



**REVISED  
CITY OF DALLAS  
LANDMARK COMMISSION  
MONDAY, AUGUST 5, 2013  
AGENDA**

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|                        |   |                   |
|------------------------|---|-------------------|
| <b>BRIEFING:</b>       | Dallas City Hall<br>1500 Marilla St., Room 5/E/S                              | <b>11:00 A.M.</b> |
| <b>PUBLIC HEARING:</b> | Dallas City Hall<br>1500 Marilla St., Council Chambers, 6 <sup>th</sup> floor | 1:00 P.M.         |

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David Cossum, Interim Director  
Mark Doty, Sr. Planner Historic Preservation

**BRIEFING ITEM**

Training: Windows - repair versus replacement, energy efficiency, EPA regulations, and mistakes and misperceptions by Tom Clark, Leeds Clark, Inc.

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

**CONSENT ITEMS**

**1. 3750 Cotton Bowl Plz**

Fair Park Historic District  
CA123-579(MD)  
Mark Doty

**Request:**

- 1) Install new concrete on southside roadway of Cotton Bowl.
- 2) Install new generator in existing mechanical equipment area.
- 3) Relocate historic drinking fountain from near Cotton Bowl to Esplanade.

**Applicant:** Quimby McCoy Preservation Architecture LLP

**Application Filed:** July 3, 2013

**Staff Recommendation:**

- 1) Install new concrete on southside roadway of Cotton Bowl. Approve - Approve drawings dated 7/17/13 with the finding the proposed work is consistent with the preservation criteria for the Cotton Bowl Section 5.3(a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Install new generator in existing mechanical equipment area. Approve - Approve drawings dated 7/17/13 with the finding the proposed work is consistent with the preservation criteria for the Cotton Bowl Section 5.3(a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Relocate historic drinking fountain from near Cotton Bowl to Esplanade. Approve - Approve drawings dated 7/17/13 with the finding the proposed work is consistent with the general preservation criteria Section 3.9(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Install new concrete on southside roadway of Cotton Bowl. Approve - Roadway renovation is approved.
- 2) Install new generator in existing mechanical equipment area. Approve - New generator in existing yard is approved.
- 3) Relocate historic drinking fountain from near Cotton Bowl to Esplanade. Approve with conditions - Task Force recommends locating fountain on opposite of walkway, symmetric to end of Auto Bldg. with existing foundation. Subject to acceptance by Vietnam Memorial.

**2. 5201 Tremont St.**

Munger Place Historic District  
CA123-578(MD)  
Mark Doty

**Request:**

- 1) Remove existing Green Decra roofing tiles and install new Villa Tile Decra (Terracotta) tiles.
- 2) Paint all wood trim. Brand: Behr. 340E-1U 'Parmesan'.

**Applicant:** Ben Hornbeck

**Application Filed:** July 3, 2013

**Staff Recommendation:**

- 1) Remove existing Green Decra roofing tiles and install new Villa Tile Decra (Terracotta) tiles. Approve - Approve image and specification dated 7/17/13 with the finding the proposed work is consistent with the criteria for roof color in the preservation criteria Section 11(a)(E), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Paint all wood trim. Brand: Behr. 340E-1U 'Parmesan' - Approve with conditions - Approve paint specification dated 7/17/13 with the condition the painted cast stone elements are either painted 'Parmesan'. to match or stripped of paint completely with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 11(a)(9)(C)(i) and (ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Remove existing Green Decra roofing tiles and install new Villa Tile Decra (Terracotta) tiles. Approve with conditions - Approve roof tile submitted to match previous barrel roof profile. Color sample and cutsheet to Landmark Commission.
- 2) Paint all wood trim. Brand: Behr. 'Parmesan'. Approve - Approve, however suggest either more contrast/deeper color or accent color be added. Request clarification at cast stone elements. Recommend this be stripped in lieu of painted.

**3. 4604 Sycamore St.**

Peak's Suburban Addition Neighborhood  
Historic District  
CA123-571(MD)  
Mark Doty

**Request:**

- 1) Install new roof. Option A: 25 year composition shingle 'Aspen Grey'. Option B: 30 year composition shingle 'Oakridge Estate Grey'.
- 2) Paint exterior of main structure. Brand: Sherwin Williams. Option A: Body - SW 6199 'Rare Gray'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6208 'Pewter Green'. Option B: Body - SW 7612 'Mountain Stream'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6989 'Domino'.

**Applicant:** Solstice Services, LLC

**Application Filed:** July 3, 2013

**Staff Recommendation:**

- 1) Install new roof. Option A: 25 year composition shingle 'Aspen Grey'. Option B: 30 year composition shingle 'Oakridge Estate Grey'. Approve - Approve both shingle images dated 7/17/13 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Sections 3.16 and 3.17, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Paint exterior of main structure. Brand: Sherwin Williams. Option A: Body - SW 6199 'Rare Gray'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6208 'Pewter Green'. Option B: Body - SW 7612 'Mountain Stream'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6989 'Domino'. Approve - Approve both paint sample options dated 7/17/13 with the finding the proposed work is consistent with the criteria for facades in the preservation criteria Sections 3.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

- 1) Install new roof. Option A: 25 year composition shingle 'Aspen Grey'. Option B: 30 year composition shingle 'Oakridge Estate Grey'. Approve with conditions - Much prefer darker of two roofs submitted.
- 2) Paint exterior of main structure. Brand: Sherwin Williams. Option A: Body - SW 6199 'Rare Gray'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6208 'Pewter Green'. Option B: Body - SW 7612 'Mountain Stream'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6989 'Domino'. Approve with conditions - Much prefer Option A (Grey/Cream/Dk. Green). Need actual samples of all colors. Prints not accurate enough.

**4. 4816 Worth St.**

Peak's Suburban Addition Neighborhood  
Historic District  
CA123-570(MD)  
Mark Doty

**Request:**

Install new entry.

**Applicant:** Boys and Girls Club of Greater Dallas, Inc.

**Application Filed:** July 3, 2013

**Staff Recommendation:**

Install new entry. Approve – Approve drawing dated 7/17/13 with the finding the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Sections 3.10 and 3.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Install new entry. Approve with conditions – Drawings should be updated to reflect current design. Transom should extend all across and not stop at sidelights as it does currently. No glass butt joint.

**5. 5408 Swiss Ave.**

Swiss Avenue Historic District  
CA123-568(MD)  
Mark Doty

**Request:**

- 1) Install two awnings over windows on side elevation.
- 2) Install one awning over rear door.

**Applicant:** Joanna Hampton

**Application Filed:** July 3, 2013

**Staff Recommendation:**

- 1) Install two awnings over windows on side elevation. Approve - Approve images and description dated 7/17/13 with the finding that although the proposed work does not comply with Section 51P-63.116(1)(D)(i)(aa) that prohibits awnings on a side facade, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
- 2) Install one awning over rear door. Approve - Approve images and description dated 7/17/13 with the finding the proposed work is consistent with the criteria for awnings in the preservation criteria Section 51P-63.116(1)(D)(i) and (ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Install two awnings over windows on side elevation. Approve as submitted.
- 2) Install one awning over rear door. Approve as submitted.

**6. 423 S. Clinton Ave.**

Winnetka Heights Historic District  
CA123-574(MD)  
Mark Doty

**Request:**

Construct new garage in rear yard.

**Applicant:** Robert Schmitz

**Application Filed:** July 3, 2013

**Staff Recommendation:**

Construct new garage in rear yard. Approve - Approve drawings and specifications dated 7/17/13 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Construct new garage in rear yard. Approve with conditions- Eaves should match main structure in style with a 1 foot overhang.

**7. 415 N. Montclair Ave.**

Winnetka Heights Historic District  
CA123-572(MD)  
Mark Doty

**Request:**

Paint main structure. Brand: Behr. Body - 681613211282. Trim - 681613211283. Work begun without a Certificate of Appropriateness.

**Applicant:** Jennifer Uygur

**Application Filed:** July 3, 2013

**Staff Recommendation:**

Paint main structure. Brand: Behr. Body - 681613211282. Trim - 681613211283. Work begun without a Certificate of Appropriateness. Approve - Approve specification dated 7/17/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**8. 219 N. Willomet Ave.**

Winnetka Heights Historic District  
CA123-576(MD)  
Mark Doty

**Task Force Recommendation:**

Paint main structure. Brand: Behr. Body - 681613211282. Trim - 681613211283. Work begun without a Certificate of Appropriateness. Approve as submitted.

**Request:**

Install new wood board and batten 12" on center or #117 siding. siding on non-contributing garage.

**Applicant:** Tony Procaccini

**Application Filed:** July 3, 2013

**Staff Recommendation:**

Install new wood board and batten 12" on center or #117 siding. siding on non-contributing garage. Approve with conditions - Approve proposed work with the condition that 117 siding is installed and painted to match the existing structure. Brand: Behr. Body - ' Trim - '320F-7D 'Fig', with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(1),and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Install new wood board and batten 12" on center or #117 siding. siding on non-contributing garage. Approve with conditions - Approve only 117 novelty siding option.

**COURTESY REVIEW:**

**1. 3601 Martin Luther King Blvd.**

Fair Park Historic District  
CR123-003(MD)  
Mark Doty

**Request:**

Construct new 'Natural Learning Center' in Texas Discovery Gardens.

**Applicant:** Texas Discovery Gardens

**Application Filed:** July 3, 2013

**Staff Recommendation:**

Construct new 'Natural Learning Center' in Texas Discovery Gardens. Approve conceptually with the comments that the design be simplified with a design aesthetic based on either Texas vernacular or a modern interpretation of the Centennial Exposition model homes that are either existing on site or were located on site and with the condition that final plans, elevations, and details are submitted for Landmark Commission review.

**Task Force Recommendation**

Construct new 'Natural Learning Center' in Texas Discovery Gardens. Location, function, and scale of building are appropriate to Fair Park. Task Force recommends a simpler exterior design that uses materials in a more regional vernacular. Design is to be submitted for CA review at a later date.

**DISCUSSION ITEMS:**

**1. 612 E. 5<sup>th</sup> St.**

Lake Cliff Historic District  
CD123-023(MD)  
Mark Doty

**Request:**

Demolish structure due to noncontributing to the historic overlay district because it is newer than the period of historic significance.

**Applicant:** George Bryant

**Application Filed:** July 3, 2013

**Staff Recommendation:**

Demolish structure due to noncontributing to the historic overlay district because it is newer than the period of historic significance. Approve – The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district; and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**Task Force Recommendation:**

Demolish structure due to noncontributing to the historic overlay district because it is newer than the period of historic significance. Deny without prejudice - Need sufficient documentation for age to verify non-contributing status. Need more info.

**2. 4724 Junius Street**

Peak's Suburban Addition Neighborhood  
District  
CA123-569(MD)  
Mark Doty

**Request:**

- 1) Plant one tree (Moro Arbol) in parkway. Work completed without a Certificate of Appropriateness.
- 2) Install seven bushes (Truenos) in front yard. Work competed without a Certificate of Appropriateness.

**Applicant:** Homero Balderas

**Application Filed:** July 3, 2013

**Staff Recommendation:**

- 1) Plant one tree (Moro Arbol) in parkway. Work completed without a Certificate of Appropriateness. Approve - Approve tree planted with the finding the completed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install seven bushes (Truenos) in front yard. Work competed without a Certificate of Appropriateness. Approve with conditions - Approve shrubs planted with the condition that when fully mature, the shrubs are trimmed to a maximum height of 3'-6" with the finding the completed work is consistent with the criteria for site and site elements in the preservation criteria Sections 2.6 and 2.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation**

- 1) Plant one tree (Moro Arbol) in parkway. Work completed without a Certificate of Appropriateness. Approve - Tree is ok.
- 2) Install seven bushes (Truenos) in front yard. Deny without prejudice - Work competed without a Certificate of Appropriateness. Recommend denial. No info on types or

species of shrubs. Could grow into a solid hedge/fence in violation of Sections 1.11 and 2.10.

**3. 418 S. Willomet Ave**

Winnetka Heights Historic District  
CA123-575(MD)  
Mark Doty

**Request:**

- 1) Paint exterior. Brand: Valspar/Glidden. Body - 5003-10A 'La Fonda Fiesta Blue'. Trim - 7006-1 'Homestead Resort Jefferson White'. Accent - 50YR 10/151 'Tobacco Brown'. Work completed without a Certificate of Appropriateness.
- 2) Install two new front doors. Work completed without a Certificate of Appropriateness.

**Applicant:** DCMIR Properties

**Application Filed:** July 3, 2013

**Staff Recommendation:**

- 1) Paint exterior. Brand: Valspar/Glidden. Body - 5003-10A 'La Fonda Fiesta Blue'. Trim - 7006-1 'Homestead Resort Jefferson White'. Accent - 50YR 10/151 'Tobacco Brown'. Work completed without a Certificate of Appropriateness. Approve - Approve specification dated 7/17/13 with the finding the completed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install two new front doors. Work completed without a Certificate of Appropriateness. Approve - Approve with the finding of fact the completed 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) Paint exterior. Brand: Valspar/Glidden. Body - 5003-10A 'La Fonda Fiesta Blue'. Trim - 7006-1 'Homestead Resort Jefferson White'. Accent - 50YR 10/151 'Tobacco Brown'. Work completed without a Certificate of Appropriateness. Deny without prejudice - The blue is too bright to be appropriate for the district. Would prefer a more, muted, toned down blue or some other shade.
- 2) Install two new front doors. Work completed without a Certificate of Appropriateness. Approve as submitted.

**OTHER BUSINESS ITEMS**

1. Minutes from the July 1, 2013 Meeting.

**ADJOURNMENT**

**DESIGNATION COMMITTEE:**

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, August 14, 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](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for location and time.



**EXECUTIVE SESSION NOTICE**

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

- a. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the commission's attorney to his client under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act; [Texas Government Code §551.071]*
- b. deliberating the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.072]*
- c. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person; [Texas Government Code §551.073]*
- d. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to the hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation requests a public hearing; or [Texas Government Code §551.074]*
- e. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Texas Government Code §551.076]*
- f. Discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Texas Government Code §551.086]*

**LANDMARK COMMISSION****AUGUST 5, 2013**

FILE NUMBER: CA123-579(MD)  
LOCATION: 3750 Cotton Bowl Plaza  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 7  
ZONING: CS

PLANNER: Mark Doty  
DATE FILED: July 3, 2013  
DISTRICT: Fair Park  
MAPSCO: 46-K, Q  
CENSUS TRACT: 0203.00

**APPLICANT:** Quimby McCoy Preservation Architecture LLP

**REPRESENTATIVE:** Nancy McCoy

**OWNER:** CITY OF DALLAS

**REQUEST:**

- 1) Install new concrete on southside roadway of Cotton Bowl.
- 2) Install new generator in existing mechanical equipment area.
- 3) Relocate historic drinking fountain from near Cotton Bowl to Esplanade.

**BACKGROUND / HISTORY:**

08/02/07 – Expansion of Cotton Bowl approved by Landmark Commission.  
09/04/12 – Courtesy Review approved by Landmark Commission.  
10/01/12 – Landmark Commission approved new façade design (CA112-905(MD)).  
2/4/13 – Landmark Commission approved new canopies at Entrances C, D, and E, painting existing concourses and installation of mesh ribbons on the 2008 addition façade (CA123-222(MD)).  
7/1/13 – Landmark Commission approved new portal entry designs for Gates E and J. (CA123-517(MD)).

**ANALYSIS:** The drinking fountain, while historic in location, needed to be moved in order to facilitate improvements to parking areas at the Cotton Bowl. As indicated on C1-6, the proposed location will be on the opposite side of the Esplanade from another historic drinking fountain location. The Task Force originally wanted to move the fountain to the other side of the sidewalk from the proposed location, but after a site visit after the Task Force meeting, it was determined that the original proposal would be more appropriate (See email correspondence on C1-12). The Task Force was also concerned with the potential impact to the Texas Vietnam Veteran's memorial. While Staff is

concerned about removing an historic element from its original location, as well as removing a tree, the need to facilitate Cotton Bowl improvements and the fact the drinking fountain would be in a more visible and useful location, assures Staff that it is the correct decision. Plus, the tree to be removed is not a fully mature tree as evidenced on C1-10. Staff also recommends approval of the minor revisions to the southside roadway of the Cotton Bowl.

**STAFF RECOMMENDATION:**

- 1) Install new concrete on southside roadway of Cotton Bowl. – Approve - Approve drawings dated 7/17/13 with the finding the proposed work is consistent with the preservation criteria for the Cotton Bowl Section 5.3(a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Install new generator in existing mechanical equipment area. – Approve - Approve drawings dated 7/17/13 with the finding the proposed work is consistent with the preservation criteria for the Cotton Bowl Section 5.3(a)(3), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 3) Relocate historic drinking fountain from near Cotton Bowl to Esplanade. – Approve - Approve drawings dated 7/17/13 with the finding the proposed work is consistent with the general preservation criteria Section 3.9(c), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Install new concrete on southside roadway of Cotton Bowl. – Approve - Roadway renovation is approved.
- 2) Install new generator in existing mechanical equipment area. – Approve - New generator in existing yard is approved.
- 3) Relocate historic drinking fountain from near Cotton Bowl to Esplanade. – Approve with conditions - Task Force recommends locating fountain on opposite of walkway, symmetric to end of Auto Bldg. with existing foundation. Subject to acceptance by Vietnam Memorial.

