD REQUEST: 5/2/2013

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 type="checkbox"/> Tony Eeds	<input checked="" type="checkbox"/> Garth Russo
<input checked="" 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 checked="" type="checkbox"/> Les Hall	<input checked="" type="checkbox"/> Holli Murray (Alternate)

Ex Officio staff members present Mark Doty

Simply Majority Quorum: Yes no

Maker: *Les*

2nd: *Garth*

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *5/8/13*

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****JUNE 3, 2013**

FILE NUMBER: CA123-462(MD)
LOCATION: 310 N. Windomere
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 3
ZONING: PD 87, Tract 1

PLANNER: Mark Doty
DATE FILED: May 2, 2013
DISTRICT: Winnetka Heights
MAPSCO: 54-A
CENSUS TRACT: 0046.00

APPLICANT: Laura Pattee

REPRESENTATIVE: None.

OWNER: RUIZ JORGE LUIS III

REQUEST:

- 1) Replace window units on two existing windows on side facade with new wood, one-over-one sashes.
- 2) Install new one-over-one wood window in existing door opening on side facade.

BACKGROUND / HISTORY: None.

ANALYSIS: Historically, the windows in question were three ganged windows. At some point, the one window closest to the street was removed and replaced with a door, assuming the structure became a duplex. When the structure was converted back to a single family residence, the door was removed and infill with a blank wall. Generally, Staff would require more documentation that the existing windows cannot be repaired, but since this request only involves two, ganged, one-over-one window replacement on the side elevation to be replaced with new wood, one-over-one ganged windows, Staff is supportive of the proposal with the conditions that the existing wood trim, especially the wood mullions between the window units, remain in place.

STAFF RECOMMENDATION:

- 1) Replace window sashes on two existing windows on side facade with new wood, one-over-one sashes. – Approve with conditions - Approve specifications dated 5/15/13 with the condition that all exterior window trim, including existing wood mullions between window units remain in place with the finding of fact the proposed work is consistent with the criteria 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).
- 2) Install new one-over-one wood window in existing door opening on side facade. – Approve with conditions - Approve specifications dated 5/15/13 with the condition that

new wood siding, wood drip edge, and wood window trim is installed to match the existing siding, drip edge, and window trim with the finding of fact the proposed work is consistent with the criteria 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) Replace window sashes on two existing windows on side facade with new wood, one-over-one sashes. – Approve with conditions - Casing needs to be matching existing (minimum 5 1/2 inches in width actual, 1x6 nominal).
- 2) Install new one-over-one wood window in existing door opening on side facade. – Approve with conditions - Casing needs to be matching existing (minimum 5 1/2 inches in width actual, 1x6 nominal).

Certificate of Appropriateness (CA)
City of Dallas Landmark Commission

CA 123 - 462 [MD]
 Office Use Only

Name of Applicant: Laura Pattee
 Mailing Address: 310 N. Windomere Ave.
 City, State and Zip Code: Dallas, TX 75208
 Daytime Phone: 972-365-8203 Fax: _____
 Relationship of Applicant to Owner: Self

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

PROPERTY ADDRESS: 310 N. Windomere Ave, Dallas, TX 75208
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.

Rm
Rm
Rm

- Replace damaged wood siding with like material
- Replace side windows with like windows - see specs
- Paint exterior of home with like colors
- Replace gutters with like material painted same color of eaves

RECEIVED BY

MAY 02 2013

Current Planning

Signature of Applicant: Laura Pattee Date: 4/16/13

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

APPLICATION DEADLINE:

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

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

OTHER:

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

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

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

Sustainable Construction and Development _____ Date _____

Certificate of Appropriateness

City of Dallas

Historic Preservation
 Rev. 111408



East façade.



West elevation and partial south elevations.



Location of three ganged windows on south façade.



