



**CITY OF DALLAS**  
**LANDMARK COMMISSION**  
**MONDAY, OCTOBER 7, 2013**  
**AGENDA**

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<b>BRIEFING:</b>	Dallas City Hall 1500 Marilla St., Room 5/E/S	<b>11:30 A.M.</b>
<b>PUBLIC HEARING:</b>	Dallas City Hall 1500 Marilla St., Council Chambers, 6 <sup>th</sup> floor	<b>1:00 P.M.</b>

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

**BRIEFING ITEM**

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

**CONSENT ITEMS**

**1. 715 Parkmont Street**

Junius Heights Historic District  
CA123-658(MD)  
Mark Doty

**Request:**

Install new landscaping.

**Applicant:** Rene Schmidt

**Application Filed:** September 5, 2013

**Staff Recommendation:**

Install new landscaping. Approve – Approve landscape plan dated 9/18/13 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.5(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install new landscaping. Approve landscaping as shown as per 3.5b.

**2. 5911 Reiger Avenue**

Junius Heights Historic District  
CD123-028(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:** Cherry Hall

**Application Filed:** September 5, 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. Approve - Demolish existing garage; the garage is not of JH's historic significance. Per 1.8.

**3. 5911 Reiger Avenue**

Junius Heights Historic District  
CA123-659(MD)  
Mark Doty

**Request:**

Construct new accessory structure in rear yard.

**Applicant:** Cherry Hall

**Application Filed:** September 5, 2013

**Staff Recommendation:**

Construct new accessory structure in rear yard. Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for accessory structures in the preservation criteria Sections 9.1, 9.2, 9.3, 9.4, 9.6, and 9.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Construct new accessory structure in rear yard. Approve with conditions - Approve new accessory structure as shown with new construction to match historic elements of existing home. Height not to exceed highest structure on block. Columns on new building to match dimensions of columns on front porch of existing home with the suggestion that perhaps only one column for the car port.

**4. 5519 Reiger Avenue**

Junius Heights Historic District  
CA123-654(MD)  
Mark Doty

**Request:**

- 1) Construct two-story rear addition.
- 2) Install new window in existing door opening on front facade.
- 3) Install new window in existing dormer.
- 4) Install new windows on west facade.

**Applicant:** Moses Hernandez

**Application Filed:** September 5, 2013

**Staff Recommendation:**

- 1) Construct two-story rear addition. Approve – Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 8.1, 8.3(a), 8.5, 8.6, 8.12, and 8.14, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new window in existing door opening on front facade. Approve – Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for new fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new window in existing dormer. Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for new fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code



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

- 4) Install new windows on west facade. Approve – Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for new fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Construct two-story rear addition. Approve with conditions - Add two matching windows on back left elevation (family room). Add windows for back rear elevation: 1) over power room (downstairs) 2) over tub in masterbath (upstairs). Add a vertical trim board delineating old and new construction. New and replacement windows to match existing windows on front of house and 50% of front sides. Per 5.1-5.3 and 4.2-4.5.
- 2) Install new window in existing door opening on front facade. Approve with conditions - Replace non-original extra front door on porch with original fenestration. New and replacement windows to match existing windows on front of house and 50% of front sides. Per 5.1-5.3 and 4.2-4.5.
- 3) Install new window in existing dormer. Approve with conditions - Restore dormer window with a wood window.
- 4) Install new windows on west facade. Approve with conditions - Restore original window on left elevation. New and replacement windows to match existing windows on front of house and 50% of front sides. Per 5.1-5.3 and 4.2-4.5.

**5. 5812 La Vista Ct.**

Edison/La Vista Court Addition Historic District  
CA123-671(MD)  
Mark Doty

**Request:**

Install new fence in side and rear yards.

**Applicant:** John Narusis

**Application Filed:** September 5, 2013

**Staff Recommendation:**

Install new fence in side and rear yards. Approve - Approve site plan and specifications dated 9/18/13 with the finding that although the proposed work does not comply with Section 2.9 that states fences in the interior side yard should be located in the rear 50% of the side yard, 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.

**Task Force Recommendation:**

Install new fence in side and rear yards. Approve with conditions - Fence to be the iron fence submitted. Fence to be 48" high. Recommend allowing sideyard fence to extend to 5'-0" from front corner of building. Proposed gates to be shown and to be of same material as fence.

**6. 1925 Elm Street**

Harwood Historic District, Majestic Theatre  
CA123-660(MD)  
Mark Doty

**Request:**

Install 16"x16" maintenance access hatch on rear (north) facade of building. Paint to match.

**Applicant:** City of Dallas Office of Cultural Affairs

**Application Filed:** September 5, 2013

**Staff Recommendation:**

Install 16"x16" maintenance access hatch on rear (north) facade of building. Paint to match. Approve with conditions - Approve drawings and specifications dated 9/18/13 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install 16"x16" maintenance access hatch on rear (north) facade of building. Paint to match. Approve with condition that color of exterior cover plate to match the stairs.

**7. 1015 N. Carroll Avenue**

Peak's Suburban Addition Neighborhood  
Historic District  
CA123-666(MD)  
Mark Doty

**Request:**

Renovations to exterior facades including brick stain color, stucco-clad elements, new tower, signage, and window sunscreen element.

**Applicant:** Carroll Mob, LP

**Application Filed:** September 5, 2013

**Staff Recommendation:**

Renovations to exterior facades including brick stain color, stucco-clad elements, new tower, signage, and window sunscreen element. Approve – Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for facades in the preservation criteria Sections 3.2, 3.3, and 3.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

Renovations to exterior facades including brick stain color, stucco-clad elements, new tower, signage, and window sunscreen element. Deny without prejudice - Do not feel this design on a non-contributing building is consistent with the context suggested by the period of significance. In particular, the strong horizontal window treatments are too modern. Better definition of bays is recommended. Also recommend reconsideration of color palette.

**8. 6312 Bryan Parkway**

Swiss Avenue Historic District  
CA123-655(MD)  
Mark Doty

**Request:**

Construct new carport to existing accessory structure.

**Applicant:** Kevin Rogers

**Application Filed:** September 5, 2013

**Staff Recommendation:**

Construct new carport to existing accessory structure. Approve - Approve drawings dated 9/18/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-63.119(b)(1) and Section 51P-63.116(1)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Construct new carport to existing accessory structure. Approve with conditions - Roof shingles to match main structure. Siding to be clapboard style as depicted. Color match brick of main structure with accent colors to match. Details to be consistent with style and period. Lot coverage to be confirmed by bldg. inspection.

Vote: 5-1 in favor. Powell opposed. Reason for opposition: Removal of architectural feature (screened porch) of the period.

**Request:**

- 1) Construct new accessible opening on west facade.
- 2) Construct new loading dock on west facade.
- 3) Install new glass door in existing opening on west facade.

**Applicant:** Architexas

**Application Filed:** September 5, 2013

**Staff Recommendation:**

- 1) Construct new accessible opening on west facade. Approve - Approve drawings dated 9/18/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Construct new loading dock on west facade. Approve - Approve drawings dated 9/18/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new glass door in existing opening on west facade. Approve - Approve drawings dated 9/18/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Construct new accessible opening on west facade. Approve - Pace recused.
- 2) Construct new loading dock on west facade. Approve - Pace recused.
- 3) Install new glass door in existing opening on west facade. Approve - Pace recused.

**Request:**

Construct new five-story apartment building and six-story parking garage structure.

**Applicant:** Corgan & Associates

**Application Filed:** September 5, 2013

**Staff Recommendation:**

Construct new five-story apartment building and six-story parking garage structure. Approve - Approve drawings dated 9/18/13 with the finding of fact the proposed work is consistent with the criteria for Height and Construction and Renovation Criteria in the preservation criteria Sections 2, 5.1, 5.2, 5.3, 5.4, and 5.7, and it

**9. 601 Elm Street**

West End Historic District  
CA123-664(MD)  
Mark Doty

**10. 1777 N. Record Street**

West End Historic District  
CA123-670(MD)  
Mark Doty

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

**Task Force Recommendation:**

Construct new five-story apartment building and six-story parking garage structure. Approve with conditions - Garage spandrel walls to be color #4. Building 5 to be color #5. Modify the facade material area chart to include brick areas of all facades. Plans to be updated to reflect all colors and their locations.

**Request:**

- 1) Paint main structure and accessory structure. Work started without a Certificate of Appropriateness. Brand - Behr. Body - ECC-20-1 'Canyon View'. Accent - Brand - Behr, 780C-1 Sea Salt.
- 2) Remove existing door on accessory structure and cover with siding to match. Work completed without a Certificate of Appropriateness. Paint. Behr, ECC-20-1 'Canyon View'.

**Applicant:** JNT Developers, Inc.

**Application Filed:** September 5, 2013

**Staff Recommendation:**

- 1) Paint main structure and accessory structure. Work started without a Certificate of Appropriateness. Brand - Behr. Body - ECC-20-1 'Canyon View'. Accent - Brand - Behr, 780C-1, Sea Salt. Approve – Approve specification dated 9/18/13 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).
- 2) Remove existing door on accessory structure and cover with siding to match. Work completed without a Certificate of Appropriateness. Paint. Behr, ECC-20-1 'Canyon View'. Approve – Approve completed work with the finding of fact the work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

- 1) Paint main structure and accessory structure. Work started without a Certificate of Appropriateness. Brand - Behr. Body - ECC-20-1 'Canyon View'. Accent - Brand - Behr, 780C-1, Sea Salt.
- 2) Remove existing door on accessory structure and cover with siding to match. Work completed without a Certificate of Appropriateness. Paint. Behr, ECC-20-1 'Canyon View'. Approve with conditions - Approve with siding to match existing (117 novelty).

**Request:**

- 1) Remove existing concrete ribbon driveway and install new solid driveway.
- 2) Construct new accessory structure.

**Applicant:** Anthony Skinner

**Application Filed:** September 5, 2013

**11. 110 S. Montclair Avenue**

Winnetka Heights Historic District  
CA123-669(MD)  
Mark Doty

**12. 307 N. Montclair Avenue**

Winnetka Heights Historic District  
CA123-662(MD)  
Mark Doty

**Staff Recommendation:**

- 1) Remove existing concrete ribbon driveway and install new solid driveway. Approve – Approve site plan dated 9/18/13 with the finding of fact the work is consistent with the criteria for sidewalks and driveways in the preservation criteria Section 51P-87.111(b)(9)(A) and (B)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Construct new accessory structure. Approve – Approve drawings and specifications dated 9/18/13 with the finding of fact the work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**Task Force Recommendation:**

- 1) Remove existing concrete ribbon driveway and install new solid driveway. Approve.
- 2) Construct new accessory structure. Approve with conditions - All windows should be one-over-one to match house; placement should be proportionally appropriate (size and location and wood). Garage door should be wood w/ a style appropriate to main structure. Eaves should have open rafters w/overhang to match porch.

**13. 203 S. Willomet Avenue**

Winnetka Heights Historic District  
CA123-652(MD)  
Mark Doty

**Request:**

Remove existing porch railings. Work completed without a Certificate of Appropriateness.

**Applicant:** John Gibson

**Application Filed:** September 5, 2013

**Staff Recommendation:**

Remove existing porch railings. Work completed without a Certificate of Appropriateness. Approve - Approve porch railing removal with the finding of fact the railings removed were not the historic railings and there is no evidence that there were railings on the structure.

**Task Force Recommendation:**

Remove existing porch railings. Work completed without a Certificate of Appropriateness. Approve - Vote: 4-2. Reason for opposition. Applicant was fully aware of CA process prior to submittal.

**14. 415 N. Willomet Avenue**

Winnetka Heights Historic District  
CA123-663(MD)  
Mark Doty

**Request:**

- 1) Renovate rear elevation including two new windows and new French door.
- 2) Paint main structure. Brand: Behr/Sherwin Williams to match Benjamin Moore. Body - HC-145 'Van Courtland Blue'. Trim - HC-27 'Monterey White'. Accent - HC-65 'Hadley Red'.
- 3) Install new porch railing.

**Applicant:** Isaac Martinez

**Application Filed:** September 5, 2013

**Staff Recommendation:**

- 1) Renovate rear elevation including two new windows and new French door. Approve – Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Paint main structure. Brand: Behr/Sherwin Williams to match Benjamin Moore. Body - HC-145 'Van Courtland Blue'. Trim - HC-27 'Monterey White'. Accent - HC-65 'Hadley Red'. Approve – Approve specification dated 9/18/13 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).
- 3) Install new porch railing. Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-87.111(a)(11)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i)..

**Task Force Recommendation:**

- 1) Renovate rear elevation including two new windows and new French door. Approve.
- 2) Paint main structure. Brand: Behr/Sherwin Williams to match Benjamin Moore. Body - HC-145 'Van Courtland Blue'. Trim - HC-27 'Monterey White'. Accent - HC-65 'Hadley Red'. Approve.
- 3) Install new porch railing. Approve.

**15. 303 N. Windomere Avenue**

Winnetka Heights Historic District  
CA123-648(MD)  
Mark Doty

**Request:**

Paint main structure. Brand - Benjamin Moore. Body - 2139-40 'Heather Gray'. Trim - OC-17 'White Dove'. Accent/Doors - HC-51 'Audobon Russet'.

**Applicant:** Richard Lewis

**Application Filed:** September 5, 2013

**Staff Recommendation:**

Paint main structure. Brand - Benjamin Moore. Body - 2139-40 'Heather Gray'. Trim - OC-17 'White Dove'. Accent/Doors - HC-51 'Audobon Russet'. Approve – Approve specification dated 9/18/13 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 - Benjamin Moore. Body - 2139-40 'Heather Gray'. Trim - OC-17 'White Dove'. Accent/Doors - HC-51 'Audobon Russet'. Approve.

**16. 120 S. Winnetka Avenue**

Winnetka Heights Historic District  
CA123-667(MD)  
Mark Doty

**Request:**

Install 17 new windows on west and south elevations.

**Applicant:** Jeffrey Fahrenholz

**Application Filed:** September 5, 2013



**Staff Recommendation:**

Install 17 new windows on west and south elevations. Approve – Approve specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A)(B)and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

Install 17 new windows on west and south elevations. Approve as submitted. Jeff Fahrenholz recused himself.

**17. 314 S. Winnetka Avenue**

Winnetka Heights Historic District  
CD123-027(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:** Paul Maute

**Application Filed:** September 5, 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. Approve

**18. 314 S. Winnetka Avenue**

Winnetka Heights Historic District  
CA123-649(MD)  
Mark Doty

**Request:**

- 1) Construct new accessory building in rear yard.
- 2) Move three ganged window units on second floor south elevation approximately 12" to align with first floor bay window.

**Applicant:** Paul Maute

**Application Filed:** September 5, 2013

**Staff Recommendation:**

- 1) Construct new accessory building in rear yard. Approve - Approve drawings and specifications dated 9/18/13 with the finding of fact the work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1),and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Move three ganged window units on second floor south elevation approximately 12" to align with first floor bay window. Approve - Approve drawings and images dated 9/18/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A)(B)and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).



**Task Force Recommendation:**

- 1) Construct new accessory building in rear yard. Approve.
- 2) Move three ganged window units on second floor south elevation approximately 12" to align with first floor bay window. Approve.

**DISCUSSION ITEMS:**

**1. 4908 Junius Street**

Munger Place Historic District  
CA123-665(MD)  
Mark Doty

**Request:**

- 1) Install Hardi siding on bay window area on west facade. Work completed with a Certificate of Appropriateness.
- 2) Install three new windows in bay window projection. Work completed without a Certificate of Appropriateness.
- 3) Install wood decking and wrought iron railing on porte cochere roof.
- 4) Install new iron gate over driveway.
- 5) New landscaping plan.

**Applicant:** Vernon Schimming

**Application Filed:** September 5, 2013

**Staff Recommendation:**

- 1) Install Hardi siding on bay window area on west facade. Work completed with a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that prohibit facade material other than brick, wood siding, and stucco. Preservation criteria Section 11(a)(12).
- 2) Install three new windows in bay window projection. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the installed windows are not true-divided light windows and are noticeably different from the other windows in the side facade.
- 3) Install wood decking and wrought iron railing on porte cochere roof. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that prohibits porch detailing that is not typical of the style and period of the main building. Preservation criteria Section 11(a)(14)(A).
- 4) Install new iron gate over driveway. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that prohibits the enclosure of any side of a porte cochere. Preservation criteria Section 11(a)(9).
- 5) New landscaping plan. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that no landscaping plan was submitted for review.

**Task Force Recommendation:**

- 1) Install Hardi siding on bay window area on west facade. Work completed with a Certificate of Appropriateness. Deny without prejudice - Hardi plank not appropriate on main structure.
- 2) Install three new windows in bay window projection. Work completed without a Certificate of Appropriateness. Deny without prejudice - Correct windows to match existing size and style.
- 3) Install wood decking and wrought iron railing on porte cochere roof. Deny - Not consistent with preservation criteria.
- 4) Install new iron gate over driveway. Deny - Not consistent with preservation criteria.
- 5) New landscaping plan. Deny without prejudice - Submit landscaping plan.

**2. 4710 Swiss Avenue**

Peak's Suburban Addition Neighborhood  
Historic District  
CA123-653(MD)  
Mark Doty

**Request:**

Install new 6'-0"x24'-0" porch on east facade.

**Applicant:** Grant Irving

**Application Filed:** September 5, 2013

**Staff Recommendation:**

Install new 6'-0"x24'-0" porch on east facade. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that existing original porches and balconies on protected facades must be retained and preserved. Preservation criteria Section 3.19.

**Task Force Recommendation:**

Install new 6'-0"x24'-0" porch on east facade. Deny without prejudice - There is not enough information to make a good decision. Don't know porch material. Don't know about skirting. Don't know about colors. Handrail has no details and a handrail is inconsistent with front porch, which doesn't have one.

**3. 2407 Park Row Avenue**

South Blvd Park Row Historic District  
CA123-656(MD)  
Mark Doty

**Request:**

- 1) Install new front door. Work completed without a Certificate of Appropriateness.
- 2) Install new vinyl windows on front and side elevations. Work completed without a Certificate of Appropriateness.

**Applicant:** Eric Dorsey

**Application Filed:** September 5, 2013

**Staff Recommendation:**

- 1) Install new front door. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new vinyl windows on front and side elevations. Work completed without a Certificate of Appropriateness. Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Install new front door. Work completed without a Certificate of

Appropriateness. No Task Force recommendation. There was not a Task Force meeting because no Task Force members attended.

- 2) Install new vinyl windows on front and side elevations. Work completed without a Certificate of Appropriateness. No Task Force recommendation. There was not a Task Force meeting because no Task Force members attended.

#### 4. 206 N. Edgefield Avenue

Winnetka Heights Historic District  
CA123-651(MD)  
Mark Doty

#### **Request:**

- 1) Remove existing center front door and install two windows.
- 2) Remove existing south front door and install new French doors.

**Applicant:** Greg Courtney

**Application Filed:** September 5, 2013

#### **Staff Recommendation:**

- 1) Remove existing center front door and install two windows. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state door openings in the front facade must be equal or greater than the total number of original door openings in that facade. Preservation criteria Section 51P-87.111(a)(17).
- 2) Remove existing south front door and install new French doors. Deny without prejudice - Deny without prejudice the proposed door with the finding the proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state door and lights in the front facades of the main building must be typical of the style and period of the building. Preservation criteria Section (a)(17)(F)(iii).

#### **Task Force Recommendation:**

- 1) Remove existing center front door and install two windows. Deny without prejudice - Need more info to assess whether the door/window configuration is original along w/specifications of the proposed changed windows.
- 2) Remove existing south front door and install new French doors. Deny without prejudice - French door - this is not appropriate to the style of the home.

#### 5. 318 S. Edgefield Avenue

Winnetka Heights Historic District  
CA123-661(MD)  
Mark Doty

#### **Request:**

- 1) Paint porch elements. Railings/ columns - White. Column trim - D44-4 'Shining Armor'.
- 2) Install new front door in existing opening.
- 3) Install two floodlights on northwest eave.

**Applicant:** Leo Frayre

**Application Filed:** September 5, 2013

#### **Staff Recommendation:**

- 1) Paint porch elements. Railings/ columns - White. Column trim - D44-4 'Shining Armor'. Approve – Approve specification dated 9/18/13 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).

- 2) Install new front door in existing opening. Deny without prejudice the proposed door with the finding the proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state door and lights in the front facades of the main building must be typical of the style and period of the building. Preservation criteria Section 51P-87.111(a)(17)(F)(iii).
- 3) Install two floodlights on northwest eave. Approve – Approve specification dated 9/18/13 with the finding the proposed work is consistent with the criteria for outdoor lighting in the preservation criteria Section 51P-87.111(b)(4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**Task Force Recommendation:**

- 1) Paint porch elements. Railings/ columns - White. Column trim - D44-4 'Shining Armor'. Approve as submitted.
- 2) Install new front door in existing opening. Deny without prejudice - Door appears to be original style.
- 3) Install two floodlights on northwest eave. Approve with conditions - Approve as submitted assuming it is not on front porch and should be on the northwest corner of home.

**6. 327 S. Edgefield Avenue**

Winnetka Heights Historic District  
CA123-650(MD)  
Mark Doty

**Request:**

Paint main structure. Brand: Behr. Body - M180-5 'King Salmon'. Trim - M510-7 'Inked'. Accent - HDC-NT-21 'Weathered White'.

**Applicant:** Sunit Sikri

**Application Filed:** September 5, 2013

**Staff Recommendation:**

Paint main structure. Brand: Behr. Body - M180-5 'King Salmon'. Trim - M510-7 'Inked'. Accent - HDC-NT-21 'Weathered White'. Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state colors of a structure should be complementary of each other and the overall character of the district. Preservation criteria Section 51P-87.111(a)(8)(C).

**Task Force Recommendation:**

Paint main structure. Brand: Behr. Body - M180-5 'King Salmon'. Trim - M510-7 'Inked'. Accent - HDC-NT-21 'Weathered White'. Deny without prejudice - The body color is too 'vibrant' and is not in any way appropriate to the other homes in the district; the color palette itself is not appropriate so simply muting the proposed color would not be enough to comply w/ the color requirements of the ordinance.

**7. 220 N. Cliff Street**

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

**Request:**

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

**Applicant:** City Attorney's Office

**Application Filed:** May 2, 2013

Continuing Suspension

**Staff Recommendation:**

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

**Task Force Recommendation:**

Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). Recommend initial suspension period. Alonzo Harris recused. (This recommendation is from the May 2, 2013 Task Force meeting. The Task Force does not review the application again once it enters into a suspension period.)

**OTHER BUSINESS ITEMS**

1. Minutes from the September 3, 2013 Meeting.
2. Approval of the 2014 Landmark Commission Meeting Calendar.

**ADJOURNMENT**

**DESIGNATION COMMITTEE:**

The Landmark Commission Designation Committee is scheduled to meet on Wednesday, October 17, 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**

**OCTOBER 7, 2013**

FILE NUMBER: CA123-658(MD)  
LOCATION: 715 Parkmont Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-397, Tract A

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Junius Heights  
MAPSCO: 46-B  
CENSUS TRACT: 0014.00

**APPLICANT:** Rene Schmidt

**REPRESENTATIVE:** None.

**OWNER:** SCHMIDT RENE R

**REQUEST:**

Install new landscaping.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** The proposed work meets the requirements in the Junius Heights preservation criteria, so Staff is recommending approval.

**STAFF RECOMMENDATION:**

Install new landscaping. – Approve - Approve landscape plan dated 9/18/13 with the finding the proposed work is consistent with the criteria for landscaping in the preservation criteria Section 3.5(b), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Install new landscaping. – Approve - Approve landscaping as shown as per 3.5b.

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

CA 123 - 658 (MD)  
 Office Use Only

Name of Applicant: Kend Schmidt  
 Mailing Address: 715 Parkmont  
 City, State and Zip Code: Dallas TX 75214  
 Daytime Phone: 214-729-6695 Fax: \_\_\_\_\_  
 Relationship of Applicant to Owner: \_\_\_\_\_

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

**PROPERTY ADDRESS:** 715 Parkmont, Dallas, TX 75214  
**Historic District:** Junius Heights

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

Landscaping in front of house. Please see attached.

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 SEP 6 5 2013  
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Signature of Applicant: [Signature] Date: Sept 4, 2013  
 Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 (IF NOT APPLICANT)

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

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

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

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

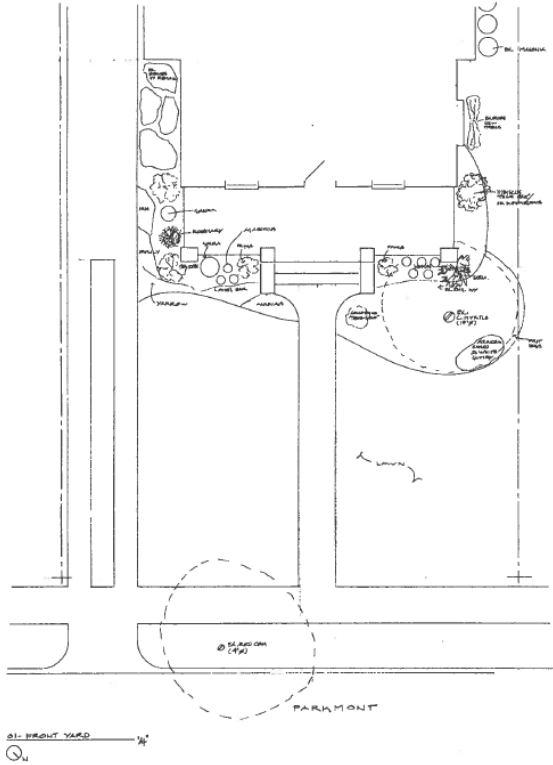
- APPROVED.** Please release the building permit.
- APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
- DENIED.** Please do not release the building permit or allow work.
- DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

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



East elevation showing existing landscaping condition.

9/18/13



**719 Piedmont Plant List**

Common Name	Type	Mature Size	Deciduous/Evergreen	Bloom Time
<b>COMMON PLANTS</b>				
Asplenium	Ornamental	3-6 ft.	Evergreen	---
Cyperus	Ornamental	3-6 ft.	Deciduous	Summer
Sparganium	Ornamental	3-6 ft.	Deciduous	---
<b>PERENNIAL PLANTS</b>				
Agrostis	Ornamental	3-6 ft.	Evergreen	Summer
Asplenium	Ornamental	3-6 ft.	Evergreen	Summer
Columbine	Ornamental	3-6 ft.	Deciduous	Spring
Delphinium	Ornamental	3-6 ft.	Deciduous	Summer
Geranium	Ornamental	3-6 ft.	Deciduous	Summer
Hosta	Ornamental	3-6 ft.	Deciduous	Summer
Impatiens	Ornamental	3-6 ft.	Deciduous	Summer
Phlox	Ornamental	3-6 ft.	Deciduous	Summer
Rose	Ornamental	3-6 ft.	Deciduous	Summer
Salvia	Ornamental	3-6 ft.	Deciduous	Summer
Verbena	Ornamental	3-6 ft.	Deciduous	Summer

**Residence:**  
719 Piedmont  
Dallas, Texas 75214  
(214) 522-2222

**Studio B:**  
Studio B Landscape Architects  
5222 Greenville Ave.  
Dallas, Texas 75206  
214.522.1750  
214.522.6802 fax  
studio@studio-b.com



**Project No. 1002**  
12 August 2009  
7 Sept 2013

**Landscape Plan**



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

DATE: 9/12/2013  
TIME: 5:30 pm  
MEETING PLACE: Lakewood Library, 6121 Worth Street

Applicant Name: Rene Schmidt  
Address: 715 Parkmont Ave.  
Date of CA/CD Request: 9/5/2013

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

Recommendation / comments/ basis:

*Approve landscaping as shown as per 3.5b*

**Task force members present**

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

Ex Officio staff members Present  Mark Doty

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

Maker: *Mary Mesh*  
2<sup>nd</sup>: *Laura Koppang* *Schmidt recused*  
Task Force members in favor: *4*  
Task Force members opposed: *0*  
Basis for opposition:

CHAIR, Task Force *Mary Mesh* DATE *9/12/13*

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****OCTOBER 7, 2013**

FILE NUMBER: CD123-028(MD)  
LOCATION: 5911 Reiger Avenue  
STRUCTURE: Accessory & Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-397, Tract A

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Junius Heights  
MAPSCO: 46-C  
CENSUS TRACT: 0013.01

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**APPLICANT:** Cherry Hall

**REPRESENTATIVE:** None.

**OWNER:** WILEMAN CAROL A

**REQUEST:**

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

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** The Applicant has provided sufficient documentation to prove that the existing structure is not the historic accessory structure; therefore, Staff is recommending approval.

**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. – Approve - Demolish existing garage; the garage is not of JH's historic significance. Per 1.8.

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

CD 123 - 028 [MD]  
Office Use Only

1. Name of Applicant: Cherry Hall  
 MAILING Address: 2305 Twilight Circle City Plano State Tx Zip 75093  
 Daytime Phone: 841-282-4533 Fax: \_\_\_\_\_  
 Relationship of Applicant to Owner: \_\_\_\_\_

ADDRESS OF PROPERTY TO BE DEMOLISHED: 5911 Reider Ave (Garage) Zip 75214  
 Historic District: Junious Heights

**Proposed Work:**

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

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

**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: Cherry Hall Date: 8/9/13  
 5. Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 (IF NOT APPLICANT)

Review the enclosed Review and Action Form  
 Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

**Sustainable Development and Construction**

Date

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

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



**Affidavit**

Before me the undersigned on this day personally appeared  
CHERRY HALL 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.

Cherry Hall

Affiant's signature

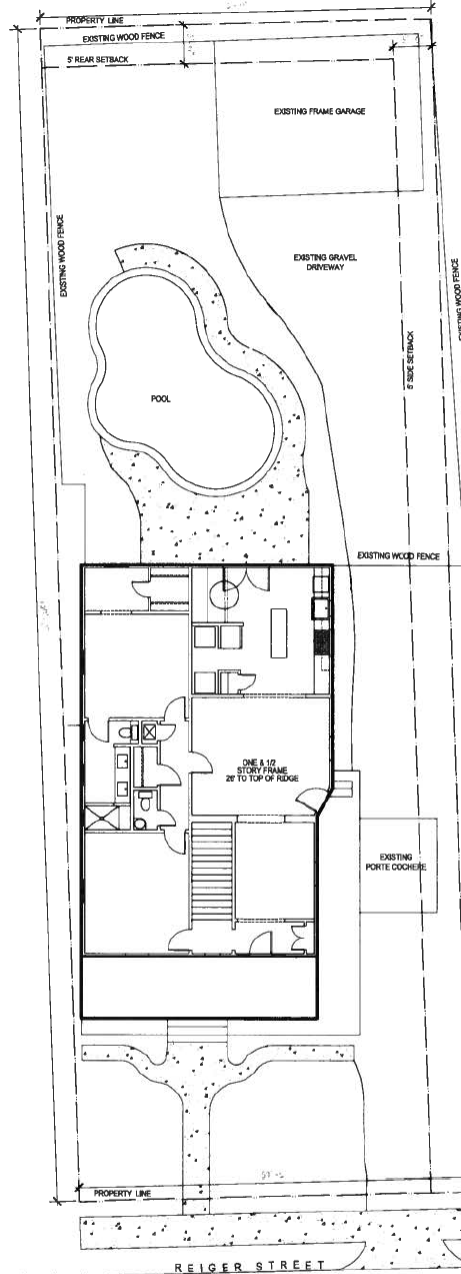
Subscribed and sworn to before me this 4 day of September, 2013

Philip Bona Kelton Jr.

Notary Public



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



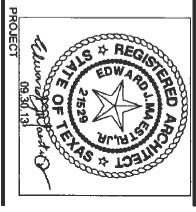
LOT INFORMATION	LEGAL DESCRIPTION
HEIGHT OF MAIN STRUCTURE: 28 FEET	1. JUNIUS HEIGHTS
LOT - 7,800 SF	2. LOT 8 REIGER
BUILDING COVERAGE - 2892 SF	3.
TOTAL LOT COVERAGE: 36%	4. INT201300182517 D00602013 CO-DC
	5. 1868 D18 00800 1001858 016

- GENERAL NOTES:**
- CONTRACTOR TO REVIEW DRAWINGS BEFORE CONSTRUCTION. CONDITIONS OF CONTRACT AND STANDARD PRACTICE NEED TO BE BROUGHT TO THE ATTENTION OF MAESTRI, LLC OWNER. CONTRACTOR TO COMPLY TO ALL APPLICABLE BUILDING CODES. APPLY FOR ALL PERMITS AND INSPECTIONS TO COMPLETE WORK AND PER CITY AND UNIFORM BUILDING CODES.
  - CONTRACTOR/OWNER/CLIENT ALL TOLERANCES OR SUBSTITUTIONS TO THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER/CLIENT TO COORDINATE WITH THE RELEASED DOCUMENTS.
  - PLAN DIMENSIONS ARE TO FACE OF STUD OR EXTERIOR FACE OF PERPENDICULAR WALL.
  - ENERGY CALCULATIONS SHALL BE CONDUCTED BY A THIRD PARTY RECORDED BY THE GOVERNING BODY TO DO SUCH BUSINESS.
  - FOUNDATION SHALL ADHERE TO DESIGN PROVIDED BY STRUCTURAL ENGINEER. SHEET S-41 INDICATES THE DIMENSIONAL QUANTITIES TO LAYOUT THE FOUNDATION.
  - DIMENSIONS TO HOUSE PLUMBING LOCATIONS ARE TO CENTERLINES OF WALL AND ARE INDICATED AS A GUIDE TO HOUSE PLUMBING. QUANTITY AND SIZE OF PLUMBING STACKS ARE NOT DETERMINED BY FOUNDATION PLUMBING LAYOUT. ROOMS FOR UTILITIES, SHOWERS, AND OTHER REQUIRED ARE LAID OUT BY OWNER TO BE VERIFIED BY THE PLUMBER BEFORE ROOFING.
  - WORKING NOTED ON PLANS NEED TO BE VERIFIED BY FRAMER BEFORE FRAMING TO MAKE SURE WINDOWS ORDERED, AND CURRENT MANUFACTURER DIMENSIONS ARE ACCURATELY NOTED.
  - WINDOWS SPECIFIED NEED TO BE CHECKED BY INSTALLER TO BE SURE CURRENT MANUFACTURING DIMENSIONS MEET REQUIREMENTS IN ALL SLEEPING ROOMS.
  - WALLS, WALL OR LAMINATE PLUMBING SHALL BE INSTALLED AT HORIZONTAL WOOD TRIM, OPENINGS AND TERMINATIONS OF ISLAND. EXPOSED PLUMBING SHALL BE PAINTED TO MATCH KITCHEN TRIM.
  - SET CONCRETE FINISHES SHALL BE LAID OUT AS DIMENSIONS. FINAL LAYOUT SHALL BE APPROVED BY BUILDER BEFORE FINAL POUR.
  - HEATING AND COOLING SYSTEM SHALL BE DESIGNED BY INSTALLER. SUPPLY AND RETURN VENTS SHALL ADHERE WITH LIGHT ON CENTER ON WALLS AND CEILING AREAS. THERMOSTATS SHALL BE LOCATED CENTRALLY 5' FROM ANGLES OF ROOMS AND TO AVOID CONTACT WITH FURNITURE OR TRIM.
  - ELECTRICAL INSTALLER SHALL LOCATE RECESSED IN WALLS AS INDICATED ON PLANS WITH THE PROJECT WITH BUILDING BEFORE WALLS WITH PER FINAL APPROVAL LOCATION.
  - DO NOT SCALE THE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY ANY DIMENSIONS THAT ARE NOT INDICATED.
  - ALL CONTRACTOR SHALL COMPLY WITH APPLICABLE BUILDING AND REGULATORY AGENCIES AND ANY OTHER LAWS, ORDINANCES, REGULATIONS OF ANY OTHER BODY HAVING JURISDICTION OVER THE PROJECT.
  - CONTRACTOR SHALL USE HIS BEST EFFORTS, SKILL, JUDGEMENT, AND ABILITY WITH RESPECT TO THE CONSTRUCTION OF THE PROJECT, AND FURTHER THE INTERESTS OF THE OWNER IN ACCORDANCE WITH THE HIGHEST PROFESSIONAL STANDARDS AND ACCEPTABLE METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEASUREMENT, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF THE WORK.
  - ANY DISCREPANCIES AND INCONSISTENCIES IN DRAWINGS OR AMBIGUITIES BETWEEN DRAWINGS AND BIDDING CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT UNDER THE OWNER. FAILURE TO NOTIFY THE OWNER AND ARCHITECT IN SUCH AN EVENT SHALL CONSTITUTE ACCEPTANCE OF ANY RESULTING OMISSIONS OR RESPONSIBILITIES WITH RESPECT TO RELATED CODES AND LEGAL REQUIREMENTS RELATING TO THE WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN ACCURATE SURVEY OF THE FOUNDATION FOR WORK AFTER IT IS SITED AND PRIOR TO THE POURING OF CONCRETE WHICH CERTIFIES THAT THE STRUCTURE IS WITHIN THE ALLOWED BUILDING AREA FOR THE PROJECT. PROVIDE ONE COPY EACH TO OWNER ARCHITECT.
  - EXACT SIZE AND REINFORCEMENT OF ALL CONCRETE WORK SHALL BE ACCORDING TO RECOMMENDATIONS FROM THE ENGINEER. HOLD REVISIONS PROVIDED BY THE OWNER AND ACCEPTABLE PRACTICE OF CONSTRUCTION.
  - WOOD STUD WALLS SHALL BE 16" O.C. TO MAXIMUM HEIGHT OF 10 FEET SUPPORTING ONE FLOOR, ROOF, AND CEILING. WALL HEIGHTS EXCEEDING 10 FEET REQUIRE STRUCTURAL ANALYSIS TO DETERMINE STUD SIZE AND SPACING. ALL FLOOR PLAN WALLS ARE 16" O.C. UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL USE ELECTRICAL SYSTEMS TO COMPLY WITH LOCAL CODE REQUIREMENTS.
  - ALL APPLIANCES, PLUMBING AND LIGHTING FIXTURES NOT SPECIFIED IN THE DRAWINGS SHALL BE PROPOSED TO THE OWNER PRIOR TO PURCHASING AND INSTALLATION.
  - CONTRACTOR SHALL VERIFY WITH OWNER ALL INTERIOR AND EXTERIOR FINISHES PRIOR TO PURCHASING AND INSTALLATION.
  - ATTN: AND COMPLIANCE IF ANY VENTILATION SHALL COMPLY WITH LOCAL CODES.
  - VERIFY ELEVATION ORDER AND ALL OTHERS IN BIDDING DRAWING FIRST TO SOURCE.
  - REFER TO ELEVATIONS FOR ROOFS TO BE SUTTERED. SUBMIT PROPOSED LOCATIONS TO OWNER FOR FINAL REVIEW AND APPROVAL.
  - ALL NECESSARY ROOF PENETRATIONS & VENTING SHALL BE OUT OF SIGHT FROM FRONT ELEVATION IF POSSIBLE.