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 123 - 579 (MD)  
Office Use Only

Name of Applicant: Nancy McCoy  
Mailing Address : 3200 Main Street #3.6  
City, State and Zip Code: Dallas, TX 75226  
Daytime Phone: 214 977-9118 Fax: 214 977-9119  
Relationship of Applicant to Owner: Architect

PROPERTY ADDRESS: Cotton Bowl, 3750 Cotton Bowl Plaza, Dallas  
Historic District: Fair Park

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

**PROPOSED WORK**

Proposed renovation work includes the following:

1. Changes to roadway at rear, south side of the Cotton Bowl *P.S.*
2. Relocation of historic drinking fountain to location near the Esplanade

Attached: 7 pp drawings

RECEIVED BY

JUL 03 2013

Signature of Applicant: *Nancy McCoy* Date: 07-03-13 **Current Planning**

Signature of Owner: *[Signature]* Date: 07-03-13  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

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

**OTHER:**

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

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

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

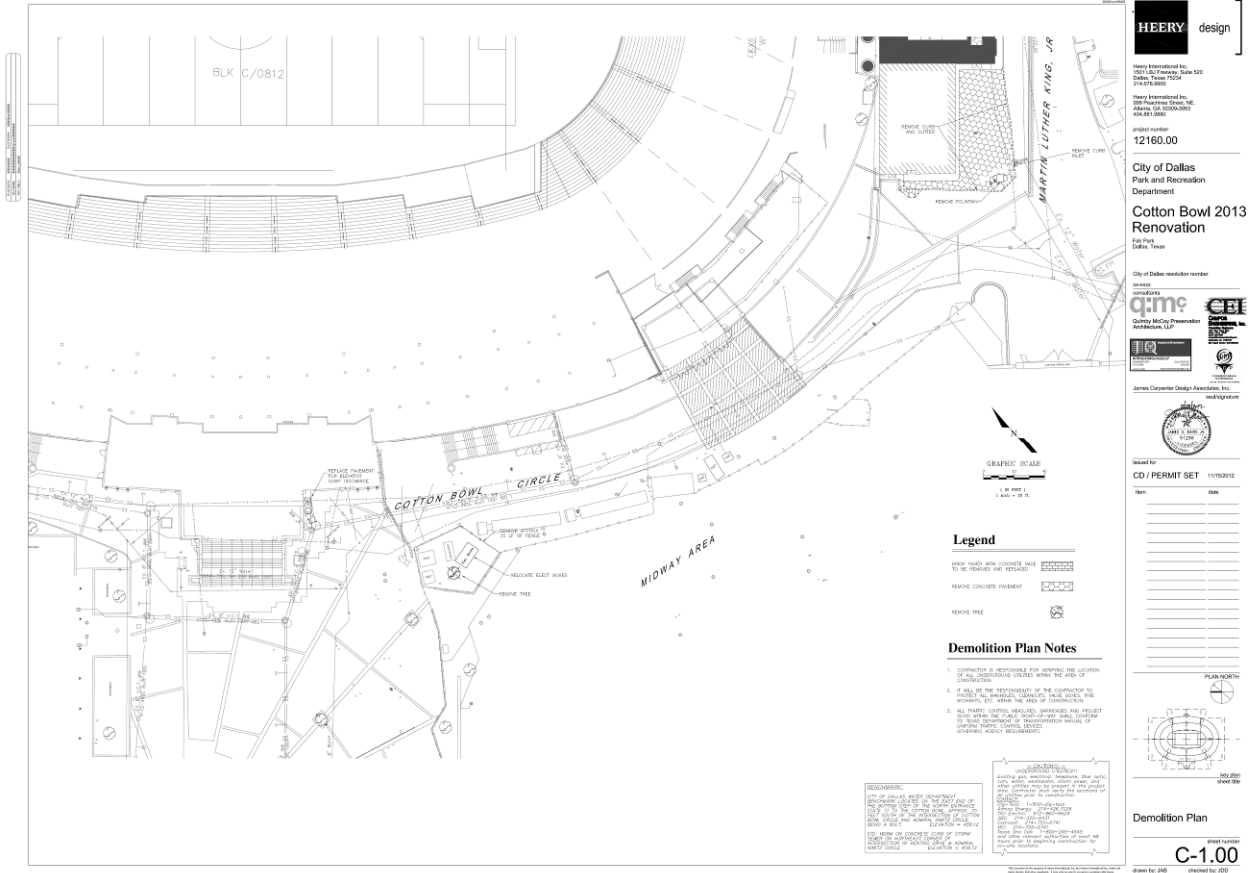
Sustainable Construction and Development

Date

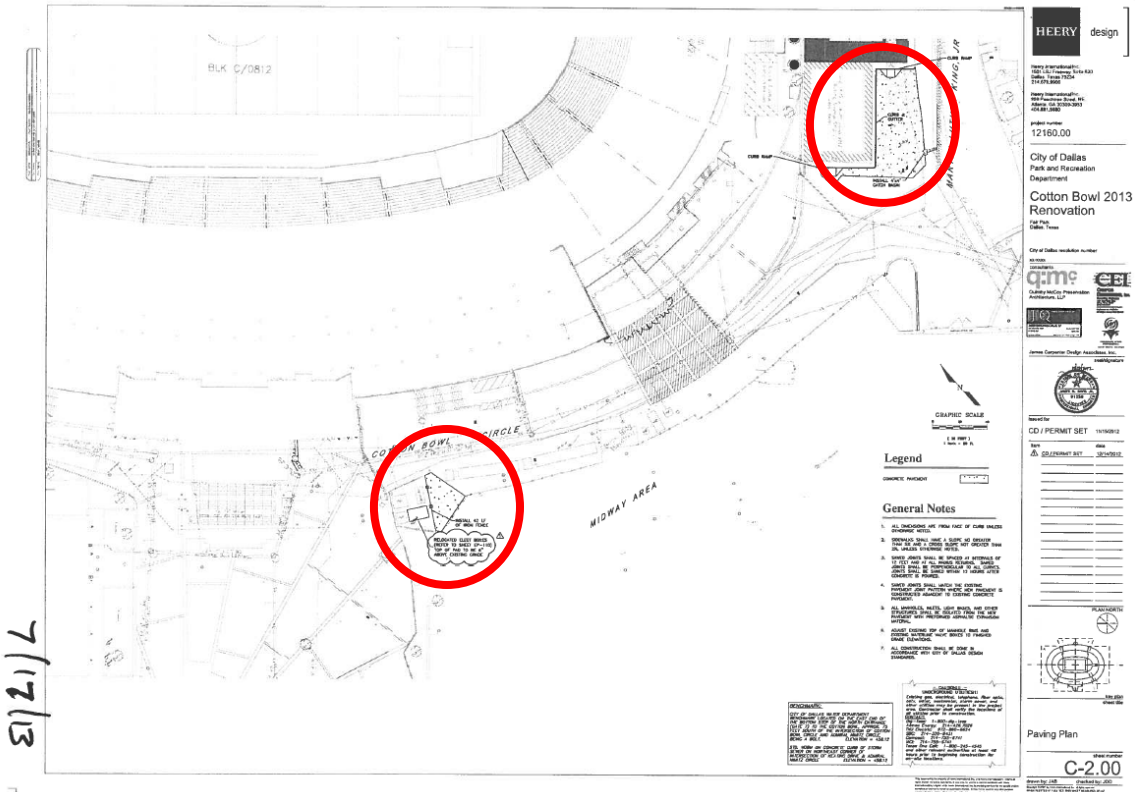
Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



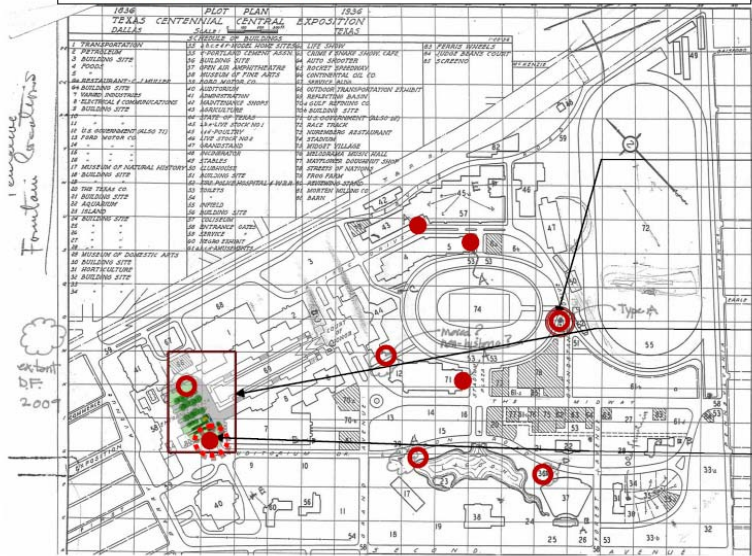
Existing site plan



Proposed site plan. Red circles indicate areas of proposed work.

1936 SITE PLAN ANNOTATED WITH DRINKING FOUNTAIN LOCATIONS

from Dallas Historical Society, Centennial Archives



● Historic drinking fountain location –Type A (from 1936 site plan at left)

○ Existing historic drinking fountain – Type A or D (from Fair Park Ordinance)

Location of existing historic drinking fountain on rear, south side of Cotton Bowl (“Type A”). Site of proposed road work

Proposed location for relocation of existing historic drinking fountain near Esplanade

Original location of a historic “Type A” drinking fountain near Esplanade (no longer existing).



Existing historic drinking fountain in Esplanade



Existing historic drinking fountain in Esplanade, detail



Historic drinking fountain from rear, south side of Cotton Bowl



Original location of historic drinking fountain in context





Proposed location for relocated drinking fountain, near Esplanade looking west toward entrance to Vietnam Memorial



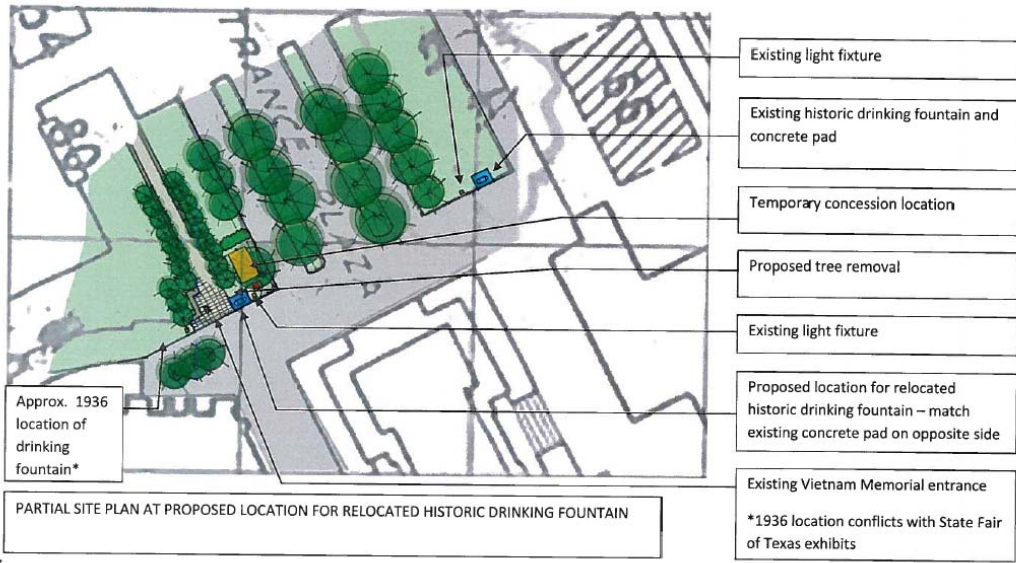
Proposed location of relocated drinking fountain - patched-together view, looking north-west



Proposed location of drinking fountain.



Existing tree to be removed.



7/17/13

## Task Force Correspondence

### Doty, Mark

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**From:** Nigel [REDACTED]  
**Sent:** Friday, July 12, 2013 12:23 AM  
**To:** Doty, Mark  
**Cc:** 'E. L. Dunn'; 'Craig Holcomb'; 'Steve Johns'; 'Virginia McAlester'; 'Bob Hilbun'; [REDACTED]  
**Subject:** Fair Park Task Force - drinking fountain

Mark,

After our Task Force meeting on July 10th, E.L. Dunn, you and I visited the proposed site for the relocated water fountain. We found that the existing sidewalk is granite pavers and not concrete. Also the alignment with the adjacent buildings is different than we understood during the meeting. Long story short, we think the location proposed on the CA application will work better than the alternate location we recommended on the CA application. The remainder of the Task Force supports this conclusion.

Please advise the Landmark Commission of this finding, and change our recommendation from "approved with conditions" to "approved".

thanks,  
Nigel

## Park and Recreation correspondence in answer to email above.

### Doty, Mark

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**From:** DeLa Rosa, Raul  
**Sent:** Thursday, July 11, 2013 5:44 PM  
**To:** Doty, Mark; 'Craig Holcomb'; 'Nigel'  
**Cc:** 'Steve Johns'; 'Bob Hilbun'; [REDACTED]; 'E. L. Dunn'; Elam, Louise; Chomiak, Rob; 'Nancy McCoy'  
**Subject:** RE: Fair Park Task Force - drinking fountain

Mark,

DPARD wishes to thank you and the Task Force members who personally went out of their way to check into this location as proposed by our design build team. We would like to proceed with the original location as presented on 10 July 2013 to the Fair Park Task Force.

This CA item should represent the last piece of work scope tied to the 2013 Cotton Bowl renovation we will present to the Task Force. Please let me know if I can be of any further service with regards to this matter.

Regards,

Raúl G. De La Rosa

Senior Architect  
Facility Development Division  
Dallas Park And Recreation Department  
214.671.9846

**TASK FORCE RECOMMENDATION REPORT**  
**FAIR PARK**

DATE: 7/10/2013  
TIME: 11:00 am  
MEETING PLACE: Fair Park, Tower Building Conference Room

Applicant Name: Nancy McCoy (Quimby/McCoy)  
Address: 3750 Cotton Bowl Plaza (Cotton Bowl)  
Date of CA/CD Request: 7/3/2013

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

Recommendation / comments/ basis:

*Auto* Roadway renovation and new generator in existing yard are approved.  
Relocation of water fountain is approved with conditions. Task Force recommends locating fountain on opposite of walkway, symmetric to end of Auto Bldg. with existing fountain. Subject to acceptance by Vietnam Memorial.

Task force members present

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

Ex Officio staff members Present  Mark Doty  Louise Elam  Daniel Huerta

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

Maker: *Dunn*  
2<sup>nd</sup>: *Hilbun*  
Task Force members in favor: *all*  
Task Force members opposed: *none*  
Basis for opposition:

CHAIR, Task Force *Nigel Brown* DATE *7/10/2013*

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

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

**LANDMARK COMMISSION****AUGUST 5, 2013**

FILE NUMBER: CA123-571(MD)  
LOCATION: 4604 Sycamore Street  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 2  
ZONING: R-7.5(A)

PLANNER: Mark Doty  
DATE FILED: July 3, 2013  
DISTRICT: Peak's Suburban  
MAPSCO: 46-A  
CENSUS TRACT: 0015.04

**APPLICANT:** Solstice Services, LLC

**REPRESENTATIVE:** Robert Ortiz-Dietz

**OWNER:** PRANDON W ELIAS

**REQUEST:**

- 1) Install new roof. Option A: 25 year composition shingle 'Aspen Grey'. Option B: 30 year composition shingle 'Oakridge Estate Grey'.
- 2) Paint exterior of main structure. Brand: Sherwin Williams. Option A: Body - SW 6199 'Rare Gray'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6208 'Pewter Green'. Option B: Body - SW 7612 'Mountain Stream'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6989 'Domino'.

**BACKGROUND / HISTORY:** The structure is considered 'non-contributing' per the Peak's Suburban Addition National Register District.

**ANALYSIS:** The existing shingle color on the structure is the Option A 'Aspen Grey' as submitted. Staff is comfortable with either shingle options and is recommending approval of either. Staff is also recommending approval for either paint options.

**STAFF RECOMMENDATION:**

- 1) Install new roof. Option A: 25 year composition shingle 'Aspen Grey'. Option B: 30 year composition shingle 'Oakridge Estate Grey'. – Approve - Approve both shingle images dated 7/17/13 with the finding the proposed work is consistent with the criteria for roofs in the preservation criteria Sections 3.16 and 3.17, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Paint exterior of main structure. Brand: Sherwin Williams. Option A: Body - SW 6199 'Rare Gray'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6208 'Pewter Green'. Option B: Body - SW 7612 'Mountain Stream'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6989 'Domino'. – Approve - Approve both paint sample options dated 7/17/13 with the finding the proposed work is consistent with the

criteria for facades in the preservation criteria Sections 3.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

- 1) Install new roof. Option A: 25 year composition shingle 'Aspen Grey'. Option B: 30 year composition shingle 'Oakridge Estate Grey'. – Approve with conditions - Much prefer darker of two roofs submitted.
- 2) Paint exterior of main structure. Brand: Sherwin Williams. Option A: Body - SW 6199 'Rare Gray'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6208 'Pewter Green'. Option B: Body - SW 7612 'Mountain Stream'. Trim - SW 7571 'Casa Blanca'. Accent - SW 6989 'Domino'. – Approve with conditions - Much prefer Option A (Grey/Cream/Dk. Green). Need actual samples of all colors. Prints not accurate enough.



NC

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

CA 123 - 571 (MD)  
Office Use Only

Name of Applicant: Solstice Services, LLC  
Mailing Address: 3245 Brookhaven Club Dr  
City, State and Zip Code: Farmers Branch TX 75234  
Daytime Phone: (214) 738-8238 Fax: NA  
Relationship of Applicant to Owner: Contractor

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

PROPERTY ADDRESS: 4604 Sycamore St Dallas TX  
Historic District: Pratt's Suburban Addition

**PROPOSED WORK:**  
Please describe your proposed work simply and accurately. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.  
Replace shingles w/ 25 year grey-tone <sup>Oakridge Estate</sup> asphalt grey by Owens Corning or grey  
Repaint exterior - see color palette options enclosed

RECEIVED BY

\* Seeking approval for both  
Signature of Applicant: Robert Oliver Dietz Date: 6-26-13  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

JUL 03 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



North and partial east elevation.