Infilled door to be replaced with new wood window unit.

davis hawn lumber
 1941 s. beckly ave
 dallas, TX 75224
 Phone: (214) 946-8123



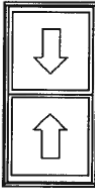
QUOTE BY: SCOTT
SOLD TO: Laura Patte

QUOTE #: JSCT00033
SHIP TO:

PROJECT NAME:
REFERENCE:

PO#:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-1	Rough Opening: 34 1/8 X 66 3/4	Frame Size : 33 3/8 X 66 (Outside Casing Size: 39 X 69 11/16), Siteline EX Wood Double Hung, Auralast Pine, Natural Pine Exterior, Natural Interior, Solid 3 1/2" Flat Casing, Standard Sill Nosing, Brilliant White Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Desert Sand Hardware, BetterVue Mesh Desert Sand Screen, DP 35, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, *Custom-Height*, GlassThick=0.7095, Clear Opening: 29.825w, 29.332h, 6.075 sf <small>PEV 2013.1.0.639/PDV 5.763 (01/30/13) NW</small>	\$582.48	2	\$1,164.96



Viewed from Exterior. Scale: 1/4" = 1'

Total: \$1,164.96
tax(8.25%): \$96.11
NET TOTAL: \$1,261.07
Total Units: 2

5/15/13

Proposed window specification.

TASK FORCE RECOMMENDATION REPORT

Winnetka Heights / Lake Cliff

DATE: 5/8/2013

TIME: 5:30pm

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

APPLICANT NAME: Laura Pattee

PROPERTY ADDRESS: 310 N. Windomere

DATE of CA / CD REQUEST: 5/2/2013

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

approve with conditions
casing needs to be matching existing (height minimum 6 inches) in width actual
1x6 nominal

Task force members present

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair) | <input type="checkbox"/> Tony Eeds | <input checked="" type="checkbox"/> Garth Russo |
| <input checked="" 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 checked="" type="checkbox"/> Les Hall | <input checked="" 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 *5/8/13*

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****JUNE 3, 2013**

FILE NUMBER: CD123-020(CH)
LOCATION: 5408 Victor St.
STRUCTURE: Accessory & Non-Contributing
COUNCIL DISTRICT: 2
ZONING: PD 397

PLANNER: Carolyn Horner
DATE FILED: May 2, 2013
DISTRICT: Junius Heights
MAPSCO: 46C
CENSUS TRACT: 0013.02

APPLICANT: Chi Kyo Tang

OWNER: Chihhuan Shawn Tang

REQUEST: Demolition of garage structure due to imminent threat to health or safety.

ANALYSIS: The owner wants to demolish the shed or garage located on the property. Since the roof has collapsed and the structure is not upright, it is difficult to determine if this was a shed, or a single car garage. There are two accessory structures on the Sanborn map page, but this is only accessory structure on the property at this time. The pictures supplied by the applicant show that the owner used it as a storage area before the roof fell in.

The task force and staff both recommend approval of this demolition request.

STAFF RECOMMENDATION: Demolition of garage structure due to imminent threat to health or safety. Approve - Approve the demolition request with the finding that the structure constitutes a documented major and imminent threat to public health and safety, the demolition is required to alleviate the threat to public health and safety, and there is no reasonable way, other than demolition, to eliminate the threat in a timely manner.

TASK FORCE RECOMMENDATION: Demolition of garage structure due to imminent threat to health or safety. Approve - Approve demolition of garage due to safety concerns.

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

CD 123-020(CH)
Office Use Only

1. Name of Applicant: CHI KYO TANG
 MAILING Address: 1920 ABRAMS PKWY #402 City DALLAS State TX Zip 75214
 Daytime Phone: 469-713-4486 Fax: _____
 Relationship of Applicant to Owner: BROTHER
 ADDRESS OF PROPERTY TO BE DEMOLISHED: 5408 VICTOR STREET, DALLAS TX Zip 75214
 Historic District: JUNIUS HEIGHTS

Proposed Work:

2. Indicate which 'demolition standard(s) you are applying:
- Replace with more appropriate/compatible structure --
 - No economically viable use
 - Imminent threat to public health / safety --
 - Demolition noncontributing structure because newer than period of significance
 - Intent to apply for certificates of demolition pursuant to 51-A-4.501(i)(5)D of the Dallas City Code **(CAO Only)**

MAY 6 2 2013
Current Planning

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

TEAR DOWN BROKEN SHED/GARAGE

Application Deadline:

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

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

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

4. Signature of Applicant: Chi Kyo Tang Date: 2/26/2012
 5. Signature of Owner: C. Jones Date: 2/26/2012
 (IF NOT APPLICANT)