NO.	DATE	DESCRIPTION
09.30.13		PERMIT SET
SHEET IDENTIFICATION		
TITLE		
SITE PLAN		
NUMBER		
A0.01		

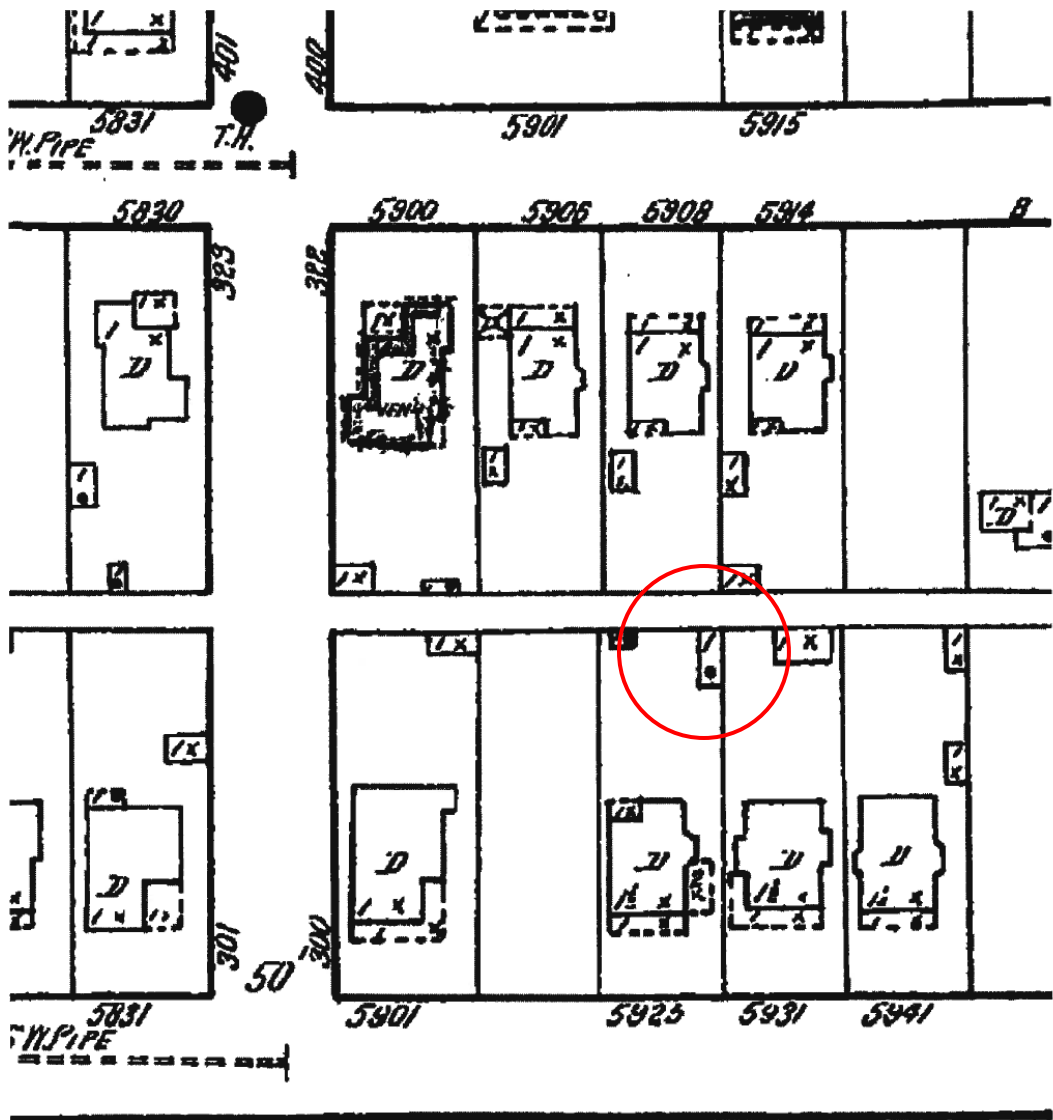
CLIENT  
 Cherry Hill  
 5911 Reiger Avenue  
 Dallas, Texas 75214  
 ISSUED DRAWING LOG

**Hall Residence**  
 5911 Reiger Avenue  
 Dallas, Texas 75214



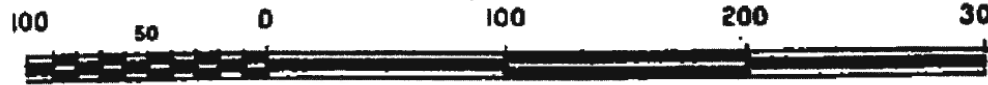
MAESTRI, LLC - Architecture & Design  
 P 214.240.4804  
 F 214.242.7978  
 www.DesignVibeYouLike.com  
 PROJECT NUMBER: 10-1427.00





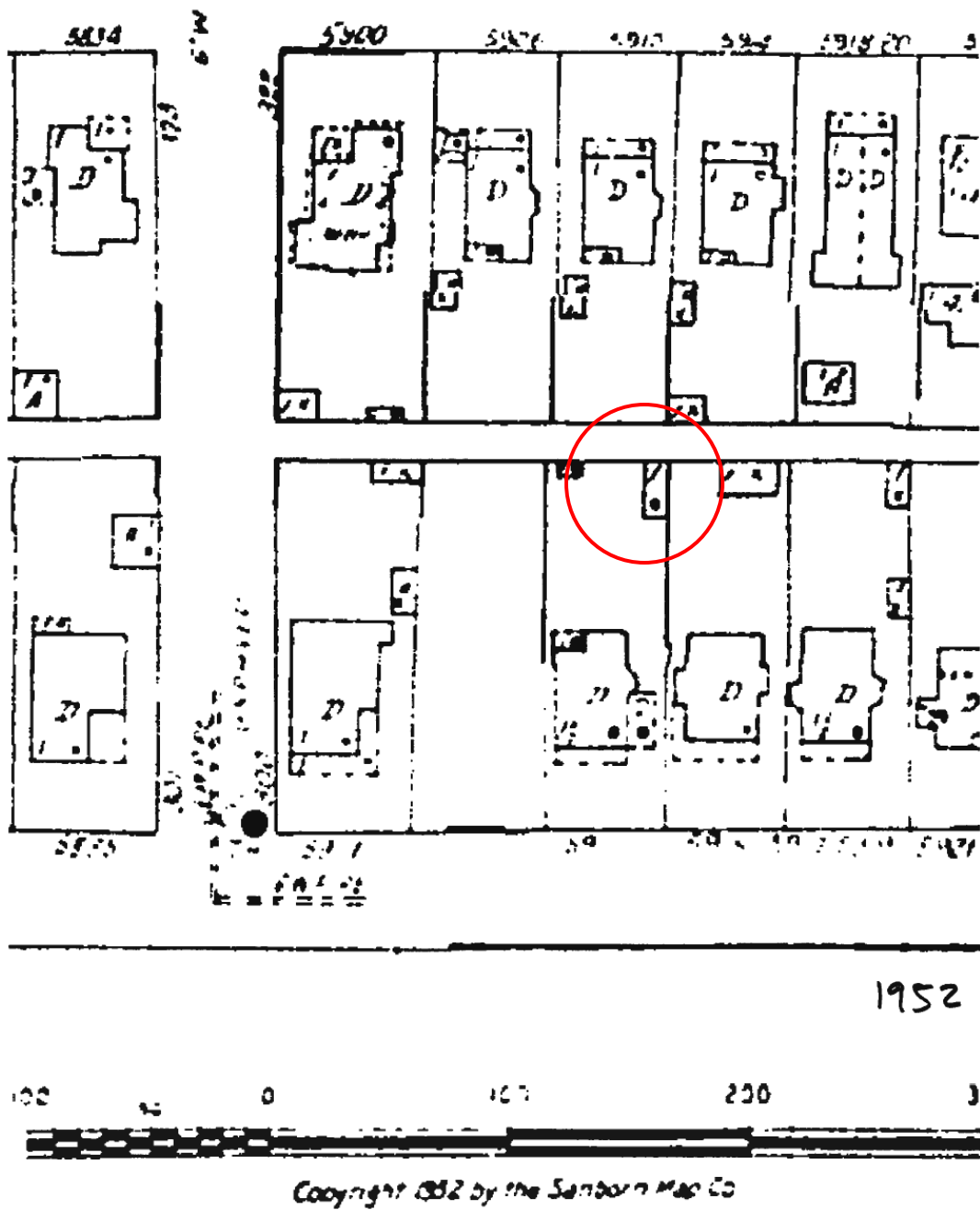
1927.

Scale 100 Ft. to One Inch.



Copyright 1922 by the Sanborn Map Co

Sanborn Map 1927



Sanborn Map 1952

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

DATE: 9/12/2013  
TIME: 5:30 pm  
MEETING PLACE: Lakewood Library, 6121 Worth Street

Applicant Name: Cherry Hall  
Address: 5911 Reiger Ave.  
Date of CA/CD Request: 9/5/2013

**RECOMMENDATION:**

Approve     Approve with conditions     Deny     Deny without prejudice

Recommendation / comments/ basis:

Demolish existing garage; the garage is not of  
JH's historic significance. Per 1.8

**Task force members present**

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

Ex Officio staff members Present  Mark Doty

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

Maker: *Koppang*  
2<sup>nd</sup>: *Mesh*  
Task Force members in favor: *All*  
Task Force members opposed: *None*  
Basis for opposition:

CHAIR, Task Force *[Signature]* DATE *Sept. 12, 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****OCTOBER 7, 2013**

FILE NUMBER: CA123-659(MD)  
LOCATION: 5911 Reiger Avenue  
STRUCTURE: Accessory & Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-397, Tract A

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Junius Heights  
MAPSCO: 46-C  
CENSUS TRACT: 0013.01

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**APPLICANT:** Cherry Hall

**REPRESENTATIVE:** None.

**OWNER:** WILEMAN CAROL A

**REQUEST:**

Construct new accessory structure in rear yard.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** After the Task Force meeting, the Applicant revised the drawings to address the issues brought up by the Task Force. With these revisions, and the fact that the proposed work meets the standards in the Junius Heights preservation criteria, Staff is recommending approval.

**STAFF RECOMMENDATION:**

Construct new accessory structure in rear yard. – Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for accessory structures in the preservation criteria Sections 9.1, 9.2, 9.3, 9.4, 9.6, and 9.10, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

Construct new accessory structure in rear yard. – Approve with conditions - Approve new accessory structure as shown with new construction to match historic elements of existing home. Height not to exceed highest structure on block. Columns on new building to match dimensions of columns on front porch of existing home with the suggestion that perhaps only one column for the car port.

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

CA 123-659 (MD)  
Office Use Only

Name of Applicant: Cherry Hall  
 Mailing Address: 2305 Twilight Circle  
 City, State and Zip Code: Plano TX 75093  
 Daytime Phone: 541-282-4533 Fax: \_\_\_\_\_  
 Relationship of Applicant to Owner: \_\_\_\_\_

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

**PROPERTY ADDRESS:** 5911 Reiger Ave Dallas Tx 75211  
**Historic District:** Jurios Heights

**PROPOSED WORK:**

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

Demolish and replace existing garage.  
Current garage is unsafe to use.

Signature of Applicant: Cherry Hall Date: 9/4/13

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

**APPLICATION DEADLINE:**

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

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

**OTHER:**

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

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

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

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

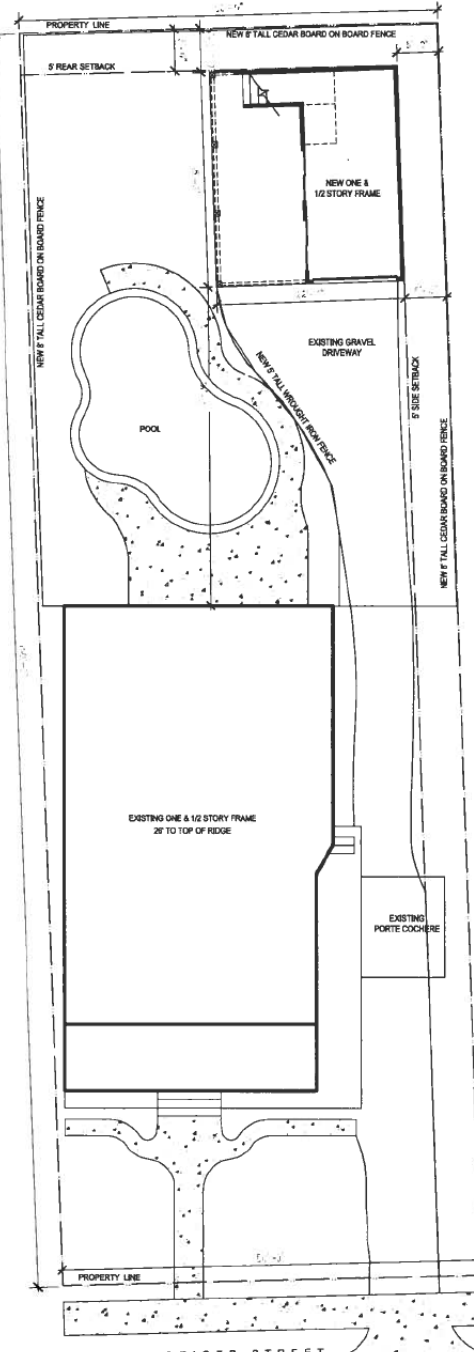
**Certificate of Appropriateness**

**City of Dallas**

**Historic Preservation**  
 Rev. 111408



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



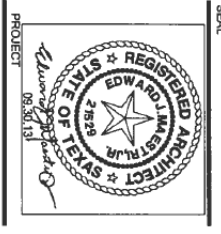
LOT INFORMATION	LEGAL DESCRIPTION
HEIGHT OF MAIN STRUCTURE: 20 FEET	1. JUNIUS HEIGHTS
LOT - 7,500 SF	2. LOT 6 REIGER
BUILDING COVERAGE - 27.52 SF	3.
TOTAL LOT COVERAGE: 37%	4. INT201300192517 DO08082013 CO-DC
	5. 1856 019 00800 1001656 016

- GENERAL NOTES:**
- CONTRACTOR TO REVIEW DRAWINGS BEFORE CONSTRUCTION. CONTACTS BY CONTRACTORS BEING PRACTICED HERE TO BE BROUGHT TO THE ATTENTION OF MASTER LLC OWNER. CONTRACTOR TO COMPLY WITH ALL APPLICABLE BUILDING CODES. APPLY FOR ALL PERMITS AND INSPECTIONS TO COMPLETE WORK AS PER CITY AND UNIFORM BUILDING CODES.
  - CONTRACTOR/OWNER/CLIENT ALTERNATE OR SUBSTITUTIONS TO THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER/CLIENT TO COORDINATE WITH THE RELATED DOCUMENTS.
  - PLAN DIMENSIONS ARE TO FACE OF STUD OR EXTERIOR FACE OF FOUNDATION.
  - ENERGY CALCULATIONS SHALL BE CONDUCTED BY A THIRD PARTY RECOGNIZED BY THE GOVERNING BODY TO DO SUCH SERVICES.
  - FOUNDATION SHALL ADHERE TO DESIGN PROVIDED BY STRUCTURAL ENGINEER. SHEET 8-41 INDICATES THE DIMENSIONAL SUBMITTALS TO LAYOUT THE FOUNDATION.
  - DIMENSIONS TO ROUGH PLUMBING LOCATIONS ARE TO CENTERLINES OF WALL AND ARE INDICATED AS A GUIDE TO ROUGH PLUMBING. QUANTITY AND SET OF PLUMBING STAGES ARE NOT DETERMINED BY FOUNDATION PLUMBING LAYOUT. ROUGH-IN FOR FITURES, SHOWERS AND OTHER REQUIRED SLAB LEAVE OUTS SHOULD BE VERIFIED BY THE PLUMBER BEFORE POURING.
  - WINDOWS NOTED ON PLANS NEED TO BE VERIFIED BY FRAMER BEFORE FRAMING TO MAKE SURE WINDOWS ORDERED AND CURRENT MANUFACTURER DIMENSIONS ARE ACCURATELY MET.
  - WINDOWS SPECIFIED HERE TO BE CHECKED BY INSTALLER TO BE SURE CURRENT MANUFACTURING DIMENSIONS MEET REQUIREMENTS IN ALL RESPECTS.
  - METAL, WAX, OR ADHESIVE FLASHING SHALL BE INSTALLED AT HORIZONTAL WOOD TRIM, OPENINGS AND TERMINATIONS OF ROOFING. EXPOSED FLASHING SHALL BE PAINTED TO MATCH ADJACENT TRIM.
  - IF ANY CONCRETE POURING SHALL BE LEFT OUT AT DIMENSIONS. FINAL LAYOUT SHALL BE APPROVED BY BUILDER BEFORE FINAL POUR.
  - HEATING AND COOLING SYSTEM SHALL BE DETERMINED BY INSTALLER. SUPPLY AND RETURN VENTS SHALL ALIGN WITH LIGHT OR CENTER ON WALLS AND CEILING AREAS. THERMOSTATS SHALL BE LOCATED CENTRALLY 18" FROM JAMB OF ADJACENT DOOR TO AVOID CONTACT WITH FURNITURE & TRIM.
  - ELECTRICAL INSTALLER SHALL LOCATE ROUGH-IN BOXES AS INDICATED ON PLANS. WALK THE PROJECT WITH BUILDING INSPECTOR TO VERIFY ALL ELECTRICAL LOCATIONS.
  - DO NOT SCALE THE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY ANY DIMENSIONS THAT ARE NOT INDICATED.
  - ALL CONTRACTOR TO COMPLY WITH APPLICABLE BUILDING CODES AND RELATED AMENDMENTS AND ANY OTHER LAWS, ORDINANCES, REGULATIONS, OR ANY OTHER BODY HAVING JURISDICTION OVER THE PROJECT.
  - CONTRACTOR SHALL USE HIS BEST EFFORTS, SKILLS, JUDGMENT, AND ABILITIES WITH RESPECT TO THE CONSTRUCTION OF THE PROJECT AND FURNISH THE INTERESTS OF THE OWNER IN ACCORDANCE WITH THE HIGHEST PROFESSIONAL STANDARDS AND ACCEPTABLE METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REGARDING SAFE EXECUTION AND COMPLETION OF THE WORK.
  - ANY ERRORS, OMISSIONS, AND INCONSISTENCIES IN DRAWINGS, OR AMBIGUITIES BETWEEN DRAWINGS AND SITE CONSTRUCTION CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT UNDER THE OWNER. FAILURE TO NOTIFY THE OWNER AND THE ARCHITECT IN WRITING WILL CONSTITUTE ACCEPTANCE OF ANY RELATED OBLIGATIONS OR RESPONSIBILITIES WITH REGARD TO DELAYS, COST, AND LEGAL REMEDIES RESULTING FROM THIS OR RELATED WORK.
  - CIVIL, STRUCTURAL, MECHANICAL, & LANDSCAPE DRAWINGS ARE PROVIDED BY THE OWNER, OR OTHERS AS AUTHORIZED BY THE OWNER.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN ACCURATE SURVEY OF THE FOUNDATION FORMWORK AFTER IT IS ERECTED AND PRIOR TO THE POURING OF CONCRETE, WHICH CERTIFIES THAT THE STRUCTURE IS WITHIN THE ALLOWABLE BUILDING AREA FOR THE PROJECT. PROVIDE ONE COPY EACH TO OWNER & ARCHITECT.
  - EXACT SIZE AND REINFORCEMENT OF ALL CONCRETE WORK SHALL BE ACCORDING TO RECOMMENDATIONS FROM THE ENGINEER'S SOIL REPORT PROVIDED BY THE OWNER, AND ACCEPTABLE PRACTICES OF CONSTRUCTION.
  - WOOD FRIED WALLS 2X10 @ 16" O.C. TO MAXIMUM HEIGHT OF 10 FEET SUPPORTING ONE FLOOR, ROOF AND CEILING. WALL HEIGHT EXCEEDING 10 FEET REQUIRE STRUCTURAL ANALYSIS TO DETERMINE SLU-RISE AND SPACING. ALL FLOOR PLAN ANGLES ARE 90 OR 45 DEGREES UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL INSTALL ELECTRICAL SYSTEM TO COMPLY WITH LOCAL CODE REQUIREMENTS.
  - ALL APPLIANCES, PLUMBING AND LIGHTING FITURES NOT SPECIFIED IN THE DRAWINGS SHALL BE PROPOSED TO THE OWNER PRIOR TO PURCHASING AND INSTALLATION.
  - CONTRACTOR SHALL VERIFY WITH OWNER ALL INTERIOR AND EXTERIOR FINISHES PRIOR TO PURCHASING AND INSTALLATION.
  - ATTIC AND CRAWLSPACE IF ANY VENTILATION SHALL COMPLY WITH LOCAL CODES.
  - VENT CLOTHES DRYER AND ALL OTHERS BATHROOM EXHAUST FANS TO OUTSIDE.
  - REINFORCING BARS FOR ROOF TO BE CUTTING SLABET PROPOSED LOCATIONS TO OWNER FOR FINAL REVIEW AND APPROVAL.
  - ALL NECESSARY ROOF PENETRATIONS & FLASHING SHALL BE OUT OF SIGHT FROM FRONT ELEVATION IF POSSIBLE.

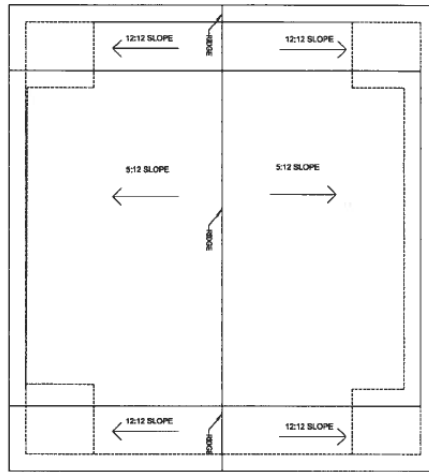
NO. DATE DESCRIPTION  
 09.30.13 PERMIT SET  
 SHEET IDENTIFICATION  
 TITLE SITE PLAN  
 NUMBER A0.01

CLIENT  
 Cherry Hall  
 5911 Reiger Avenue  
 Dallas, Texas 75214  
 ISSUED DRAWING LOG

**Hall Residence**  
 5911 Reiger Avenue  
 Dallas, Texas 75214

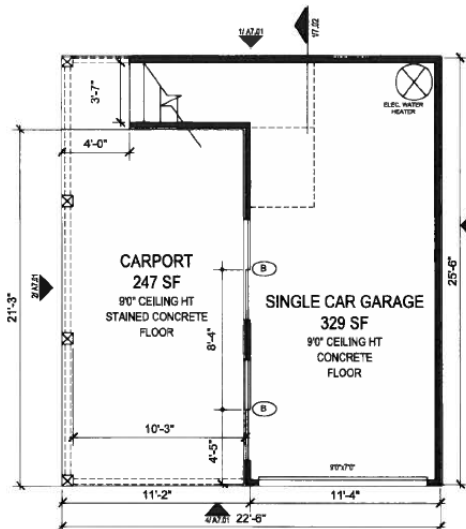


PROJECT NUMBER: 10-1427.00  
 SEAL  
 PROJECT: 08/30/13  
 Master, LLC - Architecture & Design  
 P 214.240.4804  
 F 214.321.7878  
 www.DesignHaven704.com  
 9/18/13



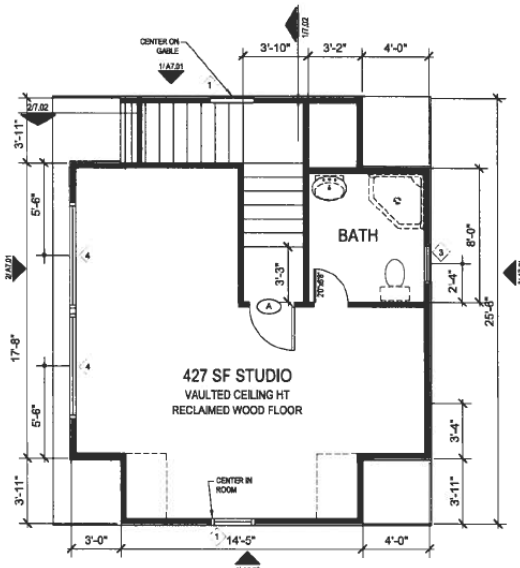
**GARAGE ROOF PLAN**

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



**GARAGE - FIRST FLOOR - 580 SF**

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



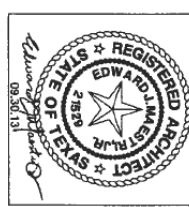
**GARAGE - SECOND FLOOR - 427 SF**

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

NO.	DATE	DESCRIPTION
09.30.13		PERMIT SET
SHEET IDENTIFICATION		
GARAGE PLANS		
TITLE		
NUMBER	A1.01	

CLIENT:  
Cherry Hill  
5911 Reiger Avenue  
Dallas, Texas 75214  
ISSUED DRAWING LOG

**Hall Residence**  
Garage  
5911 Reiger Avenue  
Dallas, Texas 75214



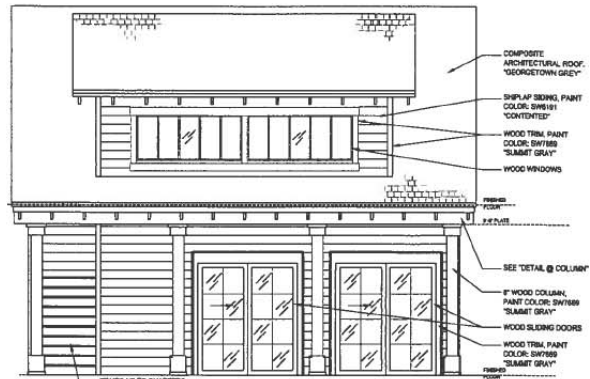
SEAL  
PROJECT  
PROJECT NUMBER: 10-1427.00  
www.DesignWineYouLove.com  
P 214.240.4804  
F 214.321.7578  
Maestri, LLC - Architecture & Design



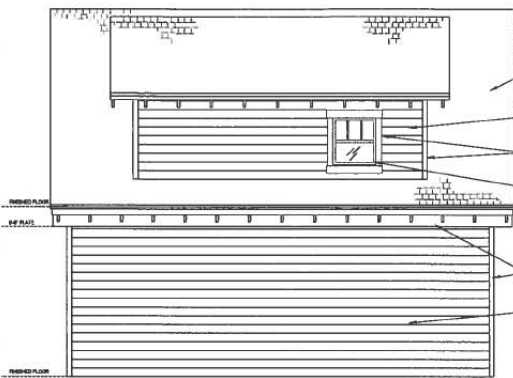
9/18/13



1- FRONT - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2- SIDE - EAST ELEVATION  
SCALE: 1/4" = 1'-0"



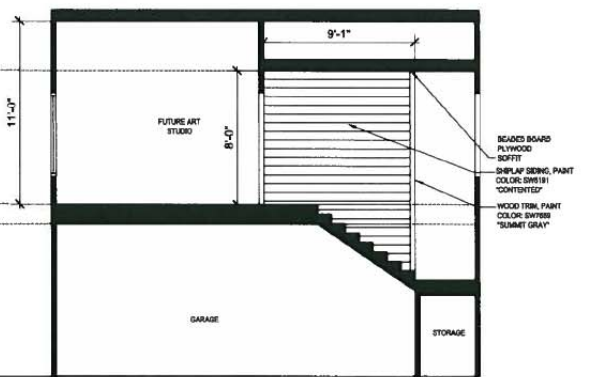
3- SIDE - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



4- REAR - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



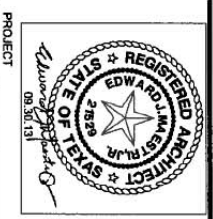
5- SECTION/ELEVATION  
SCALE: 1/4" = 1'-0"



6- SECTION/ELEVATION - OPPOSITE SIMILAR  
SCALE: 1/4" = 1'-0"

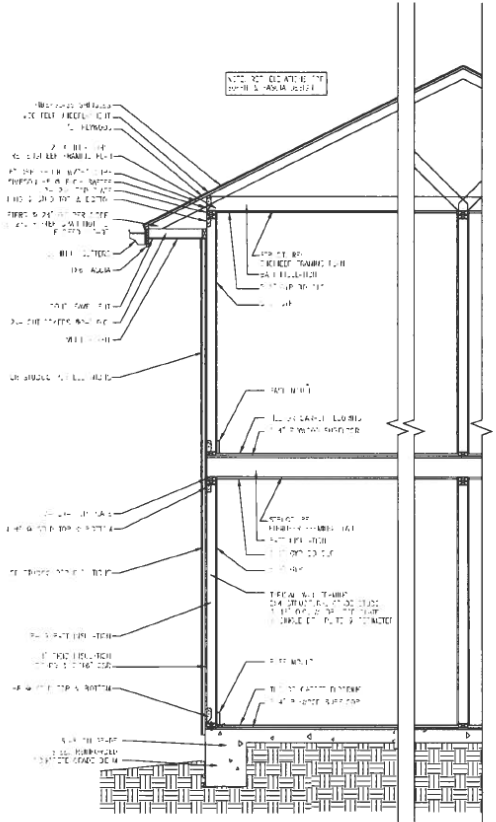
CLIENT	
Cherry Hall	
5911 Reiger Avenue	
Dallas, Texas 75214	
ISSUED DRAWING LOG	
NO.	DATE
09.30.13	PERMIT SET
DESCRIPTION	
SHEET IDENTIFICATION	
GARAGE ELEVATIONS	
TITLE	A4.01
NUMBER	

**Hall**  
**Residence**  
Garage  
5911 Reiger Avenue  
Dallas, Texas 75214



Maestri LLC - Architecture & Design  
P 214.240.4204  
F 214.321.7878  
www.DesignMaestri.com  
PROJECT NUMBER: 10-1427.00

9/18/13



TYPICAL WALL SECTION  
N.E. 1/2" = 1'-0"

**GENERAL FRAMING NOTES:**

1. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) CODE BOOK 2009.

2. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) CODE BOOK 2009.

3. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) CODE BOOK 2009.

4. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) CODE BOOK 2009.

5. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) CODE BOOK 2009.

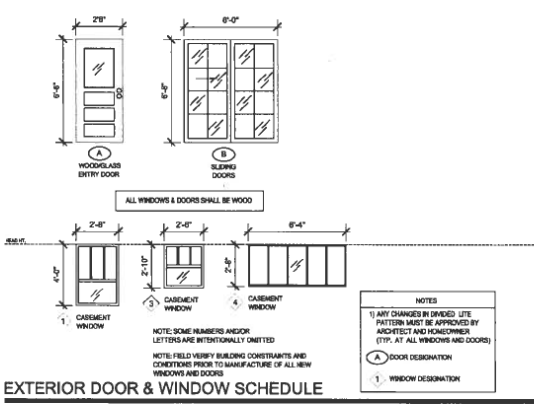
6. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) CODE BOOK 2009.

7. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) CODE BOOK 2009.

8. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) CODE BOOK 2009.

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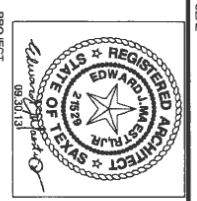
10. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) CODE BOOK 2009.



EXTERIOR DOOR & WINDOW SCHEDULE  
SCALE: 1/4" = 1'-0"

CLIENT Cherry Hill 5911 Reiger Avenue Dallas, Texas 75214	ISSUED DRAWING LOG
NO. DATE DESCRIPTION SHEET IDENTIFICATION	
09.30.13 PERMIT SET	
<b>TYPICAL WALL SECTION</b>	
TITLE	A6.01
NUMBER	

**Hall  
Residence  
Garage**  
5911 Reiger Avenue  
Dallas, Texas 75214



**maestri**  
architecture & design

Maestri, LLC - Architecture & Design  
P 214.261.4804  
F 214.261.7878  
www.DesignMaestri.com

PROJECT NUMBER: 10-142730

9/18/13

**Doty, Mark**

---

**From:** Cherry Hall  
**Sent:** Sunday, September 29, 2013 7:49 PM  
**To:** Doty, Mark  
**Subject:** 5911 Reiger Accessory building

Gutters are Tuxedo gray.  
Paint is Sherwin Williams. Body SW 6191 'Contented'. Trim SW 7669 'Summit Gray'.  
The roof will be Georgetown Grey composition architectural.

Cherry Hall  
Sky Solutions  
541.282.4533

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

DATE: 9/12/2013  
TIME: 5:30 pm  
MEETING PLACE: Lakewood Library, 6121 Worth Street

Applicant Name: Cherry Hall  
Address: 5911 Reiger Ave.  
Date of CA/CD Request: 9/5/2013

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

Recommendation / comments/ basis:

Approve new accessory structure as show with new construction to match historical elements of existing home. Height not to exceed highest structure on block. Columns on new building to match dimensions of columns on front porch of existing home with the suggestion that perhaps only one column for the car port.

Task force members present

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

Ex Officio staff members Present  Mark Doty

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

Maker: *Koppang*  
2<sup>nd</sup>: *Mesh*

Task Force members in favor:  
Task Force members opposed:  
Basis for opposition:

CHAIR, Task Force *[Signature]* DATE *Sept. 12, 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**

**OCTOBER 7, 2013**

FILE NUMBER: CA123-654(MD)  
LOCATION: 5519 Reiger Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 2  
ZONING: PD-397, Tract A

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Junius Heights  
MAPSCO: 46-C  
CENSUS TRACT: 0013.02

**APPLICANT:** Moses Hernandez

**REPRESENTATIVE:** None.

**OWNER:** REBOLLEDO HUMBERTO &

**REQUEST:**

- 1) Construct two-story rear addition.
- 2) Install new window in existing door opening on front facade.
- 3) Install new window in existing dormer.
- 4) Install new windows on west facade.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** The Applicant made revisions to the proposal after the Task Force meeting. Those changes, along with the proposed work meeting the Junius Heights preservation criteria, are the basis for Staff's recommendation of approval for all requests.

**STAFF RECOMMENDATION:**

- 1) Construct two-story rear addition. – Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for new construction and additions in the preservation criteria Sections 8.1, 8.3(a), 8.5, 8.6, 8.12, and 8.14, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new window in existing door opening on front facade. – Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for new fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new window in existing dormer. – Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with

the criteria for new fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 4) Install new windows on west facade. – Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for new fenestrations and openings in the preservation criteria Sections 5.2 and 5.3, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Construct two-story rear addition.- Approve with conditions - Add two matching windows on back left elevation (family room). Add windows for back rear elevation: 1) over power room (downstairs) 2) over tub in masterbath (upstairs). Add a vertical trim board delineating old and new construction. New and replacement windows to match existing windows on front of house and 50% of front sides. Per 5.1-5.3 and 4.2-4.5.
- 2) Install new window in existing door opening on front facade. – Approve with conditions - Replace non-original extra front door on porch with original fenestration. New and replacement windows to match existing windows on front of house and 50% of front sides. Per 5.1-5.3 and 4.2-4.5.
- 3) Install new window in existing dormer. – Approve with conditions - Restore dormer window with a wood window.
- 4) Install new windows on west facade. – Approve with conditions - Restore original window on left elevation. New and replacement windows to match existing windows on front of house and 50% of front sides. Per 5.1-5.3 and 4.2-4.5.



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

CA 123 - 654 (MD)  
Office Use Only

Name of Applicant: Moses Hernandez  
 Mailing Address: 2950 Tres Lagos Ln.  
 City, State and Zip Code: Dallas, TX 75228  
 Daytime Phone: 972-490-1719 Fax: \_\_\_\_\_  
 Relationship of Applicant to Owner: SON IN LAW

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

PROPERTY ADDRESS: 5519 Reiger Dallas, TX 75214  
 Historic District: Junius Heights

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

Added on to existing home. Approximately 1300 sq. ft. Remove existing kitchen and laundry room which are unliveable. Match second story additions to existing match all siding and windows

Signature of Applicant: \_\_\_\_\_ Date: 9/2/13  
 Signature of Owner: \_\_\_\_\_ Date: 9/2/13  
 (IF NOT APPLICANT)  
 RECEIVED BY  
 SEP 05 2013  
 Current Planning

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

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

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

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

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

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

\_\_\_\_\_  
 Certificate of Appropriateness City of Dallas Historic Preservation  
 Rev. 111408

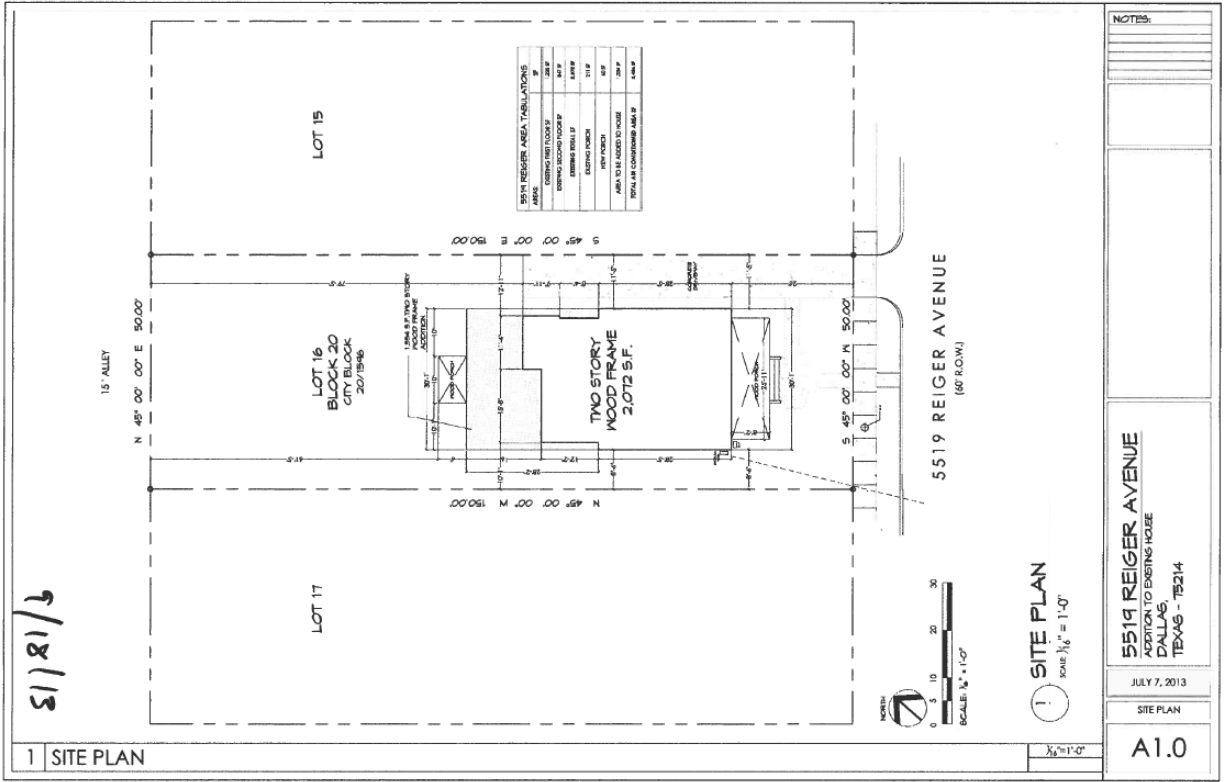


South elevation.





South and partial east elevation.