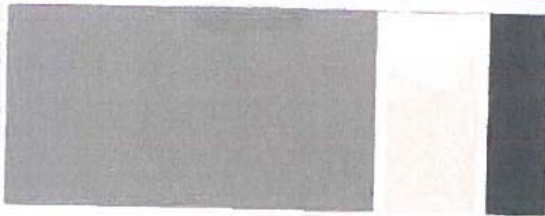
Roof specification – Option A – Aspen Grey



Roof Specification – Option B – ‘Oakridge Estate Grey’



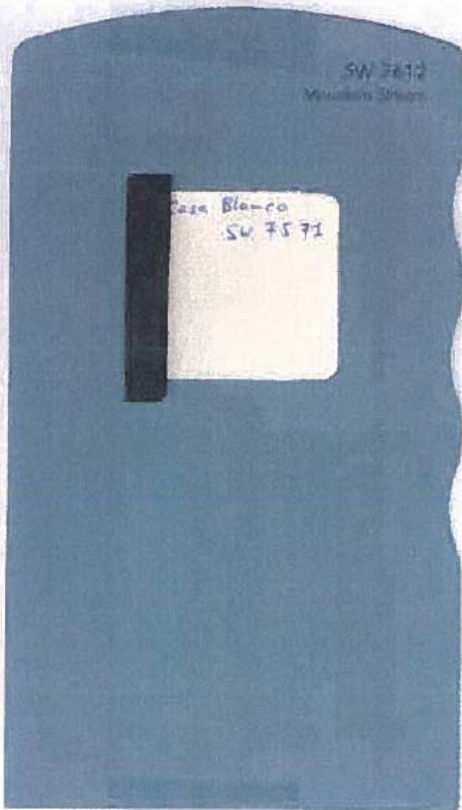
Paint color options



*Option A*



| BODY                    | TRIM                   | ACCENT                  |
|-------------------------|------------------------|-------------------------|
| Hare Gray<br>SW 6199    | Casa Blanca<br>SW 7571 | Pewter Green<br>SW 6208 |
| SW 6199                 | SW 7571                | SW 6208                 |
| <i>Sherwin Williams</i> |                        |                         |



*Option B*

*Sherwin Williams*

*Black: Domino SW 6989*

|             |         |                 |
|-------------|---------|-----------------|
| Body        | SW 7612 | Mountain Stream |
| Trim        | SW 7571 | Casa Blanca     |
| Window Sash | SW 6989 | Domino          |

*7/17/13*

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

DATE: 7/10/2013  
TIME: 6:15 pm  
MEETING PLACE: 400 N. Ervay Street

Applicant Name: Solstice Services, LLC  
Address: 4604 Sycamore  
Date of CA/CD Request: 7/3/2013

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

Recommendation / comments/ basis: DK-GREEN

Much prefer Option A - (Gray/Cream/~~White~~) + DARKER OF  
two roots submitted

NEED ACTUAL SAMPLES OF ALL COLORS. PRINTS NOT ACCURATE ENOUGH

**Task force members present**

Norm Alston (Chair)  David Sacha  ~~Ron Hardy (Alternate)~~  
 ~~Laura Ainsworth~~ MICHAEL  Kathy Finch  JENNIFER HIDDEN  
 Renee Manes KARHOLWSKI  Jim Anderson

Ex Officio staff members Present  Mark Doty NEVA

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

Maker: ANDERSON  
2<sup>nd</sup>: KARHOLWSKI UNANIMOUS APPROVAL  
Task Force members in favor:  
Task Force members opposed:  
Basis for opposition:

CHAIR, Task Force [Signature] DATE 7/10/2013

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

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



**LANDMARK COMMISSION**

**AUGUST 5, 2013**

FILE NUMBER: CA123-570(MD)  
LOCATION: 4816 Worth Street  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 2  
ZONING: NS(A)

PLANNER: Mark Doty  
DATE FILED: July 3, 2013  
DISTRICT: Peak's Suburban  
MAPSCO: 46-B, F  
CENSUS TRACT: 0015.02

**APPLICANT:** Boys and Girls Clubs of Greater Dallas, Inc.,

**REPRESENTATIVE:** Lee Blackburn

**OWNER:** BOYS CLUB OF DALLAS INC

**REQUEST:** Install new entry.

**BACKGROUND / HISTORY:** The structure is considered 'non-contributing' per the Peak's Addition National Register District.

**ANALYSIS:** An updated and correct elevation was received from the Applicant after the Task Force meeting, so Staff is recommending approval.

**STAFF RECOMMENDATION:** Install new entry. – Approve - Approve drawing dated 7/17/13 with the finding the proposed work is consistent with the criteria for fenestrations and openings in the preservation criteria Sections 3.10 and 3.13, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:** Install new entry. – Approve with conditions - Drawings should be updated to reflect current design. Transom should extend all across and not stop at sidelights as it does currently. No glass butt joint.

NC

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

CA 123 - 570 (MD)  
Office Use Only

Name of Applicant: LEE BLACKBURN  
Mailing Address: 300 McKinnon, 7th Floor, #  
City, State and Zip Code: DALLAS, TX 75201  
Daytime Phone: (214) 451-1612 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: REPRESENTATIVE

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

PROPERTY ADDRESS: 4516 NORTH ST, DALLAS, TX 75246  
Historic District: PEAKS SUBURBAN HISTORIC DISTRICT

### PROPOSED WORK:

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

WE WILL BE DEMOLISHING + REPLACING AN EXISTING GLASS ENTRANCE

RECEIVED BY

JUL 03 2013

Current Planning

Signature of Applicant: [Signature] Date: 6/25/13  
Signature of Owner: Ronald Cardan Date: 6/25/2013  
(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

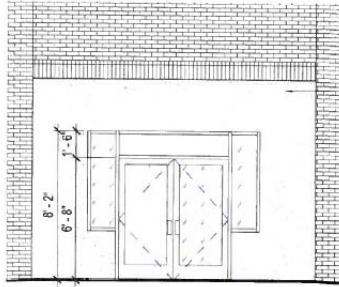




North elevation. Entry to be replaced is located in the middle bay.

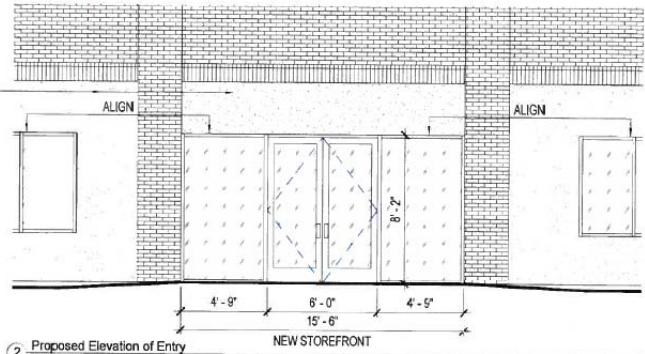


Existing entry.



3 Existing Elevation of Entry  
1/4" = 1'-0"

EXISTING EIFS  
(NOT ORIGINAL  
CONSTRUCTION)

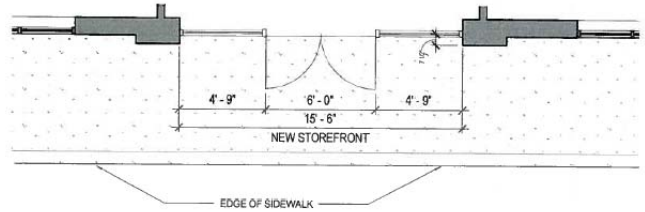


2 Proposed Elevation of Entry  
1/4" = 1'-0"



7/17/12  
W

4 View of Existing Entry  
12" = 1'-0"



1 Enlarged Plan of Entry  
1/4" = 1'-0"

A1.00

Gensler July 19, 2012

ENTRANCE MODIFICATIONS

BOYS & GIRLS CLUB OF GREATER DALLAS

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

DATE: 7/10/2013  
TIME: 6:15 pm  
MEETING PLACE: 400 N. Ervay Street

Applicant Name: Lee Blackburn (Boys and Girls Club of Dallas)  
Address: 4816 Worth Street  
Date of CA/CD Request: 7/3/2013

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

Recommendation / comments/ basis:

- Drawings should be updated to reflect current design
- Transom should extend all across & not stop at sidelights as it does currently.
- No glass but joint.

Task force members present

|   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Norm Alston (Chair)     | <input type="checkbox"/> David Sacha             | <input type="checkbox"/> <del>Ron Hardy (Alternate)</del> |
| <input type="checkbox"/> <del>Laura Ainsworth</del> MICHAEL | <input checked="" type="checkbox"/> Kathy Finch  | <input checked="" type="checkbox"/> Jennifer Hidden       |
| <input checked="" type="checkbox"/> Renee Manes KARNAWSKI   | <input checked="" type="checkbox"/> Jim Anderson |   |

Ex Officio staff members Present  Mark Doty  NEVA

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

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

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force



DATE 7/10/2013

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

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



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**LANDMARK COMMISSION****AUGUST 5, 2013**

FILE NUMBER: CA123-568(MD)  
LOCATION: 5408 Swiss Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-63

PLANNER: Mark Doty  
DATE FILED: July 3, 2013  
DISTRICT: Swiss Avenue  
MAPSCO: 46-B  
CENSUS TRACT: 0014.00

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**APPLICANT:** John and Joanna Hampton

**REPRESENTATIVE:** Joanna Hampton

**OWNER:** BEBEAU SAMUEL & MARIAN

**REQUEST:**

- 1) Install two awnings over windows on side elevation.
- 2) Install one awning over rear door.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** Although the proposed work does not strictly follow the preservation criteria for Swiss Avenue that does not allow awnings on the side elevations, Staff feels that the proposed awnings are located toward the rear of the property, are easily reversible, and will not have an adverse effect on the structure or the historic district overall. Therefore, Staff is recommending approval.

**STAFF RECOMMENDATION:**

- 1) Install two awnings over windows on side elevation. – Approve - Approve images and description dated 7/17/13 with the finding that although the proposed work does not comply with Section 51P-63.116(1)(D)(i)(aa) that prohibits awnings on a side facade, it meets the criteria for landmark commission approval of work that does not strictly comply with the preservation criteria under City Code Section 51A-4.501(g)(6)(B), because the proposed work is historically accurate, it is consistent with the spirit and intent of the preservation criteria and it will not adversely affect the historic character of the property or the integrity of the historic overlay district.
- 2) Install one awning over rear door. – Approve – Approve images and description dated 7/17/13 with the finding the proposed work is consistent with the criteria for awnings in the preservation criteria Section 51P-63.116(1)(D)(i) and (ii) and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Install two awnings over windows on side elevation. – Approve - Approve as submitted.
- 2) Install one awning over rear door. – Approve - Approve as submitted.

C

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

CA 123 - 568 (MD)  
Office Use Only

Name of Applicant: JOANNA + JOHN HAMPTON  
Mailing Address: 5408 SWISS AVE DALLAS TX 75214  
City, State and Zip Code: DALLAS TX 75214  
Daytime Phone: 214 288 9153 Fax: N/A  
Relationship of Applicant to Owner: SAME

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

PROPERTY ADDRESS: 5408 SWISS AVE  
Historic District: SWISS AVE HISTORIC DISTRICT

### PROPOSED WORK:

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

ADD AWNINGS AT TWO SIDE WINDOWS & REAR DOOR -  
BACK 50% OF HOUSE, SOUTH-WEST CORNER  
ALUMINUM FRAME, PAINTED BLACK.  
CHARCOAL GREY SUBBROWA FABRIC  
WEDGE SHAPE, OPEN SIDES

RECEIVED BY  
JUL 03 2013

Signature of Applicant: [Signature] Date: 9 JULY 2013  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
(IF NOT APPLICANT)

### APPLICATION DEADLINE:

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

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

### OTHER:

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

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

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

Sustainable Construction and Development \_\_\_\_\_ Date \_\_\_\_\_



North elevation.



Residence at 5408 Swiss Avenue – Joanna + John Hampton

Certificate of Appropriateness submittal dated 02 July 2013

Request:

- add awnings at 2 side windows & 1 rear door due to excessive heat gain issues at west side of house

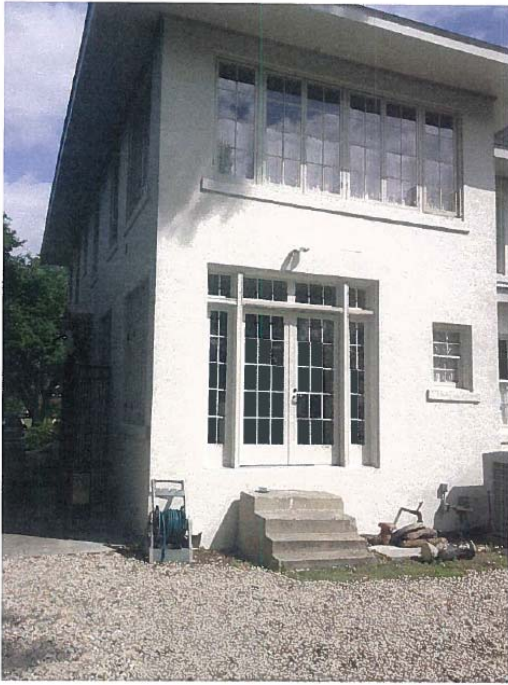
Background:

- Limited opportunity for planting or other mitigation measures. An existing Live Oak at the side yard (adjacent property) does not provide screening due to sun angle
  - Side windows are on the rear 50% of structure
  - 3 locations are all within the kitchen / breakfast room
  - Limited visibility from the street
  - Front windows (at dining room) also experiences heat gain issues.
- Owner working to address through tree planting at front yard in lieu of revisions to front side windows and front façade of house

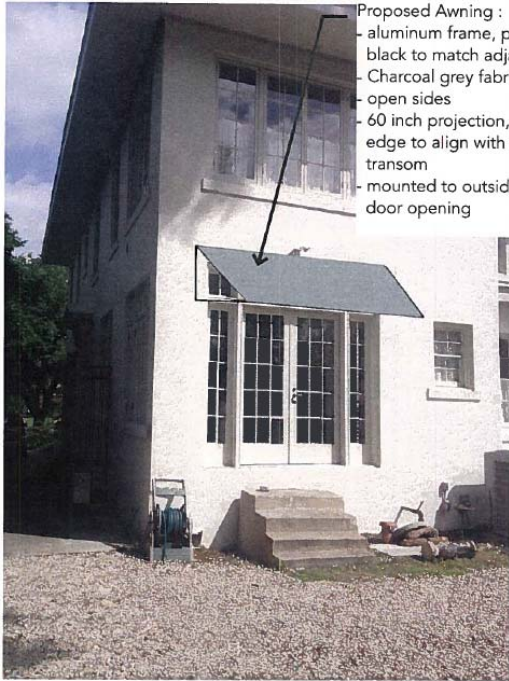


Street View at driveway (existing)

Hampton Residence  
5408 Swiss Avenue - Rear Awning Addition  
02 July 2013



Rear door - rear facade of residence (existing)



- Proposed Awning :
- aluminum frame, painted black to match adjacent gate.
- Charcoal grey fabric
- open sides
- 60 inch projection, bottom edge to align with door transom
- mounted to outside of door opening

Rear door - rear facade of residence (proposed awning)

7/17/13

Hampton Residence  
 5408 Swiss Avenue - Rear Awning Addition  
 02 July 2013



7/17/19  
 Side windows - rear 50% of residence (existing)  
 Hampton Residence  
 5408 Swiss Avenue - Rear Awning Addition  
 02 July 2013



Proposed Awning :  
 - aluminum frame, painted black to match adjacent gate.  
 - Charcoal grey fabric  
 - open sides  
 - 30 inch projection (align with fence post). Bottom edge to align with transom  
 - mounted to inside of window frame

Side windows - rear 50% of residence (proposed awning)

**Doty, Mark**

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**From:** Joanna Hampton  
**Sent:** Tuesday, July 16, 2013 6:53 PM  
**To:** Doty, Mark  
**Subject:** Re: 5408 Swiss

Mark,  
I forwarded email regarding 5637 Swiss under separate cover - there are two questions that were raised regarding roof rail at dormer not reinstalled & added concrete pad at sidewalk.

Regarding our CA application:

1. The side window awnings are anticipated to be mounted with a small angle clip or similar to the inside jamb of window. The intent of the note was regarding the window opening. The fastner/clip will be minimal in size and finished to match the frame. The exposed wood window frame is quite narrow and appears to be too close to the face to allow for fastner placement.

Final details are pending field review with installer - we have not released work pending CA approval so unfortunately do not have shop drawings yet.

2. The rear door light fixture is to remain. We are reviewing options for access to allow for relamping. If we are not able to resolve via side or top access, the height may increase approximately 6" (36" overall height) to encompass the fixture.

Let me know of questions or of other information needed.

Thank you.

Joanna

Joanna L Hampton  
5408 Swiss Avenue  
Dallas, Texas 75214

On Jul 16, 2013, at 3:31 PM, Doty, Mark wrote:

Joanna,

I wanted to follow up on the email I sent last week concerning those code questions for other properties on Swiss Avenue.

Plus, after our Staff meeting yesterday, I had a couple more questions for your current CA.

- Do you have any type of mounting instructions for the awnings? You say mounted to the outside, but how? Just screwed into the stucco or window frames?
- Also, the existing light over the back door, will that be removed or stay in place? I just want to make sure that the image presented is what you intend to do.

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

DATE: 7/9/2013  
TIME: 5:30 pm  
MEETING PLACE: Center for Community Development, 2900 Live Oak

Applicant Name: Joanna Hampton  
Address: 5408 Swiss Ave (Swiss Avenue)  
Date of CA/CD Request: 7/3/2013

**RECOMMENDATION:**

Approve     Approve with conditions     Deny     Deny without prejudice

Recommendation / comments/ basis:

*Approve as submitted*

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**Task force members present**

|   |   |  |
|---|---|--|
| <input type="checkbox"/> Joanna Hampton (Chair)     | <input checked="" type="checkbox"/> John Mark Guest | <input type="checkbox"/> VACANT                              |
| <input type="checkbox"/> Wesley Powell (Vice-Chair) | <input checked="" type="checkbox"/> Greg Johnston   | <input type="checkbox"/> Virginia McAlester(Alternate)       |
| <input checked="" type="checkbox"/> John Gormley    | <input checked="" type="checkbox"/> Brandon Burris  | <input checked="" type="checkbox"/> Cheryl Scott (Alternate) |

Ex Officio staff members Present  Mark Doty

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

Maker: *Brandon Burris*  
2<sup>nd</sup>: *John Gormley*  
Task Force members in favor: *Mark, Greg, Cheryl*  
Task Force members opposed: *-*  
Basis for opposition:

CHAIR, Task Force *Cornelius* <sup>sub-chair</sup> DATE *07-09-13*

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**

**AUGUST 5, 2013**

FILE NUMBER: CA123-574(MD)  
LOCATION: 423 S. Clinton Avenue  
STRUCTURE: Accessory & Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD 87, Tract 1

PLANNER: Mark Doty  
DATE FILED: July 3, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0051.00

**APPLICANT:** Robert Schmitz

**REPRESENTATIVE:** None.

**OWNER:** CALDERON ANDRES

**REQUEST:** Construct new garage in rear yard.

**BACKGROUND / HISTORY:**

7/1/13 – Landmark Commission approved demolition of the previous accessory structure using standard 'non-contributing because newer than period of significance.' (CD123-021(MD)).

**ANALYSIS:** After the Task Force meeting, a revised proposal was submitted that included moving the structure over 1'-0" to accommodate a one foot overhang and the proposed accessory structure meets the standards for the Winnetka Heights preservation criteria, therefore Staff is recommending approval.

**STAFF RECOMMENDATION:**

Construct new garage in rear yard – Approve - Approve drawings and specifications dated 7/17/13 with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

Construct new garage in rear yard. – Approve with conditions - Eaves should match main structure in style with a 1 foot overhang.

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

CA 123 - 574 (MD)  
 Office Use Only

Name of Applicant: Shawn Schmitz  
 Mailing Address: 423 S Clinton Ave  
 City, State and Zip Code: Dallas, TX 75208  
 Daytime Phone: 972-342-5897 Fax: NA  
 Relationship of Applicant to Owner: spouse

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

PROPERTY ADDRESS: 423 S. Clinton Avenue, 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.