Review the enclosed Review and Action Form

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

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

Date

Sustainable Development and Construction

Certificate for Demolition & Removal

City of Dallas

Historic Preservation

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



419 Madison's Way, Cedar Park, Texas 78613 Telephone (512) 522-9174 Cell (214) 938-8242

Robert Cornwell
Re: 5408 Victor, Dallas Texas 75214

4/29/2013

It is our recommendation that the shed/garage located in the rear of the home is deemed unsafe; we do not advise use of the structure, the building is leaning and is not up to city code or compliance, In order for use of this building, we recommend full demolition and total re-build

Estimate:
Demolition, haul off trash and debris \$1600

Exclusions: Permits and fees

Thank you
Heath Chandler
General Contractor/Owner
Chandler Design Group
Office 512.522.9174
Cell 214.938.8242
www.chandlerdesigngroup.com







TASK FORCE RECOMMENDATION REPORT

Junius Heights

DATE: 5-9-2013

TIME: 5:30pm

MEETING PLACE: Lakewood Library

APPLICANT NAME: Chi Kyo Tang

PROPERTY ADDRESS: 5408 Victor (garage demo)

DATE of CA / CD REQUEST: 5/2/13

RECOMMENDATION:

Approval Approval with conditions Denial Denial without prejudice

Recommendation / comments/ basis:

Approve demolition of garage due to safety concerns.
Koppang/mesh

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: All
Task Force members opposed:
Basis for opposition:

CHAIR, Task Force [Signature] DATE May 9, 2013



LANDMARK COMMISSION

JUNE 3, 2013

FILE NUMBER: CD123-019(MD)
LOCATION: 220 N. Cliff Street
STRUCTURE: Main & Contributing
COUNCIL DISTRICT: 7
ZONING: PD-388

PLANNER: Mark Doty
DATE FILED: May 2, 2013
DISTRICT: Tenth Street Historic
MAPSCO: 55-B
CENSUS TRACT: 0041.00

APPLICANT: City Attorney's Office

REPRESENTATIVE: Andrew Gilbert

OWNER: JOHNSON IVA JOE ESTATE

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

BACKGROUND / HISTORY:

4/2/2012 – Landmark Commission moved to enter into an initial suspension period.
5/7/2012 – Landmark Commission moved to enter into an extended suspension period.
7/2/2012 – Landmark Commission approved a Certificate for Demolition. (CD112-013(MD))

ANALYSIS: Staff is recommending entering into an initial suspension period because there is a party interested in the structure. However, as evident with the repair agreement beginning on page DX-11, the interested party was not able to adhere to a timeframe for repair via that process, so entering into this suspension period, with subsequent suspension periods to follow, the party would have to make reasonable progress in repairing the property.

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

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

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

CD <u>123</u> - <u>019</u> (<u>MD</u>) Office Use Only
--

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

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

ADDRESS OF PROPERTY TO BE DEMOLISHED: 220 Cliff Street Zip 75203
Historic District: 10th Street

RECEIVED BY

MAY 02 2013

Current Planning

Proposed Work:

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

- Replace with more appropriate/compatible structure
- No economically viable use
- Imminent threat to public health / safety
- Demolition noncontributing structure because newer than period of significance

Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;
 Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

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

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

Application Deadline:

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

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

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

4. Signature of Applicant: [Signature] Date: 5/2/13

5. Signature of Owner: _____ Date: _____

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

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

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

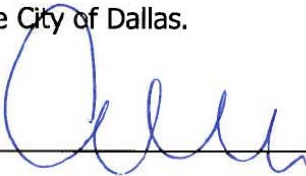
 Sustainable Development and Construction
Certificate for Demolition & Removal **City of Dallas** **Historic Preservation**
 Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

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

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

Affidavit

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



Affiant's signature

Subscribed and sworn to before me this 2nd day of May, 2013





Notary Public



July 2012





May 2013





201100127392
ORDER 1/3

No. S50-00 2328-01

CITY OF DALLAS,
Plaintiff

VS.