5/18/13

1 SITE PLAN

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

NOTES:

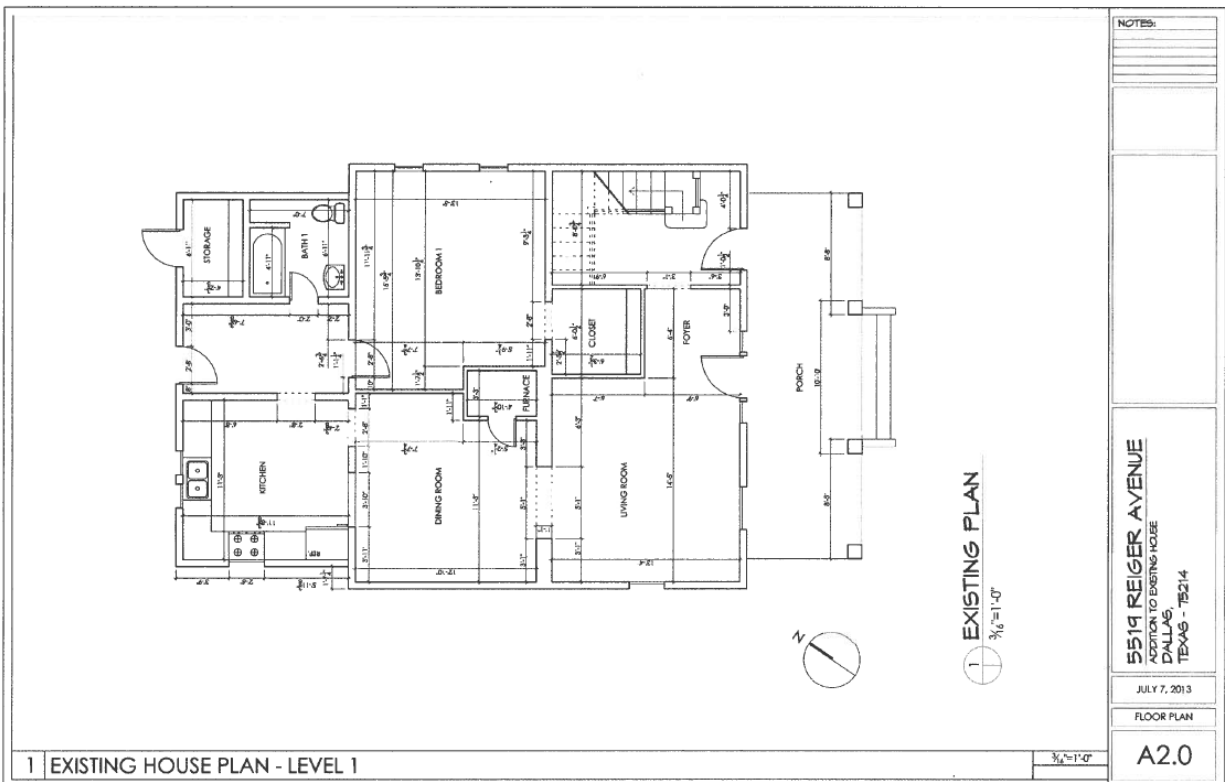
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5519 REIGER AVENUE  
ADDITION TO EXISTING HOUSE  
DALLAS, TEXAS - 75214

JULY 7, 2013

SITE PLAN

A1.0



1 EXISTING HOUSE PLAN - LEVEL 1

1 EXISTING PLAN  
Scale: 3/8" = 1'-0"

NOTES:

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5519 REIGER AVENUE  
ADDITION TO EXISTING HOUSE  
DALLAS, TEXAS - 75214

JULY 7, 2013

FLOOR PLAN

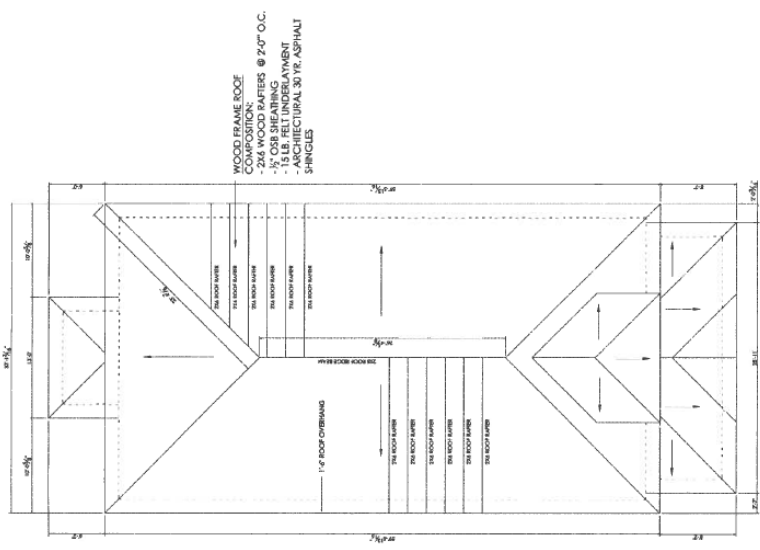
A2.0





5/18/16

1 ROOF PLAN



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

1/8"=1'-0"

NOTES:

5519 REIGER AVENUE  
ADDITION TO EXISTING HOUSE  
DALLAS,  
TEXAS - 75214

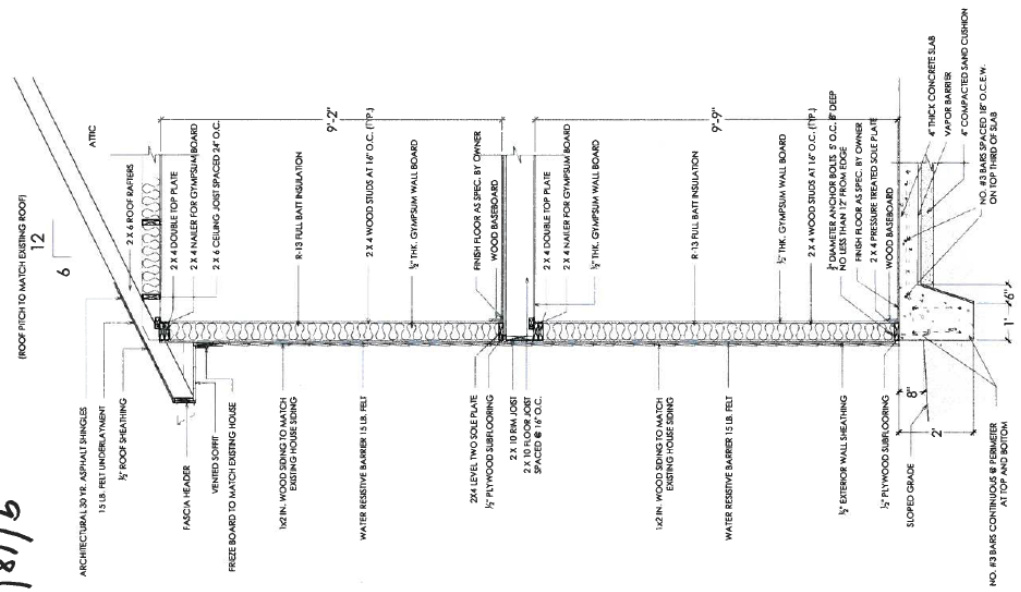
JULY 7, 2013

ROOF PLAN

A4.0

5/18/16

1 WALL SECTION



1/8"=1'-0"

NOTES:

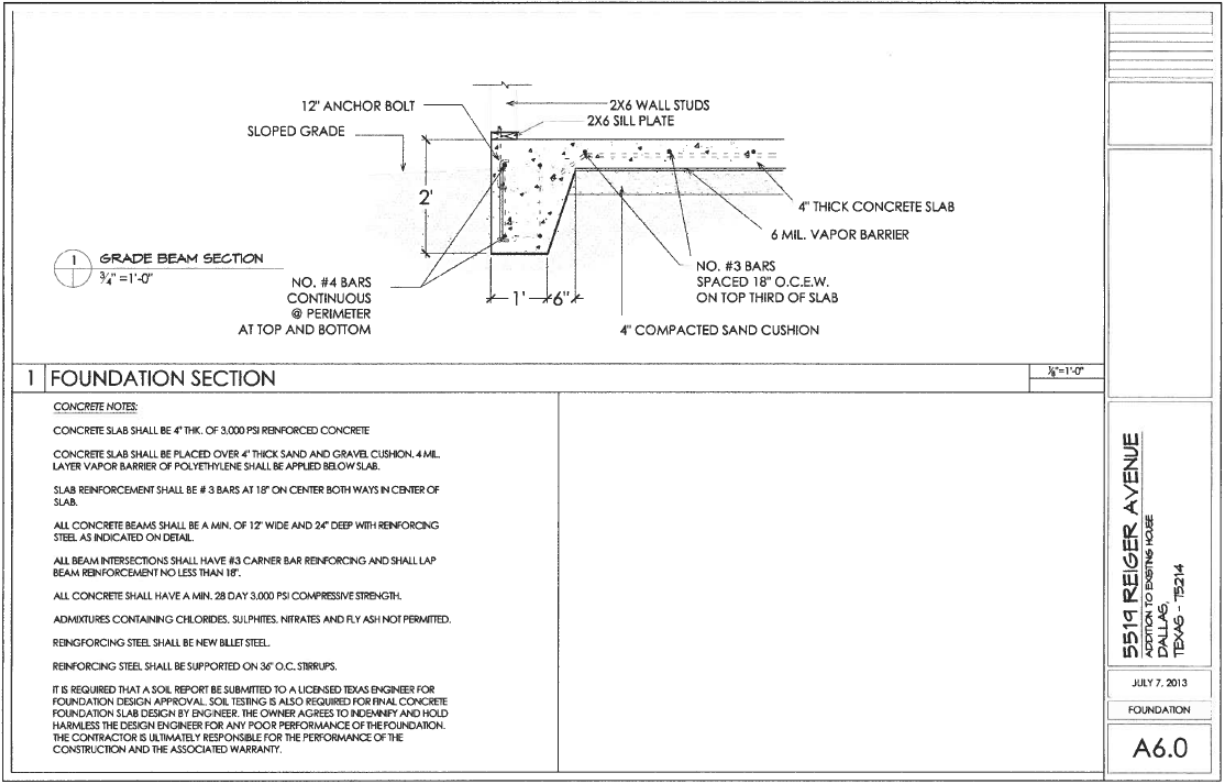
5519 REIGER AVENUE  
ADDITION TO EXISTING HOUSE  
DALLAS,  
TEXAS - 75214

JULY 7, 2013

WALL SECTION

A5.0

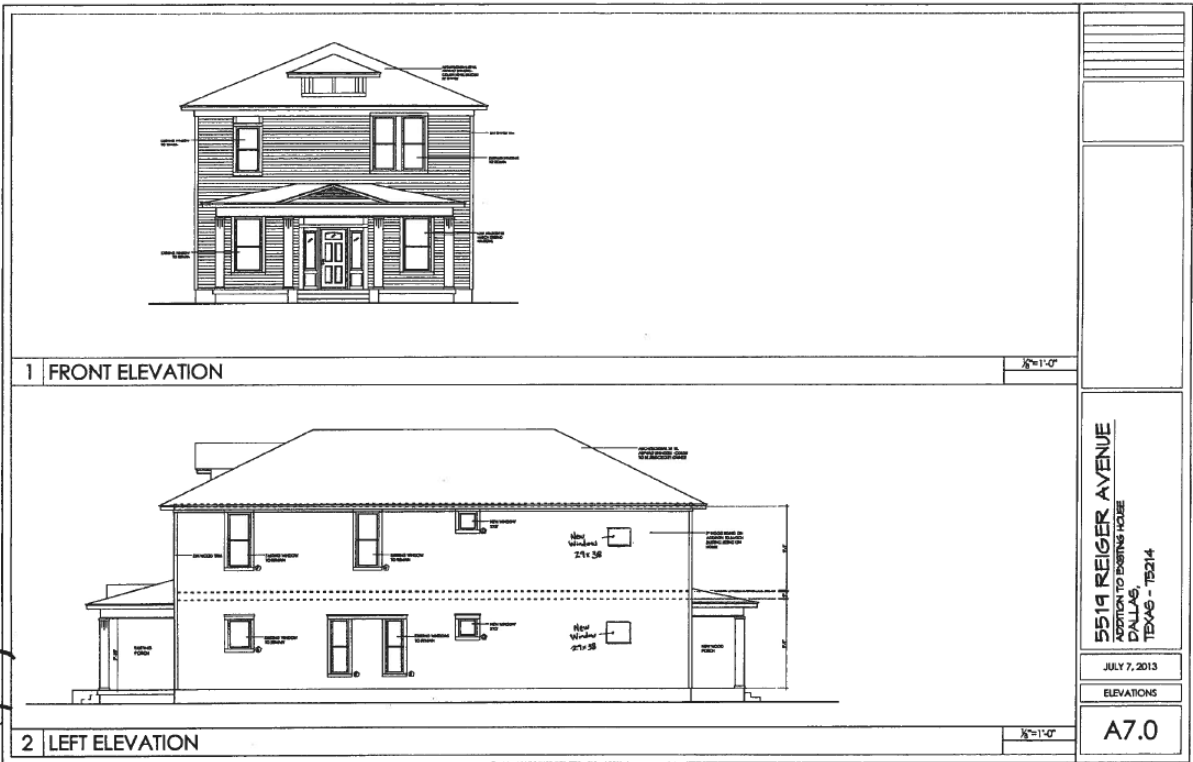




5519 REIGER AVENUE  
ADDITION TO EXISTING HOUSE  
DALLAS,  
TEXAS - 75214

JULY 7, 2013  
FOUNDATION

A6.0



5519 REIGER AVENUE  
ADDITION TO EXISTING HOUSE  
DALLAS,  
TEXAS - 75214

JULY 7, 2013  
ELEVATIONS

A7.0



5519 REIGER AVENUE  
 ADDITION TO EXISTING HOME  
 DALLAS,  
 TEXAS - 75214

JULY 7, 2013

ELEVATIONS

A7.1

## Door and Window Schedules/Roof Specifications and Paint Colors

### **Doors**

Front Door-With Side Lite to Match Existing

80x80

Rear Door-Exterior Metal Door

36x80

### **Windows**

Recommendation per Junius Height Task Force

Dining Room-Re-Install two 30x70 Vinyl Windows where old windows were covered up

2-30x70 Vinyl Window

Living Room Addition

2-30x70 Vinyl Windows

Power Bathroom Downstairs addition and master bathroom upstairs addition

29x38 to match existing window over stairs on existing building

Bathrooms Upstairs and Downstairs

24x24 Vinyl Windows

Window Schedules on initial plans

4-30x70 Vinyl Window

1-30x60 Vinyl Window

Replace all broken glass on existing windows only

### **Paint Colors Exterior**

- Wall

SW 2842

Roycroft Suede

9/18/13

- Trim

SW 2843

Roycroft Brass

- Accent

SW 2838

Polished Mahogany

**Roof Specifications**

30 Year Architectural

GAF Timbertex Hickory Hip and Ridge Shingles

9/18/13

**FRONT DOOR**



[Enlarged Image](#)

## **ReliaBilt 36-in x 80-in Hem-Fir Wood Entry Door**

Item #: 10507 | Model #: 10507



Be the first to [write a review!](#)

\$164.00

**LOWES**

9/18/13

**TASK FORCE RECOMMENDATION REPORT  
JUNIUS HEIGHTS**

DATE: 9/12/2013

TIME: 5:30 pm

MEETING PLACE: Lakewood Library, 6121 Worth Street

Applicant Name: Moses Hernandez  
Address: 5519 Reiger Ave.  
Date of CA/CD Request: 9/5/2013

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

Recommendation / comments/ basis:

- Approve plans as shown with the suggestions:
1. Restore <sup>original</sup> window on left elevation.
  2. Replace non-original extra front door on porch with original fenestration.
  3. Restore <sup>window</sup> dormer with a wood window.
  4. Add two matching window on back left elevation (family room)

Task force members present

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

Ex Officio staff members Present  Mark Doty

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

Maker: Schmidt

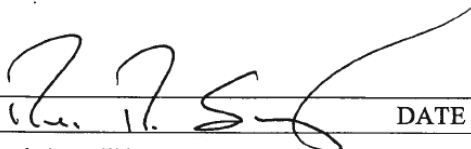
2<sup>nd</sup>: Koppang

Task Force members in favor: All

Task Force members opposed: None

Basis for opposition:

CHAIR, Task Force



DATE Sept. 12, 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.



5. Add windows for back rear elevation: (1) over powder room (downstairs) (2) over tub in masterbath (upstairs).

6. Add a vertical trim board delineating old & new construction.

7. New & replacement windows to match existing windows on front of house & 50% of front sides.

Per S. 1 → S. 3 & 4.2 → 4.5

**LANDMARK COMMISSION****OCTOBER 7, 2013**

FILE NUMBER: CA123-671(MD)  
LOCATION: 5812 La Vista Court  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: MF-2(A)

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Edison-La Vista  
MAPSCO: 36-X  
CENSUS TRACT: 0011.01

**APPLICANT:** John Narusis

**REPRESENTATIVE:** None.

**OWNER:** LUGASH BLAKE

**REQUEST:**

Install new fence in side and rear yards.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** Although the proposed work does not strictly meet the requirement for interior side yards, the proposed work is a marked improvement over the current conditions and Staff does not believe it will have an adverse effect on the structure or historic overlay district as a whole.

**STAFF RECOMMENDATION:**

Install new fence in side and rear yards. – Approve - Approve site plan and specifications dated 9/18/13 with the finding that although the proposed work does not comply with Section 2.9 that states fences in the interior side yard should be located in the rear 50% of the side yard, 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.

**TASK FORCE RECOMMENDATION:**

Install new fence in side and rear yards. – Approve with conditions - Fence to be the iron fence submitted. Fence to be 48" high. Recommend allowing side yard fence to extend to 5'-0" from front corner of building. Proposed gates to be shown and to be of same material as fence.

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

CA 123-671 (MD)  
Office Use Only

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

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

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

**PROPOSED WORK:**  
 Please describe your proposed work simply and accurately. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.  
Remove and replace fencing, as per attached

\_\_\_\_\_  
**RECEIVED BY**  
 \_\_\_\_\_  
**SEP 05 2013**  
 \_\_\_\_\_  
**Current Planning**

Signature of Applicant: John Narusis Date: 5 Sep 2013  
 Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 (IF NOT APPLICANT)

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

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

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

- Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:
- APPROVED.** Please release the building permit.
  - APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
  - DENIED.** Please do not release the building permit or allow work.
  - DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

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

**Certificate of Appropriateness** **City of Dallas** **Historic Preservation**  
Rev. 111408



North and partial west elevations.



#### 5812 La Vista Court - Fences

Current chain link fencing runs the entire length of both sides of the property, from the sidewalk on La Vista Court on the north, to the back of the property, on La Vista Drive to the south. It also runs along the front, from the front of the house to the property line, on both sides, and also along the back, from the garage to the property line, on both sides. (Fence shown by dotted lines in drawing).

I would like to remove the fencing along the side, from the front of the house to the sidewalk, without replacing it (Remove A and Remove B in the drawing).

I would like to remove the fencing that runs along the front of the side yard, from the house to the property line (Remove C and Remove D), and replace it with an iron-type fencing, twelve feet back from its current location (Replace C and Replace D, dashed lines in drawing, gates shown with diagonal lines).

I would like to remove the rest of the chain link along the sides, and along the rear, and replace it with an iron-type fencing (Replace E, Replace F, Replace G and Replace H, gates shown with diagonal lines).

#### Notes

This house is the only one on the block with fencing running to the sidewalk. It also appears that there used to be fencing running along the sidewalk. In that era, landscaping was about openness, and the front yards were not divided by fencing. Sides and back were fenced for utility, to keep animals in (or out).

Current fencing needs repair. The east side is leaning; all the gates are leaning and have gaps. The current fencing does not appear to be original. Removing the front sections would re-establish the open feel. Removing the remaining fencing would get rid of the damaged and deteriorating sections; replacing it with iron-type fencing would restore the utility of the yard, while retaining an open feel.

Most of the yards on that side of the block have fenced back yards, facing La Vista Drive. The fences are a mix of chain link and wood, and generally in poor condition. Though there are no iron-type fences, a new iron fence would improve the looks, retain the openness, and not be out of place for that period.

Photos

LVDR1-6 are pictures of the back fences, that face La Vista Drive.



LVDR1



LVDR2



LVDR3



LVDR4



LVDR5



LVDR6



RemoveAIn is a view of the section RemoveA, from inside the yard.

RemoveAOut is a view of the section RemoveA, from outside the yard.

RemoveAWest is a view to the west, showing RemoveA.



RemoveAIn



RemoveAOut



RemoveAWest

RemoveBEast is a view to the east, showing RemoveB.

RemoveBIn is a view of RemoveB, from inside the yard.

RemoveBOut is a view of RemoveB, from outside the yard.



RemoveBEast



RemoveBIn



RemoveBOut

There is no longer a gate at RemoveC – this was apparently removed in the past. RemoveCGatePost shows the gate post where RemoveC used to be. The ReplaceC section would be about 12 feet back from the location of RemoveC.

RemoveD shows the RemoveD section. This is at the very front of the house. The ReplaceD section would be about 12 feet back from RemoveD.

ReplaceF shows a view of the ReplaceF section.



RemoveCGatePost



RemoveD



ReplaceF

ReplaceE shows the ReplaceE section. Though this section is not in bad shape, it would be out of place if the rest of the fence is replaced with iron.

ReplaceGGate shows the gate and fence at ReplaceG.

ReplaceG shows the entire ReplaceG section.



ReplaceE



ReplaceGGate



ReplaceG



ReplaceHGate shows the gate at ReplaceH.

ReplaceH shows the entire ReplaceH section.



ReplaceHGate



ReplaceH

RingTopFence shows the \*type\* of replacement fence panel. Actual panel size will be 41 inches high with Ring Top installed. Gates will be 4 feet wide, same style and height as fence panel

PostCap shows the cap that will be used on the posts of the replacement fence.



60x94 Kodiak Iron Donall Ring Top Fence Panel

RingTopFence

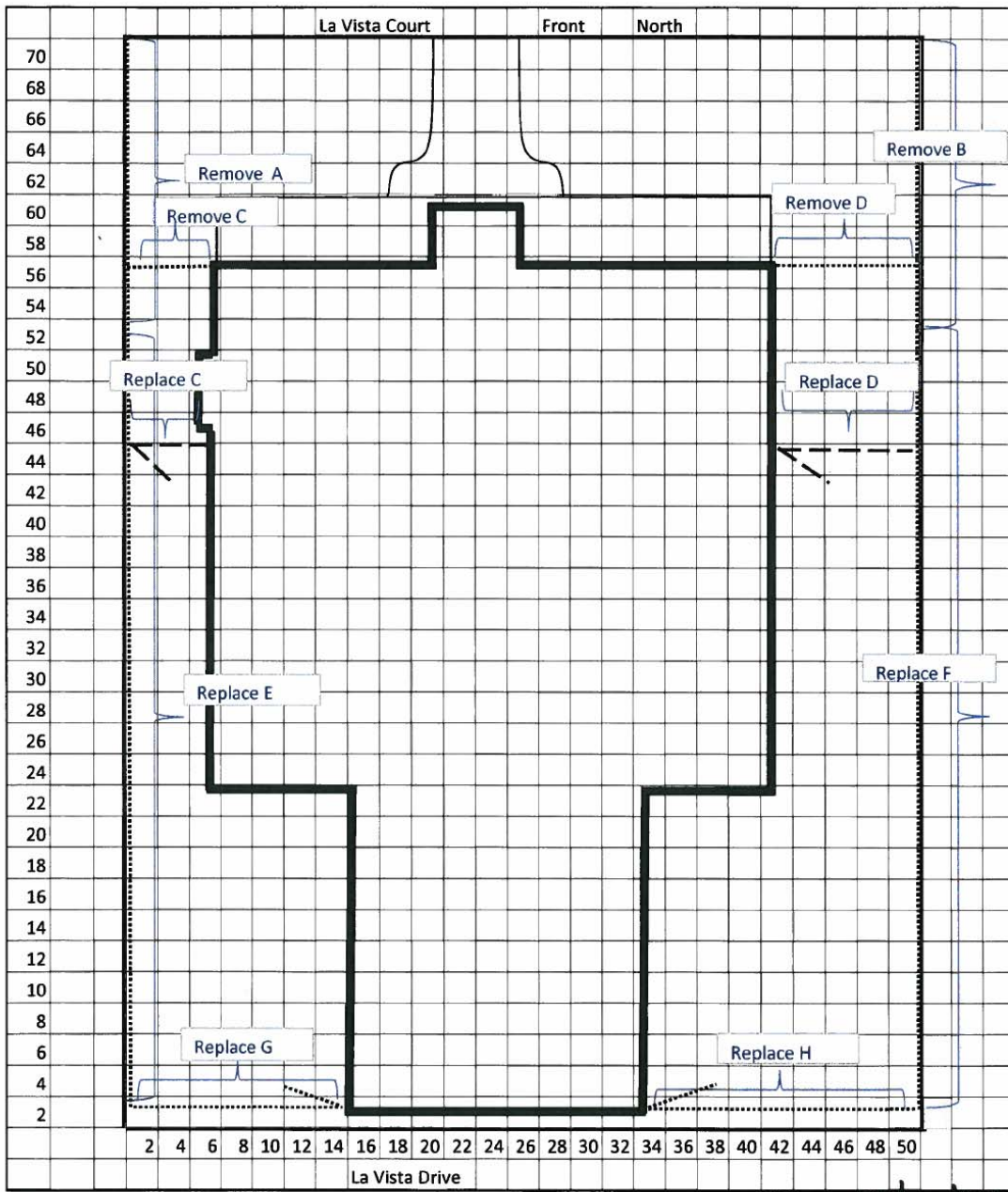


2\" data-bbox="475 594 637 608"/>

PostCap

9/18/13

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



each gridline = 2 feet

9/18/13

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

DATE: 9/11/2013  
TIME: 6:15 pm  
MEETING PLACE: 400 N. Ervay Street

Applicant Name: John Narusis  
Address: 5812 La Vista Ct.  
Date of CA/CD Request: 9/5/2013

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

Recommendation / comments/ basis:

- Fence to be the iron fence submitted
- Fence to be 48" high
- Recommend allowing <sup>sidewalk</sup> fence to extend to 5'-0" from front corner of building
- Proposed gates to be shown and to be of same material as fence

Task force members present

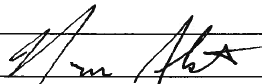
<input checked="" type="checkbox"/> Norm Alston (Chair)	<input type="checkbox"/> David Sacha (Alternate)
<input checked="" type="checkbox"/> Michael Karnowski	<input checked="" type="checkbox"/> Kathy Finch (REUSED)
<input type="checkbox"/> Renee Manes	<input checked="" type="checkbox"/> Jennifer Hidden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

Ex Officio staff members Present  Mark Doty ~~Heaven Dean~~

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

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

Task Force members in favor: Unanimous approval  
Task Force members opposed:  
Basis for opposition:

CHAIR, Task Force  DATE 9/11/2013

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****OCTOBER 7, 2013**

FILE NUMBER: CA123-660(MD)  
LOCATION: 1925 Elm Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT:14  
ZONING: PD-619

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Majestic Theater  
MAPSCO: 45-L  
CENSUS TRACT: 0031.01

**APPLICANT:** City of Dallas Office of Cultural Affairs

**REPRESENTATIVE:** Laroberlon Banks

**OWNER:** City of Dallas

**REQUEST:**

Install 16"x16" maintenance access hatch on rear (north) facade of building. Paint to match.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** The work as proposed is generally acceptable with the exception of the proposed paint color for the hatch, which might be too bright, even if it matches the adjacent brick. Therefore, Staff is recommending approval of both the proposed color and the existing stair/door color (and darker red color) to be determined in the field after installation which is more appropriate.

**STAFF RECOMMENDATION:**

Install 16"x16" maintenance access hatch on rear (north) facade of building. Paint to match. – Approve with conditions - Approve drawings and specifications dated 9/18/13 with the condition that if the proposed paint color is too bright, that the door is painted to match the adjacent stair and door color with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Install 16"x16" maintenance access hatch on rear (north) facade of building. Paint to match. – Approve with conditions - Approve with condition that color of exterior cover plate to match the stairs.

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

CA 123 - 660 (MD)  
Office Use Only

Name of Applicant: City of Dallas Office of Cultural Affairs  
 Mailing Address: 1925 Elm Street  
 City, State and Zip Code: Dallas, TX 75201  
 Daytime Phone: 214-671-8573 Fax: 214-670-1404  
 Relationship of Applicant to Owner: Facilities Manager of Cultural Affairs  
LaRabellon Banks

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

PROPERTY ADDRESS: 1925 Elm Street  
 Historic District: Downtown/Theatre Row

**PROPOSED WORK:**  
 Please describe your proposed work simply and accurately. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.  
Install a 16" x 16" maintenance access hatch to the rear of the building.  
Access door will be painted to match the existing doors of the building.  
Area will be sealed and secured. This is needed to allow electrical/communication feeds from trailers to the stage during performances. It will be located about 12" above the sidewalk under the exit stairway.

Signature of Applicant: LaRabellon Banks Date: 8/20/13  
 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



## Doty, Mark

---

**From:** Banks, Laroberlon  
**Sent:** Monday, August 26, 2013 11:46 AM  
**To:** Doty, Mark  
**Cc:** Sottilare, Ray  
**Subject:** RE: Majestic Theatre Maintenance Hatch  
**Attachments:** hatch location1.jpg; hatch location2.jpg

Good morning,

I am just following up on the CA for the hatch /sleeve at the Majestic. I have attached some pictures of where we would like to place this sleeve. The approximate elevation would be about 12 inches above the sidewalk and about 9 feet 5 inches away from the entry doors. The actual specs as far as the paint color, sleeve size and water tight door hasn't been received at this time. The contractor will be supplying this information in their quote. It was requested that they match the existing paint color. If you have any further questions before making your decision, you may contact Ray Sottilare or myself.

Thank-you in advance for your consideration,

---

**From:** Doty, Mark  
**Sent:** Wednesday, August 21, 2013 9:43 AM  
**To:** Sottilare, Ray  
**Cc:** Banks, Laroberlon  
**Subject:** RE: Majestic Theatre Maintenance Hatch

Ok, I'll still need something graphically (elevation, etc.) and the specs/ paint specs.

---

**From:** Sottilare, Ray  
**Sent:** Wednesday, August 21, 2013 9:13 AM  
**To:** Doty, Mark  
**Cc:** Banks, Laroberlon  
**Subject:** RE: Majestic Theatre Maintenance Hatch

Mark,

It is not a roof hatch, it is a ±16" diameter sleeve through the masonry wall with weather tight door at the Pacific Avenue facing side of the Theater. It is to be located about 12" above the sidewalk under the exit stairway. The access hatch is needed to allow electrical/communication feeds from the trailers to the stage during performances. It will be finished to match the existing masonry.

Ray.

**Raymond Sottilare** • Sr. Architect • PBW – Facilities Architecture & Engineering  
214-948-5363 OCMC office • 214-670-6844 AVI office • 214-577-2493 mobile • 214-659-7019 fax

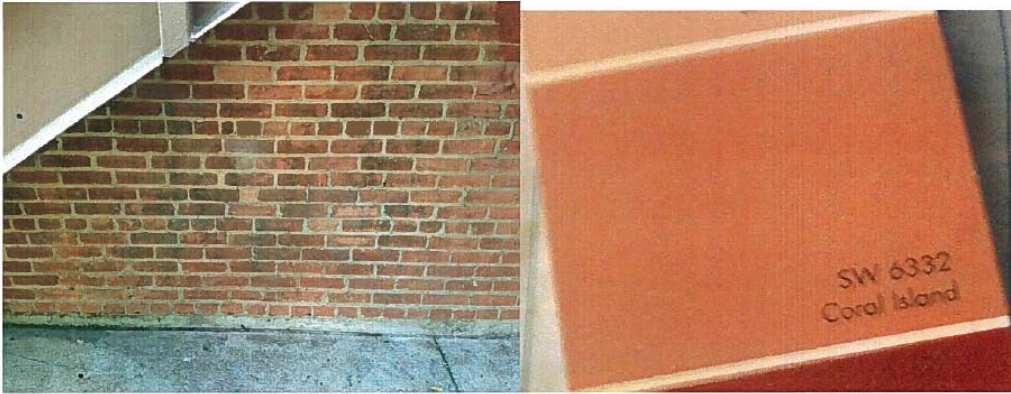


Please consider the environment before printing this e-mail.

**NOTICE:** This email and replies are subject to Texas Open Record laws and may be disclosed to the public upon request; please respond accordingly.

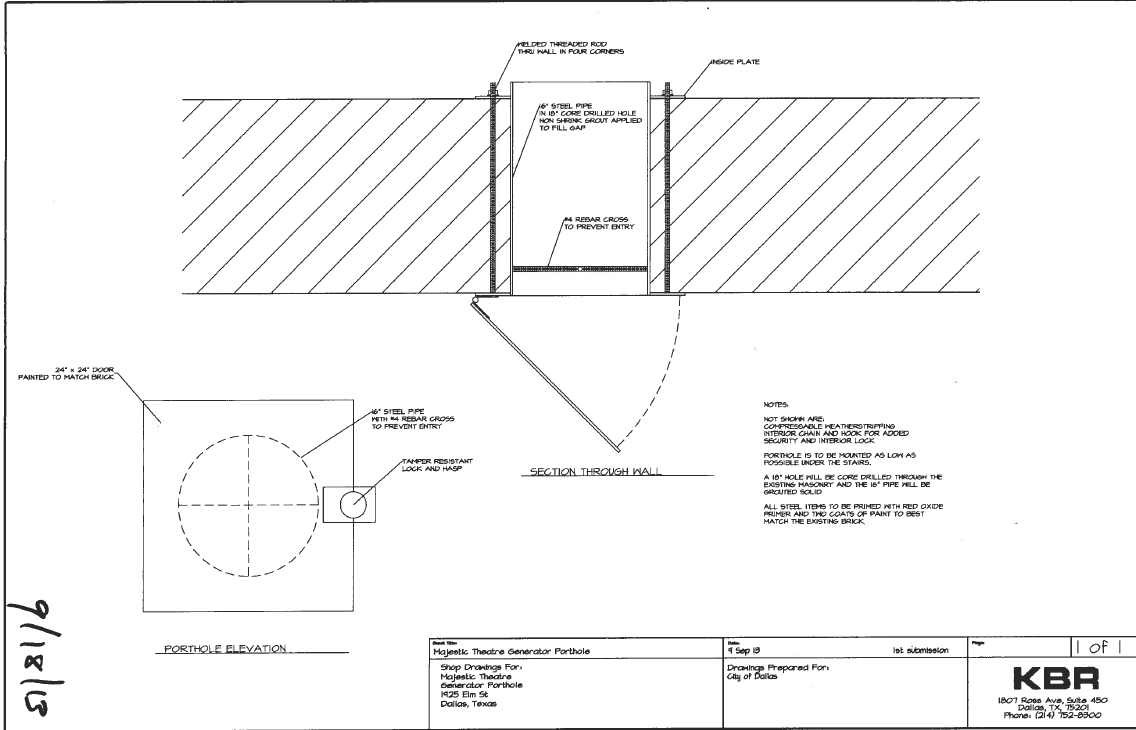
# MAJESTIC THEATER – PACIFIC AVENUE VIEW





Majestic Theatre Brick Color to Paint New Steel Porthole for Generator Cables

9/18/13



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

DATE: 9/11/2013  
TIME: 3:00 pm  
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Rob Banks (Office of Cultural Affairs)  
Address: 1925 Elm Street (Majestic Theater)  
Date of CA/CD Request: 9/5/2013

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

Recommendation / comments/ basis:

*Approve with condition that color of exterior cover plate to match the stairs.*

Task force members present

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

Ex Officio staff members Present  Mark Doty

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

Maker: *Joe Piwetz*  
2<sup>nd</sup>: *Carolina Pace*  
Task Force members in favor: *5*  
Task Force members opposed: *0*  
Basis for opposition:

CHAIR, Task Force *Gary C. Coffman* DATE *9/11/13*

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**

**OCTOBER 7, 2013**

FILE NUMBER: CA123-666(MD)  
LOCATION: 1015 N. Carroll Avenue  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 2  
ZONING: PD-298

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Peak's Suburban  
MAPSCO: 46-E  
CENSUS TRACT: 0015.04

**APPLICANT:** CARROLL MOB, LP

**REPRESENTATIVE:** Allan Brown

**OWNER:** CARROLL MOB LP

**REQUEST:**

Renovations to exterior facades including brick stain color, stucco-clad elements, new tower, signage, and window sunscreen element.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** Staff feels that the proposed exterior renovations meet the basic standards for a non-contributing structure in an historic overlay district, therefore is recommending approval. Staff note: There were two Peak's Suburban/Edison La Vista Task Force meetings. After the first Task Force meeting on September 11<sup>th</sup> ended with a denial without prejudice, the Applicant agreed to revise their drawings and have the Task Force review again at a 'special' meeting on Wednesday, September 18<sup>th</sup>. The Task Force recommendation is from that meeting on the 18<sup>th</sup>.

**STAFF RECOMMENDATION:**

Renovations to exterior facades including brick stain color, stucco-clad elements, new tower, signage, and window sunscreen element. – Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is compatible with the historic overlay district and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

Renovations to exterior facades including brick stain color, stucco-clad elements, new tower, signage, and window sunscreen element. – Approve with conditions - Canopy over the center tower should be extended over the adjacent windows. Provide actual

sample of stained brick and more representative drawing of colors and color differences.

Vote 4-1. Anderson opposed. Reason for opposition - My concern is that the color and opaque nature of the stain will be perceived as painted brick. I feel these changes to the brick are not compatible with the character of the district.



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

CA 123 - 666 (MD)  
 Office Use Only

Name of Applicant: Carroll MOB, LP of Allan P. Brown  
 Mailing Address: 8214 Westchester Dr  
 City, State and Zip Code: Dallas, TX 75225  
 Daytime Phone: 214 736 7003 Fax: 214 736 7020  
 Relationship of Applicant to Owner: same

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

**PROPERTY ADDRESS:** 1015 N-Carroll Ave. Dallas, TX  
**Historic District:** Swiss Avenue

**PROPOSED WORK:**

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

Renovation / modification of main building facade facing Gaston Ave. Work will include new brick stain color, addition of stucco-clad elements and a modest tower with signage at the main entrance. Also, a metal (likely aluminum) sunshade element will be added the length of the facade.

Signature of Applicant: [Signature] Date: 8/29/13 RECEIVED BY

Signature of Owner: [Signature] (same) Date: 8/29/13 SEP 05 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

**Certificate of Appropriateness** **City of Dallas** **Historic Preservation**  
Rev. 111408



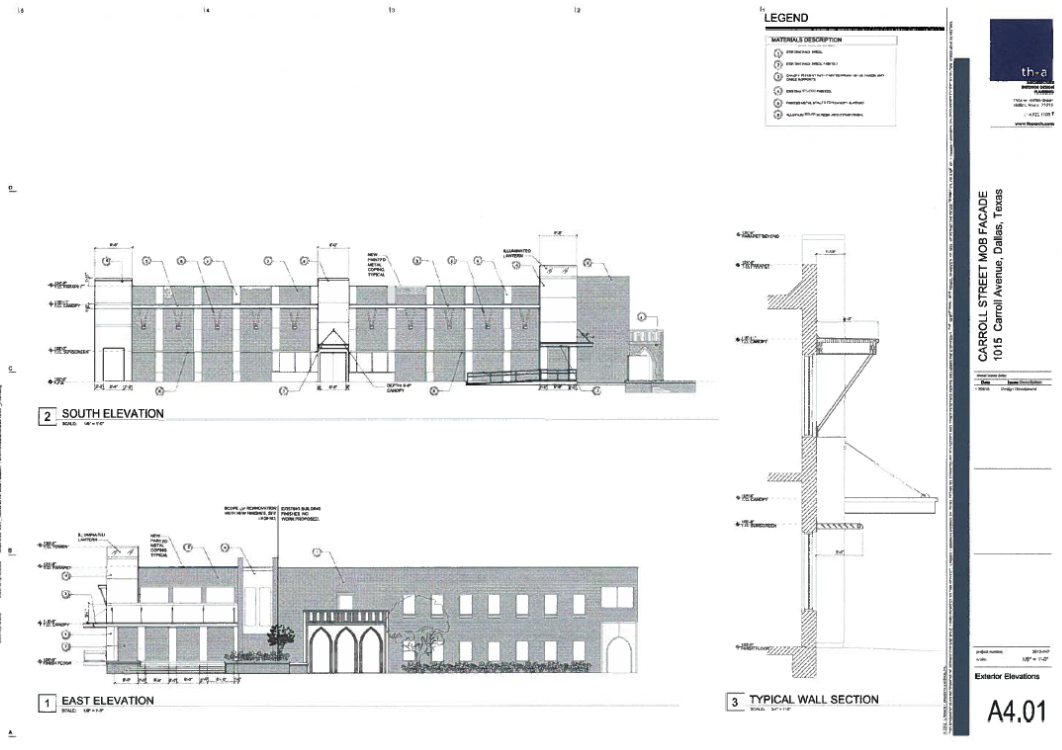


South and partial east elevations.