- Construct new garage
- Install new roof to match existing house roof
- Garage wood siding to match existing house
- Paint colors to match existing house
- Install (2) Garage Doors - 1) face street 2) face alley
- Windows ~~and door~~ to match style of house

See addl. info

Signature of Applicant: Shawn Schmitz Date: 6/26/13  
 Signature of Owner: [Signature] Date: 6/26/13  
(IF NOT APPLICANT)

RECEIVED BY  
 JUL 03 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 \_\_\_\_\_





Front (west) elevation of main structure.



Existing accessory building approved for demolition.



Existing accessory building approved for demolition.

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

Shawn Schmitz  
423 S. Clinton Ave  
Dallas 75208  
Winnetka Heights  
972-342-5897



**Additional information**

New concrete parking pad addition with existing ribbon driveway.

Paint colors for garage to match existing house  
Sherwin Williams Mesa Tan (SW 7695)  
Sherwin Williams Stucco (SW 7569)  
Sherwin Williams Rustic Red (SW 7593)

Roof product for garage to match existing house  
GAF/Royal Sovereign White

Install 2 10'x7' Clopay Garage Doors;  
Garage Door facing street: Coachman Collection, CF11, SQ24 windows and  
Standard spade lift decorative hardware handles  
Garage Door facing alley: Coachman Collection, DF11, no windows and  
Standard spade lift decorative hardware handles

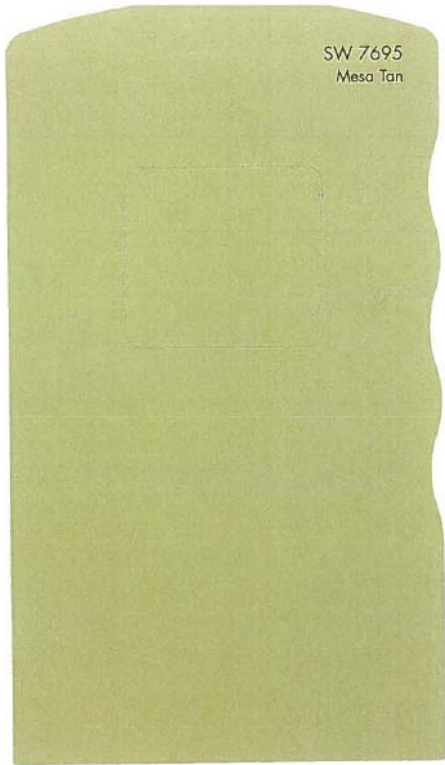
Install clerestory windows. American Craftsman to match existing house windows

Install utility steel door.

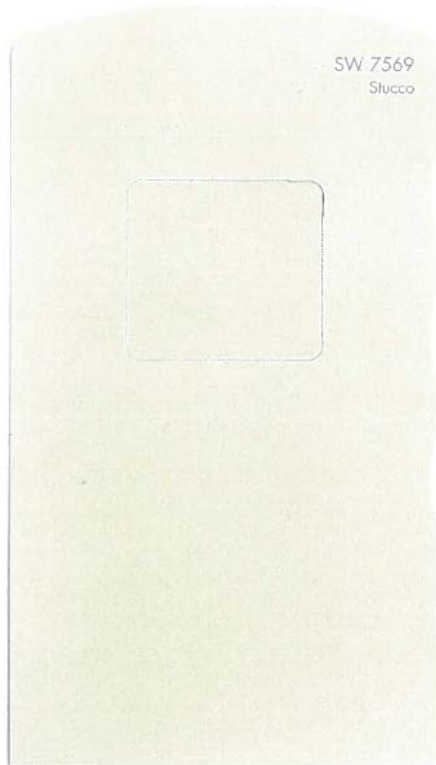
Install 2 Progress Lighting Arts+Crafts Collection Weathered  
Bronze 1-light Wall Lantern. One at top left of garage  
door. Second at top right of garage door.

Install Motion Sensor lighting at alley side of  
garage door.

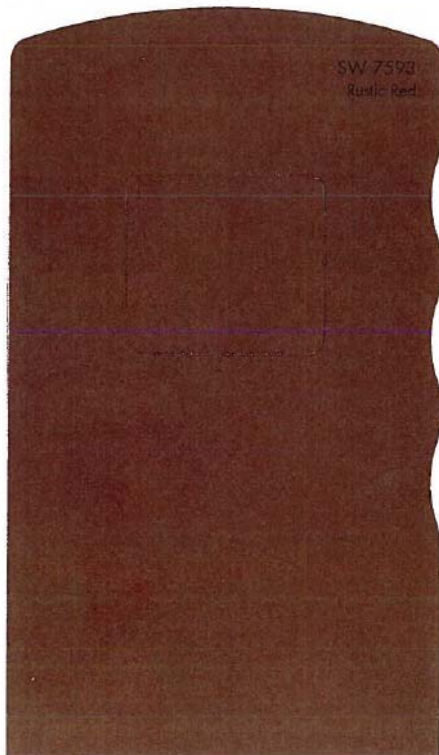




BODY



TRIM



ACCENT

Clopay C11 W/ 56 24 Windows + Standard decorative hardware



**DID YOU KNOW?**

- A garage door can represent as much as 30% of your home's front façade.
- A new garage door can increase the value of your home by up to 4%.
- Clopay is the ONLY garage door manufacturer backed by the Good Housekeeping Seal of Approval.



FEATURES  
that consumers want!

Model Shown: Coachman® Collection C11 with 56x24 windows, standard decorative hardware



**Deep Embossed Panels**

Natural woodgrain texture and detailed raised panel design enhance door's beauty.



**Coped Edges**

Coachman® Collection doors are designed with stylish beveled coped edges and decorative center grooves.



**Decorative Windows**

Inspired by current architectural trends, our windows add a new look to garage doors, while complementing your home.



**Rust-Prevention System**

Unsurpassed rust-prevention system creates a virtually maintenance-free surface.



**Ultra-Grain® Finish**

Ultra-Grain® delivers the best of both worlds, the realism of natural wood with the low maintenance and energy efficient benefits of insulated steel.



**Bottom Weatherseal**

Bottom weatherseal in a corrosion-resistant aluminum retainer prevents elements from entering garage.



**Spring Containment System**

All of Clopay's springs are equipped with a safety containment system to prevent damage if spring breaks.



**Patented Safe-T-Bracket®**

Prevents serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.



**EZ-SET® Torsion Springs**

Patented springs for easier, faster and safer installation. Eliminates the labor intensive and dangerous manual winding process.



**SAFE-T-SYSTEM®**

The Clopay SAFE-T-SYSTEM® provides unsurpassed protection from accidents and the elements.



**Finger Protection Joint**

Finger protection joint that is engineered to help push fingers out of harm's way. (Available on Value Plus and Value Series only)



**Safe-T-Hinge®**

Helps prevent finger pinching on the inside of the door. (Available on Value Plus and Value Series only)



**Safe-T-Roller®**

Covered roller helps prevent fingers from being caught in the track. (Available on Value Plus and Value Series only)



**Safe-T-Track®**

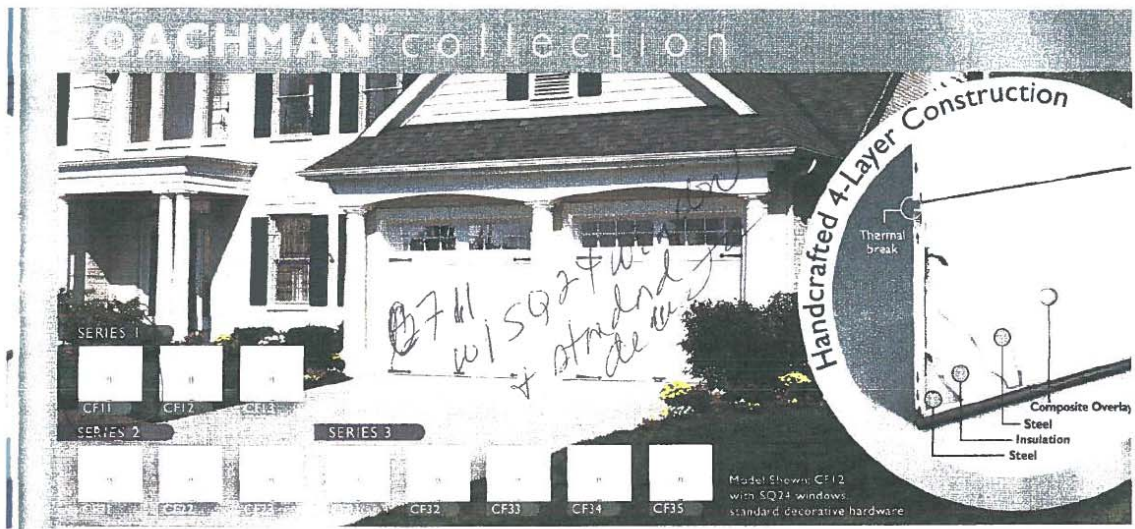
Creates a barrier that helps prevent insertion of a finger or hand into or behind the track. (Available on Value Plus and Value Series only)

**CLOPAY STEEL paint colors**

Now you are able to match your home's exterior trim, windows, doors or other accents to any of the seven Clopay® steel garage door colors! Visit the Paint Desk at The Home Depot® and give them the CBP code to get an exact color match in Behr Premium Plus® or Behr Premium Plus Ultra® exterior paint. (Behr, Good.Better.Behr. Behr Premium Plus & Behr Premium Plus Ultra are trademarks of Behr Process Corporation of California)



7/17/13



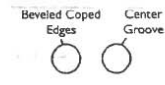
PORTFOLIO LINE

**Colors**



Overlay available in White only. Due to the printing process, colors may vary.

**Center Groove & Coped Edges**



Coachman® Collection doors are designed with decorative center grooves and stylish beveled coped edges.

**Window / Top Section**



\* SERIES 3 is not available with windows.

**Decorative Hardware**



**Warranties**



**Product Information**

**STYLE AND FINISH**

- Doors are available in 3 Series with 11 models.
- Base door has a natural woodgrain texture, painted with a baked-on primer and polyester top coat.
- Overlay in White only with a detailed beveled, coped edge.
- All windows are standard with 1/8" double strength clear glass or optional obscure glass with removable insert grilles.
- Standard and optional decorative hardware available.

**CONSTRUCTION**

- 2" thick 4-Layer door (Steel + Insulation + Steel + Composite Overlay).
- Base door has 1 1/2" thick polystyrene insulation sandwiched between two layers of steel with a 6.5 R-value\*.
- Tongue-and-groove section joint.

**SIZES**

- Available in 8', 9', 10', 12', 15', 15'6", 16' and 18' wide.
- Series 2 available from 6'6" to 8' high in 6" increments.
- Series 1 and 3 available from 6'6" to 12' high in 6" increments.
- Not all panel & window designs are available in all widths and heights.

**SPECIAL NOTE**

- Doors and overlays can be painted dark colors, except for black(s) and extremely dark colors with a light reflective value (LRV) of 8 or lower. Check LRV with paint manufacturer. Failure to follow this instruction will void the warranty.

\*Calculated door section R-value is in accordance with DASMA TDS-163.

7/17/13

## Pedestrian door specification

**Doty, Mark**

---

**From:**  
**Sent:** Thursday, July 25, 2013 3:12 PM  
**To:** Doty, Mark  
**Cc:**  
**Subject:** Re: 423 S Clinton  
**Attachments:** afdba8d7-b52a-47d2-afc0-65c0182db562\_145.jpg

Mark,  
Here you go:

JELD-WEN Premium Craftsman 6 Lite Primed White Steel Entry Door with Brickmold  
36x80 inches.  
Image attached.

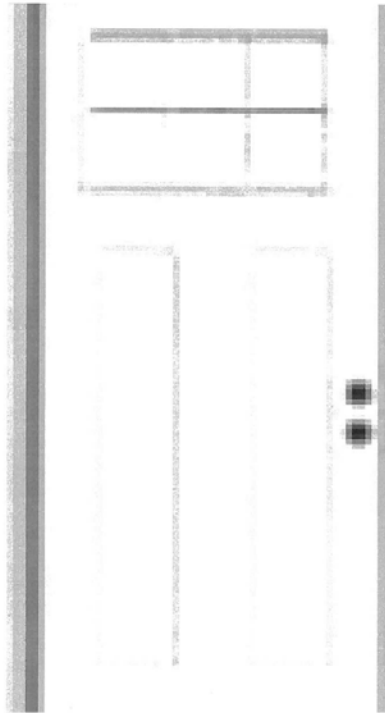
In a message dated 7/25/2013 11:18:16 A.M. Central Daylight Time, [mark.doty@dallascityhall.com](mailto:mark.doty@dallascityhall.com) writes:

Can you provide a specification for the garage pedestrian door? I know y'all mention just a steel utility door, but if you have something more specific, please forward a PDF or image.

Thank you!

Mark

7/17/13



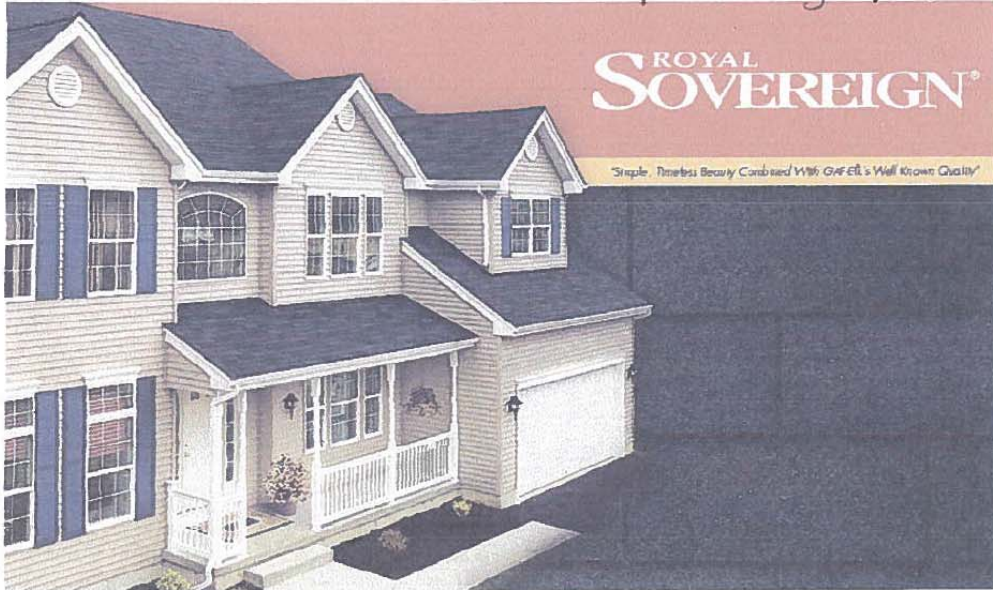


Schmitz  
423 S Clinton Ave  
Dallas 75208  
972-342-5897



Roofing Home > Residential Products > Shingles > 3 Tab > Royal Sovereign

\*Royal Sovereign WHITE



[Shingle Features](#) | [Shingle Colors](#) | [Photo Gallery](#) | [Instructions, Warranties & Codes](#) | [Product Reviews](#)

Colors Available In The Dallas Area 75208

[Wrong City? Click Here to Change Location](#)



Royal Sovereign - Ash Brown



Royal Sovereign - Autumn Brown



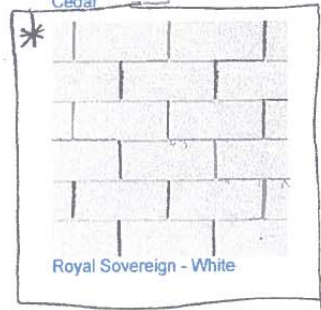
Royal Sovereign - Charcoal



Royal Sovereign - Golden Cedar

Schmitz Residence (Robert & Shawn)  
423 S. Clinton Avenue  
Winnetka Heights  
Dallas 75208  
972-342-5897

Royal Sov



Royal Sovereign - White

[http://www.gaf.com/Roofing/Residential/Products/Shingles/3\\_Tab/Royal\\_Sovereign?posta...](http://www.gaf.com/Roofing/Residential/Products/Shingles/3_Tab/Royal_Sovereign?posta...) 6/26/2013

7/17/13

Your Store:  
W Dallas, TX



**Cascadia Lighting Mission 10-1/2-in Burnished Bronze Outdoor Wall Light**

Item #: 432332 | Model #: 943519

Be the first to

**\$65.25**

Light bulb(s) not included

Tweet 0 0

**FREE**

**Store Pickup**

Your order will be ready for pickup from Lowe's Of W Dallas, TX by 07/14/2013.

**Lowe's Truck Delivery**

Your order will be ready for delivery to you from Lowe's Of W Dallas, TX by 07/14/2013.

**FREE**

**Parcel Shipping**

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

**Cascadia Lighting Mission 10-1/2-in Burnished Bronze Outdoor Wall Light \$65.25**

**Description**

Mission 10-1/2-in Burnished Bronze Outdoor Wall Light

- Wet locations installation
- Requires a 60-watt A19-shape medium-base (E-26) frosted incandescent light bulb, not included

**Specifications**

|                                |                          |                              |                    |
|--------------------------------|--------------------------|------------------------------|--------------------|
| Type                           | Outdoor wall-mount light | ETL Safety Listing           | No                 |
|                                |                          | Hardware Included            | Yes                |
|                                |                          | Power Source                 | Hardwired          |
| Motion Activated               | No                       | Style                        | Craftsman/Mission  |
| Manufacturer Color/Finish      | Burnished bronze         | ENERGY STAR Qualified        | No                 |
| Fixture Height (Inches)        | 10.5                     | Package Quantity             | 1.0                |
| Fixture Width (Inches)         | 7.0                      | Color/Finish Family          | Bronze             |
| Fixture Depth (Inches)         | 9.0                      | Dark Sky                     | No                 |
|                                |                          | Collection Name              | Mission            |
| Weather Resistant/Weatherproof | Weather resistant        | Light Bulb Base Type         | Medium base (E-26) |
| Maximum Bulb Wattage           | 60.0                     | Recommended Light Bulb Shape | A19                |
| Bulbs Included                 | No                       | Size Classification          | Medium (6.1"-6")   |
| Number of Bulbs Required       | 1.0                      |                              |                    |
| UL Safety Listing              | Yes                      |                              |                    |
| CSA Safety Listing             | No                       |                              |                    |

7/17/13

**TASK FORCE RECOMMENDATION REPORT**  
Winnetka Heights / Lake Cliff

DATE: 7/10/2013  
TIME: 5:30pm  
MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Shawn Schmitz  
PROPERTY ADDRESS: 423 S. Clinton  
DATE of CA / CD REQUEST: 7/3/2013

**RECOMMENDATION:**

Approval  Approval with conditions  Denial  Denial without prejudice

Recommendation / comments/ basis:

*eaves should match main structure in style  
w/ a 1 foot overhang*

Task force members present

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

Ex Officio staff members present  Mark Doty

Simply Majority Quorum:  yes  no

Maker: *hjs*  
2<sup>nd</sup>: *sandi*  
Task Force members in favor: *all*  
Task Force members opposed: *none*  
Basis for opposition:

CHAIR, Task Force *[Signature]* DATE *7/10/13*

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

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



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**LANDMARK COMMISSION****AUGUST 5, 2013**

FILE NUMBER: CA123-572(MD)  
LOCATION: 415 N. Montclair Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD 87, Tract 1

PLANNER: Mark Doty  
DATE FILED: July 3, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-A  
CENSUS TRACT: 0046.00

---

**APPLICANT:** Jennifer Uygur

**REPRESENTATIVE:** None.

**OWNER:** LESLIE D & LAURA K PENNEY

**REQUEST:**

Paint main structure. Brand: Behr. Body - 681613211282. Trim - 681613211283. Work begun without a Certificate of Appropriateness.