220 N. Cliff Street
Defendant

§
§
§
§
§
§
§
§

IN THE MUNICIPAL COURT OF

THE CITY OF DALLAS

DALLAS COUNTY, TEXAS

AGREED ORDER

On the 10th day of May, 2011 came on for public hearing the above-styled and numbered cause. Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, this Court has jurisdiction and makes the following findings:

A vacant structure intended for human occupancy exists on the property located at 220 N. Cliff St., City of Dallas, Dallas County, Texas (hereinafter "structure"). The structure violates numerous minimum housing standards in Chapter 27 of the Dallas City Code as specifically set forth in Plaintiff's Petition and Notice of Public Hearing.

The structure is dilapidated, substandard, unfit for human habitation, a hazard to the public health, safety and welfare, constitutes an urban nuisance, and cannot be repaired without substantial reconstruction. Each owner, mortgagee or lienholder identified was given at least 10 days advanced notice of this public hearing by certified mail, return receipt requested. Macy Mays appeared regarding this property and agreed to the entry of this order. No other interested persons appeared for the public hearing regarding the property.

It is therefore ORDERED that the structure and any accessory structure(s) be **demolished** by the owner(s), mortgagee(s), lienholder(s) and other persons having an interest in the structure within 90 days.

It is further ORDERED that if said persons fail to abide by the order of this Court within the allotted time, the City of Dallas, through its agents and contractors, is authorized to remove doors, gates,

windows, locks, walls, boards and other barriers preventing entry onto the Property, enter the Property, inspect, photograph, and measure the Property for purposes of documentation, demolish the structure and any accessory structure(s) on the property, remove all components and personalty, and place a lien on the property where allowed by law for its incurred expenses. The demolition is to include the foundation of the structure and all debris is to be fully and completely removed.



Signed this 10th day of May, 2011.

Marilyn Davis
Presiding Judge

AGREED AS TO FORM AND SUBSTANCE:

Andrew M. Gilbert
Andrew M. Gilbert
Assistant City Attorney
Daniel L. Ryan
Assistant City Attorney

Marcy Mays
Owner of 820 N. Cliff St.

NOTICE TO SUBSEQUENT GRANTEEES, LIENHOLDERS OR TRANSFEREES

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

ORDER - PAGE 2



DATE: April 2, 2013

TO: Landmark Commission

FROM: Andrew Gilbert, Assistant City Attorney

CC: Theresa O'Donnell, Director
Neva Dean, Planning Manager
Bertram Vandenberg, Assistant City Attorney
Mark Doty, Senior Planner
Carolyn Horner, Senior Planner
Trena Law, Landmark Commission Coordinator

SUBJECT: Notice of intent to apply for certificates of demolition

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

- 1) 220 N. Cliff (Tenth Street): Owner of Record per DCAD, 2000 Roses Foundation, Inc., 2000 W. 10th St., Dallas, Texas 75208

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

Thank you.



September 14, 2012

Alonzo Harris
2000 Roses Foundation, Inc.,
2000 W. 10th Street
Dallas, Texas 75208

Re: *City of Dallas v. 220 N. Cliff Street*

Dear Mr. Harris:

As you know, on July 2, 2012, an order (the "Order") was signed authorizing the City of Dallas to demolish the structure and any accessory structures located at Dallas City Block 83/3064, Lot 3, also known as 220 N. Cliff Street, in Dallas, Texas (the "Property").

It is acknowledged and agreed that the structure continues to violate numerous minimum housing standards in Chapter 27 of the Dallas City Code. The structure is dilapidated, substandard, unfit for human habitation, a hazard to the public health, safety and welfare, and constitutes an urban nuisance.

However, I understand that it is your desire to repair the structure at issue and to bring it into compliance with the Dallas City Code. Therefore, this letter is to memorialize your agreement that the structure and any accessory structure(s) be repaired, such that the interior and exterior meet the minimum housing standards in Chapter 27 of the Dallas City Code **on or before March 15, 2013.**

It is further agreed that you shall repair the following violations on the Property in accordance with applicable law as follows:

- 1.1 Repair holes, excavations, sharp protrusions, and other object or condition that exists on the land that are reasonably capable of causing injury to a person in pursuant to Section 27-11(a)(1) on or before **October 15, 2012;**
- 1.2 Maintain the doors and windows of a vacant structure securely closed to prevent unauthorized entry pursuant to Section 27-11(a)(6) on or before **October 15, 2012;**