Partial east elevation.

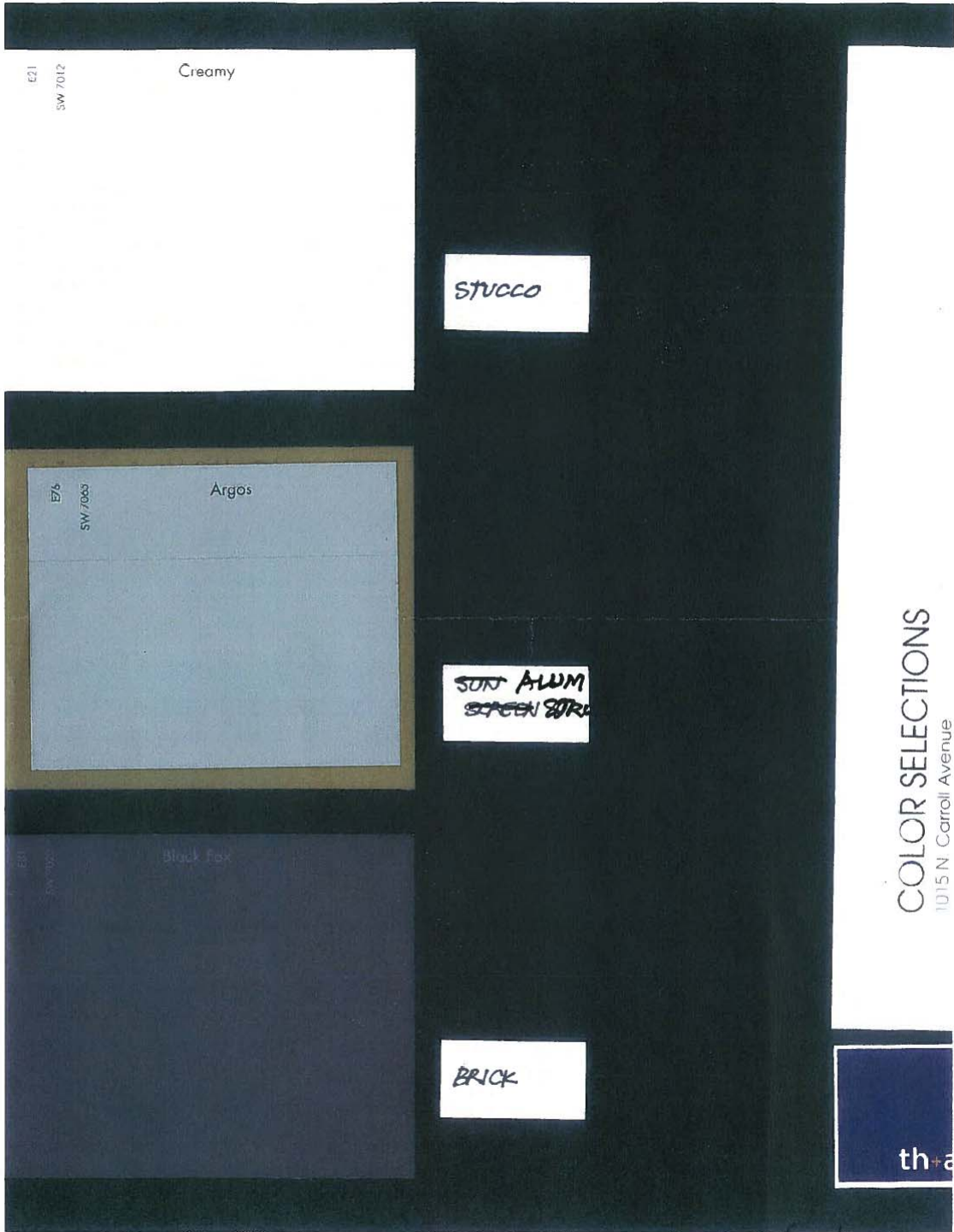




9/18/13



9/18/13



E21  
SW 7012

Creamy

STUCCO

E76  
SW 7063

Argos

SOLID ALUM  
SCREEN STUCCO

E81  
SW 7002

Black Fox

BRICK

COLOR SELECTIONS  
1015 N. Carroll Avenue



9/18/13

9-18-13

Present

Renee Manes  
Jennifer Hidden  
Michael Karnowski  
Norm Alston  
Jim Anderson

Maker M. Karnowski  
2nd J. Hidden

Approval w/ Conditions

- Canopy over the center tower door should be extended over the adjacent windows.
- Provide actual sample of stained brick and more representative drawing of colors to show differences

For: Alston, Karnowski, Manes, Hidden  
Against: Anderson

Dissenter Comments:

MY CONCERN IS THAT THE COLOR AND OPAQUE NATURE OF THE STAIN WILL BE PERCEIVED AS PAINTED BRICK. I FEEL THESE CHANGES TO THE BRICK ARE NOT COMPATIBLE WITH THE CHARACTER OF THE DISTRICT.

JIM ANDERSON

  
Chair 9/18/2013



---

**LANDMARK COMMISSION****OCTOBER 7, 2013**

FILE NUMBER: CA123-655(MD)  
LOCATION: 6312 Bryan Parkway  
STRUCTURE: Accessory & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-63, Area A

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Swiss Avenue  
MAPSCO: 36-Y  
CENSUS TRACT: 0014.00

---

**APPLICANT:** Kevin Rogers

**OWNER:** DAHLANDER JON THOMPSON

**REQUEST:**

Construct new carport to existing accessory structure.

**BACKGROUND / HISTORY:**

9/3/2013 – New landscaping plan approved by Landmark Commission (CA123-596(MD)).

**ANALYSIS:** Staff is recommending approval because the proposed work maintains the integrity of the existing structure with an appropriate addition and it meets the requirements in the Swiss Avenue preservation criteria.

**STAFF RECOMMENDATION:**

Construct new carport to existing carport and garage. – Approve - Approve drawings dated 9/18/13 with the finding the proposed work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-63.119(b)(1) and Section 51P-63.116(1)(A)(ii), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Construct new carport to existing carport and garage. – Approve with conditions - Roof shingles to match main structure. Siding to be clapboard style as depicted. Color match brick of main structure with accent colors to match. Details to be consistent with style and period. Lot coverage to be confirmed by bldg. inspection.

Vote: 5-1 in favor. Powell opposed. Reason for opposition: Removal of architectural feature (screened porch) of the period.



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

CA 123 - 655 (MD)  
Office Use Only

Name of Applicant: KEVIN ROGERS  
 Mailing Address: 6312 BRYAN PARKWAY  
 City, State and Zip Code: DALLAS TEXAS 75214  
 Daytime Phone: 214-244-0360 Fax: \_\_\_\_\_  
 Relationship of Applicant to Owner: OWNER

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

PROPERTY ADDRESS: 6312 BRYAN PARKWAY  
 Historic District: SWISS AVE

**PROPOSED WORK:**

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

- ① ADD A NEW SINGLE SPACE CARPORT TO AN EXISTING CARPORT & GARAGE.
- ② ADJUST ROOF TO COVER ALL 3 UNITS UNDER ONE CONTIGUOUS CAP.

Signature of Applicant: [Signature] Date: September 7 2013  
 Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 (IF NOT APPLICANT) SEP 6 5 2013

**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 of main structure.



View of existing structure from the street.



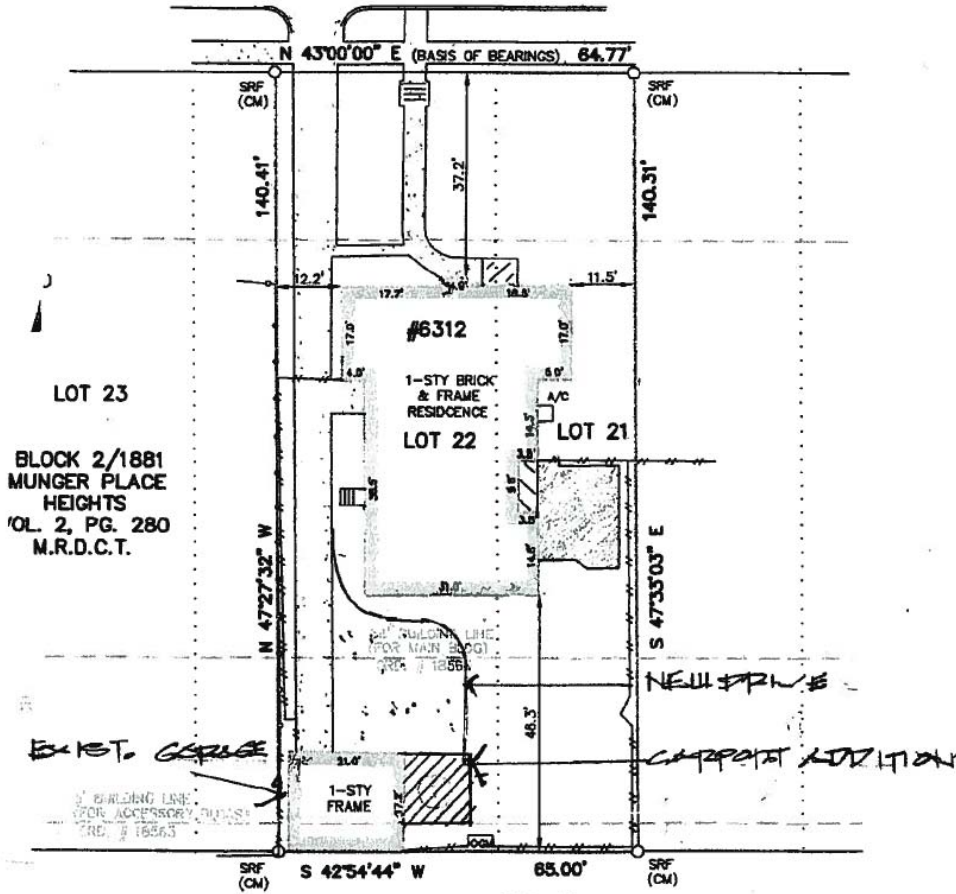


North elevation of existing structure.



North and east elevation of existing structure. The white stripe indicates the proposed location of the addition.

6312 Bryan Parkway



**creativearchitects**  
 www.creative-architect.com  
 scott@ca-arch.com  
 972-530-4872

Lot 22  
 Block 2/1881  
 Munger Place Heights  
 Dallas, Texas

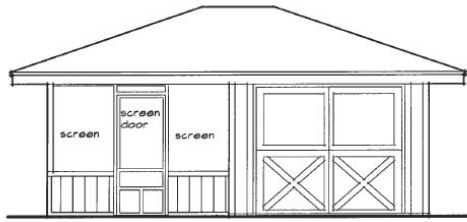
Site Plan  
 North 1"=20'

No Work Is To Commence On The Site Until After The City Has Reviewed The Site Plan, Verifying All Conditions, Setbacks, Easements, Etc. With The Filed Plans, And Issued a Building Permit.

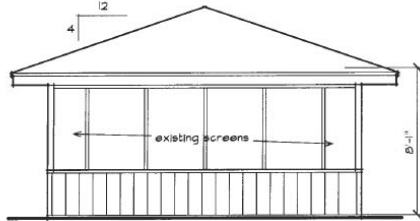
Submittal As Per City Req. © Fall In Lot 10 © Fall Elsewhere

2013535  
 8/29/13

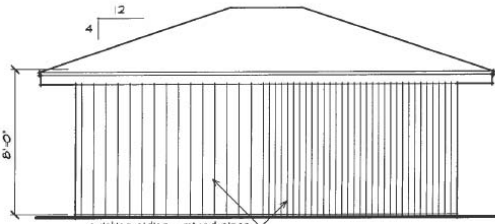
9/18/13



Exist. Front Elev. 1/4" = 1'-0"

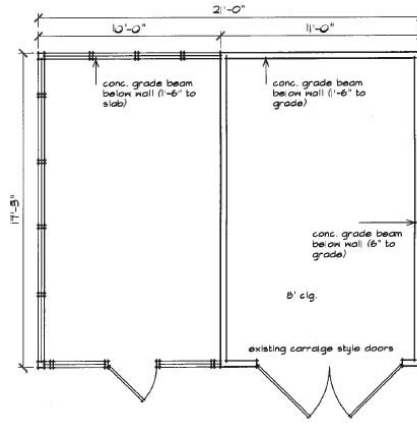


Exist. Left Elev. 1/4" = 1'-0"

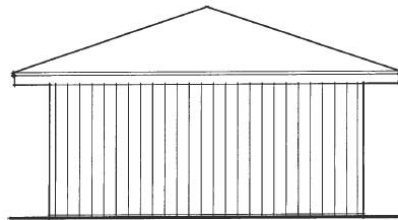


Exist. Rear Elev. 1/4" = 1'-0"

12912 TX 32514  
 2315 BUCKLEY BLVD  
 ...



Exist. Plan 1/4" = 1'-0"

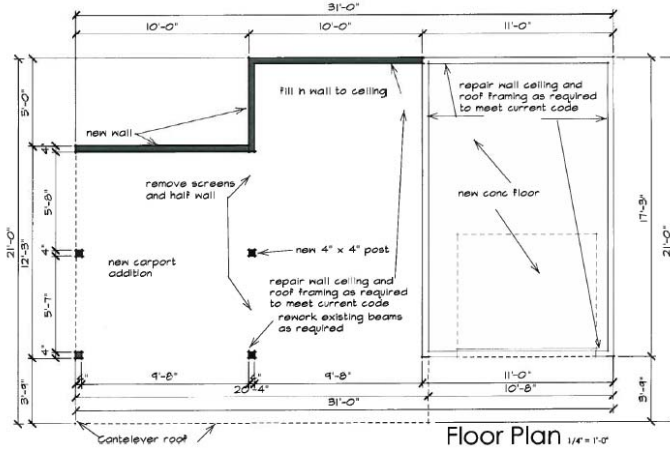


Exist. Right Elev. 1/4" = 1'-0"

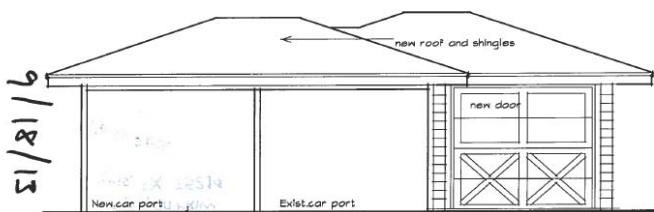
revision

Garage Remodel  
 4312 Bryan Parkway  
 Puyallup, WA 98449

03  
 201353  
 Aug. 30, 2013



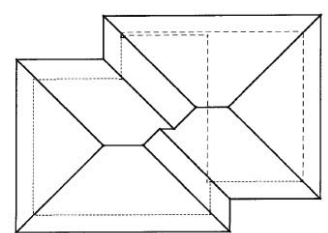
Floor Plan 1/4" = 1'-0"



Front Elev. 1/4" = 1'-0"

5/18/16

12912 TX 32514  
 2315 BUCKLEY BLVD  
 ...

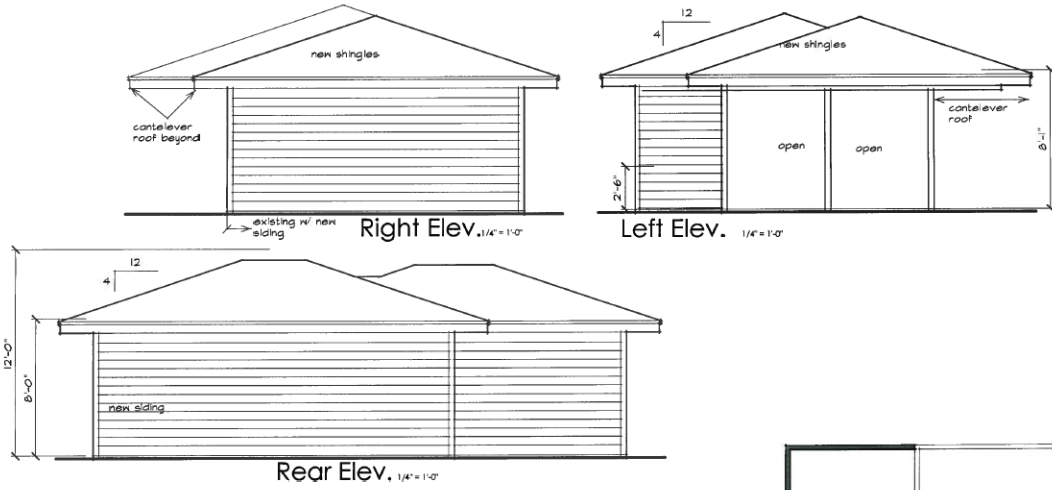


Roof Plan 1/8" = 1'-0"

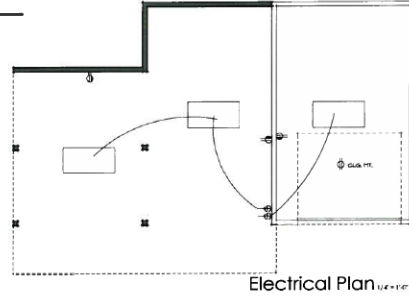
revision

Garage Remodel  
 4312 Bryan Parkway  
 Puyallup, WA 98449

a1  
 201353  
 Aug. 30, 2013



9/14/13  
 51/21/6  
 04/10/13  
 03/15/13  
 02/01/13



revision

Garage Remodel  
4312 Bryan Parkway  
Purcellville, VA

02  
201353  
Aug. 20, 20



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

DATE: 9/10/2013  
TIME: 5:30 pm  
MEETING PLACE: Center for Community Development, 2900 Live Oak

Applicant Name: Kevin Rogers  
Address: 6312 Bryan Parkway (Swiss Avenue)  
Date of CA/CD Request: 9/5/2013

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

Recommendation / comments/ basis:

APPROVE AS SUBMITTED -

ROOF SHINGLES TO MATCH MAIN STRUCTURE

SIDING TO BE CLAPBOARD STYLE AS PICTURED,

COLOR TO MATCH BRICK OF MAIN STRUCTURE WITH

ACCENT COLORS TO MATCH, DETAILS TO BE CONSISTENT  
WITH STYLE & PERIOD.

LOT COVERAGE TO BE CONFIRMED BY BUDG INSPECTION

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> John Mark Guest	<input type="checkbox"/> VACANT
<input checked="" 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 type="checkbox"/> Cheryl Scott (Alternate)

Ex Officio staff members Present  Mark Doty

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

Maker: JOANNA

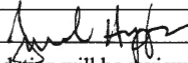
2<sup>nd</sup>: GREG JOHNSTON

Task Force members in favor:

Task Force members opposed: WES POWELL

Basis for opposition: REMOVAL OF ARCHITECTURAL FEATURE (SCREENED PORCH)  
OF THE PERIOD.

CHAIR, Task Force



DATE 10 Sept 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****OCTOBER 7, 2013**

FILE NUMBER: CA123-664(MD)  
LOCATION: 601 Elm Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: CA-1(A)

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: West End  
MAPSCO: 45-P  
CENSUS TRACT: 0031.01

---

**APPLICANT:** ArchiTexas

**REPRESENTATIVE:** Craig Melde

**OWNER:** 7223 ELM L P

**REQUEST:**

- 1) Construct new accessible opening on west facade.
- 2) Construct new loading dock on west facade.
- 3) Install new glass door in existing opening on west facade.

**BACKGROUND / HISTORY:**

5/6/2013 – Landmark Commission approved various changes to the exterior of the structure. (CA123-412(MD)).

**ANALYSIS:** The work proposed is minor revisions to the previously approved CA. All the revisions still meet the requirements in the West End preservation criteria, therefore Staff is recommending approval of all items.

**STAFF RECOMMENDATION:**

- 1) Construct new accessible opening on west facade. – Approve - Approve drawings dated 9/18/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Construct new loading dock on west facade. – Approve - Approve drawings dated 9/18/13 with the finding of fact the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3) Install new glass door in existing opening on west facade. – Approve - Approve drawings dated 9/18/13 with the finding the proposed work is consistent with the criteria for construction and renovation in the preservation criteria Sections 5.2,

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

**TASK FORCE RECOMMENDATION:**

- 1) Construct new accessible opening on west facade. – Approve - Pace recused.
- 2) Construct new loading dock on west facade. – Approve - Pace recused.
- 3) Install new glass door in existing opening on west facade. – Approve - Pace recused.

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

**CA 123 - 664 (MD)**  
Office Use Only

Name of Applicant: CRAIG MELDE  
 Mailing Address : 1907 MARILLA  
 City, State and Zip Code: DALLAS, TEXAS  
 Daytime Phone: 214-748-4561 Fax: 214-748-4241  
 Relationship of Applicant to Owner: ARCHITECT

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

**PROPERTY ADDRESS:** 601 ELM STREET  
**Historic District:** WEST END

**PROPOSED WORK:**

Please describe your proposed work simply and accurately. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.  
 CHANGES TO PREVIOUS REDEVELOPMENT PLAN INCLUDE MOVING PROPOSED ACCESSIBLE OPENING TO EXISTING MASONRY INFILLED FAUX WINDOW AT VAULT, BETWEEN GRID LINES 6 AND 7, AND EXTENDING PROPOSED LOADING DOCK SOUTH TO GRID LINE 5. EXISTING DOOR BETWEEN GRID LINES 4 AND 5 WILL BE REPLACED WITH GLASS DOOR TO MATCH PROPOSED DOOR BETWEEN GRID LINES 2 AND 3.

(See Attached Supplemental Materials)

Signature of Applicant: \_\_\_\_\_ Date: 9/04/13  
 Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 (IF NOT APPLICANT)

**RECEIVED BY**  
**SEP 05 2013**  
 Current Planning

**APPLICATION DEADLINE:**

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

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**OTHER:**  
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- 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**





South and partial east façades.





Partial south and west facades.





Partial west façade with existing opening configuration.

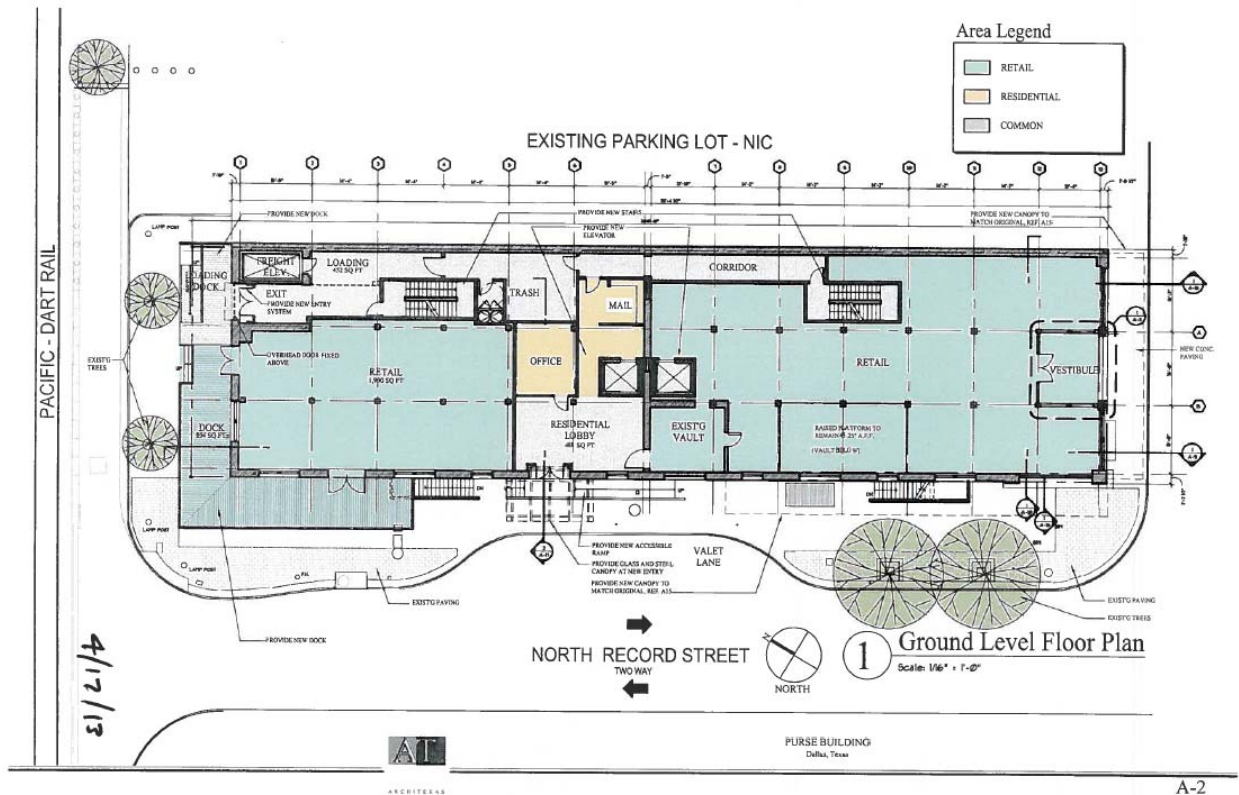


1908

CA123-664(MD)

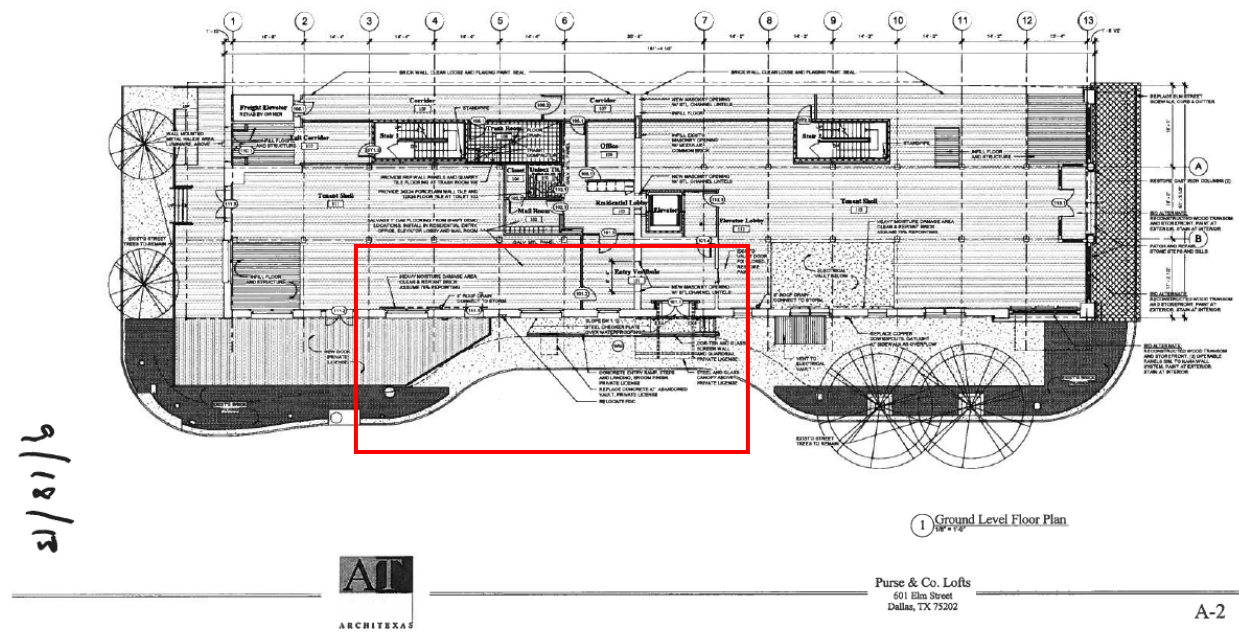
C 9-6

Previously approved ground floor plan.



A-2

Proposed ground floor plan. The red square indicates the area of changes.



A-2



Previously approved west elevation.



Proposed west elevation. The red square indicates the area of changes.



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

DATE: 9/11/2013  
TIME: 3:00 pm  
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Craig Melde (Architexas)  
Address: 601 Elm Street (West End)  
Date of CA/CD Request: 9/5/2013

**RECOMMENDATION:**

Approve     Approve with conditions     Deny     Deny without prejudice

Recommendation / comments/ basis:

Task force members present

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

Ex Officio staff members Present  Mark Doty

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

Maker: *Joe Piwetz*  
2<sup>nd</sup>: *Noah Jeppson*  
Task Force members in favor: *4*  
Task Force members opposed: *0*  
Basis for opposition:

*Pace recused,  
owns property  
within 200  
ft. of bldg.*

CHAIR, Task Force *Jay C Coffman*    DATE *9/11/13*

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****OCTOBER 7, 2013**

FILE NUMBER: CA123-670(MD)  
LOCATION: 302 N. Houston St./1777 Record St.  
STRUCTURE: Main & Non-Contributing  
COUNCIL DISTRICT: 14  
ZONING: CA-1(A)

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: West End  
MAPSCO: 45-J  
CENSUS TRACT: 0021.00

---

**APPLICANT:** Corgan Associates, Inc.

**REPRESENTATIVE:** Mike Smith

**OWNER:** TRANSCONTINENTAL REALTY

**REQUEST:** Construct new five-story apartment building and six-story parking garage structure.

**BACKGROUND / HISTORY:**

11/5/12 – Landmark Commission approved the original design for the proposed apartment complex and parking garage (CA123-030(MD)).

7/1/13 – Landmark Commission approved revisions to the exterior including introduction of Hardi-plank as an exterior material. (CA123-534(MD)).

**ANALYSIS:** This application is a resubmittal of the previously approved elevations. The memo on C10-13 indicates the extent of the revisions to the previous application. Staff is comfortable with changing façade materials from brick to stucco on select facades, while still maintaining the required 60% brick coverage in the preservation criteria as the table located on C10-13 indicates as well. Since the West End preservation criteria is silent on the use of stucco as a façade material and since the request meets all the other standards for new construction in the West End, Staff is comfortable with the request as submitted. There are no changes to the site plan, building massing, or height.

**STAFF RECOMMENDATION:** Construct new five-story apartment building and six-story parking garage structure. – Approve - Approve drawings dated 6/19/13 with the finding of fact the proposed work is consistent with the criteria for Height and Construction and Renovation Criteria in the preservation criteria Sections 2, 5.1, 5.2, 5.3, 5.4, and 5.7, and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:** Construct new five-story apartment building and six-story parking garage structure. – Approve with conditions - Garage spandrel walls to be color #4. Building 5 to be color #5. Modify the facade material area chart to include brick areas of all facades. Plans to be updated to reflect all colors and their locations.





View of site – corner of Ross and N. Houston, looking northwest.



View of surrounding buildings from corner of Ross and N. Houston, looking southeast.

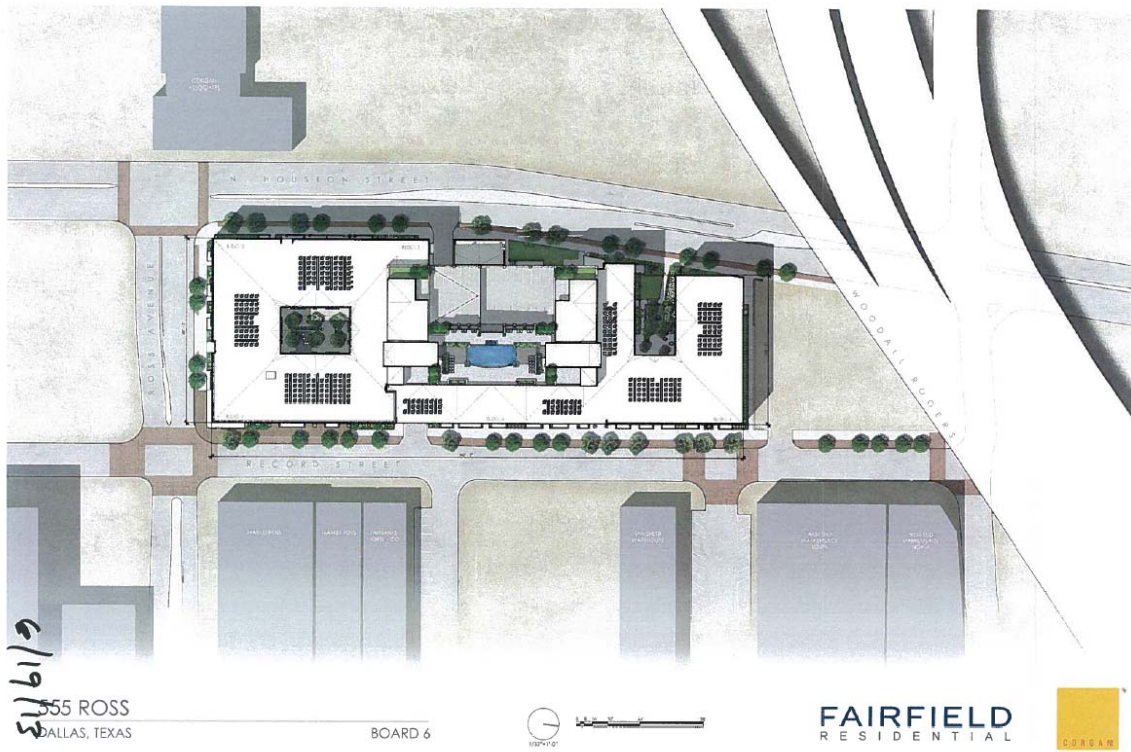


View of surrounding buildings from corner of Ross and N. Houston, looking south.

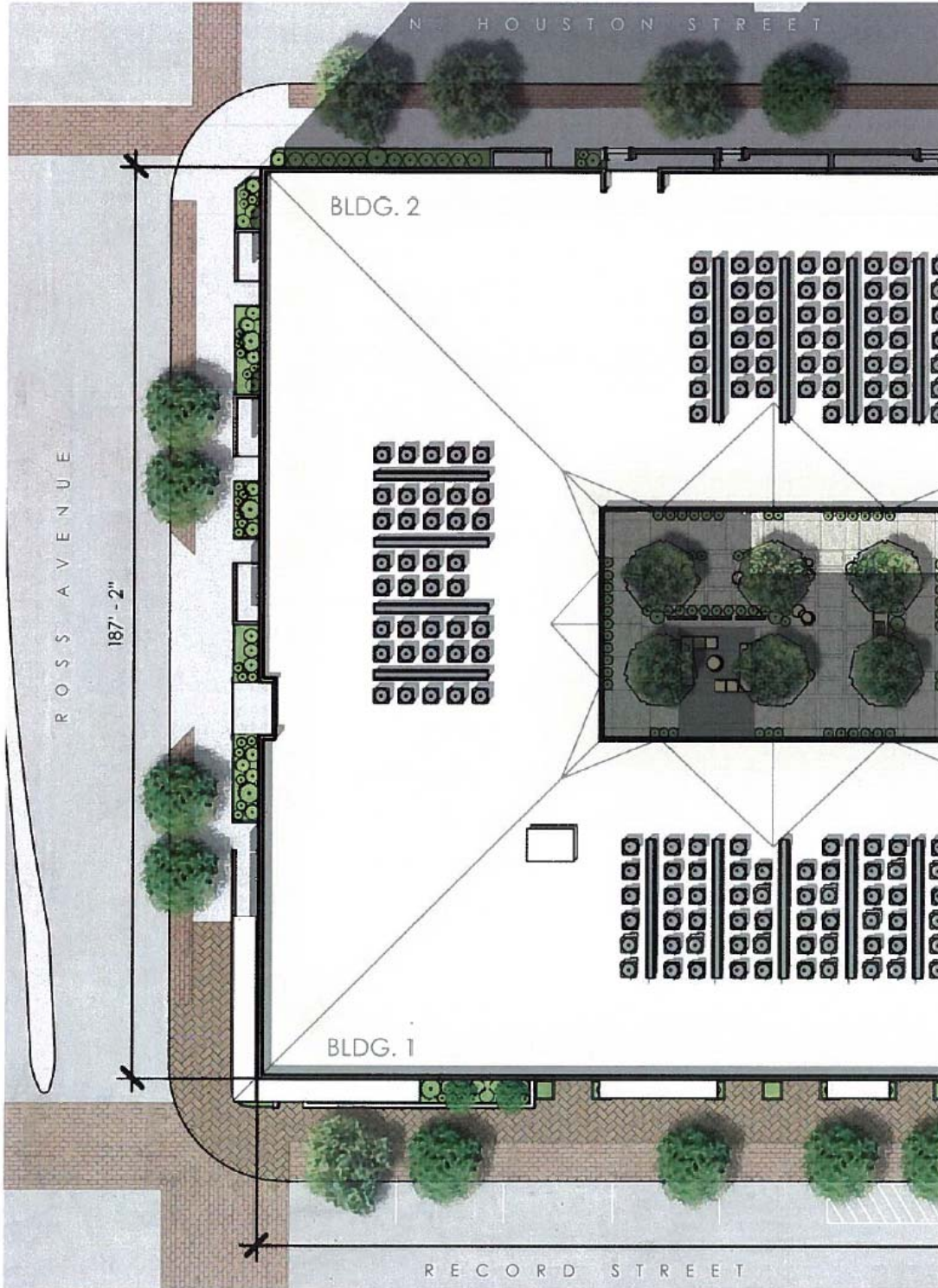


View of surrounding buildings from corner of Ross and N. Houston, looking southwest

Previously approved CA.