**BACKGROUND / HISTORY:** None

**ANALYSIS:** Staff is recommending approval based on the proposed colors meeting the requirement for paint colors in the Winnetka Heights preservation criteria.

**STAFF RECOMMENDATION:**

Paint main structure. Brand: Behr. Body - 681613211282. Trim - 681613211283. Work begun without a Certificate of Appropriateness. – Approve - Approve specification dated 7/17/13 with the finding the proposed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Paint main structure. Brand: Behr. Body - 681613211282. Trim - 681613211283. Work begun without a Certificate of Appropriateness. – Approve – Approve as submitted.

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

**CA 123 - 572 (MD)**  
Office Use Only

Name of Applicant: JENNIFER WYGUR  
 Mailing Address: 415 N. MONTCLAIR AVE  
 City, State and Zip Code: DALLAS, TX 75208  
 Daytime Phone: 214-546-1696 Fax: N/A  
 Relationship of Applicant to Owner: SELF

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

**PROPERTY ADDRESS:** 415 N. MONTCLAIR AVE  
**Historic District:** WINNETKA HEIGHTS

**PROPOSED WORK:**

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

WE ARE GOING TO PAINT THE EXTERIOR OF OUR HOUSE.  
 (THE PAINT COLORS WE ARE USING HAVE ACTUALLY  
 ALREADY BEEN APPROVED FOR USE FOR ANOTHER  
 HOUSE IN THE NEIGHBORHOOD.)  
 SEE ATTACHED SAMPLES

RECEIVED BY  
 JUL 03 2013  
 Current Planning

Signature of Applicant: J Wygur Date: 6/28/13  
 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 \_\_\_\_\_



East and partial south elevations.

### SUBMITTAL CRITERIA CHECKLIST

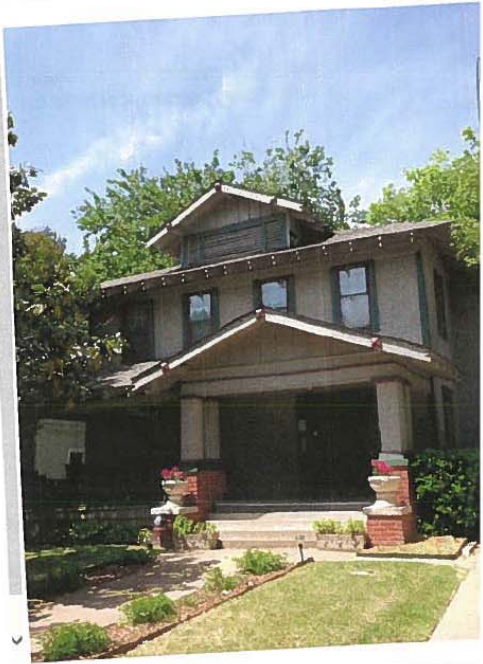
The documentation listed below must be submitted with the application for a Certificate of Appropriateness. Incomplete applications will not be docketed for consideration by the Landmark Commission. Please refer to the preservation criteria in the historic district ordinance or a City Preservation Planner for further information.

#### ALL WORK

- Photograph of house and existing conditions from all relevant sides.

#### REMODELING AND ADDITIONS

- Elevation and plan drawings to scale (see Note 1) for any additions, clearly indicating the existing building and the relationship to adjacent structures (see Note 2).
- Exterior material description. (See Note 3).
- Site plan showing: 1) dimensions of lot, 2) location of building, 3) location and dimensions of additions and roof mounted equipment.
- Color samples and placement on the structure.
- Historic plans, elevations or photographs if they show an earlier historic appearance.



#### PAINTING, STUCCO, REPOINTING

- Color photographs of all areas involved and color samples.
- Samples of colors and/or materials to be used.

#### FENCES AND LANDSCAPING

- Site plan showing location of fence or landscaping.
- Dimensioned elevation and section to scale (see Note 1), showing design of fence, material (see Note 3), and height in relationship to adjacent structures (see Note 2).
- Dimensioned landscape plan showing location of landscaping and plant materials to be used.
- Photograph of the area to be fenced or landscaped.

PAINT SAMPLE



← MAIN EXTERIOR  
BEHR  
681613211282 / ALL TRIM →  
681613211283  
2 BEHR

PAINT SAMPLE



7/17/13

**TASK FORCE RECOMMENDATION REPORT**

Winnetka Heights / Lake Cliff

DATE: 7/10/2013

TIME: 5:30pm

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

APPLICANT NAME: Jennifer Uygur

PROPERTY ADDRESS: 415 N. Montclair

DATE of CA / CD REQUEST: 7/3/2013

**RECOMMENDATION:**

Approval  Approval with conditions  Denial  Denial without prejudice

Recommendation / comments/ basis:

*approve as submitted*

Task force members present

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

Ex Officio staff members present  Mark Doty

Simply Majority Quorum:  yes  no

Maker: *Squade*  
2<sup>nd</sup>: *el*

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]* DATE *7/10/13*

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

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





**LANDMARK COMMISSION**

**AUGUST 5, 2013**

FILE NUMBER: CA123-576(MD)  
LOCATION: 219 N. Willomet Avenue  
STRUCTURE: Accessory & Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87, Tract 1

PLANNER: Mark Doty  
DATE FILED: July 3, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-B  
CENSUS TRACT: 0046.00

**APPLICANT:** Tony Procaccini

**REPRESENTATIVE:** None.

**OWNER:** DALE A & KRISTI CARMAN

**REQUEST:** Install new wood board and batten 12" on center or #117 siding on non-contributing garage.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** The existing garage was constructed in 1985 and is therefore not considered 'non-contributing' to the historic overlay. While Staff is generally not supportive of removing or replacing wood siding on a structure, it is clear that the 117 siding would be more compatible with the main structure and would meet the requirements per the Winnetka Heights preservation criteria.

**STAFF RECOMMENDATION:** Install new wood board and batten 12" on center or #117 siding on non-contributing garage. – Approve with conditions - Approve proposed work with the condition that 117 siding is installed and painted to match the existing structure. Brand: Behr. Body - ' Trim - '320F-7D 'Fig', with the finding of fact the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(1),and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:** Install new wood board and batten 12" on center or #117 siding on non-contributing garage. – Approve with conditions - Approve only 117 novelty siding option.

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

CA 123 - 576 (MD)  
 Office Use Only

Name of Applicant: TONY PROCACCINI  
 Mailing Address: 2026 TRUING BLVD.  
 City, State and Zip Code: DALLAS, TX. 75207  
 Daytime Phone: 214-356-4672 Fax: EMAIL - tprocaccini@ad.com  
 Relationship of Applicant to Owner: CONTRACTOR

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

PROPERTY ADDRESS: 219 N. WILLOMET  
 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.

EXTENSIVE WOOD ROT.  
REQUEST PERMISSION TO REPLACE ~~ROTTEN~~ SIDING ON GARAGE DUE TO  
WANT TO USE BOARD + BATTEN ON 12" CENTERS OR #117  
NOVELTY SIDING. WE WOULD LIKE PERMISSION TO DO BOTH  
SO WE CAN HAVE AN OPTION.  
IT SHALL BE PRIMED + PAINT TO MATCH THE HOUSE. REPAIR  
ROTTEN ENDS.

Signature of Applicant: [Signature] Date: 5/28/2013 RECEIVED BY  
 Signature of Owner: [Signature] Date: 5/28/2013 JUL 03 2013  
 (IF NOT APPLICANT) Current Planning

**APPLICATION DEADLINE:**

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

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

**OTHER:**

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

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

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

Sustainable Construction and Development \_\_\_\_\_ Date \_\_\_\_\_



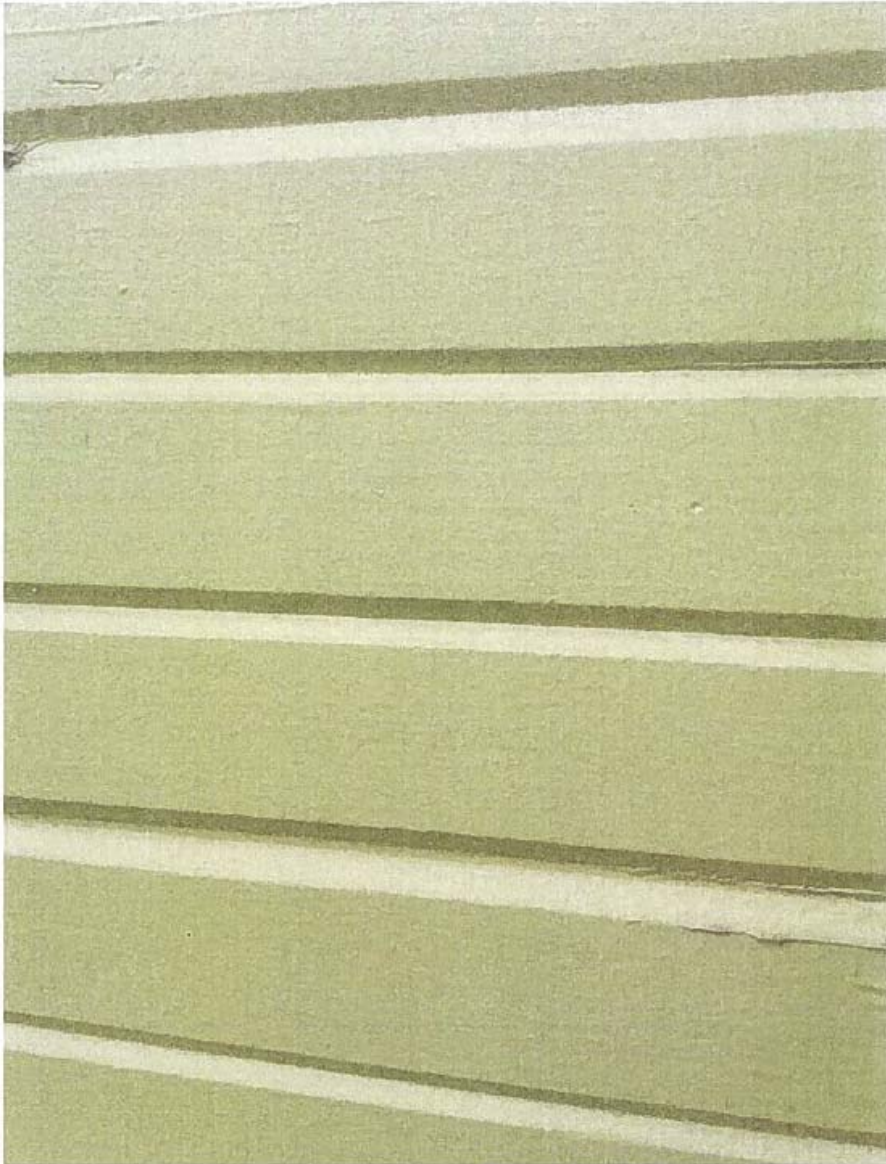
East and partial south elevation.



Existing accessory building.



*Rotten garage siding.*



*This is a close up  
of the siding on the  
garage. Garage was  
built in 1985.*



Garage - north side,  
showing rotten siding  
and eave rot.



This is the rear  
of the garage showing  
a section of rotten  
eave/soffit at the  
top.





*This is the rear of the  
main dwelling - done  
in 117 novelty siding.*

**TASK FORCE RECOMMENDATION REPORT**

Winnetka Heights / Lake Cliff

DATE: 7/10/2013

TIME: 5:30pm

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

APPLICANT NAME: Tony Procaccini

PROPERTY ADDRESS: 219 N. Willomet

DATE of CA / CD REQUEST: 7/3/2013

**RECOMMENDATION:**

Approval  Approval with conditions  Denial  Denial without prejudice

Recommendation / comments/ basis:

*approve only iff novelty siding option*

Task force members present

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

Ex Officio staff members present  Mark Doty

Simply Majority Quorum:  yes  no

Maker: *tm*  
2<sup>nd</sup>: *al*

Task Force members in favor: *all*  
Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]* DATE *7/16/13*

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****AUGUST 5, 2013**

FILE NUMBER: CR123-003(MD)  
LOCATION: 3601 Martin Luther King, Jr. Blvd.  
STRUCTURE: No structure  
COUNCIL DISTRICT: 7  
ZONING: PD-288

PLANNER: Mark Doty  
DATE FILED: July 3, 2013  
DISTRICT: Fair Park  
MAPSCO: 46-Q  
CENSUS TRACT: 0203.00

**APPLICANT:** Texas Discovery Gardens

**REPRESENTATIVE:** Dick Davis

**OWNER:** CITY OF DALLAS

**REQUEST:**

Courtesy Review - Construct new 'Natural Learning Center' in Texas Discovery Gardens.

**BACKGROUND / HISTORY:** This area of Fair Park was where the 'model homes' were located during the Centennial Exposition. Only one remains on site. A history and brief description of those model homes is on pages CR 1-5 thru CR 1-8.

There is no specific criteria for this area in the Fair Park preservation criteria.

**ANALYSIS:** Staff is in agreement with the Task Force in regards to supporting conceptually the overall location, function, and scale of the building. Staff would like to see a simpler design with perhaps a relation or inspiration from the Centennial model homes that were located on the site. Staff isn't suggesting an exact replica, but a general design aesthetic might be more appropriate.

**STAFF RECOMMENDATION:** Courtesy Review - Construct new 'Natural Learning Center' in Texas Discovery Gardens. - Approve conceptually with the comments that the design be simplified with a design aesthetic based on either Texas vernacular or a modern interpretation of the Centennial Exposition model homes that are either existing on site or were located on site and with the condition that final plans, elevations, and details are submitted for Landmark Commission review.

**TASK FORCE RECOMMENDATION:** Courtesy Review - Construct new 'Natural Learning Center' in Texas Discovery Gardens. - Location, function, and scale of building are appropriate to Fair Park. Task Force recommends a simpler exterior design that

uses materials in a more regional vernacular. Design is to be submitted for CA review at a later date.



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

\_\_\_\_\_ **Department of Sustainable Development and Construction      Date**

**Courtesy Review Form      City of Dallas      Historic Preservation**  
**THIS CR FORM IS NOT A CERTIFICATE OF APPROPRIATENESS OR PERMISSION TO ALTER THE SITE  
OR ANY STRUCTURES ON THE SITE**

4-28-10



3601 Martin Luther King Jr. Blvd.  
PO Box 152537  
Dallas, Texas 75315

214.428.7476 (ph)  
214.428.5338 (f)

TexasDiscoveryGardens.org

To Whom It May Concern,

Texas Discovery Gardens, and Butterfly House, located in Fair Park seeks conceptual approval to pursue private funding to construct a LEED certified “green” building that will become our Natural Learning Center. This building would allow TDG to enroll and educate as many as 20,000 school children annually to learn about protection and management of our natural resources. In keeping within our mission of organic, sustainable, water-wise and environmentally sound growth and development, we would like to construct this building using predominantly reclaimed materials. Its roof would be “living,” it would capture and re-use water, it would be solar powered and demonstrate other green features.

This building would not be attached or adjacent to any of our existing “art deco” structures, so therefore we (staff and Board) believe it should look “natural.” Attached are some renderings of our concept to build a stand-alone “green” structure that would serve multiple purposes. It would/could house exhibits such as our native snakes, provide “natural open-air” classroom space and serve as hands-on lab-workshop area. It would serve as a draw to get visitors outside and into the gardens and become part of a much larger walking-learning experience here.

By providing more classroom space, TDG could increase its annual revenues, allowing TDG to remain relevant, a vibrant member of the Fair Park family. This building, in its own way, would help attract more visitors to Fair Park as a whole, which is certainly needed.

It is our hope that these renderings will be enough to result in at least an indication that something like this might pass muster with the Landmark Commission, City, etc? THANKS!

Sincerely,

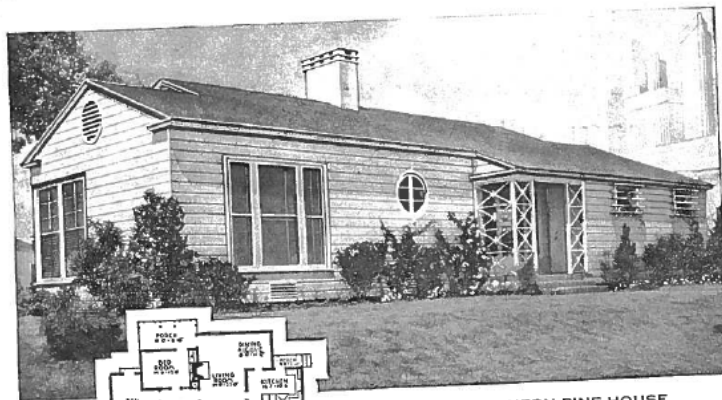
Dick Davis  
Executive Director

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**Our mission:** To teach effective ways to restore, conserve and preserve nature in the urban environment, with a focus on gardening organically and sustainably.