September 14, 2012

Re: Dallas City Block 83/3064, Lot 3 (also known as 220 N. Cliff Street, Dallas, Texas)

Page 2

- 1.3 Repair exterior surfaces of the structure that are subject to decay by application of paint or other coating pursuant to Section 27-11(b)(1) on or before **February 15, 2013**;
- 1.4 Maintain the structure in a weather-tight and water-tight condition on or before **February 15, 2013**;
- 1.5 Repair all holes, cracks, and loose surface materials that are health or safety hazards in or on floors, walls, and ceilings pursuant to Section 27-11(b)(9) on or before **November 15, 2012**.
- 1.6 Provide and maintain in operating condition a supply line for electrical service to each structure intended for human occupancy if electrical service is available within 300 feet in violation of Section 27-11(c)(9); on or before **January 15, 2013**;
- 1.7 Install and maintain approved smoke alarms in all required locations for this structure on or before **October 15, 2012**;
- 1.8 Remove accumulations of litter that are not in authorized private receptacles for collection in violation of Section 7A-18 on or before **October 15, 2012**;
- 1.9 Remove weeds or grass located on the premises that are greater than 12 inches in height in violation of Section 18-13(A)(1) on or before **October 15, 2012**;
- 1.10 Remove accumulations of bricks and lumber that may be used as a harborage by rats, which are not elevated at least 18 inches above ground in violation of Section 40-4 on or before **October 15, 2012**.

In exchange, the City of Dallas will not demolish the structure pursuant to the attached order unless you fail to comply with the terms of this agreement (the "Agreement").

If you fail to comply with any deadlines or conditions set forth in this Agreement, or otherwise fail to comply with one or more provisions of this Agreement, then the City of Dallas may demolish any structure(s) on the Property pursuant to the attached Order, in addition to the other remedies provided by law, without any further notice to you.

It is further agreed that you will make the interior and exterior of the Property available for inspection by the City of Dallas at **10:00 a.m.** on the following dates: **October 17, 2012, November 16, 2012, December 17, 2012, January 17, 2013, February 16 and March 18, 2013** (unless otherwise agreed to in writing by the City of Dallas). You also agree that the City of Dallas, through its agents, is authorized to enter the Property and inspect the Property at any time, with or without notice.

September 14, 2012

Re: Dallas City Block 83/3064, Lot 3 (also known as 220 N. Cliff Street, Dallas, Texas)

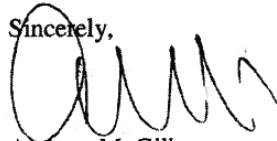
Page 3

It is further agreed that you will not rent, lease or allow anyone to use or occupy any structure on the Property until such time as the structures meet minimum housing standards, comply with the Dallas City Code and all repairs are approved by the City of Dallas through its code and building inspectors.

It is further agreed that you will obtain any and all necessary permits prior to commencing the repairs outlined in this Agreement and that since the Property is located in the Tenth Street Historical District, you will obtain any and all required Certificates of Appropriateness from the Landmark Commission to complete the work required by this Agreement.

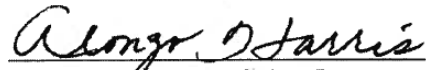
If the aforementioned letter accurately states the parties' agreement, please sign below in the space provided.

Sincerely,



Andrew M. Gilbert
Assistant City Attorney
Dallas City Attorney's Office

AGREED:



The 2000 Roses Foundation, Inc.,

By: Alonzo Harris

Its: President
Owner of 220 N. Cliff Street

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / 10TH STREET

DATE: **5/7/13**

TIME: **4:00 pm**

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

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

Address: 220 N. Cliff Street (Tenth Street)

Date of CA/CD Request: 5/2/2013

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

RECOMMEND INITIAL SUSPENSION PERIOD

Task force members present

Nancy McCoy
 Chris Butler

Alonzo Harris (REMOVED)
 Alicia Quintans (Alternate)

Ex Officio staff members Present Mark Doty

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

Maker: ALICIA QUINTANS

2nd: NANCY MCCOY

Task Force members in favor: ALL

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force 

DATE 5/7/2013

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.