555 ROSS  
DALLAS, TEXAS

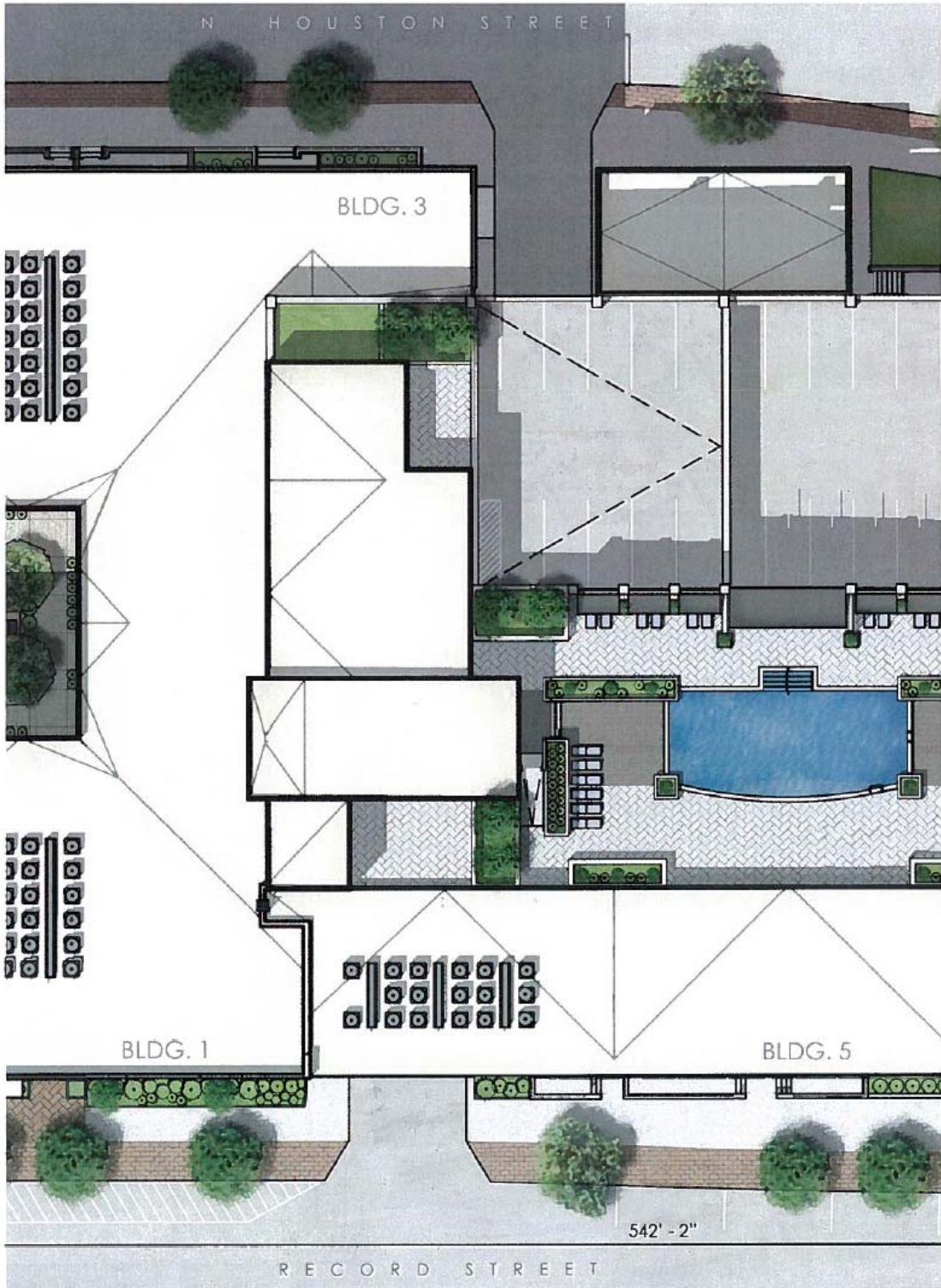
BOARD 2



FAIRFIELD  
RESIDENTIAL



6/19/13



555 ROSS  
DALLAS, TEXAS

BOARD 3

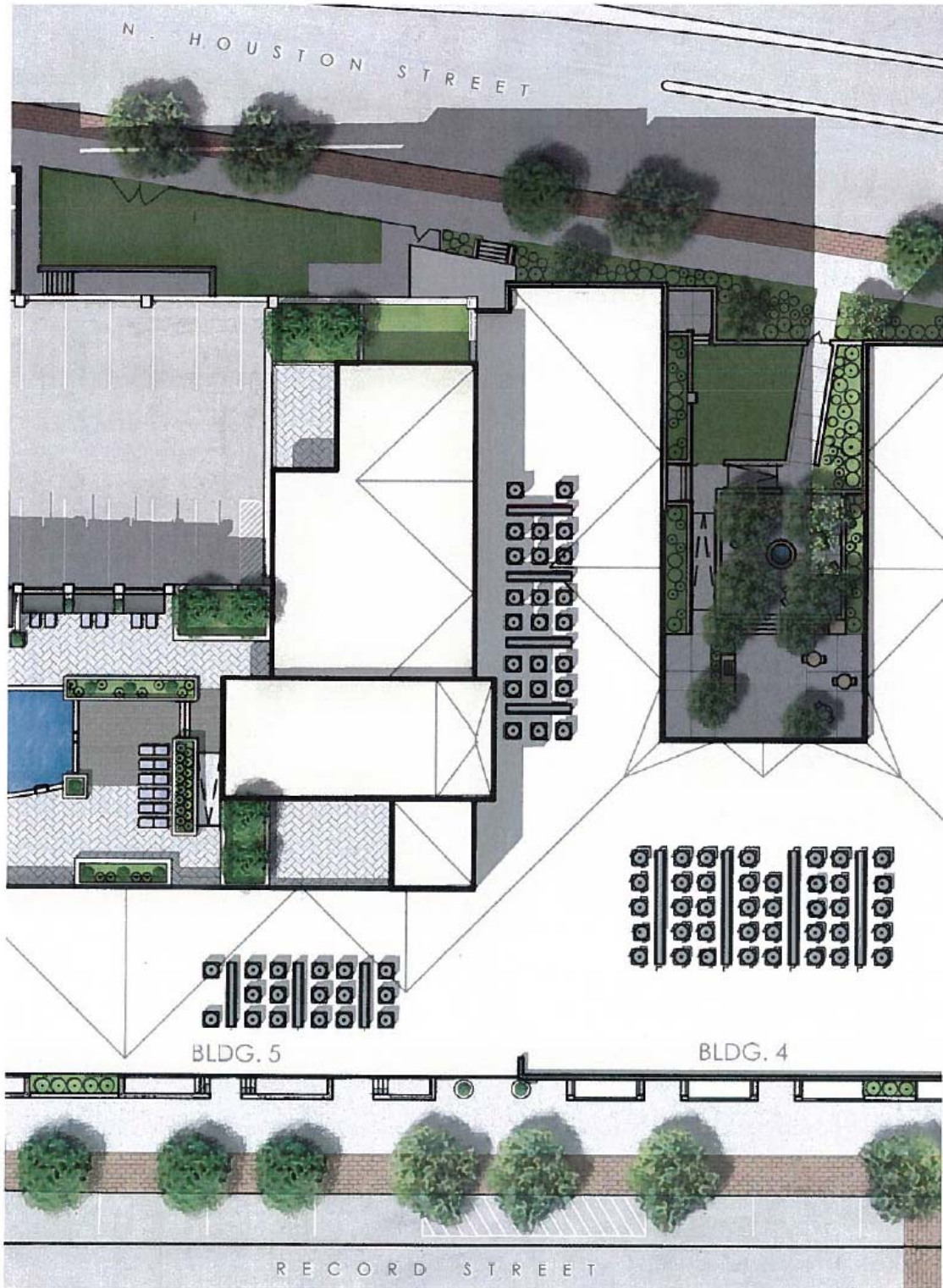


FAIRFIELD  
RESIDENTIAL



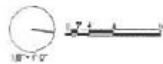
6/19/13





555 ROSS  
DALLAS, TEXAS

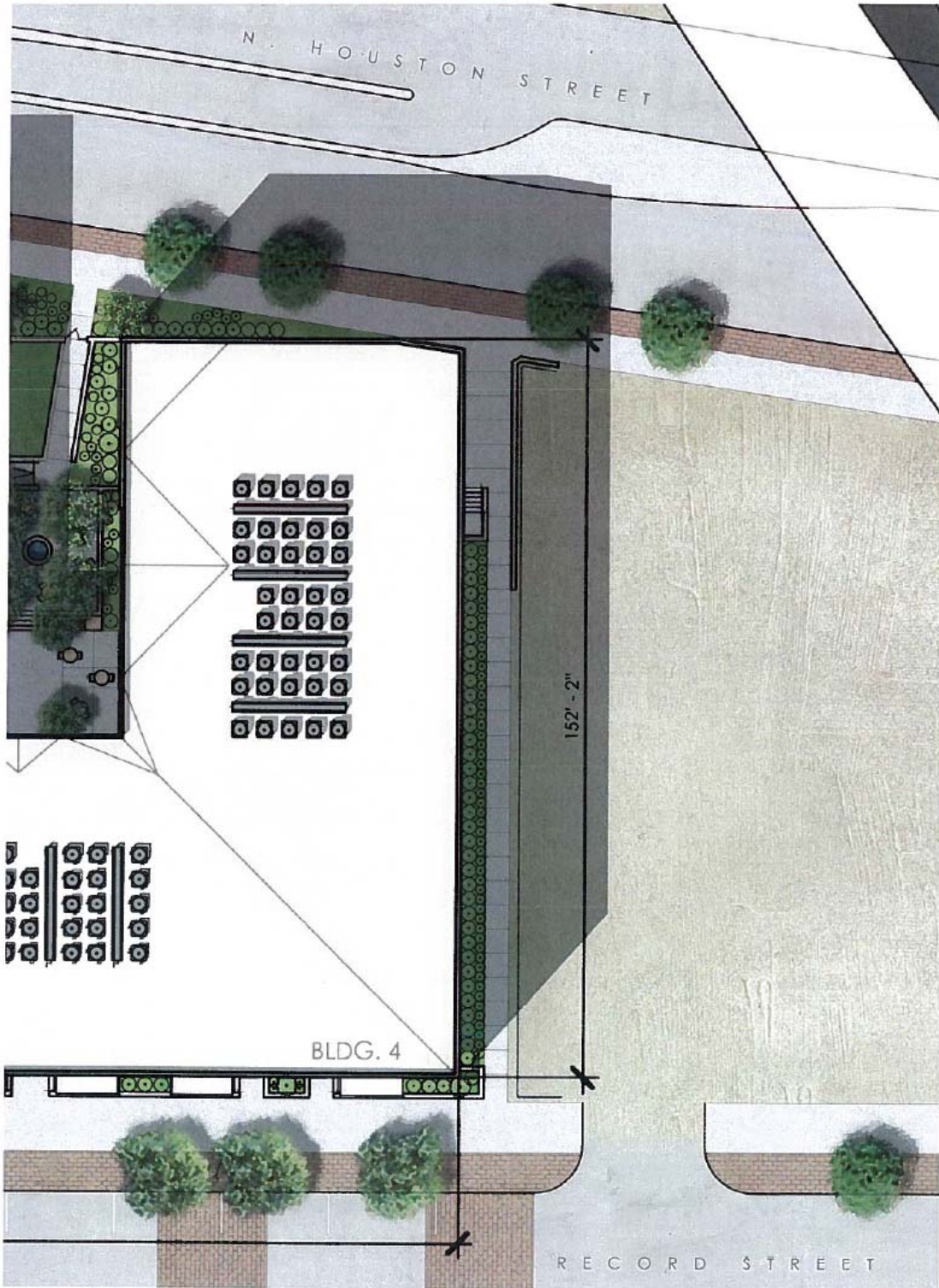
BOARD 4



FAIRFIELD  
RESIDENTIAL



6/19/13



555 ROSS  
DALLAS, TEXAS

BOARD 5

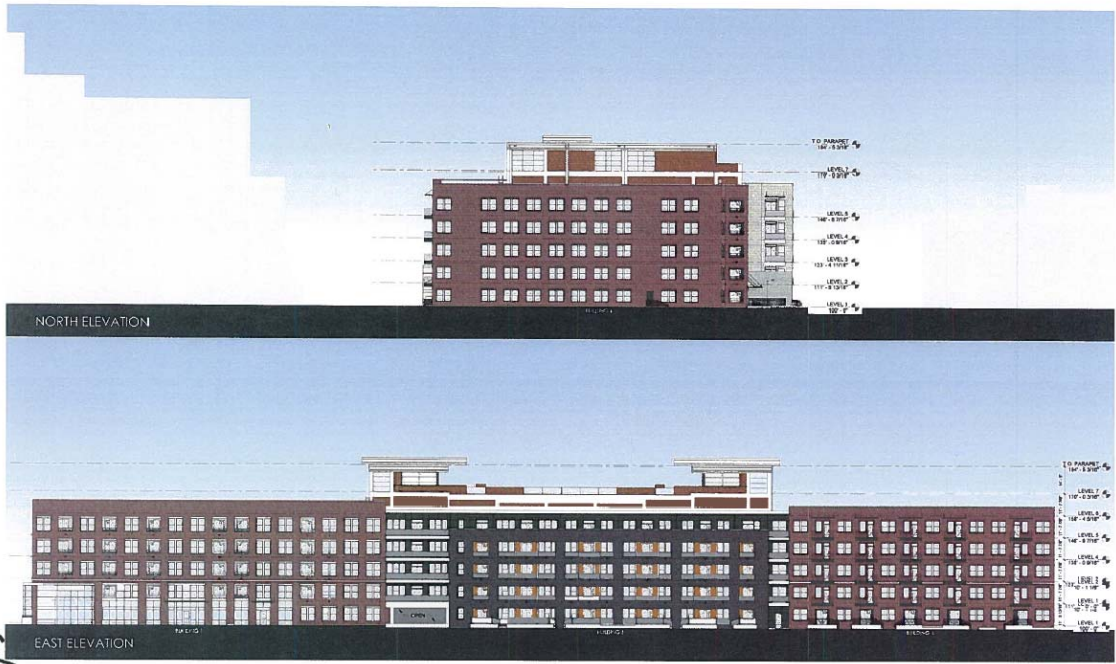


FAIRFIELD  
RESIDENTIAL



6/19/13





6/19/13

555 ROSS  
DALLAS, TEXAS

BOARD 7

FAIRFIELD  
RESIDENTIAL



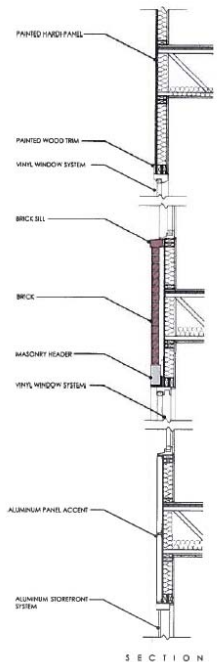
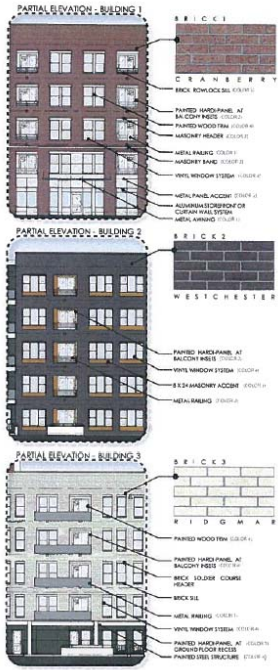
6/19/13

555 ROSS  
DALLAS, TEXAS

BOARD 8

FAIRFIELD  
RESIDENTIAL





6/19/13  
 555 ROSS  
 DALLAS, TEXAS

BOARD 9

FAIRFIELD  
 RESIDENTIAL  
 COASAR



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

**CA 123 - 670 (MD)**  
Office Use Only

Name of Applicant: Corgan Associates, Inc.  
 Mailing Address: 401 N. Houston St.  
 City, State and Zip Code: Dallas, TX 75202  
 Daytime Phone: 214-748-2000 Fax: 214-977-3582  
 Relationship of Applicant to Owner: Architect

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

PROPERTY ADDRESS: 1777 Record Street, Dallas, TX 75202  
 Historic District: West End

**PROPOSED WORK:**  
 Please describe your proposed work simply and accurately. Attach extra sheets and supplemental material as requested in the submittal criteria checklist.  
New construction of a 5-story 312,000 SF apartment complex consisting of 267 units, with a central 6-story 165,000 SF parking garage with approximately 406 spaces.  
The residential amenities consist of a Lounge & two Courtyards at ground level and a roof-top Pool Deck with a Club House & Fitness Center.

Signature of Applicant: *[Signature]* Date: September 5, 2013  
 Signature of Owner: *[Signature]* Date: 9-5-13  
(IF NOT APPLICANT)  
VICE PRESIDENT

**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





## Memorandum

CORGAN ASSOCIATES, INC.  
 401 NORTH HOUSTON STREET  
 DALLAS, TX 75202  
 TEL 214 748 2000  
 FAX 214 653 8281  
 www.corgan.com

**To** Mark Doty  
 City of Dallas  
 1500 Marilla Street  
 Dallas, TX 75201

**Date** 5 September 2013

**From** Michael Smith

**Project** Fairfield West End Residences

**Re** Description of Exterior Changes

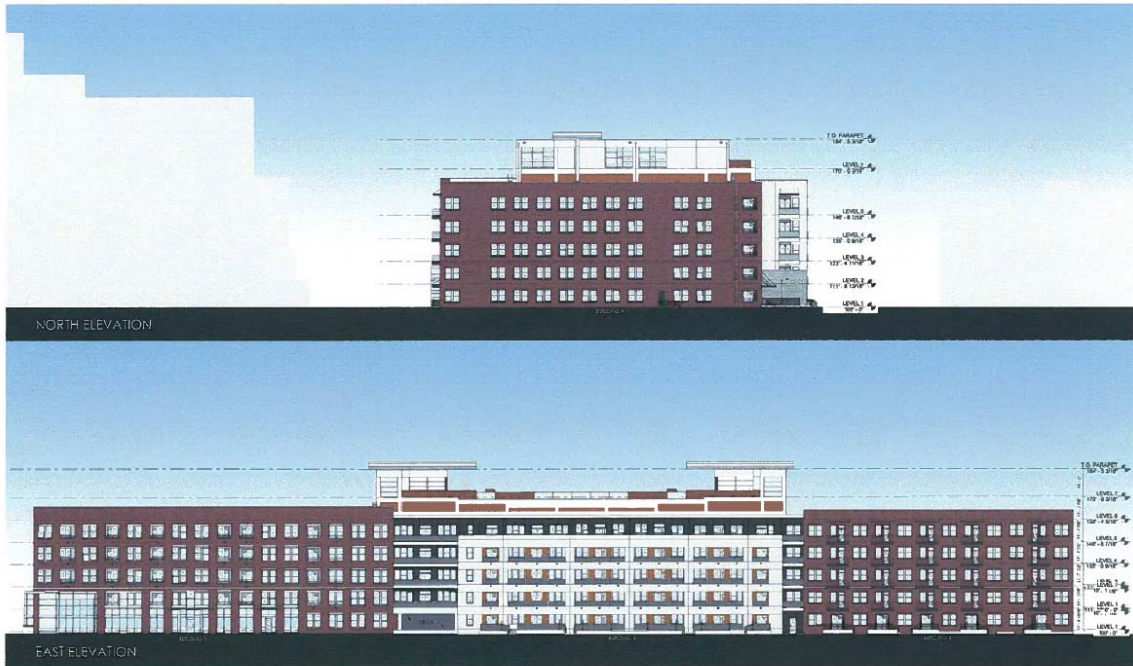
The following are the proposed exterior changes as represented in the current submission images:

- Change Building 3 from brick to stucco from the 2<sup>nd</sup> floor line to top of parapet.
- Change Building 5 from brick to stucco from grade to top of wall at 42" above the 5<sup>th</sup> floor line.
- Change the roof top Amenity Buildings' from brick to stucco.
- Change the west face of the Garage from brick to stucco within the concrete beams and columns.
- Change the west face of the Garage Ramps from brick to concrete guards.

The proposed changes above equate to less than 40% of the total exterior façade as indicated by the table below:

Fairfield West End Residences - Façade Material Calculation																		
MATERIALS	Bldg 1 East	Bldg 1 South	1-2 Gasket	Bldg 2 South	Bldg 2 West	2-3 Gasket	Bldg 3 W & N	Garage West	G-4 Gasket	Bldg 4 West	Bldg 4 North	Bldg 4 East	Bldg 5 East	Subtotals	%			
Masonry	7,275	2,750		4,295	2,980					5,380	7,675	6,495		36,850	58%	61%	Predominant Façade Material	
Metal Panel	710	720												1,430	2%			
Concrete								2,865						2,865	5%	39%	Trim Material	
HardiePanel			665			440	1,180		350					2,075	4.710			7%
Stucco							6,925	5,265						5,050	17.240	27%		
														<b>TOTAL:</b>	<b>63,095</b>			

Proposed exterior changes.



1777 RECORD STREET  
DALLAS, TEXAS

BOARD 7

FAIRFIELD  
RESIDENTIAL

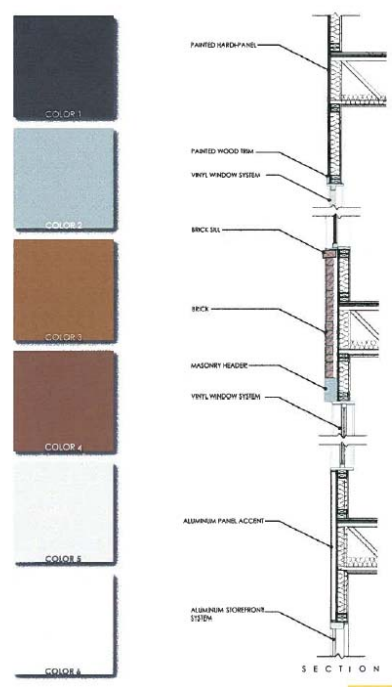


1777 RECORD STREET  
DALLAS, TEXAS

BOARD 8

FAIRFIELD  
RESIDENTIAL





9/18/13  
 1777 RECORD STREET  
 DALLAS, TEXAS  
 BOARD 9

**FAIRFIELD**  
 RESIDENTIAL

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

DATE: 9/11/2013  
TIME: 3:00 pm  
MEETING PLACE: Dallas City Hall, 1500 Marilla 5BN

Applicant Name: Mike Smith (Corgan Associates)  
Address: 1777 N. Record St. (West End)  
Date of CA/CD Request: 9/5/2013

**RECOMMENDATION:**

Approve  Approve with conditions  Deny  Deny without prejudice

Recommendation / comments/ basis:

*Approve with conditions*

- ① Garage spandrel walls to be color #4
- ② Building 5 to be color #5
- ③ Modify the facade material area chart to include brick areas of all facades.
- ④ Plans to be updated to reflect all colors & their locations

Task force members present

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

Ex Officio staff members Present  Mark Doty

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

Maker: *Noah Jeppson*  
2<sup>nd</sup>: *Carolina Pace*  
Task Force members in favor: *4*  
Task Force members opposed: *0*  
Basis for opposition:

*Joe Piwetz recess  
works within  
200 feet of site*

CHAIR, Task Force *Gary C. Coffman* DATE *9/11/13*

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****OCTOBER 7, 2013**

FILE NUMBER: CA123-669(MD)  
LOCATION: 110 S. Montclair Avenue  
STRUCTURE: Main, Accessory & Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD87, Tract 1

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-E  
CENSUS TRACT: 52.00

**APPLICANT:** Jorge Abrue

**REPRESENTATIVE:** Chris Harrington

**OWNER:** ENDRES ARIZONA REAL ESTATE LLC

**REQUEST:**

- 1) Paint main structure and accessory structure. Work started without a Certificate of Appropriateness. Brand - Behr. Body - ECC-20-1 'Canyon View'. Accent - Brand - Behr, 780C-1 'Sea Salt'.
- 2) Remove existing door on accessory structure and cover with siding to match. Work completed without a Certificate of Appropriateness. Paint. Behr, ECC-20-1 'Canyon View'.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** The accessory structure door that was in-filled does not appear to be original and is located on the rear elevation. Although the work was either partially started or completed with a Certificate of Appropriateness, it does adhere to the preservation criteria for Winnetka Heights, therefore, Staff is recommending approval for both requests.

**STAFF RECOMMENDATION:**

- 1) Paint main structure and accessory structure. Work started without a Certificate of Appropriateness. Brand - Behr. Body - ECC-20-1 'Canyon View'. Accent - Brand - Behr, 780C-1 'Sea Salt'. – Approve - Approve specification dated 9/18/13 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).
- 2) Remove existing door on accessory structure and cover with siding to match. Work completed without a Certificate of Appropriateness. Paint. Behr, ECC-20-1 'Canyon View'. – Approve - Approve completed work with the finding of fact the

work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(1),and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).

**TASK FORCE RECOMMENDATION:**

- 1) Paint main structure and accessory structure. Work started without a Certificate of Appropriateness. Brand - Behr. Body - ECC-20-1 'Canyon View'. Accent - Brand - Behr, 780C-1 'Sea Salt'. – Approve with conditions - Approve body color of 'Canyonview'.Approve trim color of 'Sea Salt' to be used on windows and front porch railing and porch columns.
- 2) Remove existing door on accessory structure and cover with siding to match. Work completed without a Certificate of Appropriateness. Paint. Behr, ECC-20-1 'Canyon View'. – Approve with conditions -

CP

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

CA 123-669 (MD)  
Office Use Only

Name of Applicant: JORGE ABRUE  
Mailing Address: 10850 SWITZER AVE STE 111 DALLAS TX 75238  
City, State and Zip Code: DALLAS TX 75238  
Daytime Phone: 972-213-8550 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: CONTRACTOR

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

PROPERTY ADDRESS: 110 S MONTCLAIR AVE DALLAS TX 75208  
Historic District: \_\_\_\_\_

### PROPOSED WORK:

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

This is mainly an interior remodel. We are not framing or knocking down walls, paint and flooring. On the outside we are painting the siding the same color as many houses in the neighborhood. We are adding a 3 tab shingle - the weather wood color (GAF). We would like to redo the concrete driveway walking to front porch to restore it to its original state. The detached garage has a 200 sq ft room in the back that we would like to close off (the door).

Signature of Applicant: \_\_\_\_\_ Date: 9-3-13

Signature of Owner: Jorge Abrue Date: 9-3-13  
(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



West and partial north elevations.



Request #1

9/5/13

BEHR Premium Plus Ultra 8 oz. #ECC-20-1 Canyon View Interior/Exterior Paint Sample-ECC-20-1U at The Home Depot

**FREE SHIP TO STORE\* OR HOME\*. NOW AVAILABLE ON OVER 400,000 ITEMS.**



More saving.  
More doing.

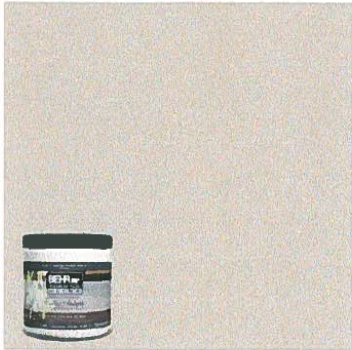
Your Store:  
**Coit Rd #6504** (Change)

PRO Site | Tool & Truck Rental | Get It Installed | Gift Cards | Help

Shop By  
Department

Search All *What can we help you find?*

Project: How-To **Sign In or Register Your Account**



**BEHR Premium Plus Ultra 8 oz. #ECC-20-1 Canyon View Interior/Exterior Paint Sample**

Model # ECC-20-1 | Internal ID: 1000000000

**\$2.94 / each**

This item cannot be shipped to the following states:  
AK, HI, PR, VI, GU

Free Shipping

Buy Online, Ship to Store

9/18/13

**PRODUCT OVERVIEW**

Exterior trim / windows / porch

Click a color to modify

Red Neutrals  
Yellow Neutrals  
Blue Neutrals

Warmer  
Cooler  
Darker

SEA SALT  
780C-1

Change Color Family

Search For a color name or code

Colors that appear on the screen and printed guides may not match Behr Premium Plus® standards. For accurate color refer to the stripe cards located in the color center at The Home Depot.

OK

9/18/13

Request #2



**TASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 9/11/2013  
TIME: 5:30pm  
MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Jorge Abreu  
PROPERTY ADDRESS: 110 S. Montclair  
DATE of CA / CD REQUEST: 9/5/2013

**RECOMMENDATION:**  
 Approval  Approval with conditions  Denial  Denial without prejudice

Recommendation / comments/ basis:

- ① approve body color of canyonview
- approve trim color of sea salt to be used on windows and front porch upstairs railing and porch columns
- ② approve w/ siding to match existing (117 novelty)

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 checked="" 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: *Alfred*  
2<sup>nd</sup>: *Alfred*  
Task Force members in favor: *all*  
Task Force members opposed: *none*  
Basis for opposition:

CHAIR, Task Force *[Signature]* DATE *9/11/13*

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****OCTOBER 7, 2013**

FILE NUMBER: CA123-662(MD)  
LOCATION: 307 N. Montclair Avenue  
STRUCTURE: Accessory & Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87, Tract 1

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-A  
CENSUS TRACT: 46.00

**APPLICANT:** Anthony Skinner

**REPRESENTATIVE:** None.

**OWNER:** SKINNER ANTHONY & VIVIAN

**REQUEST:**

- 1) Remove existing concrete ribbon driveway and install new solid driveway.
- 2) Construct new accessory structure.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** The proposed work meets the requirements of the Winnetka Heights preservation criteria and neither Staff nor Task Force had an issue with the proposed work, so Staff is comfortable with approval.

**STAFF RECOMMENDATION:**

- 1) Remove existing concrete ribbon driveway and install new solid driveway. – Approve - Approve site plan dated 9/18/13 with the finding of fact the work is consistent with the criteria for sidewalks and driveways in the preservation criteria Section 51P-87.111(b)(9)(A) and (B)(1), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Construct new accessory structure. – Approve - Approve drawings and specifications dated 9/18/13 with the finding of fact the work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).



**TASK FORCE RECOMMENDATION:**

- 1) Remove existing concrete ribbon driveway and install new solid driveway. – Approve.
- 2) Construct new accessory structure. – Approve with conditions - All windows should be one-over-one to match house; placement should be proportionally appropriate (size and location and wood). Garage door should be wood w/ a style appropriate to main structure. Eaves should have open rafters w/overhang to match porch.

C

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

CA 123 - 662 (MD)  
Office Use Only

Name of Applicant: Anthony Skinner  
Mailing Address: 307 N. Montclair Ave  
City, State and Zip Code: Dallas TX 75208  
Daytime Phone: 972-333-0717 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: same

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

PROPERTY ADDRESS: 307 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.

Replace broken up ribbon driveway with new concrete solid drive. Note: 12 of 16 houses on block have solid driveways.

RECEIVED BY

Construct new accessory staircase in rear yard.

SEP 6 5 2013

Signature of Applicant: Anthony Skinner Date: 3 Sep 2013 Current Planning

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

### APPLICATION DEADLINE:

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

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### OTHER:

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

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



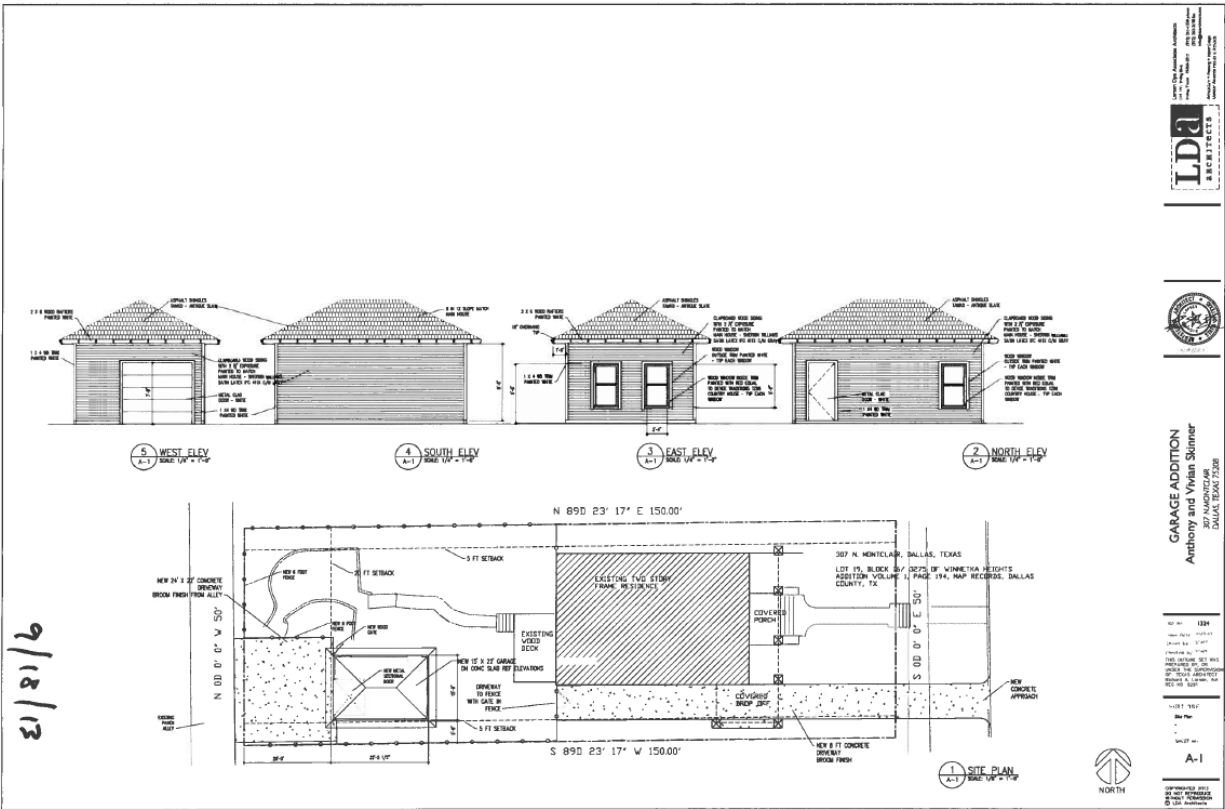
East and partial south elevation.





Existing ribbon driveway.





9/18/13

**LDA ARCHITECTS**

**GARAGE ADDITION**  
 Anthony and Vivian Skinner  
 DALLAS, TEXAS 75208

307 N. MONTCLAIR, DALLAS, TEXAS  
 139' IN. BLOCK & 307'S OF WINTERA HEIGHTS  
 ADDITION VOLUME 1 PAGE 194, MAP RECORDS, DALLAS  
 COUNTY, TX

1324  
 1/11/13  
 1/11/13  
 1/11/13  
 1/11/13

**A-1**

MARVIN

WOOD ULTIMATE DOUBLE HUNG

Max. Ops. (mm)	2-0 1/2 (822)	2-4 1/2 (728)	2-8 1/2 (826)	2-10 1/2 (876)	3-0 1/2 (927)	3-2 1/2 (978)	3-4 1/2 (1029)	3-8 1/2 (1130)	4-0 1/2 (1232)
Rgh. Ops. (mm)	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)	3-0 3/8 (924)	3-2 3/8 (975)	3-6 3/8 (1076)	3-10 3/8 (1178)
Frame Size (mm)	1-9 3/8 (543)	2-13/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)	2-11 3/8 (899)	3-1 3/8 (949)	3-5 3/8 (1050)	3-9 3/8 (1153)
Glass Size (mm)	16 (406)	20 (508)	24 (610)	26 (660)	28 (711)	30 (762)	32 (813)	36 (914)	40 (1016)
2-0 9/16 (830)									
2-4 1/2 (830)									
2-8 1/2 (830)									
3-0 9/16 (830)									
3-4 1/2 (830)									
3-8 1/2 (830)									
4-0 9/16 (830)									
4-4 1/2 (830)									
4-8 1/2 (830)									

NOTES:

E These windows meet national egress codes for fire evacuation. Local codes may differ.

MARVIN

MULTIPLE ASSEMBLY CONVERSIONS

ROUGH OPENING		MASONRY OPENING WITH BMC	
Width	Height	Width	Height
Add all frame sizes plus 1" (25)	Add frame sizes plus 1/2" (13)	Add all frame sizes plus 3 1/8" (79)	Add frame sizes plus 1 9/16" (39)

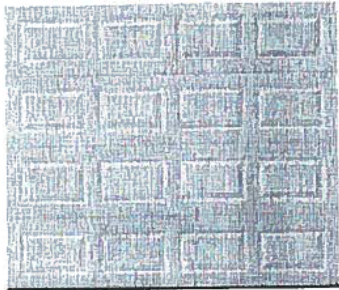
Wood Ultimate Double Hung: WUDH

9/18/13

Hello there. Unfortunately, we no longer support Internet Explorer 7. Please update your browser for the best possible experience when visiting [Lowe.com](http://Lowe.com). For help completing transactions, please call 1-877-GO-LOWES.

Your Store: Carrollton, TX

Your Store: Carrollton, TX



**RellaBilt 8-ft x 7-ft Traditional Insulated White Garage Door**

Item #: 132242 | Model #: 123479

Be the first to

**\$420.08**

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

Pin it Tweet 0 +1 1

**FREE Parcel Shipping**  
Sent by carrier like UPS, FedEx, USPS, etc.

**FREE Store Pickup**  
Unavailable for This Order  
This option is not available for the item you've selected.

**Lowe's Truck Delivery**  
Unavailable for This Order  
This option is not available for the item you've selected.

RellaBilt 8-ft x 7-ft Traditional Insulated White Garage Door **\$420.08**


9/18/13

Garage door specification.

Hello there. Unfortunately, we no longer support Internet Explorer 7. Please update your browser for the best possible experience when visiting Lowes.com. For help completing transactions, please call 1-877-GO-LOWES.

Your Store:  
Carrollton, TX

Your Store: Carrollton, TX



**ONLY AT LOWE'S**  
**ReliaBilt 36-in x 80-in 6-Panel Prehung Inswing Steel Entry Door**

Item #: 84114 | Model #: 84114  
★★★★★  
**\$119.00**  
NEW LOWER PRICE  
Was: \$139.00  
Save 14%

Lockset bore not shown; refer to specifications

Print Tweet +1 0

**FREE Store Pickup**  
Your order can be available for pickup in Lowe's Of Carrollton, TX today.

**Lowe's Truck Delivery**  
Your order will be ready for delivery to you from your selected store.

**Parcel Shipping**  
Unavailable for This Order  
Sent by carriers like UPS, FedEx, USPS, etc.

ReliaBilt 36-in x 80-in 6-Panel Prehung Inswing Steel Entry Door \$119.00

9/18/13

'Person' door specification for garage.



**TASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 9/11/2013

TIME: 5:30pm

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

APPLICANT NAME: Anthony Skinner

PROPERTY ADDRESS: 307 N. Montclair Ave.

DATE of CA / CD REQUEST: 9/5/2013

**RECOMMENDATION:**

Approval  Approval with conditions  Denial  Denial without prejudice

Recommendation / comments/ basis: approve driveway

conditions:

- all windows should be 1 over 1 to match house; placement should be proportionately appropriate (size and location and wood)
- garage door should be wood w/ an appropriate style appropriate to main structure
- eaves should have open rafters w/ overhang to match ~~the~~ porch

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 checked="" 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: tony  
2<sup>nd</sup>: Sandi

Task Force members in favor: all  
Task Force members opposed: none  
Basis for opposition:

CHAIR, Task Force [Signature] DATE 9/11/13

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****OCTOBER 7, 2013**

FILE NUMBER: CA123-652(MD)  
LOCATION: 203 S. Willomet Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87, Tract 1

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54F  
CENSUS TRACT: 46.00

**APPLICANT:** John Wheat Gibson

**REPRESENTATIVE:** None.

**OWNER:** GIBSON JOHN W IV &

**REQUEST:** Remove existing porch railings. Work completed without a Certificate of Appropriateness.

**BACKGROUND / HISTORY:** The current front porch was placed on the structure in 1983 or 1984 (C13-5 and 6). The railing that was removed was placed on the structure in 1992 (C13-7-C13-9)

**ANALYSIS:** Based on the historic evidence in the file, the porch railings removed were not historic, Staff is comfortable with recommending approval of the railing.

**STAFF RECOMMENDATION:** Remove existing porch railings. Work completed without a Certificate of Appropriateness. – Approve - Approve porch railing removal with the finding of fact the railings removed were not the historic railings and there is no evidence that there were railings on the structure.

**TASK FORCE RECOMMENDATION:** Remove existing porch railings. Work completed without a Certificate of Appropriateness. – Approve - Vote: 4-2. Reason for opposition. Applicant was fully aware of CA process prior to submittal.

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

C

<b>CA 123 .652 (MD)</b> Office Use Only
--

Name of Applicant: John Wheat Gibson  
 Mailing Address : 203 South Willomet  
 City, State and Zip Code: Dallas, Texas 75208  
 Daytime Phone: (214)748-6988 Fax: (214)748-8693  
 Relationship of Applicant to Owner: Self

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

**PROPERTY ADDRESS:** 203 South 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.

Having completed approved repairs of porch floor, we want to leave the railings off. The carpenters removed them to complete the work, and suggested we leave them off.  
Neighbors and family prefer they be left off. The railings were not originally on the porch, although we do not know who added them. Some of the houses on the block have railings on the porches and some do not. Our immediate next door neighbor said the commission permitted her to remove the railings from her porch. Photos show porches on the block

Signature of Applicant: John Wheat Gibson Date: 16 August 2013

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

RECEIVED BY  
 SEP 6 5 2013  
 Current Planning

**APPLICATION DEADLINE:**

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

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

**OTHER:**

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

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

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

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

\_\_\_\_\_  
 Date

**Certificate of Appropriateness**

**City of Dallas**

**Historic Preservation**

Rev. 111408





**Doty, Mark**

---

**From:** John Wheat Gibson, Sr.  
**Sent:** Tuesday, September 10, 2013 5:48 PM  
**To:** Doty, Mark  
**Subject:** RE: railings

**Expires:** Wednesday, September 10, 2014 12:00 AM

The way I knew the railings were not original equipment is that the wood was recently milled loblolly pine. When I installed a trap door to the attic, I had to cut through resinous wood like flint. Also, the railings were made with 2x4s that are smaller than the ones in use in the old days, which also indicates they were not original.