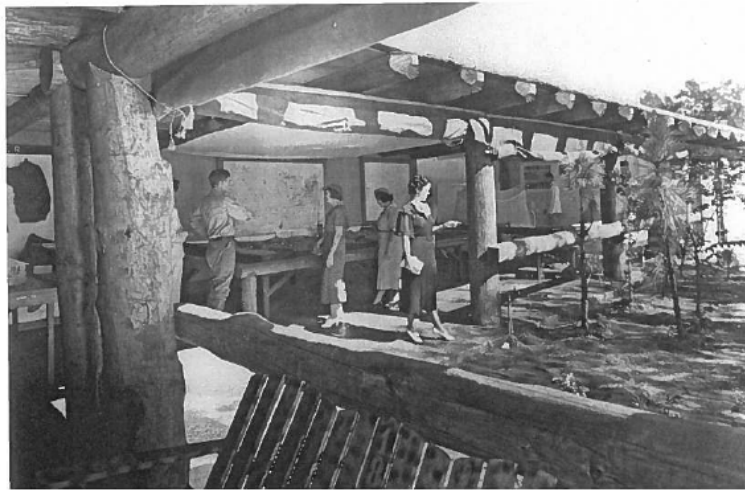
Texas Discovery Gardens is a nonprofit educational organization supported in part by the Dallas Park and Recreation Department.

Behind the Hall of Horticulture and across the street from the Hall of Domestic Life was an area of the exposition reserved for model homes. Model houses were among the most popular attractions at the Chicago fair and exposition organizers in Dallas made six lots available for construction product manufacturers to build on. These homes offered fairgoers the opportunity to evaluate new methods of residential construction and progressive concepts for interior comfort and convenience. Only four homes were built for the Texas Centennial Exposition, including the Contemporary Model Home, in the above image, and the Southern Pine House, below. These two houses represented the two extremes of mid-1930s residential design. The contemporary home was designed by the Dallas firm DeWitt and Washburn in the International style. By contrast, the Southern Pine House, designed by Goodwin and Tatum, represented the folksy charm that most fairgoers were familiar with. (Above, courtesy of the Dallas Park and Recreation Department; below, author's collection.)



**THE SOUTHERN PINE HOUSE**  
 TEXAS CENTENNIAL . . . DALLAS  
 THE SOUTHERN PINE ASSOCIATION, NEW ORLEANS, LA.





Near the model homes, in the farthest corner of the exposition grounds, the federal government built two exhibits side-by-side to showcase the National Park Service and the Works Progress Administration. Other nearby exhibits in this section of the fair included the Texas Ranger Station and a reproduction of the Alamo. The National Park Service exhibit was designed and constructed in conjunction with the Texas State Parks Board. It consisted of a typical cabin being built by the Civilian Conservation Corps (CCC) in state parks, seen in the above image, and an open-air structure for the display of exhibits, below. CCC enrollees from Paris State Park were dispatched to Dallas to construct the exhibit in a rustic style, using logs and rough lumber. (Both, courtesy of the National Park Service, Harper's Ferry Archives.)



Contemporary House, 1936 (demolished), DeWitt & Washburn, architects.

DeWitt & Washburn planned the Contemporary House to suit Dallas's weather. Although the model house was air conditioned, the architects used the home's design to mitigate the extremes of the North Texas climate. The architects wrote of the building, "If Contemporary House differs from the traditional manner, it was not just to be different. Nor has it been cut to the pattern of any of the so-called modernists. It represents our sincere effort to solve the problems presented by trying to live pleasantly and graciously within our peculiar scene."<sup>19</sup>

The interior design by the Neiman Marcus department store was in sharp contrast to the stark white exterior. The color scheme for the living room included reseda green, clear yellow, and cocoa brown. The downstairs lavatory had a black tile floor with lime green borders, lime green ceiling, and black glass walls "relieved by the fresh whiteness of the fixtures."<sup>20</sup>

The Contemporary House was open through the 1937 Greater Texas & Pan-American Exposition. In May 1938, DeWitt & Washburn, which owned the house, announced it was donating the

building to the Girl Scouts. The building served as the Girl Scout Little House until 1949.<sup>21</sup>

It is often stated that the Contemporary House was moved to 6851 Gaston Avenue in the Lakewood section of Dallas. The house at that address looks very similar to the Contemporary House, but research revealed that local architect Reynolds Fischer designed the Gaston Avenue residence for the Mayflower Investment Company, which built it in 1936.<sup>22</sup>

Ralph Cameron won the Masonite Corporation's competition to design its model home. The company wanted to demonstrate that its product, which was made of pressed wood fiber, was a suitable, inexpensive alternative to traditional building materials. At the time, the company claimed a seven-room house like the one at the exposition could be built for \$7,500; in comparison, the Contemporary House cost \$15,000.

Decorators with the Anderson Furniture Studio of Dallas designed the interiors. The color scheme for the living room featured a maroon rug that blended with the color of the drapes and venetian blinds. The walls were turquoise and the ceiling brown. The loveseats were eggshell and the chairs were brown curly mohair and white leather with brown satin.<sup>23</sup>

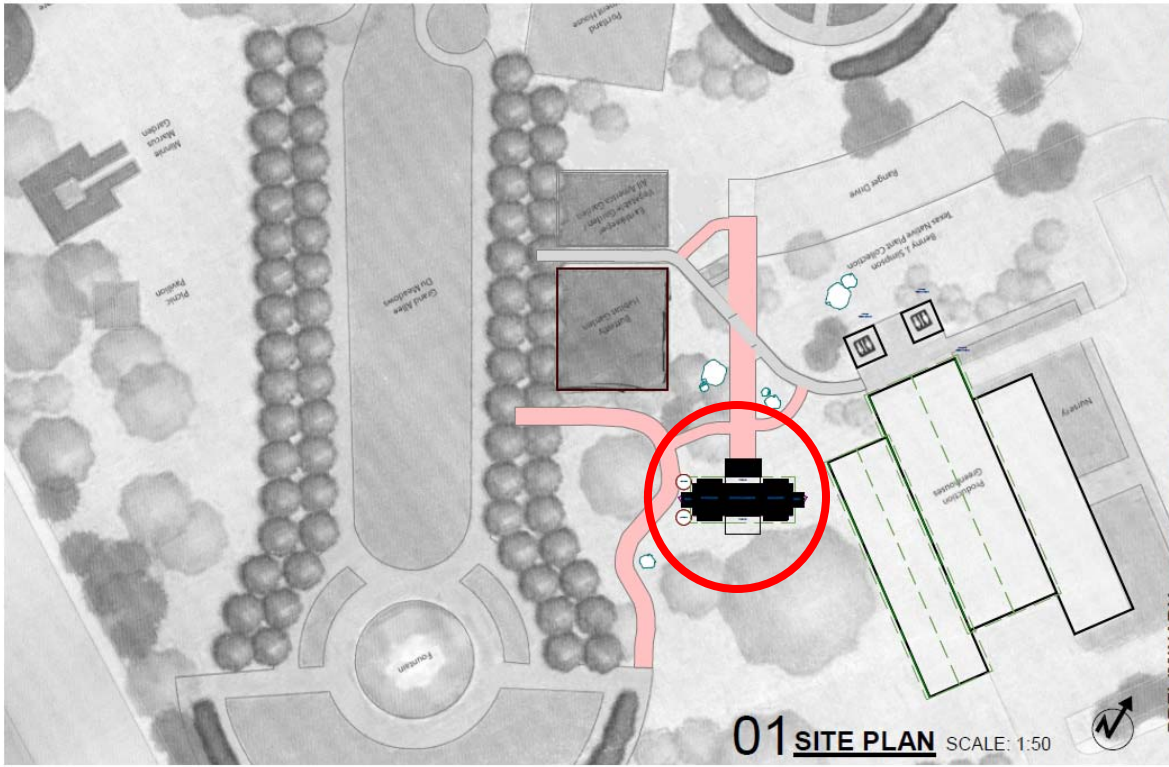
The Masonite House was moved to 6901 Gaston Avenue after the Greater Texas & Pan-American Exposition and has been covered in stucco. Another of the Centennial Model Homes, the traditionally styled Southern Pine House, was moved to 3003 Kinmore Street without any major alterations.



Entry hall and living room, Masonite House, 1936 (relocated). Ralph Cameron (San Antonio), architect.

Harold "Bubi" Jessen won a contest held by the Portland Cement Association to design its house at the exposition. It is the only Centennial Model Home still on its original site behind the former Hall of Horticulture. Interior designers from the Sanger Bros. department store decorated the house.<sup>24</sup>



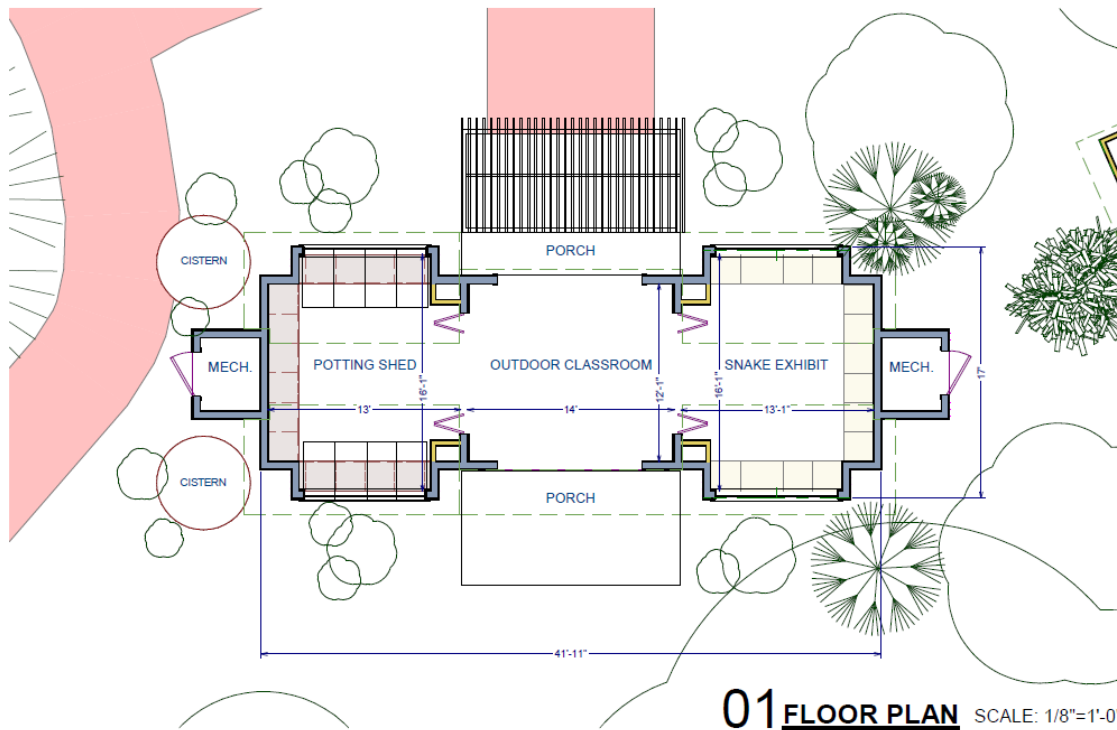


PRELIMINARY RANSOME, JACOBS III, REGISTRATION NO. 14335, NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

JACOBS ARCHITECTS  
 703 McKinney Avenue  
 Suite 340, LB 129, Dallas, Texas 75202, 214-468-0053 -

TEXAS DISCOVERY GARDENS  
CLASSROOM ADDITION

DATE: 4/15/2013  
 SHEET:  
**SK01**



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

PRELIMINARY RANSOME E. JACOBS III, REGISTRATION NO. 14335, NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

JACOBS ARCHITECTS  
 703 McKinney Avenue  
 Suite 340, LB 129, Dallas, Texas 75202, 214-468-0053 -

TEXAS DISCOVERY GARDENS  
CLASSROOM ADDITION

DATE: 4/15/2013  
 SHEET:  
**SK02**



PRELIMINARY RANSOME JACOBS III, REGISTRATION NO. 14338, NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

JACOBS ARCHITECTS  
703 McKinney Avenue  
Suite 340, LB 129, Dallas, Texas 75202, 214-468-0053 -

TEXAS DISCOVERY GARDENS  
CLASSROOM ADDITION

DATE: 4/15/2013  
SHEET:  
**SK03**



PRELIMINARY RANSOME, JACOBS III, REGISTRATION NO. 14335, NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

JACOBS ARCHITECTS  
703 McKinney Avenue  
Suite 340, LB 129, Dallas, Texas 75202, 214-468-0053 -

TEXAS DISCOVERY GARDENS  
CLASSROOM ADDITION

DATE: 4/15/2013  
SHEET:  
**SK04**



PRELIMINARY RANSOME E. JACOBS III, REGISTRATION NO. 14335, NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

JACOBS ARCHITECTS  
703 McKinney Avenue  
Suite 340, LB 129, Dallas, Texas 75202, 214-468-0053 -

TEXAS DISCOVERY GARDENS  
CLASSROOM ADDTION

DATE: 4/15/2013  
SHEET:  
**SK05**





PRELIMINARY RANSOM E. JACOBS III, REGISTRATION NO. 14336, NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

JACOBS ARCHITECTS  
703 McKinney Avenue  
Suite 340, LB 129, Dallas, Texas 75202, 214-468-0053 -

TEXAS DISCOVERY GARDENS  
CLASSROOM ADDITION

DATE: 4/15/2013  
SHEET:  
**SK06**



PRELIMINARY RANSOME E. JACOBS II, REGISTRATION NO. 14335, NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

JACOBS ARCHITECTS  
703 McKinney Avenue  
Suite 340, LB 129, Dallas, Texas 75202, 214-468-0053 -

TEXAS DISCOVERY GARDENS  
CLASSROOM ADDTION

DATE: 4/15/2013  
SHEET:  
**SK07**

**TASK FORCE RECOMMENDATION REPORT**  
**FAIR PARK**

DATE: 7/10/2013  
TIME: 11:00 am  
MEETING PLACE: Fair Park, Tower Building Conference Room

Applicant Name: Dick Davis (Texas Discovery Gardens)  
Address: 3601 Martin Luther King Jr. (Texas Discovery Gardens)  
Date of CA/CD Request: 7/3/2013

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

Recommendation / comments/ basis:

*Location, function and scale of building are appropriate to Fair Park. Task Force recommends a simpler exterior design that uses materials in a more regional vernacular. Design is to be submitted for CD review at a later date.*

Task force members present

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

Ex Officio staff members Present  Mark Doty  Louise Elam  Daniel Huerta

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

Maker: *Holcomb*  
2<sup>nd</sup>: *Johns*  
Task Force members in favor: *all*  
Task Force members opposed: *none*  
Basis for opposition:

CHAIR, Task Force *Nigel Brown* DATE *7/10/13*

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

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



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**LANDMARK COMMISSION****AUGUST 5, 2013**

FILE NUMBER: CD123-023(MD)  
LOCATION: 612 E. 5<sup>th</sup> Street  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-468

PLANNER: Mark Doty  
DATE FILED: July 3, 2013  
DISTRICT: Lake Cliff  
MAPSCO: 55-A  
CENSUS TRACT: 00.20

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**APPLICANT:** George Bryant

**REPRESENTATIVE:** None.

**OWNER:** JUAN C MUNOZ

**REQUEST:** Demolish structure due to noncontributing to the historic overlay district because it is newer than the period of historic significance.

**BACKGROUND / HISTORY:** This structure is not located within the Lake Cliff National Register District.

**ANALYSIS:** The structure did suffer damage from a recent fire, which would qualify the structure as an imminent threat to public health and safety, but the Applicant decided to pursue the 'non-contributing' standard instead.

Although the DCAD information submitted by the Applicant indicates the structure was constructed in 1945, the Sanborn maps (both 1922 and 1952 located on D1-14 and D1-15) indicate that the structure was actually two separate, one story buildings constructed at least in 1922. However, as the current images indicate, the one story structure closest to the street had a second floor added at some date, and an addition was added (probably in 1954 according to the permit history located on D1-7) between the two structures, joining them into the multi-family complex that is there now.

Staff is recommending approval due to the fact that the structure has been enlarged and altered so much from the original design and configuration, although there are some nice details on the portion of the building closest to 5<sup>th</sup> Street.

**STAFF RECOMMENDATION:** Demolish structure due to noncontributing to the historic overlay district because it is newer than the period of historic significance. – Approve - The proposed demolition meets all of the standards in City Code Section 51A-4.501(h)(4)(D). The structure is noncontributing to the historic overlay district; the structure is newer than the period of historic significance for the historic overlay district;

and demolition of the structure will not adversely affect the historic character of the property or the integrity of the historic overlay district.

**TASK FORCE RECOMMENDATION:** Demolish structure due to noncontributing to the historic overlay district because it is newer than the period of historic significance. – Deny without prejudice - Need sufficient documentation for age to verify non-contributing status. Need more info.

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

|   |
|---|
| CD <u>123 - 023 (MD)</u><br>Office Use Only |
|---|

1. Name of Applicant: George Brunst  
 MAILING Address: 3523 Mc Kinney Ave #203 City Dallas State TX Zip 75204  
 Daytime Phone: 214) 641-2333 Fax: 214) 233-0467  
 Relationship of Applicant to Owner: Contractor  
 ADDRESS OF PROPERTY TO BE DEMOLISHED: 612 E 5th St Dallas TX Zip 75208  
 Historic District: \_\_\_\_\_

**Proposed Work:**

2. Indicate which 'demolition standard(s) you are applying:
- Replace with more appropriate/compatible structure
  - No economically viable use
  - Imminent threat to public health / safety
  - Demolition noncontributing structure because newer than period of significance
  - Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;
- Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

RECEIVED BY  
 JUL 03 2013  
 Current Planning

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

- ① Property built in 1945
- ② Property beyond beyond repair, Vapored at \$14,610. The cost to repair/rebuild
- ③ Attached photo & statement of a denial, and age of building. ~~Case # \_\_\_\_\_~~

**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: 7/01/13  
 5. Signature of Owner: [Signature] Date: 7/01/13

(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  
 NOTE: THIS APPLICATION WILL EXPIRE 180 DAYS AFTER THE APPROVAL DATE  
 \_\_\_\_\_ Date  
**Certificate for Demolition & Removal City of Dallas Historic Preservation**  
 Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

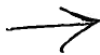
A study of restoration of the structure or property, performed by a licensed architect, engineer or financial analyst, analyzing the physical feasibility (including architectural and engineering analyses) and financial feasibility (including pro forma profit and loss statements for a ten year period, taking into consideration redevelopment options and all incentives available) of adaptive use of restoration of the structure and property.

- Any consideration given by the owner to profitable adaptive uses for the structure and property.
- Construction plans for any proposed development or adaptive reuse, including site plans, floor plans and elevations.
- Any conditions proposed to be placed voluntarily on new development that would mitigate the loss of the structure.
- Any other evidence that shows that the affirmative obligation to maintain the structure or property makes it impossible to realize a reasonable rate of return.