CERTIFICATE OF APPROPRIATENESS
DALLAS LANDMARK COMMITTEE

( ) Swiss Ave ( ) South Blvd ( ) Munger Place (x) Winnetka Heights

16



Applicant Fred E. Newbury
Mailing Address 1029 LOUISIANNE
Dallas, TX. 75208

Daytime Telephone 941-5651
Site Location 203 S. Williamson
Nature of Work Renovate structure
plans attached.
Paint - colors attached.

Applicant's Signature [Signature]

Date 7-5-83 Date Rec'd 5 July 83

For 9 August 83 Landmark Committee Meeting
13 SEP 83

STAFF RECOMMENDATION

(x) Approval ( ) Denial

Conditions/Comments

[Signature]
Urban Planner

[Signature]
Program Manager

TASK FORCE RECOMMENDATION

(x) Approval ( ) Denial

Conditions/Comments

[Signature]
Task Force Chairman

Recommend porch railing.
Recommend staining entry,
but will allow painting to
match trim.

LANDMARK COMMITTEE RECOMMENDATION

(x) Approval ( ) Denial

Conditions/Comments

[Signature]
Landmark Committee Chairman

CITY PLAN COMMISSION ACTION

(x) Approval ( ) Denial

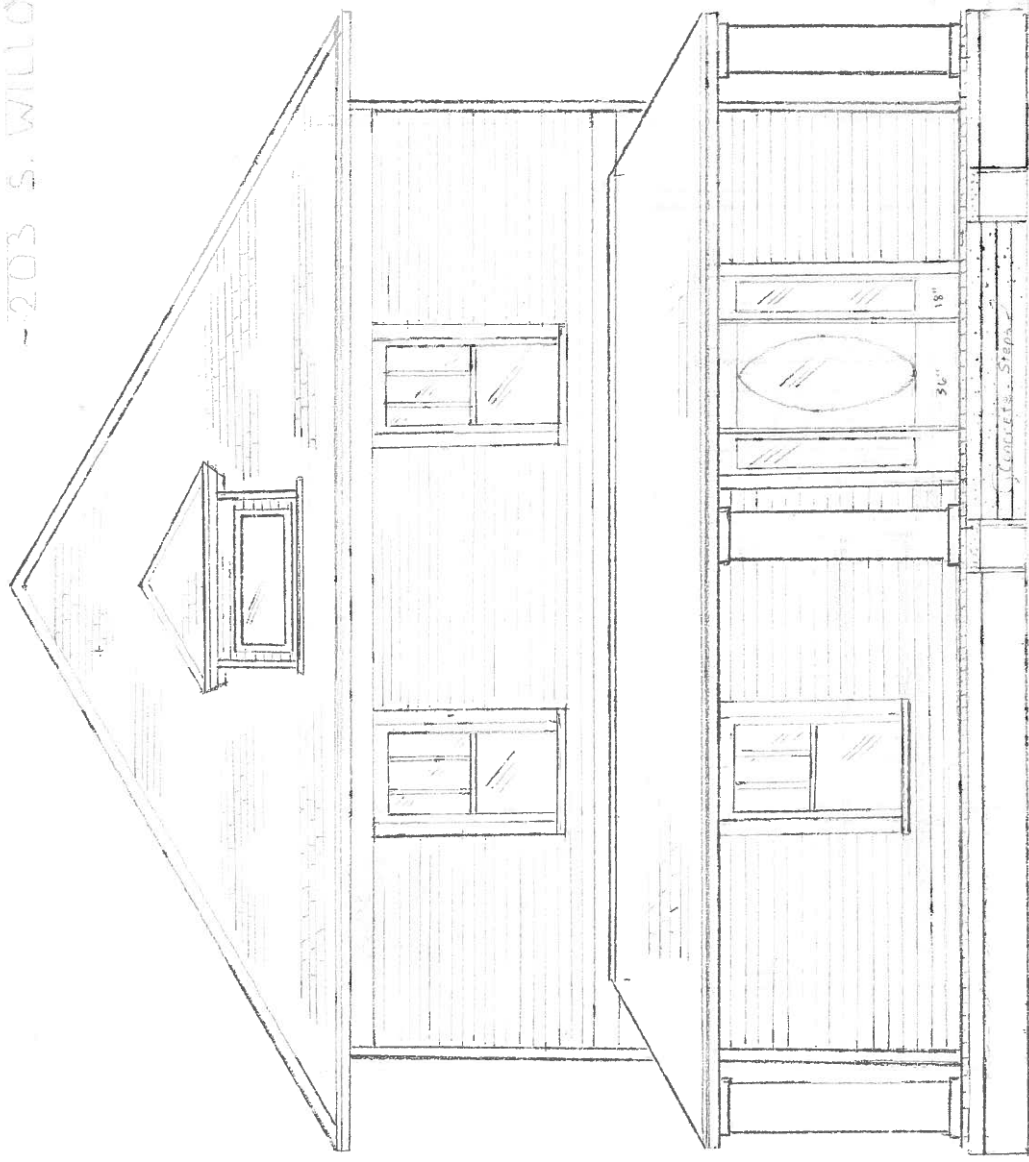
Conditions/Comments

NO

SEP 20 1983

-203 S. WILCO

16/1



1/4" = 1 foot  
 = FRONT ELEVATION #



CITY OF DALLAS

June 10, 1992

*File*

Robert J. Katzman  
203 S. Willomet Ave.  
Dallas, Texas 75208

RE: 203 S. Willomet Ave.  
Winnetka Heights H. D.

Dear Mr. Katzman:

Enclosed is a copy of the Certificate of Appropriateness application which you submitted for review by the Landmark Commission at its meeting of Tuesday, June 2, 1992. Your application was conditionally approved with the following comment: "2 X 2 ballister with 2 X 4 cap, spacing 5" on center, 30 in. height," by the Landmark Commission. Please note, however, that an approved Certificate of Appropriateness does not authorize work to begin until all other appropriate reviews and permits have been secured.

Your CA and all applicable drawings and or blueprints should be placed in the enclosed plastic bag and put in a conspicuous place, on the front of the building where it can be seen by representatives of Housing and Neighborhood Services. In so doing, they will be able to determine that the work in progress has been approved.

If you have any questions regarding this determination, please call me at 670-4132.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Jim Anderson".

Jim Anderson, Urban Planner  
Historic Preservation

dd

Enclosure

June 92 CA LTRS-10



NOTE: Please include any plans, photos, samples, etc. when submitting this form as part of your C.A. request for work. Submit two (2) sets of blueprints when applicable.

For more information on the Certificate of Appropriateness process, please call (214) 670-4132.

DRIVE, STREET TREE, PORCH  
BALLUSTER

**NOTE FOR COMMERCIAL PROPERTY ONLY**

Applications for possible City Property Tax Exemptions must be submitted to the Department of Planning and Development prior to commencement of work on the structure. Contact Phone: (214) 670-4188.

Applications for possible Federal Investment Tax Credits for Rehabilitation of National Register of Historic Places properties must be submitted to the Texas Historical Commission prior to commencement of work on the structure. Contact Phone: (512) 463-6094.

**Dallas Landmark Commission**

CIRCLE TYPE AND AREA:

Standard Routine **CONSENT** DISCUSSION  
Munger Place Swiss Avenue **Winnata Heights**

South Blvd. West End State-Thomas Fair Park Site



Site Location: 203 S. WILLOMET AVE.  
 Applicant: ROBERT J. KATZMAN  
 Mailing Address: 203 S. WILLOMET AVE  
DALLAS 75208  
 Day Telephone: 290-7631  
 Nature of Work: 1) REPLACE GARAGE DRIVEWAY WITH CONCRETE SURFACE (SEE ATTACHED) 2) PLANT ON THE PARKWAY EITHER A LOVE OAK OR GRAPE MIRTLE 3) TO PLACE A RAIL ON THE FRONT PORCH (SEE ATTACHED) (continue on back)  
 I understand that only work that is specifically listed on or attached to this form will be reviewed and must be approved by the Landmark Commission prior to commencement of work.  
 Applicant's Signature: [Signature]  
 Date: 4/27/92 Date Received: 5/27/92  
 For: Landmark Commission Meeting

PUBLIC WORKS: A building permit  is  is not required for the proposed work.

Building Official \_\_\_\_\_ Date \_\_\_\_\_  
 STAFF RECOMMENDATIONS  Approval(A)  Denial(D)  Denial in Part(AD)  Conditional Approval(KAC)  Denial with Prejudice(DP)

PREFER LIVE OAK.  
 CREATE MITLE BECOMES DEWER  
 AND BLOCKS VIEW OF HOUSE, DOES  
 NOT FORM A CANOPY.  
[Signature] Program Manager Date 5/29/92  
 2x2 BALLUSTER w/ 2x4 CAP  
 SPACING 5" ON CENTER 30 IN. HEIGHT

TASK FORCE RECOMMENDATION  Approval(A)  Denial(D)  Denial in Part(AD)  Conditional Approval(KAC)  Denial with Prejudice(DP)

SEE ABOVE  
[Signature] Task Force Chairman Date 5/27/92

LANDMARK COMMISSION  Approval(A)  Denial(D)  Denial in Part(AD)  Conditional Approval(KAC)  Denial with Prejudice(DP)

SEE ABOVE  
[Signature] Landmark Commission Chairman Date 6-2-92

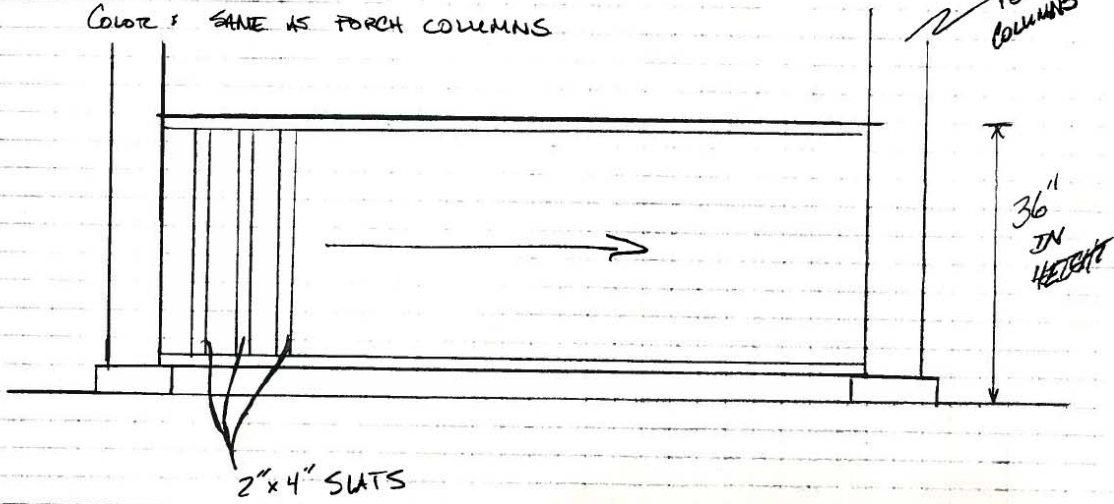
MEMORANDUM to the Building Official: A Certificate of Appropriateness has been  Approved,  Denied. Therefore, please  Release the building permit or allow work (subject to the conditions stated above),  Do not release the building permit or allow work. NOTE: This Certificate of Appropriateness and any stamped plans, samples, or drawings must be placed in the approved container and located on the structure, visible and available for review throughout the construction process. City of Dallas inspectors will then review this information.  
[Signature] Date 6/3/92

For Standard Form Only

FRONT PORCH RAIL DETAIL

MATERIAL: 2" x 4" WOOD SLATS BETWEEN PORCH COLUMNS

COLOR: SAME AS PORCH COLUMNS



**TASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 9/11/2013

TIME: 5:30pm

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

APPLICANT NAME: John Wheat Gibson

PROPERTY ADDRESS: 203 S. Willomet

DATE of CA / CD REQUEST: 9/5/2013

**RECOMMENDATION:**

Approval     Approval with conditions     Denial     Denial without prejudice

Recommendation / comments/ basis:

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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 C*  
2<sup>nd</sup>: *Jeff F*  
Task Force members in favor: *Jeff C, Jeff F, Tony, Alfred*  
Task Force members opposed: *saudi, holli*  
Basis for opposition: *would prefer if applicant was fully aware of CA process prior to submittal*

CHAIR, Task Force *Jeff F*    DATE *9/11/13*

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****OCTOBER 7, 2013**

FILE NUMBER: CA123-663(MD)  
LOCATION: 415 N. Willomet Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87, Tract 1

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-B  
CENSUS TRACT: 0046.00

**APPLICANT:** Isaac Martinez

**REPRESENTATIVE:** None.

**OWNER:** BRAVO SARA & ANGEL

**REQUEST:**

- 1) Renovate rear elevation including two new windows and new French door.
- 2) Paint main structure. Brand: Behr/Sherwin Williams to match Benjamin Moore. Body - HC-145 'Van Courtland Blue'. Trim - HC-27 'Monterey White'. Accent - HC-65 'Hadley Red'.
- 3) Install new porch railing.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** The proposed work meets the requirements of the Winnetka Heights preservation criteria and neither Staff nor Task Force had an issue with the proposed work, so Staff is comfortable with approval.

**STAFF RECOMMENDATION:**

- 1) Renovate rear elevation including two new windows and new French door. – Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for additions in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Paint main structure. Brand: Behr/Sherwin Williams to match Benjamin Moore. Body - HC-145 'Van Courtland Blue'. Trim - HC-27 'Monterey White'. Accent - HC-65 'Hadley Red'. – Approve - Approve specification dated 9/18/13 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).



- 3) Install new porch railing. – Approve - Approve drawings and specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for front entrances and porches in the preservation criteria Section 51P-87.111(a)(11)(A), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Renovate rear elevation including two new windows and new French door. – Approve.
- 2) Paint main structure. Brand: Behr/Sherwin Williams to match Benjamin Moore. Body - HC-145 'Van Courtland Blue'. Trim - HC-27 'Monterey White'. Accent - HC-65 'Hadley Red'. – Approve.
- 3) Install new porch railing. – Approve.

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

C

<b>CA 123 - 663 (MD)</b> Office Use Only
---

Name of Applicant: ISAAC MARTINEZ  
 Mailing Address: 211 N. Edgefield  
 City, State and Zip Code: Dallas, TX 75208  
 Daytime Phone: 214.621.8455 Fax: \_\_\_\_\_  
 Relationship of Applicant to Owner: OWNER

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

**PROPERTY ADDRESS:** 415 N Willomet; Dallas, Tx 75208  
**Historic District:** Winnetka Heights

**PROPOSED WORK:**

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

Please see attached request: pg 1 and pg 2

**RECEIVED BY** \_\_\_\_\_

SEP 05 2013

**Current Planning**

Signature of Applicant: Isaac Martinez Date: 09.05.13  
 Signature of Owner: Isaac Martinez Date: 09.05.13  
(IF NOT APPLICANT)

**APPLICATION DEADLINE:**

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

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

\_\_\_\_\_  
Date

**Certificate of Appropriateness**

**City of Dallas**

**Historic Preservation**  
Rev. 111408

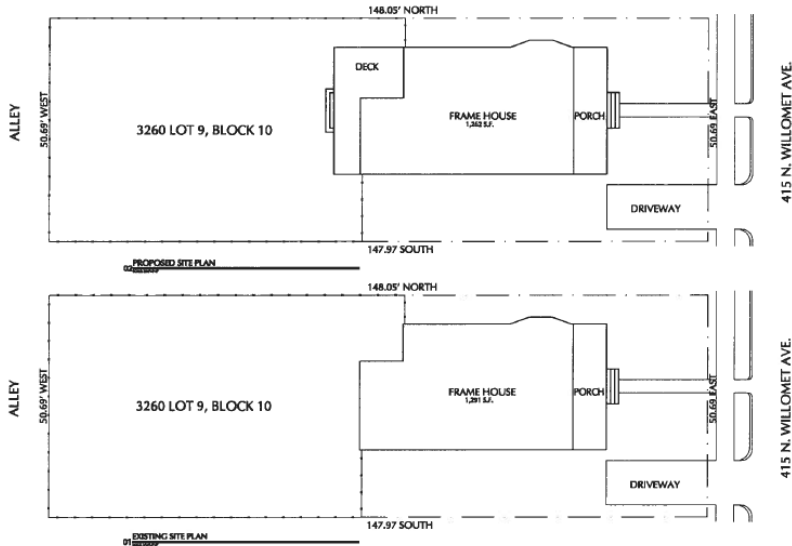


East elevation.



East and partial south elevations.

5/18/16

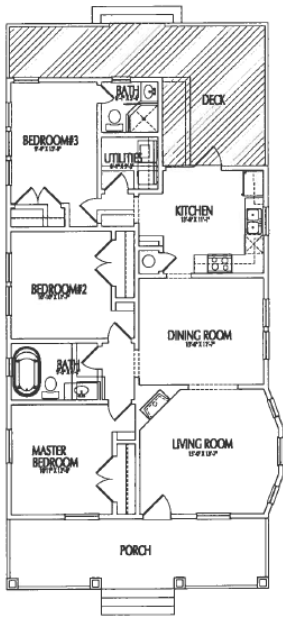


R P G A  
 DESIGN GROUP, INC.  
 ARCHITECTURE INTERIORS  
 11111 Preston Road, Suite 1000, Dallas, Texas 75242  
 (214) 343-8888  
 www.rpga.com

RENOVATIONS TO THE  
**MARTINEZ RESIDENCE**  
 DALLAS, TEXAS

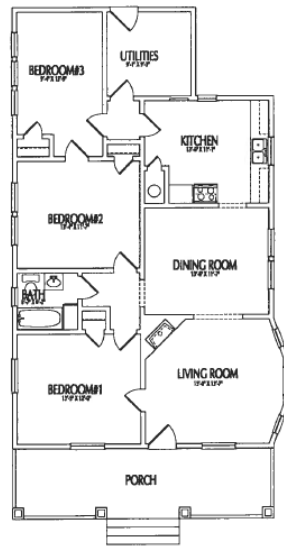
SHEET NO. **A-1.01**

5/18/15



02 **PROPOSED FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

FIRST FL. A/C	1,262 SQ. FT.
PORCH	235 SQ. FT.
DECK	296 SQ. FT.
TOTAL AREA	1,793 SQ. FT.



01 **EXISTING FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

FIRST FL. A/C	1,291 SQ. FT.
PORCH	235 SQ. FT.
TOTAL AREA	1,526 SQ. FT.

R P G A  
 DESIGN GROUP, INC.  
 ARCHITECTURE INTERIORS  
 11111 Preston Road, Suite 1000, Dallas, Texas 75242  
 (214) 343-8888  
 www.rpga.com

RENOVATIONS TO THE  
**MARTINEZ RESIDENCE**  
 DALLAS, TEXAS

SHEET NO. **A-2.01**





04 EXISTING RIGHT ELEVATION  
SCALE: 1/8"=1'-0"

SI/81/b



02 EXISTING LEFT ELEVATION  
SCALE: 1/8"=1'-0"



05 PROPOSED REAR ELEVATION  
SCALE: 1/8"=1'-0"



03 EXISTING REAR ELEVATION  
SCALE: 1/8"=1'-0"



01 EXISTING FRONT ELEVATION  
SCALE: 1/8"=1'-0"

DRAWN BY: SZA  
 CHECKED BY: SZA  
 DATE: 08/18/16  
 SCALE FOR PLOTTING: 1/8"=1'-0"  
 SCALE FOR CONSTRUCTION: 1/8"=1'-0"  
 PROJECT:

**R P G A**  
**DESIGN GROUP, INC.**  
 ARCHITECTS  
 1111 W. DALLAS STREET, SUITE 1000, DALLAS, TEXAS 75201

**RENOVATIONS TO**  
**MARTINEZ RESIDENCE**  
 DALLAS, TEXAS

PROJECT NO.:  
 SHEET NO.:  
**A-3.01**

 **Need an Estimate?**  
Find a Pro ▶



The images on our website can be used to assist in your decision, but should not be relied on as the sole reference point. Due to variation in computer monitors and printers, the images shown may not exactly replicate the corresponding color, texture or appearance. To verify actual product color, texture or appearance, ask to see the actual product, available through a CertifiedPro contractor or distributor.  
[Read More >](#)

Overview [Technical Information](#) Installation Warranty

- Fiber glass composition
- 205 lbs. per square
- UL Class A fire resistance
- UL certified to meet ASTM D3462
- UL certified to meet ASTM 3018 Type I
- Conforms to CSA standard A123.5

9/18/13



9/18/13

Shingle specification

\*\* FLAT RATE shipping - \$195 for the first door - \$35 for any additional door \*\*

LA HEADQUARTERS: 1340 E. 6th St. Los Angeles, CA 90021  
NY SHOWROOM: 18 Jericho Turnpike, New Hyde Park, NY 11040

[My Account](#) [My Wishlist](#) [My Cart](#) [Checkout](#) [Log In](#)

Call Us Today at 877-615-9208

[Home](#) [Exterior French Doors](#) [Exterior 1 Lite White Primed with Dual Clear Tempered Glass Door \(square sticking\) \(1-3/4"\)](#)

[Share door with your friends](#)

### TE WHITE PRIMED WITH DUAL CLEAR TEMPERED GLASS DOOR (SQUARE STICKING) (1-3/4")



Let Price \$449.00 Qty: 1 Price as Configured \$0.00  
Door Only Starting At \$299.00  
[EXWP1LCLEAR]

Size \*: No Size Selected

24" x 80" = \$299	24" x 84" = \$339	24" x 96" = \$339
28" x 80" = \$299	28" x 84" = \$339	28" x 96" = \$339
30" x 80" = \$299	30" x 84" = \$339	30" x 96" = \$339
32" x 80" = \$299	32" x 84" = \$339	32" x 96" = \$339
36" x 80" = \$299	36" x 84" = \$339	36" x 96" = \$339
42" x 80" = \$429	42" x 84" = \$459	42" x 96" = \$459
		48" x 96" = \$599

ADD TO CART

877-615-9208

EMAIL US

[Overview](#) [Specification](#) [Testimonials](#) [Customer Reviews](#)

**\*Doors are unfinished (picture may show finished door)**

Our 1-Lite White Square Sticking Doors are double primed with the highest quality primer available providing the smoothest finish in the industry today. The 1-Lite Primed 1-3/4" solid core construction provides a much quieter environment than 1-3/8" or hollow core doors. Our unique integral construction design eliminates the risk of stile and rail separation.

The overall thickness of the insulated clear glass is 1/2", which makes it very sound and climate efficient. All of our glass is stamped with a tempered bug. These 1-Lite White Primed doors are Exterior Grade and can be used for interiors as well.

Don't be misled by our competitive pricing (we are able to keep our pricing down by selling a large quantity of door everyday!) These are the highest end doors in the market today!

9/18/13

Back door specification.

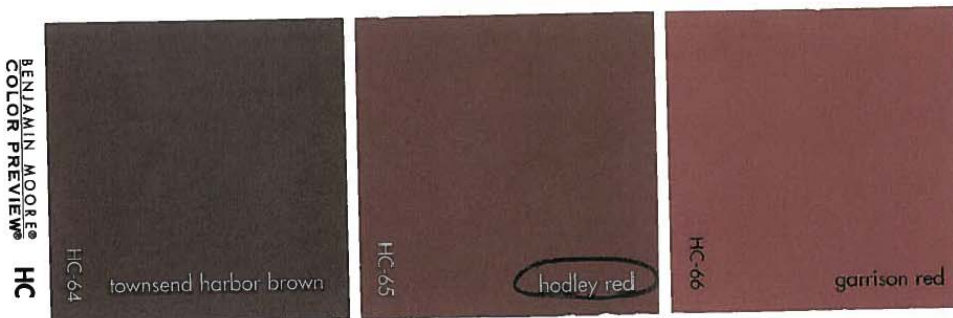
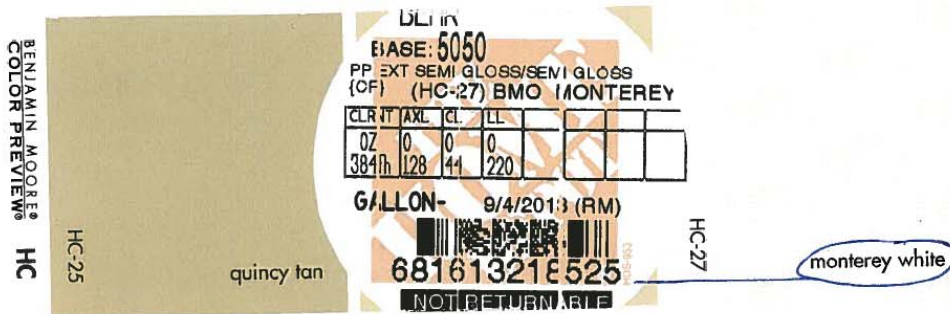
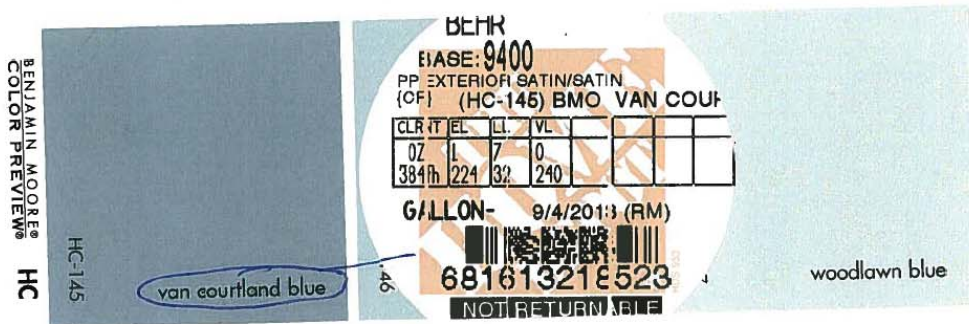
Windows on the addition will be salvaged wood, one-over-one windows to match the existing.

Moore submitted swatch

Body: Benjamin Moore - Van Courtland Blue HC-145

Trim: Benjamin Moore - Monterey White HC-27

Accent: Benjamin Moore - Hadley Red HC-65



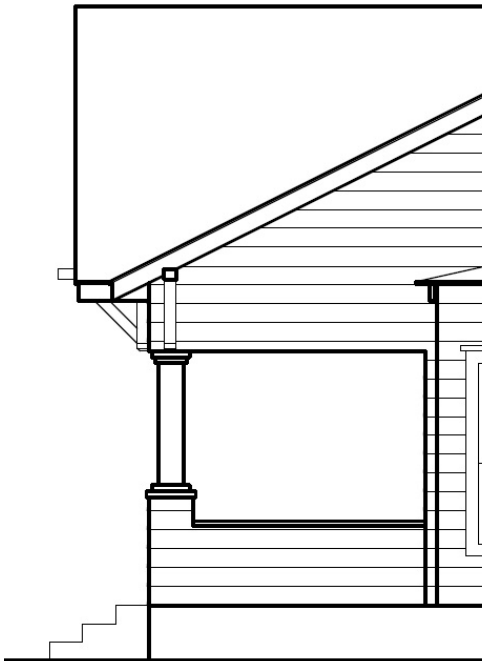
9/18/13

Paint specifications. Either Behr or Benjamin Moore.

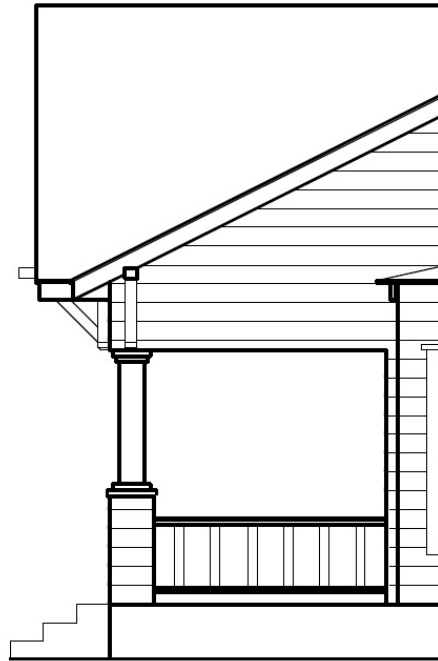




The red square indicates the existing side porch railing condition. The blue square indicates the existing railing on the front and the proposed railing.



**EXISTING**



**PROPOSED**

**TASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 9/11/2013

TIME: 5:30pm

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

APPLICANT NAME: Isaac Martinez

PROPERTY ADDRESS: 415 N. Willomet

DATE of CA / CD REQUEST: 9/5/2013

**RECOMMENDATION:**

Approval \_\_\_\_\_ Approval with conditions \_\_\_\_\_ Denial \_\_\_\_\_ Denial without prejudice

Recommendation / comments/ basis:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Task force members present

<input checked="" type="checkbox"/> Jeffrey Fahrenholz (Chair)	<input checked="" type="checkbox"/> Tony Eeds	_____ Garth Russo
<input checked="" type="checkbox"/> Sandra Adams (Vice-Chair)	<input checked="" type="checkbox"/> Jeff Cummings	_____ Barbara Roy (Alternate)
<input checked="" type="checkbox"/> Alfred Pena	_____ Les Hall	<input checked="" type="checkbox"/> 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 *9/11/13*

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**

**OCTOBER 7, 2013**

FILE NUMBER: CA123-648(MD)  
LOCATION: 303 N. Windomere Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87, Tract A

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-A  
CENSUS TRACT: 0046.00

**APPLICANT:** Richard Lewis

**REPRESENTATIVE:** None.

**OWNER:** LEWIS RICHARD E & JANET H

**REQUEST:** Paint main structure. Brand - Benjamin Moore. Body - 2139-40 'Heather Gray'. Trim - OC-17 'White Dove'. Accent/Doors - HC-51 'Audobon Russet'.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** The proposed colors meet the requirements of the Winnetka Heights preservation criteria and neither Staff nor Task Force had an issue with the proposal, so Staff is comfortable with approval.

**STAFF RECOMMENDATION:** Paint main structure. Brand - Benjamin Moore. Body - 2139-40 'Heather Gray'. Trim - OC-17 'White Dove'. Accent/Doors - HC-51 'Audobon Russet'. – Approve -

**TASK FORCE RECOMMENDATION:** Paint main structure. Brand - Benjamin Moore. Body - 2139-40 'Heather Gray'. Trim - OC-17 'White Dove'. Accent/Doors - HC-51 'Audobon Russet'. – Approve -

C

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

CA 123 - 648 (MD)  
Office Use Only

Name of Applicant: RICHARD E. LEWIS  
Mailing Address: 303 N. WINDOMERE AVE  
City, State and Zip Code: DALLAS, TX 75208  
Daytime Phone: 214-354-0712 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: SAME

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

PROPERTY ADDRESS: 303 N WINDOMERE 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. ROUTINE MAINTENANCE.  
PROPOSED CHANGE TO EXT. PAINT COLORS, SIDING/ BODY TO BE BENJAMIN MOORE "HEATHER GRAY" 2139-40, TRIM, SOFFIT, INCLUDING TRIM AROUND THE WINDOWS THAT IS OVER THE SIDING TO BE BENJAMIN MOORE "WHITE DOVE" OC-17, WITH THE EXCEPTION OF THE WOODEN BRACKETS, DENTAL MOLDING AND DOORS ACTUAL WINDOWS TO BE BENJAMIN MOORE "AUBURN GRAY" RUSSETT HC-51. REPAIR OR REPLACE ROTTEN EXPOSED RAFTER TAILS AND BOARDS WHERE NEEDED. ANY REPLACEMENT WILL BE WITH THE EXACT AND IDENTICALLY SAME MATERIAL.  
PREPARE TO PAINT

Signature of Applicant: Richard E Lewis Date: 9/4/13 RECEIVED BY  
Signature of Owner: \_\_\_\_\_ Date: SEP 05 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 \_\_\_\_\_



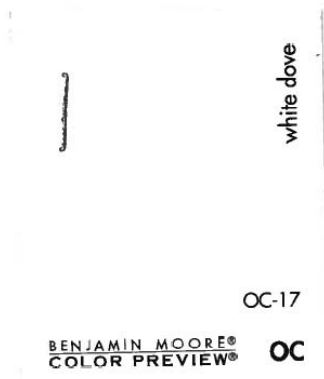


East and partial south facades.

# Colors



Body



Window Trim



Wood Brackets  
Dentil Molding  
Doors  
Window Sashes

9/18/13

**TASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 9/11/2013

TIME: 5:30pm

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

APPLICANT NAME: Richard Lewis

PROPERTY ADDRESS: 303 N. Windomere

DATE of CA / CD REQUEST: 9/5/2013

**RECOMMENDATION:**

Approval \_\_\_\_\_ Approval with conditions \_\_\_\_\_ Denial \_\_\_\_\_ Denial without prejudice

Recommendation / comments/ basis:

Task force members present

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

Ex Officio staff members present  Mark Doty \_\_\_\_\_

Simply Majority Quorum:  yes \_\_\_\_\_ no

Maker: *Tom*

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

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *9/11/13*

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****OCTOBER 7, 2013**

FILE NUMBER: CA123-667(MD)  
LOCATION: 120 S. Winnetka Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD 87, Tract 1

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0046.00

**APPLICANT:** Jeff Fahrenholz

**REPRESENTATIVE:** Danielle Langston

**OWNER:** LENDVAY MARILYN D

**REQUEST:**

Install 17 new windows on west and south elevations.

**BACKGROUND / HISTORY:**

7/1/13 – Landmark Commission approved new rear addition, new front porch, and paint colors. (CA123-535(MD)).

9/3/13- Landmark Commission approved new garage in rear yard. (CA123-601(MD)).

**ANALYSIS:** The Applicant has provided enough documentation to show that the proposed windows to be replaced are not original, and the proposed work complies with the Winnetka Heights preservation criteria, so Staff is recommending approval.

**STAFF RECOMMENDATION:**

Install 17 new windows on west and south elevations. – Approve - Approve specifications dated 9/18/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A)(B)and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

Install 17 new windows on west and south elevations. – Approve - Approve as submitted. Jeff Fahrenholz recused himself.



C

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

CA 123 - 667 (MD)  
Office Use Only

Name of Applicant: Jeff Fahrenholz  
Mailing Address: 310 N Edgetfield Ave  
City, State and Zip Code: Dallas TX 75208  
Daytime Phone: 469 274 9563 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: owner

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

PROPERTY ADDRESS: 120 S Winnetka  
Historic District: Winnetka Heights

### PROPOSED WORK:

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

- replace windows as detailed in attachments

RECEIVED BY  
SEP 6 5 2013  
Current Planning

Signature of Applicant: [Signature] Date: 9/5/13  
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.

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

Sustainable Construction and Development

Date

Certificate of Appropriateness

City of Dallas

Historic Preservation  
Rev. 111408



Front (west) elevation.



**Backdrop:**

Apologies for the longwindedness. I could probably explain this in about 5 minutes in person but I will be unable to do so at the meeting in person. 120 S Winnetka has undergone many changes over the years. Per the 1922 Sanborn, the front of the home was a single story with a sleeping porch in the front. The rear was a 2 story. At some point the second story was added to the front. The porch that exists right now was put on the house by the homeowner before me, who bought the house in the mid 80s with her husband.

**Front Facade:**



- The second story right side windows with the dividers are not true 6 over 1 divided lights; the previous homeowner glued small wood strips on the windows to try and match the first floor (detail below); I'd like to replace them with new double paned 6 over 1 windows; they will look similar; the side windows in that cluster are glued on similarly; I want to replace them with 3 over 1 to match what's there
- The second story bedroom windows are also not original, given that the second story is not original; in addition, one is a 6 over 1 and the other is an 8 over 1; this is highly atypical of craftsman homes in the district; I'd like to put both back to 6 over 1 to match the middle sunroom downstairs (which may be original – not sure)
- The window to the right of the front door is in the location of the original front door; the front door was moved to be in the middle of the porch, which the previous homeowner added

sometime after 1985 when she and her husband bought it; the original concrete path to the sidewalk from the front porch is still in the location of that window; typically, those paths extended directly from the front doors to the porches in Winnetka Heights; I'd like to remove this window to make the home's front façade more balanced and remove what is clearly a non-original window; in addition, it's the only window on the front façade that is 1 over 1 and looks out of place as a result

South Facade:

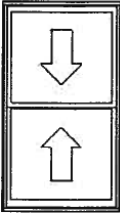
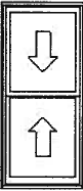
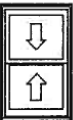


- On the first floor, it's fairly clear the windows on the left of the above picture do not match the front façade windows and are highly unlikely to have been original to this house (though they do seem to be old and maybe even from the period – whoever put them in probably bought them at a salvage shop trying to fit the space as best as possible); but the mullions are not the same width as the front of the house and the windows are a good foot shorter than the front façade; I'd like to replace these windows with 1 over 1 windows that actually match the height of the front windows; every other window on the first floor other than bathroom and kitchen windows match the height of the front façade windows; I've gone with 1 over 1 because on this house, the only windows with detailing are on the front façade with all side façade windows being 1 over 1



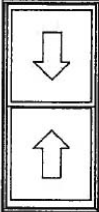
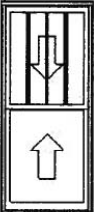

- Similar to the first floor, the windows in the upstairs sunroom on the south façade are significantly shorter than the front façade windows (photo included); this really is atypical, especially with windows in such close proximity to one another; I'd like to replace each of these windows with 1 over 1 double hung windows



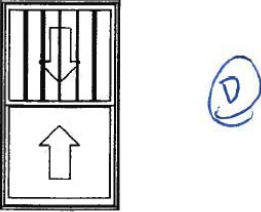
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-9	LEFT UP/ UPSTAIRS STUDY				
		Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, Window Opening Control Device (4" open) ASTM Compl White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, Clear Opening:38w, 32.18h, 8.491 sf U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-578-00817-00001 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW		1	\$423.09
	Viewed from Exterior. Scale: 1/4" = 1'		\$423.09	1	\$423.09
Line-10	RIGHT UP/ BED				
		Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, Window Opening Control Device (4" open) ASTM Compl White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, Clear Opening:26w, 28.18h, 5.088 sf U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-578-00817-00001 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW		2	\$666.08
	Viewed from Exterior. Scale: 1/4" = 1'		\$333.04	2	\$666.08
Line-11	RIGHT UP/ MASTER CLOSET				
		Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, Window Opening Control Device (4" open) ASTM Compl White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, Clear Opening:22w, 16.18h, 2.471 sf U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-578-00817-00001 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW		1	\$241.48
	Viewed from Exterior. Scale: 1/4" = 1'		\$241.48	1	\$241.48

9/18/13

Proposed window specifications.