**For an application to demolish or remove a structure that poses an imminent threat to public health or safety:**

- Records depicting the current condition of the structure, including drawings, pictures, or written descriptions.
- A study regarding the nature, imminence, and severity of the threat, as performed by a licensed architect or engineer.
- A study regarding both the cost of restoration of the structure and the feasibility (including architectural and engineering analyses) of restoration of the structure, as performed by a licensed architect or engineer.



**For an application to demolish or remove a structure that is noncontributing to the historic overlay district because the structure is newer than the period of historical significance:**

- Documentation that the structure is noncontributing to the historic overlay district.
- Documentation of the age of the structure.
- A statement of the purpose of the demolition.

**Affidavit**

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

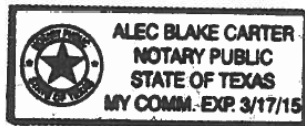
Harold K Childs

Affiant's signature

Subscribed and sworn to before me this 1 day of July, 2013

[Signature]

Notary Public





To whom it may concern:

The purpose of the demolition of the structure located at 612 E. 5<sup>th</sup> St. Dallas, Tx 75208, is major fire damage that exceeds well beyond the value of the structure. Due to the extent of damage from the fire the dwelling roof has collapsed, supporting beams were burnt rendering the build none structurally sound to enter and posse's immediate threat to neighborhood.

7/01/13

Permit history for property provided by Applicant.

7/15/13

George Bryant  
3523 Mc Kinney Ave #203  
Dallas, TX 75204  
Phone: 214.641.2333

Attention: Dallas Landmark Commission

RE: 612 5<sup>th</sup> St, Dallas TX 75208

To Whom It May Concern:

This letter is in regards to earliest records found at the Building Inspection Department for the referenced dwelling.

Date: 9/14/1954

An application for a 3" yard variance was granted

Date: 10/08/1954

Building Permit: to build an attachment from dwelling to garage

Date: 6/23/1965

Application for Building Permit and Certificate of Occupancy (for single family dwelling)

Date: 1/06/1965

Electrical Permit: pulled

Date: 3/31/1982

Application to run sewer line off of city main water line

Date: 11/14/1990

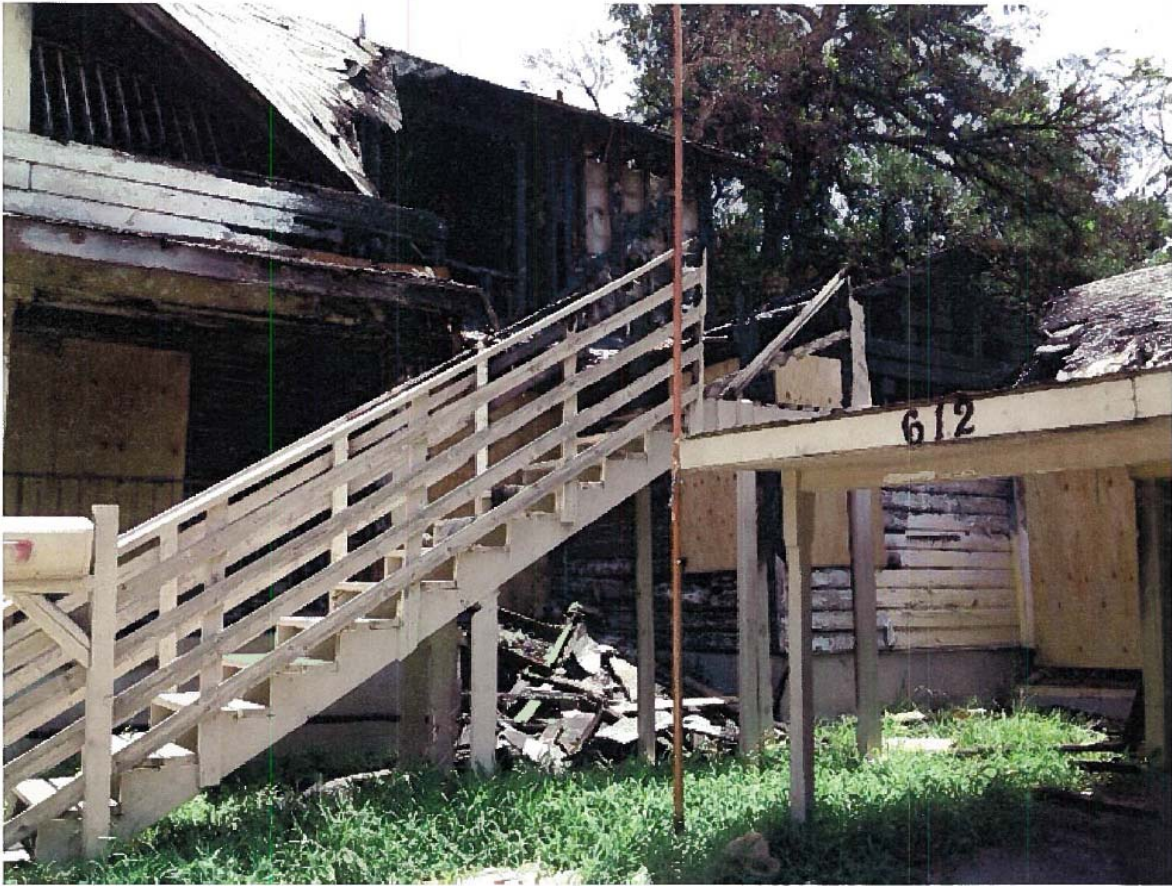
Economic Development Department Building Application: For Gas Test



North and partial west elevations.



North elevation.







DCAD information provided by Applicant.

DCAD: Residential Acct Detail

http://www.dallascad.org/AcctDetailRes.aspx?ID=000002502040000



Home | Find Property | Contact Us

**Residential Account #000025020400000**

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

**Property Location (Current 2013)**

Address: 612 E 5TH ST  
Neighborhood: 4DS218  
Mapsc0: 55-A (DALLAS)

**Customer Service Survey**

Enter PIN:  Submit

[DCAD Property Map](#)

[2013 Current Appraisal Notice](#)

**Electronic Documents (ENS)**

[File Homestead Exemption Online](#)



[Print Homestead Exemption Form](#)



**Owner (Current 2013)**

TOWER FINANCIAL LLC  
221 W 6TH ST STE 960  
AUSTIN, TEXAS 787013444

**Multi-Owner (Current 2013)**

| Owner Name          | Ownership % |
|---------------------|-------------|
| TOWER FINANCIAL LLC | 100%        |

**Legal Desc (Current 2013)**

- 1: OAK CLIFF ORIGINAL
  - 2: BLK 60/3041 NE 100FT LT 3
  - 3:
  - 4: INT201100233208 DD09062011 CO-DC
  - 5: 3041 060 00300 2003041 060
- Deed Transfer Date:** 9/6/2011

**Value**

| 2013 Proposed Values       |           |
|----------------------------|-----------|
| Improvement:               | \$57,090  |
| Land:                      | + \$9,520 |
| Market Value:              | =\$66,610 |
| Revaluation Year:          | 2012      |
| Previous Revaluation Year: | 2011      |



**Main Improvement (Current 2013)**

|   |                |                           |                  |                            |         |
|---|----------------|---------------------------|------------------|----------------------------|---------|
| <b>Building Class</b>                               | 02             | <b>Construction Type</b>  | FRAME            | <b># Baths (Full/Half)</b> | 3/<br>0 |
| <b>Year Built</b>                                   | 1945           | <b>Foundation</b>         | POST             | <b># Kitchens</b>          | 3       |
| <b>Effective Year Built</b>                         | 1945           | <b>Roof Type</b>          | HIP              | <b># Bedrooms</b>          | 5       |
| <b>Actual Age</b>                                   | 68 years       | <b>Roof Material</b>      | COMP<br>SHINGLES | <b># Wet Bars</b>          | 0       |
| <b>CDU (Condition /<br/>Desirability / Utility)</b> | FAIR           | <b>Fence Type</b>         | CHAIN            | <b># Fireplaces</b>        | 0       |
| <b>Living Area</b>                                  | 2,910 sqft     | <b>Ext. Wall Material</b> | FRAME            | <b>Sprinkler (Y/N)</b>     | N       |
| <b>Total Area</b>                                   | 2,910 sqft     | <b>Basement</b>           | NONE             | <b>Deck (Y/N)</b>          | N       |
| <b>% Complete</b>                                   | 100%           | <b>Heating</b>            | GAS HEATERS      | <b>Spa (Y/N)</b>           | N       |
| <b># Stories</b>                                    | TWO<br>STORIES | <b>Air Condition</b>      | WINDOW           | <b>Pool (Y/N)</b>          | N       |
| <b>Depreciation</b>                                 | 60%            |                           |                  | <b>Sauna (Y/N)</b>         | N       |

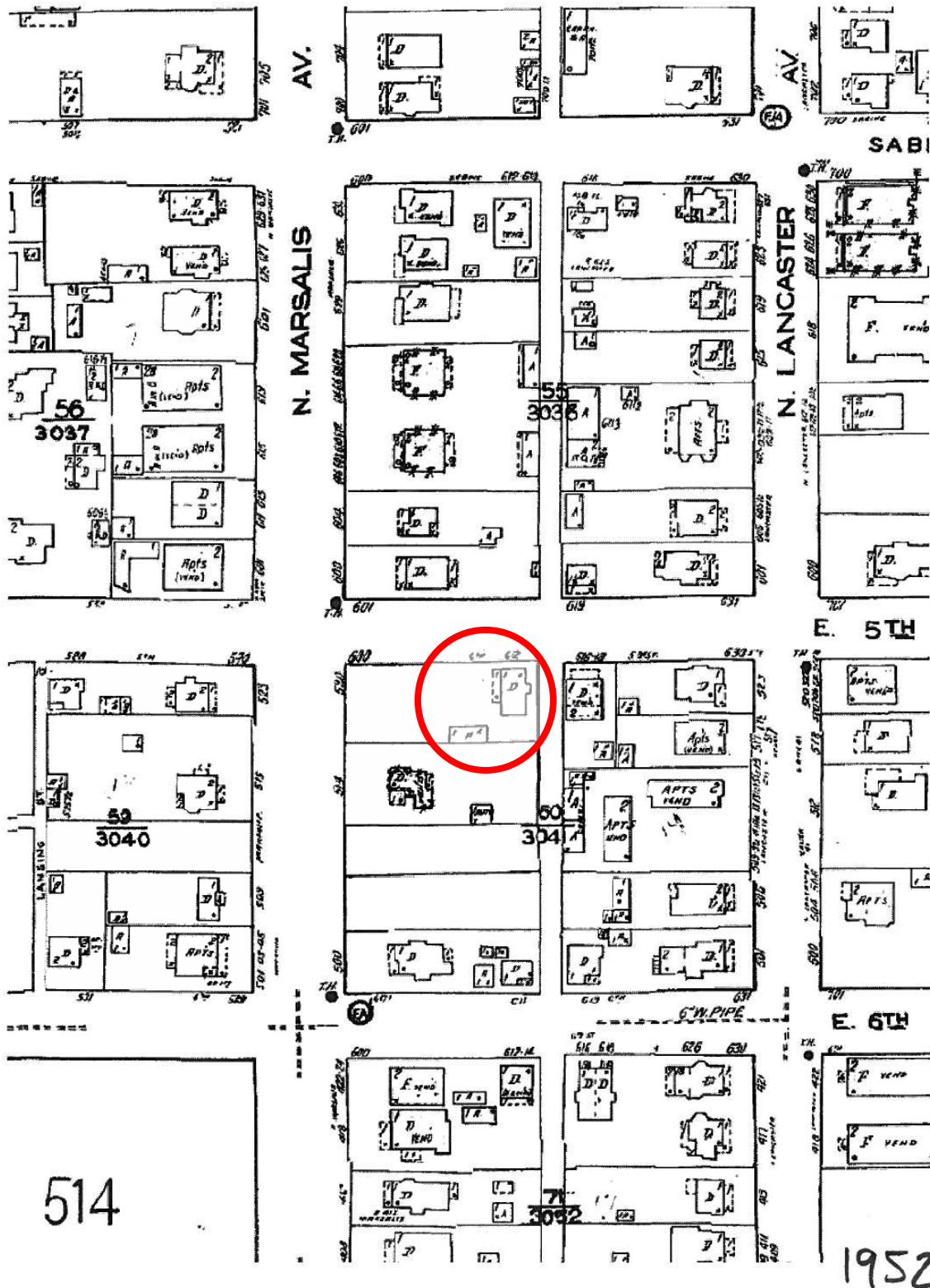
Sanborn Fire Insurance Map – 1922. Red circle indicates location of structure(s).



<http://sanborn.umi.com/sanborn/image/fetchimage?state=tx&reelid=reel10&lcid=8492&i...> 7/11/2013

Sanborn Fire Insurance Map – 1952. Red circle indicates location of structure(s).

Page 1 of 1



<http://sanborn.umi.com/sanborn/image/fetchimage?state=tx&reelid=reel11&lcid=3492&i...> 7/11/2013

**TASK FORCE RECOMMENDATION REPORT**

Winnetka Heights / Lake Cliff

DATE: 7/10/2013

TIME: 5:30pm

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

APPLICANT NAME: George Bryant

PROPERTY ADDRESS: 612 E. 5<sup>th</sup> Street

DATE of CA / CD REQUEST: 7/3/2013

**RECOMMENDATION:**

Approval  Approval with conditions  Denial  Denial without prejudice

Recommendation / comments/ basis:

- need sufficient documentation for age to verify  
non-contributing status  
- need more info to


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: sandi  
2<sup>nd</sup>: tony  
Task Force members in favor: all  
Task Force members opposed: none  
Basis for opposition:

CHAIR, Task Force  DATE 7/16/13

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**

**AUGUST 5, 2013**

FILE NUMBER: CA123-569(MD)  
LOCATION: 4724 Junius Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 2  
ZONING: PD-98

PLANNER: Mark Doty  
DATE FILED: July 3, 2013  
DISTRICT: Peak's Suburban  
MAPSCO: 46-B  
CENSUS TRACT: 15.02

**APPLICANT:** Homero Balderas

**REPRESENTATIVE:** None.

**OWNER:** LAURIANO CHAVEZ

**REQUEST:**

- 1) Plant one tree (Moro Arbol) in parkway. Work completed without a Certificate of Appropriateness.
- 2) Install seven bushes (Truenos) in front yard. Work competed without a Certificate of Appropriateness.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** Staff was unable to find an image of full growth sample of the 'Trueno' bush that was planted by the Applicant, so the condition recommended is for the bush to not grow over 3'-6", which is the allowed height for a hedgerow in the front yard. As evidenced by the images on page D2-6, it will take years for them to grow that tall.

**STAFF RECOMMENDATION:**

- 1) Plant one tree (Moro Arbol) in parkway. Work completed without a Certificate of Appropriateness. – Approve - Approve tree planted with the finding the completed work is consistent with the criteria for site and site elements in the preservation criteria Section 2.6, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install seven bushes (Truenos) in front yard. Work competed without a Certificate of Appropriateness. – Approve with conditions - Approve shrubs planted with the condition that when fully mature, the shrubs are trimmed to a maximum height of 3'-6" with the finding the completed work is consistent with the criteria for site and site elements in the preservation

criteria Sections 2.6 and 2.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Plant one tree (Moro Arbol) in parkway. Work completed without a Certificate of Appropriateness. – Approve - Tree is ok.
- 2) Install seven bushes (Truenos) in front yard. Work completed without a Certificate of Appropriateness. – Deny without prejudice - Recommend denial. No info on types or species of shrubs. Could grow into a solid hedge/fence in violation of Sections 1.11 and 2.10.

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

CA 123-569 (MD)  
 Office Use Only

Name of Applicant: Homero Balderas  
 Mailing Address: 4724 Junius St  
 City, State and Zip Code: Dallas TX 75246  
 Daytime Phone: 214 486 9330 Fax: \_\_\_\_\_  
 Relationship of Applicant to Owner: \_\_\_\_\_

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

PROPERTY ADDRESS: 4724 Junius Street  
 Historic District: \_\_\_\_\_

**PROPOSED WORK:**

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

Plant one tree in the sidewalk, (more arbol)  
there's seven trimming bushes front yard.  
(fruerios)

RECEIVED BY

Signature of Applicant: Homero Balderas Date: 6-24-13 JUL 03 2013  
 Signature of Owner: Homero Balderas Date: 6-24-13 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

Certificate of Appropriateness

City of Dallas

Historic Preservation  
 Rev. 111408



North elevation. Tree planted is in parkway.





Top image is of the planted tree in full leaf. The bottom image is the tree as planted.



Location of bushes as planted.

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

DATE: 7/10/2013  
TIME: 6:15 pm  
MEETING PLACE: 400 N. Ervay Street

Applicant Name: Homero Balderas  
Address: 4724 Junius St.  
Date of CA/CD Request: 7/3/2013

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

Recommendation / comments/ basis:

Tree is OK  
Shrubs - Recommend denial. No info on types or species of shrubs. Could grow into a <sup>solid</sup> hedge/fence in violation of Sections 1.11 + 2.10

Task force members present

Norm Alston (Chair)  David Sacha  ~~Ron Hardy (Alternate)~~  
 ~~Laura Ainsworth~~ Michael  Kathy Finch Jennifer Hidden  
 Renee Manes Karhowski  Jim Anderson

Ex Officio staff members Present  Mark Doty Nova Dean

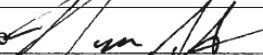
Simply Majority Quorum:  yes  no (four makes a quorum)

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

Task Force members in favor: Unanimous approval

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force  DATE 7/10/2013

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

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

**LANDMARK COMMISSION****AUGUST 5, 2013**

FILE NUMBER: CA123-575(MD)  
LOCATION: 418 S. Willomet Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD 87, Tract 1

PLANNER: Mark Doty  
DATE FILED: July 3, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0051.00

**APPLICANT:** DCMIR Properties

**REPRESENTATIVE:** Jimmy Tanghongs

**OWNER:** LARRY L BELTER

**REQUEST:**

- 1) Paint exterior. Brand: Valspar/Glidden. Body - 5003-10A 'La Fonda Fiesta Blue'. Trim - 7006-1 'Homestead Resort Jefferson White'. Accent - 50YR 10/151 'Tobacco Brown'. Work completed without a Certificate of Appropriateness.
- 2) Install two new front doors. Work completed without a Certificate of Appropriateness.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** After the Task Force meeting, the Applicant chose another, less bright, shade of blue based on the recommendation of the Task Force as evidenced on the Recommendation Sheet located on D3-13. However, despite that initial direction, the Chair of the Winnetka Heights Task Force Task is still not overly supportive of the new color based on the email from the located on D3-10. Staff is recommending approval of the new paint color based on the evidence the Applicant supplied showing the house was painted a blue color, as well as the previous CA's (located on D3-11 and D3-12) that supports the fact the house was painted this color from when the Winnetka Heights Historic District was initially created through 1995. There is no approved Certificate of Appropriateness documentation in the file of when the structure was painted the brown color.