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE	
Line-3	RIGHT DOWN/ BED					
	 Viewed from Exterior. Scale: 1/4" = 1'	(F) (G) (H) (I) and (N) (O) (P) (Q)	Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, Clear Opening:30w, 32.18h, 6.704 sf U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-578-00817-00001 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW	\$359.27	3	\$1,077.81
Line-4	RIGHT DOWN/ STUDY					
	 Viewed from Exterior. Scale: 1/4" = 1'	Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Primed Wood SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 4 Wide 1 High Top Clear Opening:28w, 32.18h, 6.257 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-00817-00002 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW	\$406.62	4	\$1,626.48	
Line-5	FRONT DOWN/ STUDY					
	 Viewed from Exterior. Scale: 1/4" = 1'	<del>scribble</del> (K) and (M)	Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Primed Wood SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top Clear Opening:22w, 32.18h, 4.916 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-00817-00002 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW	\$355.00	2	\$710.00

9/18/13

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-15	FRONT UP/ SUNROOM				
		Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, Window Opening Control Device (4" open) ASTM Compl White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Primed Wood SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 6 Wide 1 High Top Clear Opening: 38w, 32.18h, 8.491 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-00817-00002 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW		1	\$511.55
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$511.55	1	\$511.55

Line-16	FRONT UP/ BED				
		Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, Window Opening Control Device (4" open) ASTM Compl White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Primed Wood SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 8 Wide 1 High Top Clear Opening: 42w, 32.18h, 9.385 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-00817-00002 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW		2	\$1,124.08
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$562.04	2	\$1,124.08

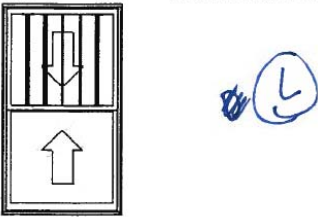
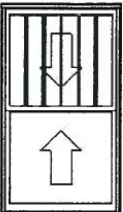
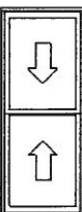
**Total:** \$12,287.89  
**Sales Tax(8.25%):** \$1,013.75  
**NET TOTAL:** \$13,301.64  
**Total Units:** 31

Note: I wish to place an order based on the above quote which I have reviewed and found to be complete and accurate. I understand that this is a SPECIAL ORDER and is therefore non-cancellable and non-returnable.

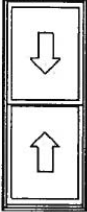
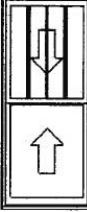
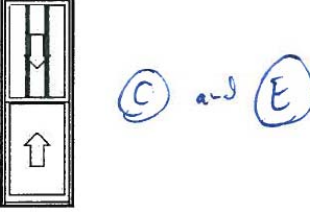
Acceptance \_\_\_\_\_ Date \_\_\_\_\_

9/18/13



LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-6	FRONT DOWN/ STUDY				
		Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Primed Wood SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 6 Wide 1 High Top Clear Opening:38w, 32.18h, 8.491 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-00817-00002 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW	\$492.05	1	\$492.05
	Viewed from Exterior. Scale: 1/4" = 1'				
Line-7	FRONT DOWN/ LIVING				
		Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Primed Wood SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 6 Wide 1 High Top Clear Opening:38w, 32.18h, 8.491 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-00817-00002 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW	\$492.05	1	\$492.05
	Viewed from Exterior. Scale: 1/4" = 1'				
Line-8	LEFT UP/ UPSTAIRS STUDY				
		Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, Window Opening Control Device (4" open) ASTM Compl White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, Clear Opening:26w, 32.18h, 5.81 sf U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-578-00817-00001 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW	\$355.15	2	\$710.30
	Viewed from Exterior. Scale: 1/4" = 1'				

9/18/13

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-12	RIGHT UP/ BED				
		Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, Window Opening Control Device (4" open) ASTM Compl White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, Clear Opening:26w, 32.18h, 5.81 sf U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-578-00817-00001 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$355.15	3	\$1,065.45
Line-13	RIGHT UP/ SUNROOM				
		Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, Window Opening Control Device (4" open) ASTM Compl White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Primed Wood SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 4 Wide 1 High Top Clear Opening:28w, 32.18h, 6.257 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-00817-00002 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$426.12	4	\$1,704.48
Line-14	FRONT UP/ SUNROOM				
		Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, 3 1/2 Flat Casing, Standard Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, Window Opening Control Device (4" open) ASTM Compl White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Primed Wood SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top Clear Opening:22w, 32.18h, 4.916 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-578-00817-00002 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$374.49	2	\$748.98

9/18/13









**TASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 9/11/2013

TIME: 5:30pm

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

APPLICANT NAME: Jeff Fahrenholz

PROPERTY ADDRESS: 120 S. Winnetka

DATE of CA / CD REQUEST: 9/5/2013

**RECOMMENDATION:**

Approval \_\_\_\_\_ Approval with conditions \_\_\_\_\_ Denial \_\_\_\_\_ Denial without prejudice

Recommendation / comments/ basis:

*Approve as submitted*

Task force members present

<input 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 checked="" 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: *Holli Murray*  
2<sup>nd</sup>: *Tony Eeds*  
Task Force members in favor: *5*  
Task Force members opposed: *0*  
Basis for opposition:

*Jeff Fahrenholz  
recused himself*

CHAIR, Task Force *Sandra Adams* DATE *9/11/2013*

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

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



**LANDMARK COMMISSION**

**OCTOBER 7, 2013**

FILE NUMBER: CD123-027(MD)  
LOCATION: 314 S. Winnetka Avenue  
STRUCTURE: Accessory & Non-Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87, Tract 1

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0051.00

**APPLICANT:** Paul and Cynthia Maute

**REPRESENTATIVE:** None.

**OWNER:** CHOLING KARMA THEGSUM

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

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** The information submitted by the Applicant, shown on C17-5-C17-7, clearly indicates that this structure is not original to the neighborhood.

**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. – Approve.

NC

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

CD 123 - 027 (MD)  
Office Use Only

1. Name of Applicant: Paul & Cindy Maute  
MAILING Address: 101 North Montclair Avenue City Dallas State Texas Zip 75208  
Daytime Phone: 469.446.5068 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: self  
ADDRESS OF PROPERTY TO BE DEMOLISHED: rear yard, 314 South Winnetka Zip 75208  
Historic District: Winnetka Heights

**Proposed Work:**

2. Indicate which 'demolition standard(s) you are applying:  
\_\_\_\_ Replace with more appropriate/compatible structure  
\_\_\_\_ No economically viable use  
\_\_\_\_ Imminent threat to public health / safety  
 Demolition noncontributing structure because newer than period of significance  
\_\_\_\_ Intent to apply for certificates of demolition pursuant to 51-A-4.501(f) 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

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SEP 05 2013  
Current Planning

3. Describe work and submit required documents for the demolition standard you are applying:  
(please see attached checklist) Demolish 1980's era pre-fabricated storage shed.

**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: 04 Sep 13  
5. Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

(IF NOT APPLICANT)

Review the enclosed Review and Action Form  
Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

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

\_\_\_\_\_  
Date  
Sustainable Development and Construction  
NOTE: THIS APPLICATION WILL EXPIRE 180 DAYS AFTER THE APPROVAL DATE  
Certificate for Demolition & Removal City of Dallas Historic Preservation  
Rev. 3/27/01, 2-11-02, 1-28-03, 6-1-04, 7-8-04, 2-28-05





West (front) and south side elevations.

**Affidavit**

Before me the undersigned on this day personally appeared  
PAUL MAUTE 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.

Paul A. Maute

Affiant's signature

Subscribed and sworn to before me this 05 day of JEP, 2013

Jerry L. Fuller

Notary Public



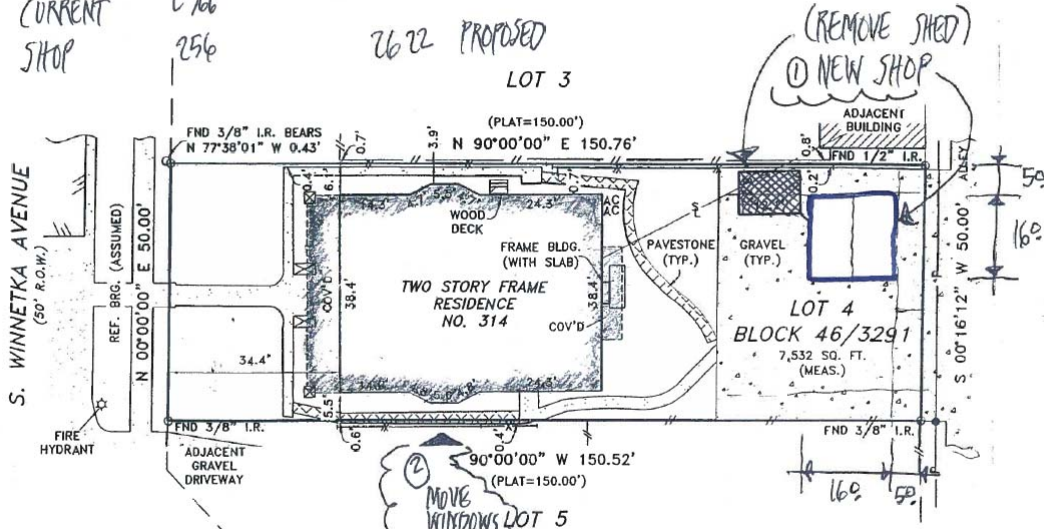
LOT COVERAGE CALCS  
 BASE HOUSE 1958 SF  
 BAY WINDOWS 38  
 FRONT PORCH 300  
 REAR PORCH 90

9500  
 X .75  
 7125 SF ALLOWED

BEING LOT 4, IN BLOCK 46/3291, OF WINNETKA HEIGHTS, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 194, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

CURRENT 2366  
 SHOP 256

2622 PROPOSED



314 S. WINNETKA

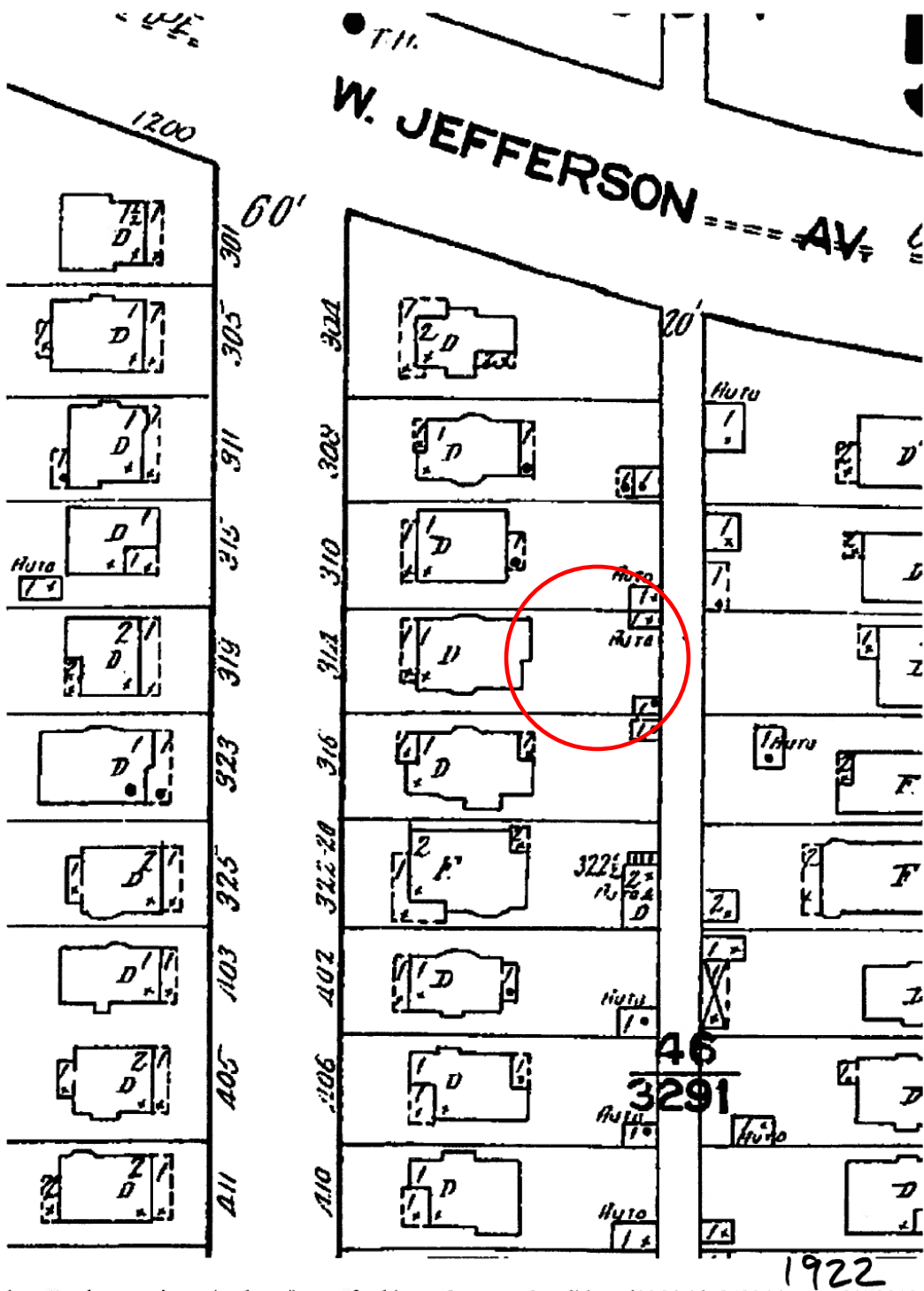
PAUL & CINDY MAUTE

06 JUN 13

SURVEY DATE

WOOD FRAME SHED, TO BE REMOVED

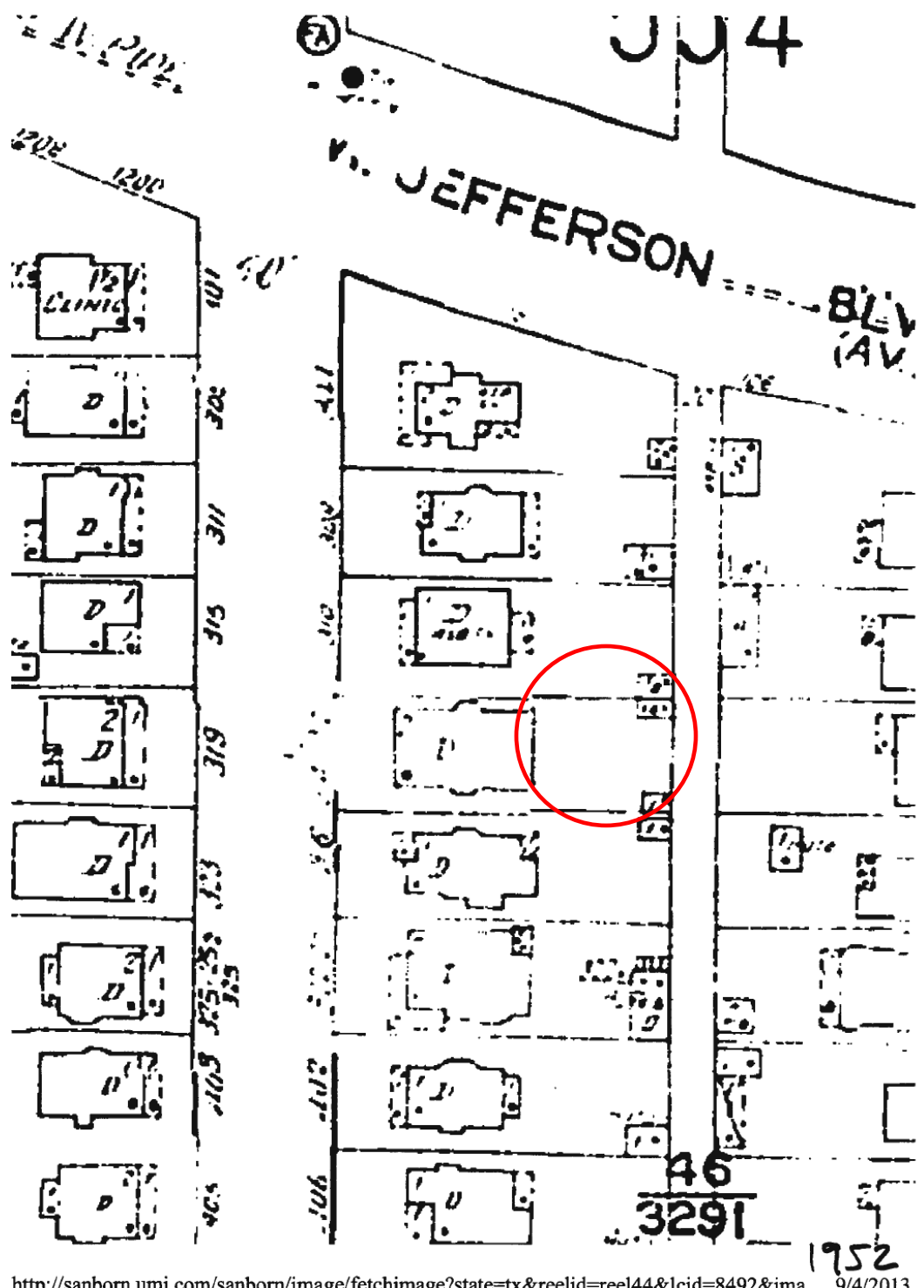




<http://sanborn.umi.com/sanborn/image/fetchimage?state=tx&reelid=reel10&lcid=8492&ima...> 9/4/2013

Sanborn Map 1922





<http://sanborn.umi.com/sanborn/image/fetchimage?state=tx&reelid=reel44&lcid=8492&ima...> 9/4/2013

Sanborn Map 1952

**TASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 9/11/2013  
TIME: 5:30pm  
MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Paul Maute  
PROPERTY ADDRESS: 314 S. Winnetka Ave.  
DATE of CA / CD REQUEST: 9/5/2013

**RECOMMENDATION:**

Approval  Approval with conditions  Denial  Denial without prejudice

Recommendation / comments/ basis:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 checked="" 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: *Holli*  
2<sup>nd</sup>: *tony*  
Task Force members in favor: *all*  
Task Force members opposed: *none*  
Basis for opposition:

CHAIR, Task Force *[Signature]* DATE *9/11/13*

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****OCTOBER 7, 2013**

FILE NUMBER: CA123-649(MD)  
LOCATION: 314 S. Winnetka  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87, Tract 1

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0051.00

**APPLICANT:** Paul and Cynthia Maute

**REPRESENTATIVE:** None.

**OWNER:** CHOLING KARMA THEGSUM

**REQUEST:**

- 1) Construct new accessory building in rear yard.
- 2) Move three ganged window units on second floor south elevation approximately 12" to align with first floor bay window.

**BACKGROUND / HISTORY:**

3/4/2013 – Landmark Commission approved various exterior renovations. (CA123-275(MD)).

**ANALYSIS:** The proposed work meets the requirements of the Winnetka Heights preservation criteria and neither Staff nor Task Force had an issue with the proposed work, so Staff is comfortable with approval.

**STAFF RECOMMENDATION:**

- 1) Construct new accessory building in rear yard. – Approve - Approve drawings and specifications dated 9/18/13 with the finding of fact the work is consistent with the criteria for accessory buildings in the preservation criteria Section 51P-87.111(a)(2), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii).
- 2) Move three ganged window units on second floor south elevation approximately 12" to align with first floor bay window. – Approve - Approve drawings and images dated 9/18/13 with the finding the proposed work is consistent with the criteria for windows and doors in the preservation criteria Section 51P-87.111(a)(17)(A)(B) and (F), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Construct new accessory building in rear yard. – Approve.
- 2) Move three ganged window units on second floor south elevation approximately 12" to align with first floor bay window. – Approve.



C

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

CA 123 - 649 (MD)  
Office Use Only

Name of Applicant: Paul & Cindy Maute  
Mailing Address: 101 North Montclair Avenue  
City, State and Zip Code: Dallas 75208  
Daytime Phone: 469.446.5068 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: self

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

PROPERTY ADDRESS: 314 South Winnetka Dallas 75208  
Historic District: Winnetka Heights

### PROPOSED WORK:

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

1. Add Shop building to rear yard.
2. Move 3-window array on second floor south side approximately 10' laterally to align with first floor bay window.

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SEP 6 5 2013  
Current Planning

Signature of Applicant: *Paul Maute* Date: 06 June 13 ~~04 SEP 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



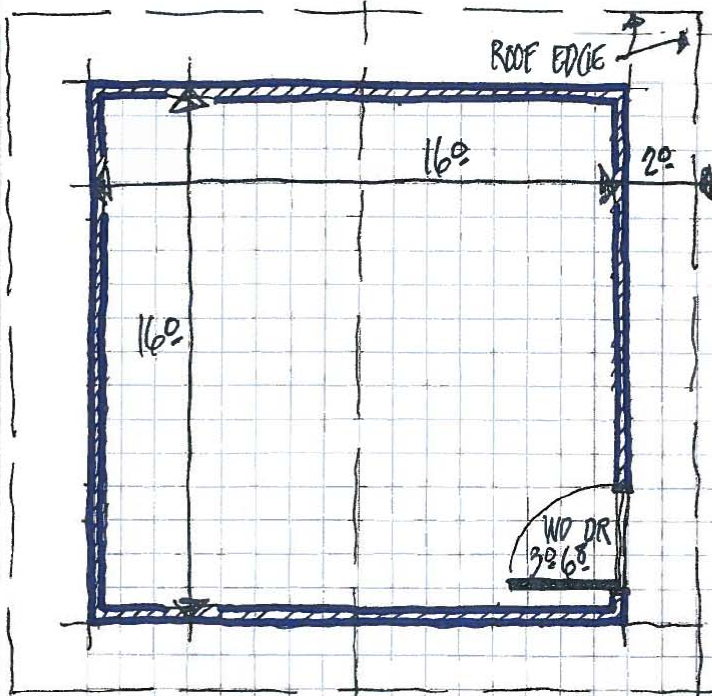
West (front) elevation.



34 S. WINNETKA

PAUL & CINDY MAUTE

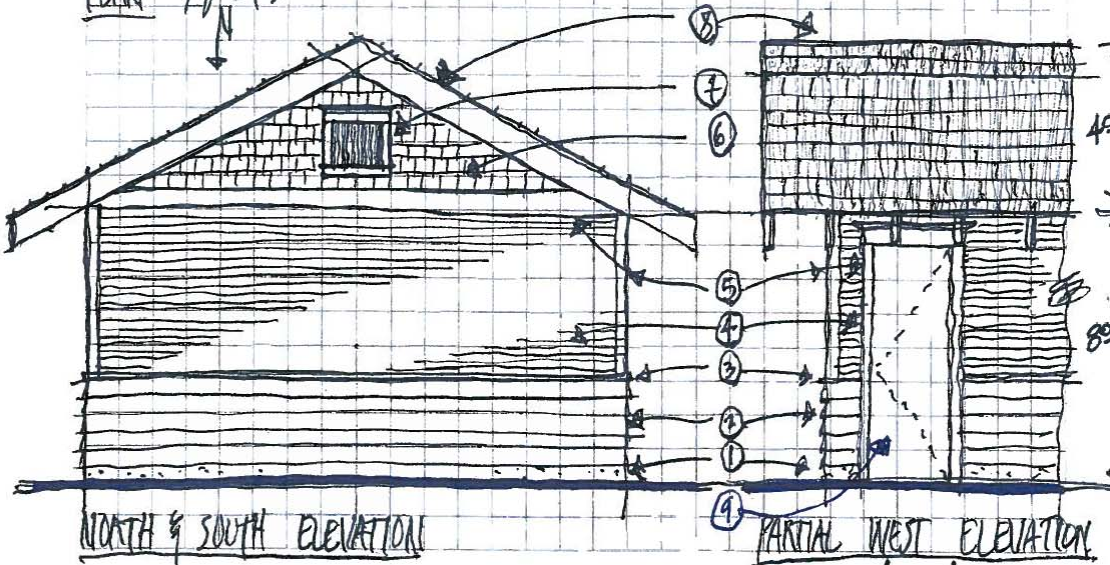
04 SEP 13



KEY NOTES:

- MATERIAL & DETAILS TO MATCH EXISTING HOUSE  
 PREV. APPROVED CA
- ① CONCRETE SLAB EDGE
  - ② CEDAR SIDING - AL EXP.
  - ③ WOOD BELT COURSE - PT
  - ④ NOVELTY SIDING - PT
  - ⑤ WOOD TRIM - PT
  - ⑥ CEDAR SHINGLES - PT
  - ⑦ GABLE VENT - PT (CUSTOM)
  - ⑧ COMP. SHINGLES
  - ⑨ FLUSH SOLID CORE WOOD DOOR

PLAN 1/8" = 1'-0"

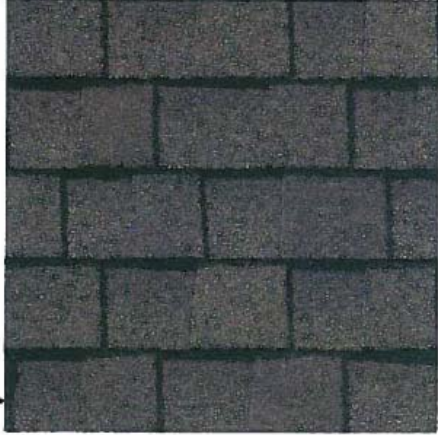


NORTH & SOUTH ELEVATION

PARTIAL WEST ELEVATION

9/18/13

9/18/13



**SHOP ROOF MATERIAL  
GAF TIMBERLINE – 'SHAKEWOOD'**

**IN COMPLETING THE TRANSFORMATION OF THIS BUILDING TO A SINGLE FAMILY RESIDENCE, WE'RE CREATING A 2-STORY SPACE IN WHICH THE STAIRWELL IS LOCATED. ON THE FIRST FLOOR, THIS SPACE IS CENTERED ON A BAY WINDOW. ON THE SECOND FLOOR, THERE IS A GROUPING OF 3 WINDOWS ABOVE THE BAY THAT ARE SLIGHTLY OFF CENTER TO THE BAY. BEFORE THE RENOVATION, THESE WINDOWS WERE NEVER SEEN 'TOGETHER' FROM THE INTERIOR. NOW THAT THEY'RE PART OF THE SAME SPACE, THE MIS-ALIGNMENT OF THE SECOND FLOOR WINDOWS TO THE BAY WINDOW BELOW IS MORE APPARENT. WE REQUEST THAT WE BE ALLOWED TO MOVE THE SECOND FLOOR WINDOW GROUPING APPROXIMATELY 12" TO THE WEST TO ALIGN WITH THE BAY WINDOW BELOW. SIDING AND TRIM SHALL BE REPLACED IN KIND AND PAINTED IN ACCORDANCE WITH PRIOR CA APPROVALS.**

**VIEW FROM INTERIOR**

**VIEW FROM EXTERIOR (SOUTH ELEVATION)**

9/18/13





**TASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 9/11/2013

TIME: 5:30pm

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

APPLICANT NAME: Paul Maute

PROPERTY ADDRESS: 314 S. Winnetka Ave.

DATE of CA / CD REQUEST: 9/5/2013

**RECOMMENDATION:**

Approval  Approval with conditions  Denial  Denial without prejudice

Recommendation / comments/ basis:

*Approve as submitted*  
*[Signature]*

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: *fruy*  
2<sup>nd</sup>: *Holli*

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

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *9/11/13*

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**

**OCTOBER 7, 2013**

FILE NUMBER: CA123-665(MD)  
LOCATION: 4908 Junius Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 14  
ZONING: PD-97, Tract A

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Munger Place  
MAPSCO: 46-B  
CENSUS TRACT: 0013.02

**APPLICANT:** Vernon Schimming

**REPRESENTATIVE:** None.

**OWNER:** ARCH BAY HOLDINGS LLC SERIES 2010A

**REQUEST:**

- 1) Install Hardi siding on bay window area on west facade. Work completed with a Certificate of Appropriateness.
- 2) Install three new windows in bay window projection. Work completed without a Certificate of Appropriateness.
- 3) Install wood decking and wrought iron railing on porte cochere roof.
- 4) Install new iron gate over driveway.
- 5) New landscaping plan.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** Staff is recommending denial without prejudice on all items because either the completed or proposed work does not meet the requirements in the Munger Place preservation criteria or not enough information was provided.

**STAFF RECOMMENDATION:**

- 1) Install Hardi siding on bay window area on west facade. Work completed with a Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that prohibit facade material other than brick, wood siding, and stucco. Preservation criteria Section 11(a)(12).
- 2) Install three new windows in bay window projection. Work completed without a Certificate of Appropriateness.- Deny without prejudice - The

- completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that the installed windows are not true-divided light windows and are noticeably different from the other windows in the side facade.
- 3) Install wood decking and wrought iron railing on porte cochere roof. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that prohibits porch detailing that is not typical of the style and period of the main building. Preservation criteria Section 11(a)(14)(A).
  - 4) Install new iron gate over driveway. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that prohibits the enclosure of any side of a porte cochere. Preservation criteria Section 11(a)(9).
  - 5) New landscaping plan. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) on the basis that no landscaping plan was submitted for review.

**TASK FORCE RECOMMENDATION:**

- 1) Install Hardi siding on bay window area on west facade. Work completed with a Certificate of Appropriateness. – Deny without prejudice - Hardi plank not appropriate on main structure.
- 2) Install three new windows in bay window projection. Work completed without a Certificate of Appropriateness. – Deny without prejudice - Correct windows to match existing size and style.
- 3) Install wood decking and wrought iron railing on porte cochere roof. – Deny - Not consistent with preservation criteria.
- 4) Install new iron gate over driveway. – Deny - Not consistent with preservation criteria.
- 5) New landscaping plan. – Deny without prejudice -

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

CA 123 - 665 (MD)  
 Office Use Only

Name of Applicant: Vernon SCHIMMING  
 Mailing Address: 9737 Fieldcrest Dr  
 City, State and Zip Code: DALLAS, TX, 75238  
 Daytime Phone: 469-877-7896 Fax: 214-341-5483  
 Relationship of Applicant to Owner: SAME

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

PROPERTY ADDRESS: 4908 Junius  
 Historic District: IMMURE PLACE

**PROPOSED WORK:**

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

1. Paint Exterior 2. Install tongue in groove front porch decking  
3. Install siding on bay window area 4. Install wood deck on porte cochere and  
enclose with wrought iron rail. 5. Install remote operated wrought iron gate  
to rear of property 6. Install windows to replicate original (?) 7. Landscaping  
and install St Augustine

Signature of Applicant: [Signature] Date: 9-1-13 RECEIVED BY  
 Signature of Owner: \_\_\_\_\_ Date: SEP 05 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 and west elevations.



North and partial east elevations.



Request #1

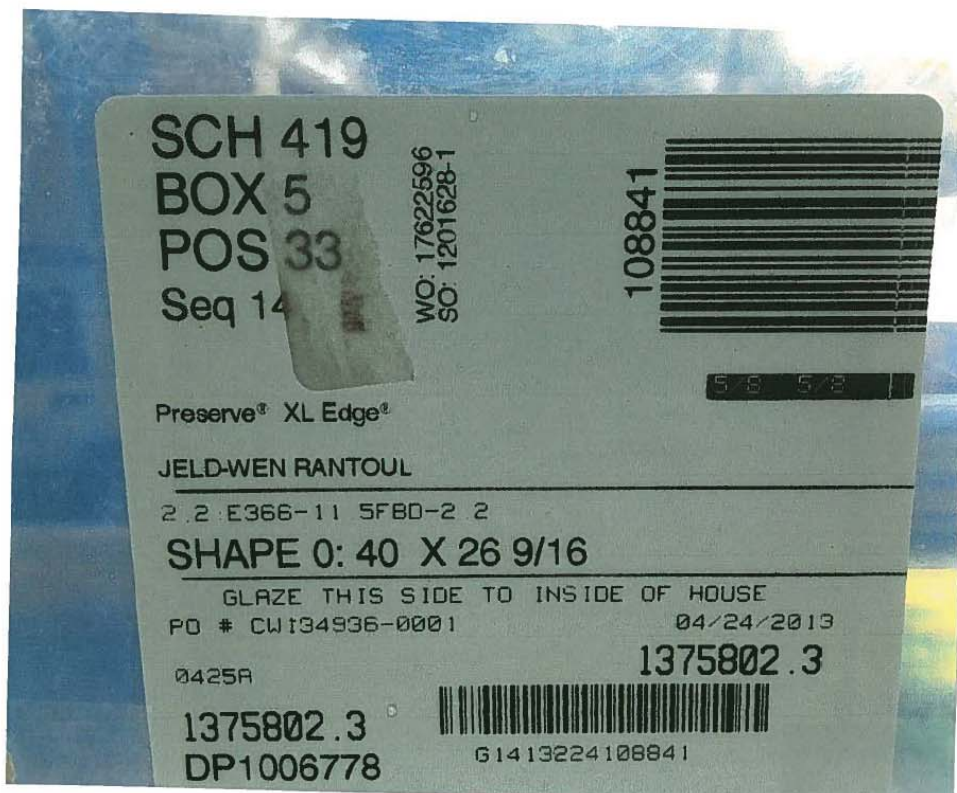


**Siding:** We have replaced old fibre-board siding with hardi-siding. We have been made aware that hardi-siding is not approved by JHCD. However, since our building is primarily brick and because we have noticed that painted frame homes tend to fade and peel in a very short time, we respectfully request that you approve the use of this siding on the bay window area. Hardi-siding does not fade, peel or chip and we feel that it is an excellent substitution. Photograph attached.



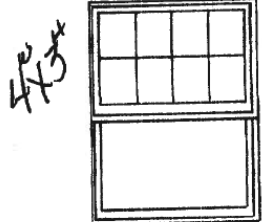
Request #2

- Windows:** The three lower windows in the bay area were replaced with solid sheets of glass in a previous renovation. We replaced these with Jeld-Wen double hung wooden windows with divided lights matching the original windows as shown in attached photographs.





ITEM	FRAME SIZE	LOCATION	PRODUCT CODE DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
<b>0002</b>			<b>JELD-WEN Wood Windows &amp; Patio Doors</b>	<b>\$426.49</b>	<b>1</b>	<b>\$426.49</b>
			Base Price - TWD4560	\$300.88		
			Product Dimensions: Rough Opening: 48 1/8" x 61 1/4" Frame: 45 3/8" x 60 1/2" Sash Opening: 44" x 58"			
			No Exterior Trim	-\$18.22		
			Primed Interior	\$18.18		
			(1) TWD4560 - Colonial Buff Primed 7/8" SDL w/ Removable Interior Full Surround Wood Grille [4 x 2 / No Grille(s)]	\$121.29		
			(1) TWD4560 - Low-E 366 Glass	\$20.49		
			(1) TWD4560 - No Screen(s)	-\$18.13		



- Book Code: TWD4560
- Exterior Finish: Wood Exterior with AuraLast Wood
- Product: Double Hung Windows
- Product Line: Tradition Plus - Premium Series
- Double Hung Type: Compression Jamblers No Tilt Latches
- Sash Type: Individual Sash Configuration
- Product Configuration: Single Unit
- Exterior Color: Primed
- Exterior Trim: No Casing
- Interior Finish: Primed
- Jambliner Color: White Jambliners
- Jamb Depth: 4 9/16"
- Special Feature: Compression Jamblers - No Tilt Latches
- Grille: Colonial
- Grille Pattern: 4x2 / 0x0
- Grille Type: 7/8" SDL w/ Removable Interior Full Surround Wood Grille
- Interior Grille Color: Primed
- Exterior Grille Color: Buff Primed
- Glass Type: Low-E 366 with Argon
- High Altitude Glass: None
- Preserve - Protective Film Reduces Clean-up Glass
- Screen Type: No Screen(s)
- Hardware Type: Cam Lock(s)
- Hardware Color: White
- Finger Plow: With Finger Plow(s)
- Sustainable Forestry Certified (SFI): SFI
- \*\*\* m2o Version: 2.30.11 \*\*\*

**QUOTE #:** \_\_\_\_\_

Print Quote



More saving. More doing.

Home Depot Store # 6804  
6000 SKILLMAN  
DALLAS, TX 75231  
2147505927

**CUSTOMER:**  
SCHIMMING, VERNON  
5905 LA VISTA DR  
DALLAS, TX 75206-7217  
(214) 343-0280

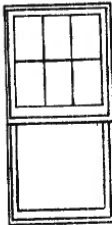
SALES ASSOCIATE: RITA

DATE: 04/01/2013

Thank you for shopping The Home Depot! We value your business!

ITEM	FRAME SIZE	LOCATION	PRODUCT CODE DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
0001			<b>JELD-WEN Wood Windows &amp; Patio Doors</b>	<b>\$333.08</b>	<b>2</b>	<b>\$666.16</b>
			Base Price - TWD2960	\$237.93		
			Product Dimensions: Rough Opening: 30 1/8" x 61 1/4" Frame: 29 3/8" x 60 1/2" Sash Opening: 28" x 58"			
			No Exterior Trim	-\$15.47		
			Primed Interior	\$18.18		
			(1) TWD2960 - Colonial Buff Primed 7/8" SDL w/ Removable Interior Full Surround Wood Grille [3 x 2 / No Grille(s)]	\$92.86		
			(1) TWD2960 - Low-E 366 Glass	\$13.27		
			(1) TWD2960 - No Screen(s)	-\$13.69		

3/13/13



- Book Code: TWD2960
- Exterior Finish: Wood Exterior with AuraLast Wood
- Product: Double Hung Windows
- Product Line: Tradition Plus - Premium Series
- Double Hung Type: Compression Jambliners No Tilt Latches
- Sash Type: Individual Sash Configuration
- Product Configuration: Single Unit
- Exterior Color: Primed
- Exterior Trim: No Casing
- Interior Finish: Primed
- Jambliner Color: White Jambliners
- Jamb Depth: 4 9/16"
- Special Feature: Compression Jambliners - No Tilt Latches
- Grille: Colonial
- Grille Pattern: 3x2 / 0x0
- Grille Type: 7/8" SDL w/ Removable Interior Full Surround Wood Grille
- Interior Grille Color: Primed
- Exterior Grille Color: Buff Primed
- Glass Type: Low-E 366 with Argon
- High Altitude Glass: None
- Preserve - Protective Film Reduces Clean-up Glass
- Screen Type: No Screen(s)

http://www.homedepot.com/usa/PrintQuote.jsp

4/1/2013

Request#3



Porte cochere: We propose to install a deck on the roof top of the porte cochere and enclose with a wrought iron railing. Photographs enclosed:





Sent from my iPhone

46" tall railing. Approximately 50" off  
deck surface to top of enclosure over  
porte cochere.



Request#4



*Gate; Wooden gate from porte cochere to back yard to be replaced with wrought iron remote controlled gate. Photos attached:*





1. Gate 12" Tall
2. If necessary, we can use same design but make top of fence horizontal.



Landscaping; There is an existing sprinkler system which we have repaired and we are going to sod the entire yard with St. Augustine grass. There will be landscaped beds in front and on the right side of the house and the old bushes will be replaced with bushes appropriate to the JHCD.

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

DATE: 9/10/2013  
TIME: 5:30 pm  
MEETING PLACE: Center for Community Development, 2900 Live Oak

Applicant Name: Vernon Schimming  
Address: 4908 Junius (Munger Place)  
Date of CA/CD Request: 9/5/2013

**RECOMMENDATION:**

Approve     Approve with conditions     Deny     Deny without prejudice

Recommendation / comments/ basis:

Deny - Items 3 & 4  
NOT CONSISTENT WITH PRESERVATION CRITERIA

Deny w/o prejudice - Items 1, 2 & 5  
CORRECT WINDOWS TO MATCH EXISTING SIZE & STYLE  
HARDY PLANK NOT APPROPRIATE ON MAIN STRUCTURE  
SUBMIT LANDSCAPE PLAN

Task force members present

<input checked="" type="checkbox"/> Joanna Hampton (Chair)	<input checked="" type="checkbox"/> John Mark Guest	<input type="checkbox"/> VACANT
<input checked="" 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 type="checkbox"/> Cheryl Scott (Alternate)

Ex Officio staff members Present  Mark Doty

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

Maker: WES

2<sup>nd</sup>: BRANDON

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE 10 Sept 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**

**OCTOBER 7, 2013**

FILE NUMBER: CA123-653(MD)  
LOCATION: 4710 Swiss Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 2  
ZONING: R-7.5(A)

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Peak's Suburban  
MAPSCO: 46-A  
CENSUS TRACT: 0015.04

**APPLICANT:** Grant Irving

**REPRESENTATIVE:** None.

**OWNER:** IRVING GRANT &

**REQUEST:** Install new 6'-0"x24'-0" porch on east facade.

**BACKGROUND / HISTORY:** There is no Certificate of Appropriateness application for the two balconies that were removed, so Staff is unable to determine when they, along with the two doors to access them, were installed.