Both Task Force and Staff is recommending approval of the two new front doors, which are probably more historically accurate than the previous.

**STAFF RECOMMENDATION:**

- 1) Paint exterior. Brand: Valspar/Glidden. Body - 5003-10A 'La Fonda Fiesta Blue'. Trim - 7006-1 'Homestead Resort Jefferson White'. Accent - 50YR 10/151 'Tobacco Brown'. Work completed without a Certificate of Appropriateness. – Approve - Approve specification dated 7/17/13 with the finding the completed work is consistent with the criteria for color in the preservation criteria Section 51P-87.111(a)(8)(C), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install two new front doors. Work completed without a Certificate of Appropriateness. – Approve - Approve with the finding of fact the completed 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) Paint exterior. Brand: Valspar/Glidden. Body - 5003-10A 'La Fonda Fiesta Blue'. Trim - 7006-1 'Homestead Resort Jefferson White'. Accent - 50YR 10/151 'Tobacco Brown'. Work completed without a Certificate of Appropriateness. – Deny without prejudice - The blue is too bright to be appropriate for the district. Would prefer a more, muted, toned down blue or some other shade.
- 2) Install two new front doors. Work completed without a Certificate of Appropriateness. – Approve - Approve as submitted.

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

C

|   |
|---|
| <b>CA 123 - 575 (MD)</b><br>Office Use Only |
|---|

Name of Applicant: DCMIF Properties (Jimmy Tanglongs) TAOLOHONGS  
 Mailing Address: 18927 Brookgreen Dr  
 City, State and Zip Code: Dallas TX 75240  
 Daytime Phone: 469-360-4660 Fax: ---  
 Relationship of Applicant to Owner: self

|   |
|---|
| Building Inspection:<br>Please see signed drawings before issuing permit:<br>Yes ___ No ___<br>Planner's Initials |
|---|

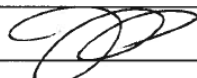
PROPERTY ADDRESS: 418 S. Willomet Ave  
 Historic District: ~~West~~ Winnetka Heights

**PROPOSED WORK:**

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

Restore exterior color to original 1940 Blue  
Restore exterior doors to original craftsman style

RECEIVED BY  
JUL 03 2013  
 Current Planning

Signature of Applicant:  Date: 6/25/13  
 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

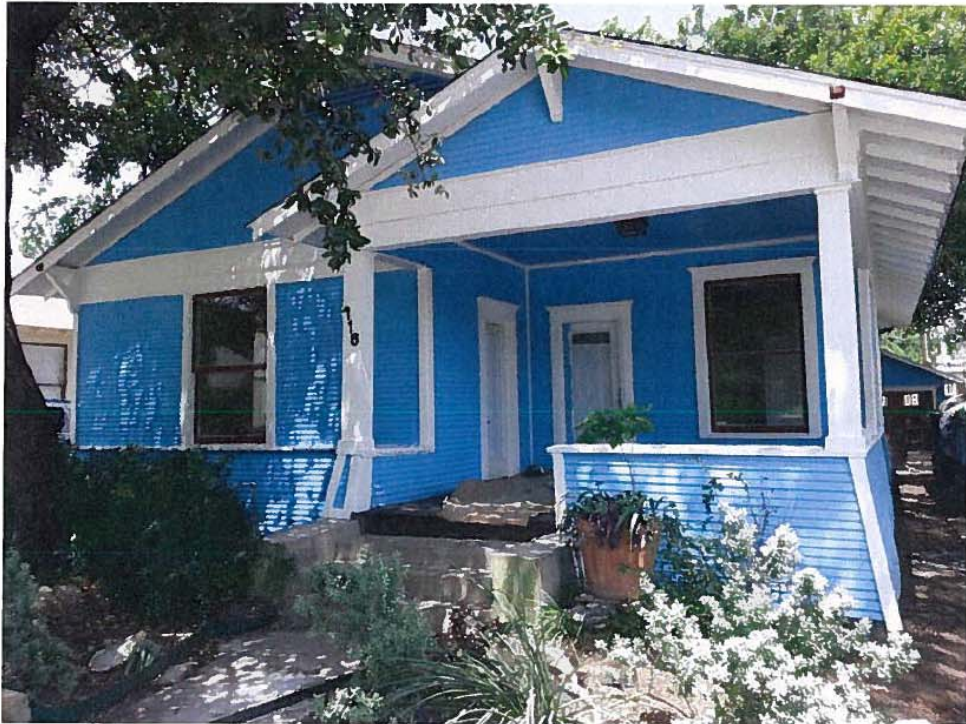


East and partial south elevations.

Before



After





**1940 Original Blue and circa 1980 Brown (Before)**



Figure 1. Found original primer and paint color behind exterior vertical window trim on the north side of the house. Primer adheres directly on the wood, with the blue sitting on top, and then finally, with the brown on top of the blue. The bright blue really stands out at the bottom of this picture.



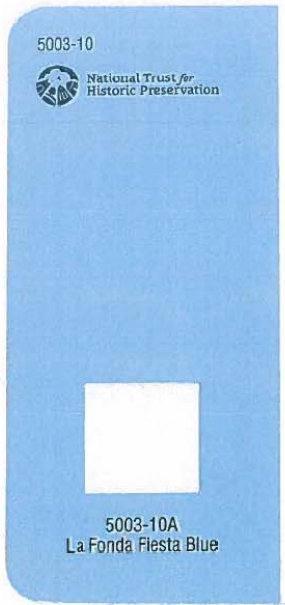
Figure 2. Found original paint color behind exterior top horizontal window trim on the east side of the house.

**1940 Original Blue and 2013 Color-atched Blue (After)**

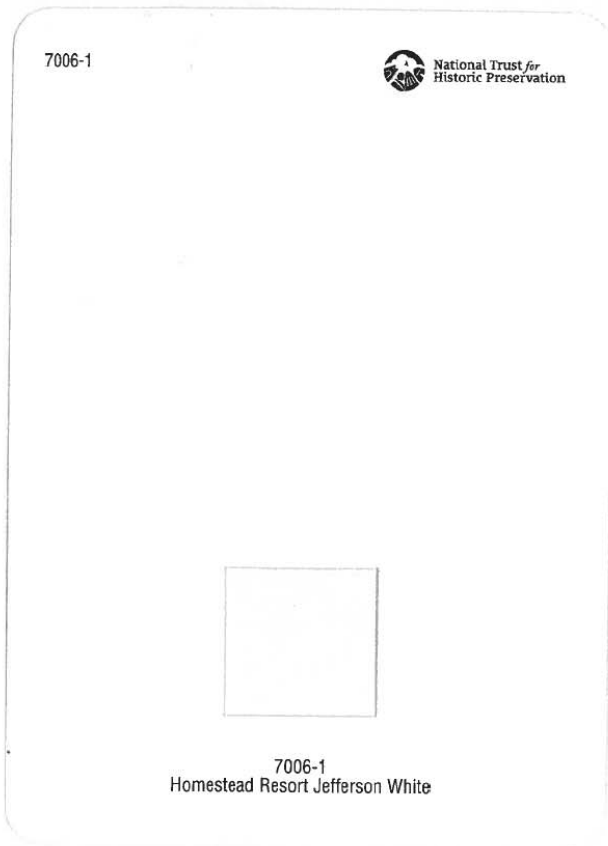


Figure 3. 2013 color-matched blue just below the 1940 original blue, both without any primer.

Proposed paint colors.



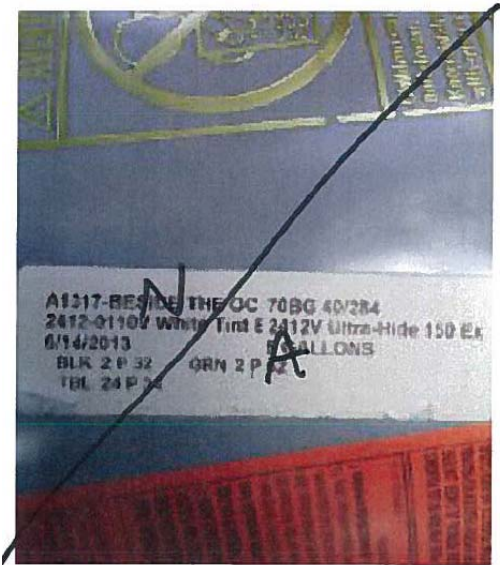
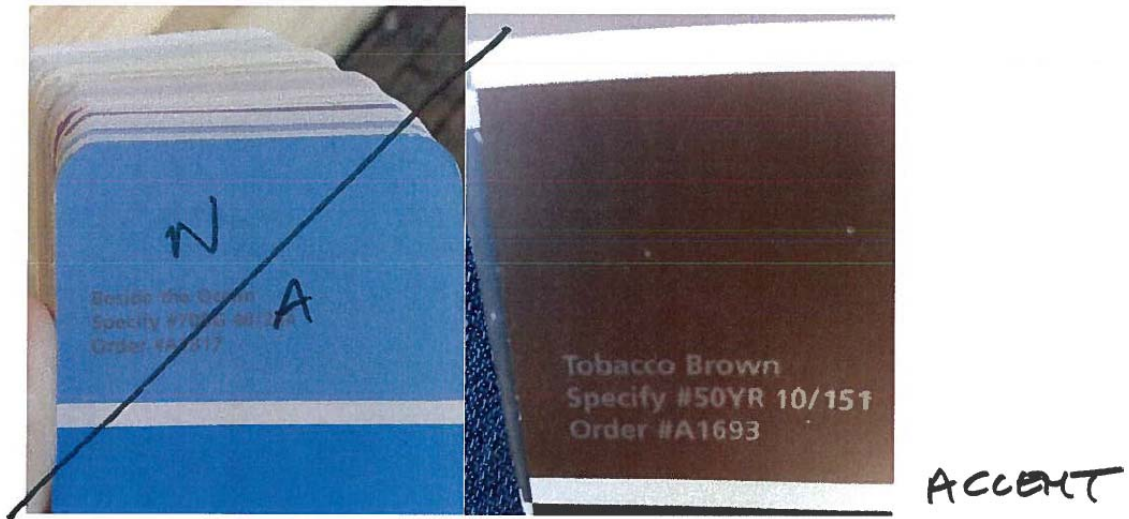
BODY



TRIM

7/17/13

2013 Glidden Paint Codes



Figures 4, 5, and 6. 2013 color-matching blue for the body, color-matching white (with the same blue tint) for the trim, and color-matching brown for the doors, floors, and fence.

7/12/13

The paint sample on the upper left 'Beside the Ocean' was the color originally painted on the structure by the Applicant.

**Doty, Mark**

---

**From:** Jeff Fahrenholz [redacted]  
**Sent:** Thursday, July 18, 2013 10:52 AM  
**To:** Doty, Mark  
**Cc:** alfred pena; Barbara Ann Roy; Garth Russo; Holli Murray; Jeff Cummings; Jeffrey Fahrenholz; Leslie Hall; Sandra Adams; Tony Eeds; [redacted] Cabler, Barbara  
**Subject:** [spam] Re: 418 S. Willomet

Mark-

Thank you for following up with the new color. I have several questions and issues regarding this color combination.

First is whether the applicant provided a sample of the accent/trim colors that he will be using along with the body color. if I recall, the windows are a sort of roycroft burgundy bordering on brown. How will the proposed color coordinate with the existing color palette that is to remain? This an incomplete application unless those materials are included.

I also question his choice of color and whether that blue will be subtle enough for the district. It's honestly quite hard to tell from a scan (or Google search for that matter) rather than a paint sample just exactly what shade of blue this color will be. This is where seeing it next to samples of the accent colors would prove useful. When I look at the Lowe's website for this color, I'm not encouraged by its appropriateness for the district. The color he chose is from the National Trust Historic Collection in the 'southwest' categorization. Per the Lowe's website, these colors are appropriate for Mission Style and Spanish Colonial homes. "Distinctive Southwestern architecture can be seen from Texas all the way to Southern California. It includes Mission, Spanish Colonial and Mediterranean style structures, which are popular in warm, and often dry, climates. Mediterranean architecture features stucco walls, tiled roofs, and arched doorways; windows are also among the most recognizable elements of Mediterranean homes and buildings."

I am not saying definitely that the color is inappropriate, though I cannot offhand think of any contributing structures in the district with a blue that is this bright (even if it is marginally less bright than the existing color). But given these questions I would strongly suggest that the applicant needs to come back through the task force process and present a complete application so that his color choices can be evaluated in accordance with the ordinance. Given that this is the second questionable color he has presented, I'd personally guide him towards bringing in a variety of color options that he likes so that task force can give him guidance on which ones are appropriate.

Best,

Jeff

Previously approved CA for light blue body paint and white trim. 1985

**Certificate of Appropriateness for Routine Maintenance & Repair**

District  MUNGER PLACE  SOUTH BOULEVARD  SWISS AVENUE  WINNETKA HEIGHTS

Applicant Jerry Castro Address 418 S. Willomet

Owner Jerry Castro Description of Work Repaint house same as present color - L. Blue - white trim.

I have read and understand the Preservation Criteria for this district and the work proposed is limited to only that work described above. I also understand that this Certificate of Appropriateness is subject to appeal by any interested party for a period of ten (10) days following its issuance.

Signature Jerry Castro Daytime Phone 942-4116 Date 6-12-84

Received by Dan Baker Date Rec'd JUN 14 1984  
Field Checked  Date 15 June 84

The work described above is recommended for  APPROVAL  DENIAL

Frances E. Pieters DATE 6-19-84  
Director/Department of Housing Neighborhood Services

Appeal \_\_\_\_\_

- Copies: Building Official ✓
- Enforcement Officer ✓
- Task Force Chairman ✓
- Applicant
- Preservation Planner

The applicant shall be responsible for obtaining any other permits that may be required to do the approved work.



DEPARTMENT OF HOUSING AND NEIGHBORHOOD SERVICES CITY HALL DALLAS, TEXAS 75201 TELEPHONE 214-970-3615

Previously approved CA for light blue body paint and white trim. 1995

NOT JUL 11 '95 21:35 DALLAS AIRNOTIVE-SHIP>>REC

must be submitted at the time of the application and be of sufficient size and detail to enable Planning Staff, the Historic District Task Force and the Landmark Commission to adequately review and consider the request.

All paint samples must be provided at the time the application is mailed or submitted along with information, photographs and relevant drawings identifying areas where paint color will be applied.

For more information, please call (817) 870-4131 or MAIL TO: Jim Anderson, City Hall, Planning and Development, 1500 Marilla, Room 604, Dallas, TX 75201

**NOTE FOR COMMERCIAL PROPERTY ONLY**

Applications for possible City Property Tax Procs must be submitted to the Department of Planning and Development prior to commencement of work on the structure. Contact Phone: (817) 870-4131.

Application for possible Federal Incentives for Credits for Rehabilitation of Historic Property of Historic District properties must be submitted to the Texas Historical Commission prior to commencement of work on the structure. Contact Phone: (817) 400-0000.

PAVED TO APPLICANT 7/13

P. 1  
JERRY CASTRO  
FAX 956-3018

TYPE:  STANDARD  ROUTINE  CONSENT  DISCUSSION

Site Location: LOT 10 ADD: WINNETKA HEIGHTS Map # 54F

Applicant: JERRY CASTRO

Mailing Address: 418 S. WILLOMET AVE.  
DALLAS, TX 75208

Site Telephone: HM 943-2518/WK 956-2849 AFTER 2:30PM

Nature of Work: REPAINT-EXISTING COLORS, LIGHT BLUE & WHITE TRIM, REPLACE BROKEN WINDOW PANES AND LEVEL PORCH AND STEPS.

(approved on basis)

I understand that only work that is specifically listed on or attached to this form will be reviewed by the Landmark Commission prior to commencement of work.

Applicant Signature: *Jerry Castro*

Date: 7/12/95 Date Received: \_\_\_\_\_

By: \_\_\_\_\_ Landmark Commission Member

---

LOCATION:  LINGER PLACE  WINNETKA HEIGHTS  WILSON BLOCK  HARWOOD ST.  
 WEST END  SWISS AVENUE  EDISON / LA VISTA  FAIR PARK  
 SOUTH BLVD.  STATE-THOMAS  CONTINENTAL GIN COMPLEX

STAFF RECOMMENDATIONS:  Approve  Conditional Approval  Denial  Denial in Part  Denial with Prejudice

---

Task Force Recommendation:  Approve  Conditional Approval  Denial  Denial in Part  Denial with Prejudice

7/13/95

---

Landmark Commission:  Approve  Conditional Approval  Denial  Denial in Part  Denial with Prejudice

---

Landmark Commission Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

MEMORANDUM to the Building Official: A Certificate of Appropriateness has been  Approved  Denied. Therefore, please  Release the building permit  Do not release the building permit or allow work. NOTE: This Certificate of Appropriateness and any sampled paint, samples, or drawings must be placed in the approved container and accompany the structure, visible and available for review throughout the construction process. City of Dallas inspectors will review this information.

7/13/95

CHRYSTAL PETERSON, Director, Department of Planning and Development, City of Dallas, Texas

CSB REV 10

For Standard Form Only



Door and door hardware installed without a Certificate of Appropriateness.





**TASK FORCE RECOMMENDATION REPORT**  
Winnetka Heights / Lake Cliff

DATE: 7/10/2013  
TIME: 5:30pm  
MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: DCMIR Properties (Jimmy Tanghongs)  
PROPERTY ADDRESS: 418 S. Willomet  
DATE of CA / CD REQUEST: 7/3/2013

**RECOMMENDATION:**

Approval  Approval with conditions  Denial  Denial without prejudice

Recommendation / comments/ basis:

door replacement - approve as submitted

deny w/o prejudice  
paint - the blue is too bright to be appropriate for the district - would prefer a more muted, toned down blue or some other shade

Task force members present

|  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair) | <input checked="" type="checkbox"/> Tony Eeds | <input type="checkbox"/> Garth Russo                         |
| <input checked="" type="checkbox"/> Sandra Adams (Vice-Chair)  | <input type="checkbox"/> Jeff Cummings        | <input type="checkbox"/> Barbara Roy (Alternate)             |
| <input checked="" type="checkbox"/> Alfred Pena                | <input 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  
2<sup>nd</sup>: Sardi

Task Force members in favor: all  
Task Force members opposed: none

Basis for opposition:

CHAIR, Task Force

DATE 7/10/13

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

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