**ANALYSIS:** Staff was comfortable with approving a 'Routine Maintenance' CA for the two side porches that had been removed due to the fact they would be placed in the exact same location. However, since the current proposal is to make the two porches one large porch, which would make that side elevation further non-conforming, Staff is not comfortable with recommending approval. Also, the lack of scaled drawings or details also played a factor in the recommendation of deny without prejudice.

**STAFF RECOMMENDATION:** Install new 6'-0"x24'-0" porch on east facade. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that existing original porches and balconies on protected facades must be retained and preserved. Preservation criteria Section 3.19.

**TASK FORCE RECOMMENDATION:** Install new 6'-0"x24'-0" porch on east facade. – Deny without prejudice - There is not enough information to make a good decision. Don't know porch material. Don't know about skirting. Don't know about colors. Handrail has no details and a handrail is inconsistent with front porch, which doesn't have one.

THIRD APPLICATION

Certificate of Appropriateness (CA)  
City of Dallas Landmark Commission

CA 123 - 653 (MD)  
Office Use Only

Name of Applicant: Mary Lucas / Grant / King  
Mailing Address : \_\_\_\_\_  
City, State and Zip Code: \_\_\_\_\_  
Daytime Phone: 281 705 7188 Fax: \_\_\_\_\_  
Relationship of Applicant to Owner: \_\_\_\_\_

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

PROPERTY ADDRESS: 4710 SWISS AVE Dallas 75204  
Historic District: Plato 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 side porches w/ 6' by 24' porch w/ rail - see attached; call w/ any question

RECEIVED BY

Signature of Applicant: [Signature] Date: 8/9/2013 SEP 6 5 2013

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_ 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.





Partial east elevation showing location of side doors and two balconies that were removed.



**SURVEY PLAT**

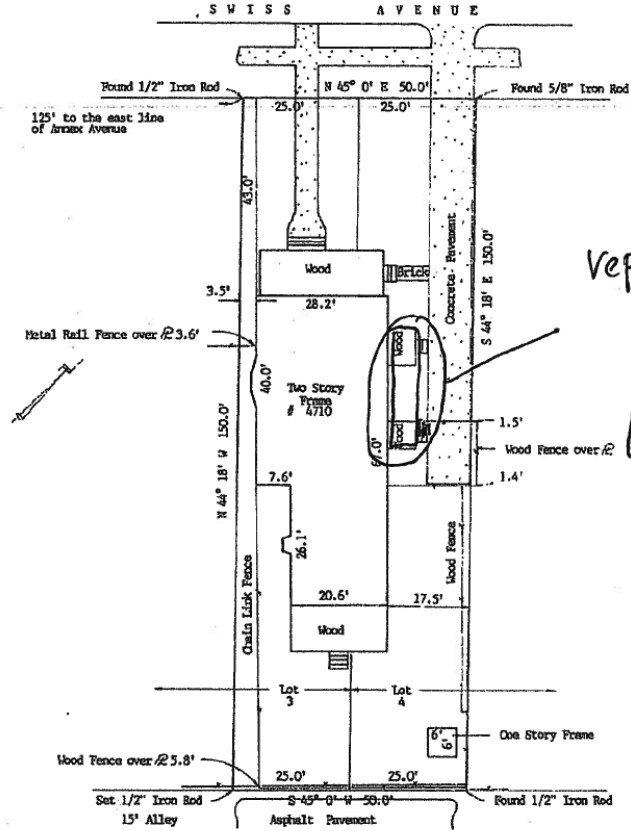
This is to certify that under my supervision, a careful survey was made on the ground of property located as

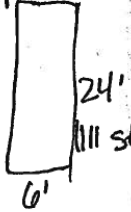
No. 4710 Swiss Avenue in the city of Dallas Texas, described as follows: the Northeast 25 Feet of Lot 3 and the Southwest 25 Feet of Lot 4, Block No. C, City Block No. 770

of AVENUE HEIGHTS ADDITION, an addition to the City of Dallas, Dallas County

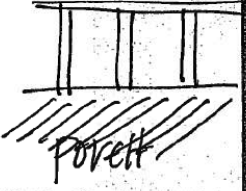
Texas, according to the plat thereof recorded in Volume 287 at page 1 of the Map Records of Dallas County, Texas.

NOTE: According to the August 23, 2001 100 year Flood Insurance Rate Map of Dallas County, Texas, this lot is not in a Flood Plain Area. ZONE X PANEL # 4811300343J.



*Replace with*  
  
 24'  
 All stairs  
 6'

*with rail, example:  
 (side view)*



*Painted  
 approved  
 paint color  
 or  
 stained  
 wood to  
 match*

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

DATE: 9/11/2013  
TIME: 6:15 pm  
MEETING PLACE: 400 N. Ervay Street

Applicant Name: Grant Irving  
Address: 4710 Swiss Ave.  
Date of CA/CD Request: 9/5/2013

**RECOMMENDATION:**

Approve     Approve with conditions     Deny     Deny without prejudice

Recommendation / comments/ basis:

There is not enough information to make a good decision  
- Don't know porch material  
- Don't know about skirting  
- Don't know colors  
- Handrail has no details and a handrail is inconsistent with front porch, which doesn't have one

Task force members present

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

Ex Officio staff members Present  Mark Doty ~~Mark Doty~~ ~~Mark Doty~~

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

Maker: Alston  
2<sup>nd</sup>: Hidden  
Task Force members in favor: Unanimous approval  
Task Force members opposed:  
Basis for opposition:

CHAIR, Task Force *[Signature]*    DATE *9/11/2013*

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****OCTOBER 7, 2013**

FILE NUMBER: CA123-656(MD)  
LOCATION: 2407 Park Row Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 7  
ZONING: PD-595

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: South Blvd/Park Row  
MAPSCO: 46-S  
CENSUS TRACT: 0203.00

**APPLICANT:** Eric Dorsey

**REPRESENTATIVE:** None.

**OWNER:** DORSEY INVESTMENTS LLC

**REQUEST:**

- 1) Install new front door. Work completed without a Certificate of Appropriateness.
- 2) Install new vinyl windows on front and side elevations. Work completed without a Certificate of Appropriateness.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** As the images on D3-4 and D3-5 indicate, the original windows were wood, true divided light windows and the front door was a solid, panel door. The completed work does not match the original and is not compatible with the structure. Therefore, Staff is recommending denial without prejudice.

**STAFF RECOMMENDATION:**

- 1) Install new front door. Work completed without a Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 2) Install new vinyl windows on front and side elevations. Work completed without a Certificate of Appropriateness. – Deny without prejudice - The completed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i).
- 3)

**TASK FORCE RECOMMENDATION:**

- 1) Install new front door. Work completed without a Certificate of Appropriateness. No Task Force recommendation. There was not a Task Force meeting because no Task Force members attended.

- 2) Install new vinyl windows on front and side elevations. Work completed without a Certificate of Appropriateness. No Task Force recommendation. There was not a Task Force meeting because no Task Force members attended.



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

CA 123 - 656 (MD)  
 Office Use Only

Name of Applicant: Eric Dorsey  
 Mailing Address: 2407 Park Row  
 City, State and Zip Code: Dallas TX 75215  
 Daytime Phone: 2145640729 Fax: \_\_\_\_\_  
 Relationship of Applicant to Owner: Self

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

PROPERTY ADDRESS: 2407 Park Row  
 Historic District: South Blvd / Park Row

**PROPOSED WORK:**

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

1) Front Door was not salvageable. replaced with leaded glass door irregular size opening  
 2) Front and side windows replaced original windows missing irregular openings

RECEIVED BY  
 SEP 6 5 2013

All work has been completed  
 Signature of Applicant: [Signature] Date: 8-29-13  
 Signature of Owner: [Signature] Date: 8-29-13  
 (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 \_\_\_\_\_



South façade.





West façade.









**LANDMARK COMMISSION**

**OCTOBER 7, 2013**

FILE NUMBER: CA123-651(MD)  
LOCATION: 206 N. Edgefield Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87, Tract 1

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-B  
CENSUS TRACT: 0046.00

**APPLICANT:** Greg Courtney

**REPRESENTATIVE:** None.

**OWNER:** COURTNEY N GREG

**REQUEST:**

- 1) Remove existing center front door and install two windows.
- 2) Remove existing south front door and install new French doors.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** Since no information was provided to indicate that the door proposed to be removed was not original and no specification information was provided either for the new windows or French door, Staff is recommending denial without prejudice.

**STAFF RECOMMENDATION:**

- 1) Remove existing center front door and install two windows. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state door openings in the front facade must be equal or greater than the total number of original door openings in that facade. Preservation criteria Section 51P-67.111(a)(17).
- 2) Remove existing south front door and install new French doors. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state door openings in the front facade must be equal or greater than the total number of original door openings in that facade. Preservation criteria Section 51P-87.111(a)(17).

**TASK FORCE RECOMMENDATION:**

- 1) Remove existing center front door and install two windows. – Deny without prejudice - Need more info to assess whether the door/window configuration is original along w/specifications of the proposed changed windows.
- 2) Remove existing south front door and install new French doors. – Deny without prejudice - French door - this is not appropriate to the style of the home.

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

CA 123 - 651 (MD)

Name of Applicant: N. Greg Courtney  
 Mailing Address: 206 N. Edgfield Ave  
 City, State and Zip Code: Dallas TX 75208  
 Daytime Phone: 214-628-4287 Fax: \_\_\_\_\_  
 Relationship of Applicant to Owner: Same

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

: 206 N. EDGEFIELD  
 : WILKINSON (HELD)

**PROPOSED WORK:**

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

Remove center door in front of house. Replace South door with French doors. Add two windows to area of center (French) door. ALL paint and windows to match existing.

RECEIVED BY  
 SEP 6 5 2013

Signature of Applicant: N. Greg Courtney Date: 8-7-13  
 Signature of Owner: N. Greg Courtney Date: 8-7-13  
 (IF NOT APPLICANT)

Current Planning

**APPLICATION DEADLINE:**

Application material must be completed and submitted by the \_\_\_\_\_ 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.

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. Information regarding the history of past certificates of appropriateness for individual addresses is available for review in 5BN of City Hall.

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

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

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

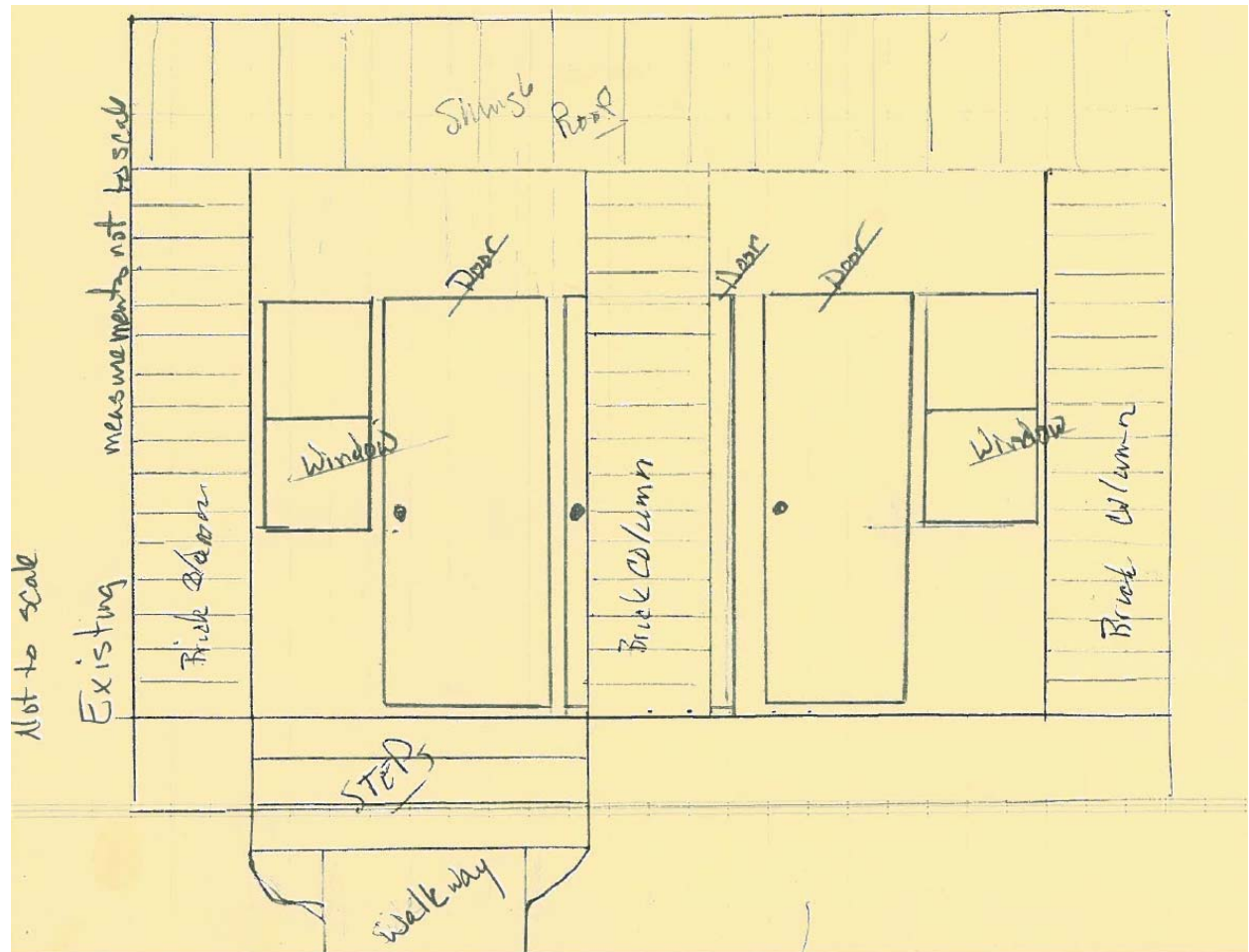




West elevation.

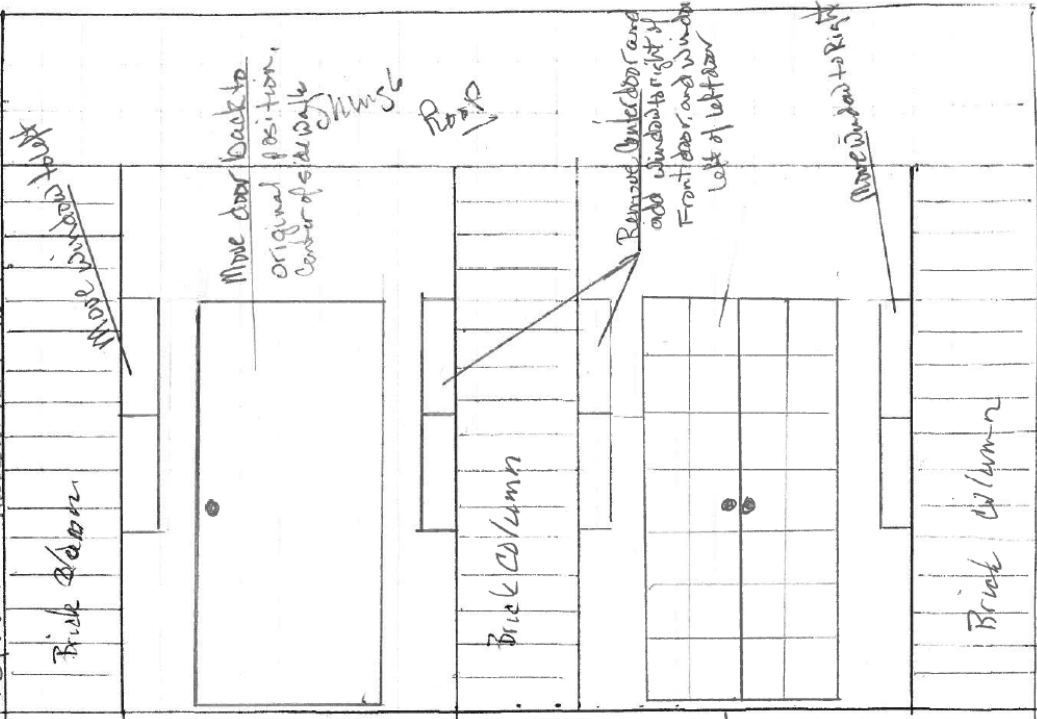


Close up of three existing door openings.



Not to Scale

Proposed measurements not to scale



Brick Column

Move door back to original position, Center of side wall

Rings

Remove Underdoor and add windows right of Front door and window left of left door

Brick Column

Brick Column

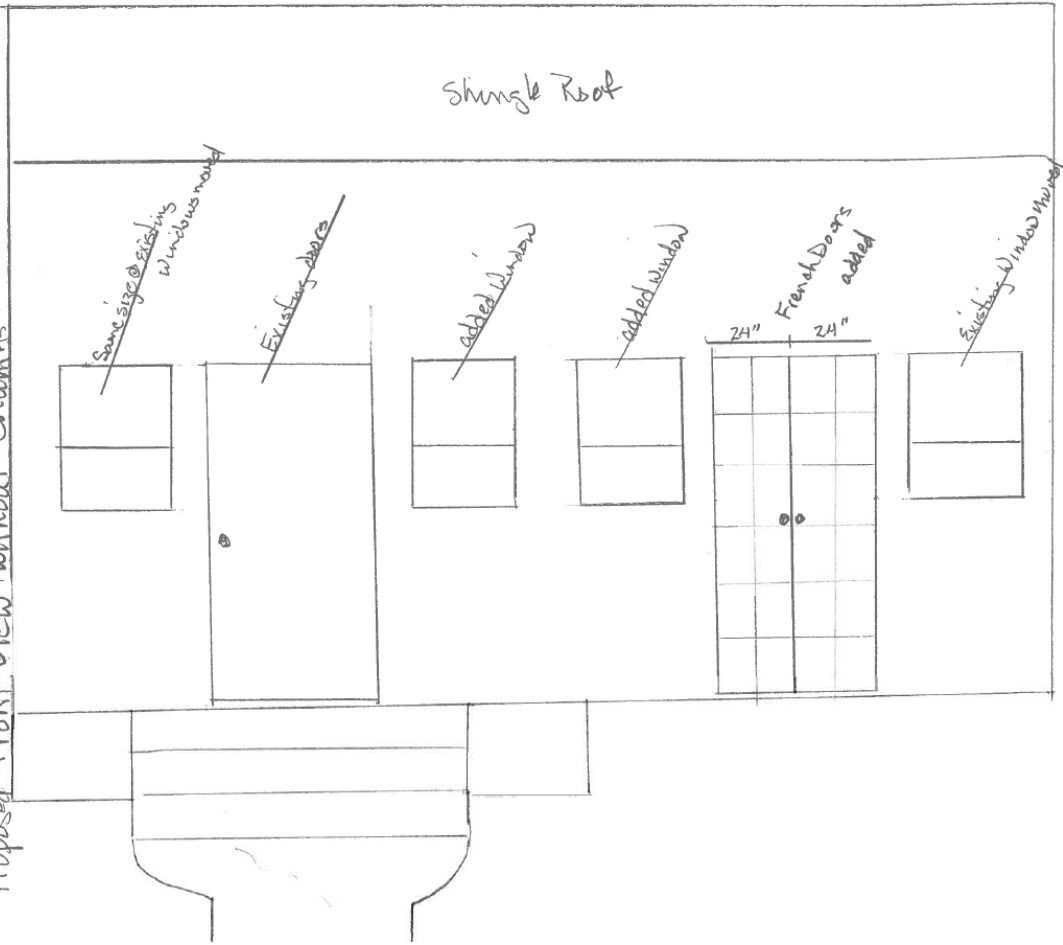
Move window to Right

STEP

24"

Change existing door to 24 inch French doors

Not to Scale  
Proposed Front View Without Columns





**TASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 9/11/2013

TIME: 5:30pm

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

APPLICANT NAME: N. Greg Courtney

PROPERTY ADDRESS: 206 N. Edgefield

DATE of CA / CD REQUEST: 9/5/2013

**RECOMMENDATION:**

Approval  Approval with conditions  Denial  Denial without prejudice

Recommendation / comments/ basis:

*french door → this is not appropriate to the style of the home  
removal of door and replace w/ windows - deny w/o prejudice need  
more info to assess whether the door/window  
configuration is original along w/ specifications of the  
proposed changed windows*

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 checked="" 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: *sandi*

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

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *9/11/13*

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****OCTOBER 7, 2013**

FILE NUMBER: CA123-661(MD)  
LOCATION: 318 S. Edgefield Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87, Tract 1

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-F  
CENSUS TRACT: 0051.00

**APPLICANT:** Leo Frayre

**REPRESENTATIVE:** None.

**OWNER:** WIKSTROM JESSICA J &

**REQUEST:**

- 1) Paint porch elements. Railings/ columns - White. Column trim - D44-4 'Shining Armor'.
- 2) Install new front door in existing opening.
- 3) Install two floodlights on northwest eave.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** Staff is comfortable with request items #1 and #3 but is recommending denial without prejudice of request #2 due to the fact that the existing door seems to be the original and is more appropriate than the proposed door.

**STAFF RECOMMENDATION:**

- 1) Paint porch elements. Railings/ columns - White. Column trim - D44-4 'Shining Armor'. – Approve - Approve specification dated 9/18/13 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).
- 2) Install new front door in existing opening. – Deny without prejudice - Deny without prejudice the proposed door with the finding the proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state door and lights in the front facades of the main building must be typical of the style and period of the building. Preservation criteria Section (a)(17)(F)(iii).
- 3) Install two floodlights on northwest eave. – Approve - Approve specification dated 9/18/13 with the finding the proposed work is consistent with the criteria for

outdoor lighting in the preservation criteria Section 51P-87.111(b)(4), and it meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

**TASK FORCE RECOMMENDATION:**

- 1) Paint porch elements. Railings/ columns - White. Column trim - D44-4 'Shining Armor'. – Approve - Approve as submitted.
- 2) Install new front door in existing opening. – Deny without prejudice - Door appears to be original style.
- 3) Install two floodlights on northwest eave. – Approve with conditions - Approve as submitted assuming it is not on front porch and should be on the northwest corner of home.

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

CA 123 - 661 (MD)  
Office Use Only

C

Name of Applicant: Leo Frayre  
 Mailing Address: 318 S. Edgely Ave  
 City, State and Zip Code: Dallas, TX 75208  
 Daytime Phone: 914-797-2351 Fax: \_\_\_\_\_  
 Relationship of Applicant to Owner: owner

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

PROPERTY ADDRESS: 318 S. Edgely Ave. Dallas 75208  
 Historic District: Winnette Heights

**PROPOSED WORK:**

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

- 1) Paint railings and columns white (same color)
- 2) Paint trim on columns green ("Shining Armor" D44-4) OLYMPIC
- 3) Replace front door (Craftsman-style mahogany wood)
- 4) Add 2 fixed lights to left side of house to match right side

**RECEIVED BY**

Signature of Applicant: \_\_\_\_\_ Date: 9/4/13 SEP 6 5 2013

Signature of Owner: \_\_\_\_\_ Date: 9/4/13 \_\_\_\_\_  
 (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

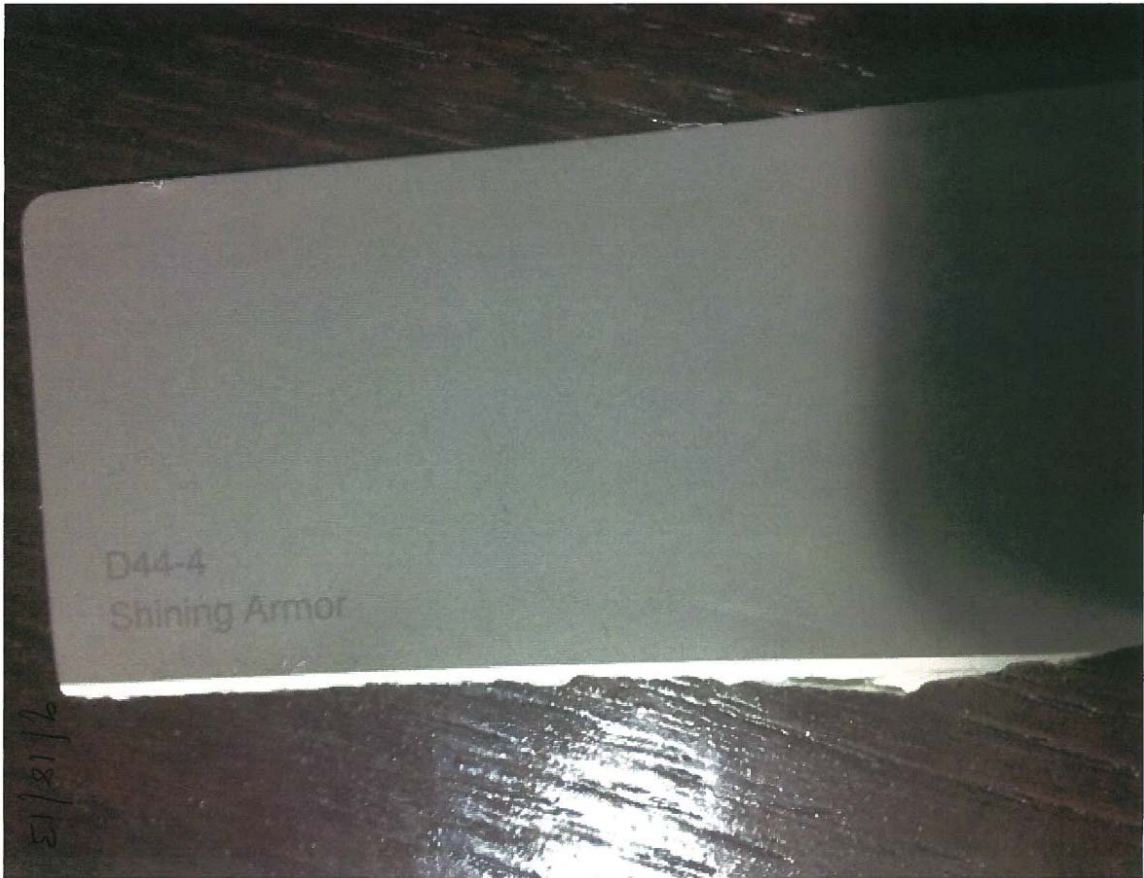
Historic Preservation  
Rev. 111408





West and partial south elevations.

Request #1



Request #2 - Existing front door.







Proposed front door.



Request #3 Spotlight specification.



9/18/13



Approximate location of new spotlights, closer to the rear of the porch eave.

**TASK FORCE RECOMMENDATION REPORT**  
**WINNETKA HEIGHTS / LAKE CLIFF**

DATE: 9/11/2013  
TIME: 5:30pm  
MEETING PLACE: 400 S. Zang, Oak Cliff Chamber of Commerce Conference Room

APPLICANT NAME: Leo Frayre  
PROPERTY ADDRESS: 318 S. Edgefield  
DATE of CA / CD REQUEST: 9/5/2013

**RECOMMENDATION:**

Approval  Approval with conditions  Denial  Denial without prejudice

Recommendation / comments/ basis:

- ① approve as submitted
- ② door appears to be original style - deny w/o prejudice
- ③ approve as submitted assuming it is not on front porch and should be on the North <sup>west</sup> corner of ~~front~~ home

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 checked="" 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: *Jeffrey*  
2<sup>nd</sup>: *Holli*  
Task Force members in favor: *all*  
Task Force members opposed: *none*  
Basis for opposition:

CHAIR, Task Force *Jeffrey Adams* DATE *9/11/13*

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****OCTOBER 7, 2013**

FILE NUMBER: CA123-650(MD)  
LOCATION: 327 S. Edgefield Avenue  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 1  
ZONING: PD-87, Tract A

PLANNER: Mark Doty  
DATE FILED: September 5, 2013  
DISTRICT: Winnetka Heights  
MAPSCO: 54-E  
CENSUS TRACT: 0052.00

**APPLICANT:** Sunit Sikri

**REPRESENTATIVE:** None.

**OWNER:** ZAYAS LARRY JESUS

**REQUEST:**

Paint main structure. Brand: Behr. Body - M180-5 'King Salmon'. Trim - M510-7 'Inked'. Accent - HDC-NT-21 'Weathered White'.

**BACKGROUND / HISTORY:** None.

**ANALYSIS:** Staff believes that the proposed paint colors are too vibrant and will have an adverse effect on the structure as well as the historic overlay at large. Therefore, Staff is recommending denial without prejudice.

**STAFF RECOMMENDATION:**

Paint main structure. Brand: Behr. Body - M180-5 'King Salmon'. Trim - M510-7 'Inked'. Accent - HDC-NT-21 'Weathered White'. – Deny without prejudice - The proposed work does not meet the standards in City Code Section 51A-4.501(g)(6)(C)(i) because it is inconsistent with the preservation criteria that state colors of a structure should be complementary of each other and the overall character of the district. Preservation criteria Section 51P-87.111(a)(8)(C).

**TASK FORCE RECOMMENDATION:**

Paint main structure. Brand: Behr. Body - M180-5 'King Salmon'. Trim - M510-7 'Inked'. Accent - HDC-NT-21 'Weathered White'. – Deny without prejudice - The body color is too 'vibrant' and is not in any way appropriate to the other homes in the district; the color palette itself is not appropriate so simply muting the proposed color would not be enough to comply w/ the color requirements of the ordinance.

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

CA 123-650 (MD)  
 Office Use Only

Name of Applicant: SUNIT SIKRI  
 Mailing Address: 327 S. EDGEFIELD AVE  
 City, State and Zip Code: DALLAS, TX 75208  
 Daytime Phone: 512 577 4007 Fax: \_\_\_\_\_  
 Relationship of Applicant to Owner: SELF

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

PROPERTY ADDRESS: AS ABOVE  
 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.

Paint exterior of our home RECEIVED BY  
SEP 6 5 2013  
 • Body - Behr Inc. "King Salmon" #M180-5  
 • Trim - Behr Inc. "Inked" #M510-7 Current Planning  
 • Accent - Behr Inc. "Weathered White" #HDC-N7-21

Signature of Applicant: [Signature] Date: 9/1/2013  
 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.

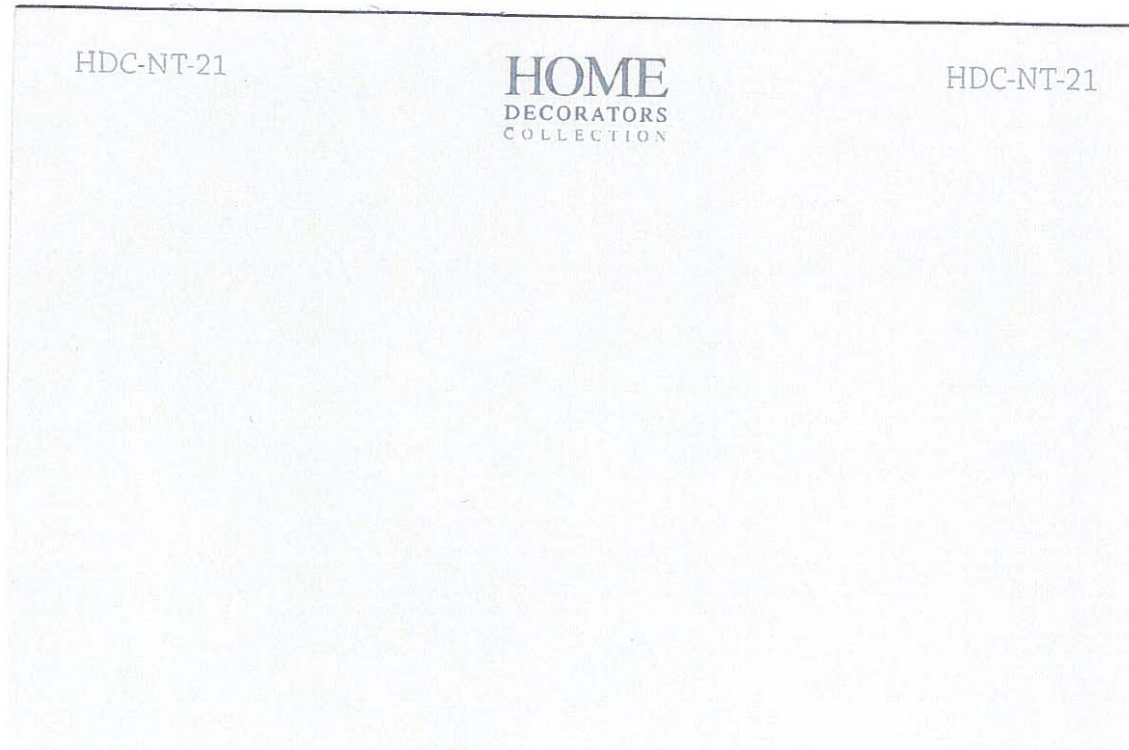
- Please review the enclosed Review and Action Form Memorandum to the Building Official, a Certificate of Appropriateness has been:
- APPROVED.** Please release the building permit.
  - APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
  - DENIED.** Please 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





East and partial south elevations.



Proposed paint colors





Existing house color.



Rendering of proposed paint color.

**TASK FORCE RECOMMENDATION REPORT**  
WINNETKA HEIGHTS / LAKE CLIFF

DATE: 9/11/2013

TIME: 5:30pm

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

APPLICANT NAME: Sunit Sikri

PROPERTY ADDRESS: 327 S. Edgefield

DATE of CA / CD REQUEST: 9/5/2013

**RECOMMENDATION:**

Approval  Approval with conditions  Denial  Denial without prejudice

Recommendation / comments/ basis:

*the body color is too "vibrant" and is not in any way appropriate to the other houses in the district; the color palette itself is not appropriate so simply muting the proposed color would not be enough to ~~not~~ ~~be~~ comply w/ the color requirements of the ordinance*

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 checked="" 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: *holli*

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

Task Force members in favor: *all*

Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *9/11/13*

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****OCTOBER 7, 2013**

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FILE NUMBER: CD123-019(MD)  
LOCATION: 220 N. Cliff Street  
STRUCTURE: Main & Contributing  
COUNCIL DISTRICT: 4  
ZONING: PD-388, Tract 1

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

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**APPLICANT:** City Attorney's Office

**REPRESENTATIVE:** Andrew Gilbert

**OWNER:** JOHNSON IVA JOE ESTATE

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

**BACKGROUND / HISTORY:**

4/2/2012 – Landmark Commission moved to enter into an initial suspension period.  
5/7/2012 – Landmark Commission moved to enter into an extended suspension period.  
7/2/2012 – Landmark Commission approved a Certificate for Demolition. (CD112-013(MD))  
6/3/2013 – Landmark Commission moved to enter into an initial suspension period.  
7/1/13 – Landmark Commission moved to enter into an extended suspension period.  
9/3/2013 – Landmark Commission moved to enter into a continuing suspension period.

**ANALYSIS:** During the continuing suspension period, the Applicant was to provide a progress report indicating that reasonable progress was being made on rehabilitation of the structure in accordance to the Guarantee agreement with the City Attorney's Office. At the time of this case report, the Applicant has not submitted a progress report and no work required to be completed by September 19, 2013 had been completed, Staff is recommending approval of the demolition.

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

**TASK FORCE RECOMMENDATION:** Demolish a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code). - Recommend initial suspension period. Alonzo Harris recused. (This recommendation is from the May 2, 2013 Task Force meeting. The Task Force does not review the application again once it enters into a suspension period.)

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

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

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

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

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

RECEIVED BY

MAY 02 2013

Current Planning

**Proposed Work:**

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

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

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

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

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

**Application Deadline:**

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

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

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

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

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

(IF NOT APPLICANT)

Review the enclosed Review and Action Form

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

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

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

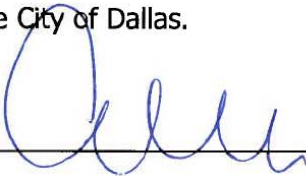
**For an application if the city or a property owner seeks demolition of a residential structure with no more than 3,000 square feet of floor area subject to a predesignation moratorium or in a historic overlay district pursuant to an order from a court or other tribunal requiring demolition obtained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

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



**Affidavit**

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

  
\_\_\_\_\_

Affiant's signature

Subscribed and sworn to before me this 2<sup>nd</sup> day of May, 2013

  
\_\_\_\_\_



Notary Public



July 2012







May 2013







201100127392  
ORDER 1/3

No. S50-00 2328-01

CITY OF DALLAS,  
Plaintiff

VS.

220 N. Cliff Street  
Defendant

§  
§  
§  
§  
§  
§  
§  
§

IN THE MUNICIPAL COURT OF  
  
THE CITY OF DALLAS  
  
DALLAS COUNTY, TEXAS

**AGREED ORDER**

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

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

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

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

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

ORDER - PAGE 1

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



Signed this 10<sup>th</sup> day of May, 2011.

*Marilyn Davis*  
Presiding Judge

AGREED AS TO FORM AND SUBSTANCE:

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

*Marcy Mays*  
Owner of 820 N. Cliff St.

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

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

ORDER - PAGE 2



DATE: April 2, 2013

TO: Landmark Commission

FROM: Andrew Gilbert, Assistant City Attorney

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

SUBJECT: Notice of intent to apply for certificates of demolition

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

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

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

Thank you.



September 14, 2012

Alonzo Harris  
2000 Roses Foundation, Inc.,  
2000 W. 10<sup>th</sup> Street  
Dallas, Texas 75208

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

Dear Mr. Harris:

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

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

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

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

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



September 14, 2012

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

Page 2

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

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

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

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

September 14, 2012

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

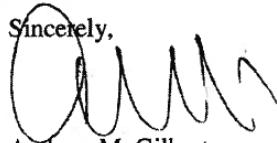
Page 3

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

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

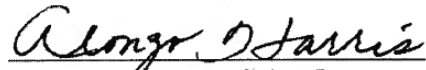
If the aforementioned letter accurately states the parties' agreement, please sign below in the space provided.

Sincerely,



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

AGREED:



The 2000 Roses Foundation, Inc.,

By: Alonzo Harris

Its: President  
Owner of 220 N. Cliff Street

**From:**  
**Sent:** Wednesday, June 05, 2013 10:07 AM  
**To:** Doty, Mark; Gilbert, Andrew  
**Subject:** Interested Party 220 N.Cliff St.

Hello Mark,

The 2000 Roses Foundation, Inc is the Interested Party in the rehabilitation and renovation of the property located at 220 N.Cliff Street. Dallas, Texas 75203.

Please advise us on the next steps that we need to take.

Thank You,  
Alonzo Harris.  
Sent via BlackBerry from T-Mobile .

Correspondence from interested party in regards to 220 N Cliff.

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

DATE: **5/7/13**  
TIME: **4:00 pm**  
MEETING PLACE: **Dallas City Hall, 1500 Marilla, Conference Room 5BN**

Applicant Name: Andrew Gilbert (Dallas City Attorney's Office)  
Address: 220 N. Cliff Street (Tenth Street)  
Date of CA/CD Request: 5/2/2013

**RECOMMENDATION:**

Approve       Approve with conditions     Deny       Deny without prejudice

Recommendation / comments/ basis:

RECOMMEND INITIAL SUSPENSION PERIOD

Task force members present

Nancy McCoy                       Alonzo Harris (**REFUSED**)  
 Chris Butler                         Alicia Quintans (Alternate)

Ex Officio staff members Present  Mark Doty

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

Maker: ALICIA QUINTANS  
2<sup>nd</sup>: NANCY MCCOY  
Task Force members in favor: ALL  
Task Force members opposed:  
Basis for opposition:

CHAIR, Task Force       DATE 5/7/2013

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

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

Staff note: The Task Force does not review the Certificate for Demolition again once it enters into the Initial Suspension